



Development Services Public Meeting Agenda

Meeting No. 6 | April 21, 2026 | 7:00 PM | Live streamed

Members of the public have the option to attend either remotely via Zoom or in-person
in the Council Chamber at the Civic Centre

Members of the public can participate by:

1. VIEWING THE ONLINE LIVESTREAM:

Council meetings are video and audio streamed at: <https://pub-markham.escribemeetings.com/>

2. EMAILING A WRITTEN SUBMISSION:

Members of the public may submit written deputations by email to clerkspublic@markham.ca.

Written submissions must be received by 4:00 p.m. the day prior to the meeting.

If the deadline for written submission has passed, you may:

Email your written submission directly to [Members of Council](#); or

Make a deputation at the meeting by completing and submitting an online [Request to Speak Form](#)

If the deadline for written submission has passed **and** Council has finished debate on the item at the meeting, you may email your written submission directly to [Members of Council](#).

3. REQUEST TO SPEAK / DEPUTATION:

Members of the public who wish to make a deputation, please register prior to the start of the meeting by:

Completing an online [Request to Speak Form](#), or,

E-mail clerkspublic@markham.ca providing full name, contact information and item they wish to speak on.

If you do not have access to email, contact the Clerk's office at **905-479-7760** on the day of the meeting.

*If Council or Committee has finished debate at the meeting on the item, you may email your written submission directly to [Members of Council](#).

The list of [Members of Council is available online at this link](#).

Alternate formats for this document are available upon request.

Closed captioning during the video stream may be turned on by clicking the [cc] icon located at the lower right corner of the video screen.

**Note: As per Section 7.1(h) of the Council Procedural By-Law,
Council will take a ten minute recess after two hours have passed since the last break.**



Development Services Public Meeting Agenda

Meeting Number: 7

April 21, 2026, 7:00 PM - 9:00 PM

Live streamed

All Members of Council
Development Services
Chair: Regional Councillor Joe Li

Pages

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. DEPUTATIONS
4. REPORTS
 - 4.1 PUBLIC MEETING INFORMATION REPORT, ST. MARK'S KOINONIA HOUSING AT 455 FERRIER STREET, APPLICATION FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT TO PERMIT A 33-STOREY MIXED-USE PURPOSE-BUILT RENTAL BUILDING WITH

425 RESIDENTIAL UNITS, GROUND FLOOR COMMERCIAL, LOCATED AT 455 FERRIER STREET, WARD 8, FILE NO. PLAN 26 112050 (WARD 8) (10.3, 10.5)

S. Corr, ext. 2532
5. ADJOURNMENT

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**Development Services Commission
PUBLIC MEETING INFORMATION REPORT**

DATE:	Tuesday, April 21, 2026
APPLICATION TYPE:	Official Plan and Zoning By-law Amendment (the “Applications”)
OWNER:	St. Mark’s Koinonia Housing (the “Owner”)
AGENT:	MHBC Planning Urban Design & Landscape Architecture
LOCATION WARD:	455 Ferrier Street (the “Subject Lands”) Ward 8
FILE NUMBER:	PLAN 26 112050
PREPARED BY:	Stephen Corr, MCIP, RPP, Acting Development Manager, Central District
REVIEWED BY:	Stephen Lue, RPP, MCIP, Senior Development Manager
PROPOSAL:	To permit a multi-phased development on the Subject Lands that includes a 33-storey mixed-use building containing 425 purpose-built rental apartment units with ground floor commercial (“Phase 1”), and future phases with additional permitted uses (the “Proposed Development”), while retaining the existing place of worship.

PURPOSE

This preliminary information pertains to the Applications submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation.

PROCESS TO DATE

Staff received the Applications on March 13, 2026, and deemed them complete on March 24, 2026. The 120-day period, as set out in the Planning Act before the Owner can appeal to the Ontario Land Tribunal for a non-decision, ends on Wednesday July 22, 2026.

NEXT STEPS

- The statutory Public Meeting is scheduled for April 21, 2026
- Recommendation Report for consideration by the Development Services Committee (“DSC”), if requested
- In the event of approval, adoption of the site-specific Official Plan Amendment and enactment of the site-specific Zoning By-law Amendment for the Subject Lands
- Submission of a future Site Plan Control Application for Phase 1 by the Owner
- Submission of a future Consent Application to either sever or establish a long-term lease on the Phase 1 lands

BACKGROUND

Figures 1 to 3 show the 4.82 ha (11.93 ac) Subject Lands currently developed with an existing place of worship (St. Mark's Coptic Church) and associated surface parking areas. Figure 3 shows the surrounding land uses.

