

Electronic Development Services Public Meeting Minutes

Meeting Number: 3

March 22, 2022, 7:00 PM - 9:00 PM

Live streamed

Roll Call	Mayor Frank Scarpitti Deputy Mayor Don Hamilton Regional Councillor Jack Heath Regional Councillor Joe Li Regional Councillor Jim Jones Councillor Keith Irish	Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Isa Lee
Regrets	Councillor Alan Ho	Councillor Khalid Usman
Staff	Andy Taylor, Chief Administrative Officer Biju Karumanchery, Director, Planning & Urban Design Sabrina Bordone, Senior Planner, Central District Rick Cefaratti, Senior Planner, West District	Regan Hutcheson, Manager, Heritage Justin Mott, Planner I Peter Wokral, Senior Planner Clement Messere, Senior Planner

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1. CALL TO ORDER

The Development Services Public Meeting convened at 7:03 PM with Councillor Keith Irish in the Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

There was no disclosure of pecuniary interest.

3. DEPUTATIONS

The deputations were discussed with the respective item.

4. REPORTS

4.1 **PRELIMINARY REPORT KENNETH VOPNI & ANDREA CONLON C/O GREGORY DESIGN GROUP (SHANE GREGORY) ZONING BY-LAW AMENDMENT 36 WASHINGTON STREET (WARD 4) TO PERMIT THE SEVERANCE OF THE LAND TO CREATE A NEW BUILDING LOT AND THE CONSTRUCTION OF A NEW DETACHED INFILL DWELLING FILE NO.: PLAN 21 127477 (10.5)**

The Public Meeting this date was to consider an application submitted by Kenneth Vopni and Andrea Conlon c/o Gregory Design Group, application to delete the existing (C2) Commercial zoning designation to R1 (Residential) to only permit detached dwellings, and to amend the development standards in advance of a proposed severance of the property to permit the construction of a new, detached, infill dwelling designed in accordance with the policies and guidelines of the Markham Village Heritage Conservation District Plan

The Committee Clerk advised that 318 notices were mailed on March 2, 2022, and a Public Meeting sign was posted on March 1, 2022. No written submissions were received regarding this proposal.

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

Peter Wokral, Senior Planner, provided a presentation on the proposed development.

Russ Gregory, the agent of the applicant, provided an oral presentation on the proposed development. Mr. Gregory explained that the new detached dwelling will fit the character of the area and will be a desirable addition to the community.

Mr. Wokral clarified that the by-law will be reviewed by the By-Law Amendment Review Committee (BARC) prior to it being sent to Council for enactment.

The Committee requested that this item be sent directly to Council once the By-Law has been reviewed by the By-Law Amendment Review Committee.

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Jim Jones

1. THAT the Development Services Commission report dated February 7, 2022, entitled "Preliminary Report. Kenneth Vopni & Andrea Conlon c/o Gregory Design Group (Shane Gregory), Zoning By-law Amendment, 36 Washington

Street (Ward 4) to permit the Severance of the Property to create a New Building Lot, and the Construction of a new Detached Infill Dwelling PLAN 21 127477” be received; and,

2. THAT the Record of the Public Meeting held on March 22, 2022, with respect to the proposed amendments to By-law 1229 be received;
3. THAT the application by Kenneth Vopni & Andrea Conlon c/o Gregory Design Group (Shane Gregory) to amend By-law 1229 be approved; and further,
4. THAT the proposed amendment to By-law 1229 be enacted without further notice.

Carried

4.2 PRELIMINARY REPORT THREE APPLICATIONS FOR ZONING BY-LAW AMENDMENT TO FACILITATE THE FUTURE SEVERANCES AND THE CREATION OF NEW LOTS WITH SITE-SPECIFIC ZONING PROVISIONS BY REGENCY PROPERTY INC (REEGO XUE) AT 4 SABISTON DRIVE (TWO NEW LOTS),

14 RIVER BEND ROAD (TWO NEW LOTS) AND 15 RIVER BEND ROAD (FOUR NEW LOTS) (WARD 3) FILE NOS. PLAN 21 130958, PLAN 21 130969, PLAN 21 130977 (10.5)

The Public Meeting this date was to consider an application submitted by Regency Property Inc. proposing to rezone the Subject Lands from “Single Family Rural Residential” (RRH) to “Single Family Residential” (R3), under By-law 122-72, as amended, with site-specific development standards to facilitate the severances at 4 Sabiston Drive (two new lots), 14 River Bend Road (two new lots), and 15 River Bend Road (four new lots).

