

# Markham Racing Forward

# BUDGET 2026





## Land Acknowledgement

We acknowledge 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.

## Our Mission Statement

Working with the community to provide high-quality municipal services that meet, if not exceed, the expectations of residents and businesses.

## Our Vision

Markham, the leading Canadian municipality – embracing technological innovation, celebrating diversity, characterized by vibrant and healthy communities – preserving the past and building the future.

## Building Markham's Future Together 2020-2026

Four goals serve as the pillars of the City of Markham's strategic plan, Building Markham's Future Together 2020-2026. Budget 2026 supports all four goals of Markham's strategic plan.

**Exceptional Services by  
Exceptional People**

**Safe, Sustainable  
& Complete Community**

**Engaged, Diverse,  
Thriving & Vibrant  
Community**

**Stewardship of Money  
& Resources**





Markham celebrated the 60th anniversary of the Canadian flag on Canada Day.

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# Markham Racing Forward



The race is on. With the adoption of Budget 2026, Markham will move forward with an investment of \$160.4 million dedicated to well over 200 capital projects. Of this, \$89 million is earmarked for repairing and refurbishing existing roads, recreation centres, libraries, cultural facilities, and other community amenities. The remaining \$71 million will fund projects to support growth, including road network and new watermain construction, and the development of community spaces such as parks and trails.

Markham works efficiently to get critical projects across the finish line. Since 2022, we have invested \$680 million across 1,036 capital projects, most of them significant initiatives ranging from road resurfacing to flood mitigation to construction of major parks and trails. To date, close to 70% of these dollars have been spent, reflecting our dedication to staying on track and getting things done.

This year's budget proves once again that fiscal responsibility, quality service, and forward-thinking community investment are constant touchstones of our commitment to bettering our city.

Over more than two decades, we have the lowest average property tax rate increase in the GTA. This would only be possible through careful stewardship of taxpayer dollars and our focus on responsible spending.

I am pleased to present Budget 2026. The property tax increase is 3.90%. For the average home in Markham, this represents an additional \$54.99 on the city portion of the tax bill.

In Markham's most recent Citizen Satisfaction Survey, 80% of residents agreed that the City delivers quality services to its residents. A significant part of our journey involves building and renewing the infrastructure that supports daily life and future growth.

This year's total budget of \$677.9 million includes addressing critical infrastructure such as the Flood Control Protection Program for Markham Village and continuing with our Asphalt Resurfacing Program across the City. We are moving forward with the design of the Highway 404 ramp extension at Major Mackenzie. The City is refurbishing playgrounds, making them fully accessible by 2026 and is replacing the artificial turf at St. Roberts High School.



Celebration Park, home to Markham's first regulation size cricket pitch.



We are aiming high and overachieving.

We consistently demonstrate prudent financial management by allocating funds for future needs. Of Markham's \$17.5 billion in corporate assets, close to 90% are in good condition and we are increasing the Life Cycle investment by \$1.7 million to support repair and replacement of assets over the next 25 years.

Markham is geared up and ready to embrace the spotlight as we welcome one of the most prestigious events on the sporting calendar. The Ontario Honda Dealers Indy at Markham races into our City next year, driving over \$50 million into the economy. Next summer's exciting line up also includes the FIRA World Cup robotics competition, underscoring our reputation as Canada's High Tech Capital.

We continue to add to our roll call of recognition. Markham was awarded Municipality of the Year by Festivals and Events Ontario, celebrating excellence in tourism and community festivals in addition to awards for Canada Day, Markham-Milliken Children's Festival, AppleFest, along with the 2024 Little Native Hockey League 50th Anniversary Tournament, which also received the Event Legacy of the Year Award from Sport Tourism Canada.

We are celebrating 35 years of the Markham Civic Centre and 40 years of the Flato Markham Theatre—two iconic facilities side by side that stand as cornerstones of our civic, cultural, and community life.

