

Development Services Committee Meeting Minutes

Meeting Number: 7
May 13, 2025, 9:30 AM - 4:30 PM
Live streamed

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 Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Juanita Nathan Councillor Isa Lee
Regrets	Councillor Reid McAlpine	
Staff	Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner, Development Services Trinela Cane, Commissioner, Corporate Services Morgan Jones, Commissioner, Community Services Claudia Storto, City Solicitor and Director of Human Resources Joseph Silva, Treasurer Giulio Cescato, Director, Planning & Urban Design	Frank Clarizio, Director, Engineering Evan Manning, Senior Planner, Heritage Brad Roberts, Manager, Zoning and Special Projects Jason Yang, Technology Support Specialist II Hristina Giantsopoulos, Election & Committee Coordinator Anushrut Bharadwaj

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.

The Development Services Committee meeting convened at 9:38 AM.

The Committee recessed for lunch at 12:03 PM and reconvened at 1:02 PM.

The Development Services Committee meeting convened at 9:38 AM. Regional Councillor Jim Jones presided as Chair.

The Committee recessed for lunch at 12:03 PM and reconvened at 1:02 PM.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. PRESENTATIONS

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

Chief Administrative Office

Chris Nearing, Fire Chief, Fire & Emergency Services, 30 years

John Li, Senior Graphic Designer, Corporate Communications, 20 years

Chief Administrative Office - Fire & Emergency Services

Stephan Belisle, Firefighter, Fire & Emergency Services, 30 years

Douglas McKnight, Battalion Chief, Fire & Emergency Services, 30 years,

John Toon, Firefighter, Fire & Emergency Services, 30 years

Donna Saumier, Alarm Room Operator, Fire & Emergency Services, 25 years

Community Services Commission

Robert Blackstock, Working Supervisor, Operations, 20 years
 Lucas Schalk, Operations Labourer/Driver, Operations, 10 years
 Alice Lam, Director, Operations, Operations, 10 years
 Negar Mahmoudi, Manager, Utility and Right of Way, Operations, 5 years

Corporate Services Commission

Stephen Geyer, GIS Analyst I, Information Technology Services, 25 years
 Greg Cookson, IT Solutions Specialist, Information Technology Services, 20 years
 Harmeet Bhatia, Supervisor, Municipal Law Enforcement, By-Law & Regulatory Services, 15 years
 Arno Zhang, IT Solutions Specialist, Information Technology Services, 15 years
 Ben Perez, Municipal Law Enforcement Officer II, Legislative Services, 10 years
 Melissa Mineo, Licensing Officer, Legislative Services, 5 years

Development Services Commission

Doriana Cabeceiras, Coordinator, Art Gallery, Economic Growth, Culture & Entrepreneurship, 25 years

4. DEPUTATIONS

There were deputations in relation to items 7.2 and 8.3. Please refer to the individual items for details.

5. COMMUNICATIONS

5.1 COMMUNICATION, RECOMMENDATION REPORT – DESIGNATION OF PRIORITY PROPERTIES – PHASE XVII (16.11.3)

Note: Please refer to item 7.2 for staff report.

Moved by Deputy Mayor Michael Chan
 Seconded by Councillor Juanita Nathan

1. That the written submission from Rowan Barron, be received.

Carried

5.2 COMMUNICATIONS, RECOMMENDATION REPORT- HOUSING ACCELERATOR FUND INITIATIVE 3 (MAJOR TRANSIT STATION AREAS POLICY UPDATE) – CITY INITIATED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS, FILE: PR 24 196907 (10.3, 10.5)

Note: Please refer to item 8.3 for staff report.

Moved by Councillor Karen Rea
 Seconded by Regional Councillor Joe Li

1. That the written submissions from Wendy Alexander Penny, Louise Henderson, Dianna Wilson, Bob Henderson, Andrea Jackson, and Francesco & Karina LaMacchia, in relation to item, 8.3, be received.

Carried

6. PETITIONS

6.1 PETITION IN OPPOSITION TO HOUSING ACCELERATOR FUND INITIATIVE 3, CITY INITIATES OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

A petition was presented to the Clerk in relation to item 8.3.

Moved by Councillor Karen Rea
 Seconded by Deputy Mayor Michael Chan

That the petition from interested parties in opposition to item 8.3 be received.

