

General Committee Meeting Minutes

Meeting Number: 3
March 4, 2025, 9:30 AM - 4:30 PM
Live streamed

Roll Call	Deputy Mayor Michael Chan Regional Councillor Jim Jones Regional Councillor Joe Li Regional Councillor Alan Ho Councillor Keith Irish Councillor Ritch Lau	Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Juanita Nathan Councillor Isa Lee
Regrets	Mayor Frank Scarpitti	Councillor Amanda Collucci
Staff	Andy Taylor, Chief Administrative Officer Trinela Cane, Commissioner, Corporate Services Morgan Jones, Commissioner, Community Services Arvin Prasad, Commissioner, Development Services Claudia Storto, City Solicitor and Director of Human Resources Chris Nearing, Fire Chief Joseph Silva, Treasurer Sumon Acharjee, Chief Information Officer Stephanie DiPerna, Director, Building Standards	Frank Clarizio, Director, Engineering Mark Visser, Senior Manager Strategy Innovation & Investments Eddy Wu, Director, Environmental Services Jay Pak, Senior Manager, Financial Planning & Reporting Terence Tang, Technology Support Specialist II Anushrut Bharadwaj, Assistant to Council/Committee Iyana Mundo, Assistant to Council/Committee Rajeeth Arulanantham, Election & Committee Coordinator

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.

General Committee convened at 9:31 AM with Councillor Keith Irish presiding as Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. APPROVAL OF PREVIOUS MINUTES

3.1 MINUTES OF THE FEBRUARY 11, 2025 GENERAL COMMITTEE (16.0)

Moved by Councillor Juanita Nathan

Seconded by Councillor Andrew Keyes

1. That the minutes of the February 11, 2025 General Committee meeting be confirmed.

Carried

4. PRESENTATIONS

There were no presentations.

5. DEPUTATIONS

Gabe DiMartino and Victoria Mortelliti from BILD (The Building Industry and Land Development Association) appeared before the General Committee to speak on item 10.1, the Deferral of Development Charges for High-Rise Residential Buildings report. Mr. DiMartino and Ms. Mortelliti, on behalf of the BILD York Forum members, expressed BILD's recommendations to extend the deferral for high-rise development to 48 months or until condo registration (whichever comes later), to extend the deferral policy to all housing types, and to convene a working group with City staff to explore additional incentives and policy options.

Mr. DiMartino thanked the City for offering this initiative and stated that their recommendation to extend the deferral better aligns the timing of development charge payments with cash flows shortly after condo registration, helps secure financing from banks, and provides savings from increases in construction costs due to tariffs and interest charges.

The Committee had the following questions and comments for the deputants:

- Requested clarification on the estimated increase in construction costs due to tariffs on goods imported into Canada.
- Expressed concerns about potential revenue loss for the City due to the deferrals and the risks associated with granting a four-year deferral, which may ultimately be covered by property taxpayers.
- Noted that while BILD has been advocating for relief from development charges (DCs), they may be addressing the wrong level of government, as deferring DCs directly impacts the City's revenue.
- Requested clarification on why the deferral should be applied at registration rather than occupancy.
- Sought clarification on the use of Letters of Credit or Surety Bonds and whether these are 100% cash collateralized.
- Inquired whether there had been any response from the province regarding providing developers with relief from DCs.
- Requested clarification on how a 48-month deferral would contribute to increased sales.
- Asked for insight into how long the deferral of DCs should be maintained.

Moved by Councillor Isa Lee

Seconded by Councillor Ritch Lau

1. That the deputation from Gabe Vincent and Victoria DiMartino from BILD, in relation to item 10.1 be received.

Carried

6. COMMUNICATIONS

6.1 YORK REGION COMMUNICATIONS (13.4)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Alan Ho

1. That the communication dated January 16, 2025 from York Region be received for information purposes:

[1. 2025 Ontario Budget Consultation](#)

Carried

6.2 COMMUNICATIONS - DEFERRAL OF DEVELOPMENT CHARGES FOR HIGH-RISE RESIDENTIAL BUILDINGS (7.11)

Note: Please refer to item 10.1 for staff report.

Moved by Councillor Reid McAlpine

Seconded by Deputy Mayor Michael Chan

1. That the written submissions from Joran Weiner of Treasure Hill, James Stevenson of HBNG Holborn Group, and Victoria Mortelliti of BILD, be received.

Carried

7. PETITIONS

There were no petitions.

