

## Additional New Development Proposals

The city has received new development proposals for the following Thornhill addresses. Due to limitations of space in this newsletter, I have included highlights only. More details for each can be found under the "Developments" tab on my website [www.markhamward1.ca](http://www.markhamward1.ca).

### 3 Steele Valley Road

A Zoning By-law Amendment application to demolish a single-family home on a 0.29 hectare (0.7-acre) lot and build 10, 3-storey townhouses with a residential gross floor area of 2,221 m<sup>2</sup> (23,906 sq. ft.) and a Floor Space Index of 0.77. A Statutory Public Meeting was held September 19, 2023. The developer appealed their application to the Ontario Land Tribunal on October 3.

### 8127 & 8149 Yonge Street

Official Plan and Zoning Bylaw Amendment applications to permit redevelopment of a portion of the Bay Hill Mews plaza. The application includes a high-rise mixed-use development (consisting of residential and commercial space) in the form of two 40-storey towers above a 7-storey shared podium, and 9 townhouse units. The proposal includes construction of 865 units, parking for 615 vehicles (which includes 160 for shared visitor and commercial purposes) and indoor and outdoor amenity spaces. The Floor Space Index is 9.99. A Statutory Public Meeting was held March 28, 2023. The developer appealed their application to the Ontario Land Tribunal on April 28.

### 17-23 Morgan Avenue

Official Plan and Zoning By-law Amendment applications for 17-23 Morgan Avenue to permit a 33-storey residential building consisting of 387 dwelling units, five levels of underground parking, and approximately 360 m<sup>2</sup> (3,875 sq. ft.) of indoor amenity space and approximately 540 m<sup>2</sup> (5,813 sq. ft.) of outdoor amenity space on the ground level. The Floor Space Index is 10.54. A Statutory Public Meeting was held June 6, 2023. The developer appealed their application to the Ontario Land Tribunal on July 4.

*Note: The Floor Space Index (FSI) calculation is derived from the total floor area of the buildings divided by the area of the property. It is an indicator of density.*



### Contact Centre

If you have an issue regarding municipal services, programs and general inquiries (by-law complaints, garbage pick-up, graffiti, illegal dumping, property standards, park maintenance) please contact the city at **905-477-5530** or [customerservice@markham.ca](mailto:customerservice@markham.ca).



@KeithIrish1

### Keeping you Informed & Connected: MarkhamWard1.ca

This website, [markhamward1.ca](http://markhamward1.ca), brings Ward 1 Thornhill residents a wealth of local information and news. Visit often and keep up-to-date!

@keith.irish

Check out "Keith's Notebook" on [markhamward1.ca](http://markhamward1.ca) for even more information on topics of interest to Ward 1 Thornhill residents.



## Ward 1 2023 Capital Projects

Markham is a well-managed city with great staff and services. In addition to providing efficient day-to-day operations, I think it is important for residents and local businesses to know that in 2023 the city **invested \$26.8M in Thornhill** through a host of capital project improvements.

Here's the Top 10:

Project Name	Amount
1 West Thornhill Flood Control Design/ Implementation: Phase 4B Construction & Watermain Replacement Romfield Circuit neighbourhood	\$14,726,000
2 Thornhill Community Centre Near Net-Zero Retrofit Pilot	\$2,871,200
3 Asphalt Resurfacing: Forest Park Crescent, Cedar Forest Court, Bronte Road, Bradgate Drive, Northbank Court, Banting Court, Gretman Crescent, Linton Court, Valleyview Road, Leahill Drive, Deanbank Drive, Markham Fire Station 9-1, John Street between Leslie Street and Bayview Fairways Drive	\$2,786,920*
4 Storm Culvert Rehabilitation (2 Structures) - Construction: Clark Avenue culvert east of Yonge Street and Henderson Avenue culvert south of Clark Avenue	\$2,773,400
5 Clatworthy Arena Near Net-Zero Retrofit Pilot	\$1,544,700
6 Downstream Improvements Program (Design): On the northwest quadrant of Steeles Avenue East and Bayview Avenue along the East Don River Tributary from Proctor Avenue to Steeles Avenue East	\$1,145,900
7 German Mills Meadow Environmental Monitoring Program	\$357,500
8 Thornhill Community Centre Rubber Floor/ Lighting Replacement and Library Painting	\$353,700
9 Clatworthy Arena Marquee / Lighting / Heater Replacement	\$182,800
10 Markham Public Library Digital Literacy Strategy Implementation: expanding access to Thornhill residents	\$57,000