From responsible budgets to vital projects and investing strategically in our shared future, Markham is in the driver's seat. Together with Council, staff, and our community partners, we are racing toward the horizon, knowing we are on the right track to ensuring our City's vibrancy and quality of life for everyone who calls Markham home

*Frank Scarpitti*

Frank Scarpitti  
Mayor, City of Markham



From top to bottom: Markham Civic Centre; Flato Markham Theatre; City staff celebrating Flag Day 2025; Ontario Honda Dealers Indy at Markham Announcement.



# Markham Council (2022–2026)



Mayor



Deputy Mayor



Regional Councillor



Regional Councillor



Regional Councillor



Ward 1 Councillor



Ward 2 Councillor



Reid McAlpine

Ward 3 Councillor



Karen Rea

Ward 4 Councillor



Andrew Keyes

Ward 5 Councillor



Amanda Yeung Collucci

Ward 6 Councillor



Isa Lee

Ward 8 Councillor

## Winners Circle

### DISTINGUISHED BUDGET PRESENTATION AWARD

- Special Recognition for Strategic Goals & Strategies
- Government Finance Officers Association (GFOA), consecutively since 2000

### GOLD AWARD

- A Markham Milestone: 2025 Budget Book
- 2025 Hermes Creative Awards

### CANADIAN AWARD FOR FINANCIAL REPORTING

- Government Finance Officers Association (GFOA) consecutively since 2001

### MUNICIPAL FISCAL TRANSPARENCY

- Amongst the Top 5 out of large Canadian municipalities
- C.D. Howe Institute Annual Report Card

### CANADA'S BEST EMPLOYERS 2025

- City of Markham (2021-2025)
- Forbes

### PLATINUM CERTIFICATION

- City of Markham
- World Council on City Data (WCCD)

### ENGINEERING PROJECT OF THE YEAR AWARD 2024

- The Future of Pavement Engineering – Frequent Pavement Analysis Using AI
- Professional Engineers Ontario (PEO) York Chapter

### PRESENTATION AT 2025 PUBLIC WORKS EXPO (PWX)

- Real-Time Monitoring of Road Pavement Conditions on an Unprecedented
- American Public Works Association

### PUBLIC WORKS PROJECT OF THE YEAR AWARD 2024

- Emergency Construction / Repair Category
- John Street at Settlers Park – Erosion Restoration Project
- Ontario Public Works Association

### 2025 GLOBAL ROAD ACHIEVEMENT AWARD

- Asset Preservation & Maintenance Category
- AI CityROVER Program
- International Road Federation Global

### PLANON 2025 VISION AWARD OF MERIT

- Markham Natural Heritage Management Study & Natural Asset Study
- Ontario Professional Planners Institute

### EVENT LEGACY OF THE YEAR AWARD

- Sport Tourism Canada
- 2024 Little Native Hockey League 50th Anniversary & Tournament

### FEO IMPACT AWARD

- Festivals and Events Ontario
- 2024 Little Native Hockey League 50th Anniversary & Tournament

### FESTIVALS & EVENTS ONTARIO RECOGNITIONS:

- Municipality of the Year (2024)
- Canada Day
- Markham-Milliken Children's Festival
- AppleFest

### GOVERNOR GENERAL'S HISTORY AWARD

- Standing in the Doorway: Lived Histories and Experiences of the Chinese Community
- Markham Museum

