

Development Services Public Meeting Minutes

Meeting Number: 1
January 20, 2026, 7:00 PM - 9:00 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 Councillor Nimisha Patel
Staff	Giulio Cescato, Director of Planning & Urban Design Frank Clarizio, Director, Engineering Stephen Lue, Senior Manager, Development Stephen Corr, Senior Planner Regan Hutcheson, Manager, Heritage Melissa Leung, Senior Planner Brad Roberts, Manager, Zoning and Special Projects	Hailey Miller, Planner I, West District Laura Gold, Council/Committee Coordinator Mark Head, Manager, Natural Heritage Patrick Wong Richard Fournier Rob Muir, Manager, Stormwater, Environmental Services

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1. CALL TO ORDER

The Development Services Public Meeting convened at 7:04 PM with Regional Councillor Joe Li in the Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. DEPUTATIONS

Deputations were heard with the respective item.

4. REPORTS

4.1 PUBLIC MEETING INFORMATION REPORT, ONEPIECE (MS) DEVELOPMENTS INC. AT 28 MAIN STREET, UNIONVILLE (EAST PARCEL), APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

TO PERMIT A 39-STOREY MIXED-USE PURPOSE-BUILT RENTAL BUILDING WITH 401 RESIDENTIAL UNITS, 611 M2 (6,581 FT2) OF GROUND FLOOR RETAIL, AND A NEW 0.45 HA (1.11 AC) PUBLIC PARK AT 28 MAIN STREET, UNIONVILLE (EAST PARCEL) (WARD 3), FILE NO. PLAN 25 140590 (10.3,10.5)

The Public Meeting this date was to consider an application submitted by OnePiece (MS) Developments Inc. c/o Goldberg Group

The Committee Clerk advised that 35 notices were mailed to homeowners within 200m vicinity of the subject lands on December 30, 2025, and a Public Meeting sign was posted on December 29, 2025. There were two written submissions received regarding this proposal.

Stephen Lue, Senior Manager, Development, introduced the item and confirmed that the public notice requirement was adequate and legally compliant.

Melissa Leung, Senior Planner, provided a presentation on the development proposal.

Adam Layton, Goldenberg Group, representing the Applicant, provided a presentation on the development proposal.

There were no deputations on this item.

Members of Council discussed the following regarding the development proposal:

- The development details, including the podium, lot size, and floor plate areas.
- The number of units (401 residential units) and parking spaces (345 parking spaces, 0.86 spaces per unit, including 277 resident spaces, and 68 visitor spaces).
- The design of the tower and whether it fits Markham Centre, recognizing that current design is based on the outcome of an earlier design competition.

- That the Rockport (Unionville)’s main concern appears to be about the north podium façade.
- The development history of the site.
- Their disappointment that the shared access was removed, as all access to the building will now be from Bill Crothers Drive, which will potentially increase traffic congestion.
- Supported the shift from condominiums to rentals, suggesting that some of the units should be affordable units.
- The explanation of how the building height was reduced from previous iterations of the plan, and the unit count was increased.
- Emphasized that the application history and changes to the application need to be clearly communicated in the information presented for both Members of Council and the public.

Staff advised that the façade details will be addressed during the site plan process. They also noted that the transportation analysis and fire consultation indicate that single access to the development proposal is safe, though it could cause traffic congestion.

The Applicant advised that they are exploring additional funding through the Canadian Mortgage and Housing Corporation and other federal programs, which may have affordable housing requirements.

Moved by Councillor Reid McAlpine
Seconded by Mayor Frank Scarpitti

1. **That the written submissions from Rockport (Unionville), and Sue Wong (Amica Unionville), be received; and,**
2. That the report entitled “PUBLIC MEETING INFORMATION REPORT, Application for an Official Plan and Zoning By-law Amendment to permit a 39-storey mixed-use purpose-built rental building with 401 residential units, ground floor retail and a new public park, located at 28 Main Street Unionville (East Parcel), Ward 3, File No. PLAN 25 140590”, be received; and,

3. That the Record of the Public Meeting held on January 20, 2026 with respect to the proposed Official Plan and Zoning By-law Amendment applications, be received; and,
4. That the application by OnePiece (MS) Developments Inc. for a proposed Official Plan and Zoning By-law Amendment (PLAN 24 197692) be approved and the draft implementing Official Plan and Zoning By-law Amendment be finalized and enacted without further notice **at a future Council Meeting**; and further,
5. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

4.2 PUBLIC MEETING INFORMATION REPORT, TREASURE HILL AT SOUTH OF 19TH AVENUE, WEST OF HIGHWAY 48, APPLICATION FOR OFFICIAL PLAN AMENDMENT,

TO ALLOW RESIDENTIAL DEVELOPMENT AND A PUBLIC PARK SOUTH OF 19TH AVENUE, WEST OF HIGHWAY 48 (WARD #), FILE NO. PLAN 25 137523 (10.3)

The Public Meeting this date was to consider an application submitted by Malone Given Parsons Ltd.

