

Special Development Services Committee Minutes

Meeting Number: 6
April 22, 2025, 7:00 PM - 10:00 PM
Council Chamber

Roll Call	Mayor Frank Scarpitti 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 Amanda Collucci Councillor Isa Lee
Regrets	Councillor Juanita Nathan	
Staff	Andy Taylor, Chief Administrative Officer Claudia Storto, City Solicitor and Director of Human Resources Frank Clarizio, Director, Engineering Giulio Cescato, Director, Planning & Urban Design	John Yeh, Senior Manager, Policy & Research John Wong, Technology Support Coordinator Anushrut Bharadwaj, Assistant to Council/Committee Hristina Giantsopoulos, Election/Council & Committee Coordinator

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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.

The Special Development Services meeting convened at 7:10 PM with Regional Councillor Jim Jones presiding as Chair.

The Chair highlighted that a Special Development Services notice was posted on the City website and that an email was sent to those who indicated their interest to be notified when this item came back to Committee received an email.

Mayor Scarpitti addressed the Committee to provide context regarding the development application in the Markville area and the efforts to improve it collaboratively. The Mayor encouraged constructive dialogue with Cadillac Fairview (CF) to make revisions to the proposal and to attempt to avoid an appeal to the Ontario Land Tribunal (OLT).

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. DEPUTATIONS

The Committee heard deputations from the following members of the community:

- Gregory Karastergios
- Peter Miasek
- Dennis Condos
- Heather McKelvie
- Qiang Fa Liang
- George Zhang
- Steven Zhuo
- Kara Li
- Qin Wang
- Haiwei Wu
- Cindy Li
- Teresa Paz-Soldan
- Tao Han
- Yuntian Shen
- Sheng Huan
- Stephen Edgell

- Mike McIntyre
- Adam Poon
- James Lin
- Stella Yu
- Xinyu Chen
- Wendy Zhang

Please refer to item 6.1 for deputation details.

4. COMMUNICATIONS

4.1 COMMUNICATIONS, RECOMMENDATION REPORT- CF MARKVILLE NOMINEE INC. (C/O MALONE GIVEN PARSONS LTD.), APPLICATION FOR OFFICIAL PLAN AMENDMENT TO PERMIT A FOUR-PHASE MIXED USE DEVELOPMENT,

INCLUDING RETENTION OF THE EXISTING SHOPPING MALL, CONSISTING OF 4,500 RESIDENTIAL UNITS, 11,250 M2 OF NON-RESIDENTIAL AND COMMUNITY AMENITY SPACE, THREE NEW PUBLIC PARKS, AND A FUTURE SCHOOL LOCATION, WITH BUILDINGS RANGING IN HEIGHTS FROM 6 TO 39 STOREYS AT 5000 HIGHWAY 7 (WARD 3) FILE PLAN 23 126054 (10.3)

Note: Please refer to item 6.1 for staff report.

Moved by Regional Councillor Alan Ho

Seconded by Councillor Karen Rea

1. That the communications submitted by the following interested parties, providing comments regarding Item 6.1, be received:
 - Mike McIntyre;
 - Markville Community Association, Unionville Residents Association, Unionville Volunteer Association, Markham Community Connect Association, South Unionville Residents Forum, Unionville Community Association, Milne Dam Conservation Park Ratepayers Association, and South Unionville Community Association; and,
 - Caroline Piat.

Carried

5. PETITIONS

5.1 PETITION AGAINST THE PROPOSED MARKVILLE SECONDARY PLAN AND THE PROPOSED OFFICIAL PLAN AMENDMENT ON CF MARKVILLE MALL PARKING LOT (PLAN 23 126054)

Note: Please refer to item 6.1 for staff report.

Moved by Councillor Reid McAlpine

Seconded by Regional Councillor Joe Li

1. That Part 1 and Part 2 of the Petition against the proposed Markville secondary plan and the proposed official plan amendment, in relation to item 6.1, be received.

