

# Development Services Committee Meeting Minutes

**Meeting Number: 1**  
**January 27, 2025, 9:00 AM - 4:30 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 Juanita Nathan Councillor Isa Lee
Staff	Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner, Development Services Trinela Cane, Commissioner, Corporate Services Morgan Jones, Commissioner, Community Services Joseph Silva, Treasurer Chris Nearing, Fire Chief Giulio Cescato, Director, Planning & Urban Design Michael Toshakovski, Deputy City Solicitor	Frank Clarizio, Director, Engineering Stephen Lue, Senior Manager, Development Regan Hutcheson, Manager, Heritage Jason Yang, Technology Support Specialist II Emil Bautista, Technology Support Specialist II Hristina Giantsopoulos, Election & Committee Coordinator Rajeeth Arulanantham, Election & Committee Coordinator Iyana Mundo, Assistant to Council/Committee

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## 1. CALL TO ORDER

### 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.

The Development Services Committee Meeting convened at 9:08 AM. Regional Councillor Jim Jones presided as Chair.

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

Mayor Scarpitti declared a pecuniary interest in relation to item 9.1 and indicated that his son lives adjacent to the subject property. He did not participate in the discussion or vote on the item.

## **3. APPROVAL OF PREVIOUS MINUTES**

### **3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES - DECEMBER 10, 2024 (10.0)**

Moved by Councillor Andrew Keyes

Seconded by Councillor Juanita Nathan

1. That the minutes of the Development Services Committee meeting held on December 10, 2024, be confirmed.

**Carried**

## **4. PRESENTATIONS**

### **4.1 PRESENTATION OF SERVICE AWARDS (12.2.6)**

Mayor Scarpitti, Andy Taylor, Chief Administrative Officer, Claudia Storto, City Solicitor, Morgan Jones, Commissioner of Community Services, Trinela Cane, Commissioner, Corporate Services, and Arvin Prasad, Commissioner, Development Services, recognized the following staff members who have achieved service milestones and thanked them for their years of service.

#### **Chief Administrative Office - Fire & Emergency Services**

Kelly Pickering, Fire Mechanic, Fire & Emergency Services, 25 years

#### **Community Services Commission**

Donald Roe, Supervisor, Community Program, Recreation Services, 20 years

Dan Roberts, Labourer/Driver, Operations, 15 years

Mary Creighton, Director, Recreation Services, 15 years

Adam Carpino, Facility Operator II, Recreation Services, 10 years  
 Clara Grassia, Manager, Sports Development, Recreation Services, 5 years  
 Edward Rhodes, Customer Services Supervisor, Recreation Services, 5 years

#### **Corporate Services Commission**

Stella Attai, Financial Analyst, Financial Services, 25 years  
 Vincent Lai, Application Lead, Information Technology Services, 25 years  
 Kevin Ross, Manager, Development Finance & Payroll, Financial Services, 20 years  
 Mandeep Aujla, Solutions Specialist, Information Technology Services, 10 years  
 Amr Saad, Lead, GIS Operations & Architecture, Information Technology Services, 5 years

#### **Development Services Commission**

Victor Shum, Engineer, Mechanical, Building Standards, 35 years  
 Regan Hutcheson, Manager, Heritage, Planning & Urban Design, 35 years  
 Geoff Day, Senior Planner, Development, Planning & Urban Design, 25 years  
 Ying Zong, Process Management Administrator, Planning & Urban Design, 15 years  
 Cristin Miller, Supervisor, Zoning, Building Standards, 10 years  
 Tori Tsang, Zoning Examiner, Building Standards, 10 years  
 Jing Yu, Event Administrator, Economic Growth, Culture & Entrepreneurship, 5 years  
 Renee Zhang, Manager, Corporate and Community Events, Economic Growth, Culture & Entrepreneurship, 5 years  
 Melissa Leung, Senior Planner, Development, Planning & Urban Design, 5 years  
 Oxana Negorutsa, Parks Development Coordinator, Planning & Urban Design, 5 years.

## **5. DEPUTATIONS**

The Committee heard the following deputations:

- Asad Aziz on item 8.5;
- Marilyn Ginsberg on item 9.2;
- Elizabeth Janz, on item 9.2;
- Katie Kadambini, on item 9.2;
- Evelin Ellison on item 9.2; and
- Elena Cessaroni on confidential agenda item 14.1.

