

Development Services Public Meeting Minutes

Meeting Number: 3
February 25, 2026, 7:00 PM - 9:00 PM
Live streamed

Roll Call	Mayor Frank Scarpitti Regional Councillor Jim Jones Regional Councillor Joe Li Regional Councillor Alan Ho Councillor Keith Irish Councillor Ritch Lau	Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Nimisha Patel Councillor Isa Lee
Regrets	Deputy Mayor Michael Chan	Councillor Reid McAlpine
Staff	Andy Taylor, Chief Administrative Officer Stephen Lue, Senior Manager, Development Rick Cefaratti, Acting Manager, Development, West District Daniel Brutto, Senior Planner	Nusrat Omer, Senior Planner Henry Lo, Manager of Transportation Ziad Yassi, Development Engineer

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1. CALL TO ORDER

The Development Services Public Meeting convened at 7:05 PM with Regional Councillor Joe Li in the Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

There was no disclosure of pecuniary interest.

3. DEPUTATIONS

Deputations were heard with the respective item.

4. REPORTS

4.1 PUBLIC MEETING INFORMATION REPORT, CITY OF MARKHAM, CITY-INITIATED APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO REDESIGNATE THE SUBJECT LANDS FROM EMPLOYMENT TO MIXED USE FOR THE PURPOSES OF RETIREMENT AND SENIORS LIVING, MEDICAL OFFICE, RETAIL, CHILDCARE AND PRIVATE SCHOOL USES AT THE NORTHEAST CORNER OF HIGHWAY 404 AND ELGIN MILLS ROAD EAST (WARD 2), FILE PLAN NO. 25 140435 (10.3, 10.5)

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

The Committee Clerk advised that 201 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 30, 2026. There was one written submission received regarding this proposal.

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

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

The Consultant from Arcadis provided a presentation on the proposal.

Vincent Shiu made a deputation expressing the following concerns regarding the development application:

- 1) Noted that he and other residents had technical difficulties calling in to share their concerns.
- 2) The neighbourhood has only two entry points (one signalized, and one right-in right-out from Woodbine Avenue), and that adding 1,000+ parking spaces and high-turnover uses (medical offices, retail, school, childcare) would significantly increase daily traffic, causing congestion, longer travel times, and safety risks, especially for children.
- 3) Emphasized that in winter, local lanes become effectively single-lanes due to snowbanks, suggesting that added commercial activity would increase risks and conflicts.
- 4) Noted that the surrounding area already has industrial uses and that new warehouses will worsen traffic congestion and safety at the main entrance/light.
- 5) The nearest school is far, and children must travel through busy routes; adding commercial traffic would make this more dangerous.

6) Opined that a 15-storey building next to low-rise homes is not context-sensitive, as it would change the neighbourhood character, and could negatively affect property values and quality of life; and,

7) The existing neighbourhood park is very small, and an increased population (including seniors who walk) could create pressure on limited recreational space and reduce walkability/enjoyment.

Mr. Shui believed most of his neighbours shared his concerns.

Members of Council provide the following feedback on the application:

- Raised concerns that light industrial uses, particularly in the southern portion of the land, could generate more traffic than alternatives like a seniors' residence.
- There was worry that industrial development would negatively impact existing residential areas to the east, especially if traffic increases.
- Noted that the adjacent land to the north is currently for sale, and that its future use is unknown, which adds uncertainty to traffic and compatibility considerations, as traffic could worsen if the lands were developed industrially.
- Several Councillors supported mixed-use development over traditional industrial or solely residential uses. Mixed use was seen as more compatible with nearby residential neighborhoods and more beneficial to residents.
- City ownership of the subject lands was viewed positively, as it reduces the risk of overly aggressive private development (e.g., very tall towers or large industrial development appealed to the OLT).
- Stressed the community benefits of planned amenities (retail, medical offices, childcare/school) for an area with many young families.
- Councillor Lau reported sharing the proposal with over 1,000 nearby households, with responses being generally neutral to positive. Residents expressed:
 - Support for seniors' facilities, childcare, schools, and retail.
 - Concerns were expressed about road capacity, snow storage, and traffic on Holborn High Road.
 - A desire for more local commercial amenities, as the area is currently somewhat isolated and car-dependent.

