

Council Meeting Minutes

Meeting Number: 3
March 24, 2026, 1:00 PM
Live streamed

Roll Call	Mayor Frank Scarpitti Deputy Mayor Michael Chan Regional Councillor Jim Jones Regional Councillor Joe Li Councillor Keith Irish Councillor Ritch Lau	Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Nimisha Patel Councillor Isa Lee
Regrets	Regional Councillor Alan Ho	
Staff	Andy Taylor, Chief Administrative Officer Trinela Cane, Commissioner, Corporate Services Claudia Storto, City Solicitor and Director of People Services Morgan Jones, Commissioner, Community Services Chris Nearing, Fire Chief Bryan Frois, Senior Manager, Executive Operations & Strategic Initiatives Vinay Sharda, Director, Economic Development, Culture & Entrepreneurship and President, DMC Joseph Silva, Treasurer Sumon Acharjee, Chief Information Officer Kimberley Kitteringham, City Clerk Martha Pettit, Deputy City Clerk Chris Bullen, Manager, By-Law Services Stephanie DiPerna, Director, Building Standards	Stephen Lue, Senior Manager, Development Mary Creighton, Director, Recreation Services Graham Seaman, Director, Sustainability & Asset Management Eddy Wu, Director, Environmental Services Maggie Cheung-Madar, Assistant City Solicitor John Wong, Technology Support Coordinator Emil Bautista, Technology Support Specialist II Hristina Giantsopoulos, Election/Council & Committee Coordinator Iyana Mundo, Assistant to Council / Committee Stacia Muradali, Manager, Development Robert Garland, Deputy Fire Chief Ryan Best, Deputy Fire Chief Eric Chan, Senior Manager,

Giulio Cescato, Director of Planning & Urban Design	Transportation
Frank Clarizio, Director, Engineering	Duke Nguyen, Manager, Technology Infrastructure
Kevin Ross, Manager, Development Finance & Payroll	Jennifer Kim, Senior Planner, Development

Alternate formats for this document are available upon request

1. CALL TO ORDER

The meeting of Council convened at 1:18 PM on March 24, 2026. Mayor Frank Scarpitti presided.

INDIGENOUS LAND ACKNOWLEDGEMENT

We begin today by acknowledging the traditional territories of Indigenous peoples and their commitment to stewardship of the land. We acknowledge the communities in circle. The North, West, South and Eastern directions, and Haudenosaunee, Huron- Wendat, Anishnabeg, Seneca, Chippewa, and the Mississaugas of the Credit peoples. We share the responsibility with the caretakers of this land to ensure the dish is never empty and to restore relationships that are based on peace, friendship, and trust. We are committed to reconciliation, partnership and enhanced understanding.

2. DISCLOSURE OF PECUNIARY INTEREST

Deputy Mayor Chan declared a pecuniary interest related to Item 6.2.5 and 12.2.1, as he conducts business with the Applicant. He did not vote on the matter.

3. PRESENTATIONS

3.1 MARKHAM FIRE AND EMERGENCY SERVICES - RECOGNITION CEREMONY

The Mayor and Chris Nearing, Fire Chief, had opening comments and Deputy Fire Chief Garland and Deputy Fire Chief Best introduced team members and award recipients.

4. DEPUTATIONS

There were no deputations.

5. COMMUNICATIONS

5.1 COMMUNICATIONS - BY-LAW 2026-51, A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST “CHRISTIAN AND NANCY HOOVER HOUSE” 10224 HIGHWAY 48

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the written communication from Eileen P.K. Costello, Aird & Berlis LLP regarding By-law 2026-51 (Christian and Nancy Hoover House 10224 Highway 48, be received.

Carried

5.2 COMMUNICATIONS FROM FATEMA MOTIWALA AND SUFYAN SIDYOT - ITEM 6.3.5 - SCHOOL CROSSING GUARD PROGRAM CONTRACT EXTENSION (7.0)

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

1. That the communication from Fatema Motiwala and Sufyan Sidyot regarding Item 6.3.5 "School Crossing Guard Program Contract Extension" be received.

Carried

6. REPORT OF STANDING COMMITTEE

6.1 REPORT NO. 6 DEVELOPMENT SERVICES PUBLIC MEETING (FEBRUARY 25, 2026)

Moved by Regional Councillor Joe Li

Seconded by Regional Councillor Jim Jones

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

Carried

- 6.1.1 PUBLIC MEETING INFORMATION REPORT, CITY OF MARKHAM, CITY-INITIATED APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO REDESIGNATE THE SUBJECT LANDS FROM EMPLOYMENT TO MIXED USE FOR THE PURPOSES OF RETIREMENT AND SENIORS LIVING,

