



S U M M A R Y

Public Meeting Held on Tuesday, April 21, 2026

File number:	Plan 26 112050
Applicant:	St. Marks Koinonia Housing c/o of MHBC Planning Urban Design & Landscape Architecture
Property Address/Location:	455 Ferrier Street

Applicant's Proposal

The Owner is proposing an Official Plan Amendment and Zoning By-law Amendment to permit a 33-storey purpose-built rental building with approximately 425 apartment units. The Amendments also propose to permit a day-care facility, banquet facility and maintain zoning permissions for the existing place of worship on the Subject Lands

Notices Sent

- The Public Meeting notice was posted on the City of Markham's website on April 1, 2026.
- 396 notices were mailed to Markham and Toronto landowners within the 200-meter vicinity of the Subject Lands and the standard external agencies were also notified by email on April 1, 2026.
- Public Meeting signs were posted on March 29, 2026.

Written Submissions Received Before Printing of the Agenda

1. Dot Jones
2. Noreen Knox
3. Kathleen Wong
4. Mimi Yung

Written Submission Received After Printing of the Agenda

1. Simon Liang
2. Fred Wang (YRCC 907)



Notification Requested.

See attached list.

-----Original Message-----

From: Dot Jones <[REDACTED]>

Sent: Tuesday, April 7, 2026 3:13 PM

To: notifications <notifications@markham.ca>

Subject: Plan 26 112050

[REDACTED]

Clerk's Department

Hi, we are the owners of the adjacent property at 7010-7080 Warden and would like to be notified of the decision on the proposed planning project for a 33 storey rental building that could include day-care, a banquet facility and maintain zoning for the existing Coptic Church.

Regards

Warden Development Corporation

Dot Jones

General Manager
[REDACTED]

From: Chris K <[REDACTED]>
Sent: Wednesday, April 8, 2026 8:09 PM
To: notifications <notifications@markham.ca>
Subject: PLAN 26 112050

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Formal Submission for City Planning Review

I am writing to formally express my opposition to the proposed 33-storey rental building containing approximately 425 residential units. After reviewing the application and considering the existing conditions in the surrounding area, I believe this development is not suitable for this location and will have significant negative impacts on the community.

1. Insufficient Infrastructure Capacity

The addition of approximately 425 new households will place substantial pressure on local infrastructure. Traffic congestion in this area is already severe, particularly during peak hours. The upcoming opening of a large commercial development at Pharmacy Avenue and Steeles Avenue will further intensify traffic volumes. Introducing a high-density residential tower at this time will exacerbate congestion and create unsafe and inefficient traffic conditions.

2. Lack of Adequate Public Amenities

There are no public parks or recreational spaces within a reasonable walking distance on the Markham side of the boundary. As a result, the residents of this proposed development will likely rely on parks within the adjacent Toronto neighborhood. These parks are funded and maintained by the City of Toronto for its residents, and they are already heavily used. The additional demand created by hundreds of new families will strain these facilities and create an unfair burden on Toronto taxpayers.

3. Impacts on Community Stability and Cohesion

The proposal consists entirely of rental units. While renters contribute to communities, large high-turnover rental buildings often experience reduced long-term resident engagement compared to ownership-based housing. This scale of transient occupancy may undermine the established character and stability of the surrounding low-rise neighborhood.

4. Privacy, Shadowing, and Property Impacts

A 33-storey tower is incompatible with the existing built form. The height and massing will directly overlook nearby homes, resulting in a significant loss of privacy. The shadowing effects will also reduce natural light for adjacent properties. These impacts will diminish residents' quality of life and negatively affect property values in the immediate area.

5. Overall Neighbourhood Fit

The proposed development represents an abrupt and disproportionate increase in density that is not aligned with the existing residential context. Without adequate infrastructure, amenities, or transition in built form, this project will devalue the surrounding community rather than enhance it.

For these reasons, I respectfully request that City Planning reject this proposal or require substantial revisions to ensure compatibility with the neighborhood and the capacity of local infrastructure.

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Noreen Knox

[REDACTED]
[REDACTED]

From: Kathleen wong <[REDACTED]>
Sent: Wednesday, April 8, 2026 8:12 PM
To: notifications <notifications@markham.ca>
Subject: PLAN 26 112050

You don't often get email from [REDACTED]. [Learn why this is important](#)

Formal Submission for City Planning Review

I am submitting this letter to register my opposition to the proposed 33-storey rental tower containing approximately 425 residential units. After reviewing the application and assessing current conditions in the surrounding neighbourhood, I am concerned that this development is unsuitable for the site and would introduce several significant challenges for the community.

1. Infrastructure Capacity Concerns

The introduction of roughly 425 additional households will place considerable strain on existing infrastructure. Traffic congestion in this area is already substantial, particularly during peak travel periods. With a major commercial complex soon to open at Pharmacy Avenue and Steeles Avenue, traffic volumes are expected to increase even further. Adding a high-density residential building at this time will intensify congestion and contribute to unsafe and inefficient traffic conditions.

2. Insufficient Access to Public Amenities

There are no public parks or recreational facilities within a reasonable walking distance on the Markham side of the municipal boundary. As a result, residents of the proposed building would likely rely on parks located in the adjacent Toronto neighbourhood. These facilities are funded and maintained by the City of Toronto for its residents and are already heavily utilized. The additional demand from hundreds of new households would place undue pressure on these amenities and create an inequitable burden on Toronto taxpayers.

3. Effects on Community Stability

The proposal consists entirely of rental units. While rental housing plays an important role in the housing ecosystem, large high-turnover rental buildings often experience lower levels of long-term resident engagement compared to ownership-based communities. A development of this scale may disrupt the established character and stability of the surrounding low-rise neighbourhood.

