



Council Meeting Agenda

Meeting No. 3 | February 25, 2025 | 1:00 PM | Live streamed

Members of the public have the option to attend either remotely via Zoom or in-person in the Council Chamber at the Civic Centre

Members of the public can participate by:

1. VIEWING THE ONLINE LIVESTREAM:

Council meetings are video and audio streamed at: <https://pub-markham.escribemeetings.com/>

2. EMAILING A WRITTEN SUBMISSION:

Members of the public may submit written deputations by email to clerkspublic@markham.ca.

Written submissions must be received by 10:00 a.m. the morning of the meeting.

If the deadline for written submission has passed, you may:

Email your written submission directly to [Members of Council](#); or

Make a deputation at the meeting by completing and submitting an online [Request to Speak Form](#)

If the deadline for written submission has passed **and** Council has finished debate on the item at the meeting, you may email your written submission directly to [Members of Council](#).

3. REQUEST TO SPEAK / DEPUTATION:

Members of the public who wish to make a deputation, please register prior to the start of the meeting by:

Completing an online [Request to Speak Form](#), or,

E-mail clerkspublic@markham.ca providing full name, contact information and item they wish to speak on.

If you do not have access to email, contact the Clerk's office at **905-479-7760** on the day of the meeting.

*If Council or Committee has finished debate at the meeting on the item, you may email your written submission directly to [Members of Council](#).

The list of [Members of Council is available online at this link](#).

Alternate formats for this document are available upon request.

Closed captioning during the video stream may be turned on by clicking the [cc] icon located at the lower right corner of the video screen.

Note: As per Section 7.1(h) of the Council Procedural By-Law, Council will take a ten minute recess after two hours have passed since the last break.

1. CALL TO ORDER

INDIGENOUS LAND ACKNOWLEDGEMENT

We begin today by acknowledging the traditional territories of Indigenous peoples and their commitment to stewardship of the land. We acknowledge the communities in circle. The North, West, South and Eastern directions, and Haudenosaunee, Huron-Wendat, Anishnabeg, Seneca, Chippewa, and the Mississaugas of the Credit peoples. We share the responsibility with the caretakers of this land to ensure the dish is never empty and to restore relationships that are based on peace, friendship, and trust. We are committed to reconciliation, partnership and enhanced understanding.

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF PREVIOUS MINUTES

3.1 COUNCIL MINUTES JANUARY 28, 2025

Note: Attachment to be added when available

1. That the Minutes of the Council Meeting held on January 28, 2025, be adopted.

4. PRESENTATIONS

4.1 STAFF IDENTITY AND INCLUSION SURVEY REPORT

Dr. Shaheen Azmi, Azmi Consulting
(Item 6.1)

1. That the presentation regarding the Staff Identity and Inclusion Survey Report for the City of Markham be received; and, further,
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

5. **DEPUTATIONS**

6. **COMMUNICATIONS**

6.1 **MEMORANDUM - STAFF IDENTITY AND INCLUSION SURVEY REPORT**

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Note: Report to be added when available
(Item 4.1)

1. That the memo entitled "Staff Identity and Inclusion Survey Report" be received; and,
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

6.2 **MEMORANDUM - MAYORS BLACK YOUTH LIAISON COMMITTEE APPOINTMENTS**

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1. That the memo entitled Mayor's Black Youth Liaison Committee Appointments be received; and,
2. That the following Appointments of Members to the Mayor's Black Youth Liaison Committee be confirmed for the term January 1, 2025 to September 30, 2025:

APPOINTED MEMBERS:

- Aliya Arnette
- Malak Elhag
- Stephanie Ikharia
- Trinity Baxter
- Laila Rutherford
- Melia McIntosh
- Temidayo Olanipekun
- Taliel Morgan
- Aria Elaine Sampson-Browne
- Savannah Lyons
- Marshall Gondi and further,

3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

6.3 **MEMORANDUM - UPDATE TO DELEGATION OF APPROVAL AUTHORITY BY-LAW**

(By-law 2025-21)

1. That the memo titled "Update to Delegation of Approval Authority By-

law”, dated February 25, 2025, be received; and,

2. That the Amendment to By-law 2023-19, being a By-law to provide for the Delegation of Approval Authority pursuant to the Planning Act and Condominium Act, as amended, be approved by Council, and that the draft By-law Amendment attached hereto as Appendix ‘A’, be finalized and brought forward to be enacted without further notice; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

6.4 COMMUNICATIONS RE: ITEM 7.2.1 - RECOMMENDATION REPORT, NATIONAL SPIRITUAL ASSEMBLY OF THE BAHÁ’I OF CANADA,

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OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS TO PERMIT THE DEVELOPMENT OF A NEW BAHÁ’Í NATIONAL CENTRE AND CANADIAN NATIONAL TEMPLE AT 7200 AND 7290 LESLIE STREET (WARD 1), FILE PLAN 22 262723 (10.3, 10.5)

1. That the communications regarding Item 7.2.1 "RECOMMENDATION REPORT, NATIONAL SPIRITUAL ASSEMBLY OF THE BAHÁ’I OF CANADA, OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS TO PERMIT THE DEVELOPMENT OF A NEW BAHÁ’Í NATIONAL CENTRE AND CANADIAN NATIONAL TEMPLE AT 7200 AND 7290 LESLIE STREET (WARD 1)" from:

- Florence Wang
- Einat Netaneli;

be received and referred to Staff.

7. REPORT OF STANDING COMMITTEE

7.1 REPORT NO.3 GENERAL COMMITTEE (FEBRUARY 11, 2025)

Please refer to your February 11, 2025 General Committee Agenda for reports.

That the report of the General Committee be received & adopted. (Item 1):

7.1.1 NEW USER FEES (7.4)

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1. That the report titled “New User Fees” be received; and,
2. That the new user fee, permit and fines as outlined in Appendix A be approved; and,
3. That By-Law 2012-137, Licensing, Permit and Service Fees be amended to reflect the proposed fee changes as outlined in Appendix B (Table 1.1); and,

4. That By-Law 2002-276, To Impose Fees and Charges for Services or Activities provided or done by the City of Markham, be amended to reflect the proposed fee changes as outlined in Appendix B (Table 1.2); and,
5. That Schedule A of By-Law 2018-109, a by-law to regulate the use, alteration, and occupancy of highways within the City of Markham be amended with changes as outlined in Appendix B (Table 1.3); and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

7.2 REPORT NO. 4 DEVELOPMENT SERVICES COMMITTEE (FEBRUARY 11, 2025)

Please refer to your February 11, 2025 Development Services Committee Agenda for reports.

That the report of the Development Services Committee be received & adopted. (Item 1):

7.2.1 RECOMMENDATION REPORT, NATIONAL SPIRITUAL ASSEMBLY OF THE BAHA'Í OF CANADA, OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS

25

TO PERMIT THE DEVELOPMENT OF A NEW BAHÁ'Í NATIONAL CENTRE AND CANADIAN NATIONAL TEMPLE AT 7200 AND 7290 LESLIE STREET (WARD 1), FILE PLAN 22 262723 (10.3, 10.5)

1. That the February 11, 2025, report titled, "RECOMMENDATION REPORT, National Spiritual Assembly of the Baha'i of Canada, Official Plan and Zoning By-law Amendment Applications to permit the development of a new Bahá'í National Centre and Canadian National Temple at 7200 and 7290 Leslie Street (Ward 1), File PLAN 22 262723", be received; and,
2. That the Official Plan Amendment application submitted by National Spiritual Assembly of the Baha'i of Canada, be approved and that the draft Official Plan Amendment, attached hereto as Appendix 'A', be finalized and brought forward to a future Council meeting to be adopted without further notice; and,
3. That the Zoning By-law Amendment application submitted by National Spiritual Assembly of the Baha'i of Canada, be

approved and that the draft Zoning By-law Amendment, attached hereto as Appendix 'B', be finalized, and brought forward to a future Council meeting to be enacted without further notice; and,

4. That the deputations from Esther Ravka, Kimberly Seymour, Ashkan Tabib, and Jack Heath be received; and,
5. That the written communications from Don and Colleen Bone, Kim Seymour, Jamaal Meerick, Edith Kangas, Gail Lavery, Sue Mason, Valerie Burke, Mark Newton, Harcharan Singh, Sheila Geary, and, Joan Honsburger be received; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

8. MOTIONS

9. NOTICE OF MOTION TO RECONSIDER

10. NEW/OTHER BUSINESS

As per Section 2 of the Council Procedural By-Law, "New/Other Business would generally apply to an item that is to be added to the Agenda due to an urgent statutory time requirement, or an emergency, or time sensitivity".

11. ANNOUNCEMENTS

12. BY-LAWS - THREE READINGS

That By-laws 2025-18 to 2025-21 be given three readings and enacted.

Three Readings

12.1 BY-LAW 2025-18, A BY-LAW TO AMEND BYLAW 2012-137 BEING A BY-LAW TO IMPOSE LICENSING, PERMIT AND SERVICE FEES,

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BY-LAW 2002-276, A BY-LAW TO IMPOSE FEES AND CHARGES FOR SERVICES OR ACTIVITIES PROVIDED OR PERFORMED BY THE CITY OF MARKHAM, AND BY-LAW 2018-109 A BY-LAW TO REGULATE THE USE, ALTERATION, AND OCCUPANCY OF HIGHWAYS WITHIN THE CITY OF MARKHAM.

Being a By-law to amend the fees and charges listed in By-Law 2012-137, By-Law 2002-276 and the road occupancy fee descriptions listed Schedule A in By-Law 2018-109.

12.2 BY-LAW 2025-19, A BY-LAW TO DESIGNATE PART OF A CERTAIN PLAN OF SUBDIVISION NOT SUBJECT TO PART LOT CONTROL

Being a By-law to exempt the subject part blocks from the part-lot control provisions of the Planning Act, R.S.O. 1990, c. P.13, as amended. Located on the east side of Swan Park Road, north of Castlemore Avenue and south of Donald Cousens Parkway (Greensborough Community, Digram Developments Markham 2 Inc., Part of Block 78, Registered Plan 65M-3834, designated as Parts 3, 4 and 10, Plan 65R-40028)

12.3 BY-LAW 2025-20, A BY-LAW TO AMEND BY-LAW NO. 2002-276, BEING A BY-LAW TO IMPOSE FEES OR CHARGES FOR SERVICES OR ACTIVITIES PROVIDED OR DONE BY THE CITY OF MARKHAM

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Being a By-law to amend By-law 2002-276, to update the 2025 Water and Wastewater Rate.

12.4 BY-LAW 2025-21, A BY-LAW TO AMEND BY-LAW 2023-19, A DELEGATION BY-LAW BEING A BY-LAW TO PROVIDE FOR THE DELEGATION OF APPROVAL AUTHORITY PURSUANT TO THE PLANNING ACT AND CONDOMINIUM ACT

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Being a By-law to provide for the Delegation of Approval Authority pursuant to the Planning Act and Condominium Act.
(Item 6.3)

13. CONFIDENTIAL ITEMS

That, in accordance with Section 239 (2) of the *Municipal Act*, Council resolve into a private session to discuss the following confidential matters:

13.1 COUNCIL

13.1.1 CONFIDENTIAL COUNCIL MINUTES

Note: Attachment to be added when available

13.2 HERITAGE MARKHAM COMMITTEE AND DOORS OPEN MARKHAM ORGANIZING COMMITTEE BOARD APPOINTMENTS (16.24)

PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL,
INCLUDING MUNICIPAL OR LOCAL BOARD EMPLOYEES
[MUNICIPAL ACT, 2001, Section 239 (2)(b)]

14. CONFIRMATORY BY-LAW - THREE READINGS

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That By-law 2025-17 be given three readings and enacted.

Three Readings

BY-LAW 2025-17 A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE
COUNCIL MEETING OF FEBRUARY 25, 2025.

15. ADJOURNMENT



MEMORANDUM

To: Mayor and Members of Council

From: Claudia Storto, City Solicitor and Director, People Services
Joseph Silva, Treasurer (Senior Corporate Sponsor- Survey initiative)

Prepared by: Kinya Baker, Manager, Diversity, Equity, Inclusion, and Accessibility

Date: February 20, 2025

Re: Staff Identity and Inclusion Survey Report

The City of Markham conducted a **Staff Identity and Inclusion Survey** to gain insights into workforce composition and employees' experiences of inclusion within the organization. This initiative supports the objectives of the **Diversity Action Plan (2022-2027)** and aligns with the City's commitment to fostering a diverse, equitable, and inclusive workplace.

The survey was undertaken with the expertise of Dr. Shaheen Azmi of Azmi Consulting and Metrics@Work, in collaboration with City staff comprised of a project and advisory team. The process was supported by a robust engagement and communications plan to encourage participation across all employment categories. The survey was open to all employees, including full-time, part-time, seasonal, and casual staff, and was designed to ensure confidentiality and data security.

Key Benefits of the Survey:

- **Understanding Workforce Composition:** The survey provides a comprehensive baseline of the City's workforce demographics, enabling data-driven decision-making on representation, equity, and inclusion.
- **Assessing Workplace Inclusion:** Employee feedback offers valuable insights into perceptions of inclusivity within the organization, helping to identify areas for continuous improvement.
- **Supporting Evidence-Based Action:** The findings will inform policies and initiatives aimed at enhancing employee engagement, strengthening inclusion efforts, and ensuring equitable opportunities across all employment levels.
- **Alignment with Legislative and Strategic Commitments:** The survey results support the City's obligations under the Ontario Human Rights Code and contribute to the fulfillment of key priorities outlined in the Diversity Action Plan.

The full survey results and findings will be presented to Council on February 25, 2025.

Insights gathered from the survey will guide the City's ongoing efforts to foster an inclusive and representative workplace.



MEMORANDUM

PREPARED BY

Kinya Baker,
Manager, Diversity, Equity, Inclusion, and Accessibility

REVIEWED BY

Claudia Storto
City Solicitor and Director, People Services

Joseph Silva
Treasurer
(Senior Corporate Sponsor- Survey initiative)



MEMORANDUM

To: Mayor and Members of Council

From: Claudia Storto, City Solicitor and Director, People Services

Prepared by: Kinya Baker, Manager, Diversity Equity, Inclusion and Accessibility

Date: February 25, 2025

Re: Mayors Black Youth Liaison Committee Appointments

RECOMMENDATION:

1. That the report entitled Mayor's Black Youth Liaison Committee Appointments be received; and
2. That the following Appointments of Members to the Mayor's Black Youth Liaison Committee be confirmed for the term January 1, 2025 to September 30, 2025:

APPOINTED MEMBERS:

- Aliya Arnette
- Malak Elhag
- Stephanie Ikharia
- Trinity Baxter
- Laila Rutherford
- Melia McIntosh
- Temidayo Olanipekun
- Taliel Morgan
- Aria Elaine Sampson-Browne
- Savannah Lyons
- Marshall Gondi

BACKGROUND:

The Mayor's Black Youth Liaison Committee (MBYLC) was established in 2021 as part of the City of Markham's commitment to fostering inclusivity and eliminating anti-Black racism. The Committee provides Black youth with a platform to voice their perspectives on issues and initiatives relevant to them. It aligns with the City's Eliminating Anti-Black Racism Action Plan, supporting efforts to create an equitable and inclusive community.

The Committee's mandate includes:

- Identifying and informing the Mayor on matters concerning Black youth in Markham,
- Collaborating with City staff, Council members, and community stakeholders to develop initiatives focused on empowerment, education, and community engagement,
- Organizing events that celebrate Black culture, talents, and achievements,
- Fostering increased participation of Black youth in civic and community activities, and
- Creating a safe and inclusive space for Black youth to share experiences and propose solutions.



MEMORANDUM

The MBYLC meets monthly and is supported by the Diversity, Equity, and Inclusion Specialist as the staff liaison.

PREPARED BY

Kinya Baker,
Manager Diversity, Equity, Inclusion and Accessibility

REVIEWED BY

Claudia Storto
City Solicitor and Director of People Services

From: Florence Wang
Sent: Thursday, February 20, 2025 11:14 AM
To: Clerks Public <clerkspublic@markham.ca>
Subject: Fwd: Save German Mills Meadow & Greenway!

CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Hello,

I'd like to submit the below email with respect to the February 25th meeting. This way, it forms part of the public record.

Thanks,
Florence Wang

----- Forwarded message -----

From: Florence Wang
Date: Thu, Feb 20, 2025 at 9:26 AM
Subject: Save German Mills Meadow & Greenway!
To: <mayorandcouncillors@markham.ca>
Cc: Germanmills South Ratepayer Association

Dear Mayor Scarpitti and City of Markham Councillors,

I am writing to re-share that **I DO NOT SUPPORT the development of the proposed new BAHÁ'Í National Centre in the German Mills Meadow and Greenway.**

The **proposed plan for this new centre does not belong** in the German Mills Meadow & Greenway. The community has made this very clear - while having an updated facility would be welcomed, the current plans are way too big for the current space.

If this development moves forward, then it is clear that the City of Markham is working with a very narrow and ignorant view, demonstrating its lack of support for the wellbeing of its local residents and community.

Again, these are our concerns:

- VIOLATION OF ZONING AND CITY BY-LAWS
- ENVIRONMENTAL DAMAGE 650+ MATURE TREES
- PROTECTING ENDANGERED WILDLIFE AND SPECIES
- ENCROACHMENT ON GREENWAY
- TOURIST ATTRACTION
- LODGING – 76 ROOMS
- PARKING SHORTFALL BY 325 SPOTS
- NARROW DEAD END STREET RESTRICTS EMERGENCY ACCESS
- TRAFFIC CONGESTION AT STEELES AVE. & LESLIE ST.
- NOISE AND LIGHT POLLUTION
- YEARS OF CONSTRUCTION AFFECTING RESIDENTS & WILDLIFE

I am a very concerned resident and fully support all other residents that have expressed the same sentiments. I am hopeful that we can come to a resolution where the City of Markham can suggest and offer alternate neighbourhoods that can support the National Centre without the above impacts and concerns.

Very best,
Florence Wang

From: Einat Netaneli

Sent: Thursday, February 20, 2025 1:15 PM

To: Clerks Public <clerkspublic@markham.ca>

Subject: Opposition to Proposed Development on Natural Ravine at 7200 and 7290 Leslie Street

CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Dear Members of the Markham City Council,

I am writing to express my strong opposition to the proposed redevelopment of the Bahá'í National Centre at 7200 and 7290 Leslie Street, which includes the construction of a Bahá'í Temple, new administrative offices, a conference centre, lodging facilities, and a courtyard.

markhamward1.ca

This development threatens the preservation of one of the few remaining natural ravines in our community, an area that is home to diverse wildlife and serves as a vital green space for residents.

The encroachment on this natural habitat contradicts the principles outlined in Markham's Greenprint Sustainability Plan, which emphasizes the importance of conserving our natural environments.

markhamward1.ca

Allowing such development sets a concerning precedent for future projects that may further erode our city's green spaces.

I urge the Council to provide full transparency regarding any consultations or agreements made with the Bahá'í community concerning this project. Specifically, I request disclosure of any financial contributions or incentives offered to expedite this development. Additionally, I question the absence of input from the Toronto and Region Conservation Authority (TRCA) in this matter, given their mandate to protect our natural heritage. Their expertise and oversight are crucial in assessing the environmental impact of such developments.

