

Development Services Public Meeting Minutes

Meeting Number: 14
September 19, 2023, 7:00 PM - 9:00 PM
Live streamed

Roll Call	Mayor Frank Scarpitti Deputy Mayor Michael Chan Regional Councillor Jim Jones Regional Councillor Joe Li Councillor Alan Ho Councillor Keith Irish	Councillor Ritch Lau Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Isa Lee
Regrets	Councillor Reid McAlpine	Councillor Juanita Nathan
Staff	Regan Hutcheson, Manager, Heritage Laura Gold, Council/Committee Coordinator Clement Messere, Manager, Development - West District Peter Wokral, Senior Planner	Stephen Lue, Senior Manager, Development Jennifer Kim, Senior Planner Deanna Schlosser, Acting Manager, Development, Central Elizabeth Martelluzzi, Senior Planner

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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

Councillor Karen Rea declared a conflict of interest on Agenda Item 4.4 – City Park (Town Crier) Homes Inc., Application for Zoning By-Law Amendment, to permit 25 detached dwellings at 7 Town Crier Lane (Ward 4), File No. Plan 23 121107 (10.5), due to an ongoing legal matter.

3. DEPUTATIONS

Deputations were heard with the respective item.

4. REPORTS

4.1 PUBLIC MEETING INFORMATION REPORT, CARDEA HOMES, APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT THE DEVELOPMENT OF 10 THREE-STOREY TOWNHOUSE DWELLING UNITS ACCESSED BY A REAR PRIVATE LANE AT 3 STEELE VALLEY ROAD, FILE NO. PLAN 23 120969 (10.5)

The Public Meeting this date was to consider an application submitted by Cardea Homes

The Committee Clerk advised that 165 notices were mailed on August 30, 2023 and a Public Meeting sign was posted on August 30, 2023. There were 12 written submissions received regarding this proposal.

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

Jennifer Kim, Senior Planner, provided a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Amanda Kosloski, Armstrong Planning, provided a presentation on the proposed development.

There were the following deputations on the proposed development:

1. Meagan McDermid, Counsel, representing the residents of 35, and 39 Steeles Valley Road , and 7160 Bayview Avenue, spoke in opposition of the proposed development for the following reasons: the adverse impact it will have on the existing residents; the proposal does not respect or preserve the prestigious character of the existing community; the overbuilding of the subject lot; the subject lot serves as a gateway to the community; the significant loss of mature trees; the loss of residents privacy; increased light and noise pollution; and increased traffic congestion. Ms. McDermid noted that provincial policy promotes intensification within existing communities, but that this does not mean that every area is appropriate for growth and intensification.
2. Lydia Mizzi, resident living across the street from the proposal, spoke in opposition to the proposed development for the following reasons: Steeles Valley Road is a unique pocket of housing comprised of meticulously landscaped single detached homes rather than townhomes; permitting townhouses in this area will set precedent for future development

proposals; the proposal lacks concern for soft landscaping; the neighbourhood is not in need of revitalization; the great loss of mature trees; and that the townhouses may be bought by speculators or investors that plan on using them for short-term rentals.

3. Laurne Gross, Counsel, representing the residents of 20 Steeles Valley Road, spoke in opposition to the proposed development for the following reasons: the proposal does not fit the character of the other homes located on Steeles Valley Road; the subject lot serves as the entrance/gateway to the community; it is an encroachment of the existing permitted use of single detached dwellings; Steeles Valley Road is well kept aesthetically pleasing street that does not require revitalization; the implications it will have on the existing families that reside in this community; it may encourage similar development proposals to be brought forward; and because intensification for its own sake can be tomorrow's dilapidation.
4. Sam Balsamo, Counsel, representing the residents of 25 and 35 Steeles Valley Road, spoke of the importance of maintaining culture while supporting growth. Mr. Balsamo spoke of Steeles Valley Road as a prestigious community that should be preserved, comparing it to communities such as the Bridle Path and Forest Hill in Toronto. Mr. Balsamo spoke in opposition to the proposed development for the following reasons: the proposal does not fit the character of the existing community; the impact the proposal will have on traffic congestion; the community does not meet the criteria for smart growth as it is not served by rapid transit nor is it a liveable walkable area; and the existing community adds to the diversity of housing choices.
5. David Burstien, resident, spoke in opposition of the proposed development. Mr. Burstien suggested that if townhouses can be built on a street like Steeles Valley Road that the City will lose the trust of the residents of this community.

