

## Development Services Public Meeting Minutes

**Meeting Number: 6**  
**March 28, 2023, 7:00 PM - 9:00 PM**  
**Live streamed**

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| Roll Call | Mayor Frank Scarpitti<br>Deputy Mayor Michael Chan<br>Regional Councillor Jim Jones<br>Regional Councillor Joe Li<br>Regional Councillor Alan Ho<br>Councillor Keith Irish                         | Councillor Ritch Lau<br>Councillor Reid McAlpine<br>Councillor Andrew Keyes<br>Councillor Isa Lee   |
| Regrets   | Councillor Karen Rea<br>Councillor Amanda Collucci   | Councillor Juanita Nathan   |
| Staff     | Ronji Borooah, City Architect<br>Darryl Lyons, Deputy Director,<br>Planning & Urban Design<br>Stephen Lue, Senior Manager,<br>Development<br>Steven Dollmaier, Senior Manager,<br>Roads and Survey | Clement Messere, Manager,<br>Development, West District<br>Nusrat Omer, Senior Planner<br>Erica Alligood, Election and Committee<br>Coordinator<br>Laura Gold, Council/Committee<br>Coordinator |

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

The Development Services Public meeting convened at 7:05 PM with Regional Councillor Joe Li in the Chair.

### **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, DRC (MARKHAM) INC., APPLICATION FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT TO PERMIT A HIGH-RISE MIXED-USE DEVELOPMENT AT 8127 AND 8149 YONGE STREET, FILE NO. PLAN 22 253004 (WARD 1) (10.3, 10.5)

The Public Meeting this date was to consider an application submitted by James Stevenson, DRC (Markham) Incorporated, for Official Plan and Zoning By-Law Amendment to permit a high-rise mixed use development at 8127 and 8149 Yonge Street, File No. Plan 22 253004 (Ward 1).

The Committee Clerk advised that 310 notices were mailed on March 8, 2023 and a Public Meeting sign was posted on March 2, 2023. There were 7 written submissions received regarding this proposal.

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

Nusrat Omer, Senior Planner, provided a presentation regarding the proposal, the location, surrounding uses, policy and zoning overview and outstanding issues.

Natalie Lam, Malone Given Parsons, provided a presentation on the proposed development.

Councillor Keith Irish, Ward One Councillor, advised that this development proposal is very preliminary, and that there will be other opportunities to provide input on the application.

The following deputations were made on the proposed development:

1. Henry Lamb expressed the following concerns regarding the proposed development: it will impact the quality of life of existing residents; it will not foster the type of community residents would like to live in; there is already enough density in the existing community to meet the demand of the Yonge North Subway extension; and the proposal is too dense.

2. Sonny Goldstein expressed the following concerns regarding the proposed development: the height and density of the proposal; the impact the proposal will have on traffic congestion; and that rentals in the area will become unaffordable. Mr. Goldstein suggested that a 10 storey building, similar to the building being built across the street in Vaughan will be more appropriate in this location.

3. Lisa Sherin, representing the Royal Orchard Ratepayers Association (RORA), advised that a detailed account of her comments are included in the RORA

written submission submitted to the City in regards to this application. Ms. Sherin expressed the following concerns regarding the proposed development: the impact the proposal will have on the livability of the community; the 5 plus years the community will have to endure the construction of the proposal; that the impact of the proposal on existing residents are not being considered; the reduction in retail in the area due to this proposal and other nearby development proposals; the impact the proposal will have on traffic congestion.; the proposal does not include enough green space; the proposal is not being built to LEED Gold Standard; the impact the proposal will have on the stormwater management system; and concern that a the proposal of its density is being considered prior to the subway being built and prior to their being a secondary plan for the area.

4. Peter Palframan, representing the Royal Orchard Ratepayers Association, advised that he was aware that growth will occur, but suggested that City should manage the extent of the growth. Mr. Palframan noted that Thornhill is under attack with all the development being proposed in the area, suggesting the building height and density of this proposal is too high, and that it does not keep with the character of the area. Mr. Palframan advised that development in the area needs to be phased in with the opening of the subway to prevent current infrastructure from becoming overwhelmed, such as roads, hospitals and schools. Mr. Palframan questioned where the parkland is for the children to play, and expressed concern that well established retail will be no longer be available for residents to enjoy. Mr. Palframan suggested there should be no concession on the community benefits with respect to this proposed development, as it must operate responsibly.

5. Sanaz Nouri expressed the following concerns regarding the proposed development: the proposal will lead to the overpopulation of the area; the density of the proposal is too high; it will create a shadow over her property which will destroy her plants as they will not get enough light; it will impact the quality of her family's life and the enjoyment of their backyard; and that the project will set precedent for other development proposals along Yonge Street. Ms. Nouri asked Council not to approve this application, noting her neighbours have also expressed similar concerns regarding the proposal.

6. Joan Klassen expressed strong opposition to the proposed development, expressing the following concerns: the shadow it will create over the adjacent existing low-rise community; the height of the condominiums being proposed; that the height and density of the proposal does not comply with the City's 2014 Official Plan; and that the proposal does not meet the 45 degree angular plane. Ms. Klassen suggested that proposal should align with the 10 storey condominium

approved by the City of Vaughan across the street. Ms. Klassen noted that sky is not the limit in Thornhill.

