

Council Meeting Minutes

Meeting Number: 7
May 27, 2025, 1:00 PM
Live streamed

Roll Call	Mayor Frank Scarpitti	Councillor Ritch Lau
	Deputy Mayor Michael Chan	Councillor Reid McAlpine
	Regional Councillor Jim Jones	Councillor Karen Rea
	Regional Councillor Joe Li	Councillor Andrew Keyes
	Regional Councillor Alan Ho	Councillor Amanda Collucci
	Councillor Keith Irish	Councillor Isa Lee
Staff	Andy Taylor, Chief Administrative Officer	Frank Clarizio, Director, Engineering
	Trinela Cane, Commissioner, Corporate Services	Giulio Cescato, Director of Planning & Urban Design
	Arvin Prasad, Commissioner, Development Services	Mark Visser, Senior Manager Strategy Innovation & Investments
	Claudia Storto, City Solicitor and Director of People Services	Matthew Vetere, Manager, Tax & Assessment Policy
	Chris Nearing, Fire Chief	Mary Creighton, Director, Recreation Services
	Joseph Silva, Treasurer	Graham Seaman, Director, Sustainability & Asset Management
	Kimberley Kitteringham, City Clerk	Stephanie DiPerna, Director, Building Standards
	Martha Pettit, Deputy City Clerk	Jason Yang, Technology Support Specialist II
	Hristina Giantsopoulos, Election/Council & Committee Coordinator	

Alternate formats for this document are available upon request

1. CALL TO ORDER

The meeting of Council convened at 1:14 PM on May 27, 2025. Mayor Frank Scarpitti presided.

INDIGENOUS LAND ACKNOWLEDGEMENT

We begin today by acknowledging the traditional territories of Indigenous peoples and their commitment to stewardship of the land. We acknowledge the communities in circle. The North, West, South and Eastern directions, and Haudenosaunee, Huron- Wendat, Anishnabeg, Seneca, Chippewa, and the Mississaugas of the Credit peoples. We share the responsibility with the caretakers of this land to ensure the dish is never empty and to restore relationships that are based on peace, friendship, and trust. We are committed to reconciliation, partnership and enhanced understanding.

2. DISCLOSURE OF PECUNIARY INTEREST

Deputy Mayor Michael Chan declared an interest in regard to Item 7.2.2 as his insurance brokerage company provides coverage to the applicant noted in the report.

3. APPROVAL OF PREVIOUS MINUTES

3.1 COUNCIL MINUTES - APRIL 22, 2025

Moved by Councillor Isa Lee

Seconded by Councillor Keith Irish

1. That the Minutes of the Council Meeting held on April 22, 2025, be adopted.

Carried

3.2 SPECIAL COUNCIL MINUTES - MAY 6, 2025

Moved by Councillor Amanda Collucci

Seconded by Councillor Ritch Lau

1. That the Minutes of the Special Council Meeting held on May 6, 2025, be adopted.

Carried

4. PRESENTATIONS

There were no presentations.

5. DEPUTATIONS

5.1 DEPUTATION ITEM 10.1 - VACANCY ON MARKHAM CITY COUNCIL

The following individuals appeared before Council and spoke to this matter:

1. Gillian Wannop
2. Sonia Babra
3. Aranee Muruganathan
4. Alia Khan
5. Conrad Rosario
6. Angelica Gutierrez
7. Nimisha Patel

Moved by Deputy Mayor Michael Chan

Seconded by Regional Councillor Jim Jones

1. That the deputations from Gillian Wannop, Sonia Babra, Aranee Muruganathan, Alia Khan, Conrad Rosario, Angelica Gutierrez and Nimisha Patel providing comments regarding Item 10.1 entitled “Vacancy on Markham City Council” be received.

