

## Council Meeting Minutes

**Meeting Number: 8**  
**June 24, 2025, 1:00 PM**  
**Live streamed**

Roll Call	Mayor Frank Scarpitti	Councillor Ritch Lau
	Deputy Mayor Michael Chan	Councillor Reid McAlpine
	Regional Councillor Jim Jones	Councillor Karen Rea
	Regional Councillor Joe Li	Councillor Andrew Keyes
	Regional Councillor Alan Ho	Councillor Amanda Collucci
	Councillor Keith Irish	Councillor Isa Lee
Staff	Andy Taylor, Chief Administrative Officer	Graham Seaman, Director, Sustainability & Asset Management
	Trinela Cane, Commissioner, Corporate Services	Stephanie DiPerna, Director, Building Standards
	Claudia Storto, City Solicitor and Director of People Services	Eddy Wu, Director, Environmental Services
	Morgan Jones, Commissioner, Community Services	Chris Bullen, Manager, By-Law Services
	Chris Nearing, Fire Chief	Shane Manson, Senior Manager, Revenue & Property Taxation
	Bryan Frois, Senior Manager, Executive Operations & Strategic Initiatives	Rajeeth Arulanantham, Election and Committee Coordinator
	Joseph Silva, Treasurer	Emil Bautista, Technology Support Specialist II
	Kimberley Kitteringham, City Clerk	Danny Chan, Manager, Business Administration & Compliance
	Martha Pettit, Deputy City Clerk	Alice Lam, Director, Operations
	Frank Clarizio, Director, Engineering	Matthew Vetere, Manager, Tax & Assessment Policy
	Giulio Cescato, Director of Planning & Urban Design	Negar Mahmoudi, Manager, Utility and Right of Way
	Mark Visser, Senior Manager Strategy Innovation & Investments	Vincent Feng, Supervisor, Continuous Improvement

**Alternate formats for this document are available upon request**

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## **1. CALL TO ORDER**

The meeting of Council convened at 1:20 PM on June 24, 2025. 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.

Council observed a Moment of Silence for the passing of John McCallum, former Federal Cabinet Minister and former MP of Markham-Unionville. Mayor Frank Scarpitti, Deputy Mayor Michael Chan and Regional Councillor Joe Li said a few words in tribute to John McCallum's long-standing career in Canadian politics.

Council observed a Moment of Silence for Patricia Wheeler, renowned artist of editorial cartoons in local newspapers and founder and first president of the Markham Group of Artists and a passionate supporter of the arts in the Markham community.

Council observed a Moment of Silence for Gail Leet, longtime advocate for Markham Seniors and recipient of the Platinum Jubilee Community Award for her extraordinary contributions to the Markham-Stouffville community.

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

Mayor Frank Scarpitti made a declaration of pecuniary interest on Items 6.4 Memorandum - Hold Removal - Signature Tower Residence Inc. C/O The Remington Group and Item 12.4, the corresponding By-law 2025-47 as his son is a resident north of the subject property.

Regional Councillor Alan Ho made a declaration of pecuniary interest on Items 6.4 Memorandum - Hold Removal - Signature Tower Residence Inc. C/O The Remington Group and Item 12.4, the corresponding By-law 2025-47 as his son is a resident north of the subject property.

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

### **3.1 COUNCIL MINUTES - MAY 27, 2025**

Moved by Councillor Isa Lee

Seconded by Councillor Keith Irish

That the Minutes of the Council Meeting held on May 27, 2025, be adopted.

**Carried**

#### **4. PRESENTATIONS**

##### **4.1 AWARD PRESENTATION TO THE CITY OF MARKHAM - OPERATIONS - PEO (PROFESSIONAL ENGINEERS ONTARIO) YORK CHAPTER 2024 ENGINEERING PROJECT OF THE YEAR AWARD (LARGE PROJECT CATEGORY)**

Morgan Jones, Commissioner of Community Services introduced the matter. Alice Lam, Director, Department of Operations, provided a brief PowerPoint presentation and video outlining the details of the project. Mayor Frank Scarpitti offered congratulatory remarks on behalf of Council.

Moved by Councillor Isa Lee

Seconded by Councillor Reid McAlpine

That the presentation outlining the Award to the City of Markham Operations Department from the PEO (Professional Engineers Ontario) York Chapter 2024 Engineering Project of the Year Award (Large Project Category) The Future of Pavement Engineering – Frequent Pavement Analysis Using AI project be received and that Alice Lam, Director, Department of Operations, Steven Dollmaier, Senior Manager of Roads and Fleet, Zoyeb Vahora, Roads Supervisor – Contract Administrative, Roy Tal, Chief Technical Officer with Visual Defense Inc. and all members of the project staff team be congratulated.

**Carried**

##### **4.2 AWARD PRESENTATION TO THE CITY OF MARKHAM - ENVIRONMENTAL SERVICES - OPWA (ONTARIO PUBLIC WORKS ASSOCIATION) 2024 PUBLIC WORKS PROJECT OF THE YEAR AWARD (EMERGENCY CONSTRUCTION / REPAIR, LESS THAN \$2 MILLION CATEGORY)**

Morgan Jones, Commissioner of Community Services introduced the matter outlining the merits of the project. Mayor Frank Scarpitti offered congratulatory remarks on behalf of Council.

Moved by Councillor Keith Irish

Seconded by Councillor Isa Lee

That the presentation outlining the Award to the City of Markham Environmental Services Department from the OPWA (Ontario Public Works Association) 2024 Public Works Project of the Year Award be received and that Zahra Parhizgari, Engineer, Environmental Services, Robert Muir, Manager, Stormwater, Environmental Services and all members of the project staff team be congratulated including the Late Prathapan Kumar, Senior Manager, Infrastructure.