Carried

7. CONSENT REPORTS - DEVELOPMENT AND POLICY MATTERS

7.1 DOORS OPEN MARKHAM 2025 ORGANIZING COMMITTEE MINUTES - JANUARY 22, FEBRUARY 26, AND MARCH 26, 2025 (16.0)

Moved by Regional Councillor Joe Li
 Seconded by Councillor Isa Lee

1. That the minutes of the Doors Open Markham 2025 Organizing Committee held January 22, February 26, and March 26, 2025, be received for information purposes.

Carried

7.2 RECOMMENDATION REPORT – DESIGNATION OF PRIORITY PROPERTIES – PHASE XVII (16.11.3)

The Committee heard the following deputations in relation to designation of properties:

Jan Saville expressed opposition to the designation of her property at 11276 Kennedy Road.

Safar Abediny suggested that heritage properties not only be included on a registry but appear more like heritage properties to illustrate their history.

The Committee voted on items 4 and 8 separately. All items were voted on and all items carried.

Moved by Councillor Isa Lee

Seconded by Councillor Andrew Keyes

1. That the Staff report, dated May 13, 2025, titled, "RECOMMENDATION REPORT, Designation of Priority Properties – Phase XVII", be received; and,
2. That the June 14, 2023, recommendation from the Heritage Markham Committee, in support of the designation of the following properties under Part IV, Section 29 of the Ontario Heritage Act (in accordance with Appendix 'B'), be received as information: • 10982 McCowan Road (Ward 6): "Pipher-Lewis House" • 11276 Kennedy Road (Ward 6): "John and Adeline Miller House" • 4180 Nineteenth Avenue (Ward 6): "Robson and Amanda Jewitt House" • 7635 Highway 7 East (Ward 5): "Justus and Mary Reynolds House" • 10484 Ninth Line (Ward 5): "Henry and Susan Wideman House" • 10760 Victoria Square Blvd (Ward 2): "Williams House"; and,
3. That Council state its intention to designate 10982 McCowan Road (Ward 6): under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
4. That Council state its intention to designate 11276 Kennedy Road (Ward 6): under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
5. That Council state its intention to designate 4180 Nineteenth Avenue (Ward 6): under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
6. That Council state its intention to designate 7635 Highway 7 East (Ward 5): under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,

7. That Council state its intention to designate 10484 Ninth Line (Ward 5): under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
8. That Council state its intention to designate 10760 Victoria Square Blvd (Ward 2): under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
9. That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk's Department be authorized to place a designation by-law before Council for adoption; and,
10. That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the matter return to Council for further consideration; and,
11. **That the deputations from Jan Saville and Safar Abediny be received; and further,**
12. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

7.3 HERITAGE MARKHAM COMMITTEE MINUTES – MARCH 12, 2025 (16.11)

Moved by Regional Councillor Joe Li
Seconded by Councillor Isa Lee

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

Carried

8. REGULAR REPORTS - DEVELOPMENT AND POLICY MATTERS

8.1 RECOMMENDATION REPORT- SCARDRED 7 COMPANY LTD., APPLICATION FOR REDLINE REVISION TO A DRAFT PLAN OF SUBDIVISION

Arvin Prasad, Commissioner, Development Services, provided opening remarks and indicated that staff recommend the application. He advised that this application previously went through planning process approvals in relation to the south side of this application and that the current application extension is for a

townhouse development on the north portion of the property. Mr. Prasad introduced Paul Ferrara and Chris Pereira, of M. Behar Planning and Design Limited who presented details of the proposed application.

The Committee discussed the inclusion of front yard maintenance in the condominium fees and that the style of the landscape feature at the entrance of the block be in-line with the appearance of other developments.

