

Development Services Public Meeting Minutes

Meeting Number: 3
March 4, 2025, 7:00 PM - 9:00 PM
Live streamed

Roll Call	Deputy Mayor Michael Chan Regional Councillor Jim Jones Regional Councillor Joe Li Regional Councillor Alan Ho Councillor Keith Irish Councillor Ritch Lau	Councillor Reid McAlpine Councillor Amanda Collucci Councillor Karen Rea Councillor Andrew Keyes Councillor Juanita Nathan Councillor Isa Lee
Regrets	Mayor Frank Scarpitti	
Staff	Sabrina Bordone, Manager, Development, Central District Rick Cefaratti, Acting Manager, West District Brendan Chiu, Planner 1, Central District Barton Leung, Senior Planner, Central District Hailey Miller, Senior Planner, West District	Laura Gold, Council/Committee Coordinator Stephen Lue, Senior Manager, Development

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1. CALL TO ORDER

The Development Services Public Meeting convened at 7:08 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 item.

4. REPORTS

4.1 PUBLIC MEETING INFORMATION REPORT, RONGFAN HE AT 26 RIVER BEND ROAD, APPLICATION FOR ZONING BY-LAW AMENDMENT

TO FACILITATE A FUTURE SEVERANCE FOR THE CREATION OF TWO NEW LOTS WITH SITE-SPECIFIC PROVISIONS AT 26 RIVER BEND ROAD (WARD 3), FILE NO. PLAN 24 198332 (10.5)

The Public Meeting this date was to consider an application submitted by Rongfan He.

The Committee Clerk advised that 114 notices were mailed on February 12, 2025, and a Public Meeting sign was posted on February 5, 2025. There were 2 written submissions received regarding this proposal.

Stephen Lue, Senior Manager, Development, introduced the item.

Brendan Chiu, Planner 1, Central District, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Jim Kotsopoulos, JKO Planning, provided a presentation on the proposed development and requested that the application for zoning by-law amendment be sent directly to Council for approval.

The following deputations were made on the proposed development:

Anthony Lue Tam expressed concern regarding the proposed severance of the lot at 26 River Bend Road due it being detrimental to the community and it changing the character of the community. Mr. Tam recognized that communities evolve overtime, but in his opinion the intensification of the area was not positive progress.

Karen expressed concern regarding the severance of the lot at 26 River Bend Road due to the Rouge River running through the property, and the proposal not considering the existing community.

Members of Council requested this item go directly to Council.

Moved by Regional Councillor Jim Jones

Seconded by Councillor Andrew Keyes

1. **That the written submissions by Nixon Chen, and Anthony Lue Tam, be received; and,**
2. **That the deputation by Anthony Lue Tam and Karen be received; and,**

3. That the report entitled “PUBLIC MEETING INFORMATION REPORT, Rongfan He, Application for Zoning By-law Amendment to facilitate a future severance for the creation of two new lots with site-specific provisions (Ward 3), File No. PLAN 24 198332”, be received; and,
4. That the Record of the Public Meeting held on March 4, 2025, with respect to the proposed Zoning By-law Amendment application, be received; and,
5. That the application by Rongfan He for the proposed Zoning By-law Amendment (PLAN 24 198332), be approved and the draft implementing Zoning By-law Amendment be finalized and enacted without further notice; and further,
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

4.2 PUBLIC MEETING INFORMATION REPORT, MICHAEL LIN, 2607549 ONTARIO INC. AT 4438 STEELES AVENUE EAST, APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT TO FACILITATE A MIXED-USE, HIGH-RISE DEVELOPMENT CONSISTING OF THREE BUILDINGS WITH HEIGHT RANGES FROM 28 TO 53 STOREYS, AND A PUBLIC ROAD EXTENSION AT 4438 STEELES AVENUE EAST (WARD 8), FILE NO. PLAN 24 190986 (10.3, 10.5)

The Public Meeting this date was to consider an application submitted by Michael Lin, 2607549 Ontario Inc.

The Committee Clerk advised that 571 notices were mailed on February 12, 2025, and a Public Meeting sign was posted on February 5, 2025. There were 13 written submissions received regarding this proposal.

Stephen Lue, Senior Manager, Development, introduced the item.

Barton Leung, Senior Planner, Central District, gave a presentation regarding the proposal, the location, surrounding uses, planning context and outstanding issues.

Eldon Theodore, MHBC Planning, provided a presentation on the proposed development.