Carried

6. COMMUNICATIONS

6.1 LIQUOR LICENCE APPLICATION - SUNNY UP ALL DAY BREAKFAST RESTAURANT (WARD 7) (3.21)

Moved by Councillor Isa Lee

Seconded by Regional Councillor Alan Ho

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

Carried

6.2 LIQUOR LICENCE APPLICATION - 54 BREWING CORP (WARD 2) (3.21)

Moved by Councillor Ritch Lau

Seconded by Regional Councillor Joe Li

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

Carried

6.3 LIQUOR LICENCE APPLICATION - AKOYA IZAKAYA RESTAURANT
(WARD 3) (3.21)

Moved by Councillor Reid McAlpine

Seconded by Councillor Andrew Keyes

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

Carried

6.4 LIQUOR LICENCE APPLICATION - ANJU RESTAURANT (WARD 8) (3.21)

Moved by Councillor Isa Lee

Seconded by Councillor Keith Irish

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

Carried

6.5 LIQUOR LICENCE - KUROKI IZAKAYA RESTAURANT (WARD 3) (3.21)

Moved by Councillor Reid McAlpine

Seconded by Regional Councillor Alan Ho

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

Carried

6.6 COMMUNICATION - ITEM 7.2.1 - RECOMMENDATION REPORT –
DESIGNATION OF PRIORITY PROPERTIES – PHASE XVII (16.11.3)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the communication regarding Item 7.2.1 "Recommendation Report, Designation of Properties, Phase XV11, 7635 Highway 7 East (Ward 5): “Justus and Mary Reynolds House” from Daniel B. Artenosi, Partner,

Overland, be received and referred to Staff.
(Item 7.2.1)

Carried

6.7 COMMUNICATION - ITEM 10.1 - VACANCY ON MARKHAM CITY COUNCIL (14.0)

Moved by Deputy Mayor Michael Chan
Seconded by Regional Councillor Jim Jones

1. That the communication regarding Item 10.1 "Vacancy on Markham City Council" from Sara Hagerman be received.
(Item 10.1)

Carried

7. REPORT OF STANDING COMMITTEE

7.1 REPORT NO. 12 GENERAL COMMITTEE (MAY 6, 2025)

Moved by Councillor Keith Irish
Seconded by Councillor Andrew Keyes

That the report of the General Committee be received & adopted. (Items 1 to 9):

Carried

7.1.1 2025 FIRST QUARTER INVESTMENT PERFORMANCE REVIEW (7.0)

Moved by Councillor Keith Irish
Seconded by Councillor Andrew Keyes

1. That the report dated May 6, 2025 entitled "2025 First Quarter Investment Performance Review" be received; and further,
2. That staff be authorized and directed to do all things necessary to give effect to these resolutions.

Carried

7.1.2 TAX WRITE-OFFS IN ACCORDANCE WITH SECTION 354 OF THE MUNICIPAL ACT, 2001 (7.3)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That the report entitled Tax Write-offs in Accordance with Section 354 of the *Municipal Act, 2001* be received; and,
2. That the tax amounts for prior years totaling \$541,581, as set out in this report, be written-off pursuant to Section 354 of the *Municipal Act, 2001*; and,
3. That the City of Markham's portion of the write-off of \$114,225 be charged to Account 820-820-7040; and,
4. That the Treasurer be directed to remove these amounts from the Collector's Roll; and,
5. That the associated interest be cancelled in proportion to the tax adjustments; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

7.1.3 2025 UNIONVILLE BUSINESS IMPROVEMENT AREA AND
MARKHAM VILLAGE BUSINESS IMPROVEMENT AREA
OPERATING BUDGETS (7.4)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That the report titled "2025 Unionville Business Improvement Area and Markham Village Business Improvement Area Operating Budgets" dated May 6, 2025 be received; and,
2. That the 2025 Operating Budget in the amount of \$388,350 for the Unionville Business Improvement Area (UBIA) be approved; and,
3. That the 2025 Operating Budget in the amount of \$334,700 for the Markham Village Business Improvement Area (MVBIA) be approved; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**7.1.4 DEVELOPMENT CHARGES AND COMMUNITY BENEFIT CHARGE
DECEMBER 31, 2024 RESERVE BALANCES AND ANNUAL
ACTIVITY OF THE ACCOUNTS (7.11)**

