

Council Meeting Minutes

Meeting Number: 2
January 28, 2025, 1:00 PM
Live streamed

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| Roll Call | Mayor Frank Scarpitti | Councillor Reid McAlpine |
| | Deputy Mayor Michael Chan | Councillor Karen Rea |
| | Regional Councillor Jim Jones | Councillor Andrew Keyes |
| | Regional Councillor Joe Li | Councillor Amanda Collucci |
| | Regional Councillor Alan Ho | Councillor Juanita Nathan |
| | Councillor Keith Irish | Councillor Isa Lee |
| | Councillor Ritch Lau | |
| Staff | Andy Taylor, Chief Administrative Officer | Martha Pettit, Deputy City Clerk |
| | Trinela Cane, Commissioner, Corporate Services | Frank Clarizio, Director, Engineering |
| | Arvin Prasad, Commissioner, Development Services | Eddy Wu, Director, Environmental Services |
| | Claudia Storto, City Solicitor and Director of People Services | Joshua Silver, Assistant City Solicitor |
| | Morgan Jones, Commissioner, Community Services | Ned Sirry, Senior Manager, ITS Operations & Project Delivery |
| | Chris Nearing, Fire Chief | Salia Kalali, Senior Manager Infrastructure & Capital Works |
| | Bryan Frois, Senior Manager, Executive Operations & Strategic Initiatives | Stephen Lue, Senior Manager, Development |
| | Joseph Silva, Treasurer | Ammar Khan, Engineer, Capital Works |
| | Kimberley Kitteringham, City Clerk | Rajeeth Arulanantham, Election and Committee Coordinator |
| | Giulio Cescato, Director of Planning & Urban Design | Iyana Mundo, Assistant to Council / Committee |
| | Stephanie DiPerna, Director, Building Standards | Jason Yang, Technology Support Specialist |

Alternate formats for this document are available upon request

1. CALL TO ORDER

The meeting of Council convened at 1:16 PM on January 28, 2025. Mayor Frank Scarpitti presided.

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

Mayor Frank Scarpitti declared an interest in regard to Item 7.2.2 regarding Recommendation Report Ruland Properties Inc. (The Remington Group) Site Plan Application to Facilitate a new 35-Storey Residential Building at 190 Enterprise Boulevard, as his son lives adjacent to the subject property.

3. APPROVAL OF PREVIOUS MINUTES

3.1 COUNCIL MINUTES DECEMBER 18, 2024

Moved by Councillor Isa Lee

Seconded by Councillor Keith Irish

1. That the Minutes of the Council Meeting held on December 18, 2024, be adopted.

Carried

4. PRESENTATIONS

There were no presentations.

5. DEPUTATIONS

There were no deputations.

6. COMMUNICATIONS

There were no communications.

7. REPORT OF STANDING COMMITTEE

7.1 REPORT NO.1 GENERAL COMMITTEE (JANUARY 21, 2025)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

That the report of the General Committee be received & adopted. (Items 1 to 4):

Carried

7.1.1 261-S-24 FIRE RADIO REPLACEMENT (7.15)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That the report titled “261-S-24 Fire Radio Replacement” be received; and,
2. That the contract for 261-S-24 Fire Radio Replacement be awarded to Motorola Solutions Canada Inc. in the amount of \$690,514.98 inclusive of HST; and,
3. That the award be funded from the 2025 Capital Project # 25061 – Radio Equipment Replacement, with an approved budget in the amount of \$610,500.00; and,
4. That the budget shortfall in the amount of \$80,014.98 (\$690,514.98 - \$610,500.00) be funded from an additional draw from the Life Cycle Reserve; and,
5. That the tendering process be waived in accordance Purchasing By-Law 2017-8, Part II, Section 11 Non-Competitive Procurement, item 1 (b) which states “where there is only one source of supply for the goods to be purchased”; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