### DARNELL CHALLENGE CUP

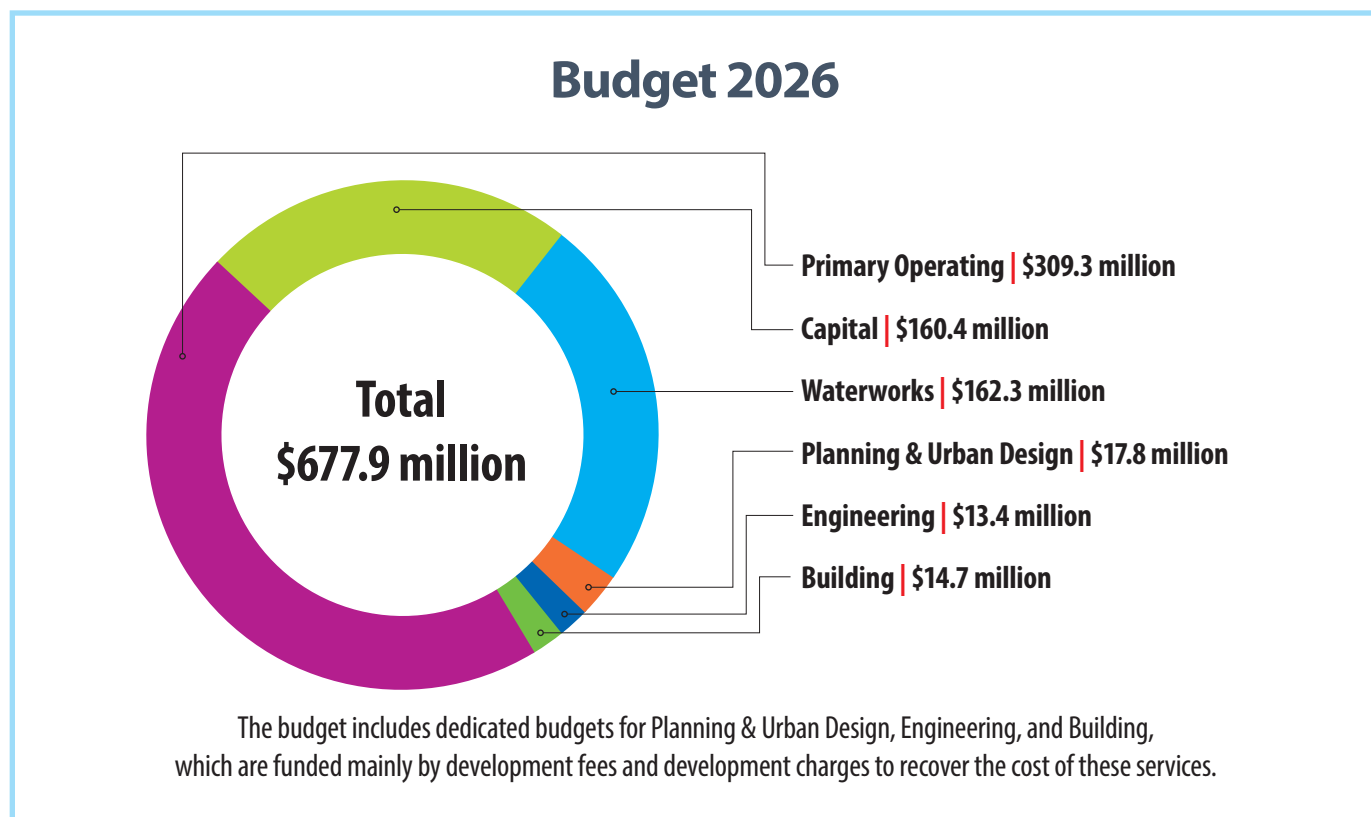
- Municipal Category – City of Markham
- Lifesaving Society of Ontario

### 2024 ONTARIO LIFESAVING POOL CHAMPIONS

- Lifesaving Club of Markham
- Champions in multiple competitions

# Responsible Markham

The City of Markham's budget for 2026 is \$677.9 million.



## Delivering excellent services

This year's budget highlights a long-standing tradition of exceptional people providing exceptional services. Budget 2026 allocates \$309.3 million from property taxes to support the City's everyday operations and service delivery.