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Joe Li

1. That the May 13, 2025, report titled, “RECOMMENDATION REPORT, Scardred 7 Company Ltd., Application for Redline Revision to a Draft Plan of Subdivision (19TM-18011) and Extension of Draft Plan Approval to facilitate the creation of a townhouse block on the northern portion of 4038 and 4052 Highway 7 (Ward 3), File PLAN 24 180309”, be received; and,
2. That the Redline Revision to Draft Plan of Subdivision 19TM-18011 be approved in principle, subject to the conditions set out in Appendix ‘A’ of this report; and,
3. That the Director of Planning and Urban Design, or designate, be delegated authority to issue the Revised 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 the Revised Draft Plan Approval for Draft Plan of Subdivision 19TM-18011 will lapse after a period of three (3) years from the date of Council approval if a Subdivision Agreement is not executed within that period; and,
5. That Council assign servicing allocation for a maximum of 619 residential units; and,
6. 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,
7. That York Region be advised that servicing allocation for 619 residential 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

**8.2 RECOMMENDATION REPORT- REGENCY PROPERTY INC.,
APPLICATION FOR DRAFT PLAN OF SUBDIVISION TO FACILITATE
THE CREATION OF A TOWNHOUSE BLOCK,
A PORTION OF A PUBLIC ROAD, AND A PUBLIC PARK AT 7810, 7822,
7834, AND 7846 MCCOWAN ROAD (WARD 8), FILE PLAN 21 129900
(10.7)**

Arvin Prasad, Commissioner, Development Services, addressed the Committee to provide opening remarks and introduced Joe Tang, representative for Regency Development. Mr. Tang presented the details of the site, its location, and townhouse block details.

The Committee suggested that the outside front yards be maintained by the condominium corporation.

Moved by Mayor Frank Scarpitti
Seconded by Councillor Isa Lee

1. That the May 13, 2025, report titled, “RECOMMENDATION REPORT, Regency Property Inc., Application for Draft Plan of Subdivision to facilitate the creation of a townhouse block, a portion of a public road, and a public park at 7810, 7822, 7834, and 7846 McCowan Road (Ward 8), File PLAN 21 129900”, be received; and,
2. That Draft Plan of Subdivision 19TM-21011 be approved in principle, subject to the conditions set out in Appendix ‘A’ of this report; and,
3. That the Director of Planning and Urban Design, or designate, be 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-21011 will lapse after a period of three (3) years from the date of Council approval in the event that a Subdivision Agreement is not executed within that period; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.3 RECOMMENDATION REPORT- HOUSING ACCELERATOR FUND INITIATIVE 3 (MAJOR TRANSIT STATION AREAS POLICY UPDATE) – CITY INITIATED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS, FILE: PR 24 196907 (10.3, 10.5)

Arvin Prasad, Commissioner, Development Services, addressed the Committee to advise that this report recommends the adoption of the Official Plan Amendment and enactment of the Zoning By-law Amendment to implement Initiative 3, Major Transit Station Areas of the City's Housing Accelerator Fund (HAF) Action Plan, which will permit buildings of up to four (4) storeys in height on lands that permit residential dwelling units within Major Transit Station Areas through the implementing zoning by-law.

Mr. Prasad introduced Jessie Hung, Senior Planning in Policy Division, who presented the report and provided an overview of the initiative and changes to the Official Plan Amendment and Zoning By-law amendments.

The Committee heard the following deputations:

1. Karina LaMaccia, expressed opposition to the proposed amendments.
2. Ben Miloshevski, expressed opposition to the proposed amendments.
3. Elizabeth Brown, expressed opposition to the recommendation.
4. Clayton Cartwright, expressed opposition to the recommendation.
5. Ala Baker, expressed opposition to the recommendation.
6. Alan Adams, expressed opposition to the recommendation.

The Committee thanked the deputants for attending the meeting and sharing their concerns. During the discussion, the Committee considered the determination of the boundaries and suggested that the following areas be excluded from the City-Initiated Official Plan and Zoning By-law Amendments related to Housing Accelerator Fund Initiative 3:

1. The established low-rise residential area on the south side of Highway 7, east of McCowan Road within the McCowan BRT Station MTSA area including the lands at 5305 & 5307 Highway 7 that are subject to a current OLT appeal,
2. The established low-rise residential area on the north side of Highway 7, within the Montgomery BRT Station MTSA area including the lands at 5305 & 5307 Highway 7 that are subject to a current OLT appeal.

The Committee did not vote on the original recommendation. The Committee voted on the amended recommendation,below.

