

## Council Meeting Minutes

**Meeting Number: 4**  
**March 25, 2025, 1:00 PM**  
**Live streamed**

Roll Call	Mayor Frank Scarpitti	Councillor Reid McAlpine
	Deputy Mayor Michael Chan	Councillor Karen Rea
	Regional Councillor Jim Jones	Councillor Andrew Keyes
	Regional Councillor Joe Li	Councillor Amanda Collucci
	Regional Councillor Alan Ho	Councillor Juanita Nathan
	Councillor Keith Irish	Councillor Isa Lee
	Councillor Ritch Lau	
Staff	Andy Taylor, Chief Administrative Officer	Giulio Cescato, Director of Planning & Urban Design
	Trinela Cane, Commissioner, Corporate Services	Mark Visser, Senior Manager Strategy Innovation & Investments
	Claudia Storto, City Solicitor and Director of People Services	Stephanie DiPerna, Director, Building Standards
	Morgan Jones, Commissioner, Community Services	Terence Tang, Technology Support Specialist II
	Chris Nearing, Fire Chief	Regan Hutcheson, Manager, Heritage
	Bryan Frois, Senior Manager, Executive Operations & Strategic Initiatives	Peter Wokral, Senior Planner, Heritage
	Kimberley Kitteringham, City Clerk	Kevin Ross, Manager, Development Finance & Payroll
	Martha Pettit, Deputy City Clerk	Stephen Corr, Senior Planner, Development
	Hristina Giantsopoulos, Election/Council & Committee Coordinator	Elizabeth Martelluzzi, Senior Planner, Development
	Frank Clarizio, Director, Engineering	Brashanthe Manoharan, Planner II

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### 1. CALL TO ORDER

The meeting of Council convened on Tuesday, March 25, 2025 at 1:10 PM. 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**

Councillor Karen Rea declared an interest in regard to Item 8.3.1 regarding Recommendation Report, Neamsby Investments Inc., as she is a Director on a not-for-profit organization.

## **3. APPROVAL OF PREVIOUS MINUTES**

### **3.1 COUNCIL MINUTES - FEBRUARY 25, 2025**

Moved by Councillor Isa Lee

Seconded by Councillor Keith Irish

1. That the Minutes of the Council Meeting held on February 25, 2025, be adopted.

**Carried**

## **4. PRESENTATIONS**

## **5. DEPUTATIONS**

### **5.1 DEPUTATION ITEM 8.3.1 - RECOMMENDATION REPORT – NEAMSBY INVESTMENTS INC. (10.3)**

Moved by Councillor Juanita Nathan

Seconded by Councillor Isa Lee

1. That the depositions from Hongpeng Yang and Yue Qing Huo providing comments regarding Item 8.3.1 “Recommendation Report - Neamsby Investment Inc.” be received.

**Carried**

5.2 DEPUTATION ITEM 8.3.1 - REQUEST FOR DEMOLITION 10 RUGGLES AVENUE, WILLIAM MUNSHAW HOUSE, LANGSTAFF, WARD 1 (16.11.3)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the rules be waived to permit Barry Nelson to speak again on this matter.

**Carried**

Moved by Councillor Keith Irish

Seconded by Councillor Karen Rea

1. That the deputation from Barry Nelson and Alex Beduz re: Item 8.3.6 be received.

**Carried**

## 6. COMMUNICATIONS

6.1 LIQUOR LICENCE APPLICATION - TAI ER SUANCAI AND FISH RESTAURANT (WARD 4) (3.21)

Moved by Councillor Karen Rea

Seconded by Regional Councillor Joe Li

1. That the request for the City of Markham to complete the Municipal Information Form be received for information and be processed accordingly.

**Carried**

6.2 LIQUOR LICENCE APPLICATION - LADIES GOLD CLUB OF TORONTO (WARD 1) (3.21)

Moved by Councillor Keith Irish

Seconded by Deputy Mayor Michael Chan

1. That the request for the City of Markham to complete the Municipal Information Form be received for information and be processed accordingly.

**Carried**

6.3 LIQUOR LICENCE APPLICATION - KINTON RAMEN MARKHAM (WARD 3) (3.21)

Moved by Councillor Reid McAlpine

Seconded by Councillor Amanda Collucci

1. That the request for the City of Markham to complete the Municipal Information Form be received for information and be processed accordingly.

**Carried**

6.4 LIQUOR LICENCE APPLICATION - NINE BALL LOUNGE (WARD 8) (3.21)

Moved by Councillor Isa Lee

Seconded by Regional Councillor Alan Ho

1. That the request for the City of Markham to complete the Municipal Information Form be received for information and be processed accordingly.