**Carried**

## **5. DEPUTATIONS**

### **5.1 DEPUTATION ITEM 10.1 - OPTIONS FOR FILLING WARD 7 VACANCY ON MARKHAM CITY COUNCIL**

The following deputations were heard on this matter:

- 1) Edward Chiu – spoke in favour of appointment of a former candidate.
- 2) Shusmita V. Sharma-Tiwari – spoke in favour of conducting a by-election.
- 3) Stephen Lombardi - spoke in favour of appointment of a former candidate.
- 4) Gilbert Tsui - spoke in favour of appointment of a former candidate.
- 5) Angelica Gutierrez - spoke in favour of appointment of a former candidate.
- 6) Ravi Ravindran - spoke in favour of appointment of a former candidate.
- 7) Nimisha Patel - spoke in favour of appointment of a former candidate.
- 8) Conrad Rosario - spoke in favour of appointment of a former candidate.

Moved by Councillor Amanda Collucci

Seconded by Councillor Isa Lee

That the deputations from Edward Chiu, Shusmita V. Sharma-Tiwari, Stephen Lombardi, Gilbert Tsui, Angelica Gutierrez, Ravi Ravindran, Nimisha Patel and Conrad Rosario providing comments regarding Item 10.1 entitled “Options for Filling Ward 7 Vacancy on Markham City Council” be received.

**Carried**

## **6. COMMUNICATIONS**

### **6.1 LIQUOR LICENCE APPLICATION - JAKE’S ON MAIN RESTAURANT (WARD 3) (3.21)**

Moved by Councillor Reid McAlpine

Seconded by Regional Councillor Jim Jones

That the request for the City of Markham to complete the Municipal Information Form be received for information and be processed accordingly.

**Carried**

6.2 LIQUOR LICENCE APPLICATION - BEHIND THE ALLEY RESTAURANT  
(WARD 3) (3.21)

Moved by Councillor Reid McAlpine

Seconded by Regional Councillor Alan Ho

1. That the request for the City of Markham to complete the Municipal Information Form be received for information and be processed accordingly.

**Carried**

6.3 LIQUOR LICENCE APPLICATION - KING OF WINGS RESTAURANT  
(WARD 3) (3.21)

Moved by Councillor Reid McAlpine

Seconded by Regional Councillor Joe Li

1. That the request for the City of Markham to complete the Municipal Information Form be received for information and be processed accordingly.

**Carried**

6.4 MEMORANDUM - HOLD REMOVAL - SIGNATURE TOWER RESIDENCE  
INC. C/O THE REMINGTON GROUP (THE "OWNER")

Mayor Frank Scarpitti and Regional Councillor Alan Ho had declared a pecuniary interest in regard to this agenda item and did not participate in any discussion or vote on this matter.

Mayor Frank Scarpitti vacated the Chair and Deputy Mayor Michael Chan assumed the Chair for this matter.

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the memorandum titled "Hold Removal By-law Signature Tower Residence Inc. c/o The Remington Group (the "Owner") 190 Enterprise

Boulevard and 18 Andre De Grasse Street, Markham Centre File HOLD 25 109568" be received; and further,

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

**Carried**

6.5 MEMORANDUM - CITY INITIATED OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT (HOUSING ACCELERATOR FUND INITIATIVE 3 – MAJOR TRANSIT STATION AREA POLICY WORK)

Mayor Frank Scarpitti resumed the Chair.

Moved by Councillor Karen Rea

Seconded by Councillor Ritch Lau

1. That the memorandum titled "Update – City Initiated Official Plan Amendment and Zoning By-Law Amendment (Housing Accelerator Fund Initiative 3 – Major Transit Station Area Policy Work), File No. PR 24 196907 be received; and
2. That the revised Official Plan Amendment and Zoning By-Law Amendment for the Housing Accelerator Fund Initiative 3 (Major Transit Station Areas Policy Update), attached hereto **as Appendix "1" and "2"** be adopted and approved;
3. That this report and recommendation be sent to the Canada Mortgage and Housing Corporation (CMHC); and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

6.6 LIQUOR LICENCE APPLICATION - 54 BREWING CORP (WARD 2) (3.21)

Moved by Councillor Ritch Lau

Seconded by Councillor Amanda Collucci

1. That the City of Markham has no objection to 54 Brewing Corp. applying to the Alcohol and Gaming Commission of Ontario for a Manufacturer's Limited Liquor Sales licence (also known as a "By the Glass" licence) located at 10950 Woodbine Ave Unit 1, Markham, ON L6C 3L4.

**Carried**

## **7. REPORT OF STANDING COMMITTEE**

### **7.1 REPORT NO. 14 DEVELOPMENT SERVICES COMMITTEE (MAY 13, 2025)**

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

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

**Carried**

#### **7.1.1 RECOMMENDATION REPORT- HOUSING ACCELERATOR FUND INITIATIVE 3 (MAJOR TRANSIT STATION AREAS POLICY UPDATE) – CITY INITIATED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS, FILE: PR 24 196907 (10.3, 10.5)**

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the staff report entitled “RECOMMENDATION REPORT: Housing Accelerator Fund Initiative 3 (Major Transit Station Areas Policy Update) – City Initiated Official Plan and Zoning By-law Amendments” be received; and,
2. That the established low-rise residential area on the south side of Highway 7, east of McCowan Road within the McCowan BRT Station MTSA area including the lands at 5305 & 5307 Highway 7 that are subject to a current OLT appeal, be excluded from the City Initiated Official Plan and Zoning By-Law Amendments for the Housing Accelerator Fund Initiative 3; and,
3. That the established low-rise residential area on the north side of Highway 7, within the Montgomery BRT Station MTSA area including the lands at 5305 & 5307 Highway 7 that are subject to a current OLT appeal, be excluded from the City Initiated Official Plan and Zoning By-Law Amendments for the Housing Accelerator Fund Initiative 3; and,
4. That the City Initiated Official Plan and Zoning By-Law Amendments for the Housing Accelerator Fund Initiative 3 (Major Transit Station Areas Policy Update), as amended, in the updated

attachments as Appendix “1” and “2” be brought forward to a future Council meeting to be enacted without further notice; and,

