

Development Services Committee Meeting Minutes

Meeting Number: 3
March 3, 2026, 9:30 AM - 4:30 PM
Live streamed

Roll Call	Regional Councillor Joe Li, Chair Deputy Mayor Michael Chan 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	Regional Councillor Jim Jones
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 Vinay Sharda, Director, Economic Development, Culture, and Enterprise Bryan Frois, Senior Manager, Executive Operations & Strategic Initiatives Chris Nearing, Fire Chief Giulio Cescato, Director, Planning & Urban Design Maggie Cheung-Madar, Assistant City Solicitor Frank Clarizio, Director, Engineering John Yeh, Manager, Strategy & Innovation	Stacia Muradali, Manager, Development - East Stephen Corr, Manager, Development - Central Melissa Leung, Senior Planner Michael Sraga, Senior Planner Lawrence Yip, Senior Planner, Urban Design Samson Wat, Senior Project Engineer Eric Chan, Senior Manager, Transportation Alex Lee, Senior Manager, Engineering Review Sabrina Chan, Project Engineer, Transportation John Wong, Technology Support Coordinator Erica Alligood, Election/Committee Coordinator Rajeeth Arulanantham, Assistant to Council & Committee Iyana Mundo, Assistant to Council / Committee

Salvatore Barone, Acting Director,
 Building Standards
 Stephen Lue, Senior Manager,
 Development

Alternate formats for this document are available upon request

1. CALL TO ORDER

Development Services Committee convened at 9:38 AM with Regional Councillor Joe Li presiding as Chair.

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 Chan declared a pecuniary interest related to Item 8.3 as he conducts business with the Applicant. He did not vote on the matter.

3. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES - FEBRUARY 3, 2026 (10.0)

Moved by Councillor Karen Rea
 Seconded by Councillor Nimisha Patel

1. That the minutes of the Development Services Committee meeting held on February 3, 2026 be confirmed.

Carried

4. PRESENTATIONS

There were no presentations.

5. DEPUTATIONS

Nick Pileggi, Principal, Macaulay Shiomi Howson Ltd. delivered a deputation on Item 8.3 as detailed with the respective item.

Evelin Ellison delivered a deputation on Item 8.1 as detailed with the respective item.

6. COMMUNICATIONS

6.1 COMMUNICATIONS, MEMORANDUM, BIRD FRIENDLY GUIDELINES UPDATE (10.)

Note: Please refer to item 7.2 for staff report.

Moved by Councillor Karen Rea

Seconded by Councillor Keith Irish

1. That the written submission from the Markham Environmental Advisory Committee (MEAC) providing comments regarding the above subject matter, be received.

Carried

6.2 COMMUNICATIONS, MARKHAM SCHOOL ZONE SAFETY GUIDE (10.0)

Note: Please refer to item 7.3 for staff report.

Moved by Councillor Karen Rea

Seconded by Councillor Keith Irish

1. That the written submission from EJ Sand Traffic Safety Parent Group providing comments regarding the above subject matter, be received.

Carried

7. CONSENT REPORTS - DEVELOPMENT AND POLICY MATTERS

7.1 2025 BUILDING PERMIT ACTIVITY REPORT (10.13)

Moved by Councillor Amanda Collucci

Seconded by Councillor Andrew Keyes

1. That the report dated March 3, 2026 entitled "2025 Building Permit Activity" be received; and further,
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

7.2 MEMORANDUM, BIRD FRIENDLY GUIDELINES UPDATE (10.0)

Moved by Councillor Amanda Collucci

Seconded by Councillor Andrew Keyes

1. That the memorandum dated March 3, 2026, entitled “Memo – Bird Friendly Guidelines Update” be received; and further,
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

7.3 MARKHAM SCHOOL ZONE SAFETY GUIDE (10.0)

The Committee discussed the need for ensuring snow clearing of sidewalks and pathways near schools. The Committee inquired about the feasibility of a pilot project related to keeping in-road flexible posts erected year-round. Frank Clarizio, Director, Engineering, confirmed that Engineering Staff have continued discussions with Operations Staff to explore the possibility of maintaining the flexible delineators throughout the year.