*\*This figure represents the city's project cost; it is offset by the federal government's Canada Community Building Fund*

FALL 2023 / WINTER 2024

# WARD 1 NEWS



## UPDATE FROM KEITH IRISH, YOUR MARKHAM WARD 1 COUNCILLOR

Dear Residents,

As you read this newsletter you will quickly appreciate the truthfulness of the statement from my Spring / Summer 2023 newsletter that "Markham's Ward 1 is facing new development/redevelopment pressure unlike any other area of our city."

As I write we have no less than 15 active applications under consideration. The pressure new development can place on our local infrastructure - roads, schools, libraries, community centres, hospitals, fire stations, public transit, water, stormwater and sewer capacity, as well as the electrical power grid - is intense.

That is why the city has embarked upon a comprehensive "Yonge Corridor Secondary Plan" project to examine the area between Highway 407 and Steeles Avenue.

A Secondary Plan is a detailed land use plan for a particular area of a municipality that is prepared as an amendment to the Official Plan. Among other

things, it provides vision and policy guidance and lays out the land use permissions to inform the public and the development community (developers and builders) how development is expected to occur as a new neighbourhood begins to build-out or an existing neighbourhood, like Thornhill, redevelops and intensifies.

The process is consultative. It will include several opportunities for public engagement, so please stay tuned and keep up to date by visiting my website [www.markhamward1.ca](http://www.markhamward1.ca) often.

I wish you, your family, and friends a safe and enjoyable winter season.

If you have an issue of concern, please contact me at [kirish@markham.ca](mailto:kirish@markham.ca) / **905-948-5101** or my Executive Assistant Lauren Patton at [lpatton@markham.ca](mailto:lpatton@markham.ca) / **905-415-7512**.

### Humanitarian Aid for Earthquake Victims

Earlier this year I was honoured to represent Mayor Scarpitti and our city at an event acknowledging the 45 tons of food and clothing in humanitarian aid collected by Greater Toronto Kurdish House for victims of the 7.8-magnitude earthquake that tragically struck south-central Türkiye February 6.



*With my colleagues Councillors Amanda Collucci and Juanita Nathan*

### Update: Yonge North Subway Extension

At time of writing preparatory work at Finch station for the subway extension is now nearing completion.

In April Metrolinx issued a Request for Qualifications seeking interest from companies wishing to be included in the bidding process for constructing the tunnels.

The work includes tunnel design, supplying the tunnel boring machines, and building the launch/extraction shaft (in Langstaff) to be used to lower the machines into the ground and bring them to the surface again.

The RFQ also includes design and construction of the walls that will support the underground stations and four emergency exit buildings

in Thornhill, as well as relocating utilities along the route.

A shortlist of qualifying companies will then be invited to bid on the tunnelling contract through a Request for Proposals expected late 2023/early 2024. It will take approximately 12 months to complete procurement and award a contract. Tunneling will begin after the contract process is complete. **If everything goes according to plan, tunnelling could begin in 2025.**

### Improving Thornhill's CN Rail Overpasses

If you travel Bayview Avenue you will no doubt have noticed digital message boards have been installed on the unsightly railway overpass bridge.

This newsletter is distributed using Canada Post walks; a small number of Ward 8 residents may also receive this.

I met with CN in December 2018, within days of being sworn into office, asking them to paint the bridge at this location and the one on Henderson Avenue. I was told that CN stopped painting its bridges across Canada years ago and they would unfortunately remain eyesores.

The decision to place these signs on CN overpasses across Markham was made by Council in June 2022. I am also working on non-digital community messaging only for the CN bridge that crosses Henderson Avenue near Glen Cameron Road and Proctor Avenue.