The Committee Clerk advised that 174 notices were mailed on March 2, 2022, and a Public Meeting sign was posted on March 1, 2022. There were 4 written submissions received regarding this proposal.

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

Justin Mott, Planner I, provided a Staff presentation on the proposed development.

Jim Kotsopoulos, JKO Planning Services Inc., provided a presentation on the proposed development, and clarified the widths of the proposed lots.

Kevin Daley, representing the homeowner on Sabiston Drive, expressed the following concerns regarding the severing of 15 River Bend Road into four separate lots: 1) the lot sizes will not fit with the character of the area, as the lots will be significantly smaller than other lots on the street; 2) the houses will cover more than the allowable 47% of lot; 3) the loss of green space and the respective impact on flooding; and 4) the loss of trees and the inability to replace them with trees that will be complementary to the area. Mr. Daley suggested that any variances that are approved should fit the character of the area, should take into account tree preservation, should be marginal in nature, and should limit the scale and massing of the homes.

The Committee provided the following feedback on the proposed development:

- Expressed concern with 15 River Bend Road being severed into four properties;
- Supported 15 River Bend Road being severed into two possibly three properties;
- Suggested that 4 lots should not be ruled out for 15 River Bend Road, as the affordability of the houses should also be considered;
- Suggested updating the design of the houses to reduce the size of the massing;
- Suggested that the proposal was too dense and does not fit the character of the existing community, as it is comprised of estate lots;
- Clarified that the property owners should be discouraged from maintaining City owned valley lands.

Mr. Lue advised that staff plan to bring forward the Recommendation Report for this item to the Development Services Committee prior to summer break.

Moved by Councillor Reid McAlpine

Seconded by Deputy Mayor Don Hamilton

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Seconded by Deputy Mayor Don Hamilton

1. **That the written submissions by, Mike Moffat, Chaolong Line, Edwin Hairapetian, and Suzanne Mottram, regarding three Applications for Zoning By-law Amendment to facilitate the future severances and the**

creation of new lots with site-specific zoning provisions by Regency Property Inc. (Reego Xue) at 4 Sabiston Drive (two new lots), 14 River Bend Road (two new lots), and 15 River Bend Road (four new lots) (Ward 3), be received; and,

2. **That the deputation by Kevin Daley regarding three Applications for Zoning By-law Amendment to facilitate the future severances and the creation of new lots with site-specific zoning provisions by Regency Property Inc. (Reego Xue) at 4 Sabiston Drive (two new lots), 14 River Bend Road (two new lots), and 15 River Bend Road (four new lots) (Ward 3), be received; and,**
3. That the Development Services Commission report dated December 6, 2021, entitled "PRELIMINARY REPORT, Three Applications for Zoning By-law Amendment to facilitate the future severances and the creation of new lots with site-specific zoning provisions by Regency Property Inc. (Reego Xue) at 4 Sabiston Drive (two new lots), 14 River Bend Road (two new lots), and 15 River Bend Road (four new lots) (Ward 3), File Nos. PLAN 21 130958, PLAN 21 130969, PLAN 21 130977", be received; and,
4. That the Record of the Public Meeting held on March 22, 2022, with respect to the proposed applications for Zoning By-law Amendment, be received; and,
5. That the applications by Regency Property Inc. (Reego Xue), for the proposed Zoning By-law Amendments (PLAN 21 130958, PLAN 21 130969, PLAN 21 130977), 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

4.3 PRELIMINARY REPORT APPLICATIONS BY HAZELVIEW DEVELOPMENTS INC. (FORMERLY TIMBERCREEK FOUR QUADRANT GP2 INC.) FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO PERMIT FIVE (5) MIXED USE BUILDINGS AT 288, 298, AND 300 JOHN STREET

FILE NO. PLAN 20 130784 (WARD 1) (10.3, 10.5)

The Public Meeting this date was to consider an application submitted by Hazelview Developments Inc. proposing to amend the Markham Official Plan 2014 by re-designating the subject lands from 'Mixed Use Mid Rise' to 'Mixed Use High Rise,' to permit the proposed increase in building heights; residential density and number of units proposed by the current redevelopment proposal, to permit a site specific reduced parking rate, and to rezone the subject lands from a CA1 Zone under Zoning By-law 1767, as amended, to appropriate Community Amenity and Greenway Zones under By-law 177-96, as amended.

