

Development Services Committee Meeting Minutes

Meeting Number: 12
July 8, 2025, 9:30 AM - 12:00 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 Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Isa Lee
Staff	Andy Taylor, Chief Administrative Officer 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	Stephanie DiPerna, Director, Building Standards Mark Visser, Senior Manager, Financial Strategy & Investments Stephen Lue, Senior Manager, Development John Wong, Technology Support Coordinator Hristina Giantsopoulos, Election & Committee Coordinator Iyana Mundo Kevin Ross, Manager, Development Finance & Payroll Financial Services

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 9:35 AM. Regional Councillor Joe Li presided as Chair.

Regional Councillor Jim Jones arrived at 12:06 PM.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES - JUNE 10, 2025 (10.0)

Moved by Councillor Andrew Keyes

Seconded by Councillor Karen Rea

1. That the minutes of the Development Services Committee meeting held on June 10, 2025, be confirmed.

Carried

3.2 SPECIAL DEVELOPMENT SERVICES COMMITTEE MINUTES - JUNE 16, JUNE 19, AND JUNE 25, 2025 (10.0)

Moved by Councillor Andrew Keyes

Seconded by Councillor Karen Rea

1. That the minutes of the Special Development Services Committee meetings held on June 16, June 19, and June 25, 2025, be confirmed.

Carried

4. PRESENTATIONS

4.1 DEVELOPMENT CHARGES DEFERRAL POLICY UPDATE

Kevin Ross delivered a presentation to Committee providing an update on the Development Charges Deferral Policy. Mr. Ross provide an overview of the Deferral Policy at the Region and provided a highlight of the proposed policy for development charges deferral for High-Rise and Low-Rise Residential Buildings and Rental Buildings.

There was a brief discussion related to the policy and how it aligns with that of the Region before this item and all other items on the agenda were referred directly to the July 8, 2025, Council Meeting at 1:00 PM.

1. That the presentation entitled, “Development Charge Deferral Policy Update” be received; and,
2. That the 18-month high-rise development charge deferral policy be rescinded; and,
3. That the deferral of development charges for high-rise residential buildings to the earlier of, 48 months after issuance of the first building permit, or condominium registration, with the first 24 months being interest free, be approved; and,
4. That the deferral of all City Wide Hard development charges on low-rise residential development to the issuance of the first building permit, be approved; and,
5. That the deferral of development charges for rental buildings offering rents of less than 200% of the average market rent, until the use of the building changes, be approved; and,
6. That the Treasurer be authorized to prepare the policies in accordance with the general terms and conditions provided and, to make any administrative changes deemed necessary for the implementation of the deferrals; and,
7. That the Treasurer be authorized to execute Development Charge Deferral Agreements with all relevant parties, in a form satisfactory to the City Solicitor; and further,
8. That staff be authorized and directed to do all things necessary to give effect to this resolution.

5. DEPUTATIONS

The Committee heard depositions in relation to item 12.1. Please refer to the item for details.

6. COMMUNICATIONS

6.1 COMMUNICATIONS, RECOMMENDATION REPORT, OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT, AND DRAFT PLAN OF SUBDIVISION APPLICATIONS,

SUBMITTED BY KLM PLANNING PARTNERS INC. (C/O GLENDOWER PROPERTIES INC.) TO FACILITATE A RESIDENTIAL

COMMUNITY WITH APPROXIMATELY 217 DETACHED, TOWNHOUSE, AND MID-RISE APARTMENT UNITS, INCLUDING PARTIAL DETACHED LOTS, PUBLIC PARKETTE, NEW PUBLIC ROADS, AND A NATURAL HERITAGE BLOCK, ON LANDS MUNICIPALLY KNOWN AS 11139 VICTORIA SQUARE BOULEVARD AND 11251 WOODBINE AVENUE (WARD 2), FILE PLAN 23 121495 (10.3, 10.5, 10.7)

Moved by Councillor Reid McAlpine

Seconded by Councillor Amanda Collucci

1. That the written submission from John Castro of Precedent Land, be received.

Carried

7. PETITIONS

There were no petitions.

