

## Electronic Development Services Public Meeting Minutes

**Meeting Number: 5**  
**April 19, 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 Alan Ho Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Isa Lee
Regrets	Councillor Khalid Usman	
Staff	Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner Development Services Biju Karumanchery, Director, Planning & Urban Design Stacia Muradali, Acting Manager, Development – East	Laura Gold, Council/Committee Coordinator Carman Yeung, Senior Planner Darryl Lyons, Senior Manager, Policy & Research

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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 heard with the respective item.

## 4. REPORTS

### 4.1 PRELIMINARY REPORT APPLICATION FOR ZONING BY-LAW AMENDMENT SUBMITTED BY 9781 MARKHAM ROAD LIMITED PARTNERSHIP TO PERMIT A MIXED-USE DEVELOPMENT (PHASE 2) COMPRISED OF TWO BUILDINGS WITH HEIGHTS OF 31 AND 27 STOREYS LOCATED AT 9781 MARKHAM ROAD (WARD 5)

#### FILE NO.: PLAN 21 140476 (10.5)

The Public Meeting this date was to consider an application submitted by 9781 Markham Road Ltd. Partnership application for Zoning By-law amendment to permit a mixed-use high rise development comprised of two residential towers with heights of 32 and 27-storeys at 9781 Markham Road. The proposed development will include 722 residential dwelling units and 517 sq. m (5,571 sq. ft.) of commercial retail uses at grade along the Markham Road frontage.

The Committee Clerk advised that 54 notices were mailed on March 30, 2022, and a Public Meeting sign was posted on March 17, 2022. No written submissions were received regarding this proposal.

Carmen Yeung, Senior Planner, provided a presentation on the proposed development.

Marshall Smith, KLM Planning, provided a presentation on the proposed development.

Koku, provided a deputation, asking if the City will be considering the impact the proposed development will have on traffic and schools in the area.

The Committee discussed the following relative to the proposed development:

- Suggested that the City should consider the strata park as it adds open space for existing and future residents;
- Noted that it is the community's preference that the proposed development include a strata park rather than townhouses;
- Noted that the community expressed concern at the Community Information Meeting that the proposed development would overwhelm existing public amenities, and impact traffic congestion in the area;
- Suggested the proposed development should include purpose built rentals.

Ms. Yeung advised that staff are currently reviewing the traffic study for the proposed development.

Darryl Lyons, Senior Manager, Policy & Research, advised that the schools, community amenities, and municipal servicing will be studied in this area, as part of the Markham Road Corridor – Mount Joy Secondary Plan Study.

Stacia Muradali, Development Manager, East District, advised that the staff are striving to provide an update on the Markham Road Corridor – Mount Joy Secondary Plan Study prior to Council breaking for summer.

Councillor Keith Irish advised that no decision will be made on this application at tonight's meeting.

Moved by Councillor Andrew Keyes

Seconded by Councillor Amanda Collucci

1. THAT the report entitled, "PRELIMINARY REPORT, Application for Zoning By-law Amendment submitted by 9781 Markham Road Limited Partnership to permit a mixed-use development (Phase 2) comprised of two buildings with heights of 32 and 27-storeys located at 9781 Markham Road (Ward 5) File No: PLAN 21 140476", be received;
2. THAT the Record of the Public Meeting held on April 19, 2022, with respect to the proposed Zoning By-law Amendment to permit a mixed use development comprised of two buildings with heights of 32 and 27-storeys located at 9781 Markham Road, File No. PLAN 21 140476 (Ward 5), be received; and,
3. THAT the Application by 9781 Markham Road Limited Partnership, to amend the Zoning By-laws 177-96, as amended, be referred back to staff for a report and recommendation to evaluate the proposal after a land use concept plan for the proposed Markham Road Corridor – Mount Joy Secondary Plan is endorsed by the DSC

**Carried**

**4.2 PRELIMINARY REPORT APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT SUBMITTED BY MEADOW PARK INVESTMENTS (BT) LTD. TO PERMIT A 30-STOREY MIXED-USE BUILDING AT 77 ANDERSON AVENUE (WARD 5) FILE NO.: PLAN 21 144733 (10.5)**

The Public Meeting this date was to consider an application submitted by Meadow Park Investments (BT) Ltd. applications for Official Plan amendment and Zoning By-law amendment to permit a 30-storey mixed-use building at 77 Anderson Avenue. The proposed development will include 362 dwelling units and 434 sq. m (4,680 sq. ft.) of ground level commercial and retail spaces.