**Carried**

6.5 COMMUNICATION RE: ITEM 8.3.6 - REQUEST FOR DEMOLITION 10 RUGGLES AVENUE, WILLIAM MUNSHAW HOUSE, LANGSTAFF, WARD 1 (16.11.3)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the communication regarding Item 8.3.6 " Request for Demolition, 10 Ruggles Ave, William Munshaw House, Langstaff, Ward 1" from Barry Nelson be received.

**Carried**

## 7. PROCLAMATIONS

7.1 PROCLAMATION AND FLAG RAISING REQUESTS (3.4)

Moved by Councillor Keith Irish

Seconded by Deputy Mayor Michael Chan

1. That the following new request for flag to be raised at the Anthony Roman Markham Civic Centre flagpole be approved and added to the Five-Year List of Request to Raise Flag approved by Council:
  - a. Israel's 77th Independence Day (Yom Ha'atzmaut), May 1, 2025  
(Organized by Goldie Plotkin on behalf of Chabad Lubavitch of Markham)

**Carried**

## **8. REPORT OF STANDING COMMITTEE**

### **8.1 REPORT NO. 5 DEVELOPMENT SERVICES PUBLIC MEETING (MARCH 4, 2025)**

Moved by Regional Councillor Joe Li

Seconded by Regional Councillor Jim Jones

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

**Carried**

#### **8.1.1 PUBLIC MEETING INFORMATION REPORT, RONGFAN HE AT 26 RIVER BEND ROAD, APPLICATION FOR ZONING BY-LAW AMENDMENT**

Moved by Regional Councillor Joe Li

Seconded by Regional Councillor Jim Jones

1. That the written submissions by **Nixon Chen, and Anthony Lue Tam**, be received; and,
2. That the deputation by **Anthony Lue Tam and Karen Lue Tam** be received; and,
3. That the report entitled "PUBLIC MEETING INFORMATION REPORT, Rongfan He, Application for Zoning By-law Amendment to facilitate a future severance for the creation of two new lots with site-specific provisions (Ward 3), File No. PLAN 24 198332", be received; and,
4. That the Record of the Public Meeting held on March 4, 2025 with respect to the proposed Zoning By-law Amendment application, be received; and,

5. That the application by Rongfan He for the proposed Zoning By-law Amendment (PLAN 24 198332), be approved and the draft implementing Zoning By-law Amendment be finalized and enacted without further notice; and further,
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## 8.2 REPORT NO. 6 GENERAL COMMITTEE MEETING (MARCH 4, 2025)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

That the report of the General Committee Meeting be received & adopted. (Items 1 to 7):

**Carried**

### 8.2.1 030-S-25 SUPPLY & DELIVERY OF ONE BUCKET TRUCK (7.12)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That the report entitled “030-S-25 Supply & Delivery of One Bucket Truck” be received; and,
2. That the contract 030-S-25 for the supply and delivery of one bucket truck be awarded to Allan Fyfe Equipment Ltd. in the total amount of \$393,645.33, inclusive of HST; and,
3. That the award amount of \$393,645.33 be funded from project #24418 Corporate Fleet Replacement – Non-Fire (account 057-6150-24418-005) with a budget available of \$405,306.00; and,
4. That the budget remaining in the amount of \$11,660.67 (\$405,306.00 - \$393,645.33) be returned to the original funding source; and,
5. That the tendering process be waived in accordance with Purchasing By-Law 2017-18, Part II, Section 11.1:

(e) where the City is acquiring specialized vehicles or equipment in which case the sources of supply may be identified based on technical specifications prepared by the User Department; and,

(g) where it is in the City's best interest not to solicit a competitive Bid; and further,

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

**Carried**

#### 8.2.2 051-S-25 SUPPLY AND DELIVERY OF ONE SINGLE AXLE AND ONE TANDEM AXLE TRUCK COMPLETE WITH WINTER CONTROL EQUIPMENT (7.12)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That the report entitled "051-S-25 Supply & Delivery of One Single Axle Truck and One Tandem Axle Truck" be received; and,
2. That the contracts for the supply and delivery of one single axle truck be awarded as follows:
  - a) Supply and delivery of one truck and chassis be awarded to Premier Truck Group in the amount of \$171,045.85 inclusive of HST; and,
  - b) Supply, installation, delivery and upfit of the winter control equipment on this one truck and chassis be awarded to Viking Cives in the amount of \$214,159.01 inclusive of HST; and,
  - c) That the total award amount for one single axle truck of \$385,204.86 (\$171,045.85 + \$214,159.01) inclusive of HST be funded from capital project #25192 (057-5350-25192-005 New Fleet - Main Street Unionville) with available budget of \$420,900.00; and,

