

Council Meeting Minutes

Meeting Number: 16
July 17, 2024, 1:00 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 Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Juanita Nathan Councillor Isa Lee
Regrets	Deputy Mayor Michael Chan	
Staff	Andy Taylor, Chief Administrative Officer Trinela Cane, Commissioner, Corporate Services Arvin Prasad, Commissioner, Development Services Morgan Jones, Commissioner, Community Services Joseph Silva, Treasurer Kimberley Kitteringham, City Clerk Hristina Giantsopoulos, Election/Council & Committee Coordinator Frank Clarizio, Director, Engineering Giulio Cescato, Director of Planning & Urban Design Mark Visser, Senior Manager Financial Strategy & Investments	Stephanie DiPerna, Director, Building Standards Maggie Cheung-Madar, Assistant City Solicitor Victoria Chai, Assistant City Solicitor Hersh Tencer, Senior Manager, Real Property, Legal Services Regan Hutcheson, Manager, Heritage Evan Manning, Senior Planner, Heritage Rajeeth Arulanantham, Election and Committee Coordinator Jason Yang, Technology Support Specialist II Lisa Riegel, Assistant City Solicitor

Alternate formats for this document are available upon request

1. CALL TO ORDER

The meeting of Council convened at 1:13 PM on July 17, 2024. 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. APPROVAL OF PREVIOUS MINUTES

3.1 COUNCIL MINUTES - JUNE 26, 2024

Moved by Councillor Isa Lee

Seconded by Councillor Keith Irish

1. That the Minutes of the Council Meeting held on June 26, 2024, be adopted.

Carried

4. PRESENTATIONS

There were no presentations.

5. DEPUTATIONS

5.1 DEPUTATION ITEM 8.2.1 - PROCLAMATIONS POLICY UPDATE (16.23)

Jay Banerjet, appeared before Council on behalf of the Christian Music Festival, to express support of the Proclamations Policy Update.

Moved by Regional Councillor Joe Li

Seconded by Councillor Juanita Nathan

1. That the deputation from Jay Banerjet expressing appreciation for the inclusion of Christian Heritage Month in the Proclamation Policy Update be received.

Carried

5.2 DEPUTATION ITEM 8.3.2 - RECOMMENDATION REPORT, OBJECTION TO INCLUSION ON THE HERITAGE REGISTER AND OBJECTION TO NOTICE OF INTENTION TO DESIGNATE – PHASE IX PROPERTIES (16.11.3)

Francis Lapointe and Bruce Solomon, appeared before Council to express their opposition to the Heritage Designation for 7507 Kennedy Road. Heritage Staff confirmed that this property meets the criteria to designate as being of cultural heritage value under the Planning Act.

Moved by Councillor Isa Lee

Seconded by Regional Councillor Jim Jones

1. That the deputation and written correspondence from Francis Lapointe regarding “Recommendation Report, Objection to Inclusion on the Heritage Register and Objection to Notice of Intention to Designate – Phase IX Properties”, be received.

Carried

Moved by Councillor Isa Lee

Seconded by Councillor Juanita Nathan

1. That the deputation from E. Bruce Solomon providing comments regarding, "Recommendation Report, Objection to Inclusion on the Heritage Register and Objection to Notice of Intention to Designate – Phase IX Properties”, be received.

Carried

Moved by Regional Councillor Jim Jones

Seconded by Councillor Isa Lee

1. That Council waive Section 4.16(a) of the City's Procedural By-law 2017-5 to permit Francis Lapointe and Bruce Solomon, who spoke on this matter at the Development Services Committee meeting on July 16, 2024, to make a deputation to Markham City Council.

Carried by Two Thirds Vote

6. COMMUNICATIONS

6.1 COMMUNICATION - MARKHAM CENTRE SECONDARY PLAN UPDATE: DRAFT POLICY FRAMEWORK (WARDS 2, 3, 8) (10.4)

Moved by Regional Councillor Jim Jones

Seconded by Councillor Reid McAlpine

1. That the written communication from Randy Peddigrew be received.

Carried

6.2 MEMORANDUM - HOLD REMOVAL BY-LAW - TIMES GROUP – UPTOWN MARKHAM, 3825 AND 3995 HIGHWAY 7 (“AREA A” AND “AREA B”), MARKHAM CENTRE FILE HOLD 24 175723 (10.5)

Moved by Councillor Reid McAlpine

Seconded by Councillor Amanda Collucci

1. That the memorandum titled, “Hold Removal By-law, Times Group – Uptown Markham, 3825 and 3995 Highway 7 (“Area A” and “Area B”), Markham Centre, File HOLD 24 175723” dated July 17, 2024, be received; and,
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

(See By-law 2024-150)

6.3 MEMORANDUM - COUNCIL APPROVAL FOR PARKLAND DEDICATION EXEMPTION: 43 SCENIC DRIVE - MARKHAM CENTRE PUBLIC ELEMENTARY SCHOOL (SPC 23 128852) (6.3)

Moved by Councillor Reid McAlpine

Seconded by Councillor Ritch Lau

1. That the memorandum titled, “Council Approval for Parkland Dedication Exemption: 43 Scenic Drive – Markham Centre Public Elementary School (SPC 23 128852)” dated July 17, 2024, be received; and,
2. That Council approve exemption from parkland dedication requirement pursuant to S.42 of the Planning Act for the proposed development of

Markham Centre Public Elementary School at 43 Scenic Drive; and further,

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

Carried

6.4 MEMORANDUM - RECOMMENDATION REPORT CITY INITIATED OFFICIAL PLAN AMENDMENT FOR THE MILLIKEN CENTRE SECONDARY PLAN, FILE NO. PR 23 127618 (10.3)

Moved by Councillor Isa Lee

Seconded by Councillor Juanita Nathan

1. That the memorandum titled “Update – Recommendation Report City Initiated Official Plan Amendment for the Milliken Centre Secondary Plan, File No. PR 23 127618” be received; and,
2. That the revised Official Plan Amendment for the Milliken Centre Secondary Plan, attached hereto as Appendix “A” be adopted and forwarded to the Ministry of Municipal Affairs and Housing for approval; and,
3. That Council request the Minister of Municipal Affairs and Housing or a delegate waive the processing fee for non-exempt Official Plan Amendments; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

(See By-law 2024-151)

6.5 COMMUNICATION - BY-LAW 2024-145, A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST “JOHN AND ELIZABETH SMITH HOUSE” 7507 KENNEDY ROAD (16.11.3)

Moved by Councillor Isa Lee

Seconded by Councillor Karen Rea

1. That the written communication from E. Bruce Solomon be received.

Carried

7. PROCLAMATIONS

There were no proclamations.

