

Council Meeting Minutes

Meeting Number: 2
February 25, 2026, 1:00 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 Nimisha Patel Councillor Isa Lee
Staff	Andy Taylor, Chief Administrative Officer Trinela Cane, Commissioner, Corporate Services Bryan Frois, Senior Manager, Executive Operations & Strategic Initiatives Vinay Sharda, Director, Economic Development, Culture & Entrepreneurship and President, DMC Joseph Silva, Treasurer Kimberley Kitteringham, City Clerk Martha Pettit, Deputy City Clerk Chris Bullen, Manager, By-Law Services Giulio Cescato, Director of Planning & Urban Design Frank Clarizio, Director, Engineering Eddy Wu, Director, Environmental Services Salia Kalali, Senior Manager, Infrastructure & Capital Works Michael Toshakovski, Deputy City Solicitor John Wong, Technology Support Coordinator	Bradley Roberts, Manager, Zoning & Special Projects Geoff Day, Senior Planner, Development David Porretta, Manager, Traffic Engineering Eric Chan, Senior Manager, Transportation Jennifer Kim, Senior Planner, Development Lily-Ann D'Souza, Senior Planner, Policy Melissa Leung, Senior Planner, Development Melita Lee, Senior Procurement Specialist Oksana Negorutsa, Parks Development Coordinator Peter Wokral, Senior Planner, Heritage Stacia Muradali, Manager, Development Tanya Lewinberg, Public Realm Coordinator Stephen Tippett, Project Manager, Park Development

Hristina Giantsopoulos, Election/Council & Committee Coordinator	Alex Moore, Senior Manager, Procurement & Accounts Payable
Iyana Mundo, Assistant to Council / Committee	Richard Fournier, Senior Manager, Parks Planning, Design & Construction
Audrey Farias, Manager, Planning & Urban Design	Carlson Tsang, Senior Planner, Development

Alternate formats for this document are available upon request

1. CALL TO ORDER

The meeting of Council convened at 2:23 PM on February 25, 2026 in the Canada Room. 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 in recognition of the passing of Colleen Page, City of Markham employee who worked for City for 20 years.

Giulio Cescato, Director, Planning and Urban Design introduced Natalia Alvorez Quintero and Saptha Killewalavan, interns in planning who have recently joined the City.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. APPROVAL OF PREVIOUS MINUTES

3.1 COUNCIL MINUTES - JANUARY 27, 2026

1. That the Minutes of the Council Meeting held on January 27, 2026, be adopted.

4. PRESENTATIONS

There were no presentations.

5. DEPUTATIONS

- 5.1 DEPUTATIONS - ITEM 12.11 - BY-LAW 2026-25, A BY-LAW TO DESIGNATE PART OF A CERTAIN PLAN OF SUBDIVISION NOT SUBJECT TO PART LOT CONTROL (ROBERT CLARRY)

That the deputation from Graham Dewar be received.

Carried

See Item 12.11 for Council's decision on this matter.

6. COMMUNICATIONS

- 6.1 ONTARIO LAND TRIBUNAL (OLT) DECISION - DRC (MARKHAM) INC., 8127-8149 YONGE STREET) (10.3, 10.5)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

That the Communication regarding "OLT Decision DRC (Markham) Inc., 8127-8149 Yonge Street", be received.

(By-law 2026-15 and By-law 2026-16)

Carried

- 6.2 ONTARIO LAND TRIBUNAL (OLT) DECISION - CITY'S COMPREHENSIVE ZONING BY-LAW NO. 2024-19 (10.3, 10.5)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

That the Communication regarding "OLT Decision - City's Comprehensive Zoning By-law No. 2024-19", be received.

(By-law 2026-17, By-law 2026-18, By-law 2026-19, By-law 2026-20)

Carried

- 6.3 LIQUOR LICENCE APPLICATION - MEETRICE NOODLE & FISH HOUSE RESTAURANT (WARD 8) (3.21)

Moved by Councillor Isa Lee

Seconded by Councillor Nimisha Patel

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 COMMUNICATIONS FROM GRAHAM AND CAROLINE DEWAR - ITEM 12.11 - BY-LAW 2026-25, A BY-LAW TO DESIGNATE PART OF A CERTAIN PLAN OF SUBDIVISION NOT SUBJECT TO PART LOT CONTROL (ROBERT CLARRY)

Moved by Councillor Karen Rea

Seconded by Councillor Keith Irish

1. That the communication from Graham and Caroline Dewar regarding Item 12.11 "Being a By-law to dedicate certain lands (Robert Clarry)" be received; and further,
2. That the matter Being a By-law to dedicate certain lands (Robert Clarry) be deferred to the March 24, 2026 Council meeting.