The Committee Clerk advised that 1942 notices were mailed on March 2, 2022, and a Public Meeting sign was posted on March 2, 2022. There were 173 written submissions received regarding this proposal.

Stephen Lue, Acting Senior Development Manager, introduced the item. Rick Cefaratti, Senior Planner, provided a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Ryan Ng, Hazelview Developments Inc., provided a presentation on the proposed development. Todd Truddle, Goldberg Group, and Johnny Chimienti, Graziani and Corazza Architect were also in attendance to respond to questions from the Committee.

There were the following deputations on the proposed development:

1. Eric Lakien, representing Landmark Condominium Corporation, spoke in opposition to the proposed development, recommending that it be denied by Council. Mr. Lakien expressed the following concerns regarding the application: the height and density of proposed development; that it does not comply with the City's Official Plan; the impact it will have on traffic congestion, especially on the intersection of Bayview and Green Lane during the rush hour; the erosion of green space in the area; the impact it will have on existing community infrastructure, such as the Thornhill Community Centre; the future of the existing retail in this location that the community relies on, like the drug and grocery store; that it will create wind tunnel, and that there is not adequate parking being proposed. Mr. Lakien also suggested that there should be a buffer between the building and Green Lane (the building closest to Green Lane).
2. Brian Korson, expressed the following concerns regarding the proposed development: that Hazelview Developments, Liberty Developments, and Tridel developments are being considered in isolation; the collective impact of proposed developments on existing infrastructure, such as on the Thornhill

Community Centre, schools, and roads; that the City does not have a plan to address the collective density being added to the area; the collective impact of the proposed developments in the area on traffic congestion; that the retail space for the grocery and drug store is being reduced when customer demand is being increased; that there is not adequate parking being proposed; 6) the modern design of the proposed development; and that the developer and City are losing cite that this is an established community.

3. Luis Oliviera expressed the following concerns regarding the proposed development: that the grocery and drug store will be reduced in size; that the commercial office space will be reduced; there will be less employment opportunities; there will not be adequate parking and mall patrons may then park in the community centre parking; the traffic congestion it will create; and there is no higher order transit in this area. Mr. Olivera spoke in regards to the opportunity of making this a livable walkable development proposal.
4. Valerie Burke expressed the following concerns regarding the proposed development: it is not compatible with existing community; that the collective impact of the proposed developments in the area are not being considered collectively; that there is no comprehensive plan for Thornhill; the environmental impact it may have on the community, such as flooding, loss of greenspace and biodiversity, and creating a heat Island effect. Ms. Burke was pleased that the Applicant had increased the size of proposed park, but wanted to ensure that the full parkland allocation was being allocated, and that adequate space was being planned around the John Welsh House. Ms. Burke also questioned how many trees were required to be torn down.
5. Dean Fletham, resident and retired retail and shopping centre developer, expressed the following concerns regarding the proposed development: it reduces the amount of retail rather than expands it to meet the needs of the growing community; that it does not meet the minimum parking standard; that it will have an impact on the Bayview and John intersection, which is currently operating at capacity during the rush hour; and that there is no traffic study that looks at the area once fulling built out. Mr. Fletham suggested that the City should take a step back and create a Secondary Plan for the Thornhill Centre rather than considering the development proposals in piecemeal.
6. Sue Shillow, resident, suggested that all development in this area should be put on hold until the City has a comprehensive plan for Markham Centre. Ms. Shillow expressed concern that Thornhill is absorbing a large portion of

Markham's projected growth, and suggested it should be distributed more evenly across Markham. Ms. Shillow expressed further concern in regards to how the proposed development will impact traffic congestion on Bayview Avenue.

