

Development Update: 7079 Yonge Street

A Statutory Public Meeting was held March 4 on Official Plan and Zoning By-law Amendment applications to permit a 45-storey mixed-use building consisting of a 3 to 5 storey podium with 568 residential units, 111 underground parking spaces and commercial uses at street level on the northeast corner of Yonge Street and Woodward Avenue. The Floor Space Index is 18.8.

At time of writing discussions between the applicant, city Planning staff and me are ongoing. Provided the applicant does not appeal the application to the Ontario Land Tribunal I will host a Community Information Meeting on the application later this year.

**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.*



The proposed tower

Around the Ward in 80...Words

Updates on previous Ward 1 News items...

● Bahá'í National Centre Redevelopment

To the chagrin of many in Thornhill's German Mills community the application was approved by Markham Council February 25 with 9 in favour and four (including me) opposed.

● York Farmers Market/Octagon Restaurant

The developer requested the Ontario Land Tribunal hearing scheduled for May be adjourned. The simplest way to describe the current status of the application is that it is being held in abeyance by the OLT.

● 8190 & 8200 Bayview Avenue (The Dollarama/Starbucks Plaza)

On March 25 Markham Council approved the revised application to build two 12-storey towers connected by an eight-storey podium with 512 units, and parking for 742 vehicles to serve the residences and 3,800 m² (40,902.9 sq. ft.) of commercial space.

● The Shops on Steeles & 404

The developer has revised their plan based on feedback from residents, Planning staff and Council. I will hold a Community Information Meeting to review the changes in Q4.

● 2300 John Street (Bishops Cross Plaza)

The developer appealed their application to build a mixed-use development of four residential buildings with heights of 9, 10, 12 and 24 storeys on a shared two-storey podium, with 723 apartment units and underground parking for 904 vehicles to the Ontario Land Tribunal on April 4. On March 12 the landowner also submitted a request to demolish the existing plaza. This is a separate process and they have done so without any approval from the city or the OLT to redevelop the site.

● 10 Royal Orchard & 8051 Yonge Street

At time of writing, discussions between Greenpark, Mayor Scarpitti, and me remain ongoing.

● Yonge Corridor Secondary Plan

Work on the plan continues with more opportunities for public engagement planned this year. Stay up to date by visiting and registering here: yourvoicemarkham.ca/yongecorridor



Contact Centre

If you have an issue regarding municipal services, programs and general inquiries (snow removal, 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.

 @KeithIrish1

 @keith.irish

 @keithirish.bsky.social

Keeping you Informed & Connected: MarkhamWard1.ca

This website, markhamward1.ca, brings Ward 1 Thornhill residents a wealth of local information and news. Visit often and keep up-to-date!

Check out "Keith's Notebook" on markhamward1.ca and "Ward 1 Talk" on YouTube for even more information on topics of interest to Ward 1 Thornhill residents.



SPRING / SUMMER 2025

WARD 1 NEWS



UPDATE FROM KEITH IRISH, YOUR MARKHAM WARD 1 COUNCILLOR

Dear Residents,

Hard things don't get easier, we get stronger. We grow. We change. We become different.

Last year I read Walter Gordon's political memoir, published in 1977. He served as Finance Minister in Lester Pearson's first Cabinet, 1963-65. The same government that negotiated the North America Auto Pact which until now proved of great benefit to Canada and the United States for 60 years.

Gordon was an economic nationalist. In the late 1950s he chaired the Royal Commission on Canada's Economic Prospects. The reports from the Commission desired a sovereign Canada and recognized that political sovereignty meant much more

economic independence than Canada possessed.

Fast forward to the 1988 Federal "Free Trade" election. Many of us will recall the heated exchanges between Prime Minister Brian Mulroney and Liberal leader John Turner and the latter's unequivocal response:

"Once any country yields its economic levers— / Once a country yields its energy— / Once a country yields its agriculture— / Once a country yields itself to a subsidy war with the United States— / On terms of definition then, the political ability of this country to remain as an independent nation, that is lost forever and that is the issue of this election, sir."

While it is not my role as a municipal councillor to opine on anyone's national position then and now, Canada's dependence on the United States has made us vulnerable.

During the most recent election Prime Minister Carney said, "The old relationship we had with the United States based on deepening integration of our economies and tight security and military cooperation is over." Other federal party leaders expressed the same.

Markham Council sees the change and values patriotism. On March 25 the city adopted a "Buy Canadian" procurement strategy that prioritizes Canadian goods and services.

Transit Station Area Density

I have written previously in my newsletters that the Region of York, through its Major Transit Station Areas, and the province through its Transit Oriented Communities, require areas around GO Transit stations, subways and bus rapid transit lines be intensified.

As a refresher...

MTSA: the 800-metre radius area (representing a 10 to 15 minute walk) around an existing or planned public transit station. Thornhill has three MTSA's: Yonge at Royal Orchard, Yonge at Clark, and Yonge at Steeles.

TOC: mixed-use high density residential and commercial buildings built around new public transit stations with boundaries determined by the province. Thornhill has a TOC at the Langstaff Gateway (and another at Richmond Hill Centre immediately north of Highway 407).