The Committee Clerk advised that 169 notices were mailed on March 18, 2022, and a Public Meeting sign was posted on March 18, 2022. There was 1 written submission received regarding this proposal.

Carman Yeung, Senior Planner, provided a presentation on the proposed development.

Johnathan Sasso, Humphries Planning Group, provided a presentation on the proposed development.

The Committee discussed the following relative to the proposed development:

- Suggested that the proposed development should have a greater retail and commercial component, as it is situated on prime lands;
- Suggested that the lands adjacent to the rail be conveyed to the City to be used for a trail along the railway and for open space for residents;
- Questioned if staff can explore the opportunity of having the buffer lands by the railway conveyed to the City for all developments along the rail corridor with the objective of creating a continuous space where pedestrians can walk or cycle;
- Noted that if the City permits intensification east of Anderson Avenue that other landowners should also have the same opportunity to intensify in this area.

Ms. Yeung advised that staff are exploring the possibility of the land by the railroad being conveyed to the City as part of the Markham Road Corridor-Mount Joy Secondary Plan Study.

Darryl Lyons, Senior Manager, Policy & Research, advised that the City is looking at how the railway corridor can be developed to promote active transportation, and support intensification in this area as part of the Markham Road Corridor -Mount Joy Secondary Plan Study. Mr. Lyons further advised that the demonstration plan for this area prioritizes mixed use developments, and proposes intensification of the area.

Moved by Councillor Andrew Keyes

Seconded by Regional Councillor Jim Jones

1. That the report entitled, "PRELIMINARY REPORT, Applications for Official Plan and Zoning By-law Amendment submitted by Meadow Park Investment (BT) Ltd. To permit a 30-storey mixed-use building at 77 Anderson Avenue (Ward 5) File No: PLAN 21 144733", be received; and,
2. That the Record of the Public Meeting held on April 19, 2022, with respect to the proposed Official Plan Amendment and Zoning By-law Amendment to permit a 30-storey mixed use building at 77 Anderson Avenue, File No. PLAN 21 144733 (Ward 5), be received; and further,
3. That the Applications by Meadow Park Investment (BT) Ltd., to amend the Markham Official Plan 2014 and Zoning By-laws 177-96, as amended, be referred back to staff for a report and recommendation to evaluate the proposal after a land use concept plan for the proposed Markham Road Corridor – Mount Joy Secondary Plan is endorsed by the DSC.

**Carried**

## **5. IN CAMERA MATTERS**

The Committee consented to go in-camera to discuss the Provincial Press Conference scheduled to be held on April 20, 2022 in Thornhill.

Moved by Regional Councillor Joe Li

Seconded by Councillor Isa Lee

That the Development Services Public Meeting convene into a confidential session at 8:30 PM to discuss the following:

5.1 - Information explicitly supplied in confidence to the municipality or local by Canada, a province or territory or Crown agency or any of them, [Section - 239 (2) (h)] related to a Provincial Press Conference being held in Thornhill on April 20, 2022.

**Carried**

Moved by Councillor Andrew Keyes

Seconded by Councillor Karen Rea

That the Development Services Public Meeting rise from its confidential session at 8:37 PM.

**Carried**

The Committee reported the following out:

The Committee reported out that a Provincial Press Conference is scheduled to be held on April 20, 2022 in Thornhill. Members of Council did not have any information on the press conference, therefore, no information was shared in the confidential session.

#### **4. ADJOURNMENT**

Moved by Regional Councillor Jim Jones

Seconded by Councillor Alan Ho

That the Development Services Public Meeting adjourned at 8:38 PM.

**Carried**