Carried

6.5 COMMUNICATION FROM WESTON CONSULTING - ITEM 7.1.5 - RECOMMENDATION REPORT, HOUSING ACCELERATOR FUND (HAF) INITIATIVE 4 (INCLUSIONARY ZONING IN MAJOR TRANSIT STATION AREAS) – CITY INITIATED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS (10.8)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the communication from Darrin Cohen, MCIP, RPP Senior Planner, Weston Consulting regarding Item 7.1.5 "Recommendation Report: Housing Accelerator Fund Initiative 4 (Inclusionary Zoning in Major Transit Station Areas) – City Initiated Official Plan and Zoning By-law Amendment" be received.

Carried

7. REPORT OF STANDING COMMITTEE

7.1 REPORT NO. 4 DEVELOPMENT SERVICES COMMITTEE (FEBRUARY 3, 2026)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

That the report of the Development Services Committee be received & adopted, save and except Item 7.1.6 (Items 1 to 5):

Carried

7.1.1 MARKHAM VISION ZERO ROAD SAFETY PLAN (CITY-WIDE)
(10.0)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the staff report titled “Markham Vision Zero Road Safety Plan” and recommended countermeasures be endorsed; and,
2. That implementation of the Vision Zero Road Safety Plan be contingent on resourcing availability, including from any external grant funding and as provided for through the annual budget process, as appropriate; and,
3. That Council approve a 2026 in-year capital addition for the Vision Zero Road Safety Plan in the amount of \$896,297, being the amount the City has received from the Province as interim funding under Road Safety Initiatives Fund (RSIF), to advance RSIF-eligible road safety improvements within the 16 Automated Speed Enforcement school safety zones identified by the Director of Engineering, with priority given to locations that have significant safety concerns; and,
4. That the Director of Engineering be authorized to submit applications for further RSIF funding, as opportunities become available, to fund eligible Road Safety Plan initiatives; and,
5. That the City Treasurer be authorized to adjust the in-year capital budget for the Vision Zero Safety Plan based on availability and receipt of any further RSIF funding and that the Director of Engineering be authorized to identify and implement specific eligible Road Safety Plan initiatives to be funded using RSIF funding, in consultation with the City Treasurer; and,

6. That staff continue to coordinate with York Region and their Vision Zero Traveller Safety Plan, to ensure an aligned approach to improving mobility safety in Markham; and,
7. That the City Clerk circulate this report to York Region, York Regional Police, York Region school boards, and Ministry of Transportation of Ontario; and further,
8. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

7.1.2 RECOMMENDATION REPORT, THE REMINGTON GROUP,
APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT
A THREE-PHASED, MIXED-USE, HIGH-RISE DEVELOPMENT

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the February 3, 2026, report titled, “RECOMMENDATION REPORT, The Remington Group, Application for Zoning By-law Amendment to permit a three-phased, mixed-use, high-rise development consisting of five towers of varying heights and 2,139 residential units on lands located on the northwest corner of Verdale Crossing and Birchmount Road (Ward 3), File PLAN 24 197692”, be received; and,
2. That the written submission from Sherry TCheng providing comments regarding the above subject matter, be received; and,
3. That the Zoning By-law Amendment application submitted by The Remington Group, 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 further,
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

7.1.3 RECOMMENDATION REPORT, AUTHORITY TO ENTER INTO A
HERITAGE EASEMENT AGREEMENT AS A CONDITION OF

DEVELOPMENT APPROVAL - 10737 VICTORIA SQUARE BLVD
(WARD 2) (16.11)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the February 3, 2026, report titled, “Authority to Enter into a Heritage Easement Agreement as a Condition of Development Approval – 10737 Victoria Square Blvd (Ward 2), be received; and,
2. That a by-law be passed to authorize the Mayor and Clerk to execute a Heritage Easement Agreement with the property owner of 10737 Victoria Square Blvd, and any other documents required to give effect thereto, in a form satisfactory to the City Solicitor; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.
(By-law 2026-23)

