

Development Services Committee Meeting Minutes

Meeting Number: 3
March 18, 2025, 9:00 AM - 4:30 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	Frank Clarizio, Director, Engineering
	Arvin Prasad, Commissioner, Development Services	Stephanie DiPerna, Director, Building Standards
	Trinela Cane, Commissioner, Corporate Services	Stephen Lue, Senior Manager, Development
	Morgan Jones, Commissioner, Community Services	Regan Hutcheson, Manager, Heritage
	Claudia Storto, City Solicitor and Director of Human Resources	Evan Manning, Senior Planner, Heritage
	Joseph Silva, Treasurer	Brashanthe Manoharan, Planner II
	Bryan Frois, Senior Manager, Executive Operations & Strategic Initiatives	Terence Tang, Technology Support Specialist II
	Giulio Cescato, Director, Planning & Urban Design	Hristina Giantsopoulos, Election & Committee Coordinator
	Michael Toshakovski, Deputy City Solicitor	Anushrut Bharadwaj, Assistant to Council & Committee

Alternate formats for this document are available upon request

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.

Development Services Committee convened at 9:15 AM with Regional Councillor Jim Jones presiding as Chair for all items on the agenda.

Councillor Ritch Lau excused himself from the meeting at 12:00 PM.

The Committee recessed for lunch at 12:10 PM and reconvened at 1:02 PM.

2. DISCLOSURE OF PECUNIARY INTEREST

Councillor Karen Rea declared a conflict of interest in relation to item 9.1 as she is a director of one of the not for profit organizations involved in the project.

3. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES - FEBRUARY 11, 2025 (10.0)

Moved by Councillor Juanita Nathan

Seconded by Regional Councillor Joe Li

1. That the minutes of the Development Services Committee meeting held on February 11, 2025, be confirmed.

Carried

4. PRESENTATIONS

4.1 PRESENTATION OF SERVICE AWARDS (12.2.6)

Mayor Scarpitti, Andy Taylor, Chief Administrative Officer, Claudia Storto, City Solicitor, Morgan Jones, Commissioner of Community Services, Trinela Cane, Commissioner, Corporate Services, and Arvin Prasad, Commissioner, Development Services, recognized the following staff members who have achieved service milestones and thanked them for their years of service.

Chief Administrative Office - Legal Services

Cornelia Sachse, Real Estate Law Clerk, Legal Services, 5 years

Chief Administrative Office - Fire & Emergency Services

Daryn Ackers, Firefighter, Fire & Emergency Services, 15 years

Daniel Allen, Firefighter, Fire & Emergency Services, 15 years

Luke Andrews, Firefighter, Fire & Emergency Services, 15 years

John Barber, Firefighter, Fire & Emergency Services, 15 years

Matthew Batten, Firefighter, Fire & Emergency Services, 15 years

Michel Brouillard, Captain, Fire & Emergency Services, 15 years

Markian Chorostil, Firefighter, Fire & Emergency Services, 15 years

John Ciufo, Firefighter, Fire & Emergency Services, 15 years

Ryan Cousins, Firefighter, Fire & Emergency Services, 15 years

Heather Elchuk, Firefighter, Fire & Emergency Services, 15 years

Aidan Loughran, Firefighter, Fire & Emergency Services, 15 years

Bradley McDonald, Firefighter, Fire & Emergency Services, 15 years

Shea McGuire, Firefighter, Fire & Emergency Services, 15 years

Todd McKenzie, Firefighter, Fire & Emergency Services, 15 years

Neil Reid, Firefighter, Fire & Emergency Services, 15 years

Suresh Subramaniam, Firefighter, Fire & Emergency Services, 15 years

Carlo Troccoli, Firefighter, Fire & Emergency Services, 15 years

Adrian Tsui, Firefighter, Fire & Emergency Services, 15 years

Lukasz Wybraniec, Firefighter, Fire & Emergency Services, 15 years

Community Services Commission

Alain Velasco, Facility Operator III, Recreation Services, 15 years

Matthew Busato, Supervisor Horticulture, Operations, 10 years

Brianne MacDuff, Supervisor, Parks Operations, Operations, 10 years

Andrew Davidson, General Repair/Chief Operator, Recreation Services, 10 years

Jason Voos, Supervisor, Community Facility, Recreation Services, 10 years

Corporate Services Commission

Kathy Butler, Senior Accounts Payable Clerk, Financial Services, 35 years

Mark Sfetkopoulos, Municipal Law Enforcement Officer II, By-Law & Regulatory Services, 15 years