Please refer to items 8.5 and 9.2 for additional details.

Deputations are heard by Committee in open session.

Elena Cessaroni addressed the Committee to express concerns regarding the variance application for 86 John Street and requested that it be deferred until these concerns are addressed.

The Committee convened into Confidential session for item 14.1.1 to request direction from Committee on this Ontario Land Tribunal Appeal.

Moved by Councillor Keith Irish

Seconded by Councillor Reid McAlpine

That the deputations from; Asad Aziz, Marilyn Ginsberg, Elizabeth Janz, Katie Kadambini, Evelin Ellison, and Elena Cessaroni, be received.

**Carried**

## **6. COMMUNICATIONS**

### **6.1 COMMUNICATIONS - YONGE CORRIDOR SECONDARY PLAN STUDY - INTERIM REPORT (10.8)**

**Note: Please refer to item 9.2 for staff report.**

Moved by Councillor Amanda Collucci

Seconded by Councillor Reid McAlpine

1. That the written submissions from Ron Tolhurst, Dmitriy Kharena, David McKay, Michael Khalil, Kate Cooper, Joan Honsberger, Andrew Ferancik, and Katie Pandey, be received.

**Carried**

### **6.2 COMMUNICATIONS - REQUEST FOR DIRECTION - ONTARIO LAND TRIBUNAL APPEAL OF A MINOR VARIANCE APPLICATION 86 JOHN STREET (WARD 1) (8.0)**

Moved by Councillor Amanda Collucci

Seconded by Councillor Keith Irish

That the correspondence from Jeffrey E. Steisfield of Landlaw be received.

**Carried**

**7. PETITIONS**

There were no petitions.

**8. CONSENT REPORTS - DEVELOPMENT AND POLICY MATTERS**

**8.1 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES –  
NOVEMBER 19 AND DECEMBER 3, 2024 (10.0)**

Moved by Councillor Juanita Nathan

Seconded by Councillor Keith Irish

1. That the minutes of the Development Services Public Meeting held November 19 and December 3, 2024, be confirmed.

**Carried**

**8.2 HERITAGE MARKHAM COMMITTEE MINUTES – OCTOBER 9,  
NOVEMBER 13, AND DECEMBER 11, 2024 (16.11)**

Moved by Councillor Juanita Nathan

Seconded by Councillor Keith Irish

1. That the minutes of the Heritage Markham Committee meeting held October 9, November 13, and December 11 be received for information purposes.

**Carried**

**8.3 VARLEY-MCKAY ART FOUNDATION OF MARKHAM MINUTES –  
NOVEMBER 11, 2024 (16.0)**

Moved by Councillor Juanita Nathan

Seconded by Councillor Keith Irish

1. That the minutes of the Varley-McKay Art Foundation of Markham meeting held November 11, 2024, be received for information purposes.

**Carried**

**8.4 DOORS OPEN MARKHAM 2024 ORGANIZING COMMITTEE  
MINUTES - SEPTEMBER 11, OCTOBER 16, AND NOVEMBER 20, 2024  
(16.0)**

Moved by Councillor Juanita Nathan  
 Seconded by Councillor Keith Irish

1. That the minutes of the Doors Open Markham 2024 Organizing Committee held September 11, October 16, and November 20, 2024, be received for information purposes.

**Carried**

#### **8.5 REQUEST FOR DEMOLITION 11172 WARDEN AVE., HISTORIC CLAYTON SCHOOLHOUSE, WARD 2 (16.11.3)**

The Committee heard a deputation from Asad Aziz who indicated that he does not object to the installation of a heritage plaque when a decision on re-building the home is made and advised that the land is not for sale.

The Committee made inquiries regarding whether there are outstanding heritage preservation conditions on the property and what actions can be taken by a municipality when property owners do not comply.

Staff indicated that there is no authority to act from a building or heritage perspective in this regard.