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That the report titled “Development Charge and Community Benefits Charge December 31, 2024 Reserve Balances and Annual Activity of the Accounts” be received by Council as required under Section 43(1) of the *Development Charges Act, 1997*, as amended, and Section 37(48) of the *Planning Act*; and,
2. That the term of the existing Development Charge By-laws be amended to extend the expiration date of the by-laws for an additional five years in accordance with Section 9(1) of the *Development Charges Act* which provides that unless it expires or is repealed earlier, a development charge by-law expires 10 years after the day it comes into force; and,
3. That By-laws 2022-49 for City Wide Hard Development Charges; 2022-50 for City Wide Soft Development Charges; and 2022-51 to 2022-72 for Area Specific Development Charges be amended to extend the expiration date to June 16, 2032; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

7.1.5 2025 TAX RATES AND LEVY BY-LAW (7.3)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That the report entitled “2025 Tax Rates and Levy By-law” be received; and,
2. That a by-law to provide for the levy and collection of property taxes totaling \$879,122,671 required by the City of Markham, the Regional Municipality of York, Province of Ontario (Education) and Business Improvement Areas, in a form substantially similar

to Appendix A (attached), satisfactory to the City Solicitor and provides for the mailing of notices and requesting payment of taxes for the year 2025, as set out as follows, be approved; and,

TAX LEVYING BODY	2025 TAX LEVY AMOUNT
City of Markham	\$193,983,012
Region of York	\$425,350,022
Province of Ontario (Education)	\$259,341,776
Markham Village BIA	\$239,640
Unionville BIA	\$214,221
Total	\$879,128,671

3. That staff be authorized to levy against Markham Stouffville Hospital and Seneca College the annual levy pursuant to Section 323 of the Municipal Act, 2001, as outlined in Section 9 of the attached by-law once the required information is received from the Ministry of Training, Colleges and Universities; and,
4. That the attached by-law be passed to authorize the 2025 Tax Rates and Levy By-law; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

7.1.6 004-T-25 BUILDING AUTOMATION SYSTEMS EXPANSIONS & UPGRADES FOR SIX MARKHAM FACILITIES (7.0)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That the report entitled “004-T-25 Building Automation Systems Expansions & Upgrades for Six Markham Facilities” be received; and,
2. That the contract for 004-T-25 Building Automation Systems Expansions & Upgrades for Six Markham Facilities be awarded to

Viridian Automation Inc. (lowest priced bidder) in the amount of \$1,202,462.30 inclusive of HST; and,

3. That a contingency in the amount of \$120,246.23 inclusive of HST, be established to cover any additional construction costs and that authorization to approve expending of the contingency amount up to the specified limit be in accordance with the Expenditure Control Policy; and,
4. That the award in the total amount of \$1,322,708.53 (\$1,202,462.30 + \$120,246.23) be funded from the capital project account 056-6150-24091-005 “Building Automation Systems Replacement Program”, which has an available budget of \$990,500.00; and,
5. The budget shortfall in the amount of \$332,208.53 (\$990,500.00 - \$1,322,708.53) be funded from the Non-DC capital contingency account; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

7.1.7 LITTLE NATIVE HOCKEY LEAGUE - 2025 TOURNAMENT REPORT (6.4)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That the report titled Little Native Hockey League – 2025 Tournament Report be received; and,
2. That Council recommend to the Destination Markham Board that additional funding in the amount of \$25,000, to support the hiring of a Tournament Coordinator, be added to the Destination Markham contribution increasing their annual budget for 2026 and 2027 to \$240,000; and,
3. That Council support staff initiating conversation with the Little Native Hockey League to extend the term of the current Memorandum of Understanding (2025 – 2027) for 2 to 3 additional years; and further,