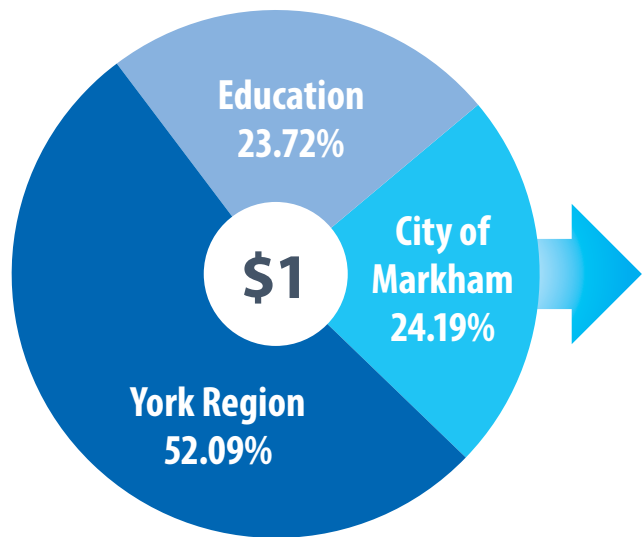
In 2026, the property tax rate will increase by 3.90%, which translates to an additional \$54.99 on the City portion of the bill for the average Markham home. Markham is poised to maintain the lowest average tax rate increase in the GTA over the past 21 years. Budget 2026 reflects a strong record of fiscal responsibility, aiming to keep tax increases as low as possible while maintaining high-quality services for residents and businesses.



**2026 tax rate  
increase**



## Your tax dollars, your services



### For every \$1.00 of property tax revenue Markham keeps...

Fire & Emergency Services	\$0.29
Roads, Bridges & Sidewalks	\$0.22
Library Services	\$0.11
Parks Maintenance	\$0.11
Waste, Recycling and Environmental Management	\$0.11
Recreation Services	\$0.11
Arts & Culture	\$0.02
Planning & Development	\$0.02
Bylaw Enforcement & Licensing	\$0.01

### Did you know?

In Markham's most recent Citizen Satisfaction Survey (2024), 80% of residents agreed that the City delivers quality services to its residents.

In 2024, Markham staff reviewed and approved \$2.19 billion in construction value.

The budget funds operating costs to sustain the programs and services residents and businesses rely on, including recreation, libraries, garbage collection, fire services, parks and trails, and winter maintenance. It also accounts for operational cost pressures such as population growth, inflation, contract escalations, and staffing needs to ensure continued delivery of excellent services.

## Investing in infrastructure

Budget 2026 includes \$160.4 million in capital funding to build and deliver 233 projects that maintain our infrastructure and support new growth.

About 44% or \$71.1 million of the capital budget is for projects to help support growth, including new storm sewer and watermain construction, road network construction, parks, green spaces, and pedestrian crossings and traffic signals.

Budget 2026 allocates approximately 56% or \$89.3 million to maintaining existing infrastructure in a good state of repair. This includes projects to repair and refurbish existing roads, recreation, library and cultural facilities and amenities. In addition, 0.9% or \$1.7 million is put aside as a proactive measure to repair and replace assets over the next 25 years.



## 2026 Capital Budget (\$160.4 million)



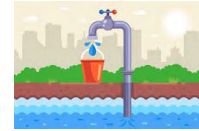
**\$53.8 M**

New road construction, repairs and rehabilitation and traffic improvements



**\$34.5 M**

Flood control, stormwater management, ponds and culverts



**\$21.8 M**

Water and wastewater system replacement/upgrade



**\$15.8 M**

Exterior and interior facility improvements



**\$12.1 M**

Parks construction and maintenance



**\$10.4 M**

Fleet replacement and repairs



**\$8.5 M**

Replacement of day-to-day City assets to serve the public



**\$3.5 M**

Implementation of technology infrastructure



## Did you know?

Last year, we set a new record by issuing 4,216 housing building permits.

Close to 90% of Markham's \$17.5 billion in corporate assets are in good condition, reflecting the strength of the City's Life Cycle Reserve and Asset Management processes.

The City takes the Health and Safety of its people seriously – Markham has implemented an on-site mobile health screening program for its firefighters to provide comprehensive disease detection and help address the health, safety and wellness of our Fire and Emergency Services team.



Newly constructed wetland at Robinson Creek.