Moved by Regional Councillor Joe Li
Seconded by Regional Councillor Jim Jones

1. That the deputation by Vincent Shiu be received; and,
2. That the written submission by Jeffrey Mak be received; and,
3. That the report dated February 25, 2026, titled “Public Meeting Information, City of Markham, Official Plan and Zoning By-law Amendment applications to redesignate the subject lands from employment to mixed use for the purposes of retirement and seniors living, medical office, retail, childcare and private school uses (Ward 2)”, be received; and,
4. That the Record of the Public Meeting held on February 25, 2026, with respect to City of Markham, Official Plan and Zoning By-law Amendment applications to redesignate the subject lands from employment to mixed use for the purposes of retirement and seniors living, medical office, retail, childcare and private school uses (Ward 2), be received; and,
5. That the Applications by City of Markham for Official Plan and Zoning By-law Amendment applications to redesignate the subject lands from employment to mixed use for the purposes of retirement and seniors living, medical office, retail, childcare and private school uses (Ward 2), be approved; and,
6. That the proposed amendment to Zoning By-law 177-96 and By-law 2024-19, as amended, be enacted without further notice; and,
7. That the proposed amendment to the 2014 Official Plan, as amended, be enacted without further notice; and further;
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

6.2 REPORT NO. 7 DEVELOPMENT SERVICES COMMITTEE (MARCH 3, 2026)

Deputy Mayor Chan declared a pecuniary interest related to Item 6.2.5 and 12.2.1, as he conducts business with the Applicant. He did not vote on the matter.

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 5) save and except items 6.2.1, 6.2.3, 6.2.4 and 6.2.5.

Carried

6.2.1 MARKHAM SCHOOL ZONE SAFETY GUIDE (10.0)

Moved by Regional Councillor Jim Jones
 Seconded by Regional Councillor Joe Li

1. That the staff report titled “Markham School Zone Safety Guide” be received; and,
2. **That the written submission from EJ Sand Traffic Safety Parent Group providing comments regarding the above subject matter, be received; and,**
3. That the report titled “Markham School Zone Safety Guide Final Report” be endorsed; and,
4. That School Streets be endorsed as one of the Active School Travel Program initiatives, and that any required temporary road closures for this program will follow the City’s Road Occupancy Permit process in accordance with the Road Occupancy By-law; and,
5. That implementation funding of the Markham School Zone Safety Guide be assessed and integrated with the Markham’s Vision Zero Road Safety Plan’s future annual budget requests, as appropriate; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

6.2.2 YORK REGION'S REGIONAL OWNERSHIP AND MAINTENANCE OF CYCLING PATHS POLICIES (10.0, 10.17)

Moved by Regional Councillor Jim Jones
 Seconded by Regional Councillor Joe Li

1. That the Staff report titled “York Region’s Regional Ownership and Maintenance of Cycling Paths Policies” be received; and,
2. That Council endorse the City of Markham opting into York Region’s Regional Ownership and Maintenance of Cycling Paths Policy (Policy 1); and,
3. That Staff be directed to notify York Region of City of Markham Council’s decision to opt-in to Regional Ownership and Maintenance of Cycling Paths Policy (Policy 1); and,
4. That Staff forward this recommendation to the adjacent cities of Richmond Hill, Vaughan, and Town of Whitchurch-Stouffville; and,
5. That Staff continue coordinating with York Region staff on the implementation and potential future cycling path transfers under the Ownership and Maintenance of Cycling Paths Transfer Policy (Policy 2); and,
6. That York Region prioritizes the Ownership and Maintenance transfer, under Policy 2, of the Highway 7 Cycle Track, between Town Centre Boulevard and Sciberras Road; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

6.2.3 MEMORANDUM, INFORMATION ON VERTICAL TRAFFIC CALMING MEASURES (10.0)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the Staff memorandum titled “Information on Vertical Traffic Calming Measures” be received; and,
2. That the 2010 Council moratorium placed on vertical traffic calming measures be amended to permit the installation of speed cushion treatments, subject to the proper traffic analysis, operational and budget considerations and public consultation; and,

3. That requests for capital and operating/maintenance funding to support new speed cushion treatments, be considered as part of the annual budget process; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried by Recorded Vote

Recorded Vote (9:3):

YEAS: Councillor Keith Irish, Regional Councillor Jim Jones, Councillor Andrew Keyes, Councillor Isa Lee, Regional Councillor Joe Li, Councillor Ritch Lau, Councillor Reid McAlpine, Councillor Nimisha Patel, Councillor Karen Rea (9)

NAYS: Deputy Mayor Chan, Councillor Amanda Collucci, Mayor Frank Scarpitti. (3)

ABSENT: Regional Councillor Alan Ho,

- 6.2.4 RECOMMENDATION REPORT, CITY OF MARKHAM, HOUSEKEEPING AMENDMENT TO BY-LAW 2024-19 (COMPREHENSIVE ZONING BY-LAW); AMENDMENT TO IMPLEMENT SECTION 9.13.4 POLICIES OF THE CITY'S OFFICIAL PLAN; AMENDMENTS TO THE ACCESSIBLE PARKING STANDARDS IN PARKING BY-LAW 28-97 AND BY-LAW 2004-196; AMENDMENTS TO ALL PUBLIC USE SECTIONS OF MTSA AREAS OF APPLICABLE ZONING BY-LAWS; AND AMENDMENT TO THE CITY'S FEE BY-LAW 211-83, AS IT RELATES TO FEES ASSOCIATED WITH MULTIPLE MINOR VARIANCES (ALL WARDS), FILE PLAN NO.: PR 25 131474 (10.0)