5. That the deputations from Karina LaMaccia, Ben Miloshevski, Elizabeth Brown, Clayton Cartwright, Ala Baker, and, Alan Adams be received; and, further,
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**7.2 REPORT NO. 15 DEVELOPMENT SERVICES PUBLIC MEETING (MAY 20, 2025)**

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 2):

**Carried**

**7.2.1 PUBLIC MEETING INFORMATION REPORT, JAHANGIR CHOUDHRY, AT 17 OAKCREST AVENUE (WARD 3), APPLICATION FOR ZONING BY-LAW AMENDMENT**

Moved by Councillor Reid McAlpine

Seconded by Regional Councillor Jim Jones

1. That the report entitled “PUBLIC MEETING INFORMATION REPORT, Jahangir Choudry, Application for Zoning By-law Amendment to facilitate a future severance for the creation of two new lots with site-specific provisions at 17 Oakcrest Avenue (Ward 3), File No. PLAN 24 193958”, be received; and,
2. That the Record of the Public Meeting held on May 20, 2025 with respect to the proposed Zoning By-law Amendment application, be received; and,
3. That the application by Jahangir Choudry for the proposed Zoning By-law Amendment (PLAN 24 193958), be approved and the draft implementing Zoning By-law Amendment be finalized and 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**

**7.2.2 PUBLIC MEETING INFORMATION REPORT, SOHAIL KHAN, ENGENIUS DEVELOPMENT INC. AT 10 RIVER BEND ROAD (WARD 3), APPLICATION FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT**

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the written submissions by Raj Bissoon, Annette Sabatini, and Carmelo Lamanna, be received; and,
2. That the report entitled “PUBLIC MEETING INFORMATION REPORT, Engenius Development Inc., Applications for Official Plan Amendment and Zoning By-law Amendment to facilitate a future severance for the creation of four new lots with site-specific provisions (Ward 3), File No. PLAN 24 189460”, be received; and,
3. That the Record of the Public Meeting held on May 20, 2025 with respect to the proposed Official Plan Amendment and Zoning By-law Amendment applications, be received; and,
4. That the Applicant work with staff to ensure all four lots are minimum of 50 feet wide; and,
5. That the applications by Engenius Development Inc. for the proposed Official Plan and Zoning By-law Amendment (PLAN 24 189460), be approved and the draft implementing Official Plan Amendment and Zoning By-law Amendment be finalized and enacted without further notice; and further,
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**7.3 REPORT NO. 16 DEVELOPMENT SERVICES MEETING (JUNE 10, 2025)**

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

That the report of the Development Services Meeting be received & adopted.  
(Items 1 to 5):

**Carried**

7.3.1 039-T-24 AND 022-R-19 - AGREEMENTS WITH PROPERTY OWNERS FOR CONSTRUCTION AND FUNDING OF SERVICES RELATING TO

THE MAIN STREET UNIONVILLE RECONSTRUCTION PROJECT AND THE VICTORIA SQUARE BOULEVARD RECONSTRUCTION PROJECT (PHASE 1) (10.0)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the report entitled “039-T-24 and 022-R-19 - Agreements with Property Owners for Construction and Funding of Services Relating to the Main Street Unionville Reconstruction Project and the Victoria Square Boulevard Reconstruction Project (Phase 1)” be received; and,
2. That the Mayor and Clerk be authorized to execute agreements with property owners for the construction and funding of the Services approved by the Director of Engineering within the construction limits of Main Street Unionville Reconstruction Project and the Victoria Square Boulevard Reconstruction Project (Phase 1), provided the form of such agreements are satisfactory to the City Solicitor and the Commissioner of Development Services; and,
3. That the construction of the Services described in such agreements be included in the City’s construction contracts for the Main Street Unionville Reconstruction Project and the Victoria Square Boulevard Reconstruction Project (Phase 1); and further,
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**7.3.2 RECOMMENDATION REPORT, CAPITAL BUDGET REQUEST FOR THE PROPOSED DEVELOPER BUILD STRATA PARK AT 1297 AND 1307 CASTLEMORE AVENUE (10.0)**

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the June 10, 2025 report titled 'Recommendation Report, Capital Budget Request for Developer Build Strata Park at 1297 and 1307 Castlemore Avenue' be received; and,
2. That a new 2025 Capital Budget for Developer Build Strata Park be established and funded from Development Charges (Parks Development Reserve) in the amount of \$744,935 inclusive of HST impact @1.76% and internal charges; and further,
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**7.3.3 COMMENTS ON THE PROTECT ONTARIO BY BUILDING FASTER AND SMARTER ACT, 2025 (BILL 17) (10.0)**

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the report dated June 10, 2025, titled " Comments on the Protect Ontario by Building Faster and Smarter Act (Bill 17)" be received; and,
2. That this report be forwarded to the Minister of Municipal Affairs and Housing, Minister of Infrastructure, and Minister of Transportation as the City of Markham's comments on Bill 17; and,
3. That the Province establish a formal process for consultation and coordination with municipalities in the development of provincial transit projects and the management of construction activities including traffic management plans; and,