8. REPORT OF STANDING COMMITTEE

8.1 REPORT NO. 30 SPECIAL DEVELOPMENT SERVICES COMMITTEE (JULY 3, 2024)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

That the report of the Special Development Services Committee be received & adopted. (Item 1):

Carried

8.1.1 MARKHAM CENTRE SECONDARY PLAN UPDATE: DRAFT POLICY FRAMEWORK (WARDS 2, 3, 8) (10.4)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the July 3, 2024, report titled, “Markham Centre Secondary Plan Update: Draft Policy Framework (Wards 2, 3, 8)”, be received; and,
2. **That the deputation made by Randy Peddigrew to the July 3, 2024 Special Development Services Committee be received; and,**
3. **That the written communications from Malone Given Parsons on behalf of the YMCA of Greater Toronto, Malone Given Parsons on behalf of Dorsay Development Corporation, Infrastructure Ontario, and Macauley Shiomi Howson Ltd. on behalf of Markham Centre Landowners Group, be received; and,**
4. That Staff be authorized to schedule a statutory Public Meeting on the draft Markham Centre Secondary Plan policies, attached as Appendix ‘A’ to this staff report; and further,

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

Carried

8.2 REPORT NO. 31 GENERAL COMMITTEE (JULY 9, 2024)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

That the report of the General Committee be received & adopted. (Items 1 to 2):

Carried

8.2.1 PROCLAMATIONS POLICY UPDATE (16.23)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That the Staff Report entitled "Amendments to the City's Proclamations Policy" dated July 9, 2024 be received; and,
2. That Council approve the *revised* Proclamations Policy attached as Appendix "B"; and further,
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.2.2 125-T-24 AND 126-T-24 THORNHILL AND CLATWORTHY ENERGY GHG RETROFIT GC REPORT (7.0)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That the report entitled "125-T-24 and 126-T-24 Thornhill and Clatworthy Energy GHG Retrofit GC Report" be received; and,
2. That the contracts 125-T-24 and 126-T-24 be awarded to the lowest priced bidder for both projects, Modern Niagara Building Services, in the amount of \$4,028,579.69 inclusive of HST:
 Thornhill - \$2,770,149.39 Clatworthy - \$1,258,430.30
 \$4,028,579.69; and,

3. That a 10% contingency in the amount of \$277,014.94 for Thornhill and \$125,843.03 for Clatworthy inclusive of HST, be established to cover any additional construction costs and that authorization to approve expending of the contingency amount up to the specified limit be in accordance with the Expenditure Control Policy; and,
4. That the award for Thornhill Community Centre Energy & GHG Retrofit in the total amount of \$3,047,164.33 (\$2,770,149.39 + \$277,014.94) be funded from the capital project account 043-5399-23164-005 “Thornhill Near Net-Zero Emissions Retrofit Pilot”, which has an available budget of \$2,460,036.00; and,
5. That the award for Clatworthy Arena Energy & GHG Retrofit in the total amount of \$1,384,273.33 (\$1,258,430.30+ \$125,843.03) be funded from the capital project account 043-5399-23145-005 “Clatworthy Near Net-Zero Emissions Retrofit Pilot Project” which has an available budget of \$1,365,693.00; and,
6. That the budget shortfall for #125-T-24 Thornhill Community Centre Energy & GHG Retrofit in the amount of \$587,128.33 (\$3,047,164.33 -\$2,460,036.00) be funded from the Non-DC Capital Contingency account; and,
7. That the budget shortfall for #126-T-24 Clatworthy Arena & GHG Retrofit in the amount of \$18,580.33 (\$1,384,273.33 - \$1,365,693.00) be funded from the Non-DC Capital Contingency account; and further,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.2.3 DEVELOPMENT CHARGE FEE DEFERRAL EXTENSION FOR ST. MARY & ST. SAMUEL, THE CONFESSOR COPTIC ORTHODOX CHURCH (7.11)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That the Development Charges deferral period for St. Mary & St. Samuel, The Confessor Coptic Orthodox Church be extended until after the next update of the City of Markham’s Development

Charge By-laws and that the Mayor and Clerk be authorized to execute any agreements necessary to give effect to this resolution; and,

2. That City staff be requested to review options for the exemption of non-profit daycare centres in the next update of the City's Development Charge By-laws; and further,
3. That a copy of this resolution be sent to the Clerk of the Region of York along with a request that it extend the Development Charges deferral period for St. Mary & St. Samuel, The Confessor Coptic Orthodox Church in accordance with the City's extension and that Region staff review options for the exemption of non-profit daycare centres in the next update of its Development Charge By-laws.
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.3 REPORT NO. 32 DEVELOPMENT SERVICES COMMITTEE (JULY 16, 2024)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

That the report of the Development Services Committee be received & adopted.
(Items 1 to 14):

Carried

8.3.1 RECOMMENDATION REPORT, DESIGNATION OF PRIORITY PROPERTIES – PHASE XII (16.11.3)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the Staff report, dated July 16, 2024, titled, "RECOMMENDATION REPORT, Designation of Priority Properties – Phase XII", be received; and,

2. **That the deputations from Francis Lapointe and Michael Chong made to the July 16, 2024 Development Services Committee be received; and,**
3. **That the written submission from Francis Lapointe be received; and,**
4. That the June 14, 2023, recommendation from the Heritage Markham Committee, in support of the designation of the following properties under Part IV, Section 29 of the Ontario Heritage Act (in accordance with Appendix 'B'), be received as information:
 - 5970 Elgin Mills Road East (Ward 6): “Peter Milne Jr. House”; and,
 - 11534 McCowan Road (Ward 6): “Hastings-Francy House”; and,
 - 10235 Highway 48 (Ward 5): “Byer-Shank House”; and,
5. That Council state its intention to designate 5970 Elgin Mills Road East (Ward 6) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
6. That Council state its intention to designate 11534 McCowan Road (Ward 6) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
7. That Council state its intention to designate 10235 Highway 48 (Ward 5) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
8. That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk’s Department be authorized to place a designation by-law before Council for adoption; and,
9. **That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the matter return to Council for further consideration, no earlier than the October 1, 2024; and further,**
10. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.3.2 RECOMMENDATION REPORT, OBJECTION TO INCLUSION ON THE HERITAGE REGISTER AND OBJECTION TO NOTICE OF INTENTION TO DESIGNATE – PHASE IX PROPERTIES (16.11.3)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the Staff report, dated July 16, 2024, titled "RECOMMENDATION REPORT, Objection to Inclusion on the Heritage Register and Objection to Notice of Intention to Designate – Phase IX Properties", be received; and,
2. **That the deputations from Francis Lapointe and Bruce Solomon made to the July 16, 2024 Development Services Committee be received; and,**
3. That the written objection to designation under the Ontario Heritage Act as submitted by the property owner of 7507 Kennedy Road (Ward 8), be received as information; and,
4. That Council affirm its intention to designate 7507 Kennedy Road (Ward 8) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
5. That Council finds 7507 Kennedy Road (Ward 8) to be a significant cultural heritage resource and does not support its removal from the Markham Register of Properties of Cultural Heritage Value or Interest; and,
6. That the Clerk's Department be authorized to place a designation by-law before Council for adoption; and,
7. That the Clerk's Department be authorized to publish and serve notice of Council's adoption of the designation by-law as per the requirements of the Ontario Heritage Act; and further,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

(By-law 2024-145)