Carried

7.1.4 RECOMMENDATION REPORT, NEW MARKHAM HERITAGE
PROPERTY GRANT PROGRAM (ALL WARDS) (16.11)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the report dated, February 3, 2026, titled, “New Markham Heritage Property Grant Program”, be received; and,
2. That the deputation by Doug Denby to the Development Services Committee on February 3, 2026 be received; and,
3. That the existing Commercial Façade Improvement Grant Program and Designated Heritage Property Grant Program be replaced by a new Markham Heritage Property Grant Program as outlined in the draft by-law (Appendix “A”) and the program guidelines (Appendix “B”) attached to this report; and,
4. That as required by the Ontario Heritage Act, a by-law be adopted to implement the Markham Heritage Property Grant Program generally in the form attached as Appendix “A” to this report; and,

5. That By-law 175-81, as amended, (“A By-law to Establish a Heritage Fund”) be repealed generally in the form attached as Appendix “C” to this report, and that any remaining funds in the Heritage Loans Reserve be transferred to the Designated Heritage Property Grants Reserve; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.(By-law 2026-30 and By-law 2026-31)

Carried

7.1.5 RECOMMENDATION REPORT, HOUSING ACCELERATOR FUND (HAF) INITIATIVE 4 (INCLUSIONARY ZONING IN MAJOR TRANSIT STATION AREAS) – CITY INITIATED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS (10.8)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the report dated February 3, 2026, entitled " RECOMMENDATION REPORT: Housing Accelerator Fund Initiative 4 (Inclusionary Zoning in Major Transit Station Areas) – City Initiated Official Plan and Zoning By-law Amendment” be received; and,
2. That the City Initiated Official Plan and Zoning By-Law Amendments for the Housing Accelerator Fund Initiative 4 (Inclusionary Zoning in Major Transit Station Areas), attached as Appendix “A” and “B”, be brought forward to the next Council meeting to be enacted without further notice; and,
3. That the City Initiated Official Plan and Zoning By-law Amendments be forwarded to the Canada Mortgage and Housing Corporation; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

7.1.6 RECOMMENDATION REPORT, HOUSING ACCELERATOR FUND INITIATIVE 2 (ARU 2) (ADDITIONAL RESIDENTIAL UNIT

PERMISSIONS AND INCENTIVE PROGRAM) – CITY INITIATED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS (10.3, 10.5)

Moved by Councillor Keith Irish

Seconded by Councillor Reid McAlpine

1. That the staff report titled, “RECOMMENDATION REPORT: Housing Accelerator Fund Initiative 2 (Additional Residential Unit Permissions and Incentive Program) – City Initiated Official Plan and Zoning By-law Amendments”, be received; and,
2. That the deputation from Miriam Tadros be received; and,
3. That Staff consider additional input and/or modifications to the City Initiated Official Plan and Zoning By-law Amendments, attached as Appendices ‘D’ and ‘E’ to this report, resulting from the additional Public Meeting on October 21, 2025, prior to forwarding them to Council for adoption and enactment on October 28, 2025; and,
4. That Staff provide Council with an accompanying memorandum to the City Initiated Official Plan and Zoning By-law Amendments which will identify any modifications to these Planning documents resulting from input received at the October 21, 2025 Public Meeting; and,
5. That the City Initiated Official Plan and Zoning By-law Amendments be forwarded to the Canada Mortgage and Housing Corporation; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried by Recorded Vote

(See Recorded Vote as follows:)

Recorded Vote (7:6):

YEAS: Deputy Mayor Chan, Regional Councillor Alan Ho, Councillor Andrew Keyes, Councillor Isa Lee, Regional Councillor Joe Li, Councillor Keith Irish, Councillor Reid McAlpine. (7)

NAYS: Councillor Amanda Collucci, Regional Councillor Jim Jones, Councillor Ritch Lau, Councillor Nimisha Patel, Councillor Karen Rea, Mayor Frank Scarpitti. (6)

NOTE: Following the Council meeting, Mayor Scarpitti exercised his authority under Strong Mayor Powers to veto By-law 2026-32 and By-law 2026-33; as a result, they are considered not to have passed.