While I respect the Bahá'í community's desire for a place of worship and assembly, I believe that preserving our natural landscapes should take precedence. I propose that alternative sites be considered for this development, ones that do not compromise our precious natural habitats. The existing ravine offers a serene environment where individuals can connect with nature, and it should remain undisturbed for all to enjoy.

Thank you for considering me and my fellow citizens' concerns. I want to trust that the Council will act in the best interest of our community and the environment in these days of upcoming elections.

Sincerely,-

Einat Netaneli | עינת נתנאלי

Markham.



Report to: General Committee

Meeting Date: February 11, 2025

SUBJECT: New User Fees
PREPARED BY: Jay Pak, Senior Manager Financial Planning and Reporting
 Ameen Khan, Manager, Operating Budgets

RECOMMENDATION:

- 1) That the report titled “New User Fees” be received; and,
- 2) That the new user fee, permit and fines as outlined in Appendix A be approved; and
- 3) That By-Law 2012-137, Licensing, Permit and Service Fees be amended to reflect the proposed fee changes as outlined in Appendix B (Table 1.1); and,
- 4) That By-Law 2002-276, To Impose Fees and Charges for Services or Activities provided or done by the City of Markham, be amended to reflect the proposed fee changes as outlined in Appendix B (Table 1.2); and,
- 5) That Schedule A of By-Law 2018-109, a by-law to regulate the use, alteration, and occupancy of highways within the City of Markham be amended with changes as outlined in Appendix B (Table 1.3); and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of the report is to obtain Council approval on the introduction of new user fees based on the City’s priorities, business requirements and operational needs as outlined in Appendix A – Schedule of New Fees.

BACKGROUND:

As per the City’s regular practice, the City’s user fees, permits and fine rates (“fees”) are reviewed and adjusted annually to incorporate changes based on the greater of Consumer Price Index (CPI) or escalating operating pressures including CUPE, Cost of Living Adjustments (COLA), utility rates and credit card merchant charges, where applicable. Fees are also reviewed for market competitiveness, as part of the City’s Excellence Through Efficiency and Effectiveness (E3) Program. The City’s fees are benchmarked against the relevant comparators, with the goal being to adjust the City’s fees at a minimum to be equivalent to the highest of the comparators. These administrative adjustments are factored into regular business processes, including the budget process.

As part of the recent market reviews undertaken by departments, City staff have identified opportunities to harmonize with peer jurisdictions where appropriate and introduce new fees that support delivery of the City’s program goals, policy priorities and business

requirements. The proposed fees align with comparators and factor in recovery of eligible costs, where appropriate.

DISCUSSION:

Based on this analysis, six departments have identified a total of 47 new fees to be included in the City's user fee by-laws as outlined in the table below:

Commission	Department	Fee Changes Requested
Community Services	Operations	4
	Environmental Services -	
	Waterworks	2
Community Services Total		6
Corporate Services	By-Law and Regulatory Services	3
Corporate Services Total		3
Development Services Commission	Arts Centres	11
	Museum	14
Development Services Commission Total		25
Office of the CAO	Fire and Emergency Services	13
Office of the CAO Total		13

*For details related to new fees, see Appendix A – Schedule of New Fees.

Summary of Proposed Fee Changes by Department

Operations:

Proposing to introduce 4 new road occupancy fees, and requisite fee descriptions, to recover the cost of labour and materials as incurred by the City in line with the City contract rates, as allowable under By-law 2018-109, a by-law to regulate the use, alteration, and Occupancy of Highways within the City of Markham.

Rationale: New fees are being introduced mainly to recover the cost of labour and materials.

*The new fee descriptions associated with the 4 new fees are outlined in Appendix B (Table 1.3).

Environmental Services - Waterworks:

- Seeking to introduce a new fee for dual camera inspection of private service and a fee for bulk water fob access.

Rationale: The new dual inspection fee will transfer economies of scale and efficiency to residents as it will allow for a dual inspection service for storm and sanitary pipes during a single site visit. The second fee relates to a charge for a fob (free on board) for commercial customers to access and purchase water from the City's bulk water sales station.

By-Law and Enforcement Services:

- Proposing to implement 2 new non-refundable processing fees under the "Permitting of Noise By-Law Exemption" for:

-
- Residential noise permits (per event)
 - Bar & Grills Restaurants noise permit (per season)
 - Proposing to implement a non-refundable processing fee for the review of residential tree removal permit applications.

Rationale: Seeking to introduce new processing fees for noise exemption permits for businesses (per season), residential events and for residential tree removal permits based on a market review and increased application volumes. Permits are currently being reviewed and issued by the City at no charge.

Arts Centre:

- Proposing to implement 11 new fees related to facility rentals at the Varley Art Gallery and McKay Arts Centre and programming such as family workshops.

Rationale: Seeking to introduce new fees based on a market review and demand for additional programming from client groups, such as family workshops. The City currently only offers programs geared towards adult, children, teen and pre-teen individually. Facility rental fees are also being introduced, such as overnight storage at the Arts Centres which was not previously levied.

Museum:

- Proposing to implement 14 new fees mainly related to facility rentals and new corporate memberships.

Rationale: New fees being proposed mainly to introduce rental charges for facilities where none were levied before. With regards to corporate memberships, it will provide corporations with the opportunity to align their brand with Markham Museum and enjoy exclusive benefits such as enhanced visibility, networking opportunities, and the chance to support meaningful community initiatives. Competitive scan completed against other facilities such as those in the City of Toronto.

Fire and Emergency Services:

- Seeking to implement new fees related to fire safety inspections and investigations.

Rationale: New Fire prevention fees being proposed based on a market review, and increased review volumes. New fees align fee structure with comparator municipalities. The City currently does not charge for these services.

FINANCIAL CONSIDERATIONS

Should the above noted fees be approved by Council, the requisite by-laws will be updated, and staff will monitor participation rates and identify any potential revenue changes for consideration as part of the 2026 budget.

HUMAN RESOURCES CONSIDERATIONS

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not applicable

BUSINESS UNITS CONSULTED AND AFFECTED:

All impacted business units were consulted in the preparation of this report.

RECOMMENDED BY:

Joseph Silva
Treasurer

Trinela Cane
Commissioner Corporate Services

ATTACHMENTS:

Appendix A – Schedule of New Fees

Appendix B – By-Law Updates

Appendix A - Schedule of New Fees

Department	Fee Description	Fee Basis	New Fee Rate	Count of Fees	Applicable By-Law	Rationale
Arts Centres	Children/Teen Workshop/Lecture	Per hour	\$ 30.00	1	2002-276	<ul style="list-style-type: none"> Expanding workshop/lecture series to children and teens based on market scan and demand from client groups. This series is currently already offered to adults. Introducing a new fee for after-hours to charge after the current flat fee daytime rate. Expanding to create new family program/workshop based on market review and demand from client groups. The City currently only offers programs geared towards adult, children, teen and pre-teen individually. Introducing new fee for vendors who wish to use Gallery's utilities. Currently, the City absorbs all utilities charges. New facility rental fee. Introducing a new rental fee, offering flexibility for exhibitions. There is an existing rental user fee for five days only. New facility rental fee.
	Courtyard (Hourly After Hours)	Per hour	\$ 167.00	1	2002-276	
	Family Full Day Program	Per family	\$ 80.00	1	2002-276	
	Family Half Day Program	Per family	\$ 44.00	1	2002-276	
	Family Workshop	Per hour	\$ 32.00	1	2002-276	
	McKay Garden Utilities (Flat Fee)	Per day	\$ 10.00	1	2002-276	
	McKay Gardens	Per hour	\$ 100.00	1	2002-276	
	McKay Main Floor After Hours	Per hour	\$ 50.00	1	2002-276	
	McKay Main Floor Per Day (10 AM to 4 PM) (Flat Fee)	Per day	\$ 200.00	1	2002-276	
	McKay Overnight Storage (Flat Fee)	Per night	\$ 100.00	1	2002-276	
	Varley Overnight Storage (Flat Fee)	Per night	\$ 100.00	1	2002-276	
Arts Centres Total				11		
By-Law and Enforcement Services	Permitting of Noise By-law exemptions - Businesses- Restaurants, Bar & Grill Processing Fee	Per Season	\$ 100.00	1	2002-276	<ul style="list-style-type: none"> Introducing a new fee for processing noise exemption permits for businesses and residential events based on a market review and increased application volumes. Businesses can apply for this permit on a per season basis (i.e., May to October) and Residents can apply for this permit on a per event basis. Permits are currently being reviewed and issued at no charge by the City. Introducing a new non-refundable fee for residential tree removal permit applications based on a market review of comparator municipalities. Permits are currently being reviewed and issued at no charge by the City.
	Permitting of Noise By-law exemptions - Residential Events (per event) Processing Fee	Per Event	\$ 69.00	1	2002-276	
	Residential Tree Removal Permit Processing Fee	Per Application	\$ 20.00	1	2012-137	
By-Law and Enforcement Services Total				3		
Fire and Emergency Services	File Administration leading to Posting of FPPA letter for Obstruction	N/A	\$ 383.00	1	2002-276	<ul style="list-style-type: none"> New Fire prevention fees being introduced based on a market review, and increased review volumes. New fees align fee structure with comparator municipalities. The City currently does not charge for these services.
	Fire Inspection Arising from A Public Complaint of a Repeated Unauthorized Occupancy Use of Home/Building ²	N/A	\$ 255.50	1	2002-276	
	Fire Inspection Arising from Public Complaint of a Confirmed Air B&B (Short Term Rentals in Homes)	N/A	\$ 255.50	1	2002-276	
	Fire Inspection Arising from Public Complaints as a Result of Homes Converted to More Than One Unit	N/A	\$ 255.50	1	2002-276	
	Fire Inspection: After 2nd Or Subsequent Inspection of Rooming Houses, Homes Converted to More Than One Unit and Air BnB (Short Term Rentals in Homes) ²	N/A	\$ 192.00	1	2002-276	
	Fire Inspections Arising from Public Complaint of a Confirmed Rooming Houses	N/A	\$ 255.50	1	2002-276	
	Fire Safety Plan Review: 2nd or subsequent revisions	N/A	\$192.00 per each additional review	1	2002-276	
	Inspection Fees for Registration of Basement Apartments	N/A	\$ 255.50	1	2002-276	
	Investigation Of an Open-Air Burning Complaint from Public/Fire Crews	N/A	\$ 192.00	1	2002-276	
	Outdated Key Lock Box Contents	N/A	\$ 128.00	1	2002-276	
	Smoke Control Report (OFC Section 7.3) Review plus one site visit	N/A	\$ 447.00	1	2002-276	
	Smoke Control Report (OFC Section 7.3) Review: per 2nd or Subsequent review and or site visit	N/A	\$ 319.50	1	2002-276	
	Vulnerable Occupancy Inspection	N/A	\$ 255.50	1	2002-276	
Fire and Emergency Services Total				13		

Appendix A - Schedule of New Fees

Department	Fee Description	Fee Basis	New Fee Rate	Count of Fees	Applicable By-Law	Rationale
Markham Museum	Corporate Membership - Emerging Leader	Per year	\$ 663.72	1	2002-276	<ul style="list-style-type: none"> To provide corporations with the opportunity to align their brand with Markham Museum and enjoy exclusive benefits such as enhanced visibility, networking opportunities, and the chance to support meaningful community initiatives. Emerging Leader membership is focused on small businesses while the Innovation Partner membership is geared towards larger companies. New fee for additional site tours/meetings beyond standard scope of work. Weddings offer three complimentary site tours. New fee for customers who do not wish to have alcohol during event (mostly for meetings) Set up/Tear Down Fee added for rentals of small ceremonies Fee added for rentals of small ceremonies Fee added for rentals of ceremonies Introducing a new fee to account for 5 hour rentals. There is an existing fee for two hours. Half wall can be used to separate spaces or make rooms like transportation Hall smaller or hide catering New fee for overnight storage for events New facility rental fee. New fee for using existing lights. Providing different options for guests who would like to use this space quickly. There is currently only a 2 hour option.
	Corporate Membership - Innovation Partner	Per year	\$ 1,327.43	1	2002-276	
	Administrative Charge	Per Hour	\$ 50.00	1	2002-276	
	Bandstand & Pavilion without alcohol (100 people max)	Per 2 hours	\$ 500.00	1	2002-276	
	Burkholder Field Set-up / Tear Down Fee Outdoor Ceremony Option	Per rental	\$ 100.00	1	2002-276	
	Burkholder House - Bridal Party Waiting Area (only in addition to ceremony)	Per 2 Hours	\$ 75.00	1	2002-276	
	Church Hall - Bridal Party Waiting Area (only in addition to ceremony)	Per 2 Hours	\$ 75.00	1	2002-276	
	Church Sanctuary Full Day Rental	Per 5 hours	\$ 960.00	1	2002-276	
	Half Wall Rental	Per rental	\$ 75.00	1	2002-276	
	Overnight Storage Fee	Per rental	\$ 250.00	1	2002-276	
	South Gallery Room Rental with alcohol	Per 2 hours	\$ 192.00	1	2002-276	
	South Gallery Room Rental without alcohol	Per 2 hours	\$ 96.00	1	2002-276	
	Specialty Lighting - Use	Per rental	\$ 50.00	1	2002-276	
	Wedding Photos External Only (1 Hour)	Per 1 hour	\$ 105.00	1	2002-276	
Museum Total				14		
Operations	Interlock Restoration	m ² - 4m ² minimum	\$ 100.00	1	2012-137 / 2018-109	<ul style="list-style-type: none"> To recover the cost of labour and materials as incurred by the City in line with the City contract rates, as allowable under Bylaw 2018-109 (by-law to regulate the use, alteration, and occupancy of highways within the City of Markham).
	Boulevard Restoration (Grading & Sod)	m ² - 4m ² minimum	\$ 50.00	1	2012-137 / 2018-109	
	Sign / Pole Relocation / Installation	Per Location	\$ 375.00	1	2012-137 / 2018-109	
	Mast Arm Replacement	Per Sign	\$ 1,450.00	1	2012-137 / 2018-109	
Operations Total				4		
Environmental Services - Waterworks	Dual Camera Inspection of Private Service	N/A	\$ 456.50	1	2002-276	<ul style="list-style-type: none"> New Fee to transfer economies of scale and efficiency to residents through introduction of dual camera inspection service for storm and sanitary pipes.
	Bulk Water Fob	N/A	\$ 45.00	1	2002-276	<ul style="list-style-type: none"> Fee to purchase a fob for commercial customers to access and purchase water from the City's bulk water sales station.
Waterworks - Total				2		
Grand Total				47		



By-law 2025-

To amend Bylaw 2012-137 being a by-law to impose licensing, permit and service fees, By-Law 2002-276, a by-law to impose fees and charges for services or activities provided or performed by the City of Markham, and By-law 2018-109 a by-law to regulate the use, alteration, and Occupancy of Highways within the City of Markham.

Please provide date of Council Resolution or Approval (mm/dd/year)- 2/25/2025

WHEREAS, it is necessary where authorities exist or where new authorities are granted to periodically add fees and charges as administrative and enforcement standard operating procedures are modified or enhanced;

AND WHEREAS Section 11 (1) of the Municipal Act, 2001, S. O. 2001, c. 25, as amended, authorizes a municipality to provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS Section 398 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended provides that fees and charges imposed by a municipality on a person constitute a debt of the person the municipality;

NOW THEREFORE the Council of the Corporation of the City of Markham enacts as follows:

1. THAT:
 - 1.1 The fees and charges listed in By-Law 2012-137 be updated to include the following (Table 1.1):
 - 1.2 The fees and charges listed in By-Law 2002-276 be updated to include the following (Table 1.2):
 - 1.3 The road occupancy fee descriptions listed Schedule A in By-Law 2018-109 be updated as following (Table 1.3):

Table 1.1 By-Law 2012-137 Updates

Department	Fee Description	Term	New Fee Rate	Applicable By-Law
By-Law and Enforcement Services	Residential Tree Removal Permit Processing Fee	Per Application	\$ 20.00	2012-137
Operations	Interlock Restoration	m ² - 4m ² minimum	\$ 100.00	2012-137
Operations	Boulevard Restoration (Grading & Sod)	m ² - 4m ² minimum	\$ 50.00	2012-137
Operations	Sign / Pole Relocation / Installation	Per Location	\$ 375.00	2012-137
Operations	Mast Arm Replacement	Per Sign	\$ 1,450.00	2012-137

Table 1.2 By-Law 2002-276 Updates

Department	Fee Description	Fee Basis	New Fee Rate	Applicable By-Law
Arts Centres	Children/Teen Workshop/Lecture	Per hour	\$ 30.00	2002-276
Arts Centres	Courtyard (Hourly After Hours)	Per hour	\$ 167.00	2002-276
Arts Centres	Family Full Day Program	Per family	\$ 80.00	2002-276
Arts Centres	Family Half Day Program	Per family	\$ 44.00	2002-276
Arts Centres	Family Workshop	Per hour	\$ 32.00	2002-276
Arts Centres	McKay Garden Utilities (Flat Fee)	Per day	\$ 10.00	2002-276
Arts Centres	McKay Gardens	Per hour	\$ 100.00	2002-276
Arts Centres	McKay Main Floor After Hours	Per hour	\$ 50.00	2002-276
Arts Centres	McKay Main Floor Per Day (10 AM to 4 PM) (Flat Fee)	Per day	\$ 200.00	2002-276
Arts Centres	McKay Overnight Storage (Flat Fee)	Per night	\$ 100.00	2002-276
Arts Centres	Varley Overnight Storage (Flat Fee)	Per night	\$ 100.00	2002-276
By-Law and Enforcement Services	Permitting of Noise By-law exemptions	Businesses- Restaurants, Bar & Grill processing Fee (per season)	\$ 100.00	2002-276
By-Law and Enforcement Services	Permitting of Noise By-law exemptions	Residential Events Processing Fee (per application)	\$ 69.00	2002-276
Fire and Emergency Services	File Administration leading to Posting of FPPA letter for Obstruction	N/A	\$ 383.00	2002-276
Fire and Emergency Services	Fire Inspection Arising from A Public Complaint of a Repeated Unauthorized Occupancy Use of Home/Building	N/A	\$ 255.50	2002-276
Fire and Emergency Services	Fire Inspection Arising from Public Complaint of a Confirmed Air B&B (Short Term Rentals in Homes)	N/A	\$ 255.50	2002-276
Fire and Emergency Services	Fire Inspection Arising from Public Complaints as a Result of Homes Converted to More Than One Unit	N/A	\$ 255.50	2002-276

Fire and Emergency Services	Fire Inspection: After 2nd Or Subsequent Inspection of Rooming Houses, Homes Converted to More Than One Unit and Air BnB (Short Term Rentals in Homes)	N/A	\$ 192.00	2002-276
Fire and Emergency Services	Fire Inspections Arising from Public Complaint of a Confirmed Rooming Houses	N/A	\$ 255.50	2002-276
Fire and Emergency Services	Fire Safety Plan Review: 2nd or subsequent revisions	N/A	\$192.00 per each additional review	2002-276
Fire and Emergency Services	Inspection Fees for Registration of Basement Apartments	N/A	\$ 255.50	2002-276
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Fire and Emergency Services	Outdated Key Lock Box Contents	N/A	\$ 128.00	2002-276
Fire and Emergency Services	Smoke Control Report (OFC Section 7.3) Review plus one site visit	N/A	\$ 447.00	2002-276
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Markham Museum	Burkolder House - Bridal Party Waiting Area (only in addition to ceremony)	Per 2 Hours	\$ 75.00	2002-276
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Markham Museum	Church Sanctuary Full Day Rental	Per 5 hours	\$ 960.00	2002-276
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Markham Museum	Overnight Storage Fee	Per rental	\$ 250.00	2002-276
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Markham Museum	Specialty Lighting - Use	Per rental	\$ 50.00	2002-276
Markham Museum	Wedding Photos External Only (1 Hour)	Per 1 hour	\$ 105.00	2002-276
Environmental Services - Waterworks	Dual Camera Inspection of Private Service	N/A	\$ 456.50	2002-276
Environmental Services - Waterworks	Bulk Water FOB	N/A	\$ 45.00	2002-276

Table 1.3 By-Law 2018-109 Update

FEE ITEM		TERM	CONDITIONS
Road Occupancy			
Curb & Culvert Modifications			
1. Interlock Restoration*	m ²		Min. charge 4 m ²
2. Boulevard Restoration*	m ²		Min. charge 4 m ²
Miscellaneous			
3. Sign/Pole Relocation/Installation*	Per Location		Where relocation of street sign and pole needed to accommodate construction activities
4. Mast Arm Replacement*	Per Sign		To replace mast arm when damaged due to construction activities or other incidents
* Charge to be adjusted annually to reflect tendered prices for contracted services being provided			

NOTE:

See Licensing, Permit and Service Fees By-law 2012-137, most recent amendment, for fee rates, City Tree Replacement Criteria

Read a first, second, and third time and passed on _____.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



[Delete page if not required]

EXPLANATORY NOTE

BY-LAW NO: 2024-xxxxxxxxxx
xx By-law

Title
Description

Insert Details below.