Moved by Councillor Reid McAlpine

Seconded by Councillor Nimisha Patel

1. That the staff report titled “Markham School Zone Safety Guide” be received; and,
2. That the report titled “Markham School Zone Safety Guide Final Report” be endorsed; and,
3. That School Streets be endorsed as one of the Active School Travel Program initiatives, and that any required temporary road closures for this program will follow the City’s Road Occupancy Permit process in accordance with the Road Occupancy By-law; and,
4. That implementation funding of the Markham School Zone Safety Guide be assessed and integrated with the Markham’s Vision Zero Road Safety Plan’s future annual budget requests, as appropriate; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

Moved by Councillor Reid McAlpine
 Seconded by Councillor Nimisha Patel

1. That Staff continue to find ways to plow pathways that connect school properties and City properties and to expand the winter pathway network to connect destinations, including schools.

Carried

Moved by Councillor Reid McAlpine
 Seconded by Councillor Amanda Collucci

1. That Staff explore a pilot project to leave in-road flexible posts in place 365 days a year.

Carried

7.4 YORK REGION'S REGIONAL OWNERSHIP AND MAINTENANCE OF CYCLING PATHS POLICIES (10.0, 10.17)

The Committee asked about the maintenance responsibility of cycling paths that are adjacent to sidewalks. Frank Clarizio, Director, Engineering, confirmed that Staff are looking at the maintenance logistics of sidewalks adjacent to cycling paths, acknowledging that there may be a creation of a windrow that could benefit from a coordinated response.

Moved by Councillor Reid McAlpine
 Seconded by Councillor Nimisha Patel

1. That the Staff report titled "York Region's Regional Ownership and Maintenance of Cycling Paths Policies" be received; and,
2. That Council endorse the City of Markham opting into York Region's Regional Ownership and Maintenance of Cycling Paths Policy (Policy 1); and,
3. That Staff be directed to notify York Region of City of Markham Council's decision to opt-in to Regional Ownership and Maintenance of Cycling Paths Policy (Policy 1); and,
4. That Staff forward this recommendation to the adjacent cities of Richmond Hill, Vaughan, and Town of Whitchurch-Stouffville; and,

5. That Staff continue coordinating with York Region staff on the implementation and potential future cycling path transfers under the Ownership and Maintenance of Cycling Paths Transfer Policy (Policy 2); and,
6. That York Region prioritizes the Ownership and Maintenance transfer, under Policy 2, of the Highway 7 Cycle Track, between Town Centre Boulevard and Sciberras Road; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

7.5 HERITAGE MARKHAM COMMITTEE MINUTES - FEBRUARY 11, 2026 (16.11)

Moved by Councillor Amanda Collucci
Seconded by Councillor Andrew Keyes

1. That the minutes of the Heritage Markham Committee meeting held on February 11, 2026, be received for information purposes.

Carried

7.6 MEMORANDUM, INFORMATION ON VERTICAL TRAFFIC CALMING MEASURES (10.0)

The Committee sought clarification on the reference to at-grade sidewalks, asking if raised sidewalks across driveways that dip below grade would be considered a traffic calming measure.

Eric Chan, Senior Manager, Transportation, clarified that level-grading is mainly for access management from driveway to roadway and other considerations such as drainage, not just for traffic calming.

Moved by Councillor Reid McAlpine
Seconded by Councillor Nimisha Patel

1. That the Staff memorandum titled “Information on Vertical Traffic Calming Measures” be received; and,
2. That the 2010 Council moratorium placed on vertical traffic calming measures be amended to permit the installation of speed cushion

treatments, subject to the proper traffic analysis, operational and budget considerations and public consultation; and,

3. That requests for capital and operating/maintenance funding to support new speed cushion treatments, be considered as part of the annual budget process; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8. REGULAR REPORTS - DEVELOPMENT AND POLICY MATTERS

8.1 CITY OF MARKHAM'S RESPONSE TO INFRASTRUCTURE ONTARIO'S TRANSIT ORIENTED COMMUNITIES PROGRAM (5.14, 10.0)

Giulio Cescato, Director, Planning, introduced this item as a report from Staff seeking direction from Committee and Council on how to best approach new Transit-Oriented Community projects advanced by the Province. Director Cescato advised that currently the Province uses two streams which include a direct partnership model wherein they work with developers in exchange for community benefits and benefits to the Province, and a complete model wherein lands are obtained and zoned by the Province before putting it on the market. Director Cescato advised that currently iterative work occurs with Staff before the applications are made public and expressed support for further transparency and public engagement following a closed pre-application process.