The Committee convened into confidential session to obtain legal advice at 10:03 AM and reconvened into open session at 10:15 AM. Staff were requested to develop a policy related to the steps that the City can take in the preservation of heritage structures and to pass the costs to property owners. (Refer to New Business)

Moved by Councillor Ritch Lau  
 Seconded by Councillor Reid McAlpine

1. That the staff report titled “Request for Demolition, 11172 Warden Ave., Historic Clayton Schoolhouse, Ward 2” dated January 27, 2025, be received; and,
2. That Council has no objection to the proposed complete demolition of the Historic Clayton Schoolhouse; and,
3. That the Designation By-law for the Historic Clayton Schoolhouse under Part IV of the Ontario Heritage Act be repealed; and,
4. That as a condition of the demolition approval, the owner provide and install at their cost, an interpretive baked enamel “Markham Remembered

Plaque” to commemorate the history and architecture of the Historic Clayton Schoolhouse; and further,

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

**Carried**

## **9. REGULAR REPORTS - DEVELOPMENT AND POLICY MATTERS**

### **9.1 RECOMMENDATION REPORT RULAND PROPERTIES INC. (THE REMINGTON GROUP) SITE PLAN APPLICATION TO FACILITATE A NEW 35-STOREY RESIDENTIAL BUILDING (10.6)**

Mayor Scarpitti declared a pecuniary interest in relation to item 9.1 and indicated that his son leaves adjacent to the subject property. He did not participate in the discussion or vote on the item.

Arvin Prasad, Commissioner, Development Services, introduced the item and indicated that this application is for a 35-storey residential building at 190 Enterprise Blvd. Mr. Prasad indicated that staff and the consultants have worked collaboratively to meet the standards in Markham Center and that staff recommends that Committee support the recommendations.

Randy Pettigrew and Joseph Pavia from the Remington Group were in attendance to present the development designs and concepts.

Moved by Deputy Mayor Michael Chan  
Seconded by Councillor Reid McAlpine

1. That the report titled, “RECOMMENDATION REPORT, Ruland Properties Inc. (The Remington Group), Site Plan Application to facilitate a new 35-storey residential building with 335 units at 190 Enterprise Boulevard in Markham Centre (Ward 3), File SPC 15 155470”, be received; and,
2. That the Site Plan application (SPC 15 155470) submitted by Ruland Properties Inc. (The Remington Group), be endorsed in principle, subject to the conditions in Appendix ‘A’, and that Site Plan Approval be delegated to the Director of Planning and Urban Design or their designate; and,

3. That Council assign servicing allocation for a maximum of 335 residential units; and,
4. 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,
5. That York Region be advised that servicing allocation for 335 residential units has been confirmed; and,
6. That Site Plan Endorsement shall lapse, and Site Plan Approval will not be issued after a period of three (3) years from the date of endorsement in the event that the Site Plan Agreement is not executed within that time period; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **9.2 YONGE CORRIDOR SECONDARY PLAN STUDY - INTERIM REPORT (10.8)**

Arvin Prasad, Commissioner, Development Services, addressed the Committee to provide opening remarks and indicated that the Yonge Corridor Secondary Plan Study is currently in phase four of six phases. He acknowledged the work done by staff and the consultants in the development of this interim report and thanked Deanna Schlosser, Senior Planner, Sabrina Chan, Project Engineer, and Manpreet Kalsi, Engineer, for their efforts in managing the project. Mr. Prasad introduced, Craig Lemetti, Urban Strategies, who presented the Yonge Corridor Secondary Plan – Interim Report which provided an overview of the study background, the existing conditions, the public engagement initiatives, and emerging concepts. Additionally, he identified the next steps. Mr. Lemetti noted that there will be continued opportunities for public engagement and to make revisions.

The Committee thanked Mr. Lemetti and staff for the presentation and their work so far on this initiative.

The Committee heard the following depositions:

Elizabeth Janz expressed concerns with the proposed density, height of the buildings and the necessary servicing for the area. She suggested that there be a



transition between the tall developments and the community and that there be more opportunities to provide feedback to participate effectively.

Katie Pandey expressed opposition to the extension of Dudley Avenue and the negative impact it will have on 11 Glen Cameron. She requested that the Dudley Avenue extension be reconsidered.

Marilyn Ginsberg expressed concerns with the proposed intensification in the area and the lack of recognition of established neighborhoods. She suggested that Dudley Avenue be a protecting street.

Evelin Ellison expressed concerns with the intensification and suggested that the intensification along Langstaff Avenue be taken into consideration. She also suggested that more services be established for the proposed intensification.