Report to: Development Services Committee

Report Date: February 11, 2025

SUBJECT: RECOMMENDATION REPORT, National Spiritual Assembly of the Baha'i of Canada, Official Plan and Zoning By-law Amendment Applications to permit the development of a new Bahá'í National Centre and Canadian National Temple at 7200 and 7290 Leslie Street (Ward 1)

File PLAN 22 262723

PREPARED BY: Rick Cefaratti, MCIP, RPP, Acting Development Manager, West District, ext. 3675

REVIEWED BY: Stephen Lue, MCIP, RPP, Senior Development Manager, ext. 2520

RECOMMENDATION:

1. THAT the February 11, 2025, report titled, "RECOMMENDATION REPORT, National Spiritual Assembly of the Baha'i of Canada, Official Plan and Zoning By-law Amendment Applications to permit the development of a new Bahá'í National Centre and Canadian National Temple at 7200 and 7290 Leslie Street (Ward 1), File PLAN 22 262723", be received;
2. THAT the Official Plan Amendment application submitted by National Spiritual Assembly of the Baha'i of Canada, be approved and that the draft Official Plan Amendment, attached hereto as Appendix 'A', be finalized and brought forward to a future Council meeting to be adopted without further notice;
3. THAT the Zoning By-law Amendment application submitted by National Spiritual Assembly of the Baha'i of Canada, be approved and that the draft Zoning By-law Amendment, attached hereto as Appendix 'B', be finalized, and brought forward to a future Council meeting to be enacted without further notice;
4. AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

This report recommends approval of the Official Plan and Zoning By-law Amendment applications (the "Applications") submitted by National Spiritual Assembly of the Baha'i of Canada ("the Owner") for the lands located on the west side of Leslie Street adjacent to the German Mills Meadow (the "Subject Lands"). The Owner proposes to develop a new Bahá'í National Centre building that includes administrative offices, meeting rooms, and lodging facilities at 7200 Leslie Street, and a National Temple building for the Bahá'í faith at 7290 Leslie Street (the "Proposed Development"). The surface parking located Don Valley Education property at 7015 Leslie Street will provide additional off-site, overflow parking during special events associated with the Baha'i, if required.

The Subject Lands are an appropriate location for the Proposed Development. The Owner demonstrated that the proposed amendments to the Official Plan and Zoning By-law are consistent with the intent of provincial policy, the York Region Official Plan, and the Markham Official Plan 2014. The Owner demonstrated that a comprehensive compensation and restoration plan of the

natural heritage system will be provided, and that a feasible safe access solution can be provided to the satisfaction of the Toronto and Region Conservation Authority.

PURPOSE:

This report recommends approval of the Applications submitted by the Owner to permit the Proposed Development on the Subject Lands.

PROCESS TO DATE:

- November 30, 2022: Staff deemed the Applications complete
- May 23, 2023: Statutory Public Meeting (1) held for 7200 and 7290 Leslie Street
- January 24, 2024: Thornhill Sub-Committee meeting #1 was held
- April 9, 2024: Thornhill Sub-Committee meeting #2 was held
- May 2, 2024: The Ward 1 Councillor hosted a Community Information Meeting
- May 28, 2024: Statutory Public Meeting (2) held to include 7015 Leslie Street

The 120-day period set out in the *Planning Act* before the Owner can appeal the Applications to the Ontario Land Tribunal (“OLT”) for a non-decision ended on March 30, 2023. Accordingly, the Owner is able to appeal the Applications to the OLT.

If the DSC supports the Applications, the planning process will include the following steps:

- Official Plan and Zoning By-law Amendment instruments approval at a future Council Meeting
- Submission and approval of a future Site Plan application

BACKGROUND:

Location and Area Context

Figures 1 to 3 show the 16.56 ha (40.9 ac) Subject Lands located on the west side of Leslie Street (7200 and 7290 Leslie Street), approximately 520 m (1,706 ft) north of Steeles Avenue, and the northeast corner of Leslie Street and Steeles Avenue (7015 Leslie Street), containing the following:

- 7200 Leslie Street: the existing administration building for the Baha’i faith
- 7290 Leslie Street: the existing log cabin style detached dwelling; a detached garage
- 7015 Leslie Street: the existing Don Valley Education Centre (programmed for plenary sessions, small study groups, educational and service events, and other community outreach programs, such as youth day camps, arts and craft activities, outdoor play, and recreation); surface parking; a recreational building; tennis courts (former site of the Adventure Valley Day Camp and the Mayfield Tennis Club).

The Subject Lands contain natural heritage resources and woodland features and are located within a regulated area of the Toronto and Region Conservation Authority (“TRCA”).

Figures 4 and 5 conceptually show the Proposed Development, as summarized below

Table 1: the Proposed Development	
Gross Floor Area:	National Centre Building (7200 Leslie Street): 5,163 m ² Temple Building (7290 Leslie Street): 650 m ²

Table 1: the Proposed Development

Maximum Building Height:	National Centre Building (7200 Leslie Street): 5.2 m Temple Building (7290 Leslie Street): 25 m
Parking Spaces:	110
Access	Vehicular and pedestrian access to Leslie Street

OPTIONS/ DISCUSSION:***The Proposed Development is consistent with the Provincial Planning Statement, 2024 (the “2024 PPS”)***

The 2024 PPS provides direction on matters of Provincial interest related to land use planning and development. These matters, in part, include building strong healthy communities. The Owner has demonstrated that there will be no negative impacts to natural heritage features and that safe access and egress can be provided for the Proposed Development.

The Proposed Development conforms to the 2022 York Region Official Plan (the “2022 ROP”)

The 2022 ROP designates the Subject Lands ‘Urban Area’ on Map 1 – Regional Structure, which permits a wide range of land uses including residential, commercial, employment, and institutional uses as well as places of worship. Map 1A – Land Use Designations designates the Subject Lands ‘Community Area’, which are areas where many residents, personal services, retail, arts, culture, recreational facilities and human services needs would be located. The Proposed Development includes uses that are contemplated under the ‘Community Area’ designation at a scale that is considered compatible with the surrounding area.

The Owner proposes a revised Greenway Boundary in the Markham Official Plan 2014 (the “Official Plan”)

The Owner proposes to redesignate portions of the Subject Lands from “Greenway” to “Residential Low Rise” and to facilitate the development of the House of Worship/ Temple building. In addition, the Owner proposes to add site-specific policies in Section 9.18 of the Official Plan to permit the development of a new Bahá’í National Centre on 7200 Leslie Street and the Canadian National Temple and a Bahá’í House of Worship/Temple building at 7290 Leslie Street. The proposed Official Plan Amendment will require modifications to Maps 1, 3, 4, 5, and 6 of the Official Plan to properly reflect the extent of key natural heritage features, hazard lands, and the Greenway System within the Subject Lands.

Staff further notes that although Leslie Street north of Steeles Avenue is not an arterial road, the Subject Lands can accommodate the Proposed Development, which will increase in scale and intensity from established land use for the Baha’i faith since the 1960s. This issue is discussed later in this report.

The Owner proposes to remove the Subject Lands from By-laws 1767, 2612 and 304-97 and incorporate them into By-law 177-96, as amended

The Owner proposes a Zoning By-law Amendment to permit the Proposed Development with site-specific exceptions including, but are not limited to, the following:

- Permit Maximum Building Heights at 7200 Leslie Street (7.6 m); 7290 Leslie Street (25 m)
- Permit accessory uses such as temporary lodging, residences for faith group leaders
- Place of Worship
- Combined parking for 7200 and 7290 Leslie Street

The section below identifies how the matters raised throughout the review process, including those raised at the Thornhill Sub-Committees meeting, the statutory Public Meetings, and Community Information Meeting, have been resolved or considered

a) Residents expressed concerns regarding the environmental impact or ecological loss of the Proposed Development on the surrounding natural areas

The Owner submitted a comprehensive, multi-season Environmental Impact Study (the “EIS”) to evaluate the ecology of the site and surrounding natural heritage system. The terms of reference for the EIS were developed in conjunction with the City’s Natural Heritage staff and the TRCA. Based on a review of the EIS submission, Staff opine that the Proposed Development will not adversely impact the natural heritage system and that the Owner’s proposed compensation for the removal of existing vegetation to accommodate the Proposed Development will result in a net overall ecological gain.

The City retained an independent third-party reviewer to undertake a Peer Review of the Applications from an environmental perspective. The Peer Reviewer has confirmed that the submitted EIS provided sufficient information to evaluate the significance of key natural heritage and hydrologic features on the Subject Lands and commented that the information demonstrates that the environmental work supports approval of the proposed amendments to the Official Plan and Zoning By-law to facilitate the Proposed Development. In addition, the Peer Reviewer confirmed that the proposed removal of portions of the existing woodlot is appropriate subject to compensation being provided and that the Proposed Development will have a minimal impact on adjacent woodlands as well as that the proposed modifications to Leslie Street will provide safe access and egress while addressing parking and car and pedestrian user conflicts.

Although the Proposed Development will require the removal of 0.5 ha of woodlands to facilitate the place of worship and the encroachment of 0.2 ha of valley lands to facilitate the parking area adjacent to the existing log house dwelling at 7290 Leslie Street, Staff opine that any ecological impacts will be appropriately mitigated and compensated through ecological restoration, including meadow/forest/riparian restoration and invasive species management. A net gain in both the area of natural heritage features and Greenway System area is anticipated as a result of the full implementation of these Applications.

The proposed compensation demonstrates the many opportunities on the Subject Lands to reduce the existing impact of invasive species, create new habitats, and remove impermeable surfaces to improve the overall ecological health of the German Mill Creek corridor, which is in keeping with directions promoted in the Don River Watershed Plan and to the benefit of the local environment. Furthermore, Staff confirmed that although the proposed parking area is within the TRCA regulated area, it is in the residential designation, and outside the floodplain, slope and erosion hazards. The redevelopment of the residential designation for parking can be achieved with minimal impact on the adjacent woodlands. The creation of parking here supports

the removal of some existing parking at 7015 Leslie that is within the flood hazard, and as such, is consistent with provincial policy.

The Owner will be required submit , detailed restoration plans, which must be phased to identify any ecological impacts associated from the Proposed Development, and identify compensation measures. TRCA and City staff recommend that a Holding (“H”) Provision in the Zoning By-law Amendment includes the requirement that a Landscape Restoration and Enhancement Strategy be submitted to the satisfaction of the City. The implementation and long-term maintenance of the landscape restoration and enhancement works will be secured through an agreement during the Site Plan Approval process.

b) Concerns expressed regarding the provision of emergency access through the meadow at German Mills Park

The Owner’s original development concept plan proposed an emergency access route through German Mills Settler’s Park. Concerns were raised that this emergency road would have a negative impact on wildlife. The Owner has since revised the Proposed Development to remove any reference to an emergency access route through this park.

The Owner has conceptually demonstrated, to the satisfaction of the City and the TRCA, that safe access can be provided to the Proposed Development by raising the low points of Leslie Street that are currently within the floodplain, whereby safe access can be provided to the Subject Lands and the residential properties along Waterloo Court. Staff support that the raising of Leslie Street will avoid impacts and fragmentation of the core meadow habitat area at German Mills Settler’s Park.

To ensure that safe access and egress is achieved prior to development, the TRCA and City staff recommend that a Holding (“H”) Provision be included in the Zoning By-law Amendment that would require the Owner to enter into any necessary agreement(s) to raise Leslie Street, to the satisfaction of the City and the TRCA

c) Concerns expressed regarding the existing condition of Leslie Street north of Steeles Avenue and the potential for a connection to the existing Lake-to-Lake Cycling Route and Walking Trail Network

The lake-to-lake trail is a 121 km recreational and commuter trail that connects Lake Simcoe to Lake Ontario and represents a key north-south spine in York Region and the City of Toronto, which supports the City’s multi-use pathway along Leslie Street and John Street, and a multi-use trail through the German Mills Settlers Park. This trail supports the City of Toronto’s active transportation network and connects to the Greenbelt Route, PanAm Path, and Waterfront Trail, destinations like transit hubs, and other attractions like beaches, community centres, and parks. The Owner confirmed that they will contribute to improvements to Leslie Street including the provision of a dedicated sidewalk and bike lane within the Leslie Street right-of-way to separate vehicular traffic from cyclists and pedestrians as an enhancement to this trail.

d) Concerns raised regarding unorganized parking at the terminus of Leslie Street

Staff recommend that as part of the improvements to Leslie Street, that separated multi-use pathway and on-street layby parking be incorporated within the right-of-way. These elements will be considered as part of the detailed design review for Leslie Street.

e) Residents expressed concerns with increased traffic generated by the Proposed Development and lack of available parking

Staff reviewed the Owner's transportation impact assessment and supports the conclusion that the proposed parking supply (110 spaces), in conjunction with the available off-site parking lot at the Don Valley Education Centre at 7015 Leslie Street that includes approximately 100 spaces, will be sufficient to accommodate the Proposed Development. Furthermore, to secure the proposed measures in the Traffic Management Plan and Transportation Demand Management Plan, Staff recommend that a Holding ("H") Provision be included in the zoning by-law requiring the Owner to execute an agreement with the City to submit and implement a Traffic Management Plan and a Transportation Demand Management Plan to the satisfaction of the City.

f) Concerns expressed regarding the Proposed Development not meeting locational criteria for Places of Worship

The criteria in policy 8.13.7 of the Official Plan specifies that Places of Worship and associated buildings be located at the intersection of an arterial road with another public road. The intent of this policy was established to mitigate adverse impacts on traffic and parking on adjacent uses. Staff note that the main access for the Proposed Development from Leslie Street will not require additional vehicular access for the Proposed Development through other local roads. Staff opine that based on the Development Concept Plan submitted with the Applications, there will be adequate on-site parking and additional off-site parking available at 7015 Leslie Street to mitigate any potential overflow parking on Leslie Street or Waterloo Court. Staff support that the Proposed Development meets the intent of the location criteria, which will not impact the surrounding area.

g) Concerns regarding scale and compatibility of Proposed Development

Concerns were raised relating to the height and scale of the proposed temple building at 7290 Leslie Street and the Owner has responded as follows:

- i) reduced building height from 30 m to 25 m to ensure it is generally in line with the heights of the surrounding vegetation
- ii) reduced overall gross floor area from 1,000 m² to 600 m²
- iii) shifted the building west to minimize any construction impacts or encroachments to the vegetation protection zones
- iv) increased the south side yard setback from the new administration building (7200 Leslie Street) from 4 m to 4.5 m to accommodate additional tree plantings to reduce visual permeability of this building to the residential properties on Waterloo Court.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Applications align with the strategic priorities for growth management of the environment, and transportation in the context of a safe, sustainable and complete community.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Applications were circulated to various departments and external agencies and their requirements and comments have been taken into consideration.