Several studies have been conducted where digital LED outdoor signs such as this have been in operation for years, including the City of Vaughan. There is no evidence they contribute to increased driver distraction and accidents nor are harmful to birds and other wildlife.

In addition to being a new source of revenue for the city, they can be used to promote community events and emergency related messages including Amber Alerts.



Bayview overpass before...and after

## Phase 4C Thornhill Flood Control Work: Delayed

The final phase of storm sewer system improvements to increase capacity and reduce the risk of flooding in Thornhill has been delayed from 2024 to 2026/2027 on account of the Yonge Corridor Secondary Plan study now underway.

The pressure new development can place on our local infrastructure is significant. The city needs to be

certain that the remaining capacity improvements to be undertaken in the Royal Orchard community are fit-for-purpose.

## Proposed New Development: 8190 & 8200 Bayview Avenue

The city is in receipt of applications from Malone Given Parsons Limited c/o 8180-8220 Bayview Limited Partnership to amend the Official Plan and Zoning Bylaw to permit redevelopment of the properties known municipally as 8190 and 8200 Bayview Avenue.

The applications facilitate the development of essentially three, 15-storey mixed use buildings, with three tiered extensions along the west side, consisting of a total 631 dwelling units, approximately 6,044 m<sup>2</sup> (65,057.07 sq. ft.) of commercial space, a drive-through facility, and four levels of underground parking. The proposed site statistics, site plan, ground level plan, elevation drawings, landscape plan, and renderings can be viewed at the Developments tab on my website: [www.markhamward1.ca](http://www.markhamward1.ca).

At time of writing a Statutory Public Meeting to review the application and give residents their first formal opportunity to comment was held November 7. I will also hold a Community Information Meeting with the date still to be determined.



8190-8200 Bayview Conceptual Rendering

## Winter Maintenance Snow Clearing

With winter soon upon us I want to remind everyone of the city's snow clearing protocols.

**Arterial roads** (like Yonge Street, Bayview Avenue and Leslie Street) that carry large volumes of traffic are salted and/or plowed until pavement is bare 24 hours a day, 7 days a week throughout the winter season.

**Primary roads** (like John Street, Green Lane, Royal Orchard Blvd., Henderson Avenue, Romfield Circuit, Willowbrook Road, Laureleaf Road, Huntington Park Drive, Summerdale Drive, Simonston Blvd. etc.) distribute traffic to both city and York Region arterial roads and are maintained in the same way.

**Secondary roads** distribute traffic onto primary roads. They include roads with extreme hills, curves and access points and are salted and/or plowed as required until the centre width of the pavement is bare 7:00 a.m. to 6:00 p.m., 7 days per week throughout the winter season.

**Local roads** (like the one I live on) generally carry very low volumes of traffic and are plowed when snow accumulations reach or exceed 7.5 centimetres. If the snowfall is continuing, plowing will begin once snowfall ceases or accumulations exceed 12 centimetres. Normal plowing operations may take approximately 16 hours. Snow plowing will continue until all local roads are completed.

During snowstorms, Markham's Winter Maintenance App - available on the city's website - shows the progress of road and sidewalk plows across the city as we work hard and fast to keep Markham moving.

## Windrow Removal

The City of Markham offers a Windrow Removal Service (one car width only) for qualified residents who are over 60 years of age or have a disability. A windrow is the pile of snow left at the bottom of a driveway after the snow plow has cleared the road.

To qualify for the program, **you must first apply for it** by completing an application form available on Markham's website under "Winter Road Services." I have long

championed shrinking what I call the "windrow window" from eight hours after the street is plowed to four and I am pleased to share that this service enhancement has been made beginning this winter season.

## Commemorating Hungary's 1956 Revolution

I was honoured to represent Mayor Scarpitti and my Council colleagues at the Consulate General of Hungary in Toronto's National Day Reception on October 23 to mark the day of the 1956 Revolution. I was especially pleased to attend the event since I had the good fortune to begin my career working for a "1956er." He was a wise and inspirational business leader from whom I learned life-long lessons.