7. Brian Fischer, resident, expressed concern regarding all development being proposed in the area, and the impact they will have collectively on traffic congestion, especially at Bayview Avenue and John Street. Mr. Fisher suggested that an updated York Region traffic study needs to be done that includes all the density being proposed in the area. Mr. Fischer recommended that the proposed development be put on hold until the impact of all the developments in the community is looked at comprehensively.
8. Debra Hanff, resident, expressed the following concerns regarding the proposed development: its height and density; its impact on traffic congestion; its impact on pedestrian safety; and having both the grocery store and drug store on the north side of the development. Ms Hanff noted that there is a great opportunity to create a workable community hub in this location, suggesting that that a stakeholder group be formed to resolve some of the issues with this application. Ms. Hanff displayed a photo of well planned community hub in Arlington Virginia.
9. Evelin Ellison, Word One South, spoke of the importance of creating a livable, and workable Thornhill Centre, which should not include less retail. Ms. Ellison displayed pictures of a community hub/mall in Brazil that is livable and workable. Ms. Ellison advocated that a comprehensive plan for Thornhill Centre is needed.
10. Brian Pearman expressed the following concerns regarding the proposed development: the significant amount of density collectively being proposed for the area; its impact on traffic congestion; that there is not an updated traffic study that reflects all the density being proposed in the area; and the pressure it will place on existing infrastructures, such as schools, the sewer system, and schools.
11. Alena Gotz, representing Aileen Willowbrook Ratepayer Association, expressed concerned that the community located at John Street and Bayview Avenue is be overwhelmed with development proposals that would be more appropriate in an area served by rapid transit or a subway. Ms. Gotz expressed concern in regard to the impact these developments will have on traffic congestion, and noted the need for York Region to update its traffic study for the area to reflect the proposed developments for the area. Ms. Gotz encouraged Markham Council to pass an interim control by-law to put a hold

on development in the Bayview Avenue and John Street area until there is a Thornhill Centre Secondary Plan approved for the area, and presented a sample of what an interim by-law for Thornhill Centre may look like. Ms. Gotz suggested that a working group comprised of all stakeholders be established to resolve the challenges facing the community, suggesting that the composition should include planners and urban designers that specialize in town centres.

12. Michael Menezes spoke in opposition to the proposed development, expressing the following concerns: Thornhill Square is a vital community hub and it should be thoughtfully developed; its height and density; it does not comply with the City's Official Plan; and there is too much collective density being proposed in the area.
13. Barry Nelson spoke in regards to the need for a comprehensive Secondary Plan for Thornhill Centre. Mr. Nelson complimented the Applicant on preserving the cultural heritage asset located on the site, and for maintaining a 45 degree angular plane. Mr. Nelson expressed concern that the proposed development does not comply with the City's Official Plan. Mr. Nelson sought more information on the context of the park, and how many trees would be lost.
14. Peggy Leung spoke in opposition to the current proposal, suggesting that this type of proposal would be more appropriate in a location where there is rapid transit. Ms. Leung expressed concern regarding the height and density of the proposal, the impact it will have on the environment, that the size of the grocery and drug store is decreasing when the number of residents is increasing, and the impact it will have Community Centre and Library when there are no current plans to revive it. Ms. Leung advocated for having a comprehensive plan for Thornhill Centre that would consider all of development proposals collectively, and spoke about the opportunity of making the Thornhill Square a vibrant community hub.
15. Raymond Leung advised that he had hoped that the application would have more of a downtown feel, and suggested that it would be more meaningful for the community to work with the developer to come up with an application that the community is proud of and feels a sense of ownership.
16. David Koowsky, resident and urban designer by profession, expressed the following concerns regarding the proposed development: that there has been a major increase in development proposals in the area and that they are being considered in absence of secondary plan; it does not meet the minimum parkland dedication; that there will be a decrease in retail space and an

increase in residential space; there is no explanation as to how residents will access the subway from this location or how it will serve as a community hub; and the traffic study does not consider any of the other developments being proposed in the area. Mr. Koowsky suggested that successful developments consider the needs of the community.

17. Keith Lovatt expressed the following concerns regarding the proposed development: the height and density of the proposed development; the disruption the construction will cause; the air and sound pollution it will create; the shadow impact; that there is not adequate parking being proposed; the loss of privacy of townhome owners with private terraces; that the existing grocery and drug store will close prior to the new ones opening when residents depend on these stores; the traffic on the shared road;
18. Fay Xu expressed concern regarding the overall aesthetics of the proposed development, the height of the development, and that residents will use side streets to avoid traffic. Ms. Xu suggested that more traditional architecture may be more appropriate for the area. Ms. Xu noted that the existing community needs to be considered when planning this development proposal.

