

Development Services Public Meeting Minutes

Meeting Number: 2
February 10, 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 Asra Chaudhry, Project Coordinator, Transportation
Staff	Andy Taylor, Chief Administrative Officer Trinela Cane, Commissioner, Corporate Services Giulio Cescato, Director of Planning & Urban Design Frank Clarizio, Director, Engineering Stephen Lue, Senior Manager, Development Stephen Corr, Senior Planner Graham Seaman, Director, Sustainability & Asset Management	Brad Roberts, Manager, Zoning and Special Projects Laura Gold, Council/Committee Coordinator Eric Chan, Senior Manager, Transportation Henry Lo, Manager, Transportation Planning Barton Leung, Senior Planner Samson Wat, Manager, Transportation Policy and Strategy Sabrina Chan, Project Engineer, Transportation

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1. CALL TO ORDER

The Development Services Committee convened at 7:02 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, 2226524 ONTARIO INC. AT 3085 HIGHWAY 7, APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

TO PERMIT THE RESIDENTIAL DEVELOPMENT OF THE SUBJECT LANDS FOR MIXED-USE HIGH-RISE CONSISTING OF FOUR BUILDINGS RANGING IN HEIGHT FROM 30 TO 36 STOREYS AND A NEW PUBLIC PARK AT 3085 HIGHWAY 7 (WARD 8), FILE NO. PLAN 24-193776 (10.3, 10.5)

The Public Meeting this date was to consider an application submitted by 2226524 Ontario Inc.

The Committee Clerk advised that 53 notices were mailed to homeowners within 200m vicinity of the subject lands on January 21, 2026, and a Public Meeting sign was posted on January 19, 2026. There was 1 written submission received regarding this proposal.

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

Barton Leung, Senior Planner, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Maria Gatzios, Gatzios Planning + Development Consultants Inc., representing the Applicant, provided a presentation on the development proposal.

There were no comments from the audience with respect to this application.

The Committee discussed the following regarding the development proposal:

- Staffs' consolidated block plan for the wider area.
- The need to compare the development proposal's FSI and unit numbers with the recently approved SmartCentres Official Plan Amendment (OPA) application at 3083 Highway 7.
- That the current proposal appears denser than the approved developments in surrounding areas.

- That the proposed 30–36 storey towers are significantly taller than adjacent buildings proposed SmartCentres’ OPA.
- The proposal has not changed from its original submission despite earlier feedback.
- Sought clarification on discrepancies between what was approved in SmartCentres’ OPA and what is shown in the consolidated block plan.
- Expressed concern that the development proposal includes little parkland.
- Suggested that buildings A, B, and C be connected to provide an indoor access route to the park in the winter months.
- Questioned if there was an opportunity to have more greenery in the outdoor space amenities.
- Questioned the construction timelines.

The following responses to inquiries from the public and Committee were provided:

Height and Density

Ms. Gatzios advised that presentation reflects the original application’s heights and density, noting that revisions are still being developed. Discussions with staff are ongoing regarding height distribution, tower spacing, and overall density. SmartCentres’ approved OPA permits heights of up to 35 storeys south of the future Clegg Road extension, even if Staffs’ consolidated block plan show lower heights. Final built form may differ from current renderings.

Staff clarified that the OPA sets maximum heights and total Gross Floor Area (GFA), not exact tower-by-tower heights. Concept drawings illustrate potential layouts but do not fix final heights. Final building heights and design will be refined at Zoning By-law and Site Plan stages.

Parkland and Outdoor Amenity Space

Ms. Gatzios advised that the *Planning Act* requires a 10% parkland dedication, which is shown as an L-shaped parcel in the Subject Lands. The 36-storey building location overlaps where parkland is illustrated. The Applicant was open to relocating or reshaping park space and coordinating with the potential Clegg Road extension alignment.

Ms. Gatzios advised that the podium rooftop spaces will include outdoor amenities and landscaping and that additional greenery and trees could be added to rooftop amenity areas.

Building Connectivity and Winter Access

The Applicant advised that indoor access to buildings A, B, and C has not finalized at this time, but that the suggestion regarding winter access to the park through the podium will be taken back for consideration.

Construction Timeline

The Applicant advised that the construction timeline will be market-dependent, noting that the development must also be coordinated with SmartCentres due to site access and ownership.