The following deputations were made on the proposed development:

Xia (Lena) Lin, resident, expressed the following concerns regarding the proposed development: that the traffic study does not consider new developments coming to the community; that there are no bike lanes on Old Kennedy Road that support the proposal's

plan for residents to cycle; that the roads be shared with bicycles; and that Old Kennedy Road does not have the capacity to accommodate additional traffic from this proposal and other developments occurring in the community.

Aung Ko Ko, resident, expressed the following concern regarding the proposed development: questioned if the Applicant communicated with existing residents and conducted enough site visits to complete an accurate traffic study; that existing residents will not benefit from the proposal; that the proposal has been updated from mid-rise to a high-rise; the high density of the proposal; that 24% of the proposal includes purpose built rentals; that there is not enough parking spaces for the residents that will live in the proposal; that it will make traffic worse, including making it more challenging to make left turns onto Steeles Avenue and onto Denison Road from Old Kennedy Road; that most residents are not aware of the application as most of the notification area is comprised of industrial properties; and a petition has been signed by residents in opposition to the proposal.

Hannah Cheng, Grade 8 Student, Aldergrove Public School, expressed concern that the proposed development would strain school resources, overcrowd classrooms and school buses, create traffic and pedestrian safety issues near the school, affect the school's cleanliness due to caretakers already being stretched thin, and that the mental health of students will suffer due to the overcrowding of the schools. Ms. Cheng hoped Council would consider the effect the proposal will have on students living in the area when making a decision.

Meji Guan, resident, expressed concern regarding the proposed development, including: that the transportation study did not consider all the new developments that will be built in the area; the low parking ratio when residents of the proposal will still need a car; that residents of the proposal will park in the nearby community; that it will slow down emergency services; and that police will not be able to protect residents as well due to the increase in the number of residents they are serving. Ms. Guan spoke in opposition to the proposal and in favour of building a development that is safe.

Matthew Cai, Grade 5 Student, spoke in opposition to the proposed development due to the negative impact it would have on health care, schools, community programs, traffic congestion and safety. Mr. Cai was also concerned that the construction of the project would last years.

Adam Layton, Goldberg Group, representing the owner of the lands on the west side of the development proposal, requested an opportunity to coordinate traffic and servicing design with the client.

Gui Ping Shi, representing the nearby church, spoke in support of the proposed development due to it being close to his congregation, noting the residents of the proposal could walk to their church.

Lance Gao spoke in support of the proposed development due to the Subject Lands being located in a major transit station area and this being a good area for the City to grow and provide homes to the Markham's increasing population. Mr. Gao encourage Council to think of the bigger picture when making a decision regarding the application. Mr. Gao also supported other development proposals in this area.

Stephen So, representing a nearby seniors home, expressed concern that the proposal would increase traffic east of the Subject Lands and that this would create pedestrian safety concerns for seniors trying to cross the street between the two seniors homes.

Larisa Julius, resident, spoke in opposition to the proposed development for the following reasons: the density of the proposal and the high number of new residents it will bring to the community; the traffic congestion it will create as most residents drive; and that Old Kennedy Road cannot support additional traffic. Ms. Julius suggested that a lower density development should be prioritized in this area and the proposal needs to be smaller in scale to be approved.

Members of Council provided the following feedback on the proposal:

- Thanked residents for their feedback.
- Expressed concern that the proposal does not align with the Milliken Centre Secondary Plan and that it would impact the effectiveness of the Plan if an application was approved with a higher density than what is permitted by the Plan.
- Suggested the parking ratio may be too high given it is a major transit station area.
- Noted there are plans for a new public school in the area.
- Noted York Region Transit is currently undertaking a pilot project that offers bus service on Old Kennedy Road.
- Confirmed with staff that there are currently no active large-scale applications in this area.
- Obtained clarification that the proposal is connected to the GO Station via the existing Metrolinx bridge that spans across Steeles Avenue.
- Suggested that the Applicant consider including some office space on the first three floors of the proposal.

The Applicant believed that the application was viable at this time, as it has been designed to include a combination of rental and condominium units. The Applicant noted additional uses could be considered if the proposal required less parking.