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

Carried

7.1.8 AUTOMATED SPEED ENFORCEMENT (ASE) PROGRAM (2.0, 5.12)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That the report entitled Automated Speed Enforcement (ASE) Program be received; and,
2. That Council approve the implementation of an Automated Speed Enforcement (ASE) Program in the City of Markham; and,
3. That Council delegate authority to the City Treasurer and City Clerk to execute any agreement or document in a form satisfactory to the City Solicitor, required to implement or administer the ASE program within the City of Markham, including but not limited to agreements with the Town of Newmarket, ASE Camera Vendor, Ministry of Transportation and Ministry of Attorney General; and,
4. That Council delegate authority to the Director of Engineering to identify and approve the initial 16 ASE camera locations, including one location in each Ward, with the remaining eight locations to be determined at the discretion of the Director based on safety priorities; and further, that the Director be authorized to identify and approve any future ASE camera locations, subject to the annual budget process, with priority given to areas with significant safety concerns; and,
5. That Council enact an amendment to Traffic By-law 106-71, Schedule 24 (Community Safety Zones), identifying all public and privately operated elementary and secondary school locations as Community Safety Zones within the City of Markham as outlined in Attachment 1; and,
6. That Council enact the proposed By-law to establish a System of Administrative Monetary Penalties for Violations of Automated Speed Enforcement Systems in the City of Markham as outlined in Attachment 2; and,

7. That Council approve the in-year capital addition to Budget 2025 in the amount of \$495,000, with the funding strategy to be identified and implemented by the City Treasurer; and,
8. That the City Clerk forward a copy of this report to the Regional Municipality of York (York Region), York Region's local municipalities, York Regional Police, York Region District School Board, York Region Catholic School Board, the Ministry of Transportation Ontario, and the Ministry of the Attorney General; and further,
9. That staff be authorized to and directed to do all things necessary to give effect to these resolutions.

Carried

7.1.9 APPROVAL FOR COMMUNITY BBQ - COUNCILLOR RITCH LAU - JULY 20, 2025

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That in accordance with, and for the purposes of compliance with 10.1 (j) of the Council Code of Conduct, Council approve the July 20, 2025 Community Barbeque being organized and hosted by Ward 2 Councillor Ritch Lau; and,
2. That staff be authorized to provide accounting and financial transaction services in support of Councillor Lau's 2025 Community Barbeque; and,
3. That all revenue and expense transactions comply with the financial controllership processes as required by the Treasurer; and further,
4. That Staff be directed and authorized to do all things necessary to give effect to this resolution.

Carried

7.2 REPORT NO. 13 DEVELOPMENT SERVICES COMMITTEE (MAY 13, 2025)

That the report of the Development Services Committee be received & adopted, save and except 7.2.2. (Items 1 to 6):

Carried

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

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

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 further,
11. That Staff be authorized and directed to do all things necessary to give effect to this resolution.
(Item 6.6)

Carried

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

Deputy Mayor Chan had declared a conflict of interest on this matter and did not vote on this item.

Moved by Regional Councillor Jim Jones

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

**7.2.3 RECOMMENDATION REPORT- REGENCY PROPERTY INC.,
APPLICATION FOR DRAFT PLAN OF SUBDIVISION TO
FACILITATE THE CREATION OF A TOWNHOUSE BLOCK,**

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

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

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

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

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

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

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

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

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

Moved by Regional Councillor Jim Jones

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

8. MOTIONS

There were no motions.

9. NOTICE OF MOTION TO RECONSIDER

There were no notices of motions to reconsider.

10. NEW/OTHER BUSINESS

10.1 VACANCY ON MARKHAM CITY COUNCIL (14.0)

Kimberley Kitteringham, Director of Legislative Services & City Clerk and Returning Officer for the City of Markham, provided a powerpoint presentation outlining the process for filling a Vacancy on Markham City Council.

Moved by Deputy Mayor Michael Chan
Seconded by Regional Councillor Jim Jones

1. That the presentation entitled “Vacancy on Markham City Council Arising From 2025 Federal Election” be received; and,
2. That, in accordance with the Municipal Act, Markham City Council declare the Ward 7 local Councillor seat vacant; and further,
3. That staff be authorized and directed to do all things necessary to give effect to these resolutions.