Jennifer Evans, Legislative Coordinator, Legislative Services, 15 years

Daniel Baboulas, Municipal Law Enforcement Officer I, By-Law & Regulatory Services, 10 years

Wesley Fung, Municipal Law Enforcement Officer II, By-Law & Regulatory Services, 5 years

Carrie Seeberan, Municipal Law Enforcement Officer II, By-Law & Regulatory Services, 5 years

Development Services Commission

Helen Mah, Theatre Business Coordinator, Economic Growth, Culture & Entrepreneurship, 5 years

Lily Ann D'Souza, Senior Planner, Policy, Planning & Urban Design, 5 years

Victor Goncalves, Supervisor, Technical & Regulatory Training, Building Standards, 10 years

Henry Sung, Manager, Infrastructure & Capital Projects, Engineering, 10 years

Langston Lai, Engineer, Transportation, Engineering, 5 years

Stephen Tippet, Project Manager, Park Development, Planning & Urban Design, 5 years

Lawrence Yip, Supervisor, Development Review, Planning & Urban Design, 5 years

The City's new hires, transfers and retirees were also acknowledged.

5. DEPUTATIONS

The Committee heard deputations in relation to items 9.1, 9.6. See the items for details.

Note that the deputation for confidential item 14.1.4. was heard in open session prior to convening into the closed session. See item 14 for details.

6. COMMUNICATIONS

6.1 COMMUNICATIONS, 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 (10.3, 10.5)

Note: Please refer to item 9.1 for staff report.

Moved by Regional Councillor Alan Ho

Seconded by Regional Councillor Joe Li

1. That the written submissions from Margaret Bergshoeff, Barbara Ribble, Rajmohan Rajah, and Dean Ip, be received.

Carried

**6.2 COMMUNICATIONS, 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 (10.3, 10.5)**

Note: Please refer to item 9.2 for staff report.

Moved by Regional Councillor Alan Ho

Seconded by Regional Councillor Joe Li

1. That the written submissions from Karen Haynes, Stephanie Jordan, Romfield Residents Association, and Aditya Parkar, be received.

Carried

7. PETITIONS

**7.1 PETITION AGAINST THE PROPOSED OFFICIAL PLAN AND ZONING
BY-LAW AMENDMENT, 5933 14TH AVENUE (BLOCKS 270 AND 271,
PLAN 65M4686) (WARD 7), FILE PLAN 24 198977**

Please refer to item 9.1 for Staff Report.

Moved by Regional Councillor Joe Li

Seconded by Councillor Andrew Keyes

1. That the Petition Against the Proposed Official Plan and Zoning By-Law Amendment, be received.

Carried

8. CONSENT REPORTS - DEVELOPMENT AND POLICY MATTERS

**8.1 HERITAGE MARKHAM COMMITTEE MINUTES – FEBRUARY 12,
2025 (16.11)**

Moved by Councillor Reid McAlpine

Seconded by Councillor Karen Rea

1. That the minutes of the Heritage Markham Committee meeting held February 12, 2025 be received for information purposes.

Carried

**8.2 CYCLING AND PEDESTRIAN ADVISORY COMMITTEE (CPAC)
MINUTES – NOVEMBER 21 AND DECEMBER 19, 2024, AND JANUARY
16, 2025 (16.34)**

Moved by Councillor Reid McAlpine
Seconded by Councillor Karen Rea

That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meetings held November 21, and December 19 2024, and January 16, 2025, be received for information purposes.