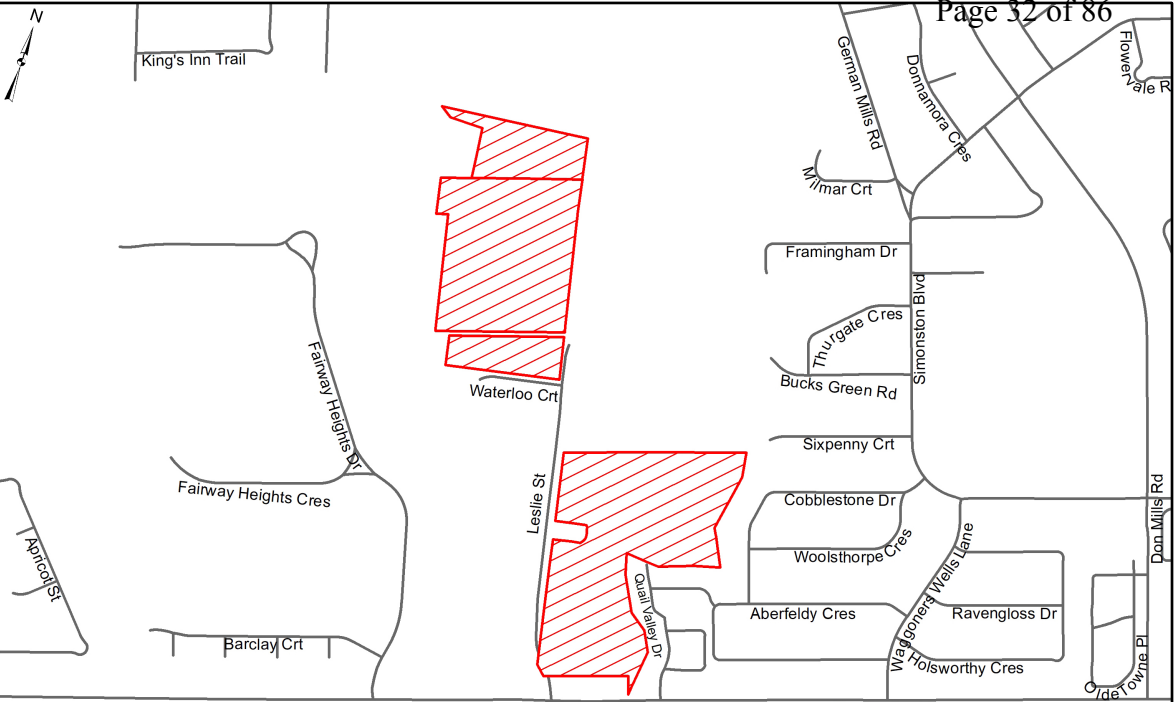
RECOMMENDED BY:

Giulio Cescato, RPP, MCIP
Director of Planning and Urban Design

Arvin Prasad, RPP, MCIP
Commissioner of Development Services

ATTACHMENTS:

Figure 1: Location Map
Figure 2: Area Context and Zoning
Figure 3: Aerial Photo and Context
Figure 4: Proposed Development Concept Plan
Figure 5: Conceptual Rendering – Temple Building
Appendix 'A': Draft Official Plan Amendment
Appendix 'B': Draft zoning By-law Amendment




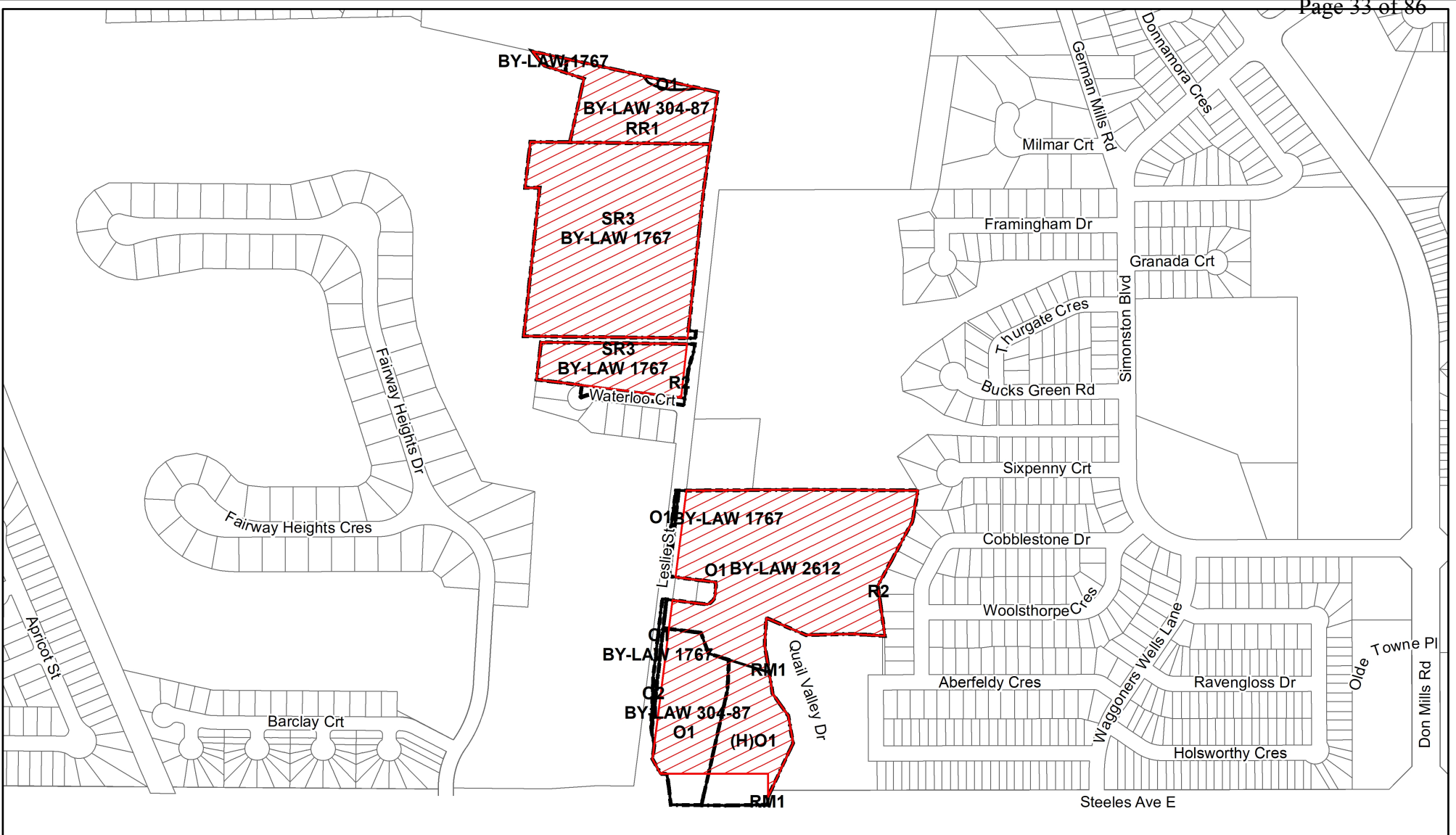
 SUBJECT LANDS

FIGURE No. 1



AREA CONTEXT / ZONING

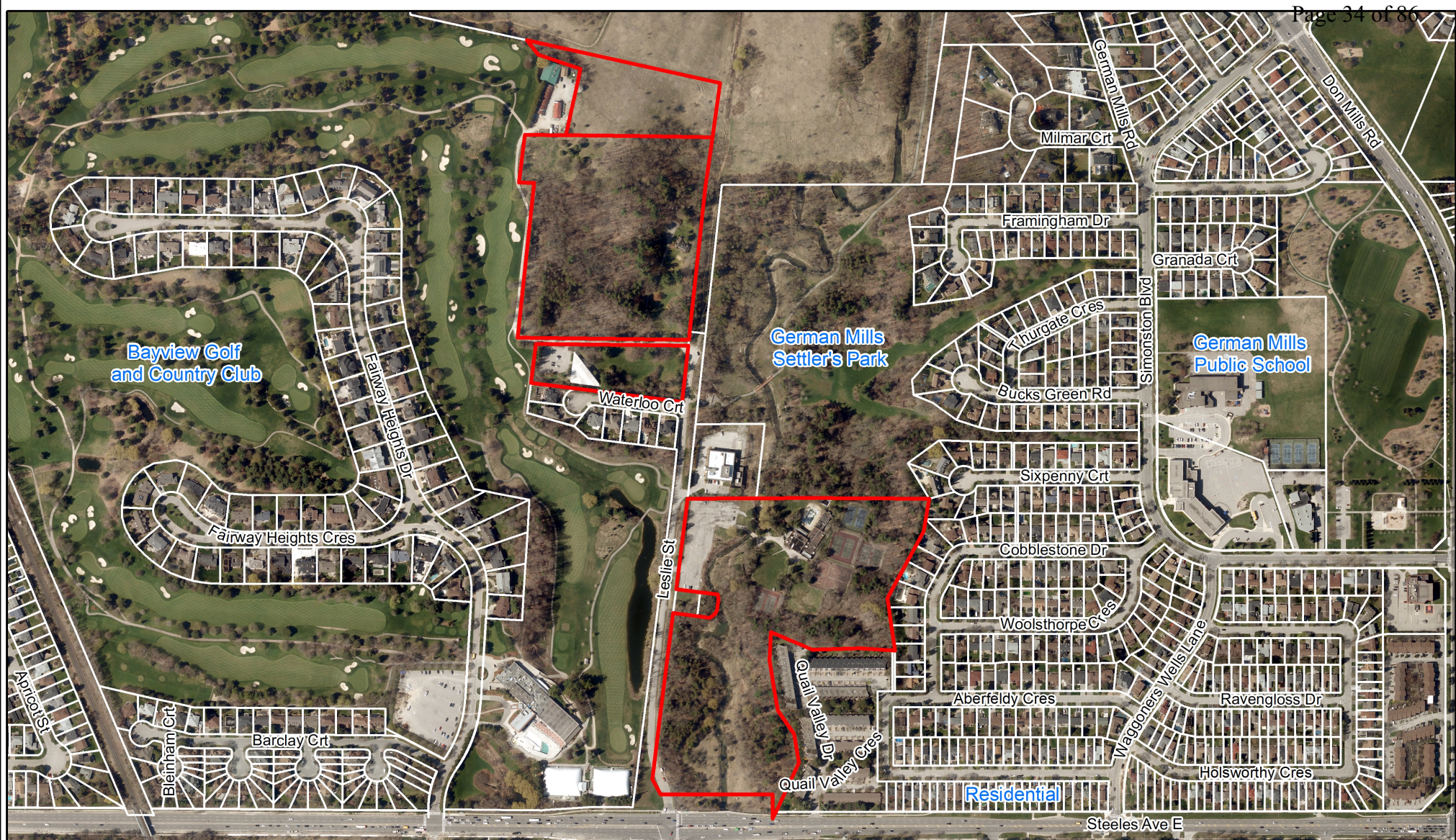
APPLICANT: National Spiritual Assembly of the Baha'i of Canada
7015, 7200 & 7290 Leslie Street

FILE No. PLAN 22 262723

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SUBJECT LANDS






AERIAL PHOTO (2024)

APPLICANT: National Spiritual Assembly of the Baha'i of Canada
7015, 7200 & 7290 Leslie Street

FILE No. PLAN 22 262723

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 SUBJECT LANDS





DEVELOPMENT CONCEPT PLAN

APPLICANT: National Spiritual Assembly of the Baha'i of Canada
7015, 7200 & 7290 Leslie Street

FILE No. PLAN 22 262723

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CONCEPTUAL RENDERING - TEMPLE BUILDING

APPLICANT: National Spiritual Assembly of the Baha'i of Canada
7015, 7200 & 7290 Leslie Street

FILE No. PLAN 22 262723

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CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. XXX

To amend the City of Markham Official Plan 2014, as amended.

(National Spiritual Assembly of the Baha'is of Canada, 7200 and 7290 Leslie Street)

DRAFT

February 2025

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. XXX

To amend the City of Markham Official Plan 2014, as amended.

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2025-XX in accordance with the *Planning Act*, R.S.O., 1990 c. P.13, as amended, on the 25th day of February 2025.

Kimberley Kitteringham
City Clerk
(Signed)

Frank Scarpitti
Mayor



By-law 2025-XX

Being a by-law to adopt Amendment No. XXX
to the City of Markham Official Plan 2014, as amended

THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM, IN ACCORDANCE WITH THE PROVISIONS OF THE *PLANNING ACT*, R.S.O., 1990 HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. XXX to the City of Markham Official Plan 2014, as amended, attached hereto, is hereby adopted.
2. THAT this by-law shall come into force and take effect on the date of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS 25th DAY OF FEBRUARY 2025.

Kimberley Kitteringham
City Clerk
(Signed)

Frank Scarpitti
Mayor

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DRAFT

PART I – INTRODUCTION

(This is not an operative part of the Official Plan Amendment No. **XXX**)

PART I – INTRODUCTION

1.0 GENERAL

- 1.1. PART I – INTRODUCTION, is included for information purposes and is not an operative part of this Official Plan Amendment.
- 1.2. PART II – THE OFFICIAL PLAN AMENDMENT, constitutes Official Plan Amendment No. XXX to the City of Markham Official Plan 2014, as amended. Part II is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment applies to 8.5 hectares (21.0 acres) of land municipally known as 7200 and 7290 Leslie Street (the “Subject Lands”). The Subject Lands are located on the west side of Leslie Street, north of Steeles Avenue East.

3.0 PURPOSE

The purpose of this Official Plan Amendment is to redesignate portions of the Subject Lands from “Greenway” to “Residential Low Rise” and other portions of the Subject Lands from “Residential Low Rise” to “Greenway”, and to add site-specific policies in Section 9.18 of the Official Plan to permit the development of a new Bahá’í National Centre on lands addressed 7200 Leslie Street and the Canadian National Temple or a Bahá’í House of Worship on lands addressed 7290 Leslie Street. The Official Plan Amendment modifies Map 1, Map 3, Map 4, Map 5 and Map 6 and clarifies the accessory uses, the application of minimum vegetation zones, future restoration and compensation, safe access requirements, and design principles for trails within the City’s Greenway system.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The Subject Lands are designated “Residential Low Rise” and “Greenway” on Map 3 – Land Use in the City of Markham Official Plan 2014, as amended, and are within the Site-Specific Policy Area 9.18 – Thornhill. The Official Plan Amendment is necessary to better reflect the extent of natural heritage features and hazards on the Subject Lands.

The proposed amendment is supported by extensive technical studies and environmental surveys to establish the extent and location of hazard lands and key natural heritage features and functions on the Subject Lands. In accordance with Official Plan policies 3.1.1.3 and 3.1.1.4, refinements and modifications to the Greenway System are permitted when supported by an

environmental impact study. The environmental impact study prepared in support of the application confirms a portion of the land in the southwest corner of 7290 Leslie Street contains a cultural woodland community that is not significant habitat nor located within the valleyland. Compensation and restoration are proposed in support of removal of these lands from the Greenway designation that will result in a net ecological gain to the natural heritage network and a net gain to the lands designated Greenway on the property. The Proposed Development is consistent with the policies of the Provincial Planning Statement, 2024 (the "PPS") as the Subject Lands are located within a defined Settlement Area and the Proposed Development will facilitate safe access and egress for all properties along on Leslie Street between the German Mills Settlers Park and Steeles Avenue East.

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PART II – THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. XXX)

PART II – THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

1.1 The following maps of Part I of the City of Markham Official Plan, 2014, as amended, are hereby amended as follows:

- a) Map 1 – Markham Structure is amended by redesignating a portion of the lands identified as “Greenway” to “Neighbourhood Area” and from “Neighbourhood Area” to “Greenway” as shown on Schedule “A” attached.
- b) Map 3 – Land Use is amended by redesignating a portion of the lands designated as “Greenway” to “Residential Low-Rise” and from “Residential Low-Rise” to “Greenway” designation as shown on Schedule “B” attached.
- c) Map 4 – Greenway System is amended by removing a portion of the land identified as “Natural Heritage Network” and “Greenway System Boundary” and adding a portion of the land identified as “Natural Heritage Network” and “Greenway System Boundary” as shown on Schedule “C” attached.
- d) Map 5 – Natural Heritage Features and Landforms is amended by removing a portion of the land identified as “Woodlands” and “Greenway System Boundary” as shown on Schedule “D” attached.
- e) Map 6 – Hydrologic Features is amended by removing a portion of the land identified as “Other Greenway System Lands” and “Greenway System Boundary” as shown on Schedule “E” attached.

1.2 Section 9.18 of Part I of the City of Markham Official Plan, 2014, as amended, is hereby amended by:

- a) Amending Section 9.18.1 to add a reference in Figure 9.18.1 to a new Section 9.18.XX as follows:

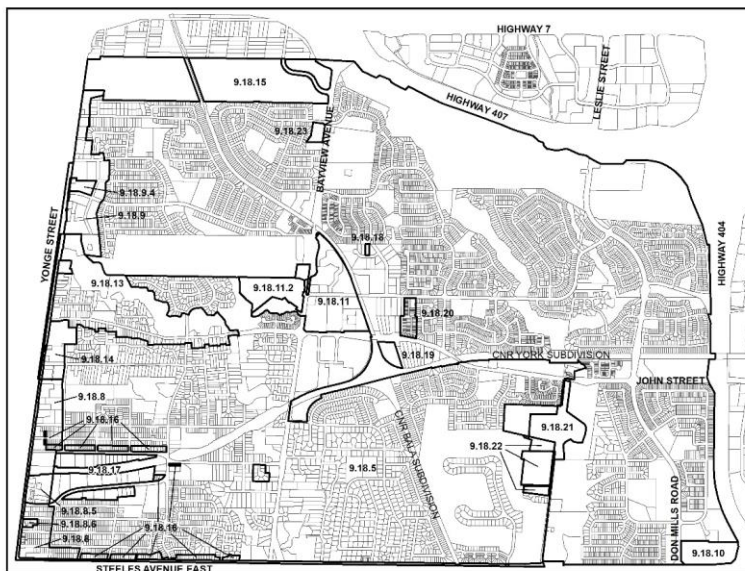


Figure 9.18.1

b) Adding a new subsection 9.18.22 and a new Figure 9.18.22 as follows:

“9.18.22 7200 and 7290 Leslie Street

The following provisions shall apply to the lands located at 7200 and 7290 Leslie Street as shown in Figure 9.18.22:

- a) Place of Worship, Place of Worship administrative offices, and associated accessory uses including meetings rooms, classrooms, assembly areas, kitchen, temporary lodging rooms for visiting members, and separate welcome and reception buildings and facilities shall be permitted.
- b) Notwithstanding Policy 3.1.1.10 and 3.3.2.22, a reduced minimum vegetation protection zone from the significant woodland around the proposed parking area at 7290 Leslie Street, subject to the submission of a satisfactory environmental impact study.
- c) Trails shall be permitted within the Greenway System and shall be designed to minimize ecological impacts in accordance with Policy 3.1.1.9 and shall satisfy geotechnical engineering requirements to the satisfaction of Toronto and Region Conservation Authority
- d) Notwithstanding Policy 3.1.1.9, low impact development measures and infrastructure are permitted within the minimum vegetation protection zone provided the design satisfies geotechnical engineering requirements to

the satisfaction of Toronto and Region Conservation Authority and supports the ecological integrity of the Greenway System to the satisfaction of the City of Markham

- e) Notwithstanding Policy 8.2.3.4, the maximum building height for a Place of Worship at 7290 Street shall be 25 metres.