7.1.2 MAIN STREET MARKHAM RECONSTRUCTION FROM BULLOCK DRIVE TO 16TH AVENUE – DESIGN BUDGET UPDATE (7.0)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That the report entitled “Main Street Markham Reconstruction from Bullock Drive to 16th Avenue – Design Budget Update” be received; and,
2. That capital account #083-6150-24271-005 in the amount of \$962,500.00 for Consulting Services for pre-design and detailed design of Main Street Markham Reconstruction from Bullock Drive to 16th Avenue be increased by \$1,454,726.24 (from \$962,500.00 to \$2,417,226.24) inclusive of HST to account for changes to the design elements, regulatory changes, new standards, inflation, and process changes; and,
3. That the additional costs be funded from the following sources:•
Development Charges – \$290,945.25• Life
Cycle/Waterworks/Stormwater – \$1,163,780.99; and,
4. That the Chief Administrative Officer be given the delegated authority to award the contract for the Consulting Services for the for pre-design and detailed design of Main Street Markham reconstruction from Bullock Drive to 16th Avenue; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

7.1.3 2025 CHINESE HERITAGE MONTH EVENTS (16.23)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That in accordance with 10.1 (j) (viii) of the Council Code of Conduct, Council authorize the following exemptions only for the purposes of the 2025 Chinese Heritage Month Events:
 - a. That Mayor Frank Scarpitti, Deputy Mayor Michael Chan and Regional Councillor Joe Li, be exempt from the \$30,000 annual fundraising limit as noted in 10.1 (j) (vi) of the Code of Conduct and the \$5,000 limit for one-source donations as noted in 10.1 (j) (vii); and,
 - b. That Councillor Ritch Lau, Councillor Amanda Collucci and Councillor Isa Lee be exempt from the \$20,000 annual fundraising limit as noted in 10.1 (j) (vi) of the Code of

Conduct and the \$5,000 limit for one-source donations as noted in 10.1 (j) (vii); and,

2. That staff be authorized to provide accounting and financial transaction services in support of the Chinese Heritage Month Events; and,
3. That all revenue and expense transactions comply with the financial controllership processes as required by the Treasurer; and further,
4. That Staff be directed and authorized to do all things necessary to give effect to this resolution.

Carried

7.1.4 MAYOR SCARPITTI'S 2025 CHINESE NEW YEAR DINNER (16.23)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That in accordance with 10.1 (j) (viii) of the Council Code of Conduct, Council authorize the following exemptions only for the purposes of the Mayor Scarpitti's 2025 Chinese New Year Dinner:
 - a. That Mayor Frank Scarpitti, Deputy Mayor Michael Chan, Regional Councillor Joe Li, and Regional Councillor Alan Ho be exempt from the \$30,000 annual fundraising limit as noted in 10.1 (j) (vi) of the Code of Conduct and the \$5,000 limit for one-source donations as noted in 10.1 (j) (vii); and,
 - b. That Councillor Ritch Lau, Councillor Isa Lee, and Councillor Amanda Collucci be exempt from the \$20,000 annual fundraising limit as noted in 10.1 (j) (vi) of the Code of Conduct and the \$5,000 limit for one-source donations as noted in 10.1 (j) (vii); and,
2. That staff be authorized to provide accounting and financial transaction services in support of the Mayor Scarpitti's Chinese New Year Dinner; and,
3. That all revenue and expense transactions comply with the financial controllership processes as required by the Treasurer; and further,

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

Carried

7.2 REPORT NO. 2 DEVELOPMENT SERVICES COMMITTEE (JANUARY 27, 2025)

7.2.1 REQUEST FOR DEMOLITION 11172 WARDEN AVE., HISTORIC CLAYTON SCHOOLHOUSE, WARD 2 (16.11.3)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the staff report titled “Request for Demolition, 11172 Warden Ave., Historic Clayton Schoolhouse, Ward 2” dated January 27, 2025, be received; and,
2. That Council has no objection to the proposed complete demolition of the Historic Clayton Schoolhouse; and,
3. That the Designation By-law for the Historic Clayton Schoolhouse under Part IV of the Ontario Heritage Act be repealed; and,
4. That as a condition of the demolition approval, the owner provide and install at their cost, an interpretive baked enamel “Markham Remembered Plaque” to commemorate the history and architecture of the Historic Clayton Schoolhouse; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