(By-law 2026-44, By-law 2026-45, By-law 2026-46 and By-law 2026-47)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

1. That the report titled "Recommendation Report, Housekeeping Amendment to By-law 2024-19; Amendment to implement Section 9.13.4 policies of the City's Official Plan in By-law 2024-19; Amendments to the accessible parking standards in Parking By-law 28-97 and By-law 2004-196; Amendments to all Public Use sections in MTSA areas of applicable Zoning By-laws; and

- Amendment to the City’s Fee By-law 211-83, as it relates to fees associated with multiple minor variances”, be received; and,
2. That the Housekeeping Amendment to By-law 2024-19, included as Appendix ‘A’ to this report, be endorsed; and,
 3. That the amendment to implement Section 9.13.4 policies of the City’s Official Plan in By-law 2024-19, included as Appendix ‘B’ to this report, be endorsed; and,
 4. That the amendments to the Accessible Parking Standards in Parking By-law 28-97 and By-law 2004-196, included as Appendix ‘C’ to this report, be endorsed; and,
 5. That the amendments to all Public Use sections in MTSA areas of applicable Zoning By-laws, included as Appendix ‘D’ to this report, be endorsed; and,
 6. That the amendment to the City’s Fee By-law 211-83 as it relates to fees associated with multiple minor variances, included as Appendix ‘E’ to this report, be endorsed; and,
 7. That the by-law amendments cited in recommendations 2, 3, 4, 5, and 6 be forwarded to the next available Council Meeting for enactment; and further,
 8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

6.2.5 RECOMMENDATION REPORT, 2690622 ONTARIO INC.
(KINGDOM DEVELOPMENTS INC.) EAST, APPLICATION FOR
DRAFT PLAN OF SUBDIVISION (19TM-25002)

Deputy Mayor Chan declared a pecuniary interest related to Item 6.2.5 and 12.2.1, as he conducts business with the Applicant. He did not vote on the matter.

Moved by Regional Councillor Jim Jones
Seconded by Regional Councillor Joe Li

1. That the March 3, 2026, report titled “RECOMMENDATION REPORT, 2690622 Ontario Inc. (Kingdom Development Inc.), Application for Draft Plan of Subdivision (19TM-25002) to

facilitate the creation of four development blocks, public roads, a public park, and greenway lands at 4077, 4101 and 4121 Highway 7 E (Ward 3), File PLAN 25 114390”, be received; and,

2. That the Draft Plan of Subdivision 19TM-25002 be approved in principle, subject to the conditions set out in Appendix ‘A’ of this report; and,
3. That the Director of Planning and Urban Design, or designate, be delegated authority to issue the Draft Plan Approval, subject to the conditions set out in Appendix ‘A’, as may be amended by the Director of Planning and Urban Design, or designate; and,
4. That the Draft Plan Approval for Draft Plan of Subdivision 19TM-25002 will lapse after a period of three (3) years from the date of Council approval if a Subdivision Agreement is not executed within that period; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

6.3 REPORT NO. 8 GENERAL COMMITTEE (MARCH 10, 2026)

Moved by Councillor Andrew Keyes

Seconded by Councillor Reid McAlpine

That the report of the General Committee be received & adopted. (Items 1 to 11):

Carried

6.3.1 2025 SUMMARY OF REMUNERATION AND EXPENSES FOR COUNCILLORS AND APPOINTEES TO BOARDS (7.0)

Moved by Councillor Andrew Keyes

Seconded by Councillor Reid McAlpine

1. That the report entitled “2025 Summary of Remuneration and Expenses for Councillors and Appointees to Boards” be received; and further,
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

6.3.2 2025 YEAR-END RESULTS OF OPERATIONS (7.0)

Moved by Councillor Andrew Keyes

Seconded by Councillor Reid McAlpine

1. That the report titled “2025 Year-End Results of Operations” be received; and,
2. That the City’s 2025 operations net favourable variance of \$7.37M be transferred to the Life Cycle Capital Replacement and Capital Reserve Fund, as per the approved Financial Planning and Budgeting Policy; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

6.3.3 ONTARIO TRANSFER PAYMENT AGREEMENT FOR THE HOUSING-ENABLING WATER SYSTEMS FUND (HEWSF) AND THE CITY'S ENTERPRISE STORMWATER PUMPING STATION UPGRADE PROJECT (5.3, 7.0)

Moved by Councillor Andrew Keyes

Seconded by Councillor Reid McAlpine

1. That the report entitled “Ontario Transfer Payment Agreement for the Housing-Enabling Water Systems Fund (HEWSF) and the City’s Enterprise Stormwater Pumping Station Upgrade Project” be received; and,
2. That Council authorize The Corporation of The City of Markham (the “City”) to enter into the Transfer Payment Agreement (TPA) Housing-Enabling Water Systems Fund (the “Agreement”) with the Province of Ontario (Minister of Infrastructure) (the “Province”); and,
3. That the Mayor and City Clerk be authorized to execute the TPA (and any related agreements), in a form satisfactory to the City Solicitor, and that the Commissioner, Community Services (or designate) be authorized to act as an authorized signing officer for

the City under the TPA (including for the purpose of submitting required reports and confirmations); and,