Carried

6. REGULAR REPORTS - DEVELOPMENT AND POLICY MATTERS

6.1 RECOMMENDATION REPORT- CF MARKVILLE NOMINEE INC. (C/O MALONE GIVEN PARSONS LTD.), APPLICATION FOR OFFICIAL PLAN AMENDMENT TO PERMIT A FOUR-PHASE MIXED USE DEVELOPMENT,

INCLUDING RETENTION OF THE EXISTING SHOPPING MALL, CONSISTING OF 4,500 RESIDENTIAL UNITS, 11,250 M2 OF NON-RESIDENTIAL AND COMMUNITY AMENITY SPACE, THREE NEW PUBLIC PARKS, AND A FUTURE SCHOOL LOCATION, WITH BUILDINGS RANGING IN HEIGHTS FROM 6 TO 39 STOREYS AT 5000 HIGHWAY 7 (WARD 3) FILE PLAN 23 126054 (10.3)

Giulio Cescato, Director, Planning and Urban Design, addressed the Committee and provided opening remarks. He indicated that the report recommends the approval of the Official Plan Amendment application submitted by CF Markville Nominee Inc. to permit a four-phase mixed use development, including retention of the existing shopping mall. He further indicated that the opinion of staff is that the proposed plan is appropriate for the area. The Mayor highlighted that through discussions with CF, several key issues were identified and addressed to improve the plan including the following:

- The deletion of above grade parking;
- An increase in parkland dedication;
- A reduction in height of selected towers;

- The introduction of Urban realm podiums;
- Connectivity to Rouge River Valley;
- The re-development of a Hwy 7 entrance boulevard and iconic urban corner at McCowan;
- 110,000 square feet of non-residential commercial uses;
- Revised building heights and placement to better integrate the buildings into the surrounding community context;
- The inclusion of podiums that are designed to support a pedestrian-friendly, Markham-specific urban landscape; and,
- A redesign of Markville Mall.

Mayor Scarpitti stressed the importance of returning to the community with a revised plan to seek feedback and support and to avoid a costly and adversarial Ontario Land Tribunal hearing.

Elizabeth Martelluzzi, Senior Planner Central District, Michael Morrisey, Senior Design and Development Advisor at Morrisey Designs, and Lincoln Lo, Principal at Malone Given Parsons, each made a presentation that outlined the proposed changes to the application.

The Committee heard the following deputations:

1. Gregory Karastergios, expressed support for the application citing that this application provides a solution to the housing supply crisis.
2. Peter Miasek, expressed of Unionville residents association, expressed concerns with transportation and traffic.
3. Dennis Condos, expressed concerns in relation to the chances of success of this project.
4. Heather McKelvie, expressed concerns with transportation, traffic and housing affordability.
5. Qiang Fa Liang, expressed opposition to the application.
6. George Zhang, expressed concerns with overdevelopment, inadequate infrastructure planning, and the advancement of this application when the final secondary plan has not yet been approved.
7. Steven Zhuo, expressed opposition to the application and noted concerns with the proposed density and height of this application.

8. Kara Li, expressed opposition to the application citing concerns with transportation planning.
9. Qin Wang, expressed opposition to the application and cited concerns with school and health care capacities in the development area.
10. Haiwei Wu, expressed concerns with the proposed land use and was in opposition to the application.
11. Cindy Li, expressed opposition to the application citing concerns with environmental impacts and reduced parking.
12. Terea Paz-Soldan, expressed opposition to the application citing concerns with public safety and emergency response due to higher population density.
13. Tao Han, expressed concerns with affordability, and is not in support of the application.
14. Yuntian Shen, expressed opposition to the application.
15. Sheng Huan, expressed opposition to the application citing concerns with the right of way of bus rapid transit and school capacity.
16. Stephen Edgell, expressed concerns relating to the development and suggested that development be phased-in.
17. Mike McIntyre, expressed concerns relating to transportation and traffic. He suggested that there be consideration for grade separation for the go train and that there be work with metrolinx to determine additional locations.
18. Adam Poon, expressed opposition to the application citing concerns related to user experience in all seasons, and that it be taken into consideration.
19. James Lin, expressed concerns with population growth, traffic congestion, school placement and planning, an environmental assessment, and parking at Markville Mall.
20. Lily Li, expressed opposition to the application and cited concerns with pressures on existing school capacity and the impact on traffic when having to drive students to schools further away from home.
21. Stella Yu, expressed opposition to the application citing concerns regarding traffic, affordable condominiums, housing options and infrastructure.