## Key Capital Projects

The 2026 capital budget of \$160.4 million includes:

- ✓ \$27.4M – Markham Village Flood Control Construction & Design
- ✓ \$12.5M – City-wide Asphalt Resurfacing
- ✓ \$12.3M – Cast Iron Watermain Replacement – Construction
- ✓ \$12.3M – Rouge Valley Trail Phase 4B south of 14th Ave. Trail Construction
- ✓ \$8.2M – Corporate Fleet Replacement
- ✓ \$8.1M – Highway 404 North Ramp Extension and Collector Roads for the MiX - Design
- ✓ \$3.3M – Wet Stormwater Pond Cleaning
- ✓ \$3.1M – Playground Replacements & Court Rebuild/Resurfacing
- ✓ \$2.4M – Victoria Square Boulevard Phase 2 – Design
- ✓ \$2.3M – Playground Refurbishments to meet Accessibility Standards (AODA) – Year 4 of 4
- ✓ \$2.1M – Local Curb & Sidewalk Repairs
- ✓ \$1.7M – York Downs Main Park Design & Construction
- ✓ \$1.1M – St. Roberts Artificial Turf Replacement

Markham Council approved the following in-year capital projects which required initiation to ensure timely completion. These include:

- ✓ \$2.1M – Markham Village Flood Control Phase 2 Design
- ✓ \$0.5M – Angus Glen Community Centre & Pingle House Fire Alarm Replacement
- ✓ \$0.5M – German Mills Meadow Environmental Monitoring Program
- ✓ \$0.4M – Reforestation Projects on City-Owned Natural Areas
- ✓ \$0.4M – AODA Playground Refurbishments & Placements – Consultant
- ✓ \$0.1M – Court Rebuild and Resurfacing – Consultant

Since 2022, Markham has invested **\$680 million across 1,036 capital projects**, with an average of **675 active projects underway each year**. These range from road resurfacing and flood mitigation to new parks, refurbished playgrounds, and the construction of major community facilities. The majority of Markham's capital projects are classified as major initiatives, spanning multiple years and requiring extensive planning. Of the current active major projects, 67% of the budget is already spent, reflecting steady progress. Markham also has a strong track record of delivery, with 85% of annual or minor projects completed on time and within closure deadlines.

Key projects from 2022–2025 include the Highway 404 Midblock Crossing north of 16th Avenue, the West Thornhill and Markham Village Flood Control programs, the restoration of Main Street Unionville, and the creation of new parks, play features, and off-leash dog areas across the city.

Equally important is the need to maintain existing assets. The 2025 Corporate Asset Management Plan highlights that Markham's Life Cycle Reserve requires additional funding to sustain current service levels. To address this, the City is ramping up to a 1% dedicated infrastructure investment, which will need to be increased further as infrastructure continues to age. This will ensure our assets remain in a state of good repair and continue to serve residents reliably into the future.

The recent Corporate Asset Management update shows that the City will need extra funding to maintain current service levels. Each year, the City will review its infrastructure investments through the Life Cycle Reserve Study, and the amount of funding may need to increase in the future.

## Water rate increase

Budget 2026 also includes \$162.3 million for waterworks. For 2026, a 4.98% water rate increase is included to support water and wastewater services, representing an increase of \$52.99 for the average home in Markham. Water rate increases are subject to a variety of unavoidable factors including the cost of purchasing water.

## Excellence through Efficiency and Effectiveness

Markham continually looks for ways to streamline and find efficiencies in service delivery. From 2009 to 2026, our Excellence through Efficiency and Effectiveness (E3) Program will have delivered \$37.2 million in annual operating savings, equal to a tax rate increase avoidance of 29.0%.



## Did you know?

Phase 1 of the City's Flood Control Protection program for Markham Village is scheduled to be completed by 2027. Through the 2026 budget process, the City is allocating an additional \$4.5 million for future phases of the program.



# 4.98%

water rate increase represents an increase of **\$52.99** for the average Markham home.