Evelin Ellison, deputant representing Ward One South Thornhill Residents Inc. (WOSTRI), expressed concerns with the proposed Transit-Oriented Community (TOC) on the Yonge Street Corridor. Ms. Ellison encouraged the City to ensure that the planning process with the Province is open and transparent to ensure appropriate public engagement and consultation. Ms. Ellison advocated for the protection of the Thornhill community.

The Committee expressed support for the Transit Oriented Community process being public and asked why Staff is suggesting a letter be sent to the Province at this time. Director Cescato advised that Staff are seeing a renewed Provincial interest in advancing TOCs, noting that Staff want to establish a process moving forward on how to process new requests.

The Committee asked if the Province is using the TOC process to drive up density. Director Cescato advised that, in his view, the Province has identified

opportunities to partner with developers to achieve benefits for the Province and municipalities as a City-building project.

Moved by Councillor Keith Irish

Seconded by Councillor Isa Lee

1. That the March 3, 2026, report titled, “City of Markham’s Response to Infrastructure Ontario’s Transit-Oriented Communities Program”, be received; and,
2. **That the deputation and written submission from Evelin Ellison on behalf of Ward One South Thornhill Residents Inc. be received; and,**
3. That this report be forwarded to the Ontario Ministry of Infrastructure and Infrastructure Ontario; and,
4. That Infrastructure Ontario allow Transit-Oriented Community proposals to be made available to the public by the City of Markham upon completion of a pre-application consultation meeting to support transparency with the public; and,
5. That Infrastructure Ontario allow the City of Markham to conduct public consultation to obtain input and comments on Transit-Oriented Community proposal submissions; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.2 RECOMMENDATION REPORT, CITY OF MARKHAM, HOUSEKEEPING AMENDMENT TO BY-LAW 2024-19; AMENDMENT TO IMPLEMENT SECTION 9.13.4 POLICIES OF THE CITY'S OFFICIAL PLAN;

AMENDMENTS TO THE ACCESSIBLE PARKING STANDARDS IN PARKING BY-LAW 28-97 AND BY-LAW 2004-196; AMENDMENTS TO ALL PUBLIC USE SECTIONS OF M TSA AREAS OF APPLICABLE ZONING BY-LAWS; AND AMENDMENT TO THE CITY'S FEE BY-LAW 211-83, AS IT RELATES TO FEES ASSOCIATED WITH MULTIPLE MINOR VARIANCES (ALL WARDS), FILE PLAN NO.: PR 25 131474 (10.0)

Giulio Cescato, Director, Planning, introduced this item as related to housekeeping amendments to By-law 2024-19, amendments to By-law 28-97, By-

law 2004-196, and By-law 211-83. Director Cascato introduced Brad Roberts to deliver a presentation.

Brad Roberts, Manager, Zoning & Special Projects, delivered a presentation, advising of the minor modifications following the public meeting.

The Committee asked some clarifying questions related to the amendments which were clarified by Staff. Director Cascato advised that the amendments are intended to align with the model provided by the Federal government to align Federal, Provincial, and municipal housing goals.

Moved by Councillor Amanda Collucci

Seconded by Councillor Karen Rea

1. That the report titled “RECOMMENDATION REPORT, Housekeeping Amendment to By-law 2024-19; Amendment to implement Section 9.13.4 policies of the City’s Official Plan in By-law 2024-19; Amendments to the accessible parking standards in Parking By-law 28-97 and By-law 2004-196; Amendments to all Public Use sections in MTSA areas of applicable Zoning By-laws; and Amendment to the City’s Fee By-law 211-83, as it relates to fees associated with multiple minor variances”, be received; and,
2. That the Housekeeping Amendment to By-law 2024-19, included as Appendix ‘A’ to this report, be endorsed; and,
3. That the amendment to implement Section 9.13.4 policies of the City’s Official Plan in By-law 2024-19, included as Appendix ‘B’ to this report, be endorsed; and,
4. That the amendments to the Accessible Parking Standards in Parking By-law 28-97 and By-law 2004-196, included as Appendix ‘C’ to this report, be endorsed; and,
5. That the amendments to all Public Use sections in MTSA areas of applicable Zoning By-laws, included as Appendix ‘D’ to this report, be endorsed; and,
6. That the amendment to the City’s Fee By-law 211-83 as it relates to fees associated with multiple minor variances, included as Appendix ‘E’ to this report, be endorsed; and,
7. That the by-law amendments cited in recommendations 2, 3, 4, 5, and 6 be forwarded to the next available Council Meeting for enactment; and further,

