

## Development Services Public Meeting Minutes

**Meeting Number: 16**  
**December 3, 2024, 7:00 PM - 9:00 PM**  
**Live streamed**

Roll Call	Mayor Frank Scarpitti	Councillor Reid McAlpine
	Deputy Mayor Michael Chan	Councillor Karen Rea
	Regional Councillor Jim Jones	Councillor Andrew Keyes
	Regional Councillor Joe Li	Councillor Amanda Collucci
	Regional Councillor Alan Ho	Councillor Juanita Nathan
	Councillor Keith Irish	Councillor Isa Lee
	Councillor Ritch Lau	
Staff	Giulio Cescato, Director of Planning & Urban Design	Laura Gold, Council/Committee Coordinator
	Geoff Day, Senior Planner, Zoning & Special Projects	Deanna Schlosser, Senior Planner
	Brad Roberts, Manager, Zoning and Special Projects	Duran Wedderburn, Manager, Policy

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### **1. CALL TO ORDER**

The Development Services Public Meeting convened at 7:07 PM with Regional Councillor Joe Li in the Chair.

### **2. DISCLOSURE OF PECUNIARY INTEREST**

There was no disclosure of pecuniary interest.

### **3. DEPUTATIONS**

There were no deputations at this meeting.

#### 4. REPORTS

##### 4.1 PUBLIC MEETING INFORMATION REPORT, CITY OF MARKHAM AT 7085, 7095, 7125, 7131, 7155, 7181, AND 7225 WOODBINE AVENUE, APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT A PROPOSED MODIFICATION OF A ZONE BOUNDARY LINE TO THE COMPREHENSIVE ZONING BY-LAW 2024-19 AT THE EAST SIDE OF WOODBINE AVENUE SOUTH OF STEELCASE ROAD, MUNICIPALLY KNOWN AS 7085, 7095, 7125, 7131, 7155, 7181, AND 7225 WOODBINE AVENUE (WARD 8), FILE NO. PR 2024 196596 (10.5)

The Public Meeting this date was to consider an application submitted by the City of Markham.

The Committee Clerk advised that a public meeting notice was uploaded on the City's website on November 13, 2024 and an additional 523 courtesy notices were emailed to individuals on the notification list for the Comprehensive Zoning By-Law.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

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

Members of Council requested this item go directly to Council.

Moved by Councillor Isa Lee

Seconded by Regional Councillor Jim Jones

1. That the Public Meeting Information Report which proposes a City initiated modification to a zone boundary line to Zoning By-law 2024-19 (PR 2024 196596) affecting the east side of Woodbine Avenue south of Steelcase Road be received; and,
2. That the record of the Public Meeting held on December 3, 2024, with respect to the proposed City-initiated Zoning By-law Amendment to By-law 2024-19, that corrects a mapping error affecting 7085, 7095, 7125, 7131, 7155, 7181, and 7225 Woodbine Avenue be received; and,
3. That the City-initiated Zoning By-law Amendment, be finalized and brought forward to the next available Council meeting to be enacted without further notice; and further,
4. 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 AT MAJOR TRANSIT STATIONS AREAS (“MTSAS”), APPLICATION FOR CITY INITIATED AMENDMENTS TO PERMIT A MINIMUM OF UP TO FOUR STOREYS FOR LAND USE DESIGNATIONS THAT PERMIT RESIDENTIAL WITHIN MAJOR TRANSIT STATIONS AREAS (WARD 1, 2, 3, 4, 5, 6 AND 8), FILE NO. PR 2024 196596 (10.3, 10.5)**

The Public Meeting this date was to consider an application submitted by the City of Markham.

The Committee Clerk advised that a public meeting notice was uploaded on the City’s website on November 13, 2024. There was one written submission received regarding this proposal.

Deanna Schlosser, Senior Planner, provided a presentation on the application.

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

The Committee discussed the following relative to the City’s application to permit a minimum of up to four stories for land use designations that permit residential within Major Transit Station Areas (MTSA):

- That some of the streets included in the application are part of an established community and that the owners of these houses were not notified of the Statutory Public Meeting.
- That density encroaching into established communities located within MTSA’s could be problematic.
- Withdrawing the public meeting notice for the item “As of Right – four Units per residential lot” due to the need to ensure that the mapping was accurate outside of the urban area.
- The role transition areas play in being a buffer for established communities.
- That restrictions on the height of buildings in transition areas will remain even though four stories are being permitted.
- That the greenway areas within the MTSA are excluded from the zoning changes.
- The zoning of the Markham Civic Centre lands.
- That the application is to conform with the 2022 York Region Official Plan MSTTA boundaries.
- That the 2022 York Region Official Plan establishes the MTSA boundaries and that any change to these boundaries would need to be approved by the Province.

Staff responded and provided clarification regarding questions from the Committee.

The Committee requested that this matter be referred back to staff.

Moved by Councillor Juanita Nathan  
Seconded by Councillor Andrew Keyes

1. That the report entitled “PUBLIC MEETING INFORMATION REPORT, City initiated amendments to permit a minimum of up to four storeys for lands use designations which permit residential within Major Transit Stations Areas”, be received; and,
2. That the Record of the Public Meeting held on December 3, 2024 with respect to the proposed Official Plan Amendment and Zoning By-law Amendment applications, be received; and,
3. That the city initiated Official Plan and Zoning By-law Amendments (PR 24 196907), be referred back to staff for a report and a recommendation; and further,
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **5. ADJOURNMENT**

That the Development Services Public Meeting adjourned at 7:53 PM