4. That Council approve a new in-year 2026 capital project to facilitate the City's Enterprise Stormwater Pumping Station Upgrade project, as described in the report; and,
5. That the total funding requirement for the capital project of \$6,758,547 be funded from the HEWSF grant of \$4,848,406 (equivalent to 72% of the total funding requirement) and that the remaining 28% be funded from the Life Cycle Replacement and Capital Reserve in the amount of \$1,910,141; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

6.3.4 082-T-23 NEW INFILL RESIDENTIAL SERVICE CONNECTIONS AT VARIOUS LOCATIONS (7.12)

Moved by Councillor Andrew Keyes

Seconded by Councillor Reid McAlpine

1. That the report entitled "082-T-23 New Infill Residential Service Connections at Various Locations" be received; and,
2. That the contract for infill residential service connections be extended for one year (January 1, 2026 – December 31, 2026) to Rabcon Contractors Ltd. in the estimated amount of \$1,052,722.12 incl. of HST with an option to extend the contract for one additional year (January 1, 2027 – December 31, 2027); and,
3. That the Director of Engineering and Senior Manager of Procurement & Accounts Payable be authorized to extend the contract for one additional year based on the Consumer Price Index for All Items Ontario for a twelve-month period ending October 31 in the applicable year up to a maximum of 4% and subject to satisfactory performance by the Contractor; and,
4. That the contract be funded from account 083-5350-26039-005 "Residential Water Service Connections" in the amount of \$1,052,722.12 that is fully funded by homeowners; and,

5. That the tendering process be waived in accordance with Procurement By-Law 2017-8, Part II, Section 11. Non-Competitive Procurement, items 11.1 (c) and (d), which state:(c) when the extension of an existing Contract would prove more cost-effective or beneficial; and,(d) where a project is privately funded but is administered by the City; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

6.3.5 SCHOOL CROSSING GUARD PROGRAM CONTRACT EXTENSION (7.0)

Moved by Councillor Andrew Keyes

Seconded by Councillor Reid McAlpine

1. That the report entitled “School Crossing Guard Program Contract Extension” be received; and,
2. That the tendering process be waived in accordance with Purchasing By-Law 2017-8, Part II, Section 11. Non-Competitive Procurement, items 11.1 (c) and (g), which state:
(c) when the extension of an existing Contract would prove more cost-effective or beneficial; and
(g) where it is in the City’s best interest not to solicit a competitive bid; and,
3. That the contract for the school crossing guard program be extended with Staffing Services Inc. for 4 years (September 2026 to June 2030) in the estimated amount of \$3,449,256.96 (Incl. of HST) with an option to extend the contract for an additional 3-year term (September 2030 – June 2033); and,
4. That the award be funded from Operating Budget 740-998-5642 “School Crossing Guards; and,
5. That the Director of Engineering and Senior Manager, Procurement & Accounts Payable be authorized to exercise the option to renew the contract for the 3 -year extension at the same rate subject to Council adoption of the annual operating budget; and,

6. That the 2027 – 2033 operating budgets be adjusted for growth (additional crossing guards) if required through the annual budget process; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

6.3.6 AWARD OF PROPOSAL 183-R-24 CONSULTING SERVICES, IMPLEMENTATION AND ONGOING SUPPORT MICROSOFT DYNAMICS 365 CUSTOMER RELATIONSHIP MANAGEMENT (CRM) SOLUTION (7.0)

Moved by Councillor Andrew Keyes

Seconded by Councillor Reid McAlpine

1. That the report entitled “Award of Proposal 183-R-24, Consulting Services for Implementation, Integration, Ongoing Support and Maintenance of Microsoft Dynamics 365 Customer Relationship Management (CRM) Solution” be received; and,
2. That the contract 183-R-24 Consulting Services for Implementation, Integration, Ongoing Support and Maintenance of Microsoft Dynamics 365 Customer Relationship Management (CRM) Solution (One time - implementation and training costs) (Recurring - ongoing support and maintenance) be awarded to the highest ranked/second lowest priced bidder, MNP Digital Inc. (MNP) in the amount of \$2,142,952.99 inclusive of HST; and,
3. That a contingency in the amount of \$214,295.30 inclusive of HST be established to cover any additional project costs be approved, and that authorization be granted to approve expenditures of this contingency amount up to the specified limit in accordance with the Expenditure Control Policy; and,
4. That the capital costs be funded from capital project GL account 400-101-5399-24076 - ITS - Corporate CRM Systems Implementation, with an available budget of \$1,970,085.00; and,
5. That the capital shortfall of \$387,163.29 (\$1,970,085.00 – (\$2,142,952.99 + \$214,295.30)) be funded from the 2022 Capital Project 22060 – ITS Strategic Plan Implementation (GL account