That the budget remaining for the one single axle truck (project #25192) in the amount of \$35,695.14 (\$420,900.00 - \$385,204.86) be retained in the project for any future unforeseen related expenditure, with any remaining surplus budget being returned to the original funding source at the time of project closure; and,

3. That the contracts for the supply and delivery of one tandem axle truck be awarded as follows: a) Supply and delivery of one truck and chassis be awarded to Premier Truck Group in the amount of \$220,063.64 inclusive of HST; and, b) Installation and upfitting of the winter control equipment on this truck and chassis be awarded to Viking Cives in the amount of \$220,920.96, inclusive of HST; and, c) That the total award amount of \$440,984.60 (\$220,063.64 + \$220,920.96) inclusive of HST be funded from capital project #24418 (057-6150-24418-005 Corporate Fleet Replacement – Non-Fire) with available budget of \$494,739.00; and,
4. That the budget remaining for the tandem axle truck (project #24418) in the amount of \$53,754.40 (\$494,739.00 - \$440,984.60) retained in the project for any future unforeseen related expenditure, with any remaining surplus budget being returned to the original funding source at the time of project closure; and,
5. That the tendering process be waived in accordance with Purchasing By-Law 2017-18, Part II, Section 11.1:(a) where the City is acquiring specialized vehicles or equipment...in which case the sources of supply may be identified based on technical specifications prepared by the User Department; and, (b) where it is in the City's best interest not to solicit a competitive Bid; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

### 8.2.3 2024 YEAR END RESULTS OF OPERATIONS (7.0)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That the report titled "2024 Year-End Results of Operations" be received; and,
2. That the City's 2024 operations net favourable variance of \$10.20M be transferred to the Life Cycle Capital Replacement and Capital Reserve Fund, as per the approved Financial Planning and Budgeting Policy; and further,



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

**Carried**

#### 8.2.4 300-T-24 MARKHAM VILLAGE PHASE 1B STORM SEWERS AND WATERMAIN UPGRADES (7.12)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That the report entitled “300-T-24 Markham Village Phase 1B - Storm Sewers and Watermain Upgrades” be received; and,
2. That the contract for 300-T-24 Markham Village Phase 1B - Storm Sewers and Watermain Upgrades be awarded to the lowest priced Bidder, Green Infrastructure Partners Inc. in the amount of \$14,500,886.94 inclusive of HST; and,
3. That a 10% contingency in the amount of \$1,450,088.69 inclusive of HST, be established to cover any additional construction costs and that authorization to approve expenditures of the contingency amount up to the specified limit be in accordance with the Expenditure Control Policy; and,
4. That the construction award in the amount of \$15,950,975.64 (\$14,500,886.95 + \$1,450,088.69) be funded from the account 058-6150-25198-005 “Markham Village Flood Control Phase 1B – Construction with an available budget of \$20,708,160.00; and,
5. That funding in the amount of \$100,000.00 be retained in the account for other services as described under Financial Considerations Section; and,
6. That the remaining funds in the amount \$4,657,184.36 (\$20,708,160.00 - \$15,950,975.64 - \$100,000.00) be returned to the Stormwater Fee Reserve; and,
7. That a 5-year moratorium be placed on any major servicing and utility installation along restored areas of the following streets:
  - Wootten Way North: (from Church Street to Ramona Blvd);
  - Sir Lancelot Drive: (from Church Street to Sir Gawaine Pl);
  - Sir Kay Drive: from Sir Lancelot Drive to Sir Gareth Court;

- Sir Gawaine: (Place: from Sir Lancelot Drive to end of curve);
  - Sir Gareth Court; and• Sir Tristram Place; and further,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

#### 8.2.5 ANNUAL WATER QUALITY REPORT (JANUARY - DECEMBER 2024) (5.3)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That the report titled “Annual Water Quality Report (January-December 2024)” as required by Schedule 22 of Ontario Regulation 170/03, under the Safe Drinking Water Act, 2002, enclosed herein be received; and,
2. That the Annual 2024 Regulatory Water Quality Report (Attachment “A”), containing information for the Ministry of the Environment, Conservation and Parks (MECP) on water supply and quality as required by Section 11 of Ontario Regulation 170/03, under the Safe Drinking Water Act, 2002, be received; and,
3. That Council acknowledge that staff posted the Annual 2024 Detailed Regulatory Water Quality Report on the City’s website and that it has been made available electronically and in hard copy version by February 28, 2025 as per regulations; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