22. Xinyu Chen, expressed opposition to the application.
23. Wendy Zhang, expressed concerns with pollution, noise and health risks associated with construction of the development.

The Committee thanked everyone for attending the meeting and providing their comments. There was discussion in relation to the projected density, additional schools and health care services, traffic mitigation, affordable housing definitions and options.

Mr. Cescato addressed concerns in relation to environmental factors such as dust, construction traffic and site access safety and indicated that these aspects are controlled through construction management plans. He further indicated that bird friendly design standard will be incorporated. Mr. Cescato provided information regarding shared responsibilities with provincial colleagues in relation to schools and health care, Provincial density minimum and bird friendly design standards.

Frank Clarizio, Director, Engineering, advised that Traffic Impact Studies will be updated at each phase of the development and that development is tied to infrastructure capacity.

Moved by Mayor Frank Scarpitti
Seconded by Councillor Karen Rea

That the Development Services Committee consent to continue this Special DSC meeting beyond 11:59 PM, on April 22 into April 23, 2025.

Carried

Moved by Mayor Frank Scarpitti
Seconded by Regional Councillor Alan Ho

1. That the report, dated April 22, 2025, titled, "RECOMMENDATION REPORT, CF Markville Nominee Inc. (c/o Malone Given Parsons Ltd.), Application for Official Plan Amendment to permit a four-phase mixed use development, including retention of the existing shopping mall, consisting of 4,500 residential units, 11,250 m² of non-residential and community amenity space, three new public parks, and a potential future school location, with buildings ranging in heights from 6 to 39 storeys at 5000 Highway 7 (Ward 3) File PLAN 23 126054", be received; and,
2. That the Official Plan Amendment application submitted by CF Markville Nominee Inc. be approved and the draft Official Plan Amendment,

attached hereto as Appendix 'A', be finalized and brought to a future Council meeting to be adopted without further notice; and,

3. That the depositions from the following interested parties be received:

- Gregory Karastergios
- Peter Miasek
- Dennis Condos
- Heather McKelvie
- Qiang Fa Liang
- George Zhang
- Steven Zhuo
- Kara Li
- Qin Wang
- Haiwei Wu
- Cindy Li
- Teresa Paz-Soldan
- Tao Han
- Yuntian Shen
- Sheng Huan
- Stephen Edgell
- Mike McIntyre
- Adam Poon
- James Lin
- Stella Yu
- Xinyu Chen
- Wendy Zhang, and,

4. That the communications submitted by the following interested parties, providing comments regarding the item be received:

- Mike McIntyre

- Markville Community Association, Unionville Residents Association, Unionville Volunteer Association, Markham Community Connect Association, South Unionville Residents Forum, Unionville Community Association, Milne Dam Conservation Park Ratepayers Association, and South Unionville Community Association
 - Caroline Piat, and,
5. That Part 1 and Part 2 of the "Petition against the proposed Markville secondary plan and the proposed official plan amendment", be received; and further,
 6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

Moved by Councillor Karen Rea
Seconded by Councillor Reid McAlpine

That all the deputations be received.

Carried

7. **ADJOURNMENT**

Moved by Regional Councillor Joe Li
Seconded by Councillor Ritch Lau

That the Special Development Services Meeting adjourn at 12:23 AM, on April 23, 2025.

Carried