049-615022060005), with an available budget of \$545,845.15, and,

6. That the contract for ongoing support and maintenance costs for 9 years be awarded to MNP Digital Inc. (MNP) in the amount of \$2,169,030.91, inclusive of HST (\$839,680.08 fee for 4 years + \$1,329,350.83 fee for the 5 renewal options) to be funded from 400-400-5361, and subject to adoption of the annual operating budget from 2028 to 2035, in the amounts of:

Year 2 (2028) - \$ 209,920.03

Year 3 (2029) - \$ 209,920.03

Year 4 (2030) - \$ 209,920.03

Year 5 (2031) - \$ 209,920.03

Year 6 (2032) - \$ 245,434.22*

Year 7 (2033) - \$ 255,251.57 *

Year 8 (2034) - \$ 265,461.64 *

Year 9 (2034) - \$ 276,080.10 *

Year 10 (2035) - \$ 287,123.30*

Total - \$2,169,030.91

* Optional Year Renewal

7. That any operating budget shortfall in Years 2 through 10 be addressed as part of the 2028 and future operating budget processes, subject to Council approval of the 2028 to 2035 operating budgets; and,
8. That MNP Digital Inc. (MNP) be designated as the preferred vendor for the City's Microsoft Dynamics 365 Customer Relationship Management (CRM) Implementation, Integration, Ongoing Support and Maintenance needs at the City's sole discretion for the term of this contract; and,
9. That the City Treasurer and Chief Information Officer, be authorized to approve any new purchases related to this contract needed due to growth and/or future CRM upgrades due to change in technology or system integration with other applications related to the project during the term of this contract, subject to the Expenditure Control Policy and budget approval, in a form satisfactory to the City Solicitor and at the sole discretion of the City; and further,

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

Carried

6.3.7 019-T-26 SUPPLY AND DELIVERY OF FOUR COMPACT TRACTORS (7.12)

Moved by Councillor Andrew Keyes

Seconded by Councillor Reid McAlpine

1. That the report entitled “019-T-26 Supply & Delivery of Four Compact Tractors” be received; and,
2. That the contract for the supply and delivery of four compact tractors be awarded to the lowest compliant bidder, BE Larkin Equipment, in the amount of \$675,874.66 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 \$195,100.00; and,
4. That future-provisioned funding in the Life Cycle Reserve for additional units of \$184,600.00 be pulled forward to 2026, and the incremental budget requirement of \$296,174.66 (\$675,874.66 - \$195,100.00 - \$184,600.00) be funded from and added to the Life Cycle Replacement and Capital Reserve Fund as part of the annual Reserve update; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

6.3.8 002-T-26 FLATO MARKHAM THEATRE STAGE FLOOR REPLACEMENT (7.12)

Moved by Councillor Andrew Keyes

Seconded by Councillor Reid McAlpine

1. That the report entitled “002-T-26 Flato Markham Theatre Stage Floor Replacement” be received; and,

2. That the contract for the stage floor replacement be awarded to the lowest priced bidder, BrightCore Inc., in the amount of \$464,025.60 inclusive of HST; and,
3. That a 10% contingency in the amount of \$46,402.56 inclusive of HST, be established to cover any additional consulting requirements 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 \$510,428.16 (\$464,025.60 + \$46,402.56) be funded from account 074-6150-26006-005 “Theatre-Stage Floor Replacement” with an available budget of \$392,700; and,
5. That the budget shortfall of \$117,728.16 be funded from the Life Cycle Replacement and Capital Reserve Fund; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

6.3.9 REVISIONS TO THE PURCHASING BY-LAW 2017-8 (7.0)

Moved by Councillor Andrew Keyes

Seconded by Councillor Reid McAlpine

1. The report entitled “Revisions to the Purchasing By-Law 2017-8” be received; and,
2. That Council approve the proposed revisions to the Purchasing By-Law 2017-8 to modernize practices, streamline processes, enhance efficiency, and align with current municipal practices while ensuring the continued application of appropriate fiscal controls; and,
3. That the City of Markham By-Law 2017-8 be repealed in its entirety and be replaced in accordance with this report; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

6.3.10 TRANSFER OF KENNEDY MAIN STREET UNIONVILLE
WATERMAIN ON CARLTON ROAD FROM THE REGION OF YORK
(5.3)

Moved by Councillor Andrew Keyes

Seconded by Councillor Reid McAlpine

1. That the report titled “Transfer of Kennedy Main Street Unionville Watermain on Carlton Road from the Region of York” be received; and,
2. That Staff be authorized to assume the ownership of the Kennedy Main Street Unionville Watermain on Carlton Road from the Regional Municipality of York (63 meters of 400 mm PVC watermain and two valve chambers, as described in Attachment A); and,
3. That the Director of Environmental Services be authorized to execute any documents in a form satisfactory to the City Solicitor and Commissioner of Community Services related to the transfer of the Kennedy Main Street Unionville Watermain on Carlton Road; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