- One Councillor suggested exploring a land swap, moving light industrial uses further south (near Major Mackenzie) and keeping residential/seniors uses closer to existing neighborhoods and the woodlot.

Staff provided the following response to an inquiry from the public and Committee:

Traffic Concerns

Staff clarified that Holborn High Road is classified as a local road but designed as a minor collector, and that light industrial uses are not expected to generate significant traffic.

Moved by Councillor Ritch Lau

Seconded by Councillor Andrew Keyes

1. **That the deputation by Vincent Shiu be received; and,**
2. **That the written submission by Jeffrey Mak be received; and,**
3. THAT the report dated February 25, 2026, titled “PUBLIC MEETING INFORMATION, City of Markham, Official Plan and Zoning By-law Amendment applications to redesignate the subject lands from employment to mixed use for the purposes of retirement and seniors living, medical office, retail, childcare and private school uses (Ward 2)”, be received; and,
4. THAT the Record of the Public Meeting held on February 25, 2026, with respect to City of Markham., Official Plan and Zoning By-law Amendment applications to redesignate the subject lands from employment to mixed use for the purposes of retirement and seniors living, medical office, retail, childcare and private school uses (Ward 2), be received; and,
5. THAT the Applications by City of Markham for Official Plan and Zoning By-law Amendment applications to redesignate the subject lands from employment to mixed use for the purposes of retirement and seniors living, medical office, retail, childcare and private school uses (Ward 2), be approved; and further,
6. THAT the proposed amendment to Zoning By-law 177-96 and By-law 2024-19, as amended, be enacted without further notice; and further;
7. THAT the proposed amendment to the 2014 Official Plan, as amended, be enacted without further notices; and further;

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

Carried

**4.2 PUBLIC MEETING INFORMATION REPORT, 2511837 ONTARIO LIMITED (MASOUD AHMADI), AT 95 GREEN LANE, APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS
TO PERMIT A RESIDENTIAL DEVELOPMENT WITH 18 FRONT-LANE TOWNHOUSE UNITS FRONTING ONTO A NEW PROPOSED PRIVATE LANE (WARD 1), FILE PLAN NO. 25 129277 (10.3, 10.5)**

4.2 PUBLIC MEETING INFORMATION REPORT, 2511837 ONTARIO LIMITED (MASOUD AHMADI), AT 95 GREEN LANE, APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

TO PERMIT A RESIDENTIAL DEVELOPMENT WITH 18 FRONT-LANE TOWNHOUSE UNITS FRONTING ONTO A NEW PROPOSED PRIVATE LANE (WARD 1), FILE PLAN NO. 25 129277 (10.3, 10.5)

The Public Meeting this date was to consider an application by 2511837 Ontario Limited (Masoud Ahmad).

The Committee Clerk advised that 2678 notices were mailed to registered landowners within 1000m vicinity of the subject lands on February 4, 2026, and there were two written submissions received regarding this proposal. Stephen Lue, Senior Manager, Development, introduced the item.

Nusrat Omer, Senior Planner, gave a presentation regarding the proposal, the location, surrounding uses, policy framework, and outstanding issues.

Adam Layton, Goldberg Group, provided a presentation on the proposed development.