Moved by Councillor Isa Lee

Seconded by Councillor Juanita Nathan

1. That the written submission from Cheng Yi Wei, Danielle Skofranis, Sade Cheung, Wendy Su, Bashar Ghreiwati, Hanna Cheng, Christy Li, Hao Chen, Mimi Yung, Jay Gonchicar, Heming, and Xin Luo, be received; and,
2. That the deputations by Xia Lin, Aung Ko Ko, Hannah Cheng, Meji Guan, Matthew Cai, Adam Layton, Gui Ping Shi, Lance Gao, Stephen So, and Larisa Julius, be received; and,
3. That the report entitled “PUBLIC MEETING INFORMATION REPORT, 2607549 Ontario Inc. (Michael Lin), Applications for Official Plan and Zoning By-law Amendment to facilitate a mixed-use, high-rise development consisting of three buildings with height ranges from 28 to 53 storeys, and a public road extension (Ward 8), File No. PLAN 24 190986”, be received, and,
2. That the Record of the Public Meeting held on March 4, 2025, with respect to the proposed Official Plan and Zoning By-law Amendment applications, be received; and,
3. That the applications by 2607549 Ontario Inc., for the proposed Official Plan and Zoning By-law Amendment (PLAN 24 190986), be referred back to staff for a report and a recommendation, and further,
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

- 4.3 PUBLIC MEETING INFORMATION REPORT, REZA EHSANI, 2627597 ONTARIO INC. AT 7079 YONGE STREET, LOCATED AT THE NORTHWEST CORNER OF YONGE STREET AND WOODWARD AVENUE, APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT**
- TO PERMIT A 45-STOREY MIXED-USE BUILDING CONSISTING OF A 3 TO 5 STOREY PODIUM WITH 568 RESIDENTIAL UNITS AND NON-RESIDENTIAL USES AT GRADE AT 7079 YONGE STREET, LOCATED AT THE NORTHWEST CORNER OF YONGE STREET AND WOODWARD AVENUE (WARD 1), FILE NO. PLAN 24 197157 (10.3, 10.5)**

The Public Meeting this date was to consider an application submitted by Reza Ehsani, 2627597 Ontario Inc.

The Committee Clerk advised that 1793 notices were mailed on February 12, 2025 and a Public Meeting sign was posted on February 7, 2025. There were 30 written submissions received regarding this proposal.

Stephen Lue, Senior Manager, Development, introduced the item.

Hailey Miller, Senior Planner, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Adam Layton, Goldberg Group, provided a presentation on the proposed development.

There following deputations were made on the proposed development:

Ken McNally, resident of the adjacent condominium, expressed concern regarding the proposed development. Some of his concerns included the low parking ratio, the wind tunnel the development will create on Yonge Street, the additional traffic the proposal will create in the neighbourhood, and that the proposal will make it more difficult to turn right onto Yonge Street from Grandview Avenue when it is already an issue. Mr. McNally was also concerned that it will affect the quality of life of residents living in his condominium and that the proposal will appear as a great big wall to them. Mr. McNally asked Council to give consideration to the existing residents concern regarding the proposed development.

Natalie Abiniakin, an agent for Lui Quiao resident of the adjacent condominium, expressed her client's concerns regarding the proposed development, including the loss of natural light of her south facing unit, that the development proposal is being built too close to their condominium, and her loss of privacy and security.

Michael Manett, MPlan Inc., representing the condominium owners, advised that he is an interested party that would like to receive notification regarding the proposal. Mr. Manett noted that he would like to provide comments on the proposal in the future.

Councillor Irish provided clarification on a future Community Information Meeting and general process questions.

Julia Lurye, Horlick Condominium Law, representing condominium owners, expressed concerns regarding the proposed development and requested to be added to the notification list as an interested party.

Valentyna Ponomorova, resident of adjacent condominium, expressed the following concerns regarding the proposal: that the proposal does not consider the existing community, that it will decrease her condominium unit's value, that the public meeting sign was not placed in a visible spot, and the shadow the proposal will create. Ms. Ponomorova expressed her opposition to the development proposal.

Mark Kiselman, resident of adjacent condominium, expressed the following concerns regarding the proposed development: that it does not have enough parking spaces and that residents of the proposal will park on the local streets; that the proposal does not include

greenspace; that the proposal is not setback enough from Yonge Street; the wind channel the proposal will create; the shadow the proposal will cast over his condominium; and the lack of consultation with community regarding the proposed development.

Mandyf Nissani registered to speak, but did not speak.

Dori Nissani registered to speak, but did not speak.

Homeira Shahsavand, Thornhill resident, expressed the following concern regarding the proposed development: the impact it will have on health and emergency services; the low parking ratio being proposed, when residents of the building will need a car to live in this community; that residents of the proposal will park on local streets; the extra traffic the proposal will create; that the schools will become overcrowded; that it will create a shadow over the adjacent condominium; the noise, dust and air pollution the proposal will create; and the lack of community consultation. Ms. Shahsavand expressed her opposition to the proposed development.

Shang Feng, resident of adjacent condominium, expressed the following concerns regarding the proposed development: that the height and density of the proposal greatly exceeds other condominiums in the area; the small size of proposed units; the shadow the proposal will create over his condo unit; and that the proposal will look like wall to residents living in his condominium.