The Committee Clerk advised that 99 notices were mailed to homeowners within 200m vicinity of the subject lands on December 30, 2025, and a Public Meeting sign was posted on December 19, 2025. There was one written submission received regarding this proposal.

Stephen Lue, Senior Manager, Development, introduced the item.

Stacia Mordali, Manager, Development - East District, the application for Official Plan Amendment (OPA) for Treasure Hill.

Emily Grant, Malone Give Parsons Ltd., presented the application for OPA for Treasure Hill on behalf of the Applicant.

The following deputations were made regarding the proposal:

Terry Churchill, resident of the Hamlet of Dixon Hill, made a deputation providing the following feedback on the proposal: 1) Questioned why the land was being developed prior to the land south of it. 2) Expressed concern that his

well water would be impacted by the proposal. 3) Noted traffic safety concerns on Highway 48 and the nearby intersection. 4) Expressed concern regarding the loss of farmland, wildlife habitat, and rural lifestyle. 5) Expressed concern that only expensive homes would be built on the subject lands. And 6) Urged for more trees, larger parks, trail and natural integration.

Peter Gallanher, resident of the Hamlet of Dixon Hill, made a deputation questioning how his private well would be protected and who would pay for it if it were compromised.

Members of Council discussed the following regarding the proposal:

- Why the OPA is needed when there is an Ministry Zoning Order (MZO).
- The treatment and preservation of the 3 heritage houses, emphasizing that they should be preserved.
- The plans for the municipal servicing of the land.
- Questioned if Dixon Hill residents could be connected to municipal services (water and sanitary services).
- The timelines of the development proposal.
- The Applicant's responsibility for paying for infrastructure to support municipal servicing.
- Questioned if the proposal will include retail, and commercial uses. It was noted that there is an existing commercial plaza north in the Town of Whitchurch-Stouffville. The type of housing that the development will include and if it will include duplexes, triplexes and smaller apartment buildings.

Staff explained that an MZO can change zoning but does not automatically amend the City's Official Plan. The application to amend the Official Plan has been submitted as the City wants the Official Plan designation to match the MZO (especially for parkland). This alignment is important for future steps like conveyance of parkland or severance of the land, which requires Official Plan conformity.

Staff advised that that the three existing heritage resources (houses) are currently under review and the draft MZO permits commercial and retail uses.

Engineering Staff confirmed that the development has submitted a "Servicing Solution" that outlines that the development proposal will be connected to municipal servicing for both water and wastewater. The sanitary sewer servicing

solution that is proposed be implemented in a two-phase plan: 1) Interim Sanitary Servicing – A proposed Sanitary Pumping Station will pump sewage east to the 9th Line York Region trunk sewer. 2) Ultimate Sanitary Servicing Solution (15 + years) – Once York Region extends the McCowan Trunk sewer north to 19th Avenue the Sanitary Pumping Station will pump sewage west to the McCowan Trunk Sewer. Water will be supplied to the development via a watermain connection from McCowan watermain. The development will construct a water booster pump station as an interim measure until such time as York Region has constructed the McCowan North Water Reservoir.

Engineering Staff advised that Dixon Hill residents may be able to apply to be connected to municipal water if the public main is installed and assumed by the City. The sanitary sewer connection may be more complicated at this time due to a forced main that has no connections being used. Councillor Andrew Keyes and Staff agreed to meet with the residents to discuss the possibility of being connected to municipal services within the subdivision and the protection of their wells.

Lindsay Moore, representing the Applicant, advised that a hydrogeology study has been conducted and submitted to the City. Recommendations from the report will be taken into account during construction to protect groundwater and private wells.

The Applicant advised that construction will potentially begin in the summer of 2026 with earthworks. Broader infrastructure construction will start in late 2026.

Members of Council requested that this item be sent directly to Council and that Community Information Meeting be held with the residents of the Hamlet of Dixon Hill and staff be permitted to attend the meeting.

