

Electronic Development Services Public Meeting Minutes

Meeting Number: 9
June 21, 2022, 7:00 PM - 10:00 PM
Live streamed

Roll Call	Mayor Frank Scarpitti Deputy Mayor Don Hamilton 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 Khalid Usman Councillor Isa Lee
Regrets	Regional Councillor Jack Heath	
Staff	Sabrina Bordone, Development Manager, Central District Dimitri Pagratis, Senior Planner, Central District	Laura Gold, Council/Committee Coordinator Stephen Lue, Senior Development Manager

Alternate formats for this document are available upon request

1. CALL TO ORDER

The Development Services Public Meeting convened at 7:08 PM with Councillor Keith Irish in the Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

Councillor Reid McAlpine declared a pecuniary interest for the following items due to having a good friend who is a senior employee at SmartCentres:

- 4.1 - Calloway Reit (Woodside) Inc. ,Canadian Property Holdings (Ontario) Inc. Applications for Official Plan and Zoning By-Law Amendment To Permit A Multi-Phased, Multi-Building, Mixed Use Development At 3075, 3083, 3105, 3131, 3135, 3155, and 3175 Highway 7 (Ward 8) File No.: PLAN 21 139782 (10.3)

- 4.2 - Unionville Square Shopping Centres Ltd. Applications for Official Plan and Zoning By-Law Amendments To Permit A Multi-Phased, Multi-Building, Mixed-Use Development at 8505, 8601 Warden Ave and 3760, 3828 Hwy 7 E (Ward 3) File No.: Plan 21 139592 (10.5)

3. DEPUTATIONS

The deputations were heard with the respective item.

4. REPORTS

4.1 **PRELIMINARY REPORT CALLOWAY REIT (WOODSIDE) INC., CANADIAN PROPERTY HOLDINGS (ONTARIO) INC. APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT TO PERMIT A MULTI-PHASED, MULTI-BUILDING, MIXED USE DEVELOPMENT AT 3075, 3083, 3105, 3131, 3135, 3155, AND 3175 HIGHWAY 7 (WARD 8) FILE NO.: 21 139592 (10.3)**

The Public Meeting on this date was to consider applications submitted by Calloway REIT (Woodside) Inc., Canadian Property Holdings (Ontario) Inc. for Official Plan Amendment and Zoning By-law amendments to permit a multi-phased, multi-building, mixed use development at 3075, 3083, 3105, 3131, 3135, 3155, and 3175 Highway 7.

The Committee Clerk advised that 418 notices were mailed on June 1, 2022, and a Public Meeting sign was posted on May 31, 2022. There were two written submissions received regarding this proposal.

Stephen Lue, Senior Development Manager, provided a brief summary of the development applications.

Sabrina Bordone, Development Manager for the Central District, gave a presentation regarding the proposal, the location, surrounding uses, applicable Planning policy framework and outstanding issues/next steps.

Kate Cooper, Bousfields Inc, provided a presentation on the proposed development.

Chris Caverson, SmartCentres, spoke briefly about the changing landscape of retail and tenants finding it increasingly difficult to make their businesses viable. Mr. Caverson advised that SmartCentres is addressing this issue by transforming shopping centres that may become vacant in the future. Mr. Caverson noted that it is not SmartCentres's intention to displace retail.

The following deputations were made on the proposed development:

Christiane Bergauer-Free expressed the following concerns regarding the proposed development: the displacement of retail; there is not enough parking being provided; the impact it will have on traffic congestion; the impact it will have on the environment, as the subject lands are located in an environmentally sensitive area; the lack of outdoor and indoor community amenities; that the density is significantly higher than what is proposed in the Development Concept for the Markham Centre Secondary Plan Update; the impact the construction will have on the existing community; and that the hospital and schools will not be able to handle the increase in population.

Maria Gatzios, Gatzios Planning, representing Longo's Supermarket, advised that her client wants to ensure that the proposed development supports its business in its existing format, and that it does not limit its opportunity to redevelop the site in the future. Ms. Gatzios advised that she will be meeting with Ms. Cooper and Staff to discuss the proposed development.

Alnasir Moolani, resident residing across from the proposed development, expressed the following concerns regarding the proposed development: displacement of essential retailers; the impact it will have on traffic congestion on Highway 7; that future residents will use Montgomery Court and other local roads to avoid traffic; that it may interfere with air traffic from the Buttonville Airport; the impact it will have on the safety and privacy of existing residents; and the impact it will have on local schools and the hospital. Mr. Moolani suggested that the site may be more suitable for medical offices, an urgent care centre, or low rise residential development.

Tyler Xie expressed concern that the proposed development would negatively violate his privacy and view.