8.3.3 RECOMMENDATION REPORT, REVISIONS TO THE STATEMENT OF SIGNIFICANCE WITHIN THE DESIGNATION BY-LAW FOR 6472 STEELES AVENUE EAST (“GEORGE AND NELLIE FREEMAN HOUSE”) (WARD 7) (16.11.3)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the Staff report, dated July 16, 2024, titled, “RECOMMENDATION REPORT, Revisions to the Statement of Significance within the Designation By-law for 6472 Steeles Avenue East (“George and Nellie Freeman House”) (Ward 7)”, be received; and,
2. That the Statement of Significance as contained within Schedule ‘B’ of By-law 2024-98 be amended to refine the list of heritage attributes in response to information provided by the Property owner; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.3.4 AWARD OF RFP 273-R-23 CONSULTING SERVICES FOR THE COMPLETION OF THE CITY OF MARKHAM TRANSPORTATION MASTER PLAN (5.0, 7.12)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the report entitled “Award of RFP 273-R-23 Consulting Services for the Completion of the City of Markham Transportation Master Plan” be received; and,
2. That the contract for Consulting Services for the Completion of the City of Markham Transportation Master Plan be awarded to the highest ranked, 2nd lowest priced bidder, HDR Inc., in the amount of \$808,015.10 inclusive of HST; and,
3. That a 10% contingency in the amount of \$80,801.51 inclusive of HST, be established to cover any additional consulting services to deliver the project and that authorization to approve expenditures

of this contingency amount up to the specified limit be in accordance with the Expenditure Control Policy; and,

4. That the Engineering Department Capital Administration fee in the amount of \$79,993.50 be transferred to revenue account 640-998-8871 (Capital Administration Fee); and,
5. That the cost in the amount of \$968,810.11 (\$808,015.10 + \$80,801.51 + \$79,993.50) be funded from capital account 640 101 5399 23105 with available budget of \$974,700; and,
6. That the remaining budget in the amount of \$5,889.89 be returned to the original funding source; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.3.5 TRI-PARTY LEGAL AGREEMENT AUTHORIZATION BETWEEN THE CITY OF MARKHAM, REGIONAL MUNICIPALITY OF YORK, AND THE CITY OF RICHMOND HILL FOR THE HIGHWAY 404 MID-BLOCK CROSSING - NORTH OF 16TH AVENUE PROJECT (WARD 2) (5.10, 8.2)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the report entitled “Tri-party Legal Agreement Authorization between the City of Markham, Regional Municipality of York, and the City of Richmond Hill for the Highway 404 Mid-Block Crossing – North of 16th Avenue Project (Ward 2)”, be received; and,
2. That the Mayor and City Clerk be authorized to execute an agreement with the Regional Municipality of York (the Region) and the City of Richmond Hill (Richmond Hill) to govern the design, property acquisition, project management, construction, operation, road surface maintenance, long-term maintenance and replacement of the Highway 404 Mid-Block Crossing, between 16th Avenue and Major Mackenzie Drive, and cost-sharing with respect to same, provided that the form of such agreement is satisfactory to the Commissioner of Development Services and the City Solicitor; and,

3. That after the Highway 404 Mid-Block Crossing project is complete, the Mayor and Clerk be authorized to execute any documents and agreements required to acquire lands from the Region for nominal consideration, provided the form of such documents and agreements are satisfactory to the Commissioner of Development Services and the City Solicitor; and further,
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.3.6 AWARD OF RFT 149-T-24 MAINTENANCE AND REPAIRS OF CITY-WIDE IRRIGATION SYSTEMS, SPLASH PADS AND WASHROOMS AND TESTING OF BACKFLOW PREVENTERS (7.12, 6.3)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the report entitled “Award of RFT 149-T-24 Maintenance and Repairs of City-Wide Irrigation Systems, Splash Pads and Washrooms and Testing of Backflow Preventers” be received; and,
2. That the contract for maintenance and repairs of City-wide irrigation systems, splash pads, and washrooms and testing of backflow preventers be awarded to the lowest priced bidder, Enviroturf Inc., for the following:
 - \$263,558.40 - August 1 to December 31, 2024; and,
 - \$309,350.40 - January 1 to December 31, 2025*; and,
 - \$309,350.40 - January 1 to December 31, 2026*; and,
 - \$309,350.40 - January 1 to December 31, 2027*; and,
 - \$1,191,609.60 – Total; and,
 - The renewal years are subject to annual price adjustments based on the Consumer Price Index for All Items Ontario for the 12-month period ending September 30 in the applicable year, up to a maximum of 4%. Years Two to Four are subject to adoption of the 2025 to 2027 budgets; and,

3. That the award in 2024 does not include spring start-up and estimated maintenance repairs from January-July, 2024; and,
4. That the estimated 2024 cost in the amount of \$263,558.40 (inclusive of HST) be funded from the accounts with the following budget available:
 - \$73,611.12 - 730-732-5415 (Sportsfield Maintenance); and,
 - \$32,410.86 - 730-743-5414 (Facility Maintenance); and,
 - \$24,970.02 - 730-739-5399 (Playground Maintenance); and,
 - \$130,992.00 – Total; and,
5. That the estimated budget shortfall in 2024 in the amount of \$132,566.40 (\$263,558.40 - \$130,992.00) be reported as part of the 2024 year-end results of operations; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.3.7 MEMORANDUM, COUNCIL APPROVAL FOR PARKLAND DEDICATION EXEMPTION: 313 MAIN STREET MARKHAM NORTH (SPC 22 263550) (6.3)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the memorandum titled, “Council Approval for Parkland Dedication Exemption: 313 Main Street Markham North (SPC 22 263550)”, be received; and,
2. That the Commissioner of Development Services or the Director of Planning and Urban Design be authorized to approve parkland dedication exemption for 313 Main Street Markham North as identified in this memo; and,
3. That the Parkland Dedication By-law be amended and be brought back for Council’s approval to authorize the Commissioner of Development Services or the Director of Planning and Urban Design to consider and approve any future requests for exemption of parkland dedication obligations, such as applications with minor renovations or additions that do not meet the definition of

“Redevelopment” in the City’s Parkland Dedication By-law; and further,

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

Carried

8.3.8 RECOMMENDATION REPORT, 1000503212 ONTARIO INC. AT 7960 REESOR ROAD, APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT AN INDUSTRIAL DEVELOPMENT COMPRISED OF MULTIPLE BUILDINGS AND THE RETENTION OF AN EXISTING HERITAGE DWELLING AT 7960 REESOR ROAD (WARD 7) FILE PLAN 24 163734 (10.5)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the report, dated June 18, 2024, titled, “RECOMMENDATION REPORT 1000503212 Ontario Inc., Application for Zoning By-law Amendment to permit an industrial development comprised of multiple buildings and the retention of an existing heritage dwelling at 7960 Reesor Road, File PLAN 24 163734 (Ward 7)”, be received; and,
2. That the memorandum dated July 2, 2024 and titled “1000503212 Ontario Inc. 7960 Reesor Road Application for Zoning By-Law Amendment (File No. PLAN 24 1637734)”, be received; and,
3. That the application (PLAN 24 163734) to amend Zoning By-laws 304-87, 177-96, and 2024-19, as amended, be approved and the attached site-specific implementing Zoning By-laws, attached hereto as Appendices “A” and “B”, be finalized and brought to a future Council meeting for enactment; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

(See By-laws 2024-160 & 2024-161)

