

# Development Services Committee Meeting Minutes

**Meeting Number: 16**  
**November 10, 2025, 9:30 AM - 4:30 PM**  
**Live streamed**

Roll Call	Deputy Mayor Michael Chan Regional Councillor Jim Jones Regional Councillor Joe Li Regional Councillor Alan Ho Councillor Keith Irish Councillor Ritch Lau	Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Nimisha Patel Councillor Isa Lee
Regrets	Mayor Frank Scarpitti	
Staff	Andy Taylor, Chief Administrative Officer Trinela Cane, Commissioner, Corporate 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 Alice Lam, Director, Operations Hristina Giantsopoulos, Election & Committee Coordinator Iyana Mundo, Assistant to Council / Committee Eric Chan, Manager, Engineering

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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 Development Services Meeting convened at 9:33 AM with Regional Councillor Jim Jones presiding as Chair.

## **2. DISCLOSURE OF PECUNIARY INTEREST**

There were no disclosures of pecuniary interest.

## **3. APPROVAL OF PREVIOUS MINUTES**

### **3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES - OCTOBER 14, 2025 (10.0)**

Moved by Regional Councillor Joe Li  
Seconded by Councillor Nimisha Patel

1. That the minutes of the Development Services Committee meeting held on October 14, 2025, be confirmed.

**Carried**

### **3.2 SPECIAL DEVELOPMENT SERVICES COMMITTEE MINUTES - OCTOBER 15, 2025 (10.0)**

Moved by Regional Councillor Joe Li  
Seconded by Councillor Nimisha Patel

1. That the minutes of the Special Development Services Committee meeting held on October 15, 2025, be confirmed.

**Carried**

## **4. PRESENTATIONS**

### **4.1 YORK REGION TRANSIT'S 2026 ANNUAL TRANSIT PLAN (13.4)**

Tamas Hertel, Manager Service Planning, York Region Transit, was in attendance to present the 2026 Annual Transit Plan.

The presentation highlighted the annual transit plan cycle, 2025 and 2026 Service improvements, stakeholder and public consultations, the 2026-2030 Business Plan, and ridership trends.

The Committee heard a presentation from Hayden Poon, who expressed concerns with the location of bus stops and the number of buses for routes travelling from Cathedraltown to Pierre Elliott Trudeau High School.

Mr. Hertel indicated that Mr. Poon's concerns will be reviewed and that transit volumes are being monitored to address connections and services.

The Committee thanked Mr. Hertel for attending the meeting and the presentation and conveyed its appreciation for the progress made on the bus route improvements implemented to date.

There was discussion on the following:

- Ways to increase transit ridership;
- Concerns related to transit availability especially during rush hour periods as people increasingly return to the workplace;
- Concerns related to increased traffic during the Honda Indy;
- Concerns related to bus routes, stops and street parking on Old Kennedy Road;
- An inquiry in relation to the guideline where bus stops are within 500 meters of residences during rush hour times;
- That there be consideration to better accommodate senior fares, passes and time limits of bus transfers;
- Increased and convenient access to bus stops along high frequency routes; and,
- The use of artificial intelligence in public transit.

Mr. Hertel provided information in response to the inquiries from the Committee.

Moved by Regional Councillor Alan Ho

Seconded by Councillor Nimisha Patel

1. That the presentation titled “York Region Transit’s 2026 Annual Transit Plan” be received for information; and,
2. That the deputation from Hayden Poon be received.

**Carried**

**5. DEPUTATIONS**

**6. COMMUNICATIONS**

**6.1 COMMUNICATION, 2025 BUILDING BY- LAW CHANGES (10.13)**

This item was received with item 8.7.

1. That the written submission from Marco Filice (Liberty Development Corp.) providing comments regarding the above subject matter be received.

**7. PETITIONS**

There were no petitions.

**8. CONSENT REPORTS - DEVELOPMENT AND POLICY MATTERS**

**8.1 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES – SEPTEMBER 9, SEPTEMBER 23, AND OCTOBER 7, 2025 (10.0)**

Moved by Regional Councillor Alan Ho

Seconded by Councillor Andrew Keyes

1. That the minutes of the Development Services Public Meetings held on September 9, September 23, and October 7, 2025, be confirmed.

