

## Development Services Public Meeting Minutes

**Meeting Number: 9**  
**May 20, 2025, 7:00 PM - 9:00 PM**  
**Live streamed**

Roll Call	Mayor Frank Scarpitti 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 Amanda Collucci Councillor Isa Lee
Regrets	Councillor Andrew Keyes	
Staff	Laura Gold, Council/Committee Coordinator Brendan Chiu, Planner I Barton Leung, Senior Planner	Stephen Lue, Senior Manager, Development Melissa Leung, Senior Planner

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### **1. CALL TO ORDER**

The Development Services Public Meeting convened at 7:06 PM.

### **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, JAHANGIR CHOUDHRY, AT 17 OAKCREST AVENUE (WARD 3), APPLICATION FOR ZONING BY-LAW AMENDMENT**

**TO FACILITATE A FUTURE SEVERANCE FOR THE CREATION OF  
TWO NEW LOTS WITH SITE-SPECIFIC PROVISIONS AT 17  
OAKCREST AVENUE (WARD 3), FILE NO. PLAN 24 193958 (10.5)**

The Public Meeting this date was to consider an application submitted by Jahangir Choudhry (c/o Mohammad Choudhry).

The Committee Clerk advised that 182 notices were mailed on April 30, 2025, and a Public Meeting sign was posted on April 29, 2025. There were no written submissions received regarding this proposal.

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

Brendan Chiu, Planner, gave a presentation regarding the proposal, the location, surrounding usages and outstanding issues.

The Applicant provided a presentation on the proposed development.

The Committee had no objections to the application but suggested the number of variances should be limited. The Applicant noted that they are working with Staff to update their initial designs to conform as much as possible with the new Comprehensive Zoning By-Law 2024-19, which includes changing the design of the driveway to a linear two-door garage rather than a circular driveway with a three-car garage.

Staff clarified why a site-specific by-law was required for their application.

Members of Council requested that the application be sent directly to a future Council meeting.

Moved by Councillor Reid McAlpine  
Seconded by Regional Councillor Jim Jones.

1. That the report entitled “PUBLIC MEETING INFORMATION REPORT, Jahangir Choudry, Application for Zoning By-law Amendment to facilitate a future severance for the creation of two new lots with site-specific provisions at 17 Oakcrest Avenue (Ward 3), File No. PLAN 24 193958”, be received; and,
2. That the Record of the Public Meeting held on May 20, 2025 with respect to the proposed Zoning By-law Amendment application, be received; and,
3. That the application by Jahangir Choudry for the proposed Zoning By-law Amendment (PLAN 24 193958), be approved and the draft implementing Zoning By-law Amendment be finalized and enacted without further notice; and further,
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**4.2 PUBLIC MEETING INFORMATION REPORT, SOHAIL KHAN, ENGENIUS DEVELOPMENT INC. AT 10 RIVER BEND ROAD (WARD 3), APPLICATION FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT TO ACCOMMODATE A FUTURE SEVERANCE FOR THE CREATION OF FOUR NEW LOTS WITH SITE-SPECIFIC PROVISIONS AT 10 RIVER BEND ROAD (WARD 3), FILE NO. PLAN 24 189460 (10.3, 10.5)**

The Public Meeting this date was to consider an application submitted by Engenius Development Inc. (c/o JKO Planning Services Inc.).

The Committee Clerk advised that 356 notices were mailed on April 30, 2025 and a Public Meeting sign was posted on April 28, 2025. There were 3 written submissions received regarding this proposal.

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

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

Jim Kotsopoulos , JKO Planning Services, provided a presentation on the proposed development.

There were no comments from the audience with respect to this application.

The Committee expressed a preference that all four lots have a minimum frontage of 50 feet and that the proposed dwellings comply with the City's Comprehensive Zoning By-law 2024-19.

City staff explained that a site-specific by-law is necessary to accommodate the current application.

Members of Council requested that the Applicant continue working with staff to address the Committee's feedback. The application was requested to be brought directly to a future Council meeting.