8. CONSENT REPORTS - FINANCE & ADMINISTRATIVE MATTERS

8.1 2024 SUMMARY OF REMUNERATION AND EXPENSES FOR COUNCILLORS AND APPOINTEES TO BOARDS (7.0)

Moved by Regional Councillor Joe Li

Seconded by Councillor Juanita Nathan

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

8.2 030-S-25 SUPPLY & DELIVERY OF ONE BUCKET TRUCK (7.12)

Moved by Regional Councillor Joe Li

Seconded by Councillor Juanita Nathan

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

8.3 051-S-25 SUPPLY AND DELIVERY OF ONE SINGLE AXLE AND ONE TANDEM AXLE TRUCK COMPLETE WITH WINTER CONTROL EQUIPMENT (7.12)

Moved by Regional Councillor Joe Li
Seconded by Councillor Juanita Nathan

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 (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

8.4 2024 YEAR END RESULTS OF OPERATIONS (7.0)

The Committee had the following questions regarding the expenditures for the 2024 winter maintenance and the surplus for the 2024 year end result of operations:

- Requested clarification on the \$3.51M favorable variance for the 2024 winter maintenance expenditures and whether this surplus can be used to offset the costs of the significant winter activity experienced in 2025.

- Asked whether an overbudget expenditure for 2025 winter maintenance would require a tax increase to cover the unfavorable variance.
- Inquired whether the net surplus of \$10.2M can be used to repay the reserve funds.

Joseph Silva, Treasurer, responded to the Committee's questions regarding the winter maintenance budget, the policy for transferring year-end surpluses, the mechanisms for offsetting over-expenditures in operations such as winter maintenance, and the ongoing process of repaying reserves.

Moved by Councillor Karen Rea

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

8.5 300-T-24 MARKHAM VILLAGE PHASE 1B STORM SEWERS AND WATERMAIN UPGRADES (7.12)

Moved by Regional Councillor Joe Li

Seconded by Councillor Juanita Nathan

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

9. CONSENT REPORTS - ENVIRONMENT & SUSTAINABILITY MATTERS

9.1 ANNUAL WATER QUALITY REPORT (JANUARY - DECEMBER 2024) (5.3)

The Committee requested clarification on how the total number of AWQIs (Adverse Water Quality Incidents) compares to the previous year's results, the testing methods used, and the direct impact on homeowners.

Eddy Wu, Director of Environmental Services, clarified that the AWQI results for 2024 are similar to those from 2023. Mr. Wu explained the testing and flushing methods used to remove potential contaminants and noted that the chances of contaminated water entering private systems are minimal.

Moved by Regional Councillor Jim Jones
Seconded by Regional Councillor Alan Ho

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

10. REGULAR REPORTS - FINANCE & ADMINISTRATIVE MATTERS

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

Mark Visser, Senior Manager of Strategy & Investments, introduced the item as a replacement for the current deferral policy on development charges (DCs) for high-rise residential buildings. Mr. Visser explained that due to changes in the Planning Act (Bill 109) and the discontinuation of phased building permits, the previous deferral mechanism is no longer applicable as of January 1st. Mr. Visser advised that staff are open to engaging with BILD to refine the policy.

Kevin Ross, Manager of Development Finance & Payroll, provided a presentation on the proposed policy for deferring development charges for high-rise construction. The presentation outlined changes to the Planning Act under Bill 109, which expedited site plan approvals for high density development and now requires a single building permit for the entire structure. Mr. Ross outlined the recommended proposal on DC deferrals for high rise developments, financial considerations, and plans for a comprehensive review of the current DC (Development Charge) Deferral Policy. Mr. Ross advised that Staff will collaborate with BILD and development partners as part of the review, assess deferral programs and best practices from other municipalities and the region and a report back later this year on any proposed policy changes.

The Committee thanked staff for the presentation and provided the following comments and questions on the proposed policy:

- Requested confirmation on any perceived risks associated with deferring DCs, given that the physical structure already exists.
- Expressed that an interest-free deferral should not be an option and suggested that an interest rate lower than that of banks would be beneficial to developers facing cash flow challenges.
- Requested clarification on why the current DC deferral policy is tied to underground structures rather than a percentage of the building's completion.
- Asked for clarification on the timing of DC payments under Bill 109, given that the City can issue only one building permit.
- Expressed concerns about the economy and the need for all levels of government to implement economic stimulus measures, highlighting the importance of municipalities engaging provincial support to achieve municipal housing targets and advance affordable housing initiatives.
- Requested a comparison between the proposed DC deferral policy for high-rise residential developments and the City of Vaughan's DC deferral policy, including the financial implications of Vaughan's policy.
- Sought clarification on where the lost interest from deferred DCs is allocated, the impact of deferrals on total DC reserves, and whether the loss of revenue would be recoverable.
- Suggested including mid-rise buildings in the deferral policy to support the "missing middle" of housing and incentivize developers to build more of this type.
- Requested clarification on the current development charges policy for purpose-built rentals, affordable housing, and attainable housing, and expressed preference for incentivizing purpose-built rental developments over condominiums to address housing affordability.
- Asked whether deferred DC rates would be adjusted based on market conditions.
- Suggested that DC deferrals should apply only to the approved 20-story height limit and not to any additional height increases.
- Expressed that DC deferrals should not be granted for development applications that have been appealed to the Ontario Land Tribunal.