#### 8.2.6 DEFERRAL OF DEVELOPMENT CHARGES FOR HIGH-RISE RESIDENTIAL BUILDINGS (7.11)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That the report entitled, “Deferral of Development Charges for High-Rise Residential Buildings” be received; and,

2. That the deputations from Gabe Vincent and Victoria DiMartino from BILD, be received; and,
3. That the written submissions from Joran Weiner of Treasure Hill, James Stevenson of HBNG Holborn Group, and Victoria Mortelliti of BILD, be received; and,
4. That the attached Development Charge Deferral Policy - High-Rise Residential Buildings be approved; and,
5. That the Treasurer be authorized to modify the Policy to make any administrative changes deemed necessary for the implementation of the deferrals; and,
6. That the Treasurer be authorized to execute Development Charge deferral agreements, in a form satisfactory to the City Solicitor; and,
7. That Staff report back with a comprehensive report on the deferral of Development Charges across all building types no later than the end of June; and further,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

8.2.7 2024 SUMMARY OF REMUNERATION AND EXPENSES FOR COUNCILLORS AND APPOINTEES TO BOARDS (7.0)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That the report entitled “2024 Summary of Remuneration and Expenses for Councilors and Appointees to Boards” be received; and further,
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

8.3 REPORT NO. 7 DEVELOPMENT SERVICES COMMITTEE (MARCH 18, 2025)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

That the report of the Development Services Committee Meeting be received & adopted. (Items 1 to 6 save and except Item 8.3.1):

**Carried**

**8.3.1 RECOMMENDATION REPORT, NEAMSBY INVESTMENTS INC., APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO PERMIT**

Councillor Karen Rea declared a conflict of interest and did not participate in any discussions or vote on this matter.

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the March 18, 2025, report titled, “RECOMMENDATION REPORT, Neamsby Investments Inc., Applications for Official Plan and Zoning By-law Amendments to permit three apartment buildings, townhouses, a public park and preservation of an existing Heritage Dwelling at 5933 14th Avenue (Blocks 270 and 271, Plan 65M4686) (Ward 7), File PLAN 24 198977”, be received; and,
2. That the Official Plan Amendment application, submitted by Neamsby Investments Inc., be approved and the draft Official Plan Amendment, attached 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 Neamsby Investments Inc., be approved and the draft Zoning By-law Amendment, attached as Appendix ‘B’, be finalized and brought forward to a future Council meeting to be enacted without further notice; and,
4. That servicing allocation for 819 units be assigned to the proposed development and the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed within three years from the date Council assigned servicing allocation; and,

5. That York Region be advised that servicing capacity for 819 units has been assigned; and,
6. That the commitment letters from Remington and MICAH be received; and,
7. That the written submissions from Margaret Bergshoeff, Barbara Ribble, Rajmohan Rajah, and Dean Ip, be received; and,
8. That the deputations from Chloe Au, Mike Clair, Yvonne Kelly, Tao Zhong, Mingcong Chen, Jane Chong, Amy Zhao, Roberto Gao Sen, Andrea Lin, Clovis Grant, and, Wei (Vivian) Wu be received; and further,
9. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried Unanimously by Recorded Vote**

**(See Following Recorded Vote)**

Recorded Vote (13:0):

YEAS: Mayor Frank Scarpitti, Deputy Mayor Michael Chan, Regional Councillor Jim Jones, Regional Councillor Allan Ho, Regional Councillor Joe Li, Councillor Amanda Collucci, Councillor Keith Irish, Councillor Andrew Keyes, Councillor Isa Lee, Councillor Ritch Lau, Councillor Reid McAlpine, Councillor Juanita Nathan, (12)

Conflict: Karen Rea

**8.3.2 RECOMMENDATION REPORT, 8180 - 8220 BAYVIEW LIMITED PARTNERSHIP, APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT**

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the March 18, 2025, report titled, "RECOMMENDATION REPORT, "8180 - 8220 Bayview Limited Partnership, Applications for Official Plan Amendment and Zoning By-law Amendment to permit a mixed-use mid-rise building at 8190 to