7.2.2 RECOMMENDATION REPORT RULAND PROPERTIES INC. (THE REMINGTON GROUP) SITE PLAN APPLICATION TO FACILITATE A NEW 35-STOREY RESIDENTIAL BUILDING

Mayor Scarpitti declared an interest regarding Item 7.2.2 and vacated the Chair. Deputy Mayor Chan assumed the Chair for this item. Mayor Scarpitti did not participate in the vote on this matter.

Moved by Regional Councillor Jim Jones

Seconded by Councillor Isa Lee

1. That the report titled, “RECOMMENDATION REPORT, Ruland Properties Inc. (The Remington Group), Site Plan Application to facilitate a new 35-storey residential building with 335 units at 190 Enterprise Boulevard in Markham Centre (Ward 3), File SPC 15 155470”, be received; and,
2. That the Site Plan application (SPC 15 155470) submitted by Ruland Properties Inc. (The Remington Group), be endorsed in principle, subject to the conditions in Appendix ‘A’, and that Site Plan Approval be delegated to the Director of Planning and Urban Design or their designate; and,
3. That Council assign servicing allocation for a maximum of 335 residential units; and,
4. That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed within a period of three (3) years from the date that Council assigned servicing allocation; and,
5. That York Region be advised that servicing allocation for 335 residential units has been confirmed; and,
6. That Site Plan Endorsement shall lapse, and Site Plan Approval will not be issued after a period of three (3) years from the date of endorsement in the event that the Site Plan Agreement is not executed within that time period; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

Mayor Scarpitti resumed the Chair.

7.2.3 YONGE CORRIDOR SECONDARY PLAN STUDY - INTERIM REPORT (10.8)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the report and presentation dated January 27, 2025, entitled, “Yonge Corridor Secondary Plan Study - Interim Report” be received; and,
2. That the deputations from Marilyn Ginsberg, Elizabeth Janz, Katie Kadambini, and Evelin Ellison, be received; and,
3. That the Yonge Corridor Secondary Plan Study - Interim Report and emerging concept be released for public consultation and input; and,
4. That staff be directed to facilitate Special Development Services Committee meetings for the purposes of a breakdown of the Yonge Corridor Secondary Plan that includes a review of the proposed intensification on both sides of Yonge Street, and open space opportunities for the development of a complete community, and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8. MOTIONS

There were no motions.

9. NOTICE OF MOTION TO RECONSIDER

There were no notices of motions to reconsider.

10. NEW/OTHER BUSINESS

There was no new / other business.

11. ANNOUNCEMENTS

There were no announcements.

12. BY-LAWS - THREE READINGS

Moved by Councillor Juanita Nathan

Seconded by Councillor Reid McAlpine

That By-laws 2025-3 to 2025-16 be given three readings and enacted.

Carried

Three Readings

- 12.1 BY-LAW 2025-3, A BY-LAW TO DESIGNATE PART OF A CERTAIN PLAN OF SUBDIVISION NOT SUBJECT TO PART LOT CONTROL (RCH WARDEN HOMES INC.)

Being a By-law to designate part of a certain plan of subdivision not subject to Part Lot Control

Carried

- 12.2 BY-LAW 2025-4, A BY-LAW TO AMEND PARKING BY-LAW 2005-188 (WILLOWDALE NO PARKING)

Being a By-law pertaining to "No Parking" on Willowdale Boulevard, between Glen Cameron Road & Clark Avenue.

Carried

- 12.3 BY-LAW 2025-5, A BY-LAW TO AMEND TRAFFIC BY-LAW 106-71 (DUFFIELD & MCDOWELL STOPS)

Being a By-law pertaining to "Compulsory Stops" on Duffield Drive & McDowell Gate.