Haydon Poon supported the reduced parking ratio, as it encourages the use of transit. Mr. Poon expressed concern that the proposed development does not include enough bicycle parking, as the proposal is trying to encourage the use of transit and alternative modes of transportation.

Boris Chen expressed concern regarding the impact this and other developments in the area are having on traffic congestion on Highway 7, and he questioned the transparency of the development approval process.

Hua Gao expressed the following concerns regarding the proposed development: the density of the development proposal; the impact it will have on his privacy; that the underground parking may cause flooding; and that it will generate more traffic congestion, which could lead to reckless driving;

The Committee provided the following feedback on the proposed development:

- Expressed concern that the proposed development does not include enough parking;
- Noted that the conversion of retail to residential may reduce the traffic on Highway 7, especially on the weekend when residents typically shop;
- Expressed concern regarding the overall height and density of the proposed development, as it is not located within walking distance from a GO or subway station;
- Suggested that the road network emerging from the Markham Centre Secondary Plan Update should be considered as part of this application, such as the possible extension of Clegg Road to Woodbine Avenue;
- Suggested that the height and density of the proposed development should be more in line with height and density being contemplated for this area in the Development Concept for the Markham Centre Secondary Plan Update;
- Noted that the School Board is responsible for advising the City of its school requirements in regards to projected population growth as a result of new development;
- Noted that the Province is responsible for building and expanding hospitals;
- Suggested Longo's Supermarket should possibly be integrated into the proposed development;
- Questioned if the First Markham Place has provided feedback on the proposed development;
- Expressed concern that employment lands are being converted into a mixed use development with a large residential component;
- Questioned if the rent of the displaced retailers would increase if they leased space in the proposed development;
- Noted that York Region built the bus rapid transit along Highway 7 to support population growth in urban centres, suggesting that a greater number of residents will take transit in the future;
- Thanked residents for their feedback.

Staff and the Consultant provided the following responses to inquiries from the public and Committee:

Mr. Lue advised that the Development Concept for the Markham Centre Secondary Plan Update will be presented at the Development Services Committee on July 5, 2022, noting that the concept will include proposed heights for this area, and that it does not preclude the inclusion of medical buildings on the subject lands. Mr. Lue confirmed that the development applications have been circulated to the Buttonville Airport for their feedback. Mr. Lue noted that both a park and school site is being planned for in this area of Markham Centre. Mr. Lue

noted that the Applicant is willing to continue to work with Staff on the applications.

Stuart Anderson, Transportation Consultant, representing the Applicant, advised that a lower parking ratio is being presented for the proposed development as it is being marketed to people that may choose not to own a vehicle, and it is located in an area well served by transit. Mr. Anderson agreed to investigate the possibility of adding more bike parking to the proposed development.

Sabrina Bordone advised that neither Staff nor the Applicant has been approached by the First Markham Place regarding the proposed development.

Ms. Cooper clarified that one level of underground and two levels of above grade parking will be provided due to the high water table in this area. Ms. Cooper provided an overview of the proposed access points to the development, noting the curb cuts from Highway 7 will remain the same.

Mr. Lue and Ms. Cooper explained the transparency of the development review process. Ms. Cooper explained all document/studies are prepared based on a Terms of Reference provided to the Applicant by the City. Mr. Lue advised that all documents related to a development application become public documents once submitted by the Applicant. Mr. Lue confirmed that all development related documents are prepared and reviewed by professionals,

Moved by Councillor Isa Lee

Seconded by Regional Councillor Jim Jones

1. **That the deputations by Christiane Bergauer-Free, Maria Gatzio, Zhang Peng Luo, Alnasir Moolani, Tyler Xie, Haydoon Poon, Boris Chen, and Hua Gao, regarding Calloway REIT (Woodside) Inc. and Canadian Property Holdings (Ontario) Inc., Applications for Official Plan and Zoning By-law Amendments to permit a multi-phased, multi-building, mixed-use development at 3075, 3083, 3105, 3131, 3135, 3155 and 3175 Highway 7 (Ward 8), File No. PLAN 21 139782”, be received; and,**
2. **That the written submissions by Alnasir Moolani, and Donna and David lamb, regarding , Calloway REIT (Woodside) Inc. and Canadian Property Holdings (Ontario) Inc., Applications for Official Plan and Zoning By-law Amendments to permit a multi-phased, multi-building, mixed-use development at 3075, 3083, 3105, 3131, 3135, 3155 and 3175 Highway 7 (Ward 8), File No. PLAN 21 139782”, be received; and,**
3. That the Development Services Commission report dated March 28, 2022, entitled “Preliminary Report, Calloway REIT (Woodside) Inc. and Canadian Property Holdings (Ontario) Inc., Applications for Official Plan and Zoning By-law Amendments to permit a multi-phased, multi-building, mixed-use

development at 3075, 3083, 3105, 3131, 3135, 3155 and 3175 Highway 7 (Ward 8), File No. PLAN 21 139782”, be received.