1. That the staff report entitled “RECOMMENDATION REPORT: Housing Accelerator Fund Initiative 3 (Major Transit Station Areas Policy Update) – City Initiated Official Plan and Zoning By-law Amendments” be received; and,
2. That the City Initiated Official Plan and Zoning By-Law Amendments for the Housing Accelerator Fund Initiative 3 (Major Transit Station Areas Policy Update), attached as Appendix “1” and “2” be brought forward to a future Council meeting to be enacted without further notice; and further,
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Karen Rea

1. That the staff report entitled “RECOMMENDATION REPORT: Housing Accelerator Fund Initiative 3 (Major Transit Station Areas Policy Update) – City Initiated Official Plan and Zoning By-law Amendments” be received; and,
2. **That the established low-rise residential area on the south side of Highway 7, east of McCowan Road within the McCowan BRT Station MTSA area including the lands at 5305 & 5307 Highway 7 that are subject to a current OLT appeal, be excluded from the City Initiated Official Plan and Zoning By-Law Amendments for the Housing Accelerator Fund Initiative 3; and,**
3. **That the established low-rise residential area on the north side of Highway 7, within the Montgomery BRT Station MTSA area including the lands at 5305 & 5307 Highway 7 that are subject to a current OLT appeal, be excluded from the City Initiated Official Plan and Zoning By-Law Amendments for the Housing Accelerator Fund Initiative 3; and,**
4. That the City Initiated Official Plan and Zoning By-Law Amendments for the Housing Accelerator Fund Initiative 3 (Major Transit Station Areas Policy Update), as amended, in the **updated attachments as Appendix “1” and “2”** be brought forward to a future Council meeting to be enacted without further notice; and,

5. **That the depuations from Karina LaMaccia,Ben Miloshevski, Elizabeth Brown, Clayton Cartwright, Ala Baker, and, Alan Adams be received; and, further,**
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.4 RECOMMENDATION REPORT – ADDITIONAL FUNDING FOR MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT PLAN UPDATE PROJECT (16.11)

Moved by Councillor Karen Rea

Seconded by Deputy Mayor Michael Chan

1. That the Staff report, dated May 13, 2025, titled, "RECOMMENDATION REPORT, Additional Funding for Markham Village Heritage Conservation District Plan Update Project", be received; and,
2. That Council allocates up to \$37,800 from the Heritage Reserve Fund (Acct. No. 087 2800 115) to provide additional funding for the Markham Village Heritage Conservation District Plan Update Project to fund consulting services (\$34,800) and the City's community engagement costs (\$3,000); and,
3. That any funds not used at the completion of this Project be returned to the Heritage Reserve Fund (Account No. 087 2800 115); and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.5 VANCOUVER PLANNING AND TRANSIT ORIENTED DEVELOPMENT LEARNING SESSION, JULY 2-5, 2025 (10.0)

Moved by Regional Councillor Joe Li

Seconded by Deputy Mayor Michael Chan

1. That the report entitled "Vancouver Planning and Transit Oriented Development Learning Session, July 2 - 5, 2025" be received; and,

2. That a Markham delegation, to conduct site visits and learn about development and urban transit in Vancouver, consisting of the Mayor, the Chair of Development Services Committee, and 3 Staff be approved; and,
3. That the total estimated cost of the delegation to Vancouver does not exceed \$44,000 (inclusive of HST impact) and be expensed from capital project Consultant (620-101-5699-21009) to cover all expenses including retaining a consultant to prepare and lead the tour and all aspects of the operating budget to conduct the learning tour for the members of Council and Staff attending; and further,
4. That City Staff be authorized and directed to do all things necessary to give effect to his resolution.

Carried

8.6 COMMENTS ON THE PROTECT ONTARIO BY UNLEASHING OUR ECONOMY ACT, 2025 (BILL 5) (10.0)

M. Head, ext. 2005

Commissioner Prasad, advised that Bill 5 was introduced on April 17, 2025, and is meant to protect Ontario in response to economic uncertainties. He indicated that the Bill proposes to amend eight statutes, repeal the Endangered Species Act and replace it with a proposed new Species Conservation Act and create a new Special Economic Zones Act and make revisions to the Ontario Heritage Act.

Mr. Prasad introduced, Mark Head, Manager, Natural Heritage Planning & Urban Design, who provided a summary of the proposed changes, their impact to the City and staff comments. Mr. Head advised that comments from the City will be forwarded to the Province and that the City tentatively supports the recommendations pending further consultation with municipalities.