Carried

**8.3 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES –
FEBRUARY 4, 2025 (10.0)**

Moved by Councillor Reid McAlpine
Seconded by Councillor Karen Rea

1. That the minutes of the Development Services Public Meeting held February 4, 2025, be confirmed.

Carried

**8.4 VARLEY-MCKAY ART FOUNDATION OF MARKHAM MINUTES –
JANUARY 14 AND FEBRUARY 10, 2025 (16.0)**

Moved by Councillor Reid McAlpine
Seconded by Councillor Karen Rea

1. That the minutes of the Varley-McKay Art Foundation of Markham meeting held January 14 and February 10, be received for information purposes.

Carried

8.5 2024 BUILDING PERMIT ACTIVITY (10.13)

Moved by Councillor Reid McAlpine
Seconded by Councillor Karen Rea

1. That the report dated March 18, 2025, entitled "2024 Building Permit Activity" be received; and further,
2. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9. REGULAR REPORTS - DEVELOPMENT AND POLICY MATTERS

9.1 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 (10.3, 10.5)

Councillor Rea declared a conflict for this item as she is a director of a not for profit organization involved as part of this application. She did not participate in the discussion or vote on the matter.

Mayor Scarpitti addressed the Committee to highlight the number of commitments made by Remington and the Markham Inter-Church Committee for Affordable Housing (MICAHA) in relation to the application. He thanked Remington, the developer, and Mike Clair from MICAHA for their collaborative efforts in meeting with residents, emphasizing that these commitments will benefit the community. The Mayor expressed his sincere appreciation to the community representatives who provided valuable feedback through emails, demonstrations, and other public engagement efforts and acknowledged the following community members; Reed Zhao, Jethro Kwan, Rahulan Rasiah, Nathan Zhu, Fei Chen, Arton Shao, and Councillor Juanita Nathan for their efforts.

The commitments by the developer and MICAHA include additional parking spaces, additional amenity space, day care space, modern and energy efficient apartments, no additional height requests by the developer, that 40% of the units will be rent geared to income, and that seniors will have preferential status.

Arvin Prasad, Commissioner Development Services, advised that the application consists of 785 apartment units, 34 townhome units and that the heritage dwelling will be preserved. He further advised that this application is not considered an

employment land conversion but that it is a zoning by-law amendment that will provide needed housing options in the community.

Randy Pettigrew, Remington, addressed the Committee to thank Councillor Nathan, the Mayor, Council, and residents for their contributions and in the development of the changes that identified different options to address various issues and to achieve a better project result.

Kerrigan Kelly, Groundswell Urban Planning, presented the site plan, provided a breakdown of the units and highlighted the agreed upon changes.

The Committee heard the following deputations:

Mike Claire, MICAH, expressed support for the application noting that affordable housing changes lives for everybody.

Yvonne Kelly, Affordable Housing Coalition of York Region, expressed support for the application noting that this project supports safe, affordable housing for the community.

Vivian Wu, expressed concerns about the development and presented the Committee with a petition in opposition to the application.

Tao Zhong, expressed support for the application.

Mingcong Chen, expressed opposition to the application and noted that the location is not suitable for this high density project.

Jane Chong, expressed opposition to the application, noting concerns with school capacity.

Amy Zhao, expressed opposition to the application, noting concerns with traffic congestion.

Roberto Gao Sen, expressed opposition to the application.

Andrea Lin, expressed opposition to the application, noting concerns with school crowding and mixed classes.

Clovis Grant, expressed support for the application.

Chloe Au, expressed opposition to the application, noting concerns with the infrastructure needed to accommodate the existing community.

Mayor Scarpitti thanked all the deputants for attending the meeting.

The Committee discussed the following in relation to the application:

- The impact on rent that the additional underground parking spaces may have on the rent prices;
- The ability of the road network to handle the increased demand and if traffic studies were completed; and,
- The current school capacity in the area.