Yonge Street Business Improvement Area: Call for Members

I have initiated, along with the city's Economic Development team, an inter-municipal (Vaughan-Markham) Business Improvement Area along both sides of Yonge Street between Steeles Avenue and Highway 407.

Establishing a BIA is the first step in becoming eligible for an annual program of funding from Metrolinx to support marketing initiatives during construction of the Yonge North Subway Extension. The city's enrolment process has been streamlined to expedite establishing one.

If you own a business here, work in one or shop locally please help spread the word. Business owners interested in becoming a BIA member can contact the city's Economic Development team at: edoinfo@markham.ca

For more information, please take a moment to view my latest "Ward 1 Talk" [video on YouTube](#).

York University's Markham Campus Now Open

I am pleased to share news that York University's Markham Campus welcomed its first cohort of 400 students last September.

The campus, located in the middle of Markham Centre, offers programs in arts and media, information technology, liberal arts, environmental studies, engineering, science and business. Enrollment is projected to grow to 4200 students.

Construction began in July 2020, with the City of Markham donating the land at Enterprise and University Boulevards, and the Region of York contributing \$25M in funding. I was delighted to tour the building a few times while it was being constructed.

More information is available here: www.yorku.ca/markham

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

Keeping Markham Beautiful

Markham By-law 2017-27 stipulates that the grass on your private property and on the boulevard at the front and/or side of your home must be cut and maintained to 15 centimetres (6 inches) or lower. Hedges and bushes must be kept from being overgrown, the exterior of homes in good repair, painted and maintained, and garbage and recycling containers placed for pick-up no earlier than 7:00 p.m. the day prior to collection.

If you see a property in chronic violation of the By-law, please report it to the city's Customer Service team at **905-477-5530** or **customerservice@markham.ca**. Those that do not comply are likely to receive a visit from a By-law Enforcement Officer. A minimum fee of \$475 may be charged if the city is forced to cut your grass.

Markham's 2025 Budget

Markham Council approved the city's 2025 Budget of \$674.7M on November 27, 2024. It includes a 3.88 per cent property tax rate increase. For the average home in Markham this represents an increase of \$53.54 on the city portion of the tax bill.

Our city continues to have the lowest average property tax rate increase in the GTA over 20 consecutive years.

For more detailed information please visit: [markham.ca/Budget](https://www.markham.ca/Budget)

Special Auto Mayors' Meetings



At one of the meetings

I have been pleased to represent Mayor Scarpitti and the City of Markham at Special Auto Mayors' meetings that have included Minister François-Philippe Champagne,

Minister of Innovation, Science and Industry of Canada, Canadian auto industry leaders - representing the *Automotive Parts Manufacturers' Association*, *Trillium Network for Advanced Manufacturing*, *Canadian Vehicle Manufacturers' Association*, and *Global Automakers of Canada* - and 80 Ontario mayors.

The purpose of the meetings has been to discuss the 25 percent tariffs levied by the United States and how best to respond.

National Flag Day of Canada: February 15



Celebrating the flag

I was proud to join Mayor Scarpitti, my Council colleagues and Markham residents for a celebration of the 60th Anniversary of Canada's national flag at Markville Shopping Centre.

Although simple in design, Canada's flag reflects our common values and is a symbol of pride in being Canadian.

A changing of the guard...and bonne chance to others

For those unaware, Markham's Ward 1 bridges the federal and provincial boundaries of both the Thornhill and Markham-Thornhill ridings. As such I have had the pleasure since 2018 of working closely with representatives of both the Liberal and Conservative Party of Canada/Ontario Progressive Conservative parties.

I want to express my gratitude to the Honourable Mary Ng first elected as the Member of Parliament for Markham-Thornhill in 2017, upon

her retirement. Mary was the first incumbent to reach out to me upon my election in 2018 - *within a matter of days* - and we have enjoyed a warm and accessible relationship in service to our shared constituents. I wish her well.

I also want to congratulate **Melissa Lantsman** upon her re-election as the Member of Parliament for Thornhill.

Melissa and I are in close contact texting and calling regularly. She is a strong advocate for Thornhill and Canada on the national and international scenes.

I also want to express warm wishes to **Tim Hodgson** the newly elected Member of Parliament representing Markham-Thornhill. I look forward to working with him in the best interests of Thornhill.

I also want to extend my best wishes to MPPs **Laura Smith** and **Logan Kanapathi**, representing the Thornhill and Markham-Thornhill ridings respectively at the provincial level, on their re-election in February.

Petro-Canada Gas Station

Suncor, the owners of the gas station at 274 Steeles Avenue East on the north-east corner of Bayview and Steeles Avenues, is in the process of rehabilitating the site with plans to re-open the station along with a car wash and drive-through fast food restaurant, in 2026.

Commerce Transformer Station and Line Project

Hydro One has plans to construct a new 230 kV transmission line on property they own between Leslie Street and Highway 404, and Highway 7 to the residential properties to the south. This is required to serve a new data centre being constructed on the southeast corner of Leslie Street and Highway 7.