8. CONSENT REPORTS - DEVELOPMENT AND POLICY MATTERS

8.1 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES – MAY 20 AND JUNE 17, 2025 (10.0)

Councillor Rea requested that the Development Services Public Meeting Minutes of June 17, 2025, be revised to include comments made regarding Cornell and 9th Line.

Moved by Councillor Andrew Keyes

Seconded by Councillor Karen Rea

1. That the minutes of the Development Services Public Meeting held on May 20 and June 17, 2025, be confirmed.

Carried

8.2 VARLEY-MCKAY ART FOUNDATION OF MARKHAM MINUTES – MARCH 10, 2025 (16.0)

Moved by Councillor Andrew Keyes

Seconded by Councillor Karen Rea

1. That the minutes of the Varley-McKay Art Foundation of Markham meeting held March 10, 2025, be received for information purposes.

Carried

8.3 HERITAGE MARKHAM COMMITTEE MINUTES – APRIL 9 AND MAY 14, 2025 (16.11)

Moved by Councillor Andrew Keyes

Seconded by Councillor Karen Rea

1. That the minutes of the Heritage Markham Committee meeting held April 9 and May 14, 2025 be received for information purposes.

Carried

8.4 FLATO MARKHAM THEATRE ADVISORY BOARD MINUTES - JANUARY 27, 2025 (16.0)

Moved by Councillor Andrew Keyes

Seconded by Councillor Karen Rea

1. That the minutes of the Flato Markham Theatre Advisory Board meeting held January 27, 2025, be received for information purposes.

Carried

8.5 CYCLING AND PEDESTRIAN ADVISORY COMMITTEE (CPAC) MINUTES – MARCH 20 AND APRIL 17, 2025 (16.34)

Moved by Councillor Andrew Keyes

Seconded by Councillor Karen Rea

1. That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meetings held March 20 and April 17, 2025 be received for information purposes.

Carried

8.6 DOORS OPEN MARKHAM 2024 ORGANIZING COMMITTEE MINUTES - APRIL 23, 2025 (16.0)

Moved by Councillor Andrew Keyes

Seconded by Councillor Karen Rea

1. That the minutes of the Doors Open Markham 2024 Organizing Committee held April 23, 2025, be received for information purposes.

Carried

8.7 RECOMMENDATION REPORT, HERITAGE EASEMENT AGREEMENT FOR THE HERITAGE PROPERTY TAX REDUCTION PROGRAM, 7822 HIGHWAY 7 EAST, LOCUST HILL, WARD 5 (16.11.3)

Moved by Councillor Andrew Keyes

Seconded by Councillor Karen Rea

1. That the July 8, 2025, Staff report titled “Recommendation Report: Heritage Easement Agreement for the Heritage Property Tax Reduction Program, 7822 Highway 7 East, Locust Hill, Ward 5”, be received; and,
2. That a by-law be passed to authorize the Mayor and Clerk to execute a Heritage Easement Agreement with the property owner(s) of 7822 Highway 7 East, and any other documents required to give effect thereto, in a form satisfactory to the City Solicitor; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.8 CLASS 4 AREA DESIGNATION PURSUANT TO MECP NPC-300 OF THE SUBJECT LANDS FOURO TOWERS BUILDERS LTD., 9331-9399 MARKHAM ROAD, FILE NO.: ZA 18 140091 AND SPC 22 114181 (WARD 4) (10.0)

The Committee inquired about the reclassification request and the noise analysis.

Moved by Councillor Karen Rea

Seconded by Councillor Reid McAlpine

1. That the Report titled, “Class 4 Area Designation pursuant to MECP NPC-300 of the Subject Lands, Fouro Towers Builders Ltd., 9331-9399 Markham Road, File SPC 22 114181, (Ward 4)”, be received; and,
2. That 9331-9399 Markham Road (Fouro Towers) be classified as a Class 4 area pursuant to NPC-300 “Ministry of the Environment, Conservation and Parks Environmental Noise Guideline – Stationary and Transportation Sources – Approval and Planning”; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.9 MEMORANDUM, FIRA ROBO WORLD CUP 2025 DAEGU, SOUTH KOREA - FLAG CEREMONY TO HANDOVER TO MARKHAM 2026