**Carried**

**8.2 HERITAGE MARKHAM COMMITTEE MINUTES – SEPTEMBER 10, 2025 (16.11)**

Moved by Regional Councillor Alan Ho

Seconded by Councillor Andrew Keyes

1. That the minutes of the Heritage Markham Committee meeting held September 10, 2025 be received for information purposes.

**Carried**

**8.3 VARLEY-MCKAY ART FOUNDATION OF MARKHAM MINUTES – JUNE 9 AND SEPTEMBER 22, 2025 (16.0)**

Moved by Regional Councillor Alan Ho

Seconded by Councillor Andrew Keyes

1. That the minutes of the Varley-McKay Art Foundation of Markham meeting held June 9 and September 22, 2025, be received for information purposes.

**Carried**

**8.4 CYCLING AND PEDESTRIAN ADVISORY COMMITTEE (CPAC)  
MINUTES – JUNE 19, 2025 (16.34)**

There was an inquiry relating to parking and retrofitted bike lanes.

Moved by Councillor Nimisha Patel

Seconded by Regional Councillor Joe Li

1. That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meetings held June 19, 2025 be received for information purposes.

**Carried**

**8.5 DOORS OPEN MARKHAM 2025 ORGANIZING COMMITTEE  
MINUTES - AUGUST 28 AND SEPTEMBER 17, 2025 (16.0)**

Moved by Regional Councillor Alan Ho

Seconded by Councillor Andrew Keyes

1. That the minutes of the Doors Open Markham 2025 Organizing Committee held August 28 and September 17, 2025, be received for information purposes.

**Carried**

**8.6 2025 UPDATE: MONITORING GROWTH IN THE CITY OF MARKHAM  
AND OFFICIAL PLAN PERFORMANCE INDICATORS (10.8)**

The Committee inquired about the number of affordable housing units categorized as below-market home-ownership and rental units, and sought clarification on how the City intends to secure ownership of these units.

Staff advised that a further report outlining the mechanisms for securing these units will be brought forward in Q4 2025 or Q1 2026.

Moved by Councillor Karen Rea

Seconded by Councillor Reid McAlpine

1. That the staff report entitled, “2025 Update: Monitoring Growth in the City of Markham and Official Plan Performance Indicators” dated November 10, 2025, be received; and further,
2. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

### **8.7 2025 BUILDING BY- LAW CHANGES (10.13)**

The Committee referred to a letter expressing concerns about the proposed 5% fee increase and inquired whether, given public comments, the City should apply the fine or proceed with the fee increase.

Staff indicated that the increase for 2025 would be 1.98% and that when combined over two years, the total increase is under 7%, which is still below industry comparators and that while there is a surplus projected, the City has not yet reached break-even in its reserves.

Moved by Councillor Reid McAlpine

Seconded by Councillor Karen Rea

1. That the Report titled “2025 Building By-law Changes” dated November 10, 2025 be received; and,
2. That By-law 2024-206 as amended be repealed and the attached “By-law respecting Construction, Demolition, Change of Use Permits and Inspections,” attached as Appendix ‘A’, be enacted; and,
3. That the written submission from Marco Filice (Liberty Development Corp.) providing comments regarding the above subject matter be received; and,
4. That the By-law come into force and take effect on January 1, 2026; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **9. REGULAR REPORTS - DEVELOPMENT AND POLICY MATTERS**

**9.1 HOUSING ACCELERATOR FUND INITIATIVE 4 – INCLUSIONARY ZONING: PRELIMINARY FINANCIAL ASSESSMENT UPDATE (10.8)**

Helen Song, Senior Planner, Housing, presented Housing Accelerator Fund Initiative 4 - Inclusionary Zoning: Preliminary Financial Assessment Update. The presentation outlined the framework for establishing Inclusionary Zoning policies and enacting them when market conditions become more favourable.

There was a brief inquiry regarding provisions related to waiving development charges for affordable housing units.