Members of Council discussed the following relative to the proposed development:

- Suggested that the design of the townhouses needs to be improved;
- Recognized the proposed development will have an impact on the character of the neighbourhood given the prestigious character of the houses located on Steeles Valley Road;
- Discussed the number of mature trees that would be harmed;

- Expressed concern regarding the number of townhouses being proposed on one lot;
- Spoke of how the new provincial legislation impacts developments in Markham, suggesting that under the new legislation intensification can occur anywhere;
- Suggested that the Ward Councillor work with the Applicant and the community to come up with a proposal that is more compatible with the existing community;
- Noted that that this application could be appealed to the Ontario Land Tribunal at any time;
- Suggested that the process for reviewing applications be discussed at the next Development Services Committee meeting, as applications are no longer presented at the Development Services Committee prior to being brought forward to the Statutory Public Meeting. Furthermore, there is no longer time to send an application to Sub-Committee for further discussion after an application is brought forward to the Statutory Public Meeting.

Staff responded and provided clarification to inquiries from the Committee and members of the public.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Keith Irish

1. **That the deputation of Meagan McDermid, Davies Howe (representing the residents of 35, and 39 Steeles Valley Road , and 7160 Bayview Avenue), Lydia Mizzi, Laurne Gross (representing the residents of 20 Steeles Valley Road), Sam Balsamo (representing the residents of 25 and 35 Steeles Valley Road),, and David Burstien, regarding Applications for Zoning By-law Amendment to permit 10 3-storey townhouse dwellings accessed by a rear private lane at 3 Steele Valley Road be received; and,**
2. **That the written submissions of Angela DeGasperis, David & Mina Burstein, Stella Hantzakos, Ilana Yair Karas, Jasmina Battaglini on behalf of the Thompson Family, Beverly Thompson, Hing and GallyPoon, Kalyan and Kumud Jasani, Luba Smushkowitz, Meaghan McDermid, Nancy Law on behalf of Ngar Yip, regarding Applications for Zoning By-law Amendment to permit 10 3-storey**

townhouse dwellings accessed by a rear private lane at 3 Steele Valley Road be received; and,

3. That the report entitled “PUBLIC MEETING INFORMATION REPORT, Applications for Zoning By-law Amendment to permit 10 3-storey townhouse dwellings accessed by a rear private lane at 3 Steele Valley Road File Number PLAN 23 120969” be received; and,
4. That the Record of the Public Meeting held on September 19, 2023 with respect to the proposed Zoning By-law Amendment application, be received; and,
5. That the application by Cardea Homes for a proposed Zoning By-law Amendment application (PLAN 23 120969), be referred back to staff for a report and a recommendation; and,
6. **That the Ward Councillor continue to work with the community and the Applicant to come up with proposal that is more compatible with the existing community; and further,**
7. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

4.2 PUBLIC MEETING INFORMATION REPORT, 8350 KENNEDY LTD, APPLICATION FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT TO PERMIT TWO MIXED USE BUILDINGS CONSISTING OF 27 AND 23 STOREYS, 769 RESIDENTIAL UNITS,

The Public Meeting this date was to consider an application submitted by 8350 Kennedy Ltd.

The Committee Clerk advised that 820 notices were mailed on August 30, 2023 and a Public Meeting sign was posted on August 28, 2023. There were 1 written submissions received regarding this proposal.