8200 Bayview Avenue (Ward 1), File PLAN 23 125307”, be received; and,

2. That the Official Plan Amendment application, submitted by 8180 - 8220 Bayview Limited Partnership, be approved and the draft Official Plan Amendment, attached 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 8180 - 8220 Bayview Limited Partnership, be approved and the draft Zoning By-law Amendment, attached as Appendix ‘B’, be finalized and brought forward to a future Council meeting to be enacted without further notice; and,
4. That servicing allocation for 512 units be assigned to the proposed development and the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed within three (3) years from the date Council assigned servicing allocation; and,
5. That York Region be advised that servicing capacity for 512 units has been assigned; and,
6. That the written submissions from Karen Haynes, Stephanie Jordan, Romfield Residents Association, and Aditya Parkar, be received; and,
7. That staff review the requirements for intersection improvements; and further,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

### 8.3.3 RECOMMENDATION REPORT, W GARDEN CORPORATION, APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the report, dated March 18, 2025, titled,  
“RECOMMENDATION REPORT, W Garden Corporation,

Applications for Draft Plan of Subdivision and Zoning By-law Amendment to permit 94 townhouse units, a school block, and a public road (Street 'B'), at 186 Old Kennedy Road and 31 and 51 Victory Avenue (Ward 8), File PLAN 18 149630", be received; and,

2. That the Zoning By-law Amendment application submitted by W Garden Corporation be approved and the draft Zoning By-law, attached hereto as Appendix 'A', be finalized and brought to a future Council meeting for enactment without further notice; and,
3. That Draft Plan of Subdivision 19TM-18003 be approved, subject to the conditions set out in Appendix 'B', of this report; and,
4. That the Director of Planning and Urban Design or their designate, be delegated authority to issue Draft Plan Approval, subject to the conditions set out in Appendix 'B', as may be amended by the Director of Planning and Urban Design or their designate; and,
5. That Draft Plan Approval for Plan of Subdivision 19TM-18003 will lapse after a period of three (3) years from the date of issuance in the event that a Subdivision Agreement is not executed within that period; and,
6. That servicing allocation for 94 residential units be assigned to the proposed development; and,
7. 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 further,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

8.3.4 CONDITIONS OF DRAFT PLAN APPROVAL, CAMCOS LIVING INC., 5112, 5122, AND 5248 14TH AVENUE, AND 7768, 7778, 7788, AND 7798 MCCOWAN ROAD (WARD 8), FILE PLAN 22 243251 (19TM-22011) (10.7)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the Memorandum titled, “Conditions of Draft Plan Approval, Camcos Living Inc., 5112, 5122, and 5248 14th Avenue, and 7768, 7778, 7788, and 7798 McCowan Road (Ward 8), File PLAN 22 243251 (19TM-22011)”, be received; and,
2. That Draft Plan of Subdivision 19TM-22011 be approved, in principle, subject to the conditions set out in Appendix ‘A’ of this memorandum; and,
3. That the Director of Planning and Urban Design or designate, be the delegated authority to issue Draft Plan Approval, subject to the conditions set out in Appendix ‘A’, as may be amended by the Director of Planning and Urban Design or designate; and,
4. That Draft Plan Approval for Draft Plan of Subdivision 19TM-22011 will lapse after a period of three years from the date of Council approval in the event that a Subdivision Agreement is not executed within that period; and,
5. That servicing allocation for 96 units be assigned to Draft Plan of Subdivision 19TM-22011; and,
6. That the City reserves the right to revoke or reallocate servicing allocation should the proposed development not proceed in a timely manner; and,
7. That York Region be advised that servicing allocation for 96 units has been granted; and further,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**8.3.5 RECOMMENDATION REPORT, MEADOW PARK INVESTMENTS (BT) INC. (C/O JORAN WEINER), APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT**

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the report dated March 18, 2025, titled,  
“RECOMMENDATION REPORT, Meadow Park Investments



(BT) Inc. (c/o Joran Weiner), Applications for Official Plan and Zoning By-law Amendment to permit a 42-storey mixed-use building at 77 Anderson Avenue (Ward 5) File PLAN 21 144733”, be received; and,