Giulio Cescato, Director, Planning & Urban Design noted that the comments on the proposed changes will be submitted prior to May 17, 2025 before the next Council meeting on May 27, 2025.

Moved by Mayor Frank Scarpitti
Seconded by Regional Councillor Joe Li

1. That the report dated May 13, 2025, entitled “Comments on the Protect Ontario by Unleashing Our Economy Act (Bill 5)”, be received; and,
2. That this report be forwarded to the Ministers of Economic Development, Job Creation and Trades; Citizenship and Multiculturalism; and

Environment, Conservation and Parks as the City of Markham's comments on Bill 5; and,
Special Economic Zones Act

3. That Council support the recommendation that the concept of special economic zones for critical mineral projects and major infrastructure of provincial significance be tentatively supported in principle and that broader application of the concept to facilitate the general approval of development applications where the province already has significant tools available not be supported; and,
4. That Council support the recommendation that the province consult and/or collaborate with municipalities when developing criteria for designating zones and projects to ensure that implementation of the Act does not conflict with local municipal authority and decision-making; and,**Ontario Heritage Act**
5. That Council support the recommendation that the proposed new authority in Section 66.1(1) enabling the province to provide exemptions from archaeological requirements not be supported due to the potential risk and impact this could have on unknown buried archaeological resources, especially those that are identified as possessing 'archaeological potential'; and,
6. That Council support the recommendation that Sections 69.1 and 69.2, which provide positive improvements to prosecutions for all offences pursuant to the Ontario Heritage Act, be supported; and,**Species Conservation Act**
7. That Council support the recommendation that the definition of habitat and enabling provisions to define critical habitat areas for listed species by regulation currently provided in the Endangered Species Act be maintained in the Species Conservation Act that includes areas needed for reproduction, rearing, hibernation, migration or feeding; and,
8. That Council support the recommendation that new regulations and rules specifying conditions for project registrations impacting endangered and threatened species habitat include rigorous standards with requirements to demonstrate how impacts have been avoided, minimized and mitigated to the greatest extent possible; and,
9. That Council support the recommendation that the province undertake further consultation with municipalities and other conservation organizations when developing supporting regulations to enable more

municipal infrastructure projects to proceed with conditional exemptions through project registration; and,

10. That Council support the recommendation that the Species Conservation Act provide the option to issue conditional permits or specify registration rules requiring an overall benefit mitigation standard in specific circumstances when impacts to species at risk or their habitat are unavoidable and offsetting impacts either on or off-site is needed to support species survival; and,
11. That Council support the recommendation that the province update internal guidance using best available science to ensure overall benefit permits and/or registration rules result in successful outcomes for species at risk and their habitats; and,
12. That Council support the recommendation that provisions in the Species Conservation Act continue to require mandatory preparation of recovery strategies when new species are listed; and,
13. That Council support the recommendation that the Species Conservation Act require the Species Conservation Program to track habitat removals authorized under the Act and ensure that implementing actions under the Program are tailored to provide habitat restoration and enhancement that provides offsetting for species impacted by authorizations; and further,
14. 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. NOTICES OF MOTION

There were no notices of motion.

11. NEW/OTHER BUSINESS

There was no new or other business.

12. ANNOUNCEMENTS

There were no announcements.

13. CONFIDENTIAL ITEMS

The Committee resolved into confidential session at 1:25 PM.

Moved by Councillor Amanda Collucci

Seconded by Councillor Andrew Keyes

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

Carried

Moved by Councillor Karen Rea

Seconded by Councillor Isa Lee

That the Committee consent to adding an item to the Development Services Confidential Meeting Agenda in relation to legal advice for 8180-8220 Bayview Limited Partnership, Applications for Official Plan Amendment and Zoning By-Law Amendment.
[MUNICIPAL ACT, 2001, Section 239 (2) (f), s.239(2)(k)].

Carried by a Two Thirds Vote

14. ADJOURNMENT

Moved by Councillor Juanita Nathan

Seconded by Councillor Isa Lee

That the Development Services Committee meeting adjourn from confidential session at 2:05 PM and not return to open session or report out on any matter.

Carried