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

Deanna Schlosser, Senior Planner, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Todd Truddle, Goldenberg Group, and Heather Richardson, Arcadis IBI Group, provided a presentation on the proposed development.

The following deputation was made on the proposed development:

1. Tristen Poon inquired if there would be a signalized pedestrian crossing near the proposed development, and if the proposed development or the new rapid transit along Kennedy Road would impact the existing bus stops.

The following response to the deputation was provided:

Jonathan Law, TYLin, advised that there are currently two existing nearby pedestrian crosswalks that residents of the proposed development could use.

Mr. Truddle advised that it is his understanding that the existing bus stops will remain until the new rapid transit along Kennedy Road is in place, and that the bus stop locations for the new rapid transit will be determined by York Region.

Fei Yang, Senior Transportation Engineer, advised that York Region has completed its environmental assessment for the rapid transit along Kennedy Road from Steeles Avenue to Major Mackenzie Drive. York Region is now undertaking a detailed design for the section between Highway 7 and YMCA Boulevard. Ms. Yang confirmed that a signalized pedestrian crossing is currently being explored in the location of the proposed development.

The Committee discussed the following relative to the proposed development:

- The size of the units;
- The proximity of the proposed development to York University, Markham Campus, and the Unionville GO Station;
- Suggested that the development proposal was well suited for students and commuters due to its proximity to transit and the York University, Markham Campus;
- Encouraged the Applicant to include purpose built rental-units;
- Suggested that more discussion will be required on the design of the proposed development;
- That the Mercedes Benz dealership will be relocated across the street where the Volkswagen dealership is currently located.

Mr. Trudelle advised that he will discuss the feasibility of including purpose built rental units with the Applicant given the new provincial incentives to build rental properties.

Moved by Mayor Frank Scarpitti
 Seconded by Regional Councillor Jim Jones

1. **That the deputation by Tristen Poon regarding the 8350 Kennedy Ltd, Applications for Official Plan Amendment and Zoning By-law Amendment to permit two mixed use buildings, be received; and,**
2. **That the written submission by Ajay Puri regarding the 8350 Kennedy Ltd, Applications for Official Plan Amendment and Zoning By-law Amendment to permit two mixed use buildings, be received; and,**
3. That the report entitled “PUBLIC MEETING INFORMATION REPORT, 8350 Kennedy Ltd, Applications for Official Plan Amendment and Zoning By-law Amendment to permit two mixed use buildings consisting of 27 and 23 storeys, 769 residential units, and 1,105 m² (11,894 ft²) of retail at 8350 Kennedy (Ward 3), File No. 23 118558”, be received; and,
4. That the Record of the Public Meeting held on September 19, 2023 with respect to the proposed Official Plan Amendment and Zoning By-law Amendment applications, be received; and,
5. That the application by 8350 Kennedy Ltd, for a proposed Official Plan Amendment and Zoning By-law Amendment (PLAN 23 118558), 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 PUBLIC MEETING INFORMATION REPORT, ENTERPRISE BOULEVARD INC., APPLICATION FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT TO PERMIT A MIXED-USE, MULTI-PHASED DEVELOPMENT THAT INCLUDES SIX RESIDENTIAL TOWERS (35 TO 49 STOREYS) CONNECTED BY ONE TO SIX-STOREY PODIUMS, APPROXIMATELY 10,000 M² OF NON-RESIDENTIAL SPACE (COMMERCIAL, RETAIL, OFFICE, AND COMMUNITY USES), AND A 0.26 HA PUBLIC PARK AT 2 UNIVERSITY BOULEVARD (WARD 3), FILE NO. PLAN 23 118112 (10.3, 10.5)**

The Public Meeting this date was to consider an application submitted by Enterprise Boulevard Inc.

The Committee Clerk advised that 31 notices were mailed on August 30, 2023 and a Public Meeting sign was posted on August 9, 2023. There were no written submissions received regarding this proposal.