Carried

- 12.4 BY-LAW 2025-6, A BY-LAW TO AMEND BY-LAW 2005-188 (ARROWDALE NO PARKING)

Being a By-law pertaining to "No Parking" on Crofting Crescent, Furrow Street and Willow Street.

Carried

- 12.5 BY-LAW 2025-7, A BY-LAW TO AMEND BY-LAW 106-71 (ARROWDALE STOPS)

Being a By-law pertaining to "Compulsory Stops" on Furrow Street at Hammersly Boulevard, Furrow Street at Fred McLaren Boulevard, Willow Street at Hammersly Boulevard, Crofting Crescent at Hammersly Boulevard (East) and Crofting Crescent at Hammersly Boulevard (West).

Carried

- 12.6 BY-LAW 2025-8, A BY-LAW TO AMEND BY-LAW 2017-104
(ARROWDALE MAXIMUM SPEED OF 40 KMS)

Being a By-law pertaining to "maximum speed of 40 kms" on Furrow Street, Willow Street, Crofting Crescent and Hammersly Boulevard.

Carried

- 12.7 BY-LAW 2025-9, A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST "GORMLEY-WIDEMAN HOUSE" 3490 NINETEETH AVENUE

Being a By-law to designate Gormley-Wideman House, 3490 Nineteenth Avenue, under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest. (Development Services Report No. 45, December 4, 2024 Council, Item 7.1.1)

Carried

- 12.8 BY-LAW 2025-10, A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST "JOHN DONER/TOLL HOUSE" 3693 ELGIN MILLS ROAD EAST

Being a By-law to designate John Doner/Toll House, 3693 Elgin Mills Road East, under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest. (Development Services Report No. 33, September 25, 2024 Council, Item 7.1.1)

Carried

- 12.9 BY-LAW 2025-11, A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST "WIDEMAN-COBER HOUSE" 3812 NINETEENTH AVENUE

Being a By-law to designate Wideman-Cober House, 3812 Nineteenth Avenue, under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest. (Development Services Report No. 33, September 25, 2024 Council, Item 7.1.1)

Carried

- 12.10 BY-LAW 2025-12, A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST “JOHN AND SARAH HAGERMAN HOUSE” 4272 FOURTEENTH AVENUE

Being a By-law to designate John and Sarah Hagerman House, 4272 Fourteenth Avenue, under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest. (Development Services Report No. 33, September 25, 2024 Council, Item 7.1.1)

Carried

- 12.11 BY-LAW 2025-13, A BY-LAW TO AMEND BY-LAW 177-96, AS AMENDED (REMOVAL OF HOLD PROVISION)

Being a By-law amendment that applies to the property on the north of Elgin Mills Road East and west of Woodbine Avenue. The effect of this By-law is to remove the Holding Symbol from the zoning of the subject lands to permit two industrial warehousing/office buildings. [1000139172 Ontario Inc. (Shakeel Sammady), La Tache Crescent, CON 3 PT LOT 26 RP 65R36783 PART 3]

Carried

- 12.12 BY-LAW 2025-14, A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST “ABRAM AND MARGARET RAYMER HOUSE” 7530 NINTH LINE

Being a By-law to designate Abram and Margaret Raymer House, 7530 Ninth Line, under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest. (Development Services Report No. 33, September 25, 2024 Council, Item 7.1.1)

Carried

- 12.13 BY-LAW 2025-15, A BY-LAW TO AMEND PARKING BY-LAW 2005-188 (EUREKA STREET)

Being a By-law pertaining to “Prohibited Parking” and “Parking for a Restricted Period” on Eureka Street.