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Jim Jones

1. That the written submission from Terry Churchill be received; and,

2. That the deputations by Terry Churchill, and Peter Gallagher, be received; and,

2. That the report for the Official Plan Amendment application submitted by Markham 11120 Hwy 48 Developments Ltd. and EL-EN Realty Limited which “proposes to redesignate the subject lands to allow a residential development with approximately 2800 dwelling units comprised primarily of single detached dwellings and townhouses and a new 16ha (40ac) city-wide public park”, Ward 6, File No. PLAN 25 137523 ,be received; and,

2. That the Record of the Public Meeting held on January 20th, 2026, with respect to Official Plan Amendment application (File No. PLAN 25137523), be received; and,

3. That the Application submitted by Markham 11120 Hwy 48 Developments Ltd. and EL-EN Realty Limited for the proposed Official Plan Amendment (File No. PLAN 25 137523), be approved at a future Council meeting without further Notice; and,

4. That the Local Councillor hold a Community Information Meeting with residents of the Hamlet of Dickson Hill to address issues raised at the Public Meeting held on January 20, 2026, including impacts on existing wells, potential connection to future municipal services, and other potential impacts of the proposal on the community; and that staff be directed to attend the meeting; and further,

5. That Staff be authorized and directed to do all things necessary to give effect to this Resolution.

Carried

4.3 PUBLIC MEETING INFORMATION REPORT, HOUSEKEEPING ZONING AND OTHER BY-LAW AMENDMENTS (10.0)

The Public Meeting this date was to consider a City-initiated amendment.

The Committee Clerk advised that the notice was posted online on the City Website on December 30, 2025. There was one written submission received regarding this proposal.

Stephen Lue, Senior Manager, Development, introduced the item.

Brad Roberts, Manager, Zoning & Special Projects, provided a presentation on the Housekeeping Zoning By-Law Amendments.

Devin Goyo, Co-Council, representing 1777507 Ontario Ltd. (“177”), the registered owner of the lands municipally known as 377 Main Street North, Markham, made a deputation requesting that the written submissions from Gerry Borean be included as part of the public record for this matter. Mr. Goyo explained that the landowner will continue to work with staff to ensure that the language in the housekeeping accurately reflects all previously permitted uses.

Members of Council expressed the following concerns regarding the item:

- Shed encroachments and landscaping stripping.

- Major Transit Station Areas (MTSA) boundaries remaining the same.
- Accessory building sizes exceeding the size of the main home.
- Ongoing large minor variances being brought forward after recent rezoning.

Staff advised that staff taskforce has been created to undertake a consistent review of outcomes resulting from the implementation of the new Comprehensive By-Law. Minor variance patterns overtime are being studied and will be reviewed by the taskforce. Adjustments to the by-law will be made as required. The first analysis of the by-law is expected to be presented to the Development Services Committee in early Q2. No immediate depth changes are planned in residential areas.

In response to an inquiry from Members of Council, Staff reported that some of the upcoming work on the Comprehensive By-Law, include a major overhaul of the parking section, yearly housekeeping amendments, and zoning implementations of secondary plans after appeals have been resolved.

Staff advised that this item will be brought forward to a future Council meeting for the Development Services Committee's consideration.

Moved by Councillor Amanda Collucci

Seconded by Councillor Nimisha Patel

1. **That the written submissions by Gerald Borean, representing 1777507 Ontario Ltd. ("177"), be received; and,**
2. **That the deputation by Devin Goyo, Co-Council, representing 1777507 Ontario Lt. ("177"), be received; and.**
3. That the Public Meeting Information Report addressing the following:
4. a) A housekeeping Zoning By-law Amendment to By-law 2024-19
5. b) Implementation of Section 9.13.4 Policies of the City's Official Plan in By-law 2024-19
6. c) Updated accessible parking standards in By-laws 28-97 and 2004-196
7. d) Amendments to all Public Use sections in MTSA areas of applicable Zoning By-laws
8. e) The City's Fee By-law 211-83 as it relates to fees associated with multiple minor variances (per application) and the removal of sections no longer in use, be received;

9. That the Record of the Public Meeting held on January 20, 2026, with respect to the City initiated By-law Amendments be received;
10. That Staff prepare a Recommendation Report for a future Development Services Committee (“DSC”) that will identify any modifications to these Planning documents resulting from input received at the January 20, 2026, Public Meeting; and further,
11. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

5. ADJOURNMENT