Moved by Regional Councillor Jim Jones

Seconded by Councillor Reid McAlpine

1. **That the written submissions by Raj Bissoon, Annette Sabatini, and Carmelo Lamanna, be received; and,**
2. That the report entitled "PUBLIC MEETING INFORMATION REPORT, Engenius Development Inc., Applications for Official Plan Amendment and Zoning By-law Amendment to facilitate a future severance for the creation of four new lots with site-specific provisions (Ward 3), File No. PLAN 24 189460", be received; and,
3. That the Record of the Public Meeting held on May 20, 2025 with respect to the proposed Official Plan Amendment and Zoning By-law Amendment applications, be received; and,

4. **That the Applicant work with staff to ensure all four lots are minimum of 50 feet wide; and,**
5. That the applications by Engenius Development Inc. for the proposed Official Plan and Zoning By-law Amendment (PLAN 24 189460), be approved and the draft implementing Official Plan Amendment and 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**

**4.3 PUBLIC MEETING INFORMATION REPORT, TRANSMARK DEVELOPMENTS LTD. AT 4261 HIGHWAY 7 EAST (WARD 3), APPLICATION FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT**

**TO PERMIT A MIXED-USE, HIGH-RISE DEVELOPMENT CONSISTING OF A 30- AND 35-STORY TOWER WITH 864 RESIDENTIAL UNITS AND 2,335 M<sup>2</sup> (25,131 FT<sup>2</sup>) OR RETAIL SPACE AT 4261 HIGHWAY 7 EAST (WARD 3), FILE NO. PLAN 24 25 110915 (10.3, 10.5)**

The Public Meeting this date was to consider an application submitted by Transmark Developments Ltd.

The Committee Clerk advised that 175 notices were mailed on April 30, 2025 and a Public Meeting sign was posted on April 29, 2025. There was one written submission received regarding this proposal.

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

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

Stephan Kuzoff, Transmark Developments Ltd., provided a presentation on the proposed development application. Mr. Kuzoff expressed concern about the City's future plans to extend the Rougeside Promenade through his property as it would leave him with little land to develop.

Mr. Lue explained the rationale for the future extension of Rougeside Promenade, noting the extension is needed to accommodate the planned population of Markham Centre. Mr. Lue emphasized that the purpose of tonight's Public Meeting is to review the Applicant's development application.

Sandra Tam, representing the Unionville Residents Association, provided a deputation in strong opposition to the development proposal. Ms. Tam suggested that the proposal should follow good planning principles and the emerging Markham Centre Secondary Plan, and that the heights of the towers should be limited to 3storeys and decrease towards the heritage district. Ms. Tam also expressed concern that the development application does not include the proposed road through the property, as indicated in the emerging Markham Centre Secondary Plan. Ms. Tam asked Council to reject the application due it not aligning with emerging Markham Centre Secondary Plan.

The Committee provided the following feedback on the proposed development:

- Expressed concern that the proposed height of the towers in the development application does not align with the emerging Markham Centre Secondary Plan or the vision for the Unionville Conservation District.
- Expressed concern that the plans for the Unionville GO Station are not known at this time.
- Suggested that the City could possibly support four to eight storeys on the Subject Lands due to it being located far enough from the Unionville Conservation District while remaining respectful of the Heritage District and the Mainstreet Unionville Vision Plan which only envisions three-storey developments along this stretch of Highway 7.
- Noted that the road network being proposed in the emerging Markham Centre Secondary Plan is critical to the overall plan for the area.
- Suggested that the City needs to understand what an underpass through the rail tracks would look like in this area along with any impacts of potential grade separation on Highway 7.
- Noted that City should work with the Applicant to optimize the development potential of the lands.

Staff responded and provided clarification to inquiries from the Applicant and the Committee.

Moved by Reid McAlpine

Seconded by Regional Councillor Jim Jones

1. **That the deputation by Sandara Tam, Unionville Residents Association, be received; and,**
2. **That the written submission by Kate Cooper (Bousfield's Inc.) be received; and,**
3. That the report entitled "PUBLIC MEETING INFORMATION REPORT, Application for an Official Plan and Zoning By-law Amendment to permit a mixed-use, high-rise development consisting of a 30-and 35-storey tower with 864 residential units located at 4261 Highway 7, Ward 3, File No. PLAN 25 110915", be received; and,
4. That the Record of the Public Meeting held on May 20, 2025 with respect to the proposed Official Plan and Zoning By-law Amendment applications, be received; and,
5. That the application by Transmark Developments Ltd. for a proposed Official Plan and Zoning By-law Amendment (PLAN 25 110915) 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 8:40 PM.