

Development Services Public Meeting Minutes

Meeting Number: 4
March 18, 2025, 7:00 PM - 9:00 PM
Live streamed

Roll Call	Mayor Frank Scarpitti	Councillor Reid McAlpine
	Deputy Mayor Michael Chan	Councillor Karen Rea
	Regional Councillor Jim Jones	Councillor Andrew Keyes
	Regional Councillor Joe Li	Councillor Amanda Collucci
	Regional Councillor Alan Ho	Councillor Juanita Nathan
	Councillor Keith Irish	Councillor Isa Lee
	Councillor Ritch Lau	
Staff	Sabrina Bordone, Manager, Development, Central District	Stephen Lue, Senior Manager, Development
	Daniel Brutto, Senior Planner	Melissa Leung, 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

There were no disclosures of pecuniary interest.

3. DEPUTATIONS

Deputations were addressed with the respective item.

4. REPORTS

4.1 PUBLIC MEETING INFORMATION REPORT, 4201 HIGHWAY 7 INC. AT 4201 AND 4217 HIGHWAY 7, APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT

**AN EIGHT-STOREY MIXED-USE RESIDENTIAL BUILDING ON THE
NORTHERN PORTION OF 4201 AND 4217 HIGHWAY 7 (WARD 3), FILE
NO. PLAN 24 185627 (10.5)**

The Public Meeting this date was to consider an application submitted by 4201 Highway 7 Inc.

The Committee Clerk advised that 193 notices were mailed on February 26, 2025, and a Public Meeting sign was posted on February 20, 2025. There was one 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 land uses, and outstanding issues.

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

The following deputations were made regarding the proposed development:

1. Stephan Kuzoff, Transmark Development Limited, 4261 Highway 7, expressed the following concern regarding the proposed development: that the City does not have an agreement with the Toronto and Region Conservation Authority to extend Sciberras Road at this time and, if extended, the road will be 396 feet from the traffic light located at the entrance to their property; that a portion their lands are being recommended to be designated as “Greenway” in the Markham Centre Secondary Plan Update; that the proposed development includes the extension of Rouge side Promenade into a highly sensitive environmental area and that it will intrude into their property, leaving them with little land to develop; and that Rouge side Promenade should not extend into his lands as it will interfere with the flood plains. Mr. Kuzoff spoke in opposition to the extension of the Rouge side Promenade as part of the proposed development.
2. Nixon Chang, Vice President of Transportation Engineering, LEA Consulting, representing 4261 Highway 7, The Shoppes on Unionville, expressed concern that the proposed development intrudes onto the Shoppes of Unionville property. Mr. Chang inquired if there was a transportation study conducted for the proposed development as he could not find one. Mr. Chang questioned whether the Applicant’s transportation consultant considered a scenario where the back access of the proposal is left as a cul-de-sac rather than being connected to the Shoppes of Unionville property, noting that in this scenario Rouge side Promenade would only extend to the Applicant’s property rather than to Highway 7. Mr. Chang requested that this option be considered by the

Applicant and that they collaborate with him on the transportation/road aspect of the proposed development.

Members of Council provided the following feedback on the proposed development:

- Thanked the Applicant for submitting a proposal that complies with the Markham Centre Secondary Plan Update.
- Suggested staff consider the deputants' concerns and noted that concerns regarding the road network should be addressed through the ongoing review of the Secondary Plan.
- Suggested the Applicant consider how the west facade of the building and proposed streetscape will interface with future developments.
- Suggested that the retail facing Highway 7 should not be overbuilt.
- Questioned when the Applicant plans to start building the proposal.
- Suggested including some purpose-built rentals in the proposal as residents currently living in the community that are downsizing may prefer to rent.
- Noted that a roof top terrace would be a nice feature for the proposed development.

Staff responded and provided clarification to questions from the deputants and Members of Council.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Reid McAlpine

- 1. That the deputations by Nixon Chang and Stephan Kuzoff be received; and,**
- 2. That the written submission by Eric Shultz be received; and,**
3. That the report entitled "PUBLIC MEETING INFORMATION REPORT, Application for a Zoning By-law Amendment to permit a proposed eight-storey mixed-use residential building on the northern portion of 4201 and 4217 Highway 7, Ward 3, File No. PLAN 24 185627", be received; and,
4. That the Record of the Public Meeting held on March 18, 2025 with respect to the proposed Zoning By-law Amendment application, be received; and,
5. That the application by 4201 Highway 7 Inc. (Rouge View LP, c/o Nord Hub Canada Inc. – Metropole Developments Inc.) for a proposed Zoning By-law Amendment (PLAN 24 185627) be approved and the draft

implementing 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

4.2 PUBLIC MEETING INFORMATION REPORT, TH (MARKHAM) DEVELOPMENTS (BT) CORP. AT PART OF LOTS 21, 22 AND 23, CONCESSION 5, APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT

WITH AN ASSOCIATED DRAFT PLAN OF SUBDIVISION TO PERMIT TO PERMIT THE DEVELOPMENT OF APPROXIMATELY 699 RESIDENTIAL UNITS (COMPRISED OF STREET, LANE, AND STACKED BACK-TO-BACK TOWNHOUSE UNITS), A DUAL-USE PARK/STORMWATER MANAGEMENT FACILITY, AND THE SUPPORTING ROAD AND LANE NETWORK AT PART OF LOTS 21, 22 AND 23, CONCESSION 5 (WARD 6), FILE NO. PLAN 24 198202 AND PLAN 24 198207 (10.3, 10.5, 10.7)

The Public Meeting this date was to consider applications submitted by TH (Markham) Developments (BT) Corp. (the "Owner")

The Committee Clerk advised that 33 notices were mailed on February 26, 2025, and a Public Meeting sign was posted on February 24, 2025. There were no written submissions received regarding this proposal.

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

Sabrina Bordone, Manager, Central District, gave a presentation regarding the proposal, the location, surrounding land uses, and outstanding issues.

Emily Grant, Malone Given Parsons, provided a presentation on the proposed development.

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

Members of Council provided the following feedback on the proposed development:

- Requested that the Applicant pay attention to the main entrances and the massing/design of the block townhouses to ensure that they do not look like a huge block.

- Suggested that there be a walkway in the greenway system so that all residents can enjoy the greenway not just those with units that back onto the greenway system.
- Preferred not to have units that fronted onto Warden Avenue.

Moved by Councillor Reid McAlpine

Seconded by Councillor Amanda Collucci

1. That the report dated March 18, 2025 titled “PUBLIC MEETING INFORMATION, TH (Markham) Developments (BT) Corp., Official Plan and Zoning By-law Amendments (with an associated Draft Plan of Subdivision) to permit the development of approximately 699 residential units (comprised of street, lane, and stacked back-to-back townhouse units), a dual-use park/stormwater management facility and the supporting road and lane network (Ward 6)”, be received; and,
2. That the Record of the Public Meeting held on March 18, 2025, with respect to the proposed Applications for Official Plan and Zoning By-law Amendments (with an associated Draft Plan of Subdivision), be received; and,
3. That the Applications by TH (Markham) Developments (BT) Corp., for Official Plan and Zoning By-law Amendments (with an associated Draft Plan of Subdivision), be referred back to staff to provide a future recommendation report; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

- 4.3 PUBLIC MEETING INFORMATION REPORT, RULAND PROPERTIES INC. AT VACANT LANDS LOCATED ON THE NORTHWEST CORNER OF VERDALE CROSSING AND BIRCHMOUNT ROAD, IN MARKHAM CENTRE, APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT A THREE-PHASED, MIXED-USE, HIGH-RISE DEVELOPMENT CONSISTING OF FIVE TOWERS OF VARYING HEIGHTS, 2,139 RESIDENTIAL UNITS, 2,848 M² (30,656 FT²) OF RETAIL SPACE, AND 7,239 M² (77,920 FT²) OF INDOOR AND OUTDOOR AMENITY SPACE AT VACANT LANDS LOCATED ON THE NORTHWEST CORNER OF VERDALE CROSSING AND BIRCHMOUNT ROAD (WARD 3), FILE NO. PLAN 24 197692 (FILE 10.5)**

The Public Meeting this date was to consider an application submitted by Ruland Properties Inc.

The Committee Clerk advised that 1,223 notices were mailed on February 26, 2025, and a Public Meeting sign was posted on February 14, 2025. There were four written submissions received regarding this proposal.

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

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

Joseph Pavia, Remington Group, introduced the development proposal.

Nick Pileggi, Macaulay Shiomi Howson Ltd. (MSH), provided a presentation on the proposed development.

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

Members of Council provided the following feedback on the proposed development:

- Noted that the proposal will fit nicely into the next phase of Markham Centre's development.
- Referred to the Remington Group as a thoughtful developer in creating blocks that offer different experiences within Markham Centre.
- Discussed the interface of the existing buildings with the valley in Markham Centre, and the preliminary design of the building.

Moved by Councillor Reid McAlpine

Seconded by Regional Councillor Jim Jones

- 1. That the written submissions by Any Chan, Veronica, and Yijun Pan, be received; and,**
2. That the report entitled "PUBLIC MEETING INFORMATION REPORT, Application for a Zoning By-law Amendment to permit a three-phased, mixed use, high-rise development consisting of five towers of varying heights, located on the vacant lands on northwest corner of Verdale Crossing and Birchmount Road, Ward 3, File No. PLAN 24 197692", be received; and,
3. That the Record of the Public Meeting held on March 18, 2025 with respect to the proposed Zoning By-law Amendment application, be received; and,

4. That the application by Ruland Properties Inc. for a proposed Zoning By-law Amendment (PLAN 24 197692) 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

5. ADJOURNMENT

The Development Services Public Meeting adjourned at 8:53 PM