7.2 REPORT NO. 5 GENERAL COMMITTEE (FEBRUARY 10, 2026)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

That the report of the General Committee be received & adopted. (Items 1 to 3):

Carried

7.2.1 227-T-25 SUPPLY AND DELIVERY OF THREE COMPACT WHEEL LOADER (7.0)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That the report entitled “227-T-25 Supply & Delivery of Three Compact Wheel Loaders” be received; and,
2. That the contract for the supply and delivery of three compact wheel loaders be awarded to the lowest compliant bidder, Brandt Tractor Ltd., in the amount of \$470,665.44 inclusive of HST; and,
3. That the award be funded from project #24418 Corporate Fleet Replacement – Non-Fire (account #057-6150-24418-005) with available budget of \$288,000.00; and,
4. That the budget shortfall of \$182,65.44 (\$288,000.00 - \$470,665.44) be funded from the Life Cycle Replacement and Capital Reserve Fund; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

7.2.2 269-R-25 CLOSED-CIRCUIT TELEVISION (CCTV) INSPECTION OF STORM AND SANITARY SEWERS (2025-2029) (5.5, 7.12)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That the report entitled “269-R-25 Closed-Circuit Television (“CCTV”) Inspection of Storm and Sanitary Sewers (2026-2029)” be received; and,
2. That the contract for Closed-Circuit Television inspection of storm and sanitary sewers (2026-2029) be awarded to the highest ranked bidder / 2nd lowest priced bidder, Infrastructure Intelligence Services Inc. for a term of one year in the amount of \$513,389.37 inclusive of HST; and,
3. That a 10% contingency in the amount of \$51,338.94 inclusive of HST, be established to cover any additional costs and that authorization to approve expenditures of the contingency amount up to the specified limit be in accordance with the Expenditure Control Policy; and,
4. That the contract award in the amount of \$564,728.31 (\$513,389.37 + \$51,338.94) be funded from the capital project account 750-101-5399-26211 “Storm and Sanitary CCTV Inspection” with an available budget of \$638,000; and,
5. That the remaining funds in the amount of \$73,271.69 (\$638,000 - \$564,728.31) remain in capital project account 750-101-5399-26211 and be used for consulting engineering services for quality assurance/control of 2026 CCTV inspection data related to this project, and,
6. That the Director of Environmental Services and the Senior Manager, Procurement & Accounts Payable, be authorized to extend the contract for up to three additional one-year terms (2027–2029), at the fixed unit pricing, subject to Council approval of the annual budgets (2027–2029) and confirmation of satisfactory vendor performance; and further,
7. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

7.2.3 196-T-25 CORNELL COMMUNITY CENTRE BASEMENT UNDER SLAB PIPING AND VENTILATION PROJECT (6.6, 7.0)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That the report entitled “196-T-25 Cornell Community Centre Basement Under Slab Piping and Ventilation Project” be received; and,
2. That the contract for Cornell Community Centre Basement Under Slab Piping and Ventilation Project be awarded to the lowest priced bidder, Anacond Contracting Inc. in the amount of \$525,590.40 inclusive of HST; and,
3. That a 10% contingency in the amount of \$52,559.04 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 cost of \$578,149.44 (\$525,590.40+\$52,559.04) be funded from capital project accounts 056-6150-24095-005 (Cornell Mechanical Repairs) and 500-101-5399-23178 (Cornell Pool Repairs), which have an available combined budget of \$303,370.00; and,
5. That the budget shortfall in the amount of \$274,779.44 be funded from the Non-DC capital contingency account; and further,
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8. MOTIONS

There were no motions.

9. NOTICE OF MOTION TO RECONSIDER

There were no notices of motions to reconsider.

10. NEW/OTHER BUSINESS

10.1 CANADIAN TIRE JUMPSTART CHARITIES OPPORTUNITY AT WISMER PARK

Stephen Tippett, Project Manager, Park Development, Planning and Urban Design, provided a presentation outlining the opportunity.