Moved by Councillor Andrew Keyes

Seconded by Councillor Isa Lee

1. That the report dated November 10, 2025, entitled "Housing Accelerator Fund Initiative 4 – Inclusionary Zoning: Preliminary Financial Assessment Update" be received; and,
2. That staff prepare draft Official Plan and Zoning By-law Amendments on Inclusionary Zoning with a phased approach to implementation for public consultation; and further,
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**9.2 RECOMMENDATION REPORT, CALLOWAY REIT (WOODSIDE) INC. AND CANADIAN PROPERTY HOLDINGS (ONTARIO) INC. (C/O SMARTCENTRES REIT), APPLICATION FOR OFFICIAL PLAN AMENDMENT TO PERMIT A FOUR-PHASE MIXED USE DEVELOPMENT, CONSISTING**

Giulio Cescato, Director, Planning and Urban Design introduced the comprehensive redevelopment proposal for the SmartCentres lands (excluding the Longo's property). He noted that staff and SmartCentres have reached a proposed direction that maximizes retail, expands parkland, and that building heights are aligned with the Secondary Plan.

Christine Feng, Partner, Urban Strategies, provided an overview of the site located at Highway 7 and Woodbine and indicated that the project began several years ago and represents a long-term vision for the lands.

Maria Gatzios, Gatzios Planning, was in attendance and provided information in relation to the Longo's lands.

The Committee inquired about:

- How east-west street connections will be coordinated with neighbouring properties, connect with parkland and align with current access points;
- The current OPA and ZBA approvals for the Longo's landowners and that there will be new ones that will be introduced in 2026;
- Details of the Longo's Official Plan Amendment for their site;
- Parkland dedication requirements;
- That there be consideration for coordination of an integrated plan for the area;
- That 3-D visualizations be provided that include First Markham Place;
- Whether there is consideration for community and recreation uses;
- The facilitation of parking and if it will be underground; and further,
- The transit-oriented focus of the area and its alignment with Markham City Centre goals.

Moved by Councillor Isa Lee

Seconded by Regional Councillor Joe Li

1. That the report, dated November 10, 2025, titled, “RECOMMENDATION REPORT, Calloway REIT (Woodside) Inc. and Canadian Property Holdings (Ontario) Inc. (c/o SmartCentres REIT - Brendan Flowers), Application for Official Plan Amendment to permit a four-phase mixed use development, consisting of 3,110 residential units, 30,920 m2 of non-residential and community use, three new public parks, with buildings ranging in heights from 3 to 35 storeys at 3083 Highway 7 (Ward 8) File PLAN 21 139782”, be received; and,
2. That the Official Plan Amendment application (PLAN 21 139782), be approved, and that the draft Official Plan Amendment, attached hereto as Appendix ‘A’, be adopted without further notice; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**9.3 MEMO - BILL 60 - FIGHTING DELAYS, BUILDING FASTER ACT 2025 (13.2)**

Moved by Councillor Karen Rea

Seconded by Regional Councillor Alan Ho

1. That the memorandum dated November 10, 2025, entitled “Memo - Bill 60 – Fighting Delays, Building Faster Act, 2025, be received; and,
2. That Staff be authorized to forward comments to the Province of Ontario on the Environmental Registry of Ontario Posting Numbers 025-1140, 025-1071, 025-1097, 025-1099, 025-1101, and 025-1100, prior to the November 22nd deadline; and,
3. That the advancement of non-technical Secondary Plan work be moved to Q1 2026; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**10. MOTIONS**

There were no motions.

**11. NOTICES OF MOTION**

**11.1 STAFF REPORT ON INFILL DEVELOPMENT STANDARDS AND COMMITTEE OF ADJUSTMENT APPLICATIONS**

Councillor Rea introduced a notice of motion for addition to the December 9, 2025, Development Services Meeting Agenda for consideration.

**11.2 VETERANS CROSSWALK**

Councillor Rea introduced a notice of motion for addition to the December 9, 2025, Development Services Meeting Agenda for consideration.

**12. NEW/OTHER BUSINESS**

There was no new or other business.

**13. ANNOUNCEMENTS**

There were no announcements.

**14. ADJOURNMENT**

Moved by Councillor Isa Lee  
Seconded by Councillor Nimisha Patel

That the Development Services Committee meeting adjourn at 11:27 AM.

**Carried**