7. Evelin Ellison, representing Ward 1 (South) Thornhill Residents Inc., expressed the following concerns and feedback regarding the proposed development: the height and density of the proposal are too high; the wind it will create; that the proposal includes no streetscape; questioned if there will be enough room for trees to be planted on the boulevard; and questioned how the Applicant will improve the public realm of the project.

8. Doug Denby spoke in support of the comments of the previous deputants, and advised that what is proposed for a development is not always what the end product ends up being. Mr. Denby noted that the question to engineers should be “should we do this project?” versus “can we do this project?”, as just because you can do it does not mean it should be done. Mr. Denby questioned why a 45 degree angular plane is considered acceptable rather than a 25 or 30 degree angular plane.

The Committee discussed the following regarding the propped development:

- Asked for an update on the status of the Yonge Corridor Secondary Plan;
- Discussed the difference between a major transit station area, and the Province’s Transit Oriented Community (TOC) program;
- Questioned if the land was owned by one or multiple landowners;
- Suggested that the Applicant consider replacing the proposed nine townhouses with parkland to create more green space on site, and to provide for a better transition between the proposed high-rise development and the existing low-rise development;
- Suggested that underground parking could be included under the park if Applicant decided to replace the proposed nine townhouses with parkland;
- Asked that the existing retail and office space be retained rather than reduced within the proposed development, especially due to the low parking ratio and the proposal possibly being built prior to the completion of the subway;
- Noted that the developer in Vaughan choose to build a 10 storey condominium versus was told to build a 10 storey condominium;
- Noted an appreciation that a 50-80 storey development was not proposed in this location;
- Advised that Yonge Street will be developed along Yonge North Subway extension, similar as seen in Toronto along the subway;
- Questioned why an angular plane study was not considered from the existing townhouses abutting the eastern lot line of the subject lands;

- Questioned what developments were occurring north and south of the proposed development.

Daryl Lyons, Deputy Director, Planning & Urban Design, advised that a Request for Proposal (RFP) was issued on March 20, 2023, for the Yonge Corridor Secondary Plan, and that it is anticipated that the work on the secondary plan will commence in June 2023. Mr. Lyons explained that there will be lots of opportunities for public consultation on the secondary plan, noting that the first community information meeting regarding the secondary plan is targeted to be held in the fall. Mr. Lyons clarified the core differences between a major transit area and the Province's Transit Oriented Community (TOC) program.

Lauren Capilongo, Malone Given Parsons, advised that 8127 and 8149 Yonge Street (the subject lands) are currently owned by the Applicant or by one owner, explaining that the subject lands may have had more than one owner in the past, but that she was not aware of the history of the land ownership. Ms. Capilongo noted that Applicant was initially hopeful that the neighbouring property would be incorporated into the proposed development, but at this point in time the lands are not included. Ms. Capilongo displayed the shadow study, explaining that tall narrow towers are being proposed to allow for more sunlight to get through, and for the shadows to move quickly through the proposed development and the adjacent existing community. Ms. Capilongo noted that a 45 degree angular plane was used, as this is what is referenced in the Yonge Corridor Land Use and Built Form Study. Ms. Capilongo clarified that currently half of the existing retail will be retained in the proposed development, but agreed to have their Consultant look at the possibility of including more retail.

Councillor Keith Irish requested a copy of the slide showing the shadow impact of the proposed development on the existing community so that he could include it on his website. Ms. Capilongo agreed to provide this information to Councillor Irish.

Stephen Lue, Senior Manager, Development, advised that staff will be looking carefully at the non-residential uses on the first and possibly the second floor of the proposed development to ensure there are uses that add value to the future residents and existing community.

The Committee thanked residents for the attending tonight's Development Services Public Meeting.

Moved by Councillor Keith Irish  
 Seconded by Councillor Andrew Keyes

1. That the written submission by Tim Jessop, Joan and Garry Klassen, Debora Martin- Down (Royal Orchard Ratepayer's Association), Peter Palframan, Sanaz Nouri, Jack Le, Farah Karimi, and Jeffery Streisfield, in regards to the proposed Official Plan and Zoning By-law Amendment applications to permit a high-rise mixed-use development at 8127 and 8149 Yonge Street, File No. PLAN 22 253004 (Ward 1), be received; and,
2. That the depositions by Henry Lamb, Sonny Goldstien, Lisa Sherin (Royal Orchard Ratepayer Association), Peter Palframan (Royal York Ratepayer Association), Snaz Nouri, Joan Klassen, Evelin Ellison ( Ward 1 (South) Thornhill Residents Inc.), and Doug Denby, in regards to the proposed Official Plan and Zoning By-law Amendment applications to permit a high-rise mixed-use development at 8127 and 8149 Yonge Street, File No. PLAN 22 253004 (Ward 1), be received; and,
3. That the Record of the Public Meeting held on March 28, 2023, with respect to the proposed Official Plan and Zoning By-law Amendment applications to permit a high-rise mixed-use development at 8127 and 8149 Yonge Street, File No. PLAN 22 253004 (Ward 1), be received; and further,
4. That the application by James Stevenson, DRC (Markham) Incorporated, for Official Plan and Zoning By-law Amendment applications, File No. PLAN 22 253004, be referred back to Staff for a report and a recommendation; and,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **5. ADJOURNMENT**

Moved by Councillor Alan Ho  
 Seconded by Councillor Keith Irish

That the Development Services Public Meeting adjourned at 8:46 PM.

**Carried**