6.3.11 ANNUAL WATER QUALITY REPORT (JANUARY - DECEMBER
2025) (5.3)

Moved by Councillor Andrew Keyes

Seconded by Councillor Reid McAlpine

1. That the report titled “Annual Water Quality Report (January-December 2025)” as required by Schedule 22 of Ontario Regulation 170/03, under the Safe Drinking Water Act, 2002, enclosed herein be received; and,
2. That the Annual 2025 Regulatory Water Quality Report (Attachment “A”), containing information for the Ministry of the Environment, Conservation and Parks (MECP) on water supply and quality as required by Section 11 of Ontario Regulation

170/03, under the Safe Drinking Water Act, 2002, be received;
and,

3. That Council acknowledge that staff posted the Annual 2025 Detailed Regulatory Water Quality Report on the City's website and that it has been made available electronically and in hard copy version by February 28, 2026 as per regulations; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

6.4 REPORT NO. 9 DEVELOPMENT SERVICES PUBLIC MEETING (MARCH 10, 2026)

Moved by Regional Councillor Joe Li
Seconded by Regional Councillor Jim Jones

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

Carried

6.4.1 PUBLIC MEETING INFORMATION REPORT, TANYA HOLME-STRADER AT 171 MAIN STREET MARKHAM NORTH, APPLICATION FOR ZONING BY-LAW AMENDMENT TO ADD A BUSINESS OFFICE USE TO THE EXISTING RESIDENTIAL ZONE (WARD 4), FILE NO. PLAN 25 14433 (10.5)

Moved by Regional Councillor Joe Li
Seconded by Regional Councillor Jim Jones

1. That the written submission by Louise McGill be received; and,
2. That the report for the Zoning By-law Amendment Application submitted by Tanya Holme-Strader (the 'Owner') which "proposes to add a business office use to the existing residential zone", Ward 4 File No. PLAN 25 144333, be received; and,
3. That the Record of the Public Meeting held on March 10th, 2026, with respect to Zoning By-law Amendment Application (File No. PLAN 25 144333), be received; and,

4. That the Application submitted by Tanya Holme-Strader (the “Owner”) for the proposed Zoning By-law Amendment (File No. PLAN 25 144333), be approved at a future Council meeting without further Notice; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this Resolution.

Carried

7. MOTIONS

There were no motions.

8. NOTICE OF MOTION TO RECONSIDER

There were no notices of motions to reconsider.

9. NEW/OTHER BUSINESS

9.1 009-T-26 CENTENNIAL C.C. ARENA REPLACEMENT PROJECT (6.1,7.9)

Moved by Councillor Andrew Keyes

Seconded by Councillor Karen Rea

1. That Report “009-T-26 Centennial C.C. Arena Replacement Project” be received; and,
2. That the contract 009-T-26 for the Centennial C.C. Arena Replacement Project” be awarded to the lowest priced bidder, Frank Pellegrino General Contracting Limited in the amount of \$3,592,331.52 inclusive of HST; and,
3. That a contingency in the amount of \$300,000.00 inclusive of HST, be established to cover any additional construction requirements 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 \$3,892,331.52 (\$3,592,331.52 + \$300,000.00) be funded from capital projects “Centennial C.C. Arena Replacement Project” as identified under financial considerations section with an available budget of \$3,004,305.58; and,
5. That the budget shortfall in the amount of \$888,025.94 be funded from the Lifecycle Replacement and Capital Reserve Fund; and further,

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

Carried

10. ANNOUNCEMENTS

There were no announcements.

11. BY-LAWS - THREE READINGS

Moved by Councillor Ritch Lau

Seconded by Councillor Amanda Collucci

That By-laws 2026-25, 2026-36 to 2026-53 be given three readings and enacted.

Carried

- 11.1 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)

Carried

- 11.2 BY-LAW 2026-36, A BY-LAW TO AMEND BY-LAW 2017-104 (PRIMONT CORNELL PHASE 2)

Being a By-law to authorize speed limits at specific intersections within the City of Markham. (Stauffer Crescent and Rustle Woods Avenue, from Cornell Rouge Boulevard to Donald Cousens Parkway)

Carried

- 11.3 BY-LAW 2026-37, TO AMEND BY-LAW 106-71 (PRIMONT CORNELL PHASE 2)

Being a By-law to add “compulsory stop signs” at specific intersections within the City of Markham. (Stauffer Crescent and Rustle Woods Avenue, from Cornell Rouge Boulevard to Donald Cousens Parkway)

Carried

- 11.4 BY-LAW 2026-38, TO AMEND BY-LAW 106-71 (PRIMONT CORNELL PHASE 2)

Being a By-law to add “compulsory stop signs” at specific intersections within the City of Markham. (Mikayla Lane, Rivertree Street, Stauffer Crescent and Rustle Woods Avenue)

Carried

- 11.5 BY-LAW 2026-39, A BY-LAW TO DESIGNATE PART OF A CERTAIN PLAN OF SUBDIVISION NOT SUBJECT TO PART LOT CONTROL (LEBLANC DEVELOPMENT)