Moved by Councillor Amanda Collucci

Seconded by Councillor Nimisha Patel

1. That the report “Canadian Tire Jumpstart Charities Opportunity at Wismer Park” be received; and,
2. That the February 25, 2026, presentation titled, ‘Canadian Tire Jumpstart Charities Opportunity at Wismer Park’, be received; and
3. That Council endorse the Facility Fit Plan (Attachment A) for an estimated upset amount of \$2,000,000 as the City of Markham contribution; and,
4. That Council approve an in-year capital project for the “Canadian Tire Jumpstart Charities Opportunity at Wismer Park” to be funded through Development Charges, subject to Council approval; and,
5. That the 2026 associated operating expenses be managed through the City’s 2026 results of operations, and future operating and Life Cycle impacts be incorporated into the City’s annual budget process subject to adoption of the annual budget; and,
6. That the Senior Manager, Parks Planning, Design and Construction and Senior Manager, Procurement & Accounts Payable, be authorized to finalize the list of pre- qualified proponents, which will be used to expedite the subsequent issuance of the formal tender; and,
7. That the Commissioner, Corporate Services and/or Chief Administrative Officer be authorized to execute the agreement with Jumpstart and award the resulting contracts, subject to the approved budget, and the terms and conditions satisfactory to the City Solicitor; and,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

11. ANNOUNCEMENTS

There were no announcements.

12. BY-LAWS - THREE READINGS

Moved by Councillor Reid McAlpine

Seconded by Councillor Ritch Lau

That By-laws 2026-21 to 2026-24, 2026-26 to 2026-31 and 2026-34 be given three readings and enacted.

Carried

Three Readings

- 12.1 BY-LAW 2026-15, OFFICIAL PLAN AMENDMENT NO. 72 (DRC (MARKHAM) INC., 8127-8149 YONGE STREET)

The OPA NO. 72 modifies the City's 2014 Official Plan to delete the subject lands from By-law 2150 and incorporate them into By-law 2024-19, as amended to permit a high-density mixed-use development on the lands.

[DRC (Markham) Inc. PT LT 33 CON 1 MARKHAM PTS 1 & 2 65R3579, 8127-8149 Yonge Street, PLAN 22 253004]

As the OLT has issued its final decision, the Designation By-law now requires assignment of a By-law number for administrative tracking purposes.

(Item 6.1 and By-law 2026-16)

- 12.2 BY-LAW 2026-16, ZONING BY-LAW AMENDMENT (DRC (MARKHAM) INC., 8127-8149 YONGE STREET)

Being a By-law that rezones the lands to delete the subject lands from By-law 2150 and incorporate them into By-law 2024-19, as amended to permit a high-density mixed-use development on the lands.

[DRC (Markham) Inc. PT LT 33 CON 1 MARKHAM PTS 1 & 2 65R3579, 8127-8149 Yonge Street, PLAN 22 253004]

As the OLT has issued its final decision, the Designation By-law now requires assignment of a By-law number for administrative tracking purposes.

(Item 6.1 and By-law 2026-15)

- 12.3 BY-LAW 2026-17, ZONING BY-LAW AMENDMENT (WEINS CANADA INC., 391 JOHN STREET)

Being a By-law that rezones the lands to add motor vehicle maintenance shops, motor vehicle, washing establishments and motor vehicle repair and body shops to allow for the continued and future use of the lands for Service Employment uses.

(Weins Canada Inc., 391 John Street)

As the OLT has issued its final decision, the Designation By-law now requires assignment of a By-law number for administrative tracking purposes.

(Item 6.2 and By-law 2026-18, By-law 2026-19, By-law 2026-20)

12.4 BY-LAW 2026-18, ZONING BY-LAW AMENDMENT (WEINS CANADA INC., 7537 WOODBINE AVENUE)

Being a By-law that rezones the lands to add motor vehicle sales establishments, fueling stations and washing establishments to the list of permitted uses in the Service Employment zone under By-law 2024-19, as amended to allow for the continued and future use of the lands for such uses, including an automobile dealership.

(Weins Canada Inc., 7537 Woodbine Avenue)

As the OLT has issued its final decision, the Designation By-law now requires assignment of a By-law number for administrative tracking purposes.

(Item 6.2 and By-law 2026-17, 2026-19, 2026-20)

12.5 BY-LAW 2026-19, ZONING BY-LAW AMENDMENT (WEINS CANADA INC., 3300 STEELES AVENUE)

Being a By-law that rezones the lands to add motor vehicle sales establishments to the list of permitted uses to allow for the continued and future use of the lands for an automobile dealership.

(Weins Canada Inc., 3300 Steeles Avenue)

As the OLT has issued its final decision, the Designation By-law now requires assignment of a By-law number for administrative tracking purposes.