Robert Hubert registered as a deputant, but did not speak.

Joe Demma registered as a deputant, but did not speak.

Melanie Lain registered as deputant, but withdrew her request to speak.

Councillor Keith Irish clarified that the applicant will be conducting a shadow study, and that they plan on maintaining continuous service of the grocery and drug store up until the new stores open.

The Mayor noted that City Staff and Members of Council are addressing issues related to the proposed Bridge Station Transit Oriented Community, including the transportation network for the greater area.

The Committee requested that Members of Council provide their comments on this item at a day time Development Services Committee meeting. Staff were directed to prepare a memorandum to establish a working group to address issues discussed at tonight's meeting. The working group should include a representative from the Aileen Willowbrook Ratepayer Association, the Landmark Condominium Corporation, and the Ward One South Thornhill Residents Association.

Councillor Irish expressed that he wanted equal representation from the resident's group.

Regional Councillor Heath believes an Interim Control By-law for the area is required.

Regional Councillor Jones believes a comprehensive study for the area is required.

Mr. Ng advised that the Applicant is committed to working with the community on the proposed development

The Committee thanked the deputants for their feedback on the proposed development.

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Jim Jones

1. **That Staff be directed to prepare a memorandum to establish a working group to address issues due to the collective impact of development proposals in the area, including Applications by Timbercreek Four Quadrant GP2 Inc, and that the working group include an equal number of representatives from the Aileen Willowbrook Ratepayer Association, the Landmark Condominium Corporation, and the Ward One South Thornhill Residents Association; and,**
2. **That the written submission by, 1. Omid Rahgozar 2. Eric Lakien 3. May Chan 4. Tya Blumenthal 5. Mary Rasmi-Wakileh 6. Clare Choi 7. Michael Menezes 8. Ida Lau 9. Lita Menezes, Michael Menezes, Viola Fonseca 10. Ida Lau 11. Joanne Barker 12. Masood Kazmi 13. Rukhsana Kazmi 14. V. Deukmedjian 15. Janab Islam 16. Albert & Teresa Mui 17. Sid Johnson 18. D'Souza, Vincent, Philomena and Venetia 19. Victor Chan 20. Firuzi Poonevalla & Rashna Dadachanji 21. Alex Cheng 22. Soraya Shokrai 23. Michael Ho 24. Paul Advani 25. Gregory & Grace Ma 26. Malcolm and Linda Robins 27. M. Gholitabar 28. Mary Maron 29. Peter Chee-Ko Chau, MSc., P. Eng. and Margaret Yoon-Wan Chau 30. Patricia Richards 31. Cynthia Richards 32. Tin Chan 33. Vishal Sareen 34. Joe Demma 35. Amal Nassar 36. Lawrence Rabinowitz 37. Karen Garmaise 38. Catherine Lee 39. Behjat Jahani and Mahmoud Jahani 40. Michael and Marlene Kestenberg 41. Jeff Lerner 42. Gail and Edwin Freeman 43. Carol Hou 44. Russ Morgan / Lick 45. Phyllis Bowes 46. Albert Leung 47. Gary Szeto 48. Ivan Lam 49. Vivian Lee 50. David Harding 51. Pam and Bob McNeely 52. Michael and Marlene Kestenberg 53. Kanizehn Patel 54. Heather Super 55. Lorne Shields 56. Elsa Tsang 57. Dorothy and Barrie Rutherford 58. Ricky Wong 59. Family Lowe 60. Amy Tse 61. Beverley Schneider 62. Tony Lam 63. Elaine Zelding 64.**