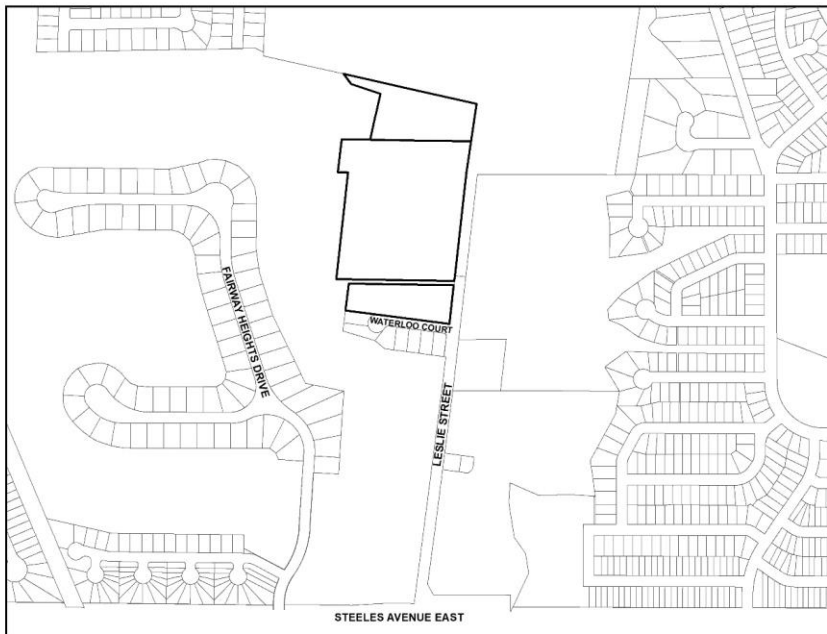


Figure 9.18.22

2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the City of Markham 2014 Official Plan, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

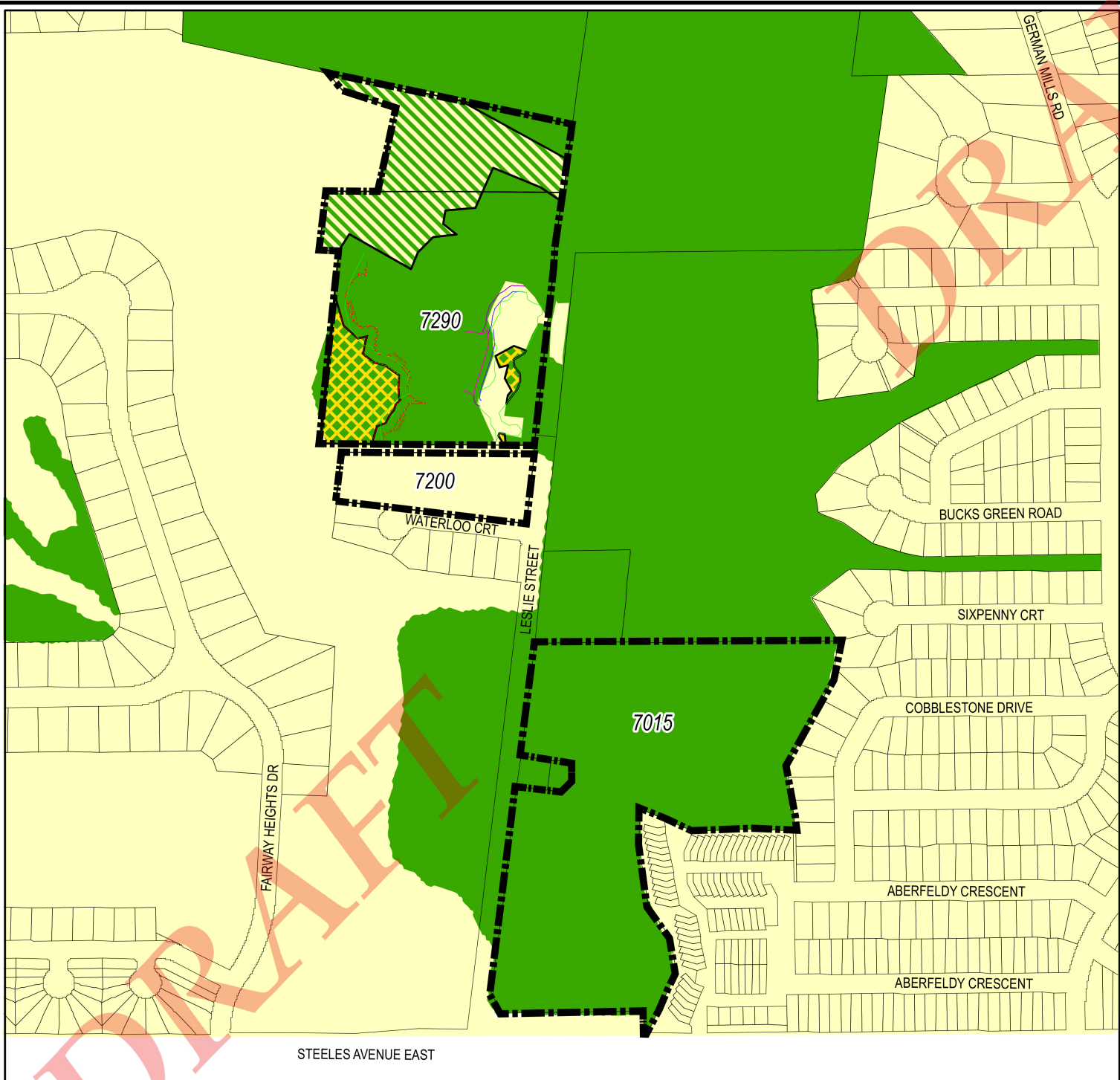
This Amendment shall be implemented by an amendment to the Zoning By-law and Site Plan approval and other Planning Act approvals, in conformity with the provisions of this Amendment.

This Amendment to the City of Markham Official Plan 2014, as amended, is exempt from approval by the Region of York. Following adoption of the Amendment, notice of Council's decision will be given in accordance with the Planning Act, and the decision of Council is final, if a notice of appeal is not received before or on the last day for filing an appeal.

Commented [LA1]: Delete if the amendment is not exempt from Regional approval.



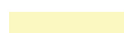
Prior to Council's decision becoming final, this Amendment may be modified to incorporate technical amendments to the text and associated figure(s) and schedule(s). Technical amendments are those minor changes that do not affect the policy or intent of the Amendment. The notice provisions of Section 10.7.5 of the 2014 Markham Official Plan, as amended, shall apply.

Proposed Amendments to the City of Markham Official Plan 2014
Map "1" Markham Structure

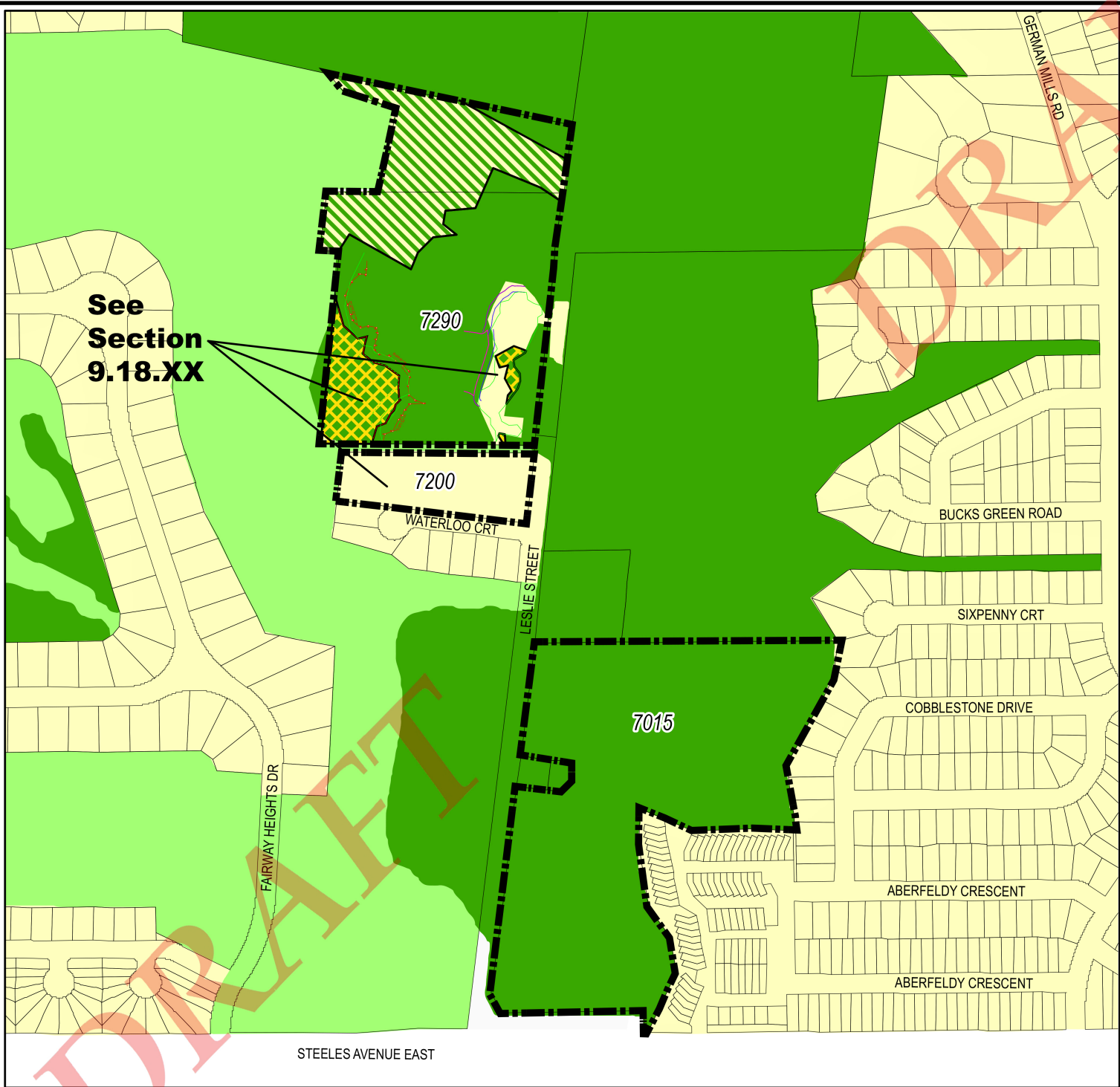


AMENDMENT TO MAP 1 – MARKHAM STRUCTURE CITY OF MARKHAM OFFICIAL PLAN 2014, as amended



-  BOUNDARY OF AREA COVERED BY THIS AMENDMENT
-  GREENWAY SYSTEM
-  RE-DESIGNATE FROM "GREENWAY SYSTEM" TO "NEIGHBOURHOOD AREA"
-  NEIGHBOURHOOD AREA
-  RE-DESIGNATE FROM "NEIGHBOURHOOD AREA" TO "GREENWAY SYSTEM"

Proposed Amendments to the City of Markham Official Plan 2014
Map "3" Land Use



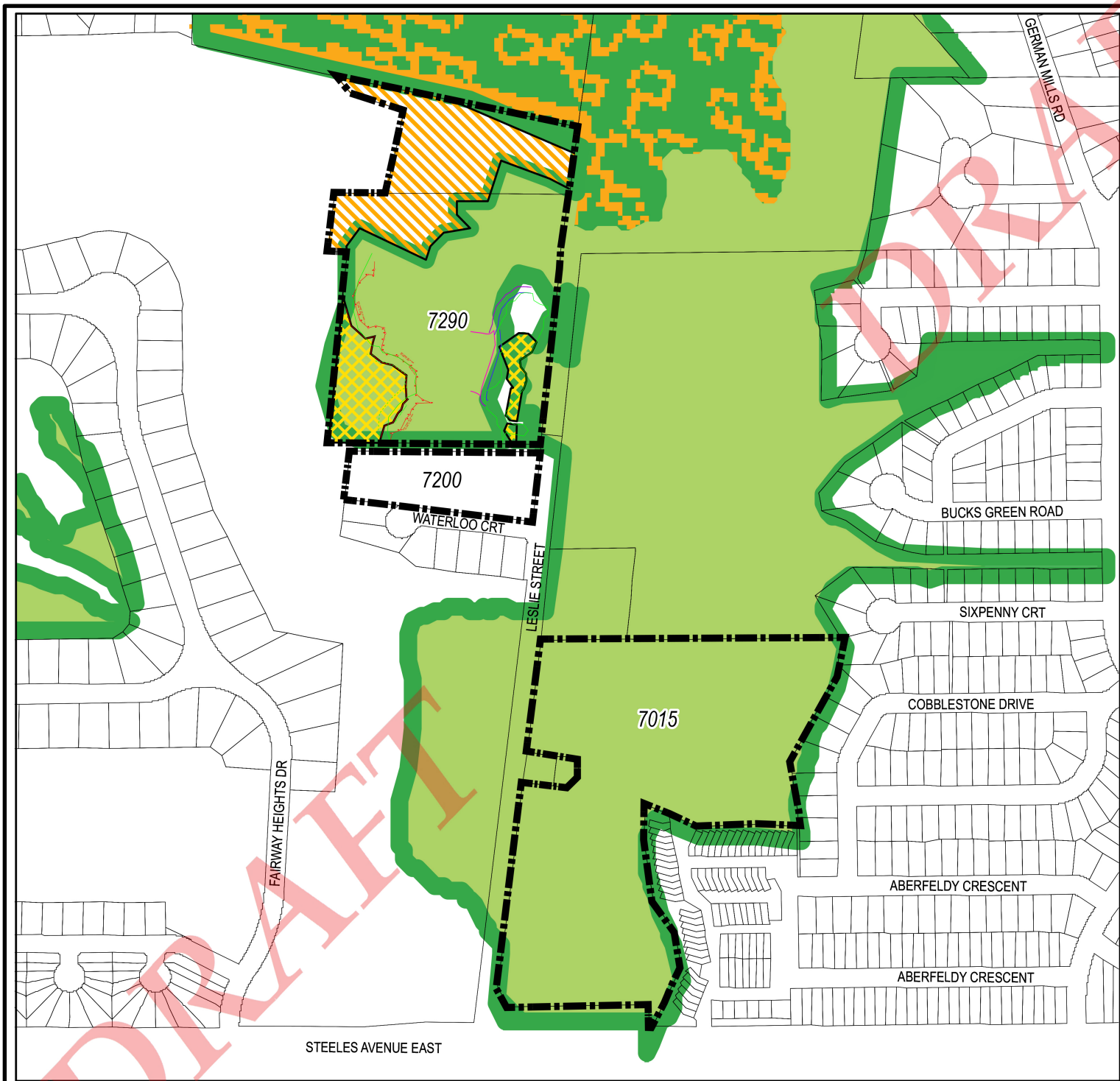
AMENDMENT TO MAP 3 – LAND USE CITY OF MARKHAM OFFICIAL PLAN 2014

BOUNDARY OF AREA COVERED BY THIS AMENDMENT

- | | | |
|--|--|--|
| <p> GREENWAY</p> <p> RESIDENTIAL LOW RISE</p> | <p> RE-DESIGNATE FROM "GREENWAY" TO "RESIDENTIAL LOW RISE (EXCEPTION 9.18.XX)"</p> <p> RE-DESIGNATE FROM "RESIDENTIAL LOW RISE" TO "GREENWAY"</p> | |
|--|--|--|



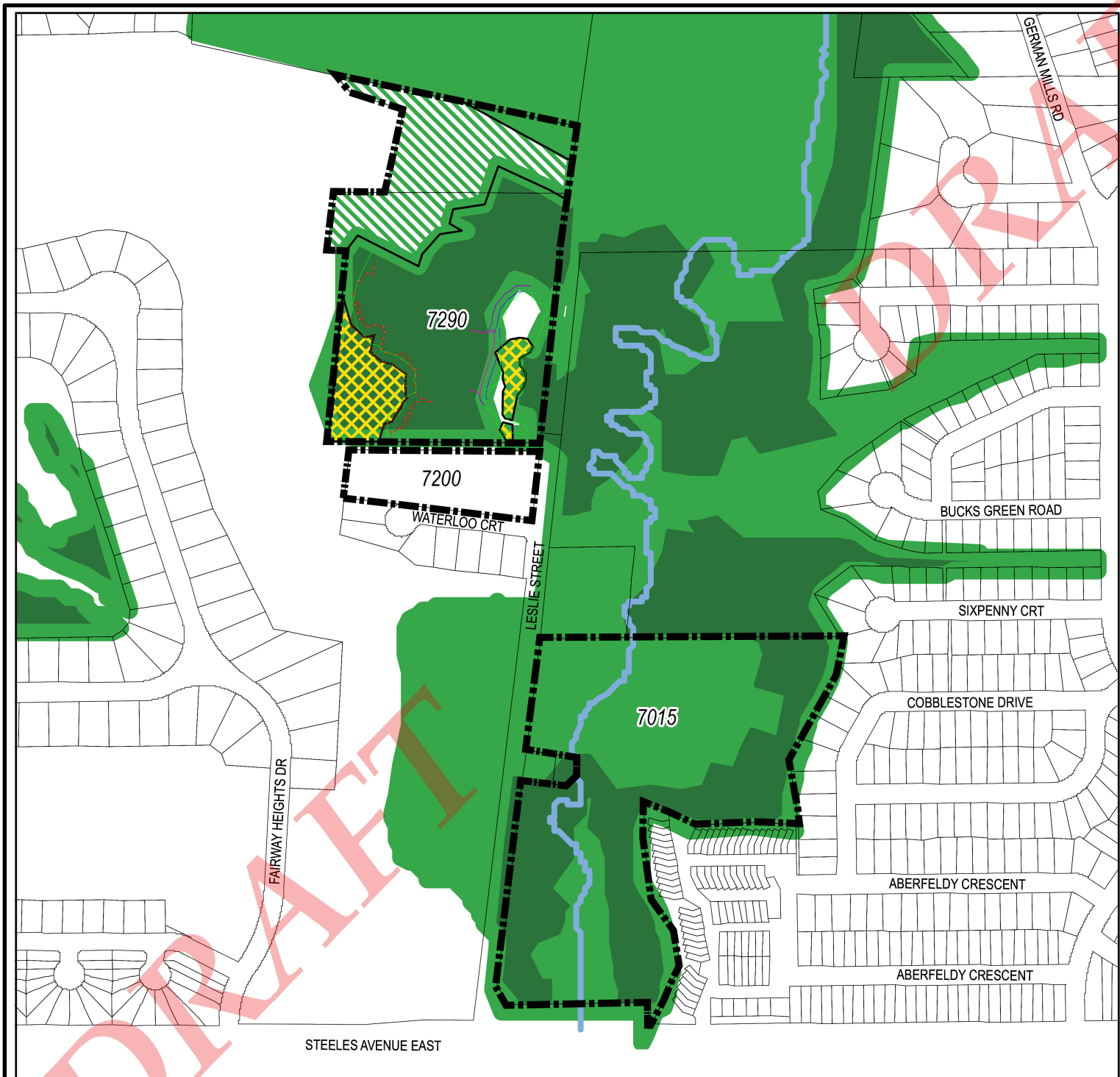
Proposed Amendments to the City of Markham Official Plan 2014
Map "4" Greenway System



AMENDMENT TO MAP 4 – GREENWAY SYSTEM CITY OF MARKHAM OFFICIAL PLAN 2014, as amended



- | | | |
|--|---|--|
| <ul style="list-style-type: none"> BOUNDARY OF AREA COVERED BY THIS AMENDMENT GREENWAY SYSTEM BOUNDARY NATURAL HERITAGE NETWORK OTHER GREENWAY SYSTEM LANDS NATURAL HERITAGE RESTORATION AREAS | <ul style="list-style-type: none"> LANDS TO BE REMOVED FROM THE "NATURAL HERITAGE NETWORK" AND "GREENWAY SYSTEM BOUNDARY" LANDS TO BE ADDED TO "OTHER GREENWAY SYSTEM LANDS" AND "NATURAL HERITAGE RESTORATION AREAS" | |
|--|---|--|