Councillor Nathan addressed the Committee to thank community members for their engagement and acknowledged residents' concerns about this application. She emphasized that affordable housing is essential for creating opportunities for everyone to live, grow and thrive and noted the need for the City's infrastructure to keep pace with growth to ensure sustainable development.

The Committee requested that all the commitments from Remington and MICAH be incorporated through a zoning by-law or in the site plan process.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Keith Irish

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

Carried

9.2 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 (10.3, 10.5)

Arvin Prasad, Commissioner, Development Services, addressed the Committee to provide opening remarks, and advised that the current street network and access points can accommodate the proposed development.

Lincoln Lo, planner for the applicant provided a summary of the development revisions which included; revised height, a more traditional ground floor plan, the suggested land uses, and updated rendering of the building. Mr. Lo requested endorsement from the committee.

Councillor Irish addressed the Committee to thank the developer and the planner for the changes, and for listening to the community's concerns. He noted that there are still questions regarding the impact on local traffic.

The Committee inquired whether Bayview Avenue will be widened and requested that staff review the requirements for intersection improvements.

Moved by Mayor Frank Scarpitti
Seconded by Councillor Keith Irish

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 staff review the requirements for intersection improvements;** and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**9.3 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 (10.5, 10.7)**

Moved by Regional Councillor Joe Li

Seconded by Councillor Isa Lee

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

9.4 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)

Arvin Prasad, Commissioner, Development Services, provided opening remarks and introduced Mallory Nievas, Biglieri Group to make a presentation on the proposed draft plan approval application to create 96 three-storey townhomes. Ms. Nievas advised that the new owner of the development is Camcos Living Inc.

Moved by Councillor Isa Lee

Seconded by Mayor Frank Scarpitti

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

9.5 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 (10.3, 10.5)

Commissioner Prasad introduced the item and provided a timeline of events. He noted that the applicant submitted an appeal with the Ontario Land Tribunal and that negotiations with the owner took place on January 31, 2025, in an attempt to resolve the matter. He indicated that staff are recommending a 42-story mixed use building at 77 Anderson Avenue and are requesting Council endorsement. The Official Plan Amendment and Zoning By-Law Amendment will be brought forward at a future meeting.

The Committee inquired about the purpose-built rental units and suggested that there be an inclusion to confirm their status in perpetuity. Staff advised that under current legislation, a tenant cannot be removed but that rent can be increased as per the current legislation.

Moved by Councillor Andrew Keyes

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

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

Commissioner Prasad addressed the Committee and indicated that staff supports this demolition application as the house was damaged by fire and was deemed unsafe to be restored. He further indicated that the applicant offered \$200,000.00 for the building loss, however staff do not feel this amount is sufficient and are requesting the applicant provide \$300,000.00 to be used to fund other heritage initiatives in the City.

The Committee heard the following depositions:

Elizabeth Janz, expressed concerns with developments in the Yonge Street Corridor and does not support piecemeal development along Yonge Street.

Barry Nelson, expressed that he does not support the demolition application but does support the restoration of Munshaw House and proposed a restoration plan.

Evelin Ellison, expressed concerns with demolition of the Munshaw house, and noted her support to Mr. Nelson's restoration plan.

The Committee discussed the Heritage Markham report, and the feasibility of restoration and relocation options.

Moved by Councillor Andrew Keyes

Seconded by Councillor Amanda Collucci

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

10. MOTIONS

There were no motions.

11. NOTICES OF MOTION

There were no notices of motion.

12. NEW/OTHER BUSINESS

There was no new or other business.

13. ANNOUNCEMENTS

There were no announcements.

14. CONFIDENTIAL ITEMS

The Committee heard the following deputations in Open Session in relation to Confidential items 14.1.4:

Elizabeth Janz, expressed concerns with developments in the Yonge Street Corridor and does not support piecemeal development along Yonge Street.

Barry Nelson, expressed concerns with the item being in closed session and suggested that there be more conversations under full disclosure in addition to collaboration between Vaughan and Markham to match up developments.