The Proposed Development includes a 0.58 ha portion of the Subject Lands (the “Phase 1 Lands), see Figures 4 and 5, and the future phases with additional uses, as conceptually depicted in Figure 6, as summarized below, while maintaining the existing place of worship

- Residential Gross Floor Area: 32,133 m² (Phase 1 Lands)
- Retail Space: 1,006 m² (Phase 1 Lands)
- Dwelling Units: 425 (Phase 1 Lands)
- Parking Spaces: 446 for vehicles with 278 for bicycles (Phase 1 Lands)
- Building Height: 33-storeys (Phase 1 Lands)
- Density: 5.9 FSI (Phase 1 Lands)
- Proposed Additional Land Uses: banquet hall, daycare centre (future phases, see Figure 6)

The Owner proposes to amend the Markham 2014 Official Plan (the “2014 Official Plan”) to permit the Proposed Development

- Current Designation: Mixed Use Mid Rise
- Permitted Uses: dwelling units and range of commercial and institutional uses including, sports and fitness recreation, commercial school, day care centre, financial institution, office, place of worship, public and private schools (subject to locational criteria), restaurant, retail, service uses, community college or university, commercial parking garage, hotel, moto vehicle sales (within a building), motor vehicle service and entertainment uses.
- Permitted Building Forms: apartment building, multi-storey non-residential or mixed-use building, townhouse (including stacked or back-to-back)
- Height: 3-storeys minimum, 8-storeys maximum
- Density: 2 FSI
- Proposal: To redesignate the Subject Lands to Mixed Use High Rise, including site-specific policies to permit the proposed built form having a maximum height of 33 storeys and density of 6 FSI.

The Owner proposes to the amend Zoning By-law 2024-19, as amended (the “Zoning By-law”) to permit the Proposed Development

- Current Zone (see Figure 2): Mixed-Use Future Development (MU-FD)
- Permissions: Existing Land Uses prior to the passing of By-law 2024-19, as amended, art gallery, artist studio, business office, childcare centre, commercial school, financial institution, medical office, personal service shop, pet service and vet clinic, non-profit private club, restaurant, retail store, fitness centre studio, service and repair establishment.

- **Proposal:** To rezone the Subject Lands to a Mixed Use High Rise One (MU-HR1) zone to permit the Proposed Development, including site-specific development standards to facilitate the 33-storey building, metric height requirements, building setbacks and parking standards. The Owner's By-law proposes to permit a child-care centre, banquet hall for future phases of development and the existing place of worship. Prior to the enactment of the site-specific By-law, and if considered appropriate, the proposed By-law will need to be revised to include other uses proposed on future development phases as shown in Figure 6, including a community centre, papal residency, seminary, conference centre and seniors' home, and any applicable Holding Provisions.

Staff identified the following preliminary list of matters that will be assessed through the review of the Applications, including other matters and issues, and addressed in a future Recommendation Report to the DSC, if required

- a) Conformity and Consistency with Provincial, and York Region and City Official Plans**
 - i) The appropriateness of the proposed Official Plan and Zoning By-law amendments to permit the Proposed Development.
- b) Community Benefits Charges ("CBC") By-law**
 - i) The Applications will be subject to and reviewed in consideration of the City's CBC By-law and contributions will be identified as part of any future amending Zoning By-law.
- c) Parkland Dedication and Other Financial Contributions**
 - i) The Applications will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, and other financial contributions.
- d) Affordable Housing**
 - i) The Applications will be reviewed in consideration of Provincial, Regional, and City policies to ensure that the Proposed Development provides an appropriate level, range, and mix of unit sizes and types to meet the City's affordable housing goals.
 - ii) Incorporating appropriate affordable housing, purpose-built rental, secondary suites, seniors housing, and family friendly units.
 - iii) Staff note that in consideration of the above, the Proposed Development includes 425 purpose rental apartment units, 156 of which are proposed to be affordable to support local and regional housing needs.

e) Allocation and Servicing

- i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified if the Application is approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol.

f) Review of the Proposed Development will include, but not limited to, the following:

- i) Examination of whether the height, density, built form, and mix of land uses proposed are appropriate.
- ii) Evaluation of the compatibility with existing and planned development within the surrounding area.
- iii) Sun and wind shadow analysis and the impacts to the immediate surrounding areas.
- iv) Transportation assessments within and around the Subject Lands that include, but not limited to, capacity analysis, mobility safety review, access management, parking study, multi-modal connections (walking, cycling, transit), and grid network analysis.
- v) The submission of a future Site Plan Application for the Phase 1 Lands will examine appropriate landscape, site layout, snow storage areas, building elevation treatments, and amenity areas configuration.

g) Sustainable Development

- i) The Applications will be reviewed in consideration of the City's Policies and Sustainability Metrics Program, to be evaluated and confirmed through a future Site Plan Control application for the Phase 1 Lands.

h) External Agency Review

- i) The Applications must be reviewed by the York Region and given the adjacency to Steeles Avenue East, the City of Toronto. Any applicable requirements from external agencies must be incorporated into the Proposed Development.