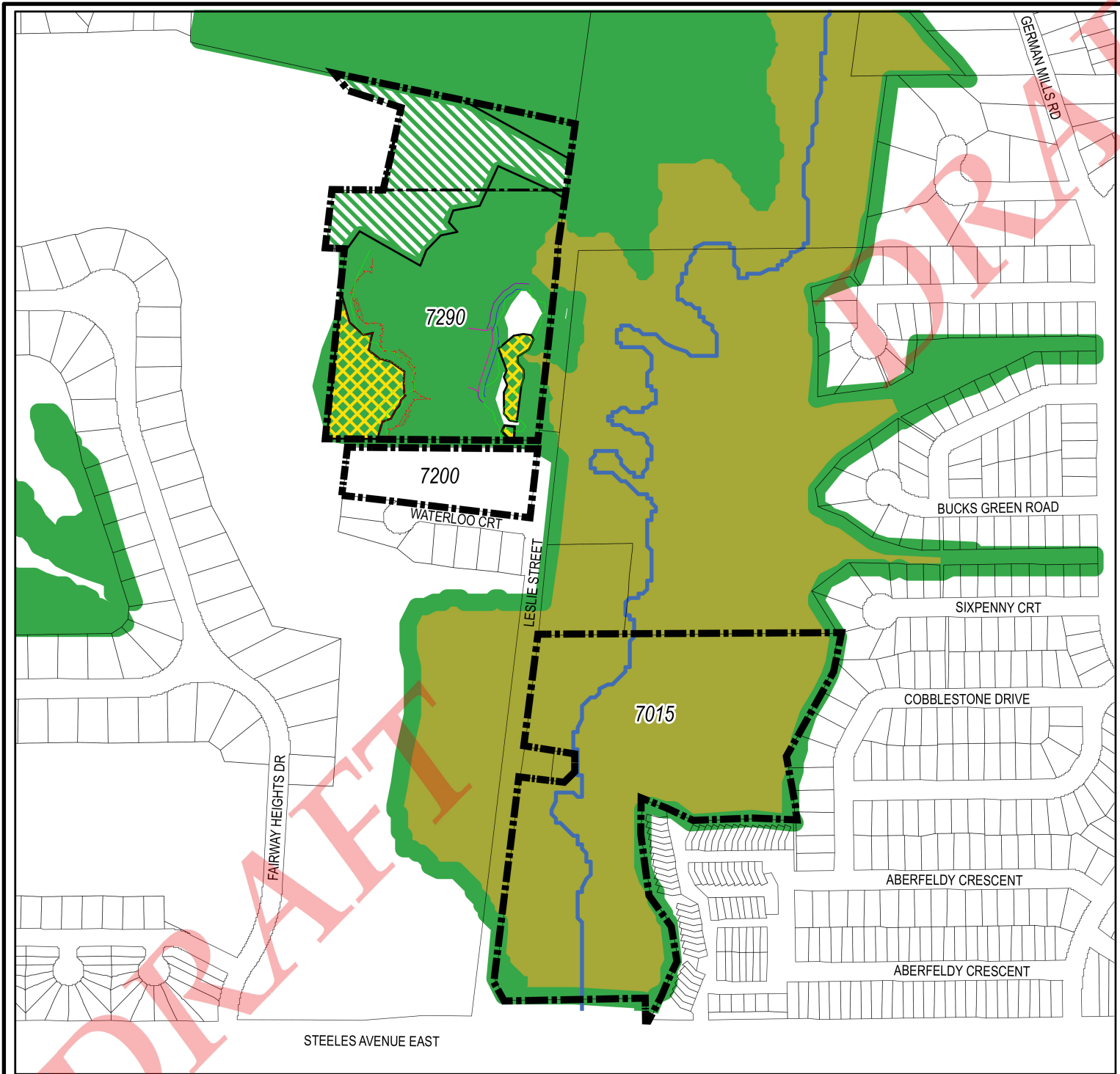
AMENDMENT TO MAP 5 - NATURAL HERITAGE FEATURES AND LANDFORMS

CITY OF MARKHAM OFFICIAL PLAN 2014, as amended








- | | |
|--|---|
| BOUNDARY OF AREA COVERED BY THIS AMENDMENT | LANDS TO BE REMOVED FROM THE "WOODLANDS" AND "GREENWAY SYSTEM BOUNDARY" |
| GREENWAY SYSTEM BOUNDARY | LANDS TO BE ADDED TO "OTHER GREENWAY SYSTEM LANDS" |
| OTHER GREENWAY SYSTEM LANDS | PERMITTED STREAMS AND INTERMITTENT STREAMS |
| WOODLANDS | |



Proposed Amendments to the City of Markham Official Plan 2014
Map "6" Hydrologic Features



AMENDMENT TO MAP 6 - HYDROLOGIC FEATURES CITY OF MARKHAM OFFICIAL PLAN 2014, as amended

- | | | | |
|--|--|---|---|
|  | BOUNDARY OF AREA COVERED BY THIS AMENDMENT |  | LANDS TO BE REMOVED FROM THE "OTHER GREENWAY SYSTEM LANDS" AND "GREENWAY SYSTEM BOUNDARY" |
|  | GREENWAY SYSTEM BOUNDARY |  | LANDS TO BE ADDED TO THE "OTHER GREENWAY SYSTEM LANDS" |
|  | VALLEYLANDS |  | PERMITTED STREAMS AND INTERMITTENT STREAMS |
|  | OTHER GREENWAY SYSTEM LANDS INCLUDING CERTAIN NATURALIZED STORMWATER MANAGEMENT FACILITIES | | |





Appendix 'B'

BY-LAW 2025-_____

A By-law to amend By-law 1767, as amended, By-law 304-87, as amended, and By-law Number 2612, as amended

(to delete lands from the designated areas of By-law No. 1767, No. 304-87, and 2612)

and to amend By-law 177-96, as amended

(to incorporate lands into the designated area of By-law 177-96)

The Council of The Corporation of the City of Markham hereby enacts as follows:

1. That By-law 1767, as amended, By-law 304-87, as amended, and By-law 28-97, as amended, are hereby further amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated areas of By-law 1767, as amended, By-law 304-87, as amended, and By-law 2612, as amended.
2. That By-law 177-96, as amended, is hereby further amended as follows:
 - 2.1 By expanding the designated area of By-law 177-96, as amended, to include additional lands as shown on Schedule 'A' attached hereto.
 - 2.2 By zoning the lands outlined on Schedule 'A' attached hereto:

from:
**Single Family Third Density (SR3) Zone
Under By-law 1767**

To:
**Residential One (R1*XX)(H) Zone
Under By-law 177-96**

from:
**Single Family Third Density (SR3) Zone
Under By-law 1767**

to:
**Greenway (G) (H) Zone
Under By-law 177-96**

from:
**Rural Residential One Zone (RR1)
Under By-law 304-87**

to:
**Greenway (G) (H) Zone
Under By-law 177-96**

from:
**Open Space 1 (O1) Zone
Under By-laws 304-87 and 2612**

to:
**Greenway (G) (H) Zone
Under By-law 177-96**

from:
**Open Space 1 (O1) Zone and Open Space (O2) Zone
Under By-laws 304-87 and 2612**

to:
Open Space Two (OS2*XX) (H) Zone
Under By-law 177-96

3. By adding the following subsections to Section 7 – EXCEPTIONS:

Exception 7.000	National Assembly of the Bahá'ís of Canada		Parent Zone R1
File PLAN 22 262723	7200 and 7290 Leslie Street		Amending By-law 2025-____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *000 on the schedules to this By-law. All other provisions, unless specifically modified /amended by this section, continue to apply to the lands subject to this section.			
7.000.1 Additional Permitted Uses			
The following are the only permitted uses:			
a)	<i>Place of Worship (1)</i>		
b)	<i>Place of Worship Administrative Centre (1)</i>		
c)	<i>Day Camp (2)</i>		
<p><i>Special Use Provisions for R1*XX Zone:</i></p> <p>(1) <i>Accessory uses may include uses that are subordinate and incidental to the practice of religious rites or administration such as classrooms for the instruction of religious rites or teachings, meeting rooms, offices, assembly areas with kitchen facilities, residence for the faith group leader(s), temporary lodging rooms, and conference facilities subordinate and incidental to the principal place of worship;</i></p> <p>(2) <i>Only permitted as an accessory use to a Place of Worship and Place of Worship Administrative Offices.</i></p>			
7.000.2 Special Zone Standards			
The following special zone standards shall apply:			
a)	<i>Minimum Lot Frontage:</i>	<i>19 m</i>	
b)	<i>Minimum Lot Area:</i>	<i>1.0 ha</i>	
c)	<i>Minimum Front Yard (Leslie Street):</i>	<i>3.0 m</i>	
d)	<i>Minimum Interior Side Yard:</i>	<i>1.2 m</i>	
	<i>Minimum Interior Side Yard (Waterloo Court):</i>	<i>4.5 m</i>	
	<i>Minimum Interior Side Yard (North lot line of 7200 Leslie St)</i>	<i>0.0m</i>	
e)	<i>Minimum Exterior Side Yard:</i>	<i>2.4 m</i>	
f)	<i>Minimum Rear Yard (west lot line):</i>	<i>6.0 m</i>	
g)	<i>Maximum Height (7200 Leslie St.):</i>	<i>7.6 m</i>	
	<i>Maximum Height (7290 Leslie St.):</i>	<i>25.0 m</i>	
h)	<i>Special Use Provisions for R1*XX Zone:</i>		
<p>(1) For the purposes of this By-law, the following definitions shall apply:</p> <p>“Day Camp” means a non-residential facility, intended to accommodate primarily outdoor recreational and educational activities for children but not providing for overnight accommodation or camping.</p> <p>“Grade, Established” means, for a building or structure located at 7200 Leslie Street, the average surface elevation at the ground floor level along the outside walls of any building or structure, which is determined by taking the arithmetic mean of the levels of the finished ground surface at every location of change of grade at the outside walls along the western building façade.</p> <p>“Place of Worship Administrative Centre” means a building or part of a building used by a religious group(s) for the purpose of managing and administering the functions of the religious organization including but not limited to offices, meeting rooms, educational or seminar rooms, assembly rooms, kitchen, and temporary lodging rooms.</p> <p>“Worship Area” means the net floor areas, whether above or below established grade, within the walls of the sanctuary(s), hall(s) or meeting room(s) that a religious group uses for the practice of its religious rites, including any balcony or other area that, by the removal or opening of any walls or partitions, can expand the area of the</p>			

	<p>sanctuary, hall or meeting room (s), and any choir or musician areas. Net floor areas are intended solely for the use of the worship group leader, such as an alter or pulpit area are not included in the worship area.</p> <p>“Worship Floor Area” means the net floor area of all the floors in a Building, or Buildings used as worship area.</p> <p>(2) The front lot line for the Subject Lands shall be the lot line adjacent to the assumed and unassumed portions of Leslie Street.</p> <p>(3) Notwithstanding section 6.4, accessory buildings and structures are permitted in all yards provided they are no closer than 1.2 metres from the interior side or rear lot line. Notwithstanding this provision, the setback may be reduced to 0.5 metres if there are no doors or windows in the wall facing the interior side or rear lot line. In addition to the above, the maximum height of other detached accessory buildings is 5 metres and the maximum permitted gross floor area for each accessory building is 500 square metres.</p> <p>(4) Notwithstanding section 6.7, buildings and/or structures may be constructed on 7290 Leslie Street with access provided from the share driveway between 7200 and 7290 Leslie Street.</p> <p>(5) Notwithstanding section 6.9, One (1) loading space shall be required for 7200 Leslie Street no loading space will be required for 7290 Leslie Street. The loading space shall be a minimum of 10.0 metres long, 3.5 metres wide and have a vertical clearance of at least 4.2 metres.</p> <p>(6) Notwithstanding section 6.16, underground parking is permitted and subject to the same setback requirements as the primary building.</p> <p>(7) Notwithstanding section 6.18, the following parking rates shall apply for the purposes of calculating the parking requirement for uses located on the 7200 and 7290 Leslie Street properties:</p> <p style="margin-left: 40px;">Place of Worship: 1 space per 6m² of worship floor area</p> <p style="margin-left: 40px;">Place of Worship Administrative Centre: 1 space per 50m² GFA</p> <p>(8) Notwithstanding section 6.18, the parking requirement for 7200 and 7290 Leslie Street shall be a combined parking requirement in accordance with provision 9 below and shall be calculated by taking the sum of the parking requirements of both sites. Parking spaces provided on either site shall count towards meeting the combined parking requirement.</p> <p>(9) Notwithstanding section 6.18, the combined parking requirement applicable to both 7200 Leslie St. and 7290 Leslie St. may be reduced if the uses on either lot are used for two more uses, each of which having separate parking requirements. To determine the parking requirement for each site, the total parking required for each use type is multiplied by the occupancy rates as listed in the table below, and the individual sums determined for each of the time periods outlined below. The largest of these sums shall be the minimum combined parking requirement for the uses on the 7200 Leslie St. and 7290 Leslie St. properties.</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr style="background-color: #cccccc;"> <th style="padding: 5px;">Permitted Use</th> <th style="padding: 5px;">Typical Weekday Occupancy Rate</th> <th style="padding: 5px;">Typical Weekend Occupancy Rate</th> <th style="padding: 5px;">Peak Weekend Occupancy Rate</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Place of Worship</td> <td style="padding: 5px;">10%</td> <td style="padding: 5px;">35%</td> <td style="padding: 5px;">100%</td> </tr> <tr> <td style="padding: 5px;">Place of Assembly Administrative Centre</td> <td style="padding: 5px;">100%</td> <td style="padding: 5px;">0%</td> <td style="padding: 5px;">0%</td> </tr> </tbody> </table> <p>(10) Notwithstanding section 6.18, the combined minimum parking space requirement associated with the uses on 7200 and 7290 Leslie Street, or portion thereof, may be accommodated on the property known as 7015 Leslie Street.</p>	Permitted Use	Typical Weekday Occupancy Rate	Typical Weekend Occupancy Rate	Peak Weekend Occupancy Rate	Place of Worship	10%	35%	100%	Place of Assembly Administrative Centre	100%	0%	0%
Permitted Use	Typical Weekday Occupancy Rate	Typical Weekend Occupancy Rate	Peak Weekend Occupancy Rate										
Place of Worship	10%	35%	100%										
Place of Assembly Administrative Centre	100%	0%	0%										

Exception 7.000	National Assembly of the Bahá’í’s of Canada	Parent Zone OS2
File PLAN 23 262723	7015 Leslie Street	Amending By-law 2025-____

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *000 on the schedules to this By-law. All other provisions, unless specifically modified /amended by this section, continue to apply to the lands subject to this section.	
7.000.1 Additional Permitted Uses	
The following are the only permitted uses:	
a)	<i>Place of Worship (1)</i>
b)	<i>Private Club</i>
c)	<i>Private Park</i>
d)	<i>Day Camp</i>
e)	<i>Community Centre</i>
f)	<i>Conservation Use</i>
e)	<i>Buildings and structures that legally existed on the date of this By-law was enacted by Council.</i>
<i>Special Use Provisions for OS2*XX Zone:</i> (1) <i>Accessory uses may include uses that are subordinate and incidental to the practice of religious rites such as classrooms for the instruction of religious rites or teachings, assembly areas with kitchen facilities, offices, and meeting rooms, subordinate and incidental to the principal place of worship.</i>	
7.000.2 Special Zone Standards	
The following special zone standards shall apply:	
a)	<i>Special Use Provisions for OS2*XX Zone:</i>
(1)	The following definitions shall apply: “Community Centre” means a building or part of a building that is owned and, or, operated by a public authority or a non-profit organization that provides social, recreational or other similar facilities. “Conservation Use” means an area of land that is generally left in its natural state and which is used for any combination of preservation, protection, or improvement of components of the natural heritage system and which may include, as an accessory use, passive recreational uses (such as hiking trails and cross country ski trails), and buildings and structures (such as nature interpretation centres and public information centres). “Day Camp” means a non-residential facility, intended to accommodate primarily outdoor recreational and educational activities for children but not providing for overnight accommodation or camping.
(2)	Notwithstanding section 6.18, a parking rate of 1 space per 30 m2 of net floor area shall apply.
(3)	Notwithstanding the minimum parking space requirements, if the lot is used for two or more uses that are functionally attended by the same group of people, the parking requirements shall only be required for the use that requires the greatest number of parking space generated by a single use or in accordance with the maximum designed occupant land of the unit under the Building Code.

3.0 Holding Provision

No person shall hereafter erect or alter any building or structure on the lands subject to the Holding (H) provision for the purpose permitted under this By-law until amendment(s) to this By-law to remove the letter (H) have come into effect pursuant to the provisions of Section 36 of the Planning Act.

For the purposes of this By-law, Holding (H) provision, as identified on Schedule ‘A’, attached hereto, shall only be lifted when the following conditions have been met to the satisfaction of the City of Markham:

- a) That the Owner executes agreement (s) between the City, and other public agency relating to the construction, financing, and implementation of off-site infrastructure improvements required for the development of the subject lands including improvements to Leslie Street for the purpose of providing safe access and egress;
- b) That the Owner submits a Landscape Restoration and Enhancement Strategy to the satisfaction of the City
- c) the Owner executes an agreement with the City to submit and implement a Traffic Management Plan and a Transportation Demand Management Plan, to the satisfaction of the City;

Read and first, second and third time and passed on _____, 2025.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

Amanda File No. PLAN 23 262723



EXPLANATORY NOTE

BY-LAW 2025-____

A By-law to amend By-law 177-96, as amended and remove the subject lands from By-laws No. 1767, as amended, By-law No. 304-87 as amended and By-law No. 28-97, as amended.

Bahá'í National Spiritual Assembly of Canada

PT LT 1, CON 3, PART 1 TO 11, 64R8051, EXCEPT PT 2, 64R3887; S/T MA77545 MARKHAM; S/T EASE IN GROSS OVER PTS 1, 2, 3 & 4 65R31669 AS IN YR1337504; S/T TEMPORARY EASE IN GROSS OVER PTS 5, 6 & 7 65R31669 AS IN YR1337505 and PT LT 2, CON 2, AS IN MA66705 (FOURTHLY), T/W MA59222; MARKHAM PT LT 3, CON 2, PART 1, 2, 3, 64R5132, S/T MA46290; PT LT 3, CON 2, AS IN MA66705 (FIRSTLY); PT LT 2, CON 2, AS IN MA66705 (SECONDLY, THIRDLY), T/W MA66705; MARKHAM.

7015, 7200, and 7290 Leslie Street

North of Steeles Avenue, West of Leslie Street

PLAN 22 262723

Lands Affected

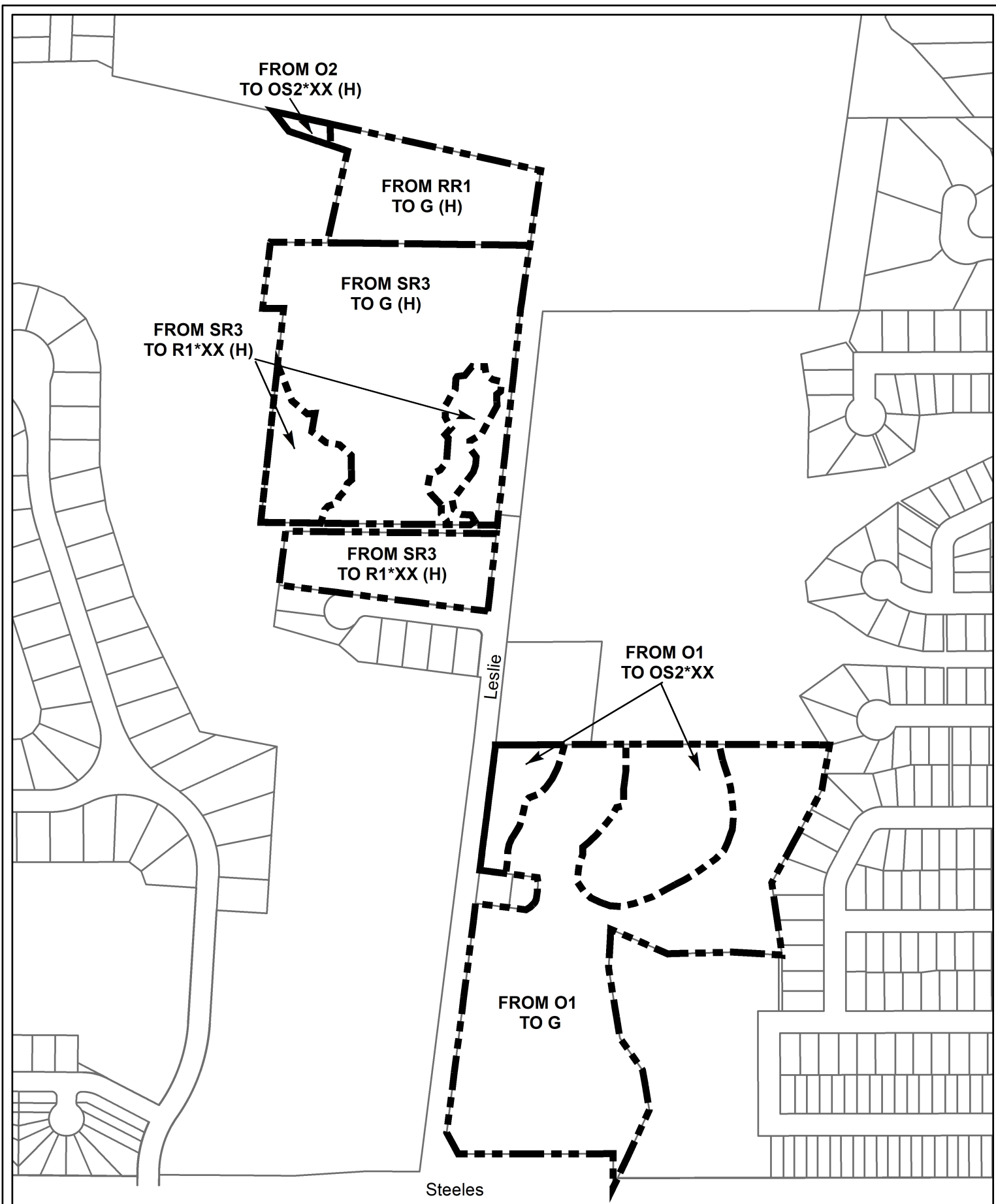
The proposed by-law amendment applies to three parcels of land with an approximate area of 16.6 hectares (41 acres), which is located north of Steeles Avenue and west and east of Leslie Street in the Thornhill Community.