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

Carried

8.3 RECOMMENDATION REPORT, 2690622 ONTARIO INC. (KINGDOM DEVELOPMENTS INC.) EAST, APPLICATION FOR DRAFT PLAN OF SUBDIVISION (19TM-25002)

TO FACILITATE THE CREATION OF FOUR DEVELOPMENT BLOCKS, PUBLIC ROADS, A PUBLIC PARK, AND GREENWAY LANDS AT 4077, 4101 AND 4121 HIGHWAY 7 EAST (WARD 3), FILE PLAN 25 114390 (10.7)

Nick Pileggi, Principal, Macaulay Shiomi Howson Ltd. introduced the draft plan of subdivision at 4077, 4101, and 4121 Highway 7 East, noting that they have re-filed to address feasibility matters under Bill 23. Mr. Pileggi detailed the current application, clarifying that this application is not for an Official Plan or Zoning Bylaw Amendment.

The Committee voted 2/3 in favour of moving this item ahead of the Consent agenda in line with Nick Pileggi's deputation.

Giulio Cescato, Director, Planning, introduced this item as a draft plan of subdivision at 4077, 4101, and 4121 Highway 7 East, noting that there is a confidential item which speaks to additional items. Director Cescato confirmed that Staff are satisfied that the application is in-line with the Planning Act.

The Committee inquired about the status of affordable housing in this development. Director Cescato confirmed that 30 affordable housing units are being proposed.

The Committee consented to hold back voting on this item until the confidential item was discussed.

Deputy Mayor Michael Chan declared a conflict and did not vote on this item.

Moved by Councillor Reid McAlpine

Seconded by Councillor Amanda Collucci

1. That the March 3, 2026, report titled "RECOMMENDATION REPORT, 2690622 Ontario Inc. (Kingdom Development Inc.), Application for Draft Plan of Subdivision (19TM-25002) to facilitate the creation of four development blocks, public roads, a public park, and greenway lands at

4077, 4101 and 4121 Highway 7 E (Ward 3), File PLAN 25 114390”, be received; and,

2. That the Draft Plan of Subdivision 19TM-25002 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 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 Draft Plan Approval for Draft Plan of Subdivision 19TM-25002 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 further,
5. 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

10.1 MAIN STREET UNIONVILLE PARKING

Councillor McAlpine introduced a notice of motion to be considered at the April 14, 2026 Development Services Committee meeting.

11. NEW/OTHER BUSINESS

There was no new business.

12. ANNOUNCEMENTS

There were no announcements.

13. CONFIDENTIAL ITEMS

Moved by Councillor Amanda Collucci

Seconded by Councillor Nimisha Patel

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

13.1 DEVELOPMENT AND POLICY MATTERS

**13.1.1 DEVELOPMENT SERVICES COMMITTEE MINUTES -
FEBRUARY 3, 2026 [MUNICIPAL ACT, 2001, SECTION 239 (2) (E)]
(10.0)**

**13.1.2 MEMORANDUM, 2690622 ONTARIO INC. (KINGDOM
DEVELOPMENTS INC.), PROPOSED COMMUNITY BENEFITS
RELATED TO OFFICIAL PLAN AMENDMENT, ZONING BY-
LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION
APPLICATIONS**

**(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) (K)] (10.3, 10.5, 10.7)**

**13.1.3 OLT APPEAL BY KENNEDY MARKHAM INC. OF THE
OFFICIAL PLAN AMENDMENT, ZONING BY-LAW
AMENDMENT AND DRAFT PLAN OF SUBDIVISION**

**(LITIGATION OR POTENTIAL LITIGATION, INCLUDING
MATTERS BEFORE ADMINISTRATIVE TRIBUNALS,
AFFECTING THE MUNICIPALITY OR LOCAL BOARD;)
[MUNICIPAL ACT, SECTION 239 (2) (E)] (10.3, 10.5, 10.7)**

14. ADJOURNMENT

Moved by Councillor Nimisha Patel

Seconded by Councillor Isa Lee

That the Development Services Committee adjourn at 11:18 AM.

Carried