(Item 6.2 and By-law 2026-17, By-law 2026-18, By-law 2026-20)

12.6 BY-LAW 2026-20, ZONING BY-LAW AMENDMENT (WHITE OWL PROPERTIES, RODICK ROAD)

Being a By-law that rezones the lands to add several additional permitted uses, including waste disposal facilities to allow the continued and future use of the lands to continue, some that were previously permitted but do not currently exist.

(White Owl Properties Limited, 300, 302 and 304 Rodick Road)

As the OLT has issued its final decision, the Designation By-law now requires assignment of a By-law number for administrative tracking purposes.

(Item 6.2 and By-law 2026-17, By-law 2026-18, By-law 2026-19)

12.7 BY-LAW 2026-21, BEING A BY-LAW TO DESIGNATE PART OF A CERTAIN PLAN OF SUBDIVISION NOT SUBJECT TO PART LOT CONTROL (NEAMSBY INVESTMENTS INC.)

Being a By-law to designate part of a certain plan of subdivision not subject to Part Lot Control. Located on the south side of Robert Eaton Avenue, east of Mullai Drive and west of Killbear Drive, to (to facilitate the conveyance of 38 Townhouse unit lots with maintenance and right of entry easements. (Neamsby Investments Inc. Blocks 223, 224, 230-232, 250, 261, 264, 266, 268, Plan 65M-

4686)

(Item 8.3.1, Report No. 7 Development Services Committee - March 25, 2025)

Carried

- 12.8 BY-LAW 2026-22, A BY-LAW TO DESIGNATE PART OF A CERTAIN PLAN OF SUBDIVISION NOT SUBJECT TO PART LOT CONTROL (LINDWIDE DEVELOPMENTS - CORNELL BUROAK)

Being a By-law to dedicate certain plan of Subdivision not subject to Part Lot control for lands north side of Rover House Avenue, east of Thomas Catterall Street, and west of Alexander Donaldson Street.

(Lindwide Developments (Cornell Buroak) Limited, Blocks 10, 16, 26, 27, 63 and 64, Plan 65M-4830, PTLT 25 141653)

Carried

- 12.9 BY-LAW 2026-23, BEING A BY-LAW TO AUTHORIZE THE EXECUTION OF A HERITAGE EASEMENT AGREEMENT (10737 VICTORIA SQ. BLVD)

Being a By-law to authorize executed Heritage Easement Agreements for 10737 Victoria Square Blvd. (GEL-DON INVESTMENTS INC, LOT 23, PLAN 184 CITY OF MARKHAM, PIN 03053-1508)

(Item 7.1.3)

Carried

- 12.10 BY-LAW 2026-24, A BY-LAW TO AMEND BY-LAW 2005-188 (ELSON ST., MARKHAM RD. & EASTVALE DR.)

Being a by-law to add “prohibited parking” at specific intersections within the City of Markham. (Elson Street and Markham Road and Eastvale Drive)

- 12.11 BY-LAW 2026-25, A BY-LAW TO DESIGNATE PART OF A CERTAIN PLAN OF SUBDIVISION NOT SUBJECT TO PART LOT CONTROL (ROBERT CLARRY)

Being a By-law to dedicate certain lands (west of Snider Drive and north of Bullock Drive) to merge the properties to facilitate a residential development. (Robert Clarry, West of Snider Drive, North of Bullock Drive, Block 60, Registered Plan M-1976, and Part 16, Deposited Plan 65R-4444, Being Part of Lot 13, Concession 7, Markham)

(Item 5.1, and Item 6.4)

Postponed

12.12 BY-LAW 2026-26, OFFICIAL PLAN AMENDMENT NO. 73 (HAF INITIATIVE 4)

The OPA NO. 73 modifies the City's 2014 Official Plan to support Inclusionary Zoning for lands located within Protected Major Transit Station Areas.
(Item 6.5, Item 7.1.5, By-law 2026-26 (OPA 73) and By-law 2026-27)

Carried

12.13 BY-LAW 2026-27, ZONING BY-LAW AMENDMENT (HAF INITIATIVE 4)

Being a By-law to enact the proposed zoning amendments to By-law 2024-19, as amended for Inclusionary Zoning for lands located within Protected Major Transit Station Areas.
(Item 6.5, Item 7.1.5, By-law 2026-26 (OPA 73) and By-law 2026-27)