4. That the Province work collaboratively with the City to monitor local impacts, provide regular project updates, and ensure timely notification to affected stakeholders and the public; and,
5. That the Province require formal municipal consultation to demonstrate that local transportation policies and plans are considered and aligned before issuing MZO or imposing conditions that may adversely impact transportation systems; and,
6. That the Province clarify and provide further guidance on how MZO conditions will be cleared, to whose satisfaction, and provide a specific list of the items that can be conditioned; and,
7. That the Province ensure school sites are not located in areas that are not appropriate for sensitive land uses; and,
8. That Council not support regulations that would limit the scope, type or number of studies that may be required as part of a complete application and instead provide guidance to municipalities to facilitate consistency across the Province; and,
9. That if the Province proceeds, at a minimum sun/shadow and wind impact studies should be required as a part of Zoning Bylaw Amendment and Site Plan Control Applications; and,
10. That the Province partner with Ontario municipalities and practitioners on common practices and criteria for urban design studies to ensure consistency across all jurisdictions; and,
11. That the Province provide more details on the process and requirements for certifying professionals for which municipalities would be required to accept studies; and,
12. That Council not support changes to the Planning Act to enable the Minister of Municipal Affairs and Housing to permit variations from the zoning by-law within a prescribed percentage; and,
13. That the Province limit the applicability of the proposed legislation to existing development with reduced zoning setbacks and legal non-

conforming uses; and,

14. That Council is generally supportive of the proposed changes where the implementation of Transit Oriented Communities aligns with the local municipal visions or plans are developed in consultation with the municipality to ensure local priorities are protected; and,

15. That Council support all proposed changes to streamline Ministers' rulings process for construction products; and,

16. That Council not support Building Code research efforts geared towards single unit four storey townhouses as these units are not affordable and only generate one dwelling unit. The Province should dedicate Building Code research resources to more affordable housing solutions; and,

17. That Council support all opportunities for municipal data tracking across the Province, where data collection is automated through open data; and,

18. That Council not support the proposed change to exempt long term care homes; if the Province proceeds to institute this change, the City will be amenable if the exemption applies only to non-profit developments; and,

19. That Council not support the payment of development charges at occupancy; if the Province proceeds to institute this change, the City would be amenable if interest is levied to the date of occupancy and security can be obtained for the outstanding amounts; and,

20. That Council support the changes to the application of the development charge rate freeze, where collection is based on the lower of the frozen development charge amount plus interest or, the amount calculated using the prevailing rate; and,

21. That Council support the streamlined process for selected development charge by-law amendments, which eliminates the requirement to prepare a Development Charges Background Study if the amendment is to reduce the development charge rates; and,

22. That Council request the City be invited to participate in the discussions on the proposed regulatory changes, inclusive of those related to the determination of eligible capital costs which may focus on the inclusion/exclusion of land, and the methodology for determining benefit to existing; and,

23. That Council support the need for more development and streamlined processes, but not support any changes to the development charge regime that will move growth related costs away from developers and onto existing residents and businesses in any significant way; and,

24. That Council request the City be invited to participate in discussions on the utilization of a proposed utility model to construct water and wastewater services; and further,

25. That staff be authorized and directed to do all the things necessary to give effect to this resolution.

**Carried**

#### 7.3.4 COMMERCIAL FAÇADE IMPROVEMENT GRANT PROGRAM - 2025 (16.11)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the June 10, 2025, Staff report, titled “Commercial Façade Improvement Grant Program - 2025”, be received; and,

2. That Council supports financial assistance representing \$15,000.00 in grant assistance for:

- a. Paint Removal from the bricks of 4592 Hwy. 7 E. in Unionville and the re-conditioning of the original wooden window frames

subject to the owner obtaining a Minor Heritage Permit for the proposed work;

3. That the eligibility requirements of the Commercial Façade Improvement Grant Program be revised to require Façade Easement Agreements for grants of more than \$7,500 instead of \$5,000; and,
4. That the Commercial Façade Improvement Grant Program be revised to make designated historic places of worship eligible for grant funding instead of requiring them to apply to the City's Designated Heritage Property Grant Program and that the program be renamed the Commercial Façade and Historic Places of Worship Grant Program; and,
5. That the 2025 grants be funded through the Commercial Façade Improvement Grant Program Fund, Account 620-101-5699-25011; and further,
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

### 7.3.5 DESIGNATED HERITAGE PROPERTY GRANT APPLICATIONS 2025 (16.11.3)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the June 10, 2025, report titled, "Designated Heritage Property Grant Applications 2025", be received; and,
2. That Designated Heritage Property Grants for 2025 be approved in the amounts noted for the following properties, totaling \$54,020.00, provided that the applicants comply with eligibility requirements of the program:
  - a. 357 Main St. N., Markham Village: up to \$5,000.00, for the painting of the house in historic original colours and installation of historically authentic wooden front entrance door;
  - b. 7707 Yonge St., Thornhill: up to \$5,000.00 for the installation of historically authentic 2nd storey windows facing Yonge St.;
  - c. 218 Main St., Unionville: up to \$2,000.00 for the painting of the steeple and bellcote louvres in historic original colours;
  - d. 6 Alexander Hunter Place, Markham Heritage Estates: up to

- \$7,500.00 for the installation of a cedar shingle roof;
- e. 3 David Gohn Circle, Markham Heritage Estates: up to \$7,500.00 for the installation of a cedar shingle roof;
- f. 1 Heritage Corners Lane, Markham Heritage Estates: up to \$5,000.00 for the production and installation of historically authentic louvred shutters;
- g. 12 Wismer Place, Markham Heritage Estates: up to \$7,500.00 for the installation of a cedar shingle roof;
- h. 1 Kalvinster Drive, Cornell: up to \$4,520.00 for the reconstruction of brick gable-end chimneys;
- i. 99 Thoroughbred Way, Markham: up to \$5,000.00 for the repair and restoration of the historic wooden clapboard siding;
- j. 10720 Victoria Square Blvd., Victoria Square: up to \$5,000.00 for the repair of historic brickwork; and,