Carried

Moved by Councillor Reid McAlpine
Seconded by Councillor Ritch Lau

That Staff report back at the next Council meeting on June 24, 2025 providing further information on the potential costs and timing to conduct a by-election to fill the vacancy in Ward 7.

Carried

11. ANNOUNCEMENTS

There were no announcements.

12. BY-LAWS - THREE READINGS

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

That By-laws 2025-37 to 2025-42 be given three readings and enacted.

Carried

Three Readings

12.1 BY-LAW 2025-37, A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST “GEORGE AND ELIZA BRODIE HOUSE” 11288 KENNEDY ROAD

Being a By-law to designate “George and Eliza Brodie House”, 11288 Kennedy Road, under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest. (Development Services Report No. 45, December 4, 2024 Council, Item 7.1.1)

Carried

- 12.2 BY-LAW 2025-38, A BY-LAW TO DESIGNATE PART OF A CERTAIN PLAN OF SUBDIVISION NOT SUBJECT TO PART LOT CONTROL (MINTO COMMUNITIES PTLT 25 12146)

Being a By-law to designate part of a certain plan of subdivision not subject to Part Lot Control. Located along Anna Russell Way, west of Eureka Street and south of Fred Varley Drive. The development consists of 13 blocks of townhouses, 4 blocks of back-to-back townhouses (2.84 ha) and a municipal park (0.61 ha). (Minto Communities Inc., PTLT 25 12146 Blocks B, Registered Plan 2886)

Carried

- 12.3 BY-LAW 2025-39, BY-LAW TO PROVIDE FOR THE LEVY AND COLLECTION OF SUMS REQUIRED BY THE CORPORATION OF THE CITY OF MARKHAM FOR THE YEAR 2025 AND TO PROVIDE FOR THE MAILING OF NOTICES REQUIRING PAYMENT OF TAXES FOR THE YEAR 2025.

Being a By-law to provide for the levy and collection of sums required by the corporation of the city of Markham for the year 2025 and to provide for the mailing of notices requiring payment of taxes for the year 2025.
(Item 7.1.5)

Carried

- 12.4 BY-LAW 2025-40, A BY-LAW TO AMEND BY-LAW NO. 2024-137, BEING A BY-LAW TO ESTABLISH AN ADMINISTRATIVE MONETARY PENALTY SYSTEM (AMPS) FOR CONTRAVENTIONS OF DESIGNATED BY-LAWS IN THE CITY OF MARKHAM

Being a By-law to amend the Administrative Monetary Penalty System (AMPS) By-law 2024-137, to add a section 3.2(c) to the By-law in order to set a timeframe for persons to provide required documentation as part of the Screening Review Process.

Carried

12.5 BY-LAW 2025-41, A BY-LAW TO ESTABLISH A SYSTEM OF ADMINISTRATIVE MONETARY PENALTIES FOR VIOLATIONS OF AUTOMATED ENFORCEMENT SYSTEMS IN THE CITY OF MARKHAM

Being a By-Law to establish a system of Administrative Monetary Penalties for violations of Automated Enforcement Systems in the City of Markham.
(Item 7.1.8)

Carried

12.6 BY-LAW 2025-42, A BY-LAW TO AMEND SCHEDULE 24 OF BY-LAW NO. 106-71, BEING THE CITY OF MARKHAM TRAFFIC BY-LAW

Carried

13. CONFIDENTIAL ITEMS

Council consented to waive the rules of procedure to include an additional confidential matter to today's meeting agenda that falls under the following exemptions (i) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization; and (k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board. [MUNICIPAL ACT, 2001, SECTION 239 (2)(I)(K)].