Carried

12.14 BY-LAW 2026-28, OFFICIAL PLAN AMENDMENT NO. 74 (MARK-DEV INC., 136 MARKLAND STREET)

The OPA NO. 74 modifies the City's 2014 Official Plan to enact the proposed zoning amendments to By-law 2024-19, as amended in order to permit a 46-unit townhouse development accessed by a private road on the lands and to appropriately zone the natural heritage features to be conveyed to the City.
(Mark-Dev Inc., PLAN 65M-3925, Block 4, 136 Markland Street, PLAN 25 118560)
(By-law 2026-29)
(Item, 7.1.4, Report No. 1 Development Services Committee - January 27, 2026)

Carried

12.15 BY-LAW 2026-29, ZONING BY-LAW AMENDMENT (MARK-DEV INC., 136 MARKLAND STREET)

Being a By-law to enact the proposed zoning amendments to By-law 2024-19, as amended in order to permit a 46-unit townhouse development accessed by a private road on the lands and to appropriately zone the natural heritage features to

be conveyed to the City.

(Mark-Dev Inc., PLAN 65M-3925, Block 4, 136 Markland Street, PLAN 25 118560)

(By-law 2026-28)

(Item 7.1.4, Report No. 1 Development Services Committee - January 27, 2026)

Carried

12.16 BY-LAW 2026-30, BEING A BY-LAW TO ESTABLISH THE MARKHAM HERITAGE PROPERTY GRANT PROGRAM

Being a By-law to establish the Markham Heritage Property Grant Program.

(Item 7.1.4)

Carried

12.17 BY-LAW 2026-31, A BY-LAW TO REPEAL BY-LAW 175-81, AS AMENDED, BEING A BY-LAW TO ESTABLISH A HERITAGE FUND

Being a By-law to establish a Heritage Fund.

(Item 7.1.4)

Carried

12.18 BY-LAW 2026-32, OFFICIAL PLAN AMENDMENT NO. 66 (HOUSING ACCELERATOR FUND INITIATIVE 2 - ADDITIONAL RESIDENTIAL UNIT PERMISSIONS AND INCENTIVE PROGRAM)

The OPA NO. 66 modifies the City's 2014 Official Plan to support the creation of more housing options across the city, a HAF Initiative 2 discussed by the Development Services Committee on October 14, 2025 to meet the HAF Action Plan contribution agreement timelines.

(Item 7.1.6, and By-law 2026-33)

Carried by Recorded Vote

(See Recorded Vote as follows:)

Recorded Vote (6:5):

YEAS: Deputy Mayor Chan, Regional Councillor Alan Ho, Councillor Andrew Keyes, Councillor Isa Lee, Councillor Keith Irish, Councillor Reid McAlpine. (6)

NAYS: Councillor Amanda Collucci, Regional Councillor Jim Jones, Mayor Frank Scarpitti, Councillor Ritch Lau, Councillor Nimisha Patel. (5)

NOTE: Following the Council meeting, Mayor Scarpitti exercised his authority under Strong Mayor Powers to veto By-law 2026-32; as a result, it is considered not to have passed.

12.19 BY-LAW 2026-33, ZONING BY-LAW AMENDMENT (HOUSING ACCELERATOR FUND INITIATIVE 2 (ADDITIONAL RESIDENTIAL UNIT PERMISSIONS AND INCENTIVE PROGRAM) – CITY INITIATED ZONING BY-LAW AMENDMENTS

Being a By-law to enact the proposed zoning amendments by the Development Services Committee on October 14, 2025 to meet the HAF Action Plan contribution agreement timelines (HAF 2 Initiative).
(Item 7.1.6, and By-law 2026-32 (OPA 66))

Carried by Recorded Vote
(See Recorded Vote as follows:)

Recorded Vote (6:5):

YEAS: Deputy Mayor Chan, Regional Councillor Alan Ho, Councillor Andrew Keyes, Councillor Isa Lee, Councillor Keith Irish, Councillor Reid McAlpine. (6)

NAYS: Councillor Amanda Collucci, Regional Councillor Jim Jones, Mayor Frank Scarpitti, Councillor Ritch Lau, Councillor Nimisha Patel. (5)

NOTE: Following the Council meeting, Mayor Scarpitti exercised his authority under Strong Mayor Powers to veto By-law 2026-33; as a result, it is considered not to have passed.