- 3. That the grant request for 49 Church Street not be funded due to the proposed work and application not meeting the eligibility requirements of the program; and,
- 4. That the grants be funded through the Designated Heritage Property Grant Project Fund, Account 620-101-5699-25010 (\$60,000.00 available for 2025) and further,
- 5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

#### 7.4 REPORT NO. 17 GENERAL COMMITTEE (JUNE 17, 2025)

Moved by Councillor Keith Irish  
Seconded by Councillor Andrew Keyes

That the report of the General Committee be received & adopted, save and except Item 7.4.10. (Items 1 to 10):

**Carried**

#### 7.4.1 CANCELLATION, REDUCTION, OR REFUND OF TAXES UNDER SECTIONS 357 AND 358 OF THE MUNICIPAL ACT, 2001 (7.3)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That the Report for the Cancellation, Reduction or Refund of Taxes under Sections 357 and 358 of the Municipal Act, 2001 be received; and,
2. That taxes totalling approximately \$578,088 (incl. \$3,451 of Stormwater Fees) be adjusted under Section 357 and 358 of the Municipal Act, 2001 of which the City's tax portion is estimated to be \$72,587; and,
3. That the associated interest be cancelled in proportion to the tax adjustments; and,
4. That the Treasurer be directed to adjust the Collector's Roll accordingly; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

#### 7.4.2 STATUS OF CAPITAL PROJECTS AS OF MARCH 31, 2025 (7.5)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That the report dated June 17, 2025, titled "Status of Capital Projects as of March 31, 2025" be received; and,
2. That the Projects completed with surplus funds over \$100,000 or with over 50% of Budget remaining, as identified in Appendix 2a, be recommended for closure, and funds associated with these projects in the amount of \$689,730 be transferred to the original sources of funding as identified in Appendix 2a; and,
3. That the Projects Completed without surplus funds or with surplus funds under \$100,000 or with less than 50% of Budget remaining, as identified on Appendix 2b, be recommended for closure, and funds associated with these projects in the amount of \$1,189,496 be transferred to the original sources of funding as identified in Appendix 2b; and,

4. That the Non-Development Charge Capital Contingency Project be topped up from the Life Cycle Replacement and Capital Reserve Fund by \$808,972 to the approved amount of \$250,000; and,
5. That the Engineering Capital Contingency Project be topped up from the Development Charges – City-Wide Hard Reserve by \$56 to the approved amount of \$100,000; and,
6. That the Design Capital Contingency Project be topped up from the Development Charges – Parks Development Reserve by \$5,953 to the approved amount of \$100,000; and,
7. That the Waterworks Capital Contingency Project be topped up from the Waterworks Stabilization/Capital Reserve by \$10,433 to the approved amount of \$100,000; and,
8. That the Staff approved draws from Other Reserves as part of the Capital Contingency process in the amount of \$416,973 be received; and,
9. That the following new capital projects, initiated subsequent to the approval of the 2025 capital budget, be received:
  - a. Project 25404 – LED Street Light Conversion – Pilot – Budget of \$24,732 to be funded from the Non-Development Charge Contingency.
  - b. Project 25405 – Fire Protection Grant - Budget of \$74,074 to be funded from Provincial Fire Protection Grant; and further,
10. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

#### 7.4.3 CLOUD ENTERPRISE RESOURCE PLANNING (ERP) SOFTWARE UPDATE (7.12)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That the report entitled “Cloud Enterprise Resource Planning (ERP) Software Update” be received; and,
2. That Staff be authorized to complete any required vetting and finalize negotiations with Workday Inc. to be the preferred

solution and software product provider for the City's Enterprise Resource Planning servicing needs; and,

3. That should it be required, Staff be authorized to pursue an alternative preferred solution and software product provider for the City's Enterprise Resource Planning Software from among the two other solutions noted in this report; and,
4. That once the vetting process and negotiations are finalized, the Chief Administrative Officer have delegated approval authority to award the contract for Cloud Enterprise Resource Planning Software Solution; and,
5. That Staff proceed with the procurement of Consulting Services to provide Implementation, Integration, Ongoing Support and Maintenance of a Cloud Enterprise Resource Planning Software Solution; and,
6. That the Chief Administrative Officer have delegated approval authority to award the contract for Consulting Services of a Cloud Enterprise Resource Planning Software Solution; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

#### 7.4.4 EXTERNAL AUDIT CONTRACT EXTENSION (7.0)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That the report entitled "External Audit Contract Extension" be received; and,
2. That the contract for the five-year fiscal period commencing with the 2025 audit and ending with the 2029 audit be awarded to KPMG LLP Chartered Accountants in annual amount of \$198,000 (before HST impact) with an increase of CPI plus 0.20% in years 2–5 (2026 – 2029); and,
3. That the contract includes an audit of financial statements for the following entities: i. The Corporation of the City of Markham, The Corporation of the City of Markham Trust Fund, City of Markham Public Library Board, Old Markham Village Business

Improvement Area (MBIA), and Unionville Business Improvement Area (UBIA), Varley Art Gallery in accordance with Canadian accounting standards for the public sector;ii. Varley-McKay Art Foundation, The Friends of Markham Museum Foundation, The Markham Foundation for Performing Arts, and Destination Markham Corporation, in accordance with Canadian accounting standards for not-for-profit organizations (“ASNPO”);iii. Markham District Energy Inc. (MDEI) and Markham Enterprises Corporation (MEC), in accordance with International Financial Reporting Standards (“IFRS”); and,

4. That the contract include the preparation of income tax returns for MDEI and MEC; and,
5. That the tendering process be waived in accordance with Purchasing By-Law 2017-8, Part II, Section 11.1, (c) which states “when the extension of an existing contract would prove more cost-effective or beneficial” & (h) where it is necessary or in the best interests of the City to acquire Professional Services from a supplier who has a proven track record with the City in terms of pricing, quality and service; and,
6. That the award for the audit for fiscal years 2025 to 2029 be funded from the respective annual operating budget as identified under financial considerations; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