4. That the Record of the Public Meeting held on June 21, 2022 with respect to the proposed Official Plan Amendment and Zoning By-law Amendment applications, be received.
5. That the applications by Calloway REIT (Woodside) Inc. and Canadian Property Holdings (Ontario) Inc. for a proposed Official Plan Amendment and Zoning By-law Amendment (PLAN 21 139782), be referred back to staff for a report and a recommendation.
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

4.2 PRELIMINARY REPORT UNIONVILLE SQUARE SHOPPING CENTRES LTD. APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO PERMIT A MULTI-PHASED, MULTI-BUILDING, MIXED-USE DEVELOPMENT AT 8505, 8601 WARDEN AVE AND 3760, 3828 HWY 7 E (WARD 3)

FILE NO.: PLAN 21 139592 (10.5)

The Public Meeting on this date was to consider applications submitted by Unionville Square Shopping Centres Ltd. for Official Plan Amendment and Zoning By-law amendments to permit a multi-phased, multi-building, mixed use development at 8505, 8601 Warden Avenue and 3760, 3828 Highway 7 E

The Committee Clerk advised that 812 notices were mailed on June 1, 2022, and a Public Meeting sign was posted on May 31, 2022. There were 12 written submissions received regarding this proposal.

Stephen Lue, Senior Development Manager, provided a brief summary of the proposed development.

Dimitri Pagratis, Senior Planner, gave a presentation regarding the proposal, the location, surrounding uses, applicable Planning policy framework and outstanding issues/next steps.

Kate Cooper, Bousfields Inc., provided presentation on the proposed development.

Chris Caverson, SmartCentres, clarified that SmartCentres is not the landowner of this property, but that they are representing the landowner of the Unionville Square Shopping Mall at today’s meeting. Mr. Caverson spoke of the changing

landscape of retail, and how many tenants are looking to downsize or move on. Mr. Caverson explained that to address this issue, SmartCentres is looking at ways to transform shopping centres into city centres.

Don Schmitt, Architect, presented revisions to the development application submission, including a reduction in height and density, and a revised shadow study, which reduces the shadow impacts on the existing low-rise homes to the east of the subject lands.

The following deputation were provided on the proposed development:

Christiane Bergauer-Free expressed the following concerns regarding the proposed development: that the density being proposed is greater than what is being contemplated in the Development Concept for the Markham Centre Secondary Plan Update for this location; that residents will park on existing local roads due to there being insufficient parking; that it will put pressure on local schools and existing community amenities; that it does not include enough greenspace; that it will increase traffic congestion on Highway 7 and on local roads; that the quality of life of existing residents will be reduced; and that there will not be enough police, firefighters, and hospitals to serve the population.

Bernard Mui spoke in strong opposition of the proposed development advising that he will be presenting a petition against the application to the Clerk's Office. Mr. Mui expressed the following concerns regarding the proposed development: it will create traffic congestion; it does not include enough parking; and that the high density development proposal is not suitable for this location. Mr. Mui asked Members of Council to deny the development proposal as presented.

Haydon Poon provided the following feedback on the proposed development: liked that the retail is being situated on the proposed High Street rather than on Highway 7, but noted that it could make the street less pedestrian friendly if there are too many ramps to the underground parking from High Street; supported the reduction in parking, as it encourages residents to take transit; suggested that the Applicant consider having a direct pedestrian connection from the proposed development to the intersection of Warden and Highway 7.

David McBeth noted that the Applicant has addressed some of the residents' concerns, such as reducing the density and shadow impacts, and providing a vision of the proposed development once fully built out. Mr. McBeth suggested that proposed development is still too dense, and that the density should be consistent with the density proposed in the Development Concept for the Markham Centre Secondary Plan Update. Mr. McBeth questioned where the staging of the site will be located, and if the underground parking will be

expanded to address the parking needs of other phases of the development. Mr. McBeth spoke of the importance of keeping the proposed High Street open if the underground parking lot is expanded in future phases of the development. Mr. McBeth noted that trucks may have trouble accessing the site via Verclaire Gate, and questioned if the grocery store would have a large enough loading dock.

James Lin expressed concern regarding the density of the proposed development, as the local schools are already overcrowded. Mr. Lin suggested the proposed development should also include affordable housing units.

Peter Miasek questioned when a copy of the revised proposal would be made publically available. Mr. Miasek thanked the Applicant for the changes that they have made to date, recognizing that the reduction in the shadow impact is a major change.

Fangpeng Dong expressed the following concerns regarding the proposed development: the height and density; the impact it will have on traffic congestion; and that it does not include enough parking. Mr. Tong noted that the Viva Rapid Transit does not run east of Warden on Highway 7, and that traffic along Highway 7 is already very congested, therefore he could not support the application as he was concerned about the community's safety.