2. That the With Prejudice settlement offer of the Applicant’s Mount Joy Secondary Plan appeal be received and accepted, subject to Minute of Settlement prepared and executed to the satisfaction of the City Solicitor; and,
3. That Staff are bringing the Recommendation Report forward on the basis that the applicant, who previously appealed the Markham Road Mount Joy Secondary Plan, has submitted a With Prejudice Settlement Offer with respect to that appeal; and,
4. That the Official Plan Amendment application (PLAN 21 144733) be approved and that the draft Official Plan Amendment, attached hereto as Appendix ‘A’, be finalized and brought to a future Council meeting for adoption following a submission that reflects the revised proposal to the satisfaction of the Director of Planning and Urban Design without further notice; and,
5. That the Zoning By-law Amendment application (PLAN 21 144733) be approved and the draft site-specific implementing Zoning By-law, attached hereto as Appendix ‘B’, be finalized and brought to a future Council meeting for enactment following a submission that reflects the revised proposal to the satisfaction of the Director of Planning and Urban Design without further notice; and,
6. That servicing allocation for 490 residential units be assigned to the proposed 42-storey development; and,
7. That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed within a period of three years from the date that Council assigned servicing allocation; and,
8. That York Region be advised that servicing capacity for 490 units has been assigned; and further,
9. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**8.3.6 REQUEST FOR DEMOLITION 10 RUGGLES AVENUE, WILLIAM MUNSHAW HOUSE, LANGSTAFF, WARD 1 (16.11.3)**

Council consented to re-open the discussion on this matter to hear from a deputant who arrived late to the meeting.

Barry Nelson appeared before Council and asked that Council consider delaying their approval on this matter. Alex Beduz of Condor Properties appeared before Council and advised that they are in support of the Staff recommendation. Council reaffirmed its approval of the staff recommendation as listed on the agenda.

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the staff report titled “Request for Demolition, 10 Ruggles Ave, William Munshaw House, Langstaff, Ward 1” dated March 18, 2025, be received; and,
2. That the Heritage Markham Committee recommendation indicating that the committee supports the demolition/dismantling of the Munshaw House subject to the replication of the building as per the conditions outlined in Appendix D of this staff report, be received as information; and,
3. That Council support the proposed demolition of the Munshaw House due to the building’s existing condition associated with fire damage subject to the owner providing a contribution of \$300K to the City’s Heritage Fund reflective of the order of magnitude costs associated with the restoration of the Munshaw House, and as per the 2024 Conditions of approval for the plan of subdivision, to provide and install two Markham Remembered interpretive plaques to commemorate a) the Munshaw House in the general vicinity of the building’s original location and b) the early 20th century history of the Langstaff community in a location acceptable to the City and the Owner which may include the park; and,
4. That the deputations from Elizabeth Janz, Barry Nelson, and Evelin Ellison be received; and further,

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

**Carried**

8.4 REPORT NO. 8 DEVELOPMENT SERVICES PUBLIC MEETING (MARCH 18, 2025)

Moved by Regional Councillor Joe Li

Seconded by Regional Councillor Jim Jones

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

**Carried**

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

Moved by Regional Councillor Joe Li

Seconded by Regional Councillor Jim Jones

1. That the report entitled “PUBLIC MEETING INFORMATION REPORT, Application for a Zoning By-law Amendment to permit a proposed eight-storey mixed-use residential building on the northern portion of 4201 and 4217 Highway 7, Ward 3, File No. PLAN 24 185627”, be received; and,
2. That the Record of the Public Meeting held on March 18, 2025 with respect to the proposed Zoning By-law Amendment application, be received; and,
3. That the application by 4201 Highway 7 Inc. (Rouge View LP, c/o Nord Hub Canada Inc. – Metropole Developments Inc.) for a proposed Zoning By-law Amendment (PLAN 24 185627) be approved and the draft implementing Zoning By-law Amendment be finalized and enacted without further notice; and,
4. That the deputations by **Nixon Chang and Stephan Kuzoff** be received; and,

5. That the written submission by Eric Shultz be received; and further,
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**9. MOTIONS**

There were no motions.

**10. NOTICE OF MOTION TO RECONSIDER**

There were no notices of motions.

**11. NEW/OTHER BUSINESS**

There were no new / other business.

**12. ANNOUNCEMENTS**

There were no announcements.

**13. BY-LAWS - THREE READINGS**

Councillor Karen Rea declared a conflict of interest and did not participate in any discussions or vote on By-law 2025-23 and By-law 2025-24.

Moved by Regional Councillor Alan Ho

Seconded by Councillor Ritch Lau

That By-laws 2025-23 to 2025-24 be given three readings and enacted

**Carried**

Moved by Regional Councillor Alan Ho

Seconded by Councillor Ritch Lau

That By-law 2025-25 be given three readings and enacted.

**Carried**

**Three Readings**

- 13.1 BY-LAW 2025-23, 5933 14TH AVE. - OFFICIAL PLAN AMENDMENT NO. 62 (NEAMSBY INVESTMENTS INC.)