4. Privacy, Shadowing, and Property Impacts

A 33-storey structure is incompatible with the existing built form in the area. Its height and massing would overlook nearby homes, resulting in a significant loss of privacy for current residents. The associated shadowing would also reduce natural light on adjacent properties. These impacts would diminish quality of life and could negatively affect property values.

5. Neighbourhood Compatibility

The proposed development represents a dramatic and disproportionate increase in density that does not align with the existing residential context. Without adequate infrastructure, public amenities, or an appropriate transition in built form, this project risks undermining the character and livability of the surrounding community rather than contributing positively to it.

For these reasons, I respectfully request that City Planning reject the proposal or require substantial modifications to ensure that any future development is compatible with the neighbourhood and supported by adequate infrastructure.

Kathleen Wong

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From: Mimi Yung <[REDACTED]>
Sent: Friday, April 10, 2026 3:53 PM
To: notifications <notifications@markham.ca>
Cc: HELEN JORDAN <[REDACTED]>

Subject: Public Meeting Notice

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Hello,

We are the owners at [REDACTED] Acadia Ave., Markham. We received a note for a public meeting. Could you kindly advise where we can get the "request to speak" from? Since I got into the web, I cannot find such information, and the date of April 21, 2026, is nothing for us to attend.

Mimi W Yung

8 [REDACTED]

From: Corr, Stephen <SCorr@markham.ca>
Sent: Tuesday, April 14, 2026 7:36 PM
To: [REDACTED]
Cc: Henningham, Alecia <AHenningham@markham.ca>
Subject: RE: Public Meeting Notice

Hello Mimi,

The Public Meeting Agenda, including a link to our Staff Preliminary Information Report is now available online: <https://pub-markham.escribemeetings.com/Meeting.aspx?Id=6ffa9e23-fa46-486c-b574-fa9f41878537&Agenda=Agenda&lang=English&Item=6&Tab=attachments>

Also Attached is the Notice of the Complete Application and Public Meeting – which includes instructions on the date/time, and how to participate either in person or via Zoom.

Thanks and please let me know if you have any questions.

Stephen Corr, BES, MCIP, RPP
Acting Development Manager, Central District
905-477-7000, Extension 2532

City of Markham Planning and Urban Design Department
101 Town Centre Boulevard, Markham ON L3R 9W3
markham.ca



From: Simon liang <[REDACTED]>
Sent: Monday, April 20, 2026 11:12 AM
To: notifications <notifications@markham.ca>
Subject: Subject: Opposition to PLAN 26 112050 - 455 Ferrier St (Development Services Committee)

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear City Clerk and Development Services Committee,

I am writing to formally submit my opposition to the proposed Official Plan and Zoning By-law Amendment for 455 Ferrier Street (File PLAN 26 112050), which is being considered at the Public Meeting on April 21, 2026.

I live in the immediate vicinity (2.4km away). While my address is in Scarborough, this development sits directly on the municipal border and will have significant impacts on our shared community infrastructure and quality of life.

My primary concerns regarding this 33-storey proposal include:

- **Excessive Height and Density:** A 33-storey tower is completely out of scale with the existing low-to-mid-rise character of this neighborhood. This sets a dangerous precedent for future development along the Steeles corridor. Compared to the other apartment complexes that have existed in the area near Bambourgh Circle, they stand averaging 13 storeys tall - definitely all less than 30 storeys tall.
- **Traffic Congestion:** The Steeles and Ferrier/Warden corridor is already heavily congested. Adding 425+ residential units will exacerbate gridlock for both Markham and Scarborough residents.
- **Infrastructure Strain:** I am concerned that local transit, emergency services, and community amenities are not equipped to handle a sudden influx of this many residents in such a small footprint.

I request that the Committee reject this application in its current form and require the applicant to significantly reduce the height and density to better align with the surrounding area. If any urban planning was done to assess the impact to the surrounding area, I would like to obtain copies. My concern for this development is due to the magnitude of the proposed plan.

While increasing housing supply is essential for addressing affordability in Canada, the concerns of long-term residents should not be dismissed out of hand. I want to stress that I am not against development; rather, I want to ensure that rigorous assessments are conducted to minimize negative impacts on the community.

A relevant example is the homeless shelter established a few years ago at **101 Placer Court**. At the time, the project raised significant concerns among local residents. I attended those initial meetings and saw

firsthand how many of those fears were addressed through transparent dialogue. Today, the shelter has been operational for several years with minimal disruption to the neighborhood.

Too often, people are quick to label any local concern as "**Not In My Backyard**" (**NIMBY**) sentiment. However, the success of the Placer Court project proves that when developers take the time to conduct thorough research—and, more importantly, communicate that research effectively—they can build trust and integrate new projects successfully. Development should be a collaborative process, not one that ignores the voices of those already living in the area.

Please include this letter in the official record for the meeting. Furthermore, I wish to be formally notified of any further meetings or the final decision regarding this application.

Respectfully,

Simon L

MSQ Realty Inc.

Property Management

3636 Steeles Ave. East, Suite 301, Markham, Ontario L3R 1K9

Tel: (905) 940-3636 Fax: (905) 940-8910

April 20th, 2026

Subject: Support for St. Mark's Koinonia Housing - Application Ref: PLAN 26 112050


To Whom It May Concern,

On behalf of the Board of Directors of Metrosquare Plaza, YRCC No. 907, and MSQ Realty Corp., We strongly support the rezoning application of St. Mark's Koinonia Housing Corp. located at 455 Ferrier St.

As a community commercial establishment since 1996, I believe this project is a valuable addition to our local area that increases housing opportunities, community revitalization, and enhanced architectural design.

I believe this development will enhance our community and we urge the council to approve this application.

Sincerely,


Fred Wang
President
YRCC 907