Existing Zoning

The 7015 Leslie Street is currently zoned Open Space under the City of Markham Zoning By-law 2612, as amended and By-law 304-87, as amended. The 7200 Leslie Street is currently zoned "Special Residential 3 (SR-3)" under the City of Markham Zoning By-law 1767, as amended. The 7290 Leslie Street is currently zoned "Special Residential 3 (SR-3)" under the City of Markham Zoning By-law 1767, as amended and "Rural Residential One Zone (RR1)" and "Open Space" under the City of Markham Zoning By-law 304-87, as amended.

Purpose and Effect

The purpose and effect of this By-law is to delete the subject lands from designated area of By-laws 1767, 2612 and 304-87, as amended, and rezone them to Residential One (R1*XX), Greenway (G) and Open Space Two (OS2*XX) Zones under By-law 177-96, as amended, to permit the development of a new Bahá'í National Centre and Canadian National Temple at 7200 and 7290 Leslie Street and the continued use of 7015 Leslie Street as the Don Valley Education Centre by the Bahá'í Community.



SCHEDULE 'A' TO BY-LAW 2025-XX AMENDING BY-LAW 177-96



O1	OPEN SPACE ONE		BOUNDARY OF AREA COVERED BY THIS AMENDMENT
O2	OPEN SPACE	SR3	SINGLE FAMILY THIRD DENSITY
OS2	OPEN SPACE TWO	RR1	RURAL RESIDENTIAL ONE
*(No.)	EXCEPTION NUMBER	R1	RESIDENTIAL ONE
(H)	HOLDING PROVISION	G	GREENWAY

THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by-law, the information contained in the text of the zoning by-law of the municipality shall be deemed accurate.

Y:\Geomatics\New Operation\By-Laws\PLAN\PLAN22_262723\Schedule A.mxd

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office

From: Don and Colleen Bone

Sent: Friday, February 7, 2025 5:16 PM

To: Clerks Public

Subject: Development Services Committee Meeting - Item 8.1...7200 & 7290 Leslie St.

This is my second letter regarding the proposed Baha'i Centre in and between 7200-7290 Leslie Street, just above Steeles Avenue, referenced as 'Plan 22 262723'.

I am writing this second letter because this devastating plan of razing over 600 mature trees, of quashing such a unique ecological space, of irreparably harming this habitat for wildlife including some documented endangered species is, unbelievably, still an open question with the town of Markham. How can this be?

I have made myself aware of the hefty volume of resident opposition to this shockingly irresponsible idea, and it astonishes me that any elected Markham 'representative' could still even consider this proposal. Clearly they are not representing their electorate residents, so one must wonder exactly whom do they represent?

The absurdity of grasping onto the promise of 'saplings' as some sort of mitigating solution to destroying the 600+ mature trees this proposal calls for is simply insulting. Basic science has proven over and over that mature trees bring significantly greater environmental benefits; they capture more carbon with their canopy, they provide more shade thus cooling the surrounding areas, they filter more air pollution including particulate matter, they enhance biodiversity, and their more deeply established root systems bring vital soil stabilization. The list of their benefits goes on. How anyone can expect residents to take comfort in the planting of saplings to replace these mature trees is truly beyond comprehension.

As I said in my first letter to address this irresponsible proposal, I have been a resident of the adjoining area for over 30 years, and a voter who has not missed voting in even one election in my adult life, and I strenuously object to this disastrous proposal. I am appalled that it is even being considered.

If this nonsensical idea actually becomes a reality, be assured that voters all around the area will remember that you knowingly imposed a projected 5+ years of destruction chaos, mess, and noise on your citizens. Worse than that, though, voters will remember your irresponsible approval of unconscionable ecological carnage that will harm the health and well-being of generations to come.

I believe Markham residents deserve better than this grossly obscene environmental destruction. Do you?

Colleen Bone
95 Quail Valley Crescent
Thornhill, Ontario

Deputation Feb. 11, 2025 Item. 8.1: Baha'i National Center and Temple 7200 & 7290
From: Kimberly Seymour VP Settler's Park Residents Association

Dear Council,

I am against the "Recommendation Report" for the Baha'i Development and the proposed changes to the Official Plan and re-zoning. This report should not be approved and should be brought back to DSC once the Baha'i reduces the scale of this project to the level that the community can accept.

Past surveys have proved that over 98% of the community are against the development; therefore, this project should not be accepted by Council. Council should represent its constituents and not approve a project that is so highly undesirable. The residents have on many occasions voiced their concerns regarding the current proposal and the developers have refused to listen to the residents.

The Regional Councillor, Honourable Jim Jones, was appointed to Chair the Thornhill Sub-Committee meetings due to such strong opposition. In conversation with him at the first meeting he said, "I know I will have done my job and the process has been effective when 20% of residents are for the project, 60% are in the middle, and 20% are against the project." We are nowhere near that statistic, therefore there is much more work to be done to make enhancements to this project.

I acknowledge that the emergency road through the German Mills Meadow and Natural Habitat was taken off the table as well as a few other concessions, which were mainly due to TRCA requirements. However, these early changes were before the sub-committee was even formed and this was due to the huge opposition from the community. No improvements have been made since the start of the sub-committee formation.

There has been zero dialogue allowing direct questions to the Baha'i developers. All questions were through a restricted process. This was a game of smoke and mirrors as there truly was no effort to work with the community, not through the Community Liaison Committee or through the sub-committee meetings. On paper, it appears that several attempts to appease the community were made, but the reality is this was just not the case. I am glad to see that the mayor is here to hear this, as this is the truth.

We know most visitors to this temple will be out of town guests including out of province or out of the country as displayed by the out of province deputations from the Baha'i members. Councillors should listen to the residents as it is the local residents that will have to put up with all of the negative consequences with years of construction and associated noise, dust, cutting of 600+ mature trees, some over 100 years old, and once built, traffic, light pollution and noise pollution from large numbers of guests.

The absolute worst consequence will be to the environment even though Baha'i states there will be an environmental net gain. In theory, that might be the case; however, we all know it will take many, many decades. SPRA has experience from plantings in the meadow to know that approximately 90% of saplings will likely die. The Baha'i should use more calliper sized trees.

There will be immediate destruction and immediate negative loss for a long time and there is no guarantee the area will recover, and that wildlife will return, especially with the large groups of visitors. Animals do not like noise or people, they will become displaced, including SAR species which need to be protected by Markham.

Our world is in a very sad state environmentally. We believe the vision of Markham is not to destruct habitat and unnecessarily harm animals; therefore, I hope the Mayor and Councillors will listen to the residents. Do the right thing to protect the environment and the community and bring this back to DSC until the Baha'i has shown they are seriously willing to work with the residents to reduce the impacts of this negative plan as it is now encroaching on the well-being of animals and to the residents to the point where I have heard residents say I want to move away from my home. How sad is that?

When you have so many local RA's against this project this begs the question as to the purpose of an RA and for Councillors? Are they not both to voice and uphold the wishes of the residents? My questions are for Regional Councillor Jim Jones: Do you believe the mandate of the Thornhill Sub Committee was successful ending with an outcome where the residents being somewhat happy with the proposal? Or do you think this project must go back to DSC, until more improvements can be made in a collaborative way with the community and the Baha'i? I feel the community deserves that and has a lot to offer if the Baha'I members are willing to listen.

Thank you for considering my position,
Kimberly Seymour
VP Settler's Park Residents Association
Former Chair Community Liaison Committee
Settler's Park Adopt a Park lead
Local Resident for over 30 years

From: Jamaal Merrick
Sent: Sunday, February 9, 2025 7:46 PM
To: Clerks Public
Cc: Councillor, Keith Irish - Markham <KIrish@markham.ca>
Subject: New Baha'i Development - My Written Submission

Hello Clerks Team & my local Ward 1 Councillor, Mr. Irish,

I was pleased to see the city's recommendation to approve the Baha'i development.

I am not a member of their religion but I do believe they can be good stewards of the area and significantly better than other alternatives had they picked up and left.

Their congregation hosts a number of non-denominational youth events for public members and so I'd like to see them make a concerted effort to extend those programs to our local youth. I'd love the city to try to secure an agreement or commitment of sorts from the Baha'i administration to offer such opportunities to our local youth so that they can engage in off-screen activities that encourage positive values. Our local Thornhill Community Centre is somewhat lacking in that regard.

I also hope they can commit to helping to keep our shared park clean and peaceful.

The idea of such a major development in our backyard is a little scary, but even more exciting, and I am looking forward to seeing the vision come to fruition.

Sincerely,
Jamaal
58 Cottonwood Court

February 10, 2025

Re: **FILE PLAN 22 262723**

Dear Development Services Committee Members,

I am writing to express my deep concerns and strong opposition to the proposed development that requests the rezoning of land and changes to the Official Plan. This development poses a significant threat to Greenway, which we have been fighting to protect for the last two years. Proposing to rezone land as if it were merely moving chess pieces is irresponsible. Mature woodlands and meadows destroyed in one area and replaced with saplings in an area half a mile away, which is devastating.

The area in question is a vital part of our local ecosystem, home to numerous wildlife species, including endangered ground-nesting birds. The natural habitat is irreplaceable and supports a diverse range of fauna. The proposed development plans to remove over six hundred trees, which would impact the wildlife corridor used by deer, coyotes, and foxes. Construction on three properties destroys the habitat and corridor for the entire affected region.

The meadow and surrounding natural areas serve as a critical habitat for many animals. The destruction of this habitat would not only displace these species but could also lead to their decline and extinction in our region. Protecting these natural areas is essential for the survival of wildlife. There has been an increase in wildlife appearing on city streets and in neighborhoods as they are displaced from their natural habitats.

The increased traffic resulting from this development is another significant concern. To bring a tourist attraction, which we know people from all over Canada and beyond, will be coming to see is located on a dead-end street. Without the addition of a new Rapid Bus Lane on Steeles Ave., the influx of visitors will worsen traffic congestion, complicating navigation for everyone. How are oversized vehicles going to safely turn around, such as eighteen wheelers carrying materials, dump trucks, cement trucks, gray hound buses, to name a few.

Additionally, the dead-end street location raises serious concerns about the ability of emergency vehicles to access the site quickly and efficiently. In emergency situations, the lack of prompt access for entry and exit could result in severe repercussions. In your report, give credit where credit is due. It was the TRCA who cancelled any ideas of the emergency access road through the meadow due to it being hazardous lands.

The proposed development includes too many buildings in a small area, resulting in insufficient parking for visitors. This extensive development will place significant pressure on existing infrastructure and diminish the natural beauty and tranquility of the Greenway

and surrounding community. The duration of the construction period is unreasonable to impose on the surrounding homes and community.

I am deeply upset by the potential loss of tranquility and mental peace of our local park, designated a Natural Habitat and Meadow for wildlife. The influx of tourists and subsequent destruction of the park would irreparably harm the environment and diminish the quality of life for residents. We are committed to preserving this natural space for future generations and maintaining its status as a sanctuary for wildlife.

In conclusion, I urge the City Staff to reject the proposed development and rezoning requests. It is essential to prioritize the preservation of natural habitats and the wildlife that relies on them. Modifying the current zoning by-laws and City Plans to allow the construction of this large complex in our quiet community, despite strong opposition from residents, is unjustifiable. If a generational family lived in a Heritage home, would they follow the current laws or the laws from when they purchased the home?

This project is in the wrong location!

Thank you for considering our concerns and for your commitment to preserving the integrity of our natural environment.

Sincerely,

Edith Kangas

To The Members of Development Services Committee:

When I first heard initial reports some years ago of the plans for the Baha'i National Centre and Temple, it was inconceivable to even think of a massive development at this location. To find that we are now at the point of amending the City's Official Plan as well as the By-Law to facilitate its approval, almost beggars belief.

Over the course of many meetings, members of our community and beyond have expressed through deputations and submissions, the devastation this development will cause; to wildlife, to the tranquility of our green space, traffic congestion and major parking issues. I will not go into detail and repeat what has been said many times before. BUT I hope the councilors have been listening.

A community survey was undertaken, and in just a few short weeks, the results showed that 500 people said "No", and 1 voted 'Yes.'" **Councillor Irish has stated that "residents come first"**. And the residents have spoken. Again, I hope Councillor Irish and ALL councilors are listening.

This is a quiet neighbourhood, brimming with wildlife. Many residents are retirees, enjoying their senior years with peaceful walks through this natural space. To have a tourist attraction foisted into our midst, with years of construction, is not right.

It is the wrong location.

One point I do want to highlight is this: This is a dead end street, with only one way in and one way out. Added to that, are the projected crowds of visitors, as seen at other Baha'i Temples. Should emergency services be required, they may be unable to gain access, and time may be critical. This has the potential to be a serious situation and should not be brushed aside. Even if the devastation to the environment is (inexplicably) considered by some as unimportant, I would hope that councilors feel they have a duty of responsibility not to approve a project that may have unconscionable results.

I urge all councillors to consider carefully the ramifications of approving these amendments and development; This is a square peg in a round hole for a multitude of reasons, and it's beyond comprehension why the City of Markham would consider allowing this oversized development at this location.

Sincerely,

Gail Lavery

From: Sue Mason
Sent: Monday, February 10, 2025 10:39 AM
To: Clerks Public <clerkspublic@markham.ca>
Subject: Baha'i Development - Written Submission

To Whom it May Concern,

Please see below my written submission in regards to Item #8.1 at the Development Services Committee Meeting on February 11th.

With appreciation,
Sue Mason R.N.

Dear Mayor Scarpitti, Rick Cefaratti, Councillor Keith Irish and Members of the Town Council,

On January 13, 2025 I attended the City of Markham's working session on Urban Design, Built Form and Land uses.

Included in the discussions was the City's prioritization of placemaking and the establishment of the provincial policy statement 2024 to increase housing supply. There was an appreciation of the City's purchase of the Shouldice Property to acquire green space in order to advance the goals of its Integrated Leisure Plan.

At the end of the meeting Mayor Scarpitti commented, " Change is somewhat inevitable in the area we live in, so we need to think about how we leverage that change for the benefit of the community."

Mayor Scarpitti also stressed the importance of having more senior housing so that people don't have to leave the community.

There are fifteen religious institutions located throughout Ward 1. (noted below email)
The addition of a national temple, an administration centre, lodging facility, two welcome centres and numerous parking lots are of no benefit to a community that needs housing and protection of heritage greenspace.

The Baha'i owned property is zoned for housing and should remain as such in order to meet the community and City's vision for the future.

At the Town Hall meeting on May 28th, 2024 the local residents clearly voiced their preference for housing and survey results from the community showed overwhelmingly that 99.9% of the residents are not in agreement with the proposed development.

With large scale developments on the horizon, new provincial legislation and priority placemaking the City should strategically seize this opportunity to purchase the land for the long lasting well being of the community and preservation of greenspace.

Sincerely,
Sue Mason R.N.

Religious Institutions in Ward 1

Temple Har Zion - 7630 Bayview Ave. Thornhill L3T 2R7
Inam Mahdi Islamic Centre - 7340 Bayview Ave. L3T 2R7
Cham Shan Temple - 7254 Bayview Ave. Thornhill L3T 2R6
Shrinathji Haveli - Hindu Temple - 58 Clark Ave. Thornhill L3T 1S5
Ukrainian Catholic Church of Saint Vladimir - 15 Church St. Thornhill L3T 2G4
Mosaic Temple - 30 Elgin St. Thornhill ON L3T 1W4
Thornhill United Church - 25 Elgin St. Thornhill L3T 1W5
Thornhill Lutheran Church - 149 Baythorn Dr. Thornhill L3T 3V2
St. Luke's Catholic Church - 39 Green Lane Thornhill L3T 6K5
Chabad Lubavitch of Markham - 83 Green Lane Thornhill L3T 6K6
Jesus the King Greek Melkite Catholic Church - 1 Lyndhurst Dr. Thornhill L3T 6T5
Good Shepherd Roman Catholic Parish - 21 Simonston Blvd. Thornhill L3T 4L7
Wong Dai Sin Temple - 378 Steeles Ave. E Thornhill L3T 0E7
Bayview Glen Church - 300 Steeles Ave. E Thornhill L3T 1A7
Bahá'í Faith - locations are in community centres and homes

From: Valerie Burke

Sent: Monday, February 10, 2025 10:45 AM

To: Clerks Public <clerkspublic@markham.ca>; Mayor & Councillors
<mayor&councillors@markham.ca>

Subject: DSC Item 8.1 - Recommendation Report - Baha'i OP and ZBA Applications

To the Members of Development Services Committee

Re: Item 8.1 Recommendation Report, National Spiritual Assembly of
the Baha'i of Canada, OP and ZBA Applications

Please refer this report back to staff so that the Bahai developers
reduce the size and scale of this project to a level that the residents can
accept.

The proposed development is far too large and completely
incompatible to the surrounding area and sensitive German Mills
Wildlife Corridor. This development will cause fragmentation to the
wildlife corridor, create excessive light pollution and destroy healthy
mature trees. The net effect of this proposed project will not be
beneficial to our environment. How can the peer reviewer be impartial
when it was the applicant who recommended her?

This development is being "shoehorned" into a very sensitive ecological
wildlife corridor. It is a square peg in a round hole.

Please listen to the residents who have come out to meetings time and
time again.