The reception was held at Toronto Metropolitan University

## Update: Zonix Group Development Proposal

You will recall from previous issues of my newsletter that in 2019 the city received a development proposal to build two 13-storey mixed use buildings on Steeles Avenue and two 8 storey residential buildings on Highland Park Blvd. where there are single-family homes at 36-48 Steeles Avenue East and 37-49 Highland Park Blvd. in Thornhill's Grandview neighbourhood.

That original proposal was twice revised: first, to 27-storeys with a nine-storey podium on Steeles and 6-storeys on Highland Park and then again to include two towers of 32-storeys and 38-storeys incorporating a 6-storey podium on Steeles and a 4-storey building on Highland Park.

In March 2022 Zonix Group Inc. appealed this application to the Ontario Land Tribunal.

In the intervening months the city has met with the applicant, as have Mayor

Scarpitti and I, on several occasions to achieve an agreeable settlement which has now been finalized. The result is a 44-storey tower and a 40-storey tower on a six-storey podium along Steeles Avenue and a 1,829 m<sup>2</sup> (0.45-acre) public park along the southerly side of Highland Park Blvd. The Floor Space Index is 8.2.

## Update: Thornhill Square Shopping Centre Development Proposal

You will recall from previous issues of my newsletter that in late 2020 the city received Official Plan and Zoning By-law Amendment applications for the 3.13 hectares (7.75-acres) of what is currently the Thornhill Square Shopping Centre at 288, 290, 292, 294, 296, 298 and 300 John Street.

The application was revised by the developer in October 2021 and a Statutory Public Meeting held March 22, 2022. The applicant then appealed their proposal to the Ontario Land Tribunal on May 22, 2022.

In the intervening months city planners and engineering staff met with the applicant, as have Mayor Scarpitti and I, to achieve an agreeable settlement which has now been finalized.

The result is a mixed use residential/commercial redevelopment consisting of 4 buildings (3 towers) 19, 17, 12 and 7 storeys, 615 units, 1173 below ground and 130 surface parking spaces, and a 0.69 hectare (1.7-acre) public park. The Floor Space Index is 2.3. However, the OLT will not issue a final order until such time as the city's Engineers are satisfied sanitary capacity requirements are met.

## Preventing Vehicle Thefts: A Thornhill Victim offers Sage Advice

According to the Insurance Bureau of Canada a vehicle is stolen every six minutes in Canada. In my last newsletter, I included tips from York Regional Police to help residents avoid having this happen to them.

I recently corresponded with a Thornhill resident who was unfortunate, earlier this year, to have been a victim of this pervasive crime.

As the Dalai Lama is fond of saying... "If you lose, don't lose the lesson." It is in that spirit that this resident offers the following advice should it happen to you and **steps you can take now** to avoid the head and heartache of vehicle theft.

**If your car is stolen**, notify the following organizations immediately:

- Police
- Your car insurance company
- 407ETR (if you have a transponder)
- The Ministry of Transportation of Ontario

Here are **things you should do now**:

- Take photos of your vehicle including the license plate, vehicle identification number (VIN) and 407 transponder.
- Keep a copy of the vehicle ownership and insurance certificate in the car and the original documents in your home in a safe place.
- Cover your VIN number to prevent it being used to manufacture a duplicate key/fob.
- Always lock your car and if possible, keep it in the garage.
- Don't leave valuables including prescription eyeglasses, sports equipment, electronics etc. in your unattended vehicle.
- Regularly make a mental note of the mileage and status of the gas tank as the police will ask you for both.
- Use an anti-theft device such as a steering wheel lock - *it alone may be enough to deter a thief* - or a Faraday car key signal protector to store your keys/car fobs in when inside your home.
- Equip your car with two GPS trackers: hide one where thieves are likely to find it so they stop looking, and another that is better hidden and difficult to find.
- Invest in an aftermarket immobilizing device installed by a professional. If your vehicle is equipped with a factory-installed immobilizer, it may not be enough.

*And lastly...*

For reasons of personal safety do not attempt to track the location of your vehicle yourself. Provide the GPS information you have to the police. Consider too purchasing "replacement value" insurance for your vehicle.