ACCOMPANYING FIGURES

Figure 1: Location Map

Figure 2: Area Context and Zoning

Figure 3: Aerial Photo (2025)

Figure 4: Conceptual Site Plan (Phase 1 Lands)

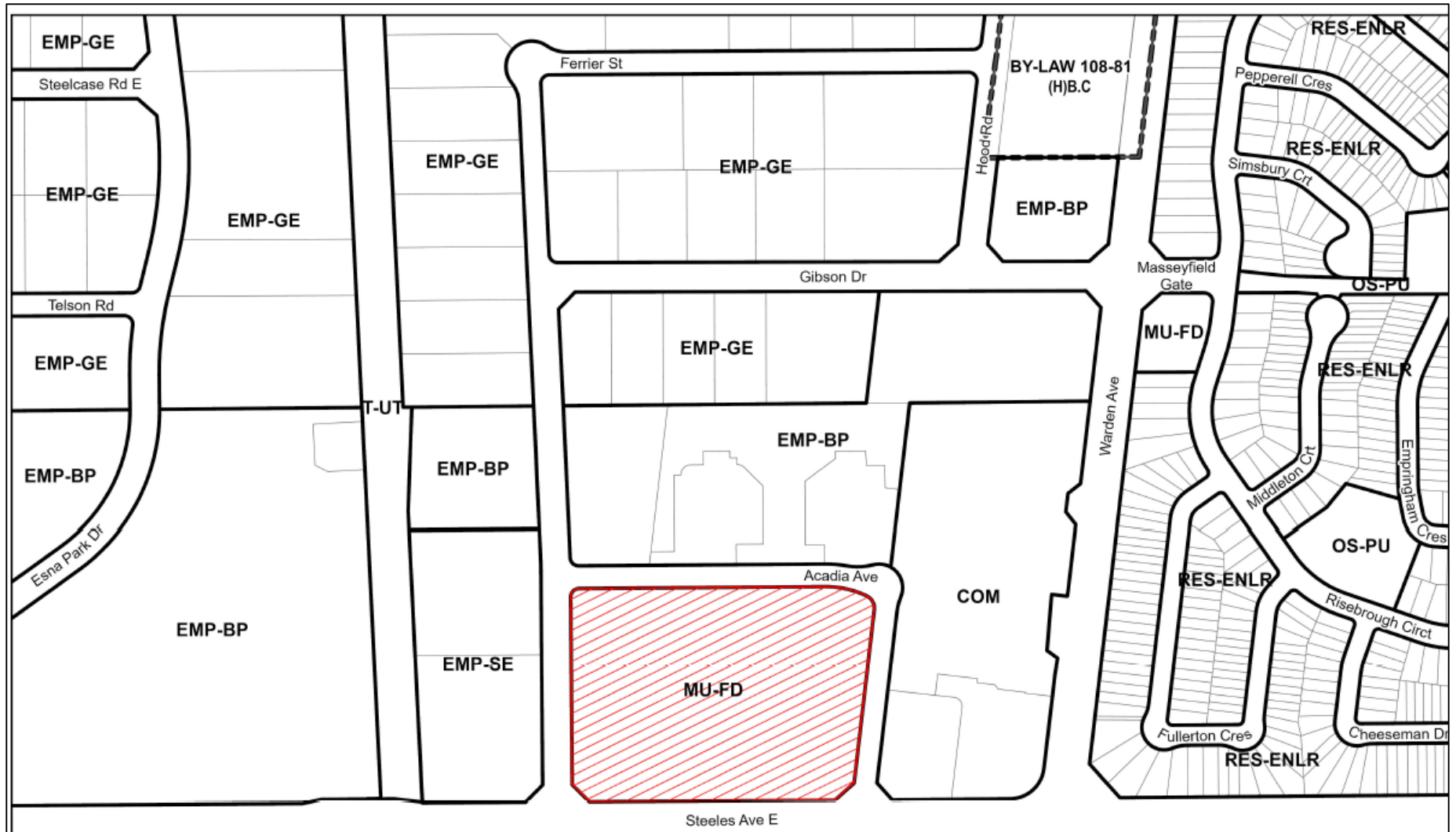
Figure 5: Conceptual Elevations (Phase 1 Lands)

Figure 6: Overall Concept Plan

Figure 1: Location Map



Figure 2: Area Context and Zoning



 SUBJECT LANDS



Figure 3: Aerial Photo (2025)



Legend: A red outline box labeled "SUBJECT LANDS". To the right is a north arrow pointing upwards.