Tella Tong 65. Principessa Emmy 66. Evelyn Foster 67. Simon Lai 68. Paul Klein 69. Lourdes Fernandes 70. Godwin Lam 71. Catherine Lau 72. Eric Lakien, on behalf of: The Landmark of Thornhill, Shared Facilities Committee York Region Condominium Corporation #784 York Region Condominium Corporation #794 York Region Condominium Corporation #798 73. Ruth Nissan 74. Sheila Hirji 75. David Stock 76. Jenny Karabekos 77. Julie De Biasio 78. Asoudeh Novin B.Sc.Eng., I.D. 79. April Cheung 80. Tiberio Simoes 81. Joan Matchett 82. Ted Langdon 83. “Patfk” 84. Arlene & Ronny Blatt 85. Batul Rahimtoola 86. “sarasadeghi28” 87. Altamir Martinez 88. Hon Wai Yan 89. Jay State 90. Raymond Chung Kin So and Terry Tak Yee To 91. Franky Ng 92. Maurice Moss and Karen Garmaise 93. Kamala Chandran 94. Danny and Lorif Su 95. Richard Mason 96. Dorothy Beitel 97. Ken Morris 98. Selina Lai 99. Vandyke Mckenzie 100. Brenda and Leslie Caplan 101. Mahendra Shah 102. Tam Bo Yue 103. Kubra Rahim 104. Ho-jun Hwang 105. Randee Korman 106. Chris Dymond 107. Douglas Smith 108. Joyce Fleiser 109. M. Wong 110. Cynthia Sum 111. Lillian Sum 112. Crispin & Vilma Noronha 113. Kinson Wong 114. Brenda Chan 115. Brian Pearman & Marie Pearman 116. Hoppa Lau 117. Jennivine Tsao 118. Carole Deutch 119. Charlotte Chan 120. Lana Bakht 121. Suzanne Shek 122. Silvia Ho 123. Christine Khouri 124. Sylvia E Gatti-Klein 125. Michelle Tam 126. Cliff Sparkes 127. Brian Lang MD and Vivian Lang 128. Ivan Araujo 129. Les Berman 130. N. Rahimtoola 131. Ron Schneider 132. Isabel Costa 133. Dean Feltham 134. Samantha Zilman 135. Minwoo Kim 136. Olivia Lao 137. Valerie Burke 138. Terry To 139. Kwok-chi Shum 140. Pauline Wong 141. Cathy Dymond 142. Wilson Tam 143. Wilson Tam 144. Hazel Amoils 145. Wilson Tam 146. Shayan (Shy) Jebraeili 147. Meepo So 148. Chi Hung 149. Basil & Caroline Rosenblatt 150. Michael Menezes 151. Grandview Area Resident Association (GARA), Thornhill 152. Michael Chau 153. Brian Korson 154. Leida Yung 155. Alan & Micki Cramer 156. Beverley Nemeroff 157. Joan and Franz Scherrer 158. Brian Pearman & Marie Pearman 159. Michelle Lun 160. Michelle Lun 161. Adam Fake 162. “adayylui” 163. Krista Olins, regarding Applications by Timbercreek Four Quadrant GP2 Inc. be received; and,

3. That the deputations by, 1. Eric Lakien, Landmark Condominium Corporation 2. Brian Korson 3. Luis Oliviera 4. Valerie Burke 5. Dean Fletham 6. Sue Shillow 7. Brian Fischer 8. Debra Hanff, 9. Evelin Ellison 10. Brian Pearman 11. Alena Gotz, Alien Willowbrook Ratepayer

Association 12. Michael Menezes 13. Barry Nelson 14. Peggy Leung 15. Raymond Leung 16. David Koowsky 17. Keith Lovatt 18. Fay Xu , regarding Applications by Timbercreek Four Quadrant GP2 Inc. be received; and,

4. That the report entitled, "PRELIMINARY REPORT, Applications by Timbercreek Four Quadrant GP2 Inc., for Official Plan and Zoning By-law Amendments to permit five (5) mixed use buildings at 288, 298, and 300 John Street, File No. PLAN 20 130784 (Ward 1)", be received; and,
5. That the Record of the Public Meeting held on March 22, 2021, with respect to the proposed Zoning By-law Amendment to permit a multi-towered, mixed use development at 288, 298, and 300 John Street, File No. PLAN 20 130784 (Ward 1), be received; and,
6. That the Applications by Timbercreek Four Quadrant GP2 Inc., for Official Plan and Zoning By-law Amendments to permit five (5) mixed use buildings at 288, 298, and 300 John Street, File No. PLAN 20 130784 (Ward 1)", as amended, be referred back to staff for a report and recommendation to evaluate the proposal.

Carried

5. ADJOURNMENT

The Development Services Public Meeting adjourned at 10:51 PM.