The following deputations were made on the application:

Leo Fusciardi, a resident from Harold Lawrie Lane, expressed no outright objection to rezoning, but raised five areas of concern: 1) Requested that the construction be managed to limit noise, dust, and general disturbance with clear rules the developers can be held to, such as hours permitted to operate and noise and dust expectations. 2) Asked for the protection of the boundary fence, noting the fragile state of the aging concrete fence along the property line; requesting for

extra care to be taken when working near it and for accountability if it is damaged.3) Expressed privacy concerns due to the proximity of the proposed townhouses to the backyards of houses located on Harold Lawrie Lane; need for landscaping screening to address privacy concerns. He also raised concern that the proposed roof top terraces will overlook their backyards and he questioned if the site plan could be flipped. 4) Sought protection of the mature trees along the Bayview side of the site - even if they are off the Applicant's land, as concern was expressed that the construction could damage the tree roots, potentially harming the trees. 5) Wanted assurance that the rezoning is specific to townhouses, so that a later owner does not come back with a more aggressive development proposal if the land is sold.

Evelin Ellison, Ward One (South) Thornhill Residents Inc., expressed the following concerns regarding the development proposal: 1) Questioned the assumptions of the traffic study, particularly on Porterfield Crescent, noting it is effectively a slow, constrained private lane with multiple stop signs and a signalization, not a true 40 km/h road. Raising concern that unrealistic traffic assumptions were being used in the analysis. 2) Suggested that a new GO station in the area is not viable, citing prior conclusions by Metrolinx and CN, and indicated that references to a potential station should be removed from the study. 3) Questioned if the townhomes were being proposed without basements due to high water tables in the area and sought clarification on Building Code requirements in this regard. 4) Supported the use of pedestrian-scale lighting, particularly to avoid light spill from impacting the existing homes to the east. Asked that the lighting be transitioned and shielded to minimize the impact to the neighbouring properties. 5) Raised concern regarding construction staging, asking where trucks would park and where materials would be stored, emphasizing safety as residents walk through the area to access the park. 6) Questioned whether the speed limit near the CN tracks should be reduced from 50 km/h to 40 km/h to improve safety given local conditions. Some positive elements of the proposal that she noted included the proposed townhomes having double door garages, permeable paving, and pedestrian lighting.

The Committee provided the following feedback on the application:

- Discussed the background and ownership of the deteriorating concrete fence located near the property line, noting that the fence dates back to the former Canac Kitchen site.
- Asked if the Applicant would consider a goodwill replacement of the fence. Staff and the Applicant agreed to take back this issue.

- The orientation of the site and the pros and cons to flipping it, noting staff prefer the current concept as it minimizes headlight and vehicular impacts as it avoids placing a laneway directly behind existing rear yards.
- Raised concern about piecemeal property-by-property changes leading to a disjointed area over time and asked whether a holistic plan for the broader area should be pursued (including transit possibilities).
- Suggested that Ontario’s *Fighting Delays, Building Faster Act, 2025* could affect the future of secondary plans and site-specific policies for the area, even if visioning work proceeds.
- Discussed the snow storage and waste collection plans for the site.

Staff responded and provided clarification on comments from Committee and the public.

Moved by Councillor Keith Irish

Seconded by Regional Councillor Jim Jones

1. **That the deputation by Leo Fusciardi and Evelin Ellison, Ward One (South) Thornhill Residents Inc be received; and,**
2. **That the written submissions by Alexandre Thibault (CN Rail), and Raymond Kin & Terry Yak Yee be received; and,**
3. THAT the report dated February 25, 2026, titled “PUBLIC MEETING INFORMATION, City of Markham, Official Plan and Zoning By-law Amendment applications to redesignate the subject lands from employment to mixed use for the purposes of retirement and seniors living, medical office, retail, childcare and private school uses (Ward 2)”, be received; and,
4. THAT the Record of the Public Meeting held on February 25, 2026, with respect to City of Markham., Official Plan and Zoning By-law Amendment applications to redesignate the subject lands from employment to mixed use for the purposes of retirement and seniors living, medical office, retail, childcare and private school uses (Ward 2), be received; and,
5. THAT the Applications by City of Markham for Official Plan and Zoning By-law Amendment applications to redesignate the subject lands from employment to mixed use for the purposes of retirement and seniors living, medical office, retail, childcare and private school uses (Ward 2),

be referred back to staff to provide a future recommendation report; 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 9:06 PM.