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

Elizabeth Martelluzzi, Senior Planner, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

The following deputations were made on the proposed development:

1. Tristen Poon suggested that proposal should be increased in height from 49 storeys to 80 storeys due to its prime location, and due to Enterprise Boulevard being able to handle more traffic. Mr. Poon questioned what will happen to the existing York University GO Station once the new underground York Region Transit Station is built, and if the underground station will be built tall enough for a GO double-decker bus to use. Mr. Poon inquired if there will be transit signals at the intersection of YMCA Boulevard and University Boulevard, and other protections put in place to help the buses when they to come out of the underground station. Poon encouraged protected bike lanes be added to the proposed development, and suggested that there should be a bus stop on Enterprise Boulevard in front of the underground York Region Transit Station.

The following response to the deputation was provided:

Stephen Hood, IBI Group, advised that Applicant would be open to increasing the density of the application if the City would permit. Mr. Hood noted that the design of the underground York Region Transit Station and the location of transit signals would be determined by Metrolinx.

Mr. Lue advised that staff are more concerned with the overall density, and architecture of the proposal rather than the height of proposal.

2. Peter Miasek inquired about the future road network for this area and if the plans to have YMCA Boulevard as an overpass would impact the proposed development. Mr. Miasek requested the 5 to 6 levels of above ground parking be masked.

The following response to the deputation was provided:

Mr. Hood advised that proposed development can be adjusted to accommodate YMCA Boulevard as an overpass if required. Mr. Hood explained that subject

lands will not be able to accommodate townhouses to mask the above ground parking due to the narrow width of the subject lands.

The Committee suggested that the proposal should include purpose built-rentals, and affordable housing units due to its prime location and proximity to transit.

Moved by Councillor Karen Rea

Seconded by Councillor Andrew Keyes

1. **That the Deputation by Tristen Poon, and Peter Miasek, regarding , Enterprise Boulevard Inc., Application for Official Plan Amendment and Zoning By-law Amendment to permit a mixed-use, multi-phased development that includes six residential towers (35 to 49 storeys) connected by one to six-storey podiums, be received; and,**
2. That the report entitled “PUBLIC MEETING INFORMATION REPORT, Enterprise Boulevard Inc., Application for Official Plan Amendment and Zoning By-law Amendment to permit a mixed-use, multi-phased development that includes six residential towers (35 to 49 storeys) connected by one to six-storey podiums, approximately 10,000 m² of non-residential space (commercial, retail, office, and community uses), and a 0.26 ha public park at 2 University Boulevard (Ward 3), File No. PLAN 23 118112”, be received; and,
3. That the Record of the Public Meeting held on September 19, 2023 with respect to the proposed Official Plan Amendment and Zoning By-law Amendment application, be received; and,
4. That the application by Enterprise Boulevard Inc., for a proposed Official Plan Amendment and Zoning By-law Amendment (PLAN 23 118112), be referred back to staff for a report and a recommendation; and further,
5. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

4.4 PUBLIC MEETING INFORMATION REPORT, CITY PARK (TOWN CRIER) HOMES INC., APPLICATION FOR ZONING BY-LAW AMENDMENT, TO PERMIT 25 DETACHED DWELLINGS AT 7 TOWN CRIER LANE (WARD 4), FILE NO. PLAN 23 131107 (10.5)

Councillor Karen Rea declared a conflict of interest on Agenda Item 4.4 – City Park (Town Crier) Homes Inc., Application for Zoning By-Law Amendment, to

permit 25 detached dwellings at 7 Town Crier Lane (Ward 4), File No. Plan 23 121107 (10.5), due to an ongoing legal matter.

Councillor Karen Rea did not participate in the discussion of this matter.

The Public Meeting this date was to consider an application submitted by City Park (Town Crier) Homes Inc.

The Committee Clerk advised that 118 notices were mailed on August 30, 2023 and a Public Meeting sign was posted on August 29, 2023. There were 6 written submissions received regarding this proposal.

Stephen Lue, Senior Manager, Development, introduced the item and advised that Council needs to make a decision on this development application by October 22, 2023.

Peter Wokral, Senior Heritage Planner, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Jim Levac, GSAI, consultant for applicant noted that although a private road had been installed to accommodate the previously approved development of 11 dwelling units, the market has changed and the owner wishes to pursue a more efficient, compact development with smaller lots and dwellings. He indicated that all proposed dwellings would be two storeys with a maximum size ranging from 2700-3000 sq ft on a private road shifted to the centre of the site. He also noted the new dwellings would have excellent access to local and regional transit operations.

The following deputations were made on the proposed development:

Mike Clare, representing Grace Anglican Church, spoke in opposition to proposed height, density, and size of the detached dwellings being proposed on the subject lands. Mr. Clare expressed concern that emergency and waste management vehicles will not be able to access the proposed detached dwellings, and that residents of the proposed detached dwellings will use the church for overflow parking. Mr. Clare requested that a future fence be installed on the east side of the property adjacent to the church, and that purchase agreements include provisions to advise future residents that the church lands are not available for overflow parking and to agree not to oppose the church pursuing affordable housing on their property in the future..

Laura Galati spoke in opposition to the height and density of the proposed detached dwellings. Ms. Galati expressed concern that residents will use the proposed development to access Maple Street, and that this will impact traffic and pedestrian safety near Franklin Public School.

Tiffany Huebel expressed the following concerns regarding the proposed development: the proposal density does not fit the heritage character of the area; the impact the proposal may have on flooding in the area; the proposed detached dwellings may be difficult for emergency vehicles to access, and the proposal will worsen existing traffic safety concerns. Ms. Hubel advocated for responsible, well planned development and suggested the plans were being rushed.

The Committee discussed the flood remediation plans for Markham Village, and that Council had hoped that the developer would follow through with the plans originally approved by Council.

Mr. Lue advised that the proposed development will be subject to a Major Heritage Permit Application and a Municipal Service Agreement. At this time, the Applicant will work with the City's Engineering Department to address the serving requirements for the area, including the flooding component. This is a new process resulting from *Bill 109*.

Moved by Councillor Andrew Keyes

Seconded by Councillor Keith Irish

1. **That the written submissions by Graham Smith, Grant and Jill McBain, David Huebel, Tiffany Huebel, Debera Ambrose, and Karen Jagoe and Mike Atkins, regarding Zoning By-Law Amendment application to permit 25 detached dwellings at 7 Town Crier Lane, be received; and,**
2. **That depositions by Mike Clare (Grace Anglican Church), Laura Galati, and Tiffany Huebel, regarding Zoning By-Law Amendment application to permit 25 detached dwellings at 7 Town Crier Lane, be received; and,**
3. That the "PUBLIC MEETING INFORMATION REPORT – Zoning By-Law Amendment application to permit 25 detached dwellings at 7 Town Crier Lane, (Ward 4), (File No. PLAN 23 131107), submitted by Christopher Zeppa c/o City Park (Town Crier) Homes Inc. be received;
4. That the Record of the Public Meeting held on September 19, 2023, with respect to the proposed Zoning By-law Amendment application for 7 Town Crier Lane, submitted by Christopher Zeppa c/o City Park (Town Crier) Homes Inc.. (File No. PLAN 23 131107), be received;
5. That the Zoning By-law Amendment application, for 7 Town Crier Lane, submitted by Christopher Zeppa c/o City Park (Town Crier) Homes Inc.

(File PLAN 23 131107), be referred back to staff for a report and a recommendation;

6. **That the Applicant continue to work with staff and the community on the proposed development; and further,**
7. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

5. ADJOURNMENT

Moved by Councillor Karen Rea

Seconded by Regional Councillor Jim Jones

That the Development Services Public meeting adjourn at 10:40 PM.

Carried