This will entail constructing four new towers and two junction stations all above ground and just 21-metres from the residential properties. I am working with the impacted homeowners to hopefully convince Hydro One to bury this portion of the line. The estimated cost is \$11M.

If you would like to lend your support to this effort, please email Lauren Patton at lpatton@markham.ca and she will put you in touch with the resident organizers.

YNSE Emergency Exit Buildings

The 8-kilometre Yonge North Subway Extension requires six Emergency Exit Buildings from Finch Station to its terminus at High Tech Station in the Langstaff Gateway/Richmond Hill Centre.

EEBs allow for the safe evacuation of subway passengers in the event of an emergency. They consist of a surface building that connects to the underground egress passage and stair shaft from the tunnels. The exits must be 762-metres apart along the route and subway stations count. Despite that Markham will require four standalone EEBs. Each train at full capacity can carry 1000 people.

I have been working tirelessly with Metrolinx over the past three years on the selection of the most appropriate locations seeking to minimize the impact on private property owners and our broader community. I have had some success.

At time of writing, the locations for EEB-5 and EEB-6 have been finalized; the precise locations for EEB-3 and EEB-4 remain undecided. **The 762-metre separation is unforgiving** and regrettably two homes on Kirk Drive have been purchased by Metrolinx for EEB-6 and are now empty awaiting demolition. EEB-5 will be located on the northeast portion of the property at 111 Inverlochy Blvd. and will require the removal of several mature trees near Bay Thorn Drive.

Bayview and John Visioning Exercise



The study area

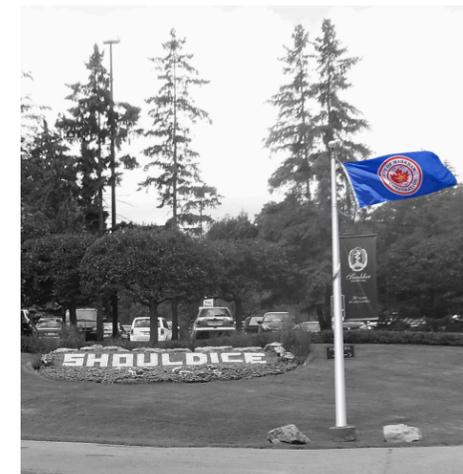
The city is working on developing a vision for the "Thornhill Local Centre" located in the Bayview Avenue and John Street area from the perspective

of Urban Design, Built Form, Land Uses; Transportation & Mobility; and Community Uses.

Three very well attended public engagement sessions were held at the Thornhill Community Centre in January and February. A preliminary staff report is expected in June and I will hold a Community Information Meeting to solicit feedback on the report later this year.

In the meantime, residents can continue to provide input through "Your Voice Markham" at yourvoicemarkham.ca/bayview-and-john-visioning-exercise

Planting the Markham Flag



A source of local pride

I am pleased to share news that at my request the city will erect Markham's flag on the Shouldice Hospital grounds clearly visible on the rise where the road splits near the entrance from Bayview Avenue.

While a relatively small undertaking, planting our city's flag here firmly demonstrates public ownership and will serve as a welcoming symbol to all Markham residents to enjoy this phenomenal open space in the centre of Thornhill.

Automated Speed Enforcement Cameras

The Region of York has implemented an Automated Speed Enforcement (ASE) program on regional roads across nine municipalities. The system uses a camera and a speed measurement system to enforce speed limits.

Thornhill has three ASE locations in school safety zones: Yonge Street south of Arnold Avenue/Elgin Street; Bayview Avenue, north of Willowbrook Road/Romfield Circuit; and Leslie Street, south of Highway 407.

If a vehicle exceeds the speed limit in an ASE-enforced area the system captures the image which is then reviewed by a provincial offences officer. The penalty order, which contains a digitized copy of the image and an enlargement of the license plate, is sent by mail to the registered plate holder.

According to the Region, vehicle operating speeds are reduced by approximately 10 km/hr and speed limit compliance increases by approximately 25 per cent in those areas where an ASE camera is present. They estimate an overall 48 per cent reduction in collisions.

To provide feedback on the program please write to York Region's Transportation department at transportation@york.ca.

Development Update: 7115 Yonge Street and 8 to 14 Grandview Avenue

The developer for the TerraBona application at 7115 Yonge Street (next to Golden Star Burgers) and 8 to 14 Grandview Avenue appealed their original application for a 36-storey tower to the Ontario Land Tribunal in May 2024. A 13-day hearing is scheduled to begin July 3.

However, in March 2025 they revised their application which the OLT (unbelievably) allows any developer to do. They are now proposing two towers, one at 59-storeys (close to Yonge Street) and another of 51-storeys on Grandview. The proposed towers are to be separated by a 7-storey podium. The density has increased 130 percent from 437 to 1004 units and now has a Floor Space Index of 20.5*.

At time of writing, the city and the applicant are in negotiations. The city is taking issue with the new proposal and will be represented at the hearing should a negotiated settlement not be reached.

*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