

Development Services Public Meeting Minutes

Meeting Number: 12
September 24, 2024, 7:00 PM - 9:00 PM
Live streamed

Roll Call	Mayor Frank Scarpitti Regional Councillor Jim Jones Regional Councillor Joe Li Councillor Alan Ho Councillor Keith Irish Councillor Ritch Lau	Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Juanita Nathan Councillor Isa Lee
Regrets	Deputy Mayor Michael Chan	
Staff	Claudia Storto, City Solicitor and Director of Human Resources Giulio Cescato, Director of Planning & Urban Design Sabrina Bordone, Manager, Development, Central District Stacia Muradali, Manager, Development - East	Stephen Lue, Senior Manager, Development Aaron Chau, Planner Melissa Leung, Senior Planner Laura Gold, Council/Committee 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 was no disclosure of pecuniary interests.

3. DEPUTATIONS

Deputations were heard with the respective items.

4. REPORTS

4.1 PUBLIC MEETING INFORMATION REPORT, 30 HERITAGE HOLDINGS LTD., APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT THREE STOREY COMMERCIAL BUILDING

FOR A MOTOR VEHICLE SALES AND SERVICE ESTABLISHMENT, WITH A TOTAL GROSS FLOOR AREA OF 7,210 M2 (77,608 FT2) AT 30 HERITAGE ROAD (WARD 4), FILE NO. PLAN 24 182359 (10.5)

The Public Meeting this date was to consider an application submitted by 30 Heritage Holdings Ltd.

The Committee Clerk advised that 40 notices were mailed on Sept. 3, 2024, and a Public Meeting sign was posted on Sept. 3, 2024. There were no written submissions received regarding this proposal.

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

Aaron Chau, Planner, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Bruce Hall, The Planning Partnership, provided a presentation on the development proposal.

There were no comments from the audience with respect to this application.

Members of Council briefly discussed the alignment of the Application for Zoning By-Law Amendment with the draft Markham Road -Mount Joy Secondary Plan.

Mr. Lue advised that this parcel of land is zoned as mixed use residential under the draft Markham Road-Mount Joy Secondary Plan, and that it would become legally non-conforming under the new secondary plan if this application is approved.

Mr. Hall advised that the proposal would bring 50 high quality jobs to Markham if the application is approved, suggesting that a mixed-use development would bring fewer jobs at a lower pay. Mr. Hall clarified that motor vehicles for sale will be stored inside the building.

The Mayor requested that the Zoning By-law Amendment include a clause prohibiting the outdoor storage of motor vehicles along the 2 public road frontages prevent them from being visible from the street.

This item was referred directly to a future Council meeting.

Moved by Councillor Karen Rea

Seconded by Mayor Frank Scarpitti

1. That the “PUBLIC MEETING INFORMATION REPORT – Zoning By-law Amendment application to permit a three-storey commercial building for a Motor Vehicle Sales and Service establishment, with a total Gross Floor Area of 7,210 m² (77,608 ft²) at 30 Heritage Road (File No. PLAN 24 182359)”, submitted by The Planning Partnership be received; and,
2. That the Record of the Public Meeting held on September 24, 2024, with respect to the proposed application for Zoning By-law Amendment submitted by The Planning Partnership for 30 Heritage Road (File No. PLAN 24 182359), be received; and,
3. **That the Zoning By-Law Amendment include a clause prohibiting outdoor storage of motor vehicles along any public street frontage and prevent them from being visible from any public street on this property; and,**
4. That the application by The Planning Partnership for the proposed Zoning By-law Amendment (File No. PLAN 24 182359), be approved without further notice; and further,
5. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

- 4.2 PUBLIC MEETING INFORMATION REPORT, 2690622 ONTARIO INC. (KINGDOM DEVELOPMENT INC), APPLICATION FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT TO PERMIT MIXED-USE RESIDENTIAL BUILDINGS RANGING FROM 30 TO 42 STOREYS ON THE SOUTHERN PORTION OF 4077 AND 4101 HIGHWAY 7 (PHASES 2 AND 3) AND A NINE-STOREY APARTMENT BUILDING ON THE NORTHERN PORTION OF 4121 HIGHWAY 7 (PHASE 4) (WARD 3), FILE NO. PLAN 23 129656 (10.3, 10.5)**

The Public Meeting this date was to consider an application submitted by 2690622 Ontario Inc. (Kingdom Development Inc).