Sincerely,

Valerie Burke

From: Mark Newton
Sent: Monday, February 10, 2025 3:21 PM
To: Clerks Public; Gold, Laura
Subject: Development Services Committee Meeting February 11, 2025

Dear Laura,

Re: DEPUTATION REGARDING ITEM # 8.1 – RECOMMENDATION REPORT, NATIONAL SPIRITUAL ASSEMBLY OF THE BAHÁ'Í OF CANADA, OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS TO PERMIT THE DEVELOPMENT OF A NEW BAHÁ'Í NATIONAL CENTRE AND CANADIAN NATIONAL TEMPLE AT 7200 AND 7290 LESLIE STREET (WARD 1), FILE PLAN 22 262723

This deputation is in response to the above-captioned Recommendation Report.

In my view the Official Plan Amendment application and the Zoning By-law Amendment application should not be approved by the Development Services Committee or by City Council without significant modifications. The Recommendation Report should be referred back to City staff.

1. **Lodging facility.** The lodging facility should not be approved. It is not consistent with current or proposed Zoning By-laws. A lodging facility is not appropriate for this property, which is adjacent to a residential neighbourhood.

The Bahai purchased #4 Waterloo Court last year and have apparently already been using that property as a lodging facility, according to the numbers of people who have been seen staying there intermittently. An additional new lodging facility on the north side of the street should not be approved.

The Recommendation Report does not provide any analysis or specific recommendations regarding the lodging facility. I am requesting City staff to provide its analysis and specific recommendation regarding the lodging facility, and regarding the very large number of rooms.

The set-back should be at least 15 metres, in accordance with the minimum standards in the Comprehensive Zoning By-law. A lesser set-back would be grossly insufficient for a commercial building, especially for a lodging facility. A lesser set-back also could not possibly provide space for sufficient buffering for the residents of Waterloo Court.

2. **Greenway.** The Greenway is protected land. No part of the Greenway should be redesignated as Residential Low Rise. The Bahai properties are of sufficient size and configuration without the need to diminish the Greenway. The Official Plan is in place to protect the Greenway. The City should not approve the redesignation of any part of the Greenway to Residential Low Rise.
3. **Arterial road.** The Recommendation Report noted that Leslie Street north of Steeles Avenue is not an arterial road. Yet, without any substantiation, the Report states that the Bahai properties can accommodate the proposed development. How did City staff arrive at this conclusion? I request City staff to provide an analysis, with numerical support.

The current use of the Bahai properties, namely, a national administration centre, is accommodated on Leslie Street. The proposed development massively increases the size, scale and footprint, with a larger administration building, a large temple, lodging facilities, two welcome centres and above and below-ground parking lots.

As noted in the Recommendation Report, policy 8.13.7 of the Official Plan specifies that places of worship and associated buildings by located at the intersection of an arterial road and another public road. However, the proposed development is unlike other places of worship, given the size and complexity, including a national administration centre and a large lodging facility.

There will be only one vehicular access for the proposed facilities, namely, the Leslie Street cul-de-sac. Not only is this section of Leslie Street not an arterial road, it is also not a through road. There will be no access to the proposed facilities other than Leslie Street. This poses a potential safety risk. The City should not approve the use of a cul-de-sac for a development of this size.

4. **Temple height.** The height of the temple should be no more than the average height of homes on Waterloo Court and in the Bayview Fairways communities. The current proposed height of 25 metres, or 82 feet, is inappropriate and should not be permitted. Under Zoning By-law 1767, the height of the temple would be limited to 7.6 metres, or 25 feet. The proposed height is over three times that which is permitted under the Zoning By-law.

The Recommendation Report states that the temple height would be generally in line with surrounding vegetation. Firstly, the Zoning By-laws do not reference a criterion that buildings be in line with surrounding vegetation. Secondly, once the

trees are removed at the height of land where the temple is proposed to be situated, the temple will not even be in line with surrounding vegetation, much less in line with the height of residential homes in the neighbourhood.

5. **Community concerns.** From the results of the community survey and from the many deputations to date, it is apparent that the residents and ratepayers in the surrounding residential neighbourhoods are overwhelmingly opposed to the proposed development, for various reasons, many of which were most recently outlined in the letter from three ratepayer associations, dated June 5, 2025 addressed to Mr. Cefaratti and copied to the Mayor and City Council.

While some of these concerns have been answered in the Recommendation Report, many important concerns were not addressed. Public opinion should be given more weight in the City's recommendations. The ratepayer associations requested City staff to provide its analysis of their main concerns. It also requested a meeting with City staff. Neither has been provided to date.

I request the DSC to refer the Recommendation Report back to City staff in order that the size, scale and footprint of the proposed project can be reduced to a size that is more in keeping with the Official Plan and Zoning By-laws.

Respectfully,

Mark Newton,
Newton HR Law
8 Waterloo Court
Thornhill, Ont. L3T 6L9

From: Germanmills South Ratepayer Association
Sent: Wednesday, October 9, 2024 2:31 PM
To: Mayor & Councillors <MayorAndCouncillors@markham.ca>; Clerks Public <clerkspublic@markham.ca>
Subject: Bahai proposed development

Dear Honourable Mayor Scarpitti, Regional Councillors Li and Jones, Councillor Irish and all other Councillors,

Hope you had a great summer.

On behalf of the German Mills South Ratepayers Association, I am taking the liberty of forwarding to you below a recent article published in the Markham Economist and Sun on the Bahai development application. Here is a link to the article:

https://www.yorkregion.com/news/residents-oppose-massive-baha-i-temple-complex-coming-to-markham-s-german-mills-settlers-park/article_47f4bbd6-e42e-5a85-b6be-f8d602bd4d4b.html

While it is very likely that your staff would have already brought this article to your attention, we wanted to highlight that the community's opposition to the application is not in any way 'personal' to target any specific community.

The opposition to the application is grounded in upholding the integrity of the City's Official Plan, by-laws and policies, and also in the concern for the ecology and the avoidance of unnecessary environmental degradation.

The development application does not request simply minor variances from existing or proposed by-laws. Rather, the application seeks to overturn or disregard fundamental principles enshrined in the Official Plan, the by-laws and longstanding City policies. The proposed 120,000 square feet of administrative buildings, lodging facilities, banquet facilities and temple space, an 82' high temple, parking lots, including underground parking, welcome centres, etc. do not come close to fitting within the zoning and by-law framework.

In addition, the impact on the local environment would be extremely detrimental. Preservation of flora and fauna and the green belt ecology is a creed common for all. Per the article, the overwhelming strong view of the larger community in this area and beyond, is to protect mature trees and not destroy the ecology of our green belt which has been so painstakingly created.

We have been, thus far, encouraged by your commitment to do the right thing for Markham and by Councillor Irish's public statement that the interests of the residents come first.

We would urge you to vote against this application when it is presented to Council.

With warm regards and best for the last quarter of 2024,

Harcharan (Harry)Singh
President,
German Mills South Ratepayers Association

From: Sheila Geary
Sent: Thursday, October 24, 2024 4:18 PM
To: Development Services In Box <dsc@markham.ca>
Subject: Bahai Temple plans

As a brand new proud owner of a townhouse in Quail Valley, my husband & I were appalled to just recently hear of the plans to build a gigantic temple virtually in our back yard. The most attractive features of Quail Valley & its immediate surroundings (& the primary reason we purchased here specifically) was the trees surrounding us, the access to walking trails, but more than anything else, was the rare peace & tranquility of this community. To think this is all going to be threatened for the next 8 to 10 years of building this gigantic temple is horrifying. The increased traffic, noise pollution not to mention the elimination of trees, birds & wildlife from this immediate area would be a tragedy and contrary to the beliefs of the Bahai. I so hope an alternate location can be found that will not destroy a quiet tree filled natural sanctuary that is surrounding Quail Valley.

Regards
Sheila Geary
71 Quail Valley Lane.

CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Dear Sir or Madam,

I want to register my complaints about what is happening on the grounds of the Canadian Bahai property which abuts the Bayview Country Club.

Yes, the Bahai may only have 9 official holidays but they fast every month. This means lots of traffic. How many hundreds of trees will be cut down, homes for birds, camouflage for deer, coyotes, foxes etc.

The general public is not going to be able to access their property and their 'man made twig 'pretty' trees and gardens. Surely there will be fencing all along the property for security sake. Nothing like giant parking lots in green space to add ambience to a wildlife area.

And the religious property does not pay the full amount of taxes according to current tax laws. So, as a community, we will have to service this road and the rest of the community sacrifices the green space. Sounds like a great deal for the community of German Mills (Thornhill). Please reconsider.

Joan Honsberger



By-law 2024-18

To amend Bylaw 2012-137 being a by-law to impose licensing, permit and service fees, By-Law 2002-276, a by-law to impose fees and charges for services or activities provided or performed by the City of Markham, and By-law 2018-109 a by-law to regulate the use, alteration, and Occupancy of Highways within the City of Markham.

Please provide date of Council Resolution or Approval (mm/dd/year)- 2/25/2025

WHEREAS, it is necessary where authorities exist or where new authorities are granted to periodically add fees and charges as administrative and enforcement standard operating procedures are modified or enhanced;

AND WHEREAS Section 11 (1) of the Municipal Act, 2001, S. O. 2001, c. 25, as amended, authorizes a municipality to provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS Section 398 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended provides that fees and charges imposed by a municipality on a person constitute a debt of the person the municipality;

NOW THEREFORE the Council of the Corporation of the City of Markham enacts as follows:

1. THAT:
 - 1.1 The fees and charges listed in By-Law 2012-137 be updated to include the following (Table 1.1):
 - 1.2 The fees and charges listed in By-Law 2002-276 be updated to include the following (Table 1.2):
 - 1.3 The road occupancy fee descriptions listed Schedule A in By-Law 2018-109 be updated as following (Table 1.3):

Table 1.1 By-Law 2012-137 Updates

Department	Fee Description	Term	New Fee Rate	Applicable By-Law
By-Law and Enforcement Services	Residential Tree Removal Permit Processing Fee	Per Application	\$ 20.00	2012-137
Operations	Interlock Restoration	m ² - 4m ² minimum	\$ 100.00	2012-137
Operations	Boulevard Restoration (Grading & Sod)	m ² - 4m ² minimum	\$ 50.00	2012-137
Operations	Sign / Pole Relocation / Installation	Per Location	\$ 375.00	2012-137
Operations	Mast Arm Replacement	Per Sign	\$ 1,450.00	2012-137

Table 1.2 By-Law 2002-276 Updates

Department	Fee Description	Fee Basis	New Fee Rate	Applicable By-Law
Arts Centres	Children/Teen Workshop/Lecture	Per hour	\$ 30.00	2002-276
Arts Centres	Courtyard (Hourly After Hours)	Per hour	\$ 167.00	2002-276
Arts Centres	Family Full Day Program	Per family	\$ 80.00	2002-276
Arts Centres	Family Half Day Program	Per family	\$ 44.00	2002-276
Arts Centres	Family Workshop	Per hour	\$ 32.00	2002-276
Arts Centres	McKay Garden Utilities (Flat Fee)	Per day	\$ 10.00	2002-276
Arts Centres	McKay Gardens	Per hour	\$ 100.00	2002-276
Arts Centres	McKay Main Floor After Hours	Per hour	\$ 50.00	2002-276
Arts Centres	McKay Main Floor Per Day (10 AM to 4 PM) (Flat Fee)	Per day	\$ 200.00	2002-276
Arts Centres	McKay Overnight Storage (Flat Fee)	Per night	\$ 100.00	2002-276
Arts Centres	Varley Overnight Storage (Flat Fee)	Per night	\$ 100.00	2002-276
By-Law and Enforcement Services	Permitting of Noise By-law exemptions	Businesses- Restaurants, Bar & Grill processing Fee (per application per season)	\$ 100.00	2002-276
By-Law and Enforcement Services	Permitting of Noise By-law exemptions	Residential Events Processing Fee (per application)	\$ 69.00	2002-276
Fire and Emergency Services	File Administration leading to Posting of FPPA letter for Obstruction	N/A	\$ 383.00	2002-276
Fire and Emergency Services	Fire Inspection Arising from A Public Complaint of a Repeated Unauthorized Occupancy Use of Home/Building	N/A	\$ 255.50	2002-276
Fire and Emergency Services	Fire Inspection Arising from Public Complaint of a Confirmed Air B&B (Short Term Rentals in Homes)	N/A	\$ 255.50	2002-276
Fire and Emergency Services	Fire Inspection Arising from Public Complaints as a Result of Homes Converted to More Than One Unit	N/A	\$ 255.50	2002-276

Fire and Emergency Services	Fire Inspection: After 2nd Or Subsequent Inspection of Rooming Houses, Homes Converted to More Than One Unit and Air BnB (Short Term Rentals in Homes)	N/A	\$ 192.00	2002-276
Fire and Emergency Services	Fire Inspections Arising from Public Complaint of a Confirmed Rooming Houses	N/A	\$ 255.50	2002-276
Fire and Emergency Services	Fire Safety Plan Review: 2nd or subsequent revisions	N/A	\$192.00 per each additional review	2002-276
Fire and Emergency Services	Inspection Fees for Registration of Basement Apartments	N/A	\$ 255.50	2002-276
Fire and Emergency Services	Investigation Of an Open-Air Burning Complaint from Public/Fire Crews	N/A	\$ 192.00	2002-276
Fire and Emergency Services	Outdated Key Lock Box Contents	N/A	\$ 128.00	2002-276
Fire and Emergency Services	Smoke Control Report (OFC Section 7.3) Review plus one site visit	N/A	\$ 447.00	2002-276
Fire and Emergency Services	Smoke Control Report (OFC Section 7.3) Review: per 2nd or Subsequent review and or site visit	N/A	\$ 319.50	2002-276
Fire and Emergency Services	Vulnerable Occupancy Inspection	N/A	\$ 255.50	2002-276
Markham Museum	Corporate Membership - Emerging Leader	Per year	\$ 663.72	2002-276
Markham Museum	Corporate Membership - Innovation Partner	Per year	\$ 1,327.43	2002-276
Markham Museum	Administrative Charge	Per Hour	\$ 50.00	2002-276
Markham Museum	Bandstand & Pavilion without alcohol (100 people max)	Per 2 hours	\$ 500.00	2002-276
Markham Museum	Burkolder Field Set-up / Tear Down Fee Outdoor Ceremony Option	Per rental	\$ 100.00	2002-276

Markham Museum	Burkolder House - Bridal Party Waiting Area (only in addition to ceremony)	Per 2 Hours	\$ 75.00	2002-276
Markham Museum	Church Hall - Bridal Party Waiting Area (only in addition to ceremony)	Per 2 Hours	\$ 75.00	2002-276
Markham Museum	Church Sanctuary Full Day Rental	Per 5 hours	\$ 960.00	2002-276
Markham Museum	Half Wall Rental	Per rental	\$ 75.00	2002-276
Markham Museum	Overnight Storage Fee	Per rental	\$ 250.00	2002-276
Markham Museum	South Gallery Room Rental with alcohol	Per 2 hours	\$ 192.00	2002-276
Markham Museum	South Gallery Room Rental without alcohol	Per 2 hours	\$ 96.00	2002-276
Markham Museum	Specialty Lighting - Use	Per rental	\$ 50.00	2002-276
Markham Museum	Wedding Photos External Only (1 Hour)	Per 1 hour	\$ 105.00	2002-276
Environmental Services - Waterworks	Dual Camera Inspection of Private Service	N/A	\$ 456.50	2002-276
Environmental Services - Waterworks	Bulk Water FOB	N/A	\$ 45.00	2002-276

Table 1.3 By-Law 2018-109 Update

FEE ITEM		TERM	CONDITIONS
Road Occupancy			
Curb & Culvert Modifications			
1. Interlock Restoration*	m ²		Min. charge 4 m ²
2. Boulevard Restoration*	m ²		Min. charge 4 m ²
Miscellaneous			
3. Sign/Pole Relocation/Installation*	Per Location		Where relocation of street sign and pole needed to accommodate construction activities
4. Mast Arm Replacement*	Per Sign		To replace mast arm when damaged due to construction activities or other incidents
* Charge to be adjusted annually to reflect tendered prices for contracted services being provided			

NOTE:

See Licensing, Permit and Service Fees By-law 2012-137, most recent amendment, for fee rates, City Tree Replacement Criteria

Read a first, second, and third time and passed on February 25, 2025.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



[Delete page if not required]

EXPLANATORY NOTE

BY-LAW NO: 2024-xxxxxxxxxx
xx By-law

Title
Description

Insert Details below.



By-law 2024-xx

A by-law to amend By-law No. 2002-276,
being a by-law to impose fees or charges for services
or activities provided or done by the City of Markham

Please provide date of Council Resolution or Approval (mm/dd/year)- 3/20/2020

WHEREAS By-law 2002-276, being a by-law to impose fees or charges for services or activities provided or done by the City of Markham, be amended as follows:

NOW THEREFORE the Council of the Corporation of the City of Markham enacts as follows:

1. THAT the City of Markham's water/wastewater rate be increased by \$0.1515 per cubic metre effective April 1, 2025; and
2. THAT the Combined 2025 Water/Wastewater rate be \$5.1147 per cubic metre; and
3. All other provisions of By-law 2002-276, except as herein amended or effected, which are not inconsistent with the provisions of this By-law, shall continue to apply.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS xx DAY OF xx 2025.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

BY-LAW 2025-21

A By-law to amend By-law 2023-19

A Delegation By-law Being a By-law to provide for the Delegation of Approval Authority pursuant to the Planning Act and Condominium Act

THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM
HEREBY ENACTS AS FOLLOWS:

1. That By-law 2023-19, as amended, is hereby further amended by inserting a new Section 3, which reads as follows:
 3. The Director of Planning and Urban Design is hereby delegated the authority to determine and direct the appropriate action to be taken in the administration of this By-law, including any remedial action to be taken where an owner defaults in the carrying out of the site works.
2. That By-law 2023-19, as amended, is further amended by inserting a new Section 4, which reads as follows:
 4. The Director of Planning and Urban Design is hereby delegated the authority to revoke Site Plan Approval in the following circumstances:
 - (a) The applicant for the approval has requested in writing that it be revoked; or
 - (b) The approval has been granted on mistaken or false or incorrect information; or
 - (c) The approval has been granted in error; or
 - (d) Two (2) years after the approval has been granted, if the development has not been substantially commenced in the opinion of the Commissioner of Development Services, acting reasonably, unless otherwise specified in the associated site plan agreement; or
 - (e) There is justification, in the reasonable opinion of the Commissioner of Development Services.

3. All other provisions of By-law 2023-19, as amended, not inconsistent with the provisions of this By-law, shall continue to apply.

Read a first, second and third time and passed on February 25, 2025.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



By-law 2025-17

A By-law to confirm the proceedings of the Council Meeting held on
February 25, 2025.

The Council of The Corporation of the City of Markham hereby enacts as follows:

1. That the action of the Council Meeting held on February 25, 2025 in respect to each motion, resolution and other action passed and taken by the Council at the said meeting is, except where prior approval of the Local Planning Appeal Tribunal is required, hereby adopted ratified and confirmed.
2. That the Mayor and the proper officers of the City are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and to execute all documents as may be necessary in that behalf and the Clerk is hereby authorized and directed to affix The Corporate Seal to all such documents.

Read a first, second, and third time and passed February 25, 2025.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor