

Special Council Meeting Minutes

Meeting Number: 5
April 10, 2026, 2:00 PM
Live streamed

Roll Call	Mayor Frank Scarpitti Regional Councillor Jim Jones 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	Deputy Mayor Michael Chan Regional Councillor Joe Li	Regional Councillor Alan Ho
Staff	Andy Taylor, Chief Administrative Officer Trinela Cane, Commissioner, Development Services and Corporate Services Claudia Storto, City Solicitor and Director of People Services Bryan Frois, Senior Manager, Executive Operations & Strategic Initiatives Joseph Silva, Treasurer Kimberley Kitteringham, City Clerk Chris Bullen, Manager, By-Law Services Stephanie DiPerna, Director, Building Standards	Giulio Cescato, Director of Planning & Urban Design Mark Visser, Senior Manager Strategy Innovation & Investments Shane Manson, Senior Manager, Revenue & Property Taxation Shannon Neville, Senior Financial Analyst, Development Finance John Wong, Technology Support Coordinator Rajeeth Arulanantham, Assistant to Council/Committee Iyana Mundo, Assistant to Council / Committee

Alternate formats for this document are available upon request

1. CALL TO ORDER

The special meeting of Council convened at 2:10 PM on April 10, 2026. Mayor Frank Scarpitti presided.

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

There were no disclosures of pecuniary interest.

3. DEVELOPMENT CHARGES DEFERRAL – 8330 WOODBINE AVENUE (WARD 8) (7.11)

Joseph Silva, Treasurer, provided opening remarks on this item. Kevin Ross, Manager of Development Finance, introduced the report and provided additional information on the development charges deferral for 8330 Woodbine Avenue.

Bhulesh Lodhia, Chairman & Chief Executive Officer of JM Hospitality, was in attendance to respond to any questions from Members of Council on the project.

Moved by Councillor Andrew Keyes

Seconded by Councillor Amanda Collucci

1. That the report entitled “Development Charges Deferral – 8330 Woodbine Avenue” be received; and,
2. That Council authorize staff to provide a deferral of development charges equivalent to the amount of the lapsed development charge redevelopment credit for 2,515.6m² of demolished gross floor area valued at \$808,211.96, to Hanisha Incorporated and Lodson Investments Corp. until the use of the building at 8330 Woodbine Avenue changes from that of a hotel; and,
3. That Council authorize the Mayor and City Clerk to execute an agreement pursuant to section 27 of the Development Charges Act, 1997, as amended, to authorize a deferral of development charges subject to the terms set out in this report, all to the satisfaction of the Treasurer and the City Solicitor, or their delegates; and,

- 4. That Council send a copy of this resolution to the Region of York with a request that they provide a similar deferral of development charges; and further;
- 5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

4. CONFIRMATORY BY-LAW

Moved by Regional Councillor Jim Jones
Seconded by Councillor Nimisha Patel

That By-law 2026-55 be given three readings and enacted.

Three Readings

BY-LAW 2026-55 A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE
SPECIAL COUNCIL MEETING OF APRIL 10, 2026.

Carried

5. ADJOURNMENT

Moved by Councillor Ritch Lau
Seconded by Councillor Karen Rea

That the Special Council meeting of April 10, 2026 be adjourned at 2:27 PM.

Kimberley Kitteringham

City Clerk

Frank Scarpitti

Mayor