8.3.9 RECOMMENDATION REPORT, REGENCY PROPERTY INC., FORMERLY STATEVIEW HOMES (NAO TOWNS) INC., AT 7810, 7822, 7834, AND 7846 MCCOWAN ROAD, APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT TO PERMIT A TOWNHOUSE DEVELOPMENT WITH 133 UNITS, A COMMON OUTDOOR AMENITY AREA, AND A PUBLIC PARK AT 7810, 7822, 7834, AND 7846 MCCOWAN ROAD (WARD 8) FILES PLAN 22 247284 AND PLAN 21 129900 (10.3, 10.5)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the July 16, 2024, report titled, “RECOMMENDATION REPORT, Regency Property Inc., formerly Stateview Homes (Nao Towns) Inc., Applications for Official Plan Amendment and Zoning By-law Amendment to permit a townhouse development with 133 units, a common outdoor amenity area, and a public park at 7810, 7822, 7834, and 7846 McCowan Road (Ward 8), Files PLAN 22 247284 and PLAN 21 129900”, be received; and,
2. That the Official Plan Amendment application submitted by Regency Property Inc. be approved and that the draft Official Plan Amendment, attached hereto as Appendix ‘A’, be finalized and brought forward to a future Council meeting to be adopted without further notice; and,
3. That the Zoning By-law Amendment application submitted by Regency Property Inc. be approved and the draft Zoning By-law Amendment, attached as Appendix ‘B’, be finalized and brought forward to a future Council meeting to be enacted without further notice; and,
4. That Council assign servicing allocation for a maximum of 133 residential units; and,
5. That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed in 3 years; and,
6. That York Region be advised that servicing allocation for 133 residential units has been granted; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

(See By-laws 2024-156, 2024-157 & By-law 2024-158)

8.3.10 RECOMMENDATION REPORT, SPRING HILL HOMES INC. AT 7128, 7170, AND 7186 HIGHWAY 7 EAST, APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT TO PERMIT TWO HIGH RISE RESIDENTIAL APARTMENT BUILDINGS AND STACKED TOWNHOUSES AT 7128, 7170, AND 7186 HIGHWAY 7 EAST IN CORNELL CENTRE (WARD 5) FILE PLAN 20 119576 (10.3, 10.5)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the July 16, 2024, report titled, “RECOMMENDATION REPORT, Springhill Homes Inc., Applications for Official Plan and Zoning By-law Amendment to permit two high rise residential apartment buildings and stacked townhouses at 7128, 7170, and 7186 Highway 7 in Cornell Centre (Ward 5), File PLAN 20 119576”, be received; and,
2. That the Official Plan Amendment application, submitted by Springhill Homes Inc., be approved and the draft Official Plan Amendment, attached as Appendix ‘A’, be finalized and brought forward to a future Council meeting to be adopted without further notice; and,
3. That the Zoning By-law Amendment application, submitted by Springhill Homes Inc., be approved and the draft Zoning By-law Amendment, attached as Appendix ‘B’, be finalized and brought forward to a future Council meeting to be enacted without further notice; and,
4. **That Staff discuss a minimum provision of ground floor retail with the applicant; and,**
5. That servicing allocation for 884 units be assigned to the proposed apartment buildings and stacked townhouse buildings; and,
6. That York Region be advised that servicing capacity for 884 units has been granted; and,

7. That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed within a period of three (3) years from the date that Council assigned servicing allocation; and further,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

(See By-law 2024-153 & By-law 2024-154)

8.3.11 MEMORANDUM, CITY SUPPORT FOR MUNICIPAL ZONING ORDER, 11120 AND 11274 HIGHWAY 48 (PROPOSED TREASURE HILL DEVELOPMENT) (10.5)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the July 16, 2024 memorandum titled “City Support for Municipal Zoning Order 11120 and 11274 Highway 48 (Proposed Treasure Hill Development)” be received; and,
2. **That, subject to and conditional upon the City and Treasure Hill entering into certain commercial and real estate agreements related to the conveyance of 40.35 acres of parkland, approximately 69 acres of Greenbelt lands, and approximately 6.5 acres of additional lands to the City, Council provide its endorsement to the proposed Minister's Zoning Order shown in Attachment "A" of this report; and further,**
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.3.12 407 REESOR TOC GATEWAY HUB REGIONAL GATEWAY COMPREHENSIVE PLAN (10.0)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

WHEREAS the 407 Transitway is an important initiative by the Province of Ontario to meet growing transportation demand for the GTA; and,

WHEREAS the 407 Transitway has been identified as critical infrastructure required to serve the need for east-west travel demand within the 407-corridor including the City of Markham; and,

WHEREAS The City of Markham has recognized the importance of planning for the 407 Transitway in its planning documents for several decades including a Transit Station in the Boxgrove *Regional Gateway* area; and,

WHEREAS the Regional Gateway lands are located within the area bounded by the Highway 407 Transitway right-of-way, Donald Cousens Parkway, Reesor Road and the CPR Havelock Line; and,

WHEREAS Special Policy 9.16.7 Regional Gateway of the City of Markham Official Plan requires that applications for development approval located within the Regional Gateway boundary shall require approval of a *comprehensive block plan* to the satisfaction of the City prior to development proceeding.

Therefore, now be it resolved:

1. That Staff be directed to assess the lands identified in Policy 9.16.7 Regional Gateway of the Markham Official Plan as part of the Official Plan Review, and to specifically be evaluated within the associated Employment Study, to determine the opportunity for transit supportive mixed-use development that also protects for job creation within the employment area and creates a major transit; and,
2. That employment uses within these lands that meet the general intent of the Markham Official Plan be permitted to proceed in the interim; and,
3. That implementing instruments be brought forward at the conclusion of the study that realize the vision including any necessary official plan and zoning amendments; and further,
4. That this motion be forwarded to Council for approval.

Carried

8.3.13 REIMAGINE THE STOUFFVILLE GO TRANSIT CORRIDOR LINE
(10.0)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

WHEREAS, there is a need for the Stouffville GO Transit Corridor Line to be fast, frequent, more stations and reliable transit service to support growth within the City of Toronto, City of Markham, Town of Whitchurch Stouffville, York Region and the GTAH, in order to fulfil the ambitious housing targets created by the province of Ontario and committed to by those same municipalities; and,

WHEREAS, Comprehensive land use plans and complete communities need to be created and coordinated at a supra-regional level with all affected municipalities within the 416 and 905 area code, spearheading a major transformation of the Stouffville GO Transit Line to unlock economic opportunity, job creation, increase ridership, and optimize investment in rail transit infrastructure; and,

WHEREAS, New transit investments and infrastructure must be coordinated with existing and planned services such as the high speed Crosstown 407 Corridor; and,

WHEREAS, A holistic, comprehensive plan would produce a far more efficient and effective two-way all-day corridor of destinations surrounding GO “Transit-Oriented Development” Stations coupled with 24-hour land uses that focus on the public realm and community amenities to create a vibrant and liveable economic corridor that is not premised on the current commuter model between the 905 and downtown Toronto areas; and,

WHEREAS, Toronto, Markham and Stouffville Growth Strategy describes the goals, strategies, and actions agreed to by the municipal partnership to pursue sustainable growth and development to 2053 and beyond. It is based on containing growth inside the urban containment boundary, and focusing this growth on Toronto, Markham and Stouffville’s Urban Growth Centres, Transit Oriented Communities and other areas well-served by frequent transit service. It aims to support sustainable transportation choices with an emphasis on Toronto/Markham/Stouffville land use patterns that promote walking, cycling, and transit; and,