#### 7.4.5 QUALITY MANAGEMENT SYSTEM - MANAGEMENT REVIEW (5.3)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That the report titled “Quality Management System Management Review” be received; and,
2. That Council, as the Owner of the City’s drinking water system, acknowledge and support the outcome and action items identified from the Management Review; and further,

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

**Carried**

#### 7.4.6 AMENDMENT TO ROAD OCCUPANCY BY-LAW 2018-109 (5.10)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That the report titled “Amendment to Road Occupancy By-law 2018-109” be received; and,
2. That Council approve the proposed amendments to the Road Occupancy By-law to improve clarity, reflect current practices and aligns with operational needs, best practices and latest legislations; and,
3. That Council enact an amendment to By-Law 2018-109, a by-law to regulate the use, alteration, and occupancy of highways within the City of Markham, as outlined in Appendix A (Amending By-Law Road Occupancy 2025); and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

#### 7.4.7 2025 ASSET MANAGEMENT PLAN AND FINANCIAL STRATEGY (7.0)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That the report and presentation titled “2025 Asset Management Plan and Financial Strategy” be received; and,
2. That Council endorse the findings from the update of the City’s asset management plan, for all City owned and/or managed assets, as assessed at current and proposed levels of service; and,
3. That Council endorse in principle, a proposed level of service for road pavement management, where short and long term business planning, contributions to the City’s life cycle reserve, annual budgets, and effective program delivery strategies, are based upon

a minimum target of 70% of the City's road network be in a "good" or better state of performance, and subject to funding and resource availability, work towards an aspirational target of 75% of the City's road network be in a "good" or better state of performance; and,

4. That any identified funding variances, shortfalls or gaps related to maintaining current levels of service, or any forecasted funding requirements that support proposed levels of service, as identified in the 2025 Asset Management Plan and Financial Strategy, be referred to the annual budget; and,
5. That Council direct staff to submit the 2025 Asset Management Plan and Financial Strategy (the formal document) to the Ministry of Infrastructure, informed by the findings noted under Recommendations 2, 3 and 4, as outlined in this report; and make the document publicly available on the City's website upon its completion; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**7.4.8 APPROVAL FOR COMMUNITY BBQ - COUNCILLOR ISA LEE - SEPTEMBER 13, 2025 (16.23)**

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That in accordance with, and for the purposes of compliance with 10.1 (j) of the Council Code of Conduct, Council approve the 2025 Community Fun Fair being organized and hosted by Ward 8 Councillor Isa Lee; and,
2. That Staff be authorized to provide accounting and financial transaction services in support of Councillor Isa Lee's 2025 Community Fun Fair; and,
3. That all revenue and expense transactions comply with the financial controllership processes as required by the Treasurer; and further,

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

**Carried**

**7.4.9 APPROVAL FOR COMMUNITY BBQ - COUNCILLOR AMANDA COLLUCCI - SEPTEMBER 7, 2025 (16.23)**

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That in accordance with, and for the purposes of compliance with 10.1 (j) of the Council Code of Conduct, Council approve the 2025 Community Barbeque being organized and hosted by Ward 6 Councillor Amanda Collucci; and,
2. That Staff be authorized to provide accounting and financial transaction services in support of Councillor Amanda Collucci's 2025 Community Barbeque; and,
3. That all revenue and expense transactions comply with the financial controllership processes as required by the Treasurer; and further,
4. That Staff be directed and authorized to do all things necessary to give effect to this resolution.

**Carried**

**7.4.10 MOTION - TAKING ACTION AGAINST INVASIVE SPECIES (6.3)**

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That Markham Council directs City Staff to prepare a **capital project to develop a** long-term invasive species management strategy with an appropriate implementation plan, **for consideration as part of the 2026 Budget**, and;
2. That implementation of a long-term invasive species management strategy, **be targeted to begin in the 2027 budget year**, subject to Council approval of the strategy and Budget adoption; and,
3. That the long-term invasive species management strategy include cooperation with other levels of government, other public

agencies, non-governmental organizations, the 407ETR and private property owners; and,

4. That the long-term invasive species management strategy include quantitative goals and benchmarks, such as, for illustration only, metres of shoreline or acres of green space cleared of invasive species and the recommended budget, staffing and resources needed to implement the strategy; and,
5. That work to control invasive plant species move at a pace faster than the spread of the targeted invasive species; and further,
6. That Staff be directed and authorized to do all things necessary to give effect to this resolution.

**Carried as Amended**

## **8. MOTIONS**

There were no motions.

## **9. NOTICE OF MOTION TO RECONSIDER**

There were no notices of motion to reconsider.

## **10. NEW/OTHER BUSINESS**

### **10.1 OPTIONS FOR FILLING WARD 7 VACANCY ON MARKHAM CITY COUNCIL**

Kimberley Kitteringham, Director of Legislative Services, City Clerk & Returning Officer for the City of Markham, provided a PowerPoint presentation outlining the options for filling the Ward 7 Vacant seat on City Council and responded to questions.

Moved by Councillor Andrew Keyes

Seconded by Regional Councillor Joe Li

1. That the presentation entitled “Options for Filling Ward 7 Vacancy on Markham City Council” be received; and
2. That the vacancy of the Ward 7 Councillor seat be filled via By-Election; and,
3. That Council adopt a By-law to fill the Ward 7 Councillor Seat via By-Election appended to this presentation as Attachment "A" effective June 29, 2025 at 11:59 P.M.; and,

4. That the City Treasurer be authorized to identify and implement a funding approach to address costs incurred to administer the By-Election; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to these resolutions.