The OPA NO. 62 modifies the City's 2014 Official Plan to rezone the lands to permit three apartment buildings, townhouses, preservation of a detached heritage dwelling and a public park on the subject lands. (Neamsby Investments Inc., 14th Avenue, Blocks 270 and 271, Plan 65M4686, PLAN 24 198977)

(Item 5.1, Item 8.3.1 and By-law 2025-24)

**Carried**

**13.2 BY-LAW 2025-24, 5933 14TH AVE. - ZONING BY-LAW AMENDMENT (NEAMSBY INVESTMENTS INC.)**

Being a By-law to amend By-law 2024-19, as amended, to rezone the lands to permit three apartment buildings, townhouses, preservation of a detached heritage dwelling and a public park on the subject lands. (Neamsby Investments Inc., 14th Avenue, Blocks 270 and 271, Plan 65M4686, PLAN 24 198977)

(Item 5.1, Item 8.3.1 and By-law 2025-23)

**Carried**

**13.3 BY-LAW 2025-25, 186 OLD KENNEDY ROAD - ZONING BY-LAW AMENDMENT (W GARDEN CORPORATION)**

Being a By-law to re-zone and delete the subject lands from By-law 177-96, as amended, and incorporate them into By-law 2024-19. (W Garden Corporation, 186 Old Kennedy Road, 31 & 51 Victory Avenue, PLAN 18 149630)

(Item 8.3.3)

**Carried**

**14. CONFIDENTIAL ITEMS**

That, in accordance with Section 239 (2) of the Municipal Act, Council resolve into closed session to discuss the following confidential matters at 2:12 PM:

**Carried**

Council resumed in Open Session at 2:37 PM and passed the following resolutions:

**14.1 COUNCIL**

#### 14.1.1 RACE RELATIONS BOARD ADVISORY COMMITTEE APPOINTMENTS (16.24)

Moved by Councillor Juanita Nathan

Seconded by Councillor Isa Lee

1) That the following individuals be appointed to the Race Relations Advisory Committee with a Term

Expiry Date as noted:

<b>Name</b>	<b>Term Expiry Date</b>
Rina George	Nov 30, 2028
Quanita Khan	Nov 30, 2028
Randy Yuen	Nov 30, 2028
Ali Chatha	Nov 30, 2028

and,

2) The following individual be re-appointed to the Race Relations Advisory Committee:

<b>Name</b>	<b>Term Expiry Date</b>
Madge Logan	Nov 30, 2028

and further,

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

**Carried**

#### 14.1.2 HEINTZMAN HOUSE COMMUNITY CENTRE BOARD ADVISORY COMMITTEE APPOINTMENTS (16.24)

Moved by Councillor Keith Irish

Seconded by Regional Councillor Alan Ho

1) That the following individuals be appointed to the Heintzman House Community Centre Board for the term expiry noted:

<b>Name</b>	<b>Term Expiry Date</b>
Marco Antonacci	November 30, 2028
Sahar Nezami-Tafreshi	November 30, 2028
Arghavan Ashouri	November 30, 2028

and,

- 2) That the following individuals be re-appointed to the Heintzman House Community Centre Board for the term expiry noted:

<b>Name</b>	<b>Term Expiry Date</b>
Chung Seto	November 30, 2028
Dorenda McNeil	November 30, 2027
Robert Edmison	November 30, 2027
Susan Corbeil	November 30, 2028

and; further,

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

**Carried**

#### 14.1.3 CONFIDENTIAL UPDATE - REQUEST FOR DIRECTION, ONTARIO LAND TRIBUNAL APPEAL BY EASTSIDE CHEVROLET GMC BUICK LTD.,

Moved by Councillor Isa Lee

Seconded by Councillor Ritch Lau

1. That the Confidential update regarding "OLT appeal by Eastside Chevrolet GMC Buick Ltd., Official Plan and Zoning By-Law Amendment Applications to permit a Mixed-Use Development consisting of two 35-Storey buildings 8435 Woodbine Avenue (Ward 8)" be received; and,
2. That Council authorize the settlement as outlined in the confidential update at this Council meeting; subject to the details of the final negotiations being resolved to the City Solicitor's satisfaction; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to the Resolutions.