There was discussion on the following in relation to the presentation and the proposed development plans:

- That there be a workshop to breakdown the components of the plan, parkland and open space to ensure the development of a complete community;
- The difference in height of the buildings on the west side of Yonge Street versus on the proposed heights on the east side;
- The impact that the rail corridor and heritage conservation area have on the height restrictions and on developments on the west side of Yonge Street; and,
- That there are concerns with the proposed Dudley Avenue connection and the pedestrian and cycling uses.

Staff indicated that this is an interim report and noted that the Dudley Avenue connection is still being reviewed.

The Committee requested that staff review and report back on the developments and intensification on the west side of Yonge Street in relation to those in the City's Yonge Corridor Secondary Plan and that a workshop and a Thornhill Subcommittee meeting located in Thornhill be planned.

Moved by Mayor Frank Scarpitti  
Seconded by Councillor Keith Irish

1. That the report and presentation dated January 27, 2025, entitled, "Yonge Corridor Secondary Plan Study - Interim Report" be received; and,

2. That the Yonge Corridor Secondary Plan Study - Interim Report and emerging concept be released for public consultation and input; and,
3. **That staff be directed to facilitate Special Development Services meetings for the purposes of a breakdown of the Yonge Corridor Secondary Plan and to review intensification on both sides of Yonge Street, and open space opportunities for the development of a complete community, and further,**
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## 10. MOTIONS

There were no motions.

## 11. NOTICES OF MOTION

There were no notices of motion.

## 12. NEW/OTHER BUSINESS

### 12.1 HERITAGE STRUCTURE PRESERVATION POLICY

The Mayor raised an item of new business and requested that staff develop a policy related to the steps that the City can take in the preservation of heritage structures and to pass the costs to property owners.

Moved by Mayor Frank Scarpitti  
Seconded by Councillor Amanda Collucci

That staff be directed to develop a policy related to the steps that the City can take in the preservation of heritage structures where property owners are not in compliance and to pass the related costs to the property owners or add them to the property taxes.

**Carried**

## 13. ANNOUNCEMENTS

There were no announcements.

## 14. CONFIDENTIAL ITEMS

Development Services convened into confidential session at 10:03 AM to obtain legal advice in relation to item 8.5 and what authority the City has to enforce heritage preservation conditions on property owners. The Committee reconvened into open session at 10:15 AM.

Development Services Committee took short recess at 12:25 PM and convened into confidential session at 12:45 PM.

Moved by Mayor Frank Scarpitti  
Seconded by Councillor Juanita Nathan

That in accordance with the Municipal Act, 2001, Section 239 (2)(f), Development Services Committee resolve into a confidential session to obtain legal advice regarding item 8.5, Demolition 11172 Warden Ave., Historic Clayton Schoolhouse, Ward 2 at 10:03 AM.

**Carried**

Moved by Deputy Mayor Michael Chan  
Seconded by Councillor Juanita Nathan

That, in accordance with Section 239 (2) of the Municipal Act, Development Services Committee resolve into a confidential session to discuss the following matters:

**Carried**

## **14.1 DEVELOPMENT AND POLICY MATTERS**

### **14.1.1 REQUEST FOR DIRECTION - ONTARIO LAND TRIBUNAL APPEAL OF A MINOR VARIANCE APPLICATION 86 JOHN STREET (WARD 1) (8.0)**

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

The Committee authorized and directed staff to do all things necessary to give effect to these resolutions and consented to place the item on the January 28, 2025, Confidential Council Meeting Agenda.

**14.1.2 LEGAL ADVICE RE REQUEST FOR DEMOLITION 11172  
WARDEN AVE., HISTORIC CLAYTON SCHOOLHOUSE, WARD 2  
(ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT  
PRIVILEGE) (16.11.3)[MUNICIPAL ACT, 2001, Section 239 (2) (f)]**

Staff were directed to develop a policy related to the steps that the City can take in the preservation of heritage structures. This recommendation was made and voted on in open session under New Business.

**15. ADJOURNMENT**

The Committee reconvened into open session at 12:59 PM and reported that staff was directed to do all things as instructed in confidential session. The meeting adjourned at 1:01 PM.

Moved by Councillor Keith Irish

Seconded by Councillor Reid McAlpine

1. That Development Services Committee meeting adjourn at 1:01 PM.

**Carried**