That, in accordance with Section 239 (2) of the Municipal Act, Council resolve into a private session to discuss the following confidential matters at 3:27 PM:

Moved by Councillor Amanda Collucci
Seconded by Councillor Reid McAlpine

Carried

Council resumed in Open Session at 5:22 PM and passed the following resolutions:

13.1 COUNCIL

13.1.1 CONFIDENTIAL COUNCIL MINUTES - APRIL 22, 2025

Moved by Councillor Reid McAlpine
Seconded by Councillor Amanda Collucci

1. That the confidential Council minutes of the Council Meeting held on April 22, 2025, be adopted.

Carried

**13.1.2 ENVIRONMENTAL ADVISORY COMMITTEE- BOARD/
COMMITTEE APPOINTMENTS - PERSONAL MATTERS ABOUT
AN IDENTIFIABLE INDIVIDUAL, INCLUDING MUNICIPAL OR
LOCAL BOARD EMPLOYEES (16.24)**

Moved by Councillor Amanda Collucci

Seconded by Councillor Ritch Lau

- 1) That the following individuals be appointed to the Environmental Advisory Committee with a term expiry as noted below:

Name	Start Date	Term Expiry
Brett Casorzo	Immediately	November 30, 2028
Kelly Lo	Immediately	November 30, 2028
Mercy Jeyanathan	Immediately	November 30, 2028

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

Carried

13.2 DEVELOPMENT SERVICES COMMITTEE - MAY 13, 2025

**13.2.1 CONFIDENTIAL VERBAL UPDATE - OLT APPEAL BY
TERRABONA 7115 YONGE LTD. OF THE OFFICIAL PLAN AND
ZONING BY-LAW AMENDMENT APPLICATIONS AT 7115 YONGE
STREET AND 8 TO 14 GRANDVIEW AVENUE (WARD 1) (10.3,
10.5)**

Moved by Councillor Keith Irish

Seconded by Councillor Isa Lee

1. That the confidential verbal update regarding Ontario Land Tribunal Appeal by TerraBona 7115 Yonge Ltd. of the Official Plan and Zoning By-law Amendment applications to permit a high-rise mixed-use development at 7115 Yonge Street and 8 to 14 Grandview Avenue (Ward 1), be received; and,
2. That Council authorize the settlement as outlined in the confidential update; and further,

3. That Staff be authorized and directed to do all things necessary to give effect to these resolutions.

Carried

**13.2.2 CONFIDENTIAL VERBAL UPDATE - REQUEST FOR LEGAL
ADVICE - 8180 - 8220 BAYVIEW LIMITED PARTNERSHIP,
APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND
ZONING BY-LAW AMENDMENT (WARD 1)(10.5)**

Moved by Councillor Keith Irish

Seconded by Deputy Mayor Michael Chan

1. That the confidential verbal update regarding 8180 - 8220 BAYVIEW LIMITED PARTNERSHIP be received; and further,
2. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

13.3 ADDITIONAL ITEM - [MUNICIPAL ACT, 2001, SECTION 239 (2)(I)(K)]

1. That staff be authorized and directed to do all things necessary to give effect to the direction received at the confidential session of the Council meeting of May 27, 2025.

**Carried by Recorded Vote
(see following for Recorded Vote)**

Recorded Vote (9:0)

YEAS: Councillor Keith Irish, Councillor Reid McAlpine, Councillor Karen Rea, Councillor Ritch Lau, Mayor Frank Scarpitti, Deputy Mayor Michael Chan, Councillor Andrew Keyes, Councillor Amanda Collucci, Councillor Isa Lee. (9)

NAYS: (0)

ABSENT: Regional Councillor Joe Li, Regional Councillor Jim Jones, Regional Councillor Alan Ho (3)

14. CONFIRMATORY BY-LAW - THREE READINGS

Moved by Councillor Karen Rea

Seconded by Councillor Keith Irish

That By-law 2025-36 be given three readings and enacted.

Three Readings

BY-LAW 2025-36 A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL MEETING OF MAY 27, 2025.

Carried

15. ADJOURNMENT

Moved by Councillor Isa Lee

Seconded by Councillor Ritch Lau

That the Council meeting of May 27, 2025 be adjourned at 5:26 PM.

Carried

Kimberley Kitteringham

City Clerk

Frank Scarpitti

Mayor