Carried

12.14 BY-LAW 2025-16, A BY-LAW TO AMEND BY-LAW 2021-120 & 2023-93,
BEING A BY-LAW TO APPOINT CHIEF BUILDING OFFICIAL, DEPUTY
CHIEF BUILDING OFFICIALS AND BUILDING INSPECTORS

Being a By-law to amend By-laws 2021-120 and 2023-93, being a By-law to
appoint Chief Building Official, Deputy Chief Building Officials and Building
Inspectors. (Appointing Salvatore Barone)

Carried

13. CONFIDENTIAL ITEMS

Moved by Councillor Amanda Collucci

Seconded by Councillor Ritch Lau

That, in accordance with Section 239 (2) of the *Municipal Act*, Council resolve into
closed session to discuss the following confidential matters at 1:25 PM:

Carried

Council resumed in Open Session at 2:32 PM and passed the following resolutions:

13.1 COUNCIL

13.1.1 CONFIDENTIAL COUNCIL MINUTES - DECEMBER 18, 2024

Moved by Councillor Isa Lee

Seconded by Councillor Keith Irish

1. That the confidential Council minutes of the Council Meeting held
on December 18, 2024, be adopted.

Carried

**13.1.2 VARLEY-MCKAY ART FOUNDATION OF MARKHAM - BOARD/
COMMITTEE APPOINTMENTS - PERSONAL MATTERS ABOUT
AN IDENTIFIABLE INDIVIDUAL, INCLUDING MUNICIPAL OR
LOCAL BOARD EMPLOYEES (16.24)**

Moved by Councillor Reid McAlpine

Seconded by Councillor Karen Rea

1. That the following persons be appointed to the Board of Directors for the Varley-McKay Art Foundation of Markham for a term expiring June 30, 2028:

Sophia Sun

Josy Jamieson

Carried

13.1.3 REQUEST FOR DIRECTION, ONTARIO LAND TRIBUNAL APPEAL BY EASTSIDE CHEVROLET GMC BUICK LTD., APPEAL OF OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS TO PERMIT A MIXED-USE DEVELOPMENT CONSISTING TWO 35-STOREY BUILDINGS AT 8435 WOODBINE AVE. (WARD 8)

Moved by Councillor Isa Lee

Seconded by Regional Councillor Jim Jones

1. That the Confidential presentation titled " Eastside Chevrolet GMC Buick Ltd., Official Plan and Zoning By-Law Amendment Applications to permit a Mixed-Use Development Consisting two 35-Storey buildings 8435 Woodbine Avenue (Ward 8)" be received; and further,
2. That Staff be authorized and directed to do all things necessary to give effect to the Resolutions.

Carried

13.2 DEVELOPMENT SERVICES COMMITTEE

13.2.1 REQUEST FOR DIRECTION - ONTARIO LAND TRIBUNAL APPEAL OF A MINOR VARIANCE APPLICATION BY DARRYL SIMMONS, 86 JOHN STREET (WARD 1) (8.0)

Moved by Councillor Keith Irish

Seconded by Regional Councillor Jim Jones

1. That the Confidential Report, dated January 27, 2025, titled "REQUEST FOR DIRECTION - Ontario Land Tribunal Appeal of a Minor Variance Application by Darryl Simmons, 86 John Street (Ward 1)", be received; and,

2. That the correspondence from Jeffrey E Steisfield of Landlaw be received; and,
3. That the City Solicitor be directed to advise the OLT that the City is not taking a position on the appeal related to the minor variances to permit a rear addition containing a secondary suite; and,
4. That Staff be authorized and directed to do all things necessary to give effect to these Resolutions.

14. CONFIRMATORY BY-LAW - THREE READINGS

Moved by Councillor Ritch Lau

Seconded by Councillor Isa Lee

That By-law 2025-2 be given three readings and enacted.

Three Readings

BY-LAW 2025-2- A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL MEETING OF JANUARY 28, 2025.

Carried

15. ADJOURNMENT

Moved by Councillor Juanita Nathan

Seconded by Councillor Amanda Collucci

That the Council meeting of January 28, 2025 be adjourned at 2:35 PM.

Kimberley Kitteringham

City Clerk

Frank Scarpitti

Mayor