Moved by Councillor Andrew Keyes

Seconded by Councillor Karen Rea

1. That the Memorandum titled, “FIRA Robo World Cup 2025 Daegu, South Korea - Flag Ceremony to handover to Markham 2026”, be received; and,
2. That Council approve two representatives from the City of Markham to participate in the 2025 FIRA Robo World Cup in Daegu, South Korea from Aug 8-19, 2025, to receive the flag in support of Markham hosting the FIRA 2026 Robo World Cup & Summit; and,
3. That the allocation of \$23,036 from Economic Development budget to cover costs related to travel and programming be approved; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.10 FRIENDS OF THE MARKHAM MUSEUM BOARD MINUTES - APRIL 9 AND MAY 14, 2025 (16.0)

Moved by Councillor Andrew Keyes

Seconded by Councillor Karen Rea

1. That the minutes of the Friends of the Markham Museum Board meeting held April 9 and May 14, 2025, be received for information purposes.

Carried

9. REGULAR REPORTS - DEVELOPMENT AND POLICY MATTERS

9.1 RECOMMENDATION REPORT, OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT, AND DRAFT PLAN OF SUBDIVISION APPLICATIONS,

SUBMITTED BY KLM PLANNING PARTNERS INC. (C/O GLENDOWER PROPERTIES INC.) TO FACILITATE A RESIDENTIAL

COMMUNITY WITH APPROXIMATELY 217 DETACHED, TOWNHOUSE, AND MID-RISE APARTMENT UNITS, INCLUDING PARTIAL DETACHED LOTS, PUBLIC PARKETTE, NEW PUBLIC ROADS, AND A NATURAL HERITAGE BLOCK, ON LANDS MUNICIPALLY KNOWN AS 11139 VICTORIA SQUARE BOULEVARD AND 11251 WOODBINE AVENUE (WARD 2), FILE PLAN 23 121495 (10.3, 10.5, 10.7)

This item was referred directly to the Council Meeting Agenda for July 8, 2025, at 1:00 PM.

1. That the report titled, “RECOMMENDATION REPORT, Official Plan and Zoning By-law Amendment, and Draft Plan of Subdivision Applications, submitted by KLM Planning Partners Inc. (c/o Glendower Properties Inc.) to facilitate a residential community with approximately 217 detached, townhouse, and mid-rise apartment units, including partial detached lots, public parkette, new public roads, and a natural heritage block, on lands municipally known as 11139 Victoria Square Boulevard and 11251 Woodbine Avenue, on lands municipally known as 11139 Victoria Square Boulevard and 11251 Woodbine Avenue (Ward 2), PLAN 23 121495, dated July 8, 2025, be received; and,
2. That the Official Plan Amendment application submitted by Glendower Properties Inc. to amend the City’s 2014 Official Plan be approved in principle by Council and the draft Official Plan Amendment, attached as Appendix ‘A’, be finalized and brought forward to a future Council meeting to be enacted without further notice; and,
3. That the Zoning By-law Amendment application submitted by Glendower Properties Inc. to amend Zoning By-law 304-87, as amended, be approved in principle by Council and the draft site-specific Zoning By-law Amendment, attached as Appendix ‘B’, be finalized and brought forward to a future Council meeting to be enacted without further notice; and,
4. That the Draft Plan of Subdivision 19TM-23004 be endorsed in principle, subject to the draft conditions, attached as Appendix ‘C’, be brought forward to a future Council meeting once all outstanding matters have been resolved to the satisfaction of the Director, Planning and Urban Design; and,
5. That the Director of Planning and Urban Design, or designate, be delegated authority to issue Draft Plan Approval, subject to the draft

conditions set out in Appendix ‘C’, as may be amended by the Director of Planning and Urban Design, or designate; and,

6. That Draft Plan Approval for Draft Plan of Subdivision 19TM-23004 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,
7. That servicing allocation for 217 units be assigned to Draft Plan of Subdivision 19TM-23004; and,
8. That the servicing allocation will be revoke or reallocated after a period of three (3) years from the date of Council approval should the development not proceed in a timely manner; and,
9. **The the deputation from John Castro be received; and further,**
10. That Staff be authorized and directed to do all things necessary to give effect to these resolutions.