The Mayor indicated that the City does work with Vaughan and that Yonge Street has varying densities on both sides where the City and the Region provide comments on each other's secondary plans. He further indicated that Council is obliged to convene into confidential session to obtain legal advice and to protect the City's strategy.

The Mayor requested that an additional item be added to the confidential agenda to obtain legal advice and information from the City Solicitor and staff in relation to 8180-8200 Bayview Avenue, item 14.1.6.

The Committee convened into confidential session at 3:20 PM.

Moved by Councillor Isa Lee

Seconded by Councillor Juanita Nathan

That the deputations from Barry Nelson and Elizabeth Janz in open session in relation to confidential item 14.1.4 be received.

Carried

Moved by Councillor Isa Lee

Seconded by Councillor Juanita Nathan

That an additional item be added to the confidential agenda in relation to obtaining legal advice regarding 8180 - 8220 Bayview Avenue (Ward 1).

Carried by a Two Thirds Vote

Moved by Councillor Isa Lee

Seconded by Councillor Juanita Nathan

That, in accordance with Section 239 (2) of the Municipal Act, Development Services Committee resolve into closed session to discuss the following confidential matters at 3:20 PM:

Carried

14.1 DEVELOPMENT AND POLICY MATTERS

**14.1.1 DEVELOPMENT SERVICES COMMITTEE MINUTES -
JANUARY 27, 2025 (10.0) [MUNICIPAL ACT, 2001, Section 239 (2)
(e) (f)]**

The Committee confirmed the January 27, 2025, Development Services Committee Confidential Minutes.

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

**(LITIGATION OR POTENTIAL LITIGATION, INCLUDING
MATTERS BEFORE ADMINISTRATIVE TRIBUNALS,
AFFECTING THE MUNICIPALITY OR LOCAL BOARD;)
[MUNICIPAL ACT, 2001, Section 239 (2) (e)]**

The Committee consented to place this item on the March 25, 2025, Confidential Council Meeting Agenda for consideration.

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

**(LITIGATION OR POTENTIAL LITIGATION, INCLUDING
MATTERS BEFORE ADMINISTRATIVE TRIBUNALS,
AFFECTING THE MUNICIPALITY OR LOCAL BOARD;)
[MUNICIPAL ACT, 2001, Section 239 (2) (e)]**

The Committee consented to place this item on the March 25, 2025, Confidential Council Meeting Agenda for consideration.

**14.1.4 OLT APPEALS BY GRMADA HOLDINGS INC. OF THE
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
APPLICATIONS AT 7509 AND 7529 YONGE STREET (WARD 1)**

**(LITIGATION OR POTENTIAL LITIGATION, INCLUDING
MATTERS BEFORE ADMINISTRATIVE TRIBUNALS,
AFFECTING THE MUNICIPALITY OR LOCAL BOARD;)
[MUNICIPAL ACT, 2001, Section 239 (2) (e)]**

The Committee deferred the matter to the April 8, 2025, Development Services Meeting for consideration.

**14.1.5 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)**

**(LITIGATION OR POTENTIAL LITIGATION, INCLUDING
MATTERS BEFORE ADMINISTRATIVE TRIBUNALS,
AFFECTING THE MUNICIPALITY OR LOCAL BOARD;)
[MUNICIPAL ACT, 2001, Section 239 (2) (e)]**

The Committee consented to place this item on the March 25, 2025,
Confidential Council Meeting Agenda for consideration.

**14.1.6 REQUEST FOR LEGAL ADVICE - 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 (10.3,
10.5) [MUNICIPAL ACT, 2001, Section 239 (2) (f)]**

15. ADJOURNMENT

Development Services Committee adjourned from confidential session and did not return
to open session or report out on any matter.

Moved by Regional Councillor Joe Li
Seconded by Councillor Andrew Keyes

That the Development Services Committee meeting adjourn from confidential session at
4:46 PM and not return to open session or report out on any matter.

Carried