The Committee Clerk advised that 272 notices were mailed on September 3, 2024, and a Public Meeting sign was posted on September 3, 2024. There was one (1) written submission received regarding this proposal.

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

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

Nick Pileggi, Macaulay Shiomi Howson Ltd., provided a presentation on the proposed development. Mr. Pileggi advised that some of the changes to the proposal include an increase in units from 465 to 550 units (with the FSI remaining the same) and tower height for Phase 2, an increase in tower heights and units for Phase 3, and that the revised application scope to include the Phase 2 and 3 lands is to facilitate with moving forward with Phases 1 and 2 at the same time to benefit from savings in construction and marketing costs. Mr. Pileggi requested that this item be sent directly to Council.

The following deputations were made on the proposed development.

Peter Miasek, representing the Unionville Ratepayers Association expressed concern that Phases 2 and 3 of the development application would exceed the FSI limit of 7.0 based on the formula proposed to be used under the Draft Markham Centre Secondary Plan to calculate the FSI. Mr. Miasek suggested that if the proposal is over 7.0 FSI, the Applicant should be required to prepare a model of its development with all future developments at the proposed FSI to determine if the infrastructure can support the proposal, as this would be required under Section 10.8.8 of the Draft Markham Centre Secondary Plan in this situation. Mr. Miasek also referenced the draft transportation report in support of the Draft Markham Centre Secondary Plan that was recently released for staff and agency comments. He interpreted that the draft report spoke of future traffic conditions if the population of the area exceeded a certain threshold.

Stella Yu made a deputation suggesting that Council review the draft Transportation Report for the Draft Markham Centre Secondary Plan that was recently issued, noting the importance of keeping to the population of Markham Centre within the parameters proposed in the Draft Markham Centre Secondary Plan.

The Committee discussed the following relative to the development proposal:

- A significant community benefit the Applicant will be providing to the City to help build a complete community in the Markham Centre Area.
- Staff reviewing the way the City calculates the FSI to ensure it is consistent with Markham's 2014 Official Plan.
- That the project will be phased in over time.
- The unknowns with respect to the transportation improvements that other levels of government will advance in this area in the future.
- The pressing need for more housing to support immigration and to tackle the housing crisis.
- The cost benefit of building Phases 1 and 2 of the proposed development at the same time.
- The impact on the Applicant's business case if the proposal was referred back to staff for a final Recommendation Report.
- A possible opportunity to acquire and incorporate adjacent lands to the proposal if the Applicant was interested.
- The reasons for including Phase 4 in the development proposal.

Mr. Pileggi advised that the Applicant has conducted their own transportation reports for this proposal that did not indicate any concerns with respect to the transportation and traffic demand. Mr. Pileggi expressed concerns regarding the proposed policy 10.8.8 of the Draft Markham Centre Secondary Plan, as it is in his opinion that it is unrealistic to request the development community to look at all developments in Markham Centre in order to add units.

Staff were requested to prepare a written response to the Unionville Residents Association's on the questions related to this application prior to this item going to Council.

Moved by Councillor Reid McAlpine
seconded by Mayor Frank Scarpitti

- 1. That the deputations by Peter Miasek, representing the Unionville Residents Association, and Stella Yu, be received; and,**
- 2. That the written submission from the Unionville Residents Association be received; and,**
3. That the report entitled "PUBLIC MEETING INFORMATION REPORT, Applications for Official Plan and Zoning By-law Amendment to permit mixed-use

residential buildings ranging from 30 to 42 storeys on the southern portion of 4077 and 4101 Highway 7 (Phases 2 and 3) and a nine-storey apartment building on the northern portion of 4121 Highway 7 (Phase 4), Ward 3, File No. PLAN 23 129656”, be received; and,

4. That the Record of the Public Meeting held on September 24, 2024 with respect to the proposed Official Plan and Zoning By-law Amendment applications, be received; and,
5. That the applications by 2690622 Ontario Inc. (Kingdom Development Inc.) for a proposed Official Plan and Zoning By-law Amendment (PLAN 23 129656) be approved and the draft implementing Official Plan Amendment and Zoning By-law Amendment be finalized and enacted without further notice; and further,
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

5. ADJOURNMENT

The Development Services Public Meeting adjourned at 8:41 PM.