- Recommended that the Policy Subcommittee convene to review deferral incentives and include stakeholder input.
- Asked why the 18-month deferral period was chosen instead of BILD's recommended deferral length and whether it aligns with construction timelines.
- Suggested that built forms with underground components or longer construction timelines should qualify for deferrals and supported expanding eligibility to other developments, such as stacked townhomes.
- Questioned the level of Canadian content in condo, townhouse, and apartment construction and suggested that deferrals should be provided only to developments using Canadian materials.
- Expressed concerns that the motion may be premature and suggested deferring a decision until a comprehensive review of deferrals for all building types is conducted, with a report brought forward by the end of May or early June.
- Asked what financial protections are in place if a developer goes bankrupt and whether Letters of Credit or Surety Bonds would secure the City's funds.

Staff responded to the Committee's comments and questions, clarifying that the 18-month deferral period was chosen to align with the Region's current approach. Staff noted that delaying the decision until June would leave no incentive in place for 2025, whereas the proposed deferral policy provides a temporary measure while allowing for a more comprehensive review. Staff also confirmed that they will continue to assess the Region's direction and consult with BILD, and that the interim policy offers some level of incentive as they await further regional developments. Once the Region finalizes its changes, staff will bring forward a report aligning with these updates.

Andy Taylor, Chief Administrative Officer, advised that he will follow up with the Mayor on the status of the Policy Subcommittee. He noted that under Strong Mayor Powers, the Mayor has authority over appointment of Councillors to various committees and stated that he will discuss the next steps for the Policy Subcommittee.

The Committee consented to add the following amendment to the motion:

"That Staff report back with a comprehensive report on the deferral of Development Charges across all building types be presented no later than the end of June."

Moved by Councillor Reid McAlpine
 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

11. MOTIONS

11.1 MOTION - "BUY CANADIAN" PROCUREMENT POLICY (7.9)

Councillor Karen Rea introduced a motion for consideration at today's meeting, requesting that staff examine the City's procurement practices and prepare a report on a "Buy Canadian" policy.

The Committee made the following comments:

- A "Made in Canada" procurement policy is part of the City's efforts to respond to the United States' threats of tariffs on Canadian goods.
- Consideration be given to potential provincial policies and its' implications to the City.

- The City of Brampton and the City of Toronto have established a committee of Councillors and business representatives to address this issue.
 - Input from the local business community is important, as they may be experiencing similar pressures while continuing to serve Canadian markets and reducing reliance on American inputs.
 - All levels of government play a role in demonstrating unity to our counterparts, ensuring we are taken seriously.
 - The purchasing policy should consider legal fairness, best value and quality for taxpayers, potential unintended consequences, and impacts on the business community.
 - Several municipalities in Ontario and across Canada, such as Kitchener, Waterloo, Guelph, and Surrey, have implemented similar policies. It would be beneficial to review what other jurisdictions have done in response.
 - That staff report back at the next General Committee meeting on April 1st, 2025.
1. The Committee consented to waive Section 5.4(c) of the City's Procedural By-law 2017-5 to allow for a motion on the "Buy Canadian Procurement Policy" to be considered at today's meeting.

Carried by a Two Thirds Vote

Moved by Councillor Karen Rea

Seconded by Councillor Juanita Nathan

1. That staff be directed to examine the City's procurement practices and prepare a report on a "Buy Canadian" procurement policy; and further,
2. That staff report back at the next General Committee meeting on April 1st, 2025.

Carried

12. NOTICES OF MOTION

12.1 AMENDMENTS TO BYLAW 77-93 (8.0)(11.0)

Regional Councillor Joe Li introduced a notice of motion on amendments to Bylaw 77-93. The motion will be discussed at the next General Committee meeting on April 1st, 2025.

Moved by Regional Councillor Joe Li

Seconded by Regional Councillor Jim Jones

1. That By-law 77-93 Section 11, Subsection 8 be deleted; and further,
2. That this amendment not be applied retroactively;

Carried

13. NEW/OTHER BUSINESS

There were no new or other business.

14. ANNOUNCEMENTS

There were no announcements.

15. CONFIDENTIAL ITEMS

General Committee convened into confidential session at 11:07 AM.

Moved by Councillor Karen Rea

Seconded by Councillor Reid McAlpine

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

Carried

15.1 FINANCE & ADMINISTRATIVE MATTERS

15.1.1 PROPOSED OR PENDING DISPOSITION OF LAND BY CITY OR LOCAL BOARD (WARD 5); A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD

[Municipal Act, 2001, Section 239 (2) (c)] (7.0)

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

15.1.2 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**

[Municipal Act, 2001, Section 239 (2) (c)] (7.0)

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

16. ADJOURNMENT

Moved by Councillor Isa Lee

Seconded by Councillor Juanita Nathan

That General Committee adjourn from confidential session at 11:44 AM and not report
out on any matter.

Carried