Moved by Councillor Isa Lee

Seconded by Regional Councillor Jim Jones

1. **That the written submission by John Low be received; and,**
2. That the report dated February 10, 2026 titled “PUBLIC MEETING INFORMATION, 2226524 Ontario Inc., Official Plan and Zoning By-law Amendments to permit the redevelopment of the Subject Lands for mixed-use high-rise consisting of four buildings ranging in height from 30 to 36 storeys and a new public park (Ward 8)”, be received; and,
3. That the Record of the Public Meeting held on February 10, 2026, with respect to the proposed Applications for Official Plan and Zoning By-law Amendments, be received; and,
4. That the Applications by 2226524 Ontario Inc., for Official Plan and Zoning By-law Amendments, be referred back to staff to provide a future recommendation report; 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, CITY OF MARKHAM, CITY-INITIATED ZONING BY-LAW AMENDMENTS TO UPDATE THE PARKING AND TRANSPORTATION DEMAND MANAGEMENT STANDARDS IN BY-LAW 2024-19 (10.3,10.5)

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

The Committee Clerk advised that 37 notices were mailed to registered landowners provided by staff, and there were three written submissions received regarding this proposal.

Stephen Lue, Senior Manager, Development, and Eric Chan, Senior Manager, Transportation, introduced the item.

Carl Wong, HDR Corporation (Consultant), provided a presentation on the City-Initiated Zoning By-Law Amendments to Update the Parking and Transportation Demand Management Standards in By-Law 2014-19.

The following deputations were made on the Zoning By-Law Amendments to Update the Parking and Transportation Demand Management Standards in By-Law 2014-19:

Randy Peddigrew, Remmington Group Inc., expressed the following concerns regarding the proposal: 1) Suggested it was premature to require 50% of parking spaces to have EV charging stations given current EV adoption rates and the high implementation cost, which could be harmful to housing affordability and commercial competitiveness. 2) Developers have been experiencing low uptake of EV chargers when offered voluntarily. 3) Technology is advancing rapidly (fast charging, or centralized charging), risking infrastructure quickly becoming outdated. 4) EV charging stations should be market driven. 5) Zoning is too rigid of a tool for fast moving technology rather it should be negotiated through incentives during the development approval process. 6) EV-ready infrastructure (conduit/wiring) rather than mandatory chargers was a preferred option. 7) Proposed minimum hallway width for long-term bicycle access exceeds OBC requirements.

Evelin Ellison, Ward One (South Thornhill Resident's Association), gave a deputation providing the following feedback: 1) Asked who would administer and receive parking revenue if paid parking was permitted in Markham, questioning the impact on residents, visitors, and heritage areas. 2) Questioned how snow would be removed from paid on-street parking spaces in the winter months. 3) Expressed concern that intensification does not eliminate the need for families to have two vehicles. 4) Supported more parking at Community Centres and establishing parking zones to reflect context specific parking requirements.

The Committee provided the following feedback on the application:

- That municipal or commercial paid parking is currently not permitted in Markham.

- Expressed concern that zoning EV station requirements would lead to unintended consequences.
- Expressed frustration that Main Street Unionville remains a Zone 4, as it results in excessive parking requirements and the frequent requirement for small businesses to seek a costly variance through the Committee of the Adjustment.
- Suggested that heritage main streets should be distinct zones.
- Noted that the Markham Village Business Improvement Area does not support paid parking on Main Street Markham.
- Expressed concern regarding under-utilized bike parking, safety risks of indoor e-bike charging (fire hazard), and the impact on the commercial floor area due to shower-change facilities and long-term bike storage requirements.
- Preference for determining EV requirements on a case-by-case basis during development approval negotiations.
- Suggested extending the consultation period to get more survey responses.
- Agreed that having EV infrastructure is important and that futureproofing it matters to reduce costs in the long-run for residents and condo corporations.
- Requested that draft amendments to the by-law be discussed at an upcoming City's Builder Forum meeting (Staff confirmed that the draft amendments were circulated in advance and next step is to confirm meeting date).
- That the current draft amendments to the by-law are too heavy handed, particularly regarding EV parking.
- Suggested to further review parking requirements for secondary schools.

Staff responded and provided clarification to inquiries from the public.

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Jim Jones

1. **That the deputations by Randy Peddigrew, Remmington Group Inc., and Evelin Ellison, Ward One (South Thornhill Resident's Association), be received; and,**

2. **That the written submissions by Connor Wright (Zelinka Priamo Ltd.), Nick Pileggi (Macaulay Shiomi Howson Ltd.), and Simran Bhatti (Bousfields Inc.), be received; and,**
3. That the Public Meeting Information Report addressing a Zoning By-law Amendment to update the Parking and Transportation Demand Management standards in By-law 2024-19, be received; and,
4. That the Record of the Public Meeting held on February 10, 2026, with respect to the City initiated By-law Amendment, be received; and,
5. That Staff prepare a Recommendation Report for a future Development Services Committee (“DSC”) that will identify any modifications to the Zoning By-law Amendment resulting from input received at the February 10, 2026, Public Meeting; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

5. ADJOURNMENT

The Development Services Public Meeting adjourned at 9:11 PM.