12.20 BY-LAW 2026-34, OFFICIAL PLAN AMENDMENT NO. 75 (TREASURE HILL, SOUTH OF 19TH AVENUE, WEST OF HIGHWAY 48)

The OPA No. 75 modifies the City's 2014 Official Plan Owner to rezone the Subject Lands to allow for a residential subdivision consisting of single detached, townhouse, and medium density units along with an elementary school block, public park, and natural heritage system lands. (Treasure Hill, Malone Given Parsons Ltd (Emily Grant), 10982, 11120, and 11274 Highway 48, Ward 6, PLAN 25 137523)

Carried

13. CONFIDENTIAL ITEMS

Moved by Councillor Andrew Keyes

Seconded by Councillor Isa Lee

That, in accordance with Section 239 (2) of the *Municipal Act*, Council resolve into a private session to discuss the following confidential matters at 4:01 PM:

Carried

Council resumed in Open Session at 4:24 PM and passed the following resolutions:

13.1 COUNCIL**13.1.1 CONFIDENTIAL COUNCIL MINUTES - JANUARY 27, 2026****13.1.2 BOARD/COMMITTEE APPOINTMENTS (16.24)**

Moved by Regional Councillor Jim Jones

Seconded by Councillor Reid McAlpine

Cycling and Pedestrian Advisory Committee

1. That the following individuals be re- appointed to the Cycling and Pedestrian Advisory Committee with a term expiry as noted below:

Peter Miasek

Start Date: Immediately

Length of Term Served to Date: 15 years consecutively

Term Expiry: November 30, 2027

Anthony Ko

Start Date: Immediately

Length of Term Served to Date: 10 years consecutively

Term Expiry: November 30, 2027

Daniel Young

Start Date: Immediately

Length of Term Served: 10 years consecutively

Term Expiry: November 30, 2027

Steven Glassman

Start Date: Immediately

Length of Term Served: 8 years consecutively

Term Expiry: November 30, 2028

Joseph Lisi

Start Date: Immediately

Length of Term Served: 2 years consecutively (eligible for reappointment)

Term Expiry: November 30, 2028

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

Carried

Moved by Councillor Reid McAlpine

Seconded by Councillor Keith Irish

Heritage Markham Committee

1. That the following individuals be re-appointed to the Heritage Markham Committee:

Ron Blake

Term end date: November 30, 2028

Tejinder Sidhu

Recommended term end date: November 30, 2027

David Butterworth

Term end date: November 30, 2028

Kugan Subramaniam

Term end date: November 30, 2028

2. That the following individuals be appointed to the Heritage Markham Committee with a term end date as noted:

Diane Ross

Start date: Immediately

Term end date: November 30, 2027

Bruce England

Start date: Immediately

Term end date: November 30, 2026

Carried

13.2.1 OLT APPEAL BY CF/OT BUTTONVILLE PROPERTIES INC. OF THE
OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT
AND DRAFT PLAN OF SUBDIVISION APPLICATIONS

Moved by Regional Councillor Jim Jones

Seconded by Councillor Ritch Lau

1. That the February 3, 2026, Confidential Report titled, “REQUEST FOR DIRECTION REPORT, Ontario Land Tribunal Appeal by CF/OT Buttonville Properties Inc. of the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications to permit redevelopment of lands located at 2833 16th Avenue, 330 and 350 Allstate Parkway for employment and industrial uses (Ward 2)”, be received; and further,
2. That Staff be authorized and directed to do all things necessary to give effect to these Resolutions.

Carried

14. CONFIRMATORY BY-LAW - THREE READINGS

Moved by Councillor Ritch Lau

Seconded by Regional Councillor Alan Ho

That By-law 2026-14 be given three readings and enacted.

Three Readings

BY-LAW 2026-14 A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE
COUNCIL MEETING OF FEBRUARY 25, 2026.

Carried

15. ADJOURNMENT

Moved by Councillor Nimisha Patel

Seconded by Councillor Ritch Lau

That the Council meeting of February 25, 2026 be adjourned at 4:26 PM.

Carried

Kimberley Kitteringham

City Clerk

Frank Scarpitti

Mayor