9.2 RECOMMENDATION REPORT, TRANSMARK DEVELOPMENTS LTD., APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT TO PERMIT

A 30- AND 35-STOREY MIXED USE DEVELOPMENT WITH 864 RESIDENTIAL UNITS AT 4216 HIGHWAY 7 EAST (WARD 3) FILE PLAN 25 110915 (10.3, 10.5)

This item was referred directly to the Council Meeting Agenda for July 8, 2025, at 1:00 PM.

1. That the July 8, 2025, report titled, “RECOMMENDATION REPORT, Transmark Developments Ltd., Applications for Official Plan and Zoning By-law Amendment to permit a 30- and 35-storey mixed use development with 864 residential units at 4216 Highway 7 East (Ward 3), File PLAN 25 110915”, be received; and,
2. That the Applications for Official Plan and Zoning By-law Amendment, submitted by Transmark Developments Ltd., under File PLAN 25 110915, to amend the City of Markham Official Plan and Zoning By-laws 122-72 and 2004-196, as amended, be refused without further notice; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9.3 PUBLIC MEETING INFORMATION REPORT, CITY OF MARKHAM (CITY-WIDE), APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT OUTDOOR STORAGE ON CITY-OWNED LANDS, OUTSIDE OF LANDS DESIGNATED GREENWAY OR WITHIN ANY FLOOD REGULATED AREAS OR HAZARDOUS LANDS, AS DEFINED BY THE TORONTO AND REGION CONSERVATION AUTHORITY AND IDENTIFIED IN THE 2014 OFFICIAL PLAN (CITY-WIDE), FILE NO. PLAN PR 25 124252 (10.5)

This item was referred directly to the Council Meeting Agenda for July 8, 2025, at 1:00 PM.

1. That the Public Meeting Information Report that proposes a City-initiated Zoning By-law Amendment (PR 25 124252) to permit outdoor storage on city-owned lands, outside of lands designated Greenway or within any flood regulated areas or hazardous lands, as defined by the Toronto and Region Conservation Authority and identified in the 2014 Official Plan, be received; and,
2. That the record of the Statutory Meeting held on July 8, 2025, with respect to the proposed City-initiated Zoning By-law Amendment to By-laws 2237, 2053, 1767, 2150, 2151, 1229, 122-72, 88-76, 163-78, 184-78, 118-79, 153-80, 165-80, 90-81, 47-85, 304-87, 19-94, 177-96, 2004-196 and 2024-19, as amended, be received; and,
3. That the City-initiated Zoning By-law Amendment, be finalized and brought forward to the July 8, 2025, Council meeting to be enacted without further notice; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

10. MOTIONS

There were no motions.

11. NOTICES OF MOTION

There were no notices of motion.

12. NEW/OTHER BUSINESS

12.1 UPDATE REGARDING AMENDMENT TO MINISTER'S ZONING ORDER, ONTARIO REGULATION 169/21, CITY OF MARKHAM, ERO 025-0452, 30-36 APPLE CREEK BOULEVARD

Councillor Ritch Lau raised an item of new business in relation to a Ministry Zoning Order Amendment.

Andy Taylor, Chief Administrative Officer, addressed the Committee to provide background information in relation to a recent Ministry Zoning Order (MZO) Amendment for a development at 30-36 Apple Creek Boulevard. He indicated that Council initially supported the development and that the Province posted an amendment on May 30, 2025, that substantially increased the height and density. The comment period closed on June 29, 2025. Mr. Taylor also noted that the Mayor spoke to the Chair of Mon Sheong and that they are amenable to nothing happening for five years due to current market conditions.

Mayor Scarpitti noted that Mon Sheong is a fairly responsible organization that is focused on delivering long term care facilities and that he was unable to locate a letter that was sent from Minister Calandra regarding the MZO Amendment. He requested clarification from staff on whether the amendment falls under a new process and that there was expectation that this matter would have come to a Development Services Meeting to allow for public comment.