WHEREAS, Corridor level planning can attract more economic development opportunities and substantial investment, facilitate the establishment of consistent design and development standards across the entire corridor, leading to a more cohesive, aesthetic and functional environment, avoiding abrupt transitions between different station areas, encouraging the creation of pedestrian friendly pathways, bike lanes, and other non-motorized transportation options that connect various stations and the surrounding area; and,

WHEREAS, Corridor-Level planning promotes active transportation and enhances overall liability of the community, allowing for more effective public engagement, while assessing how environmental impacts and considerations can be assessed, and on a broader scale, evaluating the overall ecological footprint, preserving an increasing green spaces and implementing sustainable practises that benefit the entire quarter; and,

WHEREAS, Corridor-level planning allows for more effective public engagement to get the community buy-in. The stakeholders and Community can provide input on the overall vision and priorities for the entire corridor, fostering a sense of ownership and involvement in the planning process. Regular open Corridor Committee meetings with stakeholders and ratepayers will be engaged in the corridor planning process; and,

WHEREAS, Planning and urban design can, at the corridor level, facilitate the establishment of consistent design and development across the entire corridor. It can lead to a more cohesive, aesthetic and functional environment, avoiding abrupt transitions between different station areas; and,

WHEREAS, by planning at the corridor level, environmental impacts and considerations can be assessed and mitigated on a broader scale. This might include evaluating the overall ecological footprint, preserving and increasing green spaces, and implementing sustainable practices that benefit the entire corridor, and,

WHEREAS, Conduct POC IoT Studies on solutions that will address society's corridor deficiency, reduce transit capital and operating costs, address society's high cost of living (Food) and also reduce the carbon footprint; and,

WHEREAS, Corridor-level planning allows for more effective public engagement to get their community buy in. The stakeholders and community can provide input on the overall vision and priorities for the entire corridor, fostering a sense of ownership and involvement in the planning process. Regular open corridor committee meetings with stakeholders and ratepayers will be engaged in the corridor planning process; and,

WHEREAS, Appendix to this outline's key consideration, precedents and best practices for this type of corridor-level planning.

Therefore, now be it resolved:

1. That the Province of Ontario be requested to form an inter-governmental, inter-municipal, stakeholders and agency steering committee and working group to undertake a comprehensive study, followed by development of a plan that will unlock the land use, economic and transit opportunity of the Stouffville GO Transit Line Corridor and its surrounding lands; and,
2. That a Steering Committee made up of representatives from the Federal, Provincial and Municipal Governments and a Government technical working group be supported by various experts, including urban planners, urban design architects, engineers, economists, environmental specialists, and community stakeholders. Collaboration between government agencies, transit authorities, and private entities would be essential to successfully realize the transformation of the Stouffville GO transit line Corridor and the evolution of Transit-Oriented Developments; and,
3. That this resolution be provided to the following:
 - The Right Honourable Justin Trudeau, Prime Minister of Canada
 - Chrystia Freeland, Deputy Prime Minister and Minister of Finance
 - Dominic LeBlanc, Minister of Public Safety, Democratic Institutions, and Intergovernmental Affairs
 - Lawrence MacAulay, Minister of Agriculture and Agri-Food
 - Francois-Philippe Champagne, Minister of Innovation, Science, and Industry

- Sean Fraser, Minister of Housing, Infrastructure and Communities
- Mary Ng, Export Promotion, International Trade and Economic Development
- Steven Guilbeault, Minister of Environment and Climate Change
- Pablo Rodriguez, Minister of Transport and Quebec Lieutenant
- Soraya Martinez Ferrada, Minister of Tourism and Minister responsible for the Economic Development
- Agency of Canada for the Regions of Quebec
- Carla Qualtrough, Minister of Sport and Physical Activity
- Kamal Khara, Minister of Diversity, Inclusion and Persons with Disabilities
- Filomena Tassi, Minister responsible for Federal Economic Development Agency for Southern ON
- Rechie Valdez, Minister of Small Business
- Pierre Poilievre, Leader of the Official Opposition
- Jagmeet Singh, Leader of the New Democratic Party of Canada
- Doug Ford, Premier of Ontario
- Paul Calandra, Minister of Municipal Affairs and Housing
- Kinga Surma, Minister of Infrastructure
- Prabmeet Sarkaria, Minister of Transportation
- Vic Fedeli, Minister of Economic Development, Job Creation and Trade
- Peter Bethlenfalvy, Minister of Finance
- Lisa Thompson, Minister of Agriculture, Food and Rural Affairs
- Todd Smith, Minister of Energy
- Neil Lumsden, Minister of Tourism, Culture and Sport

- Phil Verster, President and Chief Executive Officer, Metrolinx
 - Donald Wright, Chair of the Board of Directors, Metrolinx
 - Michael Lindsay, President and Chief Executive Officer, Infrastructure Ontario
 - Marit Stiles, Leader of the New Democratic Party of Ontario and Leader of the Official Opposition
 - Bonnie Crombie, Leader of the Liberal Party of Ontario
 - John Fraser, Interim Leader of the Liberal Party of Ontario
 - Brian Bentz, President and CEO, Alectra Utilities
 - Brian MacPherson, Executive Director, 2030 Commonwealth Games
 - Debbie Low, President & CEO, Canadian Sports Institute of Ontario
 - York Region Councillors
 - Mayor and Councillors, Markham, Richmond Hill, Vaughan, Whitchurch Stouffville
 - Mayor Olivia Chow and Councillors, City of Toronto
 - CEOs and Commissioners of Planning, York Region, Markham, Richmond Hill, Vaughan
 - City Clerks – Markham, Richmond Hill, Vaughan, Durham, Brampton, Mississauga, Toronto
 - Local York Region MPPs and MPs
 - A Better GTA – An Alliance of GTA Resident and Ratepayers Groups in the GTA, and,
 - Media - CBC, CTV, City News, Toronto Star, Globe & Mail, York Region.com; and,
4. That the following matter be considered as part of the Corridor Planning process (Appendices for details):
- Provide land use, typologies and communities that optimize the frequent rail transit investment where communities are seamlessly linked by high frequency public LRT

- Provide Complete Destinations (Retail, Office and Residential build over the TOD stations) Transit-Oriented Development Stations that are seamlessly linked with 24-hour uses that create two-way all-day traffic between Toronto's Union Station and Stouffville's Lincolnville Station. (Involve Pension Funds and other Capital Investors)
 - Evaluate and implement autonomous vehicles in a geo-fenced environment and micro-mobility connections to support first-mile/last-mile solutions at rail TOC station areas
 - Create a multi-modal corridor of transit supported neighborhoods (like a string of pearls along the corridor)
 - Create complete communities and hierarchy of destinations, employment centres and amenities within the sub-centres that generate and attract two-way all-day traffic
 - Examine opportunities for renewables, district energy generation, solar, wind, geo-thermal solutions within the Stouffville GO Transit corridor
 - Provide a Range of Housing Choices and Affordability
 - Balance City-Wide and Regional Goals with the Existing Communities and Its Context
 - Ensure Job Space and Diversity through a Comprehensive Job Creation Strategy
 - Create digital twins of the affected municipalities that utilize the internet of things to monitor utilities and the transportation grid in real time and improve analysis, projection and development review; and,
5. Establish a TOC Corridor Planning Stakeholder and Ratepayer Committee:
- This is essential for creating efficient, safe, and sustainable transportation systems that serve the community and the GTHA.
 - The Tri-Government Political Steering Committee Adopts a multi-disciplinary approach that includes:
 - Transportation

