

Development Services Public Meeting Minutes

Meeting Number: 2
February 18, 2025, 7:00 PM - 9:00 PM
Live streamed

Roll Call	Deputy Mayor Michael Chan Regional Councillor Jim Jones Regional Councillor Joe Li Councillor Alan Ho Councillor Keith Irish Councillor Ritch Lau	Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Juanita Nathan Councillor Isa Lee
Regrets	Mayor Frank Scarpitti	
Staff	Stephen Lue, Senior Manager, Development Rick Cefaratti, Senior Planner, West District Hailey Miller, Planner I, West District Ziad Yassi, Development Engineer	John Wong, Technology Support Coordinator Anushrut Bharadwaj, Assistant to Council/Committee Rajeeth Arulanantham, Election & Committee Coordinator

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1. CALL TO ORDER

The Development Services Public Meeting convened at 7:03 PM with Regional Councillor Joe Li in the Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. DEPUTATIONS

Deputations were heard with the respective items.

4. REPORTS

**4.1 PUBLIC MEETING INFORMATION REPORT, REZA SHAMSIPOUR
C/O TOUS GROUP AT 151 AND 155 HENDERSON AVENUE, LOCATED
EAST OF HENDERSON AVENUE AND NORTH OF CLARK AVENUE,
APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW
AMENDMENT**

**TO PERMIT A TEN-UNIT RESIDENTIAL DEVELOPMENT
CONSISTING OF EIGHT TOWNHOUSE UNITS AND TWO SEMI-
DETACHED UNITS WITH A PROPOSED INTERNAL PRIVATE
DRIVEWAY ACCESS FROM HENDERSON AVENUE AT 151 AND 155
HENDERSON AVENUE, LOCATED EAST OF HENDERSON AVENUE
AND NORTH OF CLARK AVENUE (WARD 1), FILE NO. PLAN 24
197840 (10.3, 10.5)**

The Public Meeting this date was to consider an application submitted by Reza Shamsipour c/o Tous Group.

The Committee Clerk advised that 292 notices were mailed on January 29, 2025, and a Public Meeting sign was posted on January 28, 2025. There were 2 written submissions received regarding this proposal.

Hailey Miller, Senior Planner, provided a presentation regarding the proposal, the location, surrounding uses, outstanding issues, and recommended the application be referred back to staff for a future recommendation report.

Simon Yee, Arcadis Professional Services Inc., provided a presentation on the proposed development on behalf of the owner.

The following deputations were made on the proposed development:

1. Sylvia Kunde expressed concerns as a Vanwood Road resident, noting that the notification of the public meeting was received with insufficient time for proper review of the staff reports. The deputant highlighted the following key concerns: intensification of the area, zoning variances, timing and impact of the traffic study, tree preservation and loss of tree canopy, water and stormwater management, environmental noise and vibrations from construction, proximity to the Toronto Region Conservation Authority (TRCA) floodplain, and compliance with building and environmental regulations.
2. Annette Gutsch expressed concerns about the proposed development, stating that a three-story townhouse development is not appropriate for the area. The deputant also raised concerns about the impact on traffic in the

surrounding area and that the proposal be reconsidered to address issues related to height, density, and water capacity.

3. Matt Gutsch, a resident of 14 Vanwood Road, expressed concern that the proposal is being considered hastily, with little time to assess its impact and urged further engagement and a dedicated forum for community consultations with professionals. The deputant also stated that past interactions with the developer had not been in good faith and expressed concerns regarding any commitments made by the developer. The deputant also raised concerns about vibrations from nearby construction and feared that a major construction project would have damaging effects on their residence.
4. Joan Honsberger, speaking on behalf of the Ward One Association, raised concerns about limited snow storage space, fire and emergency services access, building heights relative to the surrounding area, tree preservation, traffic impacts on school drop-offs, and the overall cost of the units. The deputant requested clarification on whether an archaeological survey had been conducted and if there will be changes to the placement of the speed hump on Henderson Avenue to accommodate the development.
5. Evelin Ellison, President of the Ward 1 Residents Association, expressed concerns about the proposed development's density, lack of play areas for children, insufficient visitor parking, garbage collection logistics, and flood risks due to proximity to the floodplain. The deputant requested that pedestrian safety during construction be considered, particularly given the close proximity to a school. The deputant also inquired about a third speed bump that was removed during the construction of the adjacent E.J. Sand Public School and was not replaced. The deputant also requested the following: an archaeological and heritage study be conducted, the developer adhere to bird-friendly guidelines, light pollution concerns be taken into consideration, and that the units be made accessible.