Giulio Cescato, Director, Urban Planning and Design, noted that the Ministry Zoning Order is not in force yet and that there is an opportunity to engage with the Minister and that this amendment does fall under the new process.

The Committee heard the following deputations:

1. Kevin Leung, spoke on behalf of a group of residents in opposition to the MZO amendment.
2. Paul Li, representative of a group of owners of Mon Sheong, expressed opposition to the MZO amendment.
3. William Chan, expressed opposition to the MZO amendment.
4. Isabella Chan, expressed opposition to the MZO amendment.
5. Christine Fan, expressed opposition to the MZO amendment.
6. Flora Chan, expressed opposition to the MZO amendment.
7. Senty Yip, expressed opposition to the MZO amendment.
8. Stella Yu, expressed opposition to the MZO amendment.

The Committee expressed concerns with the revised heights and density of the additional buildings, and with the Province regarding the new MZO and amendment process. The Committee thanked all the residents for coming to the meeting and directed staff to request that the Province not approve the MZO

Amendment and that the process be modified to adhere to the same notification requirements as required by municipalities as outlined in the Planning Act.

Moved by Councillor Ritch Lau

Seconded by Councillor Reid McAlpine

That a new business item in relation to request for update on the MZO amendment for Applecreek be added to today's agenda.

Carried by a Two Thirds Vote

Moved by Mayor Frank Scarpitti

Seconded by Councillor Ritch Lau

1. That the depositions from, Kevin Leung, Paul Li, William Chan, Isabella Chan, Christine Fan, Flora Chan, Senny Yip, and Stella Yu, be received; and,
2. That the letter of opposition from Kevin Leung on behalf of local residents in relation to the [Request for an Amendment to Minister's Zoning Order, Ontario Regulation 169/21, City of Markham](#), ERO 025-0452, be received; and,
3. That the City of Markham Council request the Minister of Municipal Affairs and Housing not approve this Ministry Zoning Order (MZO) amendment; and,
4. That the Province immediately begin public consultation on this MZO amendment; and,
5. That the City request the Province of Ontario to modify the MZO and MZO amendment process and that they adhere to the same notification requirements as required by municipalities as outlined in the Planning Act; and further,
6. That staff be directed and authorized to do all things necessary to enact this recommendation.

Carried

13. ANNOUNCEMENTS

There were no announcements.

14. CONFIDENTIAL ITEMS

Confidential item 14.2 was directly referred to the Confidential Council Meeting Agenda for July 8, 2025, at 1:00 PM.

Item 14.1 will be placed on an upcoming Development Services Committee Meeting Confidential Agenda.

14.1 DEVELOPMENT AND POLICY MATTERS

14.1.1 DEVELOPMENT SERVICES COMMITTEE MINUTES - JUNE 10, 2025 (10.0) [MUNICIPAL ACT, 2001, Section 239 (2) (e)]

Development Services Committee did not convene into confidential session. This item will be placed on an upcoming Development Services Committee Meeting Confidential Agenda.

14.1.2 UPDATE REQUEST FOR DIRECTION – ONTARIO LAND TRIBUNAL APPEAL BY NEWDEV INVESTMENTS LTD. AND 1375920 ONTARIO LIMITED

OF THE OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT, AND SITE PLAN APPLICATIONS AT 5305 AND 5307 HIGHWAY 7 EAST (WARD 4) (WARD 4)

(LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD;) [MUNICIPAL ACT, 2001, SECTION 239 (2) (e)] (10.3, 10.5, 10.6)

Development Services Committee did not convene into confidential session. This item was referred directly to the Confidential Council Meeting Agenda for July 8, 2025, at 1:00 PM.

15. ADJOURNMENT

Moved by Mayor Frank Scarpitti

Seconded by Councillor Amanda Collucci

That the following agenda items be referred directly to the Council Meeting Agenda for July 8, 2025, at 1:00 PM: 4.1; 9.1; 9.2; 9.3; 14.1.1; and 14.1.2.

Carried

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Jim Jones

That the Development Services Committee meeting adjourn at 12:25 PM.

Carried