- Land Use Planning
 - Urban Design
 - Conduct Proof of Concepts
 - 3D Modelling to Scale
 - Electric or Hydrogen
 - Economic Development
 - Job Creation – New Emerging Technology Solutions
 - Community Engagement
 - Charette, Visual Preference Survey
 - Building over Transit GO Station and Platforms; and further,
6. That the following programs be considered to Reimagine the Stouffville GO Transit line as a comprehensive metro transit corridor with integrated urban development and sustainable features:
- Conduct a Technical and Financial Feasibility Study: To assess the technical, financial, and operational viability of the proposed transformation of the Stouffville GO transit line to Metro (Subway) type Service:
 - Transportation Demand Analysis: Analyze the current and projected transportation demand along the corridor, considering population growth, employment distribution and other demographic factors.
 - Infrastructure and Engineering Study: Conduct engineering study to determine whether to tunnel, or elevate, or grade separate, and other infrastructure upgrades along the corridor.
 - Environmental Impact Assessment: Evaluate potential environmental impacts of transit line upgrades, new stations, increased urban development, density, and develop strategies to mitigate any negative effects.
 - Driverless Train with Automation Train Control Technology Study: Explore the technical requirements, costs and benefits

of implementing driverless LRT technology, and automatic train control.

- Station Area Master Plans: Develop station master plans for proposed TOCs. These plans should include mixed-use development concepts, urban design guidelines, land use strategies, and strategies for creating complete destination stations. Consider factors like job distribution, housing density, retail, entertainment facilities, creating great public realm, green spaces, and building on top of TOC stations.
- Land Use and Zoning Studies: Work with local municipalities to update zoning regulations and land use policies that encourage mixed-use development and don't encourage single-family houses and townhouses in TOCs.
- Transit-Oriented Development (TOC) Strategy: Establish design guidelines to ensure aesthetic coherence, functionality, and sustainability in the development of stations and surrounding areas. These guidelines would encompass building heights, aesthetics, green spaces, and public amenities.
- 3D Modelling Solutions: Create 3D digital twins and printed models for each TOC station area.
- Economic and Job Analysis: Assess the potential for job creation along the transit corridor. Identify sectors that could thrive in proximity to transit stations, such as technology hubs, commercial centres, and research institutions. This study must consider how to attract businesses to establish their presence at each station.

Carried

8.3.14 HIGHWAY 7 STUDY FROM BRUCE CREEK TO MOUNT JOY CREEK (10.0)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

WHEREAS Markham is committed to promoting sustainable growth, complete communities and development in a manner that enhances the quality of life for its residents and supports the local economy; and,

WHEREAS the current state of Highway 7 does not adequately support pedestrian and transit-friendly environments; and,

WHEREAS there is a need to revitalize Highway 7 to enhance the quality of life for residents and visitors alike; and,

WHEREAS the vision for Highway 7 includes the development of mixed-use buildings with a pedestrian friendly environment to ensure sunlight and air reach the street level and to respect existing established neighbourhoods; and,

WHEREAS Markham has many standalone commercial buildings and strip malls along major roads that may eventually be redeveloped, and this study can serve as a guide for other locations when applications are submitted to convert these areas into higher density and mixed-use developments; and,

WHEREAS a comprehensive Study of Highway 7 would provide critical information and insight into the existing challenges, such as existing low rise residential homes and viable opportunities for the Highway 7 corridor, as well as potential strategies for addressing issues and outlining intensification and redevelopment opportunities along an arterial road where a bus-rapid system is planned for the future.

Now therefore be it resolved:

1. That Council direct City Staff to undertake a Study, including 3D visualization, of lands immediately fronting Highway 7 from Bruce Creek to Mount Joy Creek, with the goal of developing a comprehensive and integrated vision that supports a complete community, economic vitality, built form compatibility, fosters social and cultural vibrancy, enhances connectivity and accessibility, and promotes sustainable transportation; and,
2. That the Study consider appropriateness of ground floor retail, restaurant, office and other compatible uses along the corridor to help promote economic growth and street-level vibrancy; and,
3. That the Study consider appropriate floor plates for buildings along the corridor; and,
4. That the Study develop principles and guidelines for built form and complete streets to support a transit and pedestrian friendly environment and encourage community interaction; and,

5. That the Study be conducted in consultation with all stakeholders, including local residents, businesses, community organizations, Heritage Markham, and other interested parties, to ensure that the vision and strategies reflect the needs and priorities of the community; and,
6. That the Study include a thorough analysis of existing land use patterns, zoning regulations, transportation infrastructure, existing public space and amenities, streetscape improvements, public space design and economic development initiatives; and,
7. That Markham City Council hereby endorses the reimagining of Highway 7 as a vibrant, pedestrian and transit-friendly corridor, similar to the photograph attachment and that the City of Markham allocate the necessary resources and funding to support the Study; and,
8. That Staff be directed to report back to Development Services Committee with a work plan including required resources, staffing and timing to undertake the Study; and further,
9. That the Development Services Committee be used for regular meetings to advance the Study.

Carried

9. MOTIONS

There were no motions.

10. NOTICE OF MOTION TO RECONSIDER

There were no notices of motion to reconsider.

11. NEW/OTHER BUSINESS

There was no new or other business.

12. ANNOUNCEMENTS

There were no announcements.

13. BY-LAWS - THREE READINGS

Moved by Councillor Ritch Lau

Seconded by Regional Councillor Joe Li

That By-laws 2024-140 to 2024-161 be given three readings and enacted.

Carried

Three Readings

- 13.1 BY-LAW 2024-140, A BY-LAW TO DESIGNATE PART OF A CERTAIN PLAN OF SUBDIVISION NOT SUBJECT TO PART LOT CONTROL (FOREST HILL HOMES (CORNELL TOWNS) LTD.)

Being a By-law to designate part of a certain plan of subdivision not subject to Part Lot Control. (Forest Hill Homes (Cornell Towns) Ltd. PTLT 2024 173274 Blk 2, 65M4525)

Carried

- 13.2 BY-LAW 2024-141, A BY-LAW TO AMEND BY-LAW 153-80, AS AMENDED (REMOVAL OF HOLD PROVISION) (GRAHAM DEWAR)

Being a By-law to amend By-law 153-80, as amended to remove Holding Provisions on the north side of Station Street and the south side of Backus Court, west of Snider Drive. (Graham Dewar 28 Station Street).

Carried

- 13.3 BY-LAW 2024-142, A BY-LAW TO DESIGNATE PART OF A CERTAIN PLAN OF SUBDIVISION NOT SUBJECT TO PART LOT CONTROL (WYKLAND ESTATES INC.)

Being a By-law to designate part of a certain plan of subdivision not subject to Part Lot Control, which is located at the north side of Riverlands Avenue, west of Cornell Centre Boulevard. (Wykland Estates Inc.)