The Committee made the following comments:

- Requested for clarification on the manner and date in which notice was provided and whether it was provided in accordance with the Planning Act.
- Questioned when the traffic impact assessment was completed and urged that another study be conducted to reflect current traffic patterns, particularly considering the completion of E.J. Sand Public School adjacent to the development.

- Requested clarification on the traffic study results, particularly the proposal projected to generate a 4 net car trips during the morning and evening peak travel hours.
- Expressed concerns about traffic congestion on Henderson Avenue, especially given planned future lane closures on Yonge Street for the Yonge North Subway Extension.
- Requested a comparison of the proposed development's heights relative to the existing adjacent properties on Vanwood Road, as well as clarification on proposed setbacks, proximity to property lines, and rear yard depths.
- Asked whether water and sewer servicing upgrades would be needed or if the current infrastructure could support the increased demand.
- Expressed concerns that the three visitor parking spaces is inadequate and that there is insufficient on-site snow storage.
- Questioned the status of the 157 Henderson development application and how it would be coordinated with this proposal.
- Recognized that this type of development represents "gentle intensification," which is occurring in other parts of Markham and Thornhill and is an allowable land use under the current Official Plan.
- Suggested that the proposal could be improved by reducing the number of townhouse units by two, increasing playground space, expanding snow storage capacity, reducing traffic impacts, and ensuring that building heights are consistent with adjacent homes on Vanwood Road.
- Noted this proposal as "spot rezoning" and suggested that this development should be situated at Clark Street for the benefit of existing residents.
- Highlighted that a Huron-Wendat archaeological site was discovered during the construction of the adjacent school and suggested an archaeological assessment be done due to the site's proximity to the school.

The Committee Clerk confirmed that the public meeting notice was provided in accordance with the Planning Act.

Stephen Lue, Senior Manager of Development, responded to questions from the deputations and the Committee. Mr. Lue confirmed that an archaeological study was not completed because the proposal is not within an assessment area, though

staff will investigate further. Mr. Lue also confirmed that the subject area is outside of the TRCA review zone and suggested that any natural environmental features (e.g., riverbanks or creeks) were likely built over as part of the existing subdivision's construction. Mr. Lue noted that the missing speed humps mentioned in the deputations would need to be investigated with transportation staff.

Ms. Miller confirmed that the development application for 157 Henderson remains under review, as staff have not yet received a response from the applicant regarding previously provided comments.

Ziad Yassi, Development Engineer, provided clarification on the servicing requirements for the proposed development. Mr. Yassi explained that the applicant plans to install a stormwater tank on-site to release at the allowable release rate. Mr. Yassi also noted that staff have requested additional options for sanitary servicing, as the current system does not have capacity for increased flow and further studies are being conducted to assess whether additional flow is feasible. Mr. Yassi noted a holding provision will likely be required until this matter is resolved.

Moved by Councillor Keith Irish

Seconded by Regional Councillor Jim Jones

1. That the report dated February 18, 2025, titled "PUBLIC MEETING INFORMATION REPORT, Tous Group (Reza Shamsipour), for an Official Plan and Zoning By-law Amendment, to permit a ten-unit residential development at 151 and 155 Henderson Avenue, File No. PLAN 24 197840 (Ward 1), be received; and,
2. **That the written submissions by Sylvia Kunde and Grace Eun Hui Cho be received; and,**
3. **That the deputations by Sylvia Kunde, Annette Gutsch, Matt Gutsch, Joan Honsberger, and Evelin Ellison be received; and,**
4. That the Record of the Public Meeting held on February 18, 2025, with respect to the proposed Official Plan and Zoning By-law Amendment to permit a ten-unit residential development at 151 and 155 Henderson Avenue, File No. PLAN 24 197840 (Ward 1), be received; and,
5. That the application by Tous Group (Reza Shamsipour), for an Official Plan and Zoning By-law Amendment, File No. PLAN 24 197840, be referred back to Staff for a report and a recommendation; and further,

6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

5. ADJOURNMENT

Moved by Councillor Amanda Collucci

Seconded by Councillor Juanita Nathan

That the Development Services Public Meeting adjourned at 8:23 PM.

Carried