**Carried as Amended**

**(see following motion to bring matter forward)**

Moved by Regional Councillor Alan Ho

Seconded by Regional Councillor Joe Li

That Item 10.1 “Options for Filling Ward 7 Vacancy on Markham City Council” be brought forward to be discussed immediately following the Deputations.

**Carried**

#### 10.2 REQUEST FOR POLICE BACKGROUND CHECKS FOR CANDIDATES FOR WARD 7 COUNCIL VACANCY

Moved by Councillor Keith Irish

Seconded by Councillor Karen Rea

Whereas the roles on Markham Council — Mayor, Regional Councillor and Ward Councillor — are positions of public trust requiring each occupant to uphold ethical standards, act with integrity, and ensure that their decisions and actions align with the public good, and

Whereas police background checks are commonly used to assess an individual's suitability for employment and volunteer positions.

Therefore Be It Resolved:

1. That the filling of the position of Ward 7 Councillor in 2025, whether by appointment or by-election, require each individual to voluntarily provide a bona fide police record check as part of their candidacy, and,
2. That this be done in accordance with the Police Record Checks Reform Act, 2015, specifically how these checks are conducted and what information is publicly disclosed, and

3. That the Province of Ontario be requested to amend the Municipal Elections Act, 1996 to include a bona fide police record check as part of the candidate eligibility; and further,
4. That staff be asked to explore the viability of same for the 2026 municipal election.

**Carried**

**10.3 APPROVAL FOR COMMUNITY BBQ - REGIONAL COUNCILLOR ALAN HO - JULY 19, 2025 (16.23)**

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the rules of procedure be waived to introduce a motion granting permission for Regional Councillor Alan Ho to host a Community BBQ on July 19, 2025.

**Carried by Two Thirds Vote**

Moved by Councillor Karen Rea

Seconded by Councillor Reid McAlpine

1. That in accordance with, and for the purposes of compliance with 10.1 (j) of the Council Code of Conduct, Council approve the community BBQ event being organized and hosted by Regional Councillor Ho on July 19, 2025; and,
2. That staff be authorized to provide accounting and financial transaction services in support of the event noted in Number 1; and,
3. That all revenue and expense transactions comply with the financial controllership processes as required by the Treasurer; and further,
4. That Staff be directed and authorized to do all things necessary to give effect to this resolution.

**Carried**

**11. ANNOUNCEMENTS**

Councillor Karen Rea conveyed her gratitude and appreciation for the dedicated efforts of City staff in making the 48th edition of the Markham Village Music Festival held on June 20 and 21<sup>st</sup> a success.

## **12. BY-LAWS - THREE READINGS**

Moved by Regional Councillor Jim Jones

Seconded by Councillor Ritch Lau

That By-laws 2025-44 to 2025-46 and By-laws 2025-48 to 2025-51 be given three readings and enacted.

**Carried**

Mayor Frank Scarpitti vacated the Chair and Regional Councillor Jim Jones assumed the Chair.

Mayor Frank Scarpitti and Regional Councillor Alan Ho had declared a pecuniary interest in regard to By-law 2025-47 and did not participate in any discussion or vote on this matter.

Moved by Councillor Amanda Collucci

Seconded by Councillor Ritch Lau

That By-law 2025-47 be given three readings and enacted.

**Carried**

### **Three Readings**

#### **12.1 BY-LAW 2025-44, A BY-LAW TO DESIGNATE PART OF A CERTAIN PLAN OF SUBDIVISION NOT SUBJECT TO PART LOT CONTROL (COUNTRY WIDE HOMES AT MARKHAM INC.)**

Being a By-law to designate part of a certain plan of subdivision not subject to Part Lot Control. Located along Selina Rose Street, west of Warden Avenue and north of Berczy Green Drive. The By-law is to facilitate the conveyance of 21 traditional condo townhouses. (Blocks 76, 84, 108, and 110, on Registered Plan 65M-4794)

**Carried**

#### **12.2 BY-LAW 2025-45, A BY-LAW TO REPEAL BY-LAW 2003-10, BEING A BY-LAW TO DESIGNATE THE WILLIAM CLARRY HOUSE.**

Being a By-law to repeal By-law 2023-10 from the lands formerly municipally known as 9900 Highway #48. Council approved a request to demolish the on-site heritage resource because of significant structural damage at its meeting on January 26, 2021.

**Carried**

12.3 BY-LAW 2025-46, A BY-LAW TO REPEAL BY-LAW 2014-20 AS AMENDED BY BY-LAW 2023-102, BEING A BY-LAW TO DESIGNATE THE MUNSHAW HOMESTEAD

Being a By-law to repeal By-law 2023-102 from the lands municipally known as 10 Ruggles Avenue. Council approved a Major Heritage Permit application seeking permission to demolish the on-site heritage resource due to significant fire damage at its meeting on March 25, 2025.

**Carried**

12.4 BY-LAW 2025-47, A BY-LAW TO AMEND BY-LAW 2004-196, AS AMENDED (SIGNATURE TOWER RESIDENCE INC. C/O THE REMINGTON GROUP (THE “OWNER”))

Being a By-law to amend By-law 2004-196, as amended, re-zoning subject lands to permit a mixed-use condominium apartment development comprised of a 35 storey residential tower containing 335 units. [Signature Tower Residence Inc., 190 Enterprise Blvd and 18 Andre De Grasse Street (“K2”), CON 5 PT LOT 8 RP 65R37421 PARTS 1 TO 3]  
(Item 6.4)

**Carried**

12.5 BY-LAW 2025-48, MAJOR TRANSIT STATION AREAS WITHIN THE MUNICIPALITY - OFFICIAL PLAN AMENDMENT NO. 64 (HOUSING ACCELERATOR FUND INITIATIVE 3)