Carried

- 13.4 BY-LAW 2024-143, A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST “WILLIAM AND HANNAH HATTON HOUSE” 10754 VICTORIA SQUARE BLVD

Being a By-law to designate the William and Hannah Hatton House, 10754 Victoria Square Blvd, under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest. (Development Services Report No. 17, May 1, 2024 Council, Item 8.2.1)

Carried

- 13.5 BY-LAW 2024-144, A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST “ECKARDT-SABISTON HOUSE” 5011 HIGHWAY 7 EAST

Being a By-law to designate the Eckardt-Sabiston House, 5011 Highway 7 East, under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest. (Development Services Report No. 17, May 1, 2024 Council, Item 8.2.1)

Carried

- 13.6 BY-LAW 2024-145, A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST “JOHN AND ELIZABETH SMITH HOUSE” 7507 KENNEDY ROAD

Being a By-law to designate the John and Elizabeth Smith House, 7507 Kennedy Road, under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest. (Development Services Report No. 17, May 1, 2024 Council, Item 8.2.1)

(Item 6.5 and Item 8.3.2)

Carried

- 13.7 BY-LAW 2024-146, A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST “ARMSTRONG-COUMANS HOUSE” 7792 HIGHWAY 7 EAST

Being a By-law to designate the Armstrong-Coumans House, 7792 Highway 7 East, under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest. (Development Services Report No. 17, May 1, 2024 Council, Item 8.2.1)

Carried

- 13.8 BY-LAW 2024-147, A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST “FRANK AND MARY JARVIS HOUSE” 7804 HIGHWAY 7 EAST

Being a By-law to designate the Frank and Mary Jarvis House, 7804 Highway 7 East, under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest. (Development Services Report No. 17, May 1, 2024 Council, Item 8.2.1)

Carried

- 13.9 BY-LAW 2024-148, A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST “RUSSELL AND ALMA FORSTER HOUSE” 7842 HIGHWAY 7 EAST

Being a By-law to designate the Russell and Alma Forster House, 7842 Highway 7 East, under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest. (Development Services Report No. 17, May 1, 2024 Council, Item 8.2.1)

Carried

- 13.10 BY-LAW 2024-149, A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST “ABRAHAM AND VERONICA LEHMAN HOUSE” 11287 MCCOWAN ROAD

Being a By-law to designate the Abraham and Veronica Lehman House, 11287 McCowan Road, under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest. (Development Services Report No. 12, April 3, 2024 Council, Item 8.2.1)

Carried

- 13.11 BY-LAW 2024-150, A BY-LAW TO AMEND BY-LAW 2004-196, AS AMENDED (REMOVAL OF HOLD PROVISION) [(1771107 ONTARIO INC. AND 1826997 ONTARIO INC (TIMES GROUP CORPORATION)]

Being a By-law to amend By-law 2004-196, as amended to remove Holding Provisions on 3825 Highway 7 East and 3995 Highway 7 East. [(Times Group – Uptown Markham 3825 and 3995 Highway 7 (“Area A” and “Area B”), Markham Centre File HOLD 24 175723)]

(Item 6.2)

Carried

13.12 BY-LAW 2024-151, OFFICIAL PLAN AMENDMENT NO. 56 - MILLIKEN CENTRE SECONDARY PLAN (WARD 8) (10.4)

Being a By-law to adopt a City initiated Official Plan Amendment No. 56 to incorporate Milliken Centre Secondary Plan (“draft Secondary Plan”) into the City of Markham Official Plan, 2014. (Development Services Report No. 29, June 26, 2024 Council, Item 8.3.1)

(Item 6.4)

Carried

13.13 BY-LAW 2024-152, A BY-LAW TO DESIGNATE PART OF A CERTAIN PLAN OF SUBDIVISION NOT SUBJECT TO PART LOT CONTROL [2585231 ONTARIO INC. (LEBLANC DEVELOPMENT) 9999 MARKHAM ROAD BLOCK 1, REGISTERED PLAN 65M-4816]

Being a By-law that applies to an area which is located at the south east corner of the intersection of Major Mackenzie Drive East and Markham Road. The effect of this by-law is to allow for the conveyance of 113 townhouse dwelling units.

Carried

13.14 BY-LAW 2024-153, OFFICIAL PLAN AMENDMENT NO. 269 - SPRINGHILL HOMES INC. (7128, 7170 AND 7186 HIGHWAY 7 EAST - WARD 5) (10.4)

Being a By-Law to adopt Amendment No. 269 to the City of Markham Official Plan 1987, as amended. (7128, 7170 and 7186 Highway 7 East (Ward 5), File Plan 20 119576)

(Item 8.3.10 and By-law 2024-154)

Carried

13.15 BY-LAW 2024-154, ZONING BY-LAW AMENDMENT - SPRINGHILL HOMES INC. (7128, 7170 AND 7186 HIGHWAY 7 EAST - WARD 5) (10.4)

Being a By-law to amend zoned which is located on the north side of Highway 7 East, between Cornell Centre Boulevard and William Forster Road in the Cornell Community to permit high rise residential development and allowing for commercial, retail and service uses within the building

(7128, 7170 and 7186 Highway 7 East (Ward 5), File Plan 20 119576)

(Item 8.3.10 and By-law 2024-153)

Carried

13.16 BY-LAW 2024-155, A BY-LAW TO DESIGNATE PART OF A CERTAIN PLAN OF SUBDIVISION NOT SUBJECT TO PART LOT CONTROL (ANGUS GLEN VILLAGE LTD. WARD 6)

Being a By-law that affects the south side of Major Mackenzie Drive East, between Prospector's Drive and Angus Glen Boulevard, West Village Lane to exempt the subject blocks from the part lot control provisions of the Planning Act to allow for the conveyance of 122 townhouse dwelling units. (Angus Glen Village Ltd., Major Mackenzie Drive East, Block 1, Registered Plan 65M-4698, Ward 6)

Carried

13.17 BY-LAW 2024-156, A BYLAW TO ADOPT OFFICIAL PLAN AMENDMENT NO. 57 (WARD 3) [REGENCY PROPERTY INC., 7810, 7822, 7834, AND 7846 MCCOWAN ROAD]

Being a By-Law to adopt Amendment No. 57 to the City of Markham Official Plan 2014, as amended. (Regency Property Inc. File No. Plan 21 129 900)

(Item 8.3.9 and By-law 2024-157 and By-law 2024-158)

Carried

13.18 BY-LAW 2024-157, A BY-LAW TO AMEND BY-LAWS 90-81 AND 177-96, AS AMENDED. (ZONING BY-LAW) (WARD 3) [REGENCY PROPERTY INC., 7810, 7822, 7834, AND 7846 MCCOWAN ROAD]

Being a By-law to amend By-law 90-81, as amended, (to delete lands from the designated area of By-law 90-81) and to amend By-law 177-96, as amended (to incorporate the lands into the designated area of By-law 177-96) affecting 7810, 7822, 7834 and 7846 McCowan Road rezoning Residential Development (RD) in order to permit a townhouse development consisting of 19 townhouses, 30 rear lane townhouses, 78 back-to-back townhouses and 6 stacked townhouses.