Being a By-law to designate part of a certain plan of subdivision not subject to Part Lot Control [PTLT 26 110844 000 00, 2585231 Ontario Inc. (LeBlanc Development), 9999 Markham Road, Block 1 and Part of Block 4, Registered Plan 65M-4816, designated as Part 216, Plan 65R-41099]

Carried

- 11.6 BY-LAW 2026-40, A BY-LAW TO DESIGNATE PART OF A CERTAIN PLAN OF SUBDIVISION NOT SUBJECT TO PART LOT CONTROL (CAMCOS 9TH LINE DEVELOPMENT)

Being a by-law to designate part of a certain plan of subdivision not subject to Part Lot Control [PTLT 26 137337, Camcos (9th Line) Inc. Block 1, Plan 65M-4729]

Carried

- 11.7 BY-LAW 2026-41, A BY-LAW TO DESIGNATE PART OF A CERTAIN PLAN OF SUBDIVISION NOT SUBJECT TO PART LOT CONTROL [KM (AG SOUTH VILLAGE) LTD.]

Being a By-law to designate part of a certain plan of subdivision not subject to Part Lot Control [KM (AG South Village) Ltd., 2026 110266 000 00 PTLT, Blocks 104 to 108 Plan 65M-4824]

Carried

11.8 BY-LAW 2026-42, OFFICIAL PLAN AMENDMENT NO. 76 (NORTH EAST CORNER OF ELGIN MILLS AND HIGHWAY 404)

The OPA No. 76 modifies the City's 2014 Official Plan Owner to rezone the Subject Lands to redesignate the subject lands from employment to mixed use for the purposes of retirement and seniors living, medical office, retail, childcare and private school uses (Ward 2). (City of Markham, Part of Lot 26, Concession 3, Part 4, 65R-36783, Plan 25 140435)
(Item 6.1.1)

Carried

11.9 BY-LAW 2026-43, ZONING BY-LAW AMENDMENT (NORTH EAST CORNER OF ELGIN MILLS AND HIGHWAY 404)

Being a By-law to enact the proposed zoning amendments to By-law 2024-19, as amended to re-zone lands from employment to mixed use for the purposes of retirement and seniors living, medical office, retail, childcare and private school uses (Ward 2). (City of Markham, Part of Lot 26, Concession 3, Part 4, 65R-36783, Plan 25 140435)
(Item 6.1.1)

Carried

11.10 BY-LAW 2026-44, A BY-LAW TO AMEND BY-LAW 2024-19 (COMPREHENSIVE ZONING BY-LAW), AS AMENDED

Being a By-law to amend By-law 2024-19 (Comprehensive Zoning By-law) with a Housekeeping Amendment.
(Item 6.2.4)

Carried

11.11 BY-LAW 2026-45, A BY-LAW TO AMEND BY-LAW 2024-19 (COMPREHENSIVE ZONING BY-LAW), AS AMENDED

Being a By-law to to rezone the subject lands under By-law 2024-19 (Comprehensive Zoning By-law), as amended in order to permit specific uses on the certain lands in accordance with Section 9.13 of the Official Plan and, to recognize a future school site located at the northwest corner of Frank Charlton Avenue and Village Parkway.

(Item 6.2.4)

Carried

11.12 BY-LAW 2026-46, A BY-LAW TO AMEND BY-LAWS 28-97 AND 2004-196, AS AMENDED

Being a By-law to bring the accessible parking standards into conformity with the provincial AODA regulations.

(Item 6.2.4)

11.13 BY-LAW 2026-47, A BY-LAW TO AMEND BY-LAWS 1229, 2150, 2237, 2551, 122-72, 88-76, 127-76, 184-78, 118-79, 165-80, 47-85, 304-87, 177-96, AND 2004-196, AS AMENDED

Being a zoning By-law amendment is to establish consistent and MTSA-specific zoning standards for public use infrastructure across all Major Transit Station Areas (MTSAs) in the City of Markham.

(Item 6.2.4)

11.14 BY-LAW 2026-48, A BY-LAW TO AMEND BY-LAW 211-83, AS AMENDED

Being a By-law to update the City's planning fee by-law with respect to multiple variance applications, aligning them with the minor zoning by-law amendment fee, and remove sections that are no longer necessary.

(Item 6.2.4)

Carried

11.15 BY-LAW 2026-49, A BY-LAW TO DESIGNATE PART OF A CERTAIN PLAN OF SUBDIVISION NOT SUBJECT TO PART LOT CONTROL (FULTON HOMES INC.)

Being a By-law to designate part of a certain plan of subdivision not subject to Part Lot Control to facilitate the conveyance of 27 Townhouse units.