Benham Zhang strongly objected to the proposed development as it threatens the quality of life of the existing community, and the high density being proposed does not reflect the character of existing low-rise community. Mr. Fang requested that Council deny this application and suggested that this type of development was not suitable for this location.

Voula Karakas spoke in opposition to the proposed development for the following reasons: the height and density is too aggressive, the impact it will have on traffic congestion; and it will negatively impact the quality of life of existing residents. Ms. Karakas suggested that this type of development application would be more suitable in downtown Toronto.

Bruce Zhu expressed concern that the proposed development will overcrowd local schools.

Jared Zhou expressed the following concerns regarding the proposed development: that young people in the community, including students from Unionville High School will not be able to shop at No Frills or go to McDonalds; that it may make it unsafe for young people to walk to and from school; and that the local schools will become overcrowded and students will need to attend class in portables. Mr. Zhou asked Council to deny the proposed development.

Michael Dong expressed the following concerns regarding the proposed development: the height and density, it does not include enough parking; that it is situated too close to the existing low-rise development, that the shadow study was not conducted in the winter months; that it will worsen traffic congestion; that it will reduce his property value; that the community is not used to the retail format being proposed; and that No Frills may close.

Shihao Zong expressed the following concerns regarding the proposed development: that it will displace retail; that the condominiums will not be affordable; and the height and density being proposed.

The Committee provided the following feedback on the proposed development:

- Suggested that the Applicant should hold more meetings with residents on the proposed development so that they better understand the proposal and the issues at hand;
- Suggested that a 3D model of Markham Centre be created so that Members of Council and the community can better envision the proposed development once fully built out;
- Expressed concern regarding the density of the proposal;
- Suggested there may be an opportunity to fill a gap in the market and add other types of built form to the proposal, such as duplexes, triplexes, and midrise buildings (buildings between low-rise and high-rise);
- Thanked the Applicant for the changes they have made to the proposed development, but suggested that there is more work to be done;
- Asked the Applicant to include some affordable housing units in its proposed development;
- Noted that Markham Centre has been designated for intensification and that the City has to be respectful of the existing low-rise communities when contemplating density.

Ms. Cooper advised that a formal resubmission will be submitted to the City once all of the documentation has been revised, and that at this point the documentation will become part of the public record. Ms. Cooper further advised that the Applicant is open to discussing the inclusion of affordable housing units within the proposed development with staff.

Moved by Mayor Frank Scarpitti

Seconded by Deputy Mayor Don Hamilton

1. **That the deputations by Christiane Bergauer-Free, Bernard Mui, Hayden Poon, David McBeth, James Lin, Peter Miasek, Fangpeng Dong, Benham Zhang, Voula Kararas, Bruce Zhui, Jared Zhou, Michael Dong, and Shihao**

Zong regarding Unionville Square Shopping Centres Ltd. Applications for Official Plan and Zoning By-law Amendments to permit a multi-phased, multi-building, mixed use development at 8505, 8601 Warden Avenue and 3760, 3828 Highway 7 East (Ward 3), File No. PLAN 21 139592”, be received; and,

2. **That the written submissions by Kenneth and Sylvia, Chuhan Lin, Derek Hao, Lin Sun, Sunny Siu, Alex Tang, Carl Xu, Edwin Chan, Lu Lin, Xuemei Zheng, Ttus & Zeny Lopez, and Yijun Zha, regarding Unionville Square Shopping Centres Ltd. Applications for Official Plan and Zoning By-law Amendments to permit a multi-phased, multi-building, mixed use development at 8505, 8601 Warden Avenue and 3760, 3828 Highway 7 East (Ward 3), File No. PLAN 21 139592”, be received; and,**
3. That the Development Services Commission report dated March 28, 2022, entitled “Preliminary Report, Unionville Square Shopping Centres Ltd. Applications for Official Plan and Zoning By-law Amendments to permit a multi-phased, multi-building, mixed use development at 8505, 8601 Warden Avenue and 3760, 3828 Highway 7 East (Ward 3), File No. PLAN 21 139592”, be received.
4. That the Record of the Public Meeting held on June 21, 2022 with respect to the proposed Official Plan Amendment and Zoning By-law Amendment applications, be received.
5. That the applications by Unionville Square Shopping Centres Ltd. for a proposed Official Plan Amendment and Zoning By-law Amendment (PLAN 21 139592), be referred back to staff for a report and a recommendation.
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

5. ADJOURNMENT

Moved by Councillor Amanda Collucci

Seconded by Councillor Isa Lee

That the Development Services Public meeting adjourn at 11:20 PM.

Carried