(Item 8.3.9 and By-law 2024-156 and By-law 2024-158)

Carried

- 13.19 BY-LAW 2024-158, A BY-LAW TO AMEND BY-LAW 2024-19, AS AMENDED. (ZONING BY-LAW) (WARD 3) [REGENCY PROPERTY INC., 7810, 7822, 7834, AND 7846 MCCOWAN ROAD]

Being a By-law to amend By-law 2024-19, as amended affecting 7810, 7822, 7834 and 7846 McCowan Road rezoning “Future Development (FD)” to “Residential Low Rise Six*8 Hold Four (RES-LR6*8(H4))” and “Open Space Public (OS-PU)” to permit a residential development.

(Item 8.3.9 and By-law 2024-156 and By-law 2024-157)

Carried

- 13.20 BY-LAW 2024-159, A BY-LAW TO AMEND BY-LAW 122-72, AS AMENDED. (REMOVAL OF HOLD PROVISION) (WARD 3) [LOT 12 REGISTERED PLAN 3684, 4 SABISTON DRIVE]

Being a By-law to amend By-law 122-72, as amended, to remove the Holding Symbol from the zoning of the subject lands to permit the development of two lots for single detached dwellings on 4 Sabiston Drive. (Lot 12 Registered PLAN 3684, 4 Sabiston Drive, Plan 65R40687)

Carried

- 13.21 BY-LAW 2024-160, A BY-LAW TO AMEND BY-LAW 304-87 AND 177-96, AS AMENDED. (1000503212 ONTARIO INCORPORATED, 7960 REESOR ROAD, MARKHAM)

Being a By-law to delete the lands from the designated area of By-law 304-87, incorporate them into the designated area of By-law 177-96, and zone them Business Park (BP) and Greenway (G) to facilitate an industrial development, the adaptive reuse of a heritage building, and the detailed delineation of environmental features and hazards on the lands.

(Item 8.3.8 and By-law 2024-161)

Carried

13.22 BY-LAW 2024-161, A BY-LAW TO AMEND BY-LAW 2024-19, AS AMENDED. (1000503212 ONTARIO INCORPORATED, 7960 REESOR ROAD, MARKHAM)

Being a By-law to refine the delineation of the Greenway One (GWY1) Zone on Zoning Map J6 of the By-law and to provide site specific development standards to the applicable Employment – Business Park (EMP-BP) on the remainder of the property to facilitate an industrial development, the adaptive reuse of a heritage building, and the detailed delineation of environmental features and hazards.

(Item 8.3.8 and By-law 2024-160)

Carried

Moved by Councillor Juanita Nathan
Seconded by Regional Councillor Jim Jones

That By-law 2024-160 and 2024-161 be added to today's Council meeting agenda to be given three readings and enacted.

Carried

14. CONFIDENTIAL ITEMS

Moved by Regional Councillor Alan Ho
Seconded by Councillor Andrew Keyes

That, in accordance with Section 239 (2) of the Municipal Act, Council resolve into a private session at 2:03 PM to discuss the following confidential matters:

Carried

Council resumed in open session and approved the following at 4:51 PM:

14.1 COUNCIL

14.1.1 CONFIDENTIAL COUNCIL MINUTES - JUNE 26, 2024

[MUNICIPAL ACT, 2001, Section 239 (2)(a)(b)(c)(e)(f)(i)(k)]

Moved by Councillor Juanita Nathan
Seconded by Councillor Keith Irish

1. That the confidential Council minutes of the Council Meeting held on June 26, 2024, be adopted.

Carried

14.1.2 REQUEST FOR DIRECTION REPORT, MINTO COMMUNITIES INC.
- APPLICATION FOR SITE PLAN CONTROL AT 17 ANNA
RUSSELL WAY, UNIONVILLE (WARD 3)(10.0)

(A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD; ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE, INCLUDING COMMUNICATIONS NECESSARY FOR THAT PURPOSE; 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) (c)(f)(k)]

(Item 2.1.3, June 26, 2024 Council)

Moved by Councillor Reid McAlpine

Seconded by Councillor Amanda Collucci

1. That the confidential report titled, “REQUEST FOR DIRECTION REPORT, MINTO COMMUNITIES INC. - APPLICATION FOR SITE PLAN CONTROL AT 17 ANNA RUSSELL WAY, UNIONVILLE (WARD 3), be received; and further,
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

14.1.3 CONFIDENTIAL UPDATE REQUEST FOR DIRECTION - ONTARIO
LAND TRIBUNAL APPEALS BY CURATED NORTH INC., THE
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
APPLICATIONS AT 17, 19, 21, AND 23 MORGAN AVENUE (WARD
1) (10.5)

(A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD; LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE

MUNICIPALITY OR LOCAL BOARD) [MUNICIPAL ACT, 2001, Section 239 (2)(c)(e)]

Moved by Councillor Keith Irish

Seconded by Councillor Ritch Lau

1. That the confidential update regarding a request for direction – Ontario Land Tribunal appeals by Curated North Inc., Official Plan and Zoning By-law amendment applications at 17, 19, 21, and 23 Morgan Avenue (Ward 1) be received; and further,
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

14.1.4 CONFIDENTIAL - REQUEST FOR DIRECTION RE ROMANDEALE LITIGATIONS (WARD 6) (10.0)

(LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD) [MUNICIPAL ACT, 2001, Section 239 (2)(e)]

Moved by Councillor Amanda Collucci

Seconded by Councillor Ritch Lau

1. That the confidential presentation entitled “Confidential - Request for Direction re Romandale Litigations” be received; and further,
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

14.2 GENERAL COMMITTEE - JULY 9, 2024

14.2.1 PROPOSED ACQUISITION OF LAND (WARD 6); A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD (10.0)

[MUNICIPAL ACT 2001, Section 239 (2)(c)]

Moved by Councillor Amanda Collucci

Seconded by Councillor Andrew Keyes

1. That the Confidential Report titled “CONVEYANCE OF LANDS TO THE CITY AT 11120 AND 11274 HIGHWAY 48 (Ward 6)”, be received; and further,
2. That Staff be authorized and directed to do all things necessary to give effect to these resolutions.

Carried

14.3 DEVELOPMENT SERVICES COMMITTEE - JULY 17, 2024

14.3.1 REQUEST FOR DIRECTION - ONTARIO LAND TRIBUNAL APPEAL OF DESIGNATION BY-LAW FOR 10159 MCCOWAN ROAD (WARD 6) (16.11.3)

(LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD) [MUNICIPAL ACT, 2001, Section 239 (2)(e)]

Moved by Councillor Amanda Collucci

Seconded by Councillor Ritch Lau

1. That the confidential report, dated July 16, 2024, titled, “CONFIDENTIAL REPORT - Request for Direction - Ontario Land Tribunal Appeal by Markham MMM North Development Corporation of the Designation By-law for 10159 McCowan Road (Ward 6)”, be received; and further,
2. That Staff do all things necessary to give effect to these resolutions.

Carried

15. CONFIRMATORY BY-LAW - THREE READINGS

Moved by Regional Councillor Alan Ho

Seconded by Regional Councillor Joe Li

That By-law 2024-139 be given three readings and enacted.

Three Readings

BY-LAW 2024-139- A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL MEETING OF JULY 17, 2024.

Carried

16. ADJOURNMENT

Moved by Regional Councillor Joe Li

Seconded by Regional Councillor Jim Jones

That the Council meeting of July 17, 2024 be adjourned at 4:57 PM.

Carried

Kimberley Kitteringham

City Clerk

Frank Scarpitti

Mayor