**Carried**

#### 14.2 GENERAL COMMITTEE

14.2.1 SURPLUS DECLARATION RESERVE ADJACENT TO 280 CHURCH STREET AND ALONG 14TH AVENUE NEAR MCCOWAN ROAD (7.0)

Moved by Councillor Karen Rea

Seconded by Councillor Juanita Nathan

1. That the confidential report entitled “Surplus declaration Reserve adjacent to 280 Church Street and along 14th Avenue near McCowan Road” be received; and,
2. That the following properties be declared surplus pursuant to By-law 178-96:(a) Part of Lot 12, Concession 9, as in R458951, lying north of Part 7, Registered Plan 65R-14531, City of Markham, Regional Municipality of York (the “Ninth Line and Church Street Reserve”); and,(b) PCL 5-3, SEC MA6; Part Lot 5, Concession 6, designated as Parts 1, 3 and 4, Registered Plan 65R-13997, City of Markham, Regional Municipality of York, (the “Fourteenth Avenue and McCowan Road Widening”); and,
3. That subject to No. 2, that the Senior Manager, Real Property be authorized to execute an Agreement of Purchase and Sale to convey the Ninth Line and Church Street Reserve and the Fourteenth Avenue and McCowan Road Widening to the Regional Municipality of York (the “Region”), for nominal consideration; and,
4. That subject to No. 2, that the City convey the Ninth Line and Church Street Reserve to the Region and the Fourteenth Avenue and McCowan Road Widening to the Region for nominal consideration; and,
5. That staff be authorized and directed to do all things necessary to give effect to the foregoing; and further,
6. That the above recommendations be reported out at the open session of this Council meeting.

**Carried**

14.2.2 PROPOSED OR PENDING DISPOSITION OF LAND BY CITY OR LOCAL BOARD (WARD 1); A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD



Moved by Councillor Keith Irish  
 Seconded by Councillor Andrew Keyes

1. That Staff be authorized and directed to take the actions necessary to give effect to the resolutions in this report.

**Carried**

#### 14.3 DEVELOPMENT SERVICES COMMITTEE

##### 14.3.1 REQUEST FOR DIRECTION - ONTARIO LAND TRIBUNAL APPEALS RE: NEW COMPREHENSIVE ZONING BY-LAW (10.5)

Moved by Regional Councillor Jim Jones  
 Seconded by Regional Councillor Joe Li

1. That the Confidential Report titled, “Request for Direction – Ontario Land Tribunal Appeals re: New Comprehensive Zoning By-law”, be received; and,
2. That the deputation from Barry Nelson which was made in open session be received; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

##### 14.3.2 REQUEST FOR DIRECTIONS - ONTARIO LAND TRIBUNAL APPEAL OF DESIGNATION BY-LAW FOR 10732 VICTORIA SQUARE BLVD (WARD 2) (16.11.3)

Moved by Councillor Karen Rea  
 Seconded by Councillor Andrew Keyes

1. That the Confidential Report, dated March 18, 2025, titled “CONFIDENTIAL REQUEST FOR DIRECTION REPORT - Ontario Land Tribunal Appeal of the Heritage Designation By-law for 10732 Victoria Square Blvd (Ward 2)”, be received; and further,
2. That Staff do all things necessary to give effect to these resolutions.

**Carried**

**14.3.3 REQUEST FOR DIRECTION - ONTARIO LAND TRIBUNAL  
APPEALS OF THE OFFICIAL PLAN AND ZONING BY-LAW  
AMENDMENT 5871 HIGHWAY 7 (WARD 4) (10.3, 10.5)**

Moved by Councillor Karen Rea

Seconded by Councillor Andrew Keyes

1. That the Confidential Report titled “REQUEST FOR DIRECTION - Ontario Land Tribunal Appeals of the Official Plan and Zoning By-law Amendment applications to permit a 13 storey mixed-use building at 5871 Highway 7 by 648321 Ontario Inc. (Ward 4)” be received; and further,
2. That Staff be authorized and directed to do all things necessary to give effect to these Resolutions.

**Carried**

**15. CONFIRMATORY BY-LAW - THREE READINGS**

Moved by Regional Councillor Joe Li

Seconded by Councillor Ritch Lau

That By-law 2025-22 be given three readings and enacted.

Three Readings

BY-LAW 2025-22 A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE  
COUNCIL MEETING OF MARCH 25, 2025

**Carried**

**16. ADJOURNMENT**

Moved by Councillor Juanita Nathan

Seconded by Councillor Keith Irish

That the Council meeting of March 25, 2025 be adjourned at 2:42 PM.

**Carried**

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Kimberley Kitteringham

City Clerk

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Frank Scarpitti

Mayor