[PTLT 26 108261 Blocks 226, 235, 237, 244, 65M-4686 Fulton Homes Inc. Blocks 226, 235, 237, and 244, Plan 65M-4686]

Carried

11.16 BY-LAW 2026-50. A BY-LAW TO AMEND BY-LAW 2024-19, AS AMENDED, AND BY-LAW 2004-196, AS AMENDED

Being a By-law to rezone the subject lands under By-law 2024-19, as amended as follows to permit a phased high density mixed-use residential development with site-specific development standards. (Ruland Properties Inc., The Remington Group, 65M4632 Block 12, Northwest corner of Verdale Crossing and Birchmount Road, PLAN 24 197692)

Carried

11.17 BY-LAW 2026-51, A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST “CHRISTIAN AND NANCY HOOVER HOUSE” 10224 HIGHWAY 48

Being a By-law to designate a property as being of cultural heritage value or interest “Christian and Nancy Hoover House” 10224 Highway 48 (Development Services Report No. 19, October 8, 2025 Council, Item 9.2.4) (Item 5.1)

Carried

11.18 BY-LAW 2026-52, A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST “JUSTUS AND MARY REYNOLDS HOUSE” 7635 HIGHWAY 7 EAST

Being a By-law to designate a property as being of cultural heritage value or interest “Justus and Mary Reynolds house” 7635 Highway 7 East. (Development Services Report No. 19, October 8, 2025 Council, Item 9.2.4)

Carried

11.19 BY-LAW 2026-53, A BY-LAW TO ESTABLISH PROCUREMENT, SERVICE AND DISPOSAL REGULATIONS AND POLICIES

Being a By-law to establish procurement, service and disposal regulations and policies and to repeal By-law 2017-8. (Item 6.3.9)

Carried**12. CONFIDENTIAL ITEMS**

While in open session, Mayor Scarpitti advised that item 12.1.2 was being withdrawn from today's agenda.

That, in accordance with Section 239 (2) of the Municipal Act, Council resolve into a private session at 4:07 PM to discuss the following confidential matters:

Council resumed in Open Session at 4:45 PM and passed the following resolutions:

12.1 COUNCIL**12.1.1 REQUEST FOR DIRECTION - ONTARIO LAND TRIBUNAL APPEAL BY SUNFIELD GLEN CAMERON DEVELOPMENTS LP**

Moved by Councillor Andrew Keyes

Seconded by Councillor Amanda Collucci

1. That the March 24, 2026 Confidential Update, "REQUEST FOR DIRECTION REPORT, Ontario Land Tribunal Appeal by Sunfield Glen Cameron Developments LP of the Official Plan and Zoning By-law Amendment applications to permit a 55-storey development with 690 residential units at 16, 18, 20, 22, 24, 28, 30 Glen Cameron Road (Ward 1)", be received;
2. That the City Solicitor, or designate, be directed to attend the Ontario Land Tribunal hearing in support of a settlement of the appeals; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried**12.1.2 REQUEST FOR DIRECTION – ONTARIO LAND TRIBUNAL APPEAL**

This matter was withdrawn at Staff's request, and no discussion on this matter took place.

12.2 DEVELOPMENT SERVICES COMMITTEE - MARCH 3, 2026**12.2.1 MEMORANDUM, 2690622 ONTARIO INC. (KINGDOM DEVELOPMENTS INC.), PROPOSED COMMUNITY BENEFITS**

RELATED TO OFFICIAL PLAN AMENDMENT, ZONING BY-LAW
AMENDMENT AND DRAFT PLAN OF SUBDIVISION
APPLICATIONS

Moved by Regional Councillor Jim Jones

Seconded by Councillor Reid McAlpine

Deputy Mayor Chan declared a pecuniary interest related to Item 3.2.1, as he conducts business with the Applicant. He did not vote on the matter.

1. That the Confidential Memorandum titled, “2690622 Ontario Inc. (Kingdom Development Inc.), Proposed Community Benefits related to Official Plan, Zoning By-law Amendment and Draft Plan of Subdivision Applications at 4077, 4101 and 4121 Highway 7 E (Ward 3), Related File PLAN 25 114390”, be received; and further,
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

12.2.2 OLT APPEAL BY KENNEDY MARKHAM INC. OF THE OFFICIAL
PLAN AMENDMENT, ZONING BY-LAW AMENDMENT AND
DRAFT PLAN OF SUBDIVISION

Moved by Regional Councillor Jim Jones

Seconded by Councillor Reid McAlpine

1. That the March 3, 2026, Confidential Report titled, “REQUEST FOR DIRECTION REPORT, Ontario Land Tribunal Appeal by 8111 Kennedy Markham Inc. of the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications to permit a multi-building, mixed use development located at 8111 Kennedy Road (Ward 3)”, be received; and further,
2. That Staff be authorized and directed to do all things necessary to give effect to these Resolutions.

Carried

13. CONFIRMATORY BY-LAW - THREE READINGS

Moved by Councillor Nimisha Patel

Seconded by Councillor Ritch Lau

That By-law 2026-35 be given three readings and enacted.

Three Readings

BY-LAW 2026-35 A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL MEETING OF MARCH 24, 2026.

Carried

13.1 CONFIRMATORY BY-LAW

14. ADJOURNMENT

Moved by Councillor Nimisha Patel

Seconded by Councillor Ritch Lau

That the Council meeting of March 24, 2026 be adjourned at 4:47 PM.

Carried

Kimberley Kitteringham

City Clerk

Frank Scarpitti

Mayor