The OPA NO. 64 modifies the City’s 2014 Official Plan to rezone lands use designations that permit residential units within the Major Transit Station Areas, as identified in the 2022 York Region Official Plan Appendix 2, within the geographic boundary of the City of Markham. (HAF Initiative 3)  
(Item 6.5, Item 7.1.1 and By-law 2025-49)

**Carried**

**12.6 BY-LAW 2025-49, MAJOR TRANSIT STATION AREAS WITHIN THE MUNICIPALITY - ZONING BY-LAW AMENDMENT (HOUSING ACCELERATOR FUND INITIATIVE 3)**

Being a By-law to rezone lands use designations that permit residential units within the Major Transit Station Areas, as identified in the 2022 York Region Official Plan Appendix 2, within the geographic boundary of the City of Markham. (HAF Initiative 3)  
[Item 6.5, Item 7.1.1 and By-law 2025-48 (OPA 64)]

**Carried**

**12.7 BY-LAW 2025-50, A BY-LAW TO AMEND BY-LAW 2018-109 A BY-LAW TO REGULATE THE USE, ALTERATION, AND OCCUPANCY OF HIGHWAYS WITHIN THE CITY OF MARKHAM**

Being a By-law to make administrative amendments to the Road Occupancy By-law 2018-109.  
(Item 7.4.6)

**Carried**

**12.8 BY-LAW 2025-51, A BY-LAW TO CALL FOR A BY-ELECTION**

Being a By-law to require a by-election to be held to fill the vacancy in the office of Ward 7 Councillor on the Council of The Corporation of the City of Markham, in accordance with the Municipal Elections Act, 1996.

**Carried**

**13. CONFIDENTIAL ITEMS**

Council consented not to resolve into closed session and passed the following recommendations in open session:

**13.1 DEVELOPMENT SERVICES COMMITTEE - JUNE 10, 2025**

**13.1.1 REQUEST FOR DIRECTION - ONTARIO LAND TRIBUNAL  
APPEAL FOR MINOR VARIANCE AT 59 LEE AVENUE (WARD 8)  
(8.0)**

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the Confidential Report, dated June 10, 2025, titled, “REQUEST FOR DIRECTION - Ontario Land Tribunal Appeal for Minor Variance by 2869494 Ontario Inc. at 59 Lee Avenue (Ward 8)”, be received; and,
2. That the City Solicitor, or their designate, and any necessary Staff be directed not to attend the Ontario Land Tribunal (“OLT”) hearing regarding the appeal of a decision of the Committee of Adjustment (“Committee”) denying the requested minor variance as it relates to the increase in setback from the street lot line for the construction of a garden home, subject to imposing the following conditions of approval as set out below in the event the OLT allows the variance:
  - a. That the variances apply only to the proposed development for as long as it remains; and,
  - b. That the variances apply only to the proposed development, in substantial conformity with the plans attached as Appendix “B” to the Staff Report dated May 25, 2025, and that the Secretary-Treasurer receive written confirmation from the Supervisor of the Committee of Adjustment or their designate, that this condition has been fulfilled to their satisfaction; and,
3. That Staff be directed to do all things necessary to give effect to these Resolutions; and further,
4. That the foregoing Resolutions be reported out at the open session of the Council meeting this date.

**Carried**

#### 13.1.2 UPDATE REQUEST FOR DIRECTION - ONTARIO LAND TRIBUNAL APPEALS RE: NEW COMPREHENSIVE ZONING BY-LAW (8.0)

Moved by Councillor Isa Lee

Seconded by Councillor Karen Rea

1. That the Confidential Report titled, “Update Request for Direction – Ontario Land Tribunal Appeals re: Comprehensive Zoning By-law”, be received; and,

2. That Council authorize the settlement as outlined in this confidential report; and,
3. That the City Solicitor be authorized to execute Minutes of Settlement on behalf of the City on the basis as outlined in this confidential report; and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution; and further,
5. That Resolutions 1 and 4 be reported at the open session of the Council meeting this date.

**Carried**

**13.1.3 OLT APPEAL BY PRIMONT HOMES (LESLIE/JOHN) INC., OF THE OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS AT 2300 JOHN STREET (WARD 1)**

Moved by Councillor Keith Irish

Seconded by Councillor Ritch Lau

1. That the June 10, 2025, Confidential Report titled, “REQUEST FOR DIRECTION REPORT, Ontario Land Tribunal Appeal by Primont Homes (Leslie/John) Inc. of the Official Plan and Zoning By-law Amendment applications to permit a mixed-use development consisting of four towers between 9 and 24 storeys containing 723 residential units at 2300 John Street (Ward 1) File PLAN 21 146653”, be received; and,
2. That the City Solicitor, or designate, be directed to attend the Ontario Land Tribunal in opposition of the appeals on the basis as summarized in this confidential report; and,
3. That the City Solicitor, or designate, be authorized to resolve the appeal through negotiation in accordance with Council’s direction, and that in the event a resolution is reached between the City and Primont Homes (Leslie/John) Inc., Staff will report back to Council to seek ratification of any proposed settlement; and,
4. That Staff be authorized and directed to do all things necessary to give effect to these resolutions; and further,
5. That resolutions 1 and 4 be reported out at the open session of the Council meeting this date.

**Carried**

**14. CONFIRMATORY BY-LAW - THREE READINGS**

Moved by Councillor Amanda Collucci

Seconded by Councillor Andrew Keyes

That By-law 2025-43 be given three readings and enacted.

Three Readings

BY-LAW 2025-43 A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE  
COUNCIL MEETING OF JUNE 24, 2025.

No attachment

**Carried**

**15. ADJOURNMENT**

Moved by Councillor Isa Lee

Seconded by Councillor Keith Irish

That the Council meeting of June 24, 2025 be adjourned at 4:59 PM.

**Carried**

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Kimberley Kitteringham

City Clerk

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Frank Scarpitti

Mayor