Evelin Ellison, Ward One (South) Thornhill Residents Inc., expressed concern that existing members of the community are losing their quality of life with the approval of high-density developments in the area. Ms. Ellison noted that residents living in the community need a car and that the low parking ratio of the proposal is an issue.

Barry Nelson, Thornhill resident, spoke about past and future developments approved in the area. Mr. Nelson explained the development approval process, advising that the Statutory Development Services Public Meeting is when residents can speak about the proposal, noting that other forums run differently.

Heydari Razieh, resident living in adjacent condominium, expressed the following concerns regarding the proposed development: that the proposal will worsen the problem of overcrowded schools and medical centres in the area; the shadow it will cast over her condominium; the demand it will put on emergency services; that it will alter the existing community and affect the quality of life of existing residents; and that this type of proposal is more appropriate downtown Toronto.

Noelle Wheeler registered to speak, but did not speak.

Alex Stobe, resident of an adjacent detached dwelling, expressed concern regarding the proposed development, including strong opposition to the podium encroaching onto their property. Mr. Stobe suggested that this was an unreasonable development proposal.

Jake Ivanovich, resident of adjacent condominium, expressed concern regarding the development approval process, advising that he feels like residents have no influence in the process. Mr. Ivanovich was fine with the design of the building if it were in a different location as the scale of the project is too big for the subject lands.

Elizabeth Janz expressed the following concerns regarding the proposed development: that the proposal will likely include micro condominium units when the vacancy rate for this type of unit is increasing and it is not the type of housing people need; and, that the proposal is being considered in absent of an approved secondary plan for the area. Ms. Janz suggested the approval of the development proposal be deferred until the secondary plan is approved.

Dilawar Tiwana registered to speak, but did not speak.

Jim Lin, resident of adjacent condominium, expressed concern regarding the proposed development for the following reasons: that the view from his south-facing condominium unit will be blocked by a big wall; that the proposal will create additional traffic; that the buses will become overcrowded; and that the subway will not be completed for several years to accommodate the increase in density. Mr. Lin hoped that Council will think carefully prior to approving the development application.

Members of Council provided the following comments:

- Concerns with the overall FSI proposed;
- Concern with potential wind tunnel effects.

Staff and the Applicant, Adam Layton, responded and provided clarification to inquiries from Members of Council and the public.

Moved by Councillor Keith Irish

Seconded by Regional Councillor Jim Jones

1. **That the written submissions by Bahareh Asadishad, Arie Rosenbloom, Eitan Gal, Wai Yin Cheung, Sam C, Daniel Katz, Javid Niftaliyev, Wallace Lo, May Lo, Ludmila Mikhailovskaia, Joanne Qiao, Yifan Ling, Chang Koo Lee, Esther Rosenboom, Chia Ching Chuang, Chia-Hsin Chuang, Deqing Huang, Lorrain Ortofsky, Elaine and John Panikkar, Fara Sadeghi, Ken McNally, Valentyna Ponomarova, Alexei and Margartia Larionov, Mirella Sood, Augustine Au, Parinaz Arzani, Esmat Birgani-nia, Jim Lin, Corie Bonnaffon, In Tae Chung, Mike Meshkati, and Ted Ip, be received; and,**

2. That the deputations by Ken McNally, Natalie Abiniakin (agent for Lui Quia), Michael Manett (agent for condominium owners), Julia Lurye (agent for condominium owners), Valentyna Ponomorova, Mark Kiselman, Homeira Shahsavand, Shang Feng, Evelin Ellison, Bary Nelson, Razieh Heydari, Noelle Wheller, Alex Stobe, Jake Ivanovich, Elizabeth Janz, and Jim Lin, be received; and,
3. That the report dated March 4, 2025, titled “PUBLIC MEETING INFORMATION REPORT, 2627597 Ontario Inc. (Reza Ehsani), for an Official Plan and Zoning By-law Amendment, to permit a 45-storey mixed use building at 7079 Yonge Street, File No. PLAN 24 197157 (Ward 1), be received; and,
4. That the Record of the Public Meeting held on March 4, 2025, with respect to the proposed Official Plan and Zoning By-law Amendment to permit a 45-storey mixed use building at 7079 Yonge Street, File No. PLAN 24 197157 (Ward 1), be received; and,
5. That the application by 2627597 Ontario Inc. (Reza Ehsani), for an Official Plan and Zoning By-law Amendment, File No. PLAN 24 197157, 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

The Development Services Public Meeting adjourned at 11:57 PM.