Since 2022, the City has achieved over \$3.4 million in negotiated savings through our E3 program.

The 30-year Flood Control Program is funded by the stormwater fee, which will increase by \$1, to \$56 per household in 2026.

Honouring the City's Operations Department during National Public Works Week 2025.





# Building Markham

## Did you know?

The City's target for road pavement condition is 70%. Right now, we are at 72.6% and working toward a goal of 75%. These ratings come from the Pavement Condition Index (PCI), which measures things like road structure, drainage, and surface condition following Ministry of Transportation guidelines.

Markham recently hosted an Ontario Vehicle Innovation Network (OVIN) Demonstration Zone, highlighting eight cutting-edge mobility projects, from e-scooters and EV charging to autonomous delivery and smart city mapping.



We are making strategic investments to expand and modernize the infrastructure that supports daily life, from roads and water systems to parks, trails, and community spaces. These projects not only help us manage growth responsibly but also ensure that Markham remains a safe, connected, and vibrant place for families, businesses, and future generations.

## New infrastructure to manage growth

Investments include:

-  \$8.1M – Highway 404 North Ramp Extension & Collector Roads for the MiX - Design
-  \$3.1M – 2026 Playground Replacements & Court Rebuild/Resurface – Construction
-  \$2.4M – Victoria Square Boulevard Phase 2 - Design

New parks, trails and greenspaces are critical for City building. New investments include:

-  \$12.3M – Rouge Valley Trail Phase 4B south of 14th Ave. Trail Construction
-  \$2.9M for new parks (York Downs Main Park and Unionville Home Society Parkette)

In 2024, the City of Markham set a record with 4,216 building permits issued for housing units, significantly exceeding the provincial target of 3,667. Unfortunately the current methodology recognized only 1,825 housing starts for 2024, preventing us from accessing millions of dollars through the Province's Building Faster Fund. Markham has proven that we can process housing applications and building permits quickly. Markham has taken bold steps to streamline the approvals process, including completing a Lean Review and working closely with the development industry to find efficiencies in the planning process.











2024 was a record year for building permits issued of 4,216 housing units.

# Resilient Markham


Building resilience today means safeguarding Markham's future. As climate change brings more frequent and severe weather events, Markham is investing in critical infrastructure to protect our community, strengthen essential services, and move closer to our net-zero emissions target by 2050. In 2026, 56% or \$89.3 million of the 2026 capital budget is dedicated to keeping our assets in a state of good repair, preparing for climate impacts, and ensuring residents continue to enjoy safe, reliable, and sustainable services for generations to come. Key examples include:


## Flood Control Related Projects:

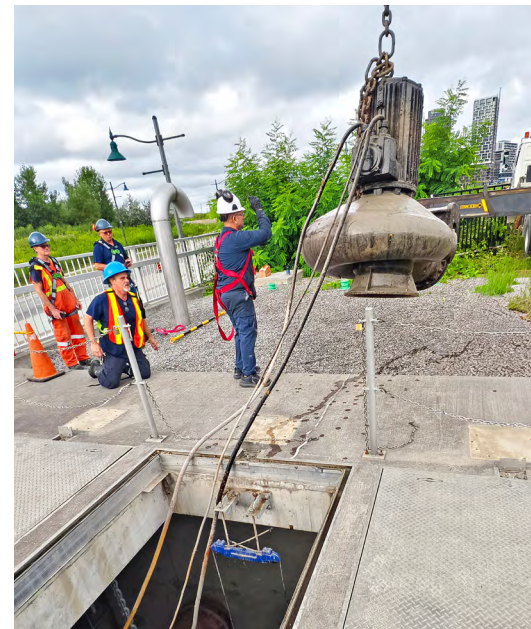
- \$27.4M – Markham Village Flood Control Construction & Design
  - \$12.3M – Cast Iron Watermain Replacement - Construction
  - \$3.3M – Wet Storm Water Management Pond Sediment Cleaning
-  \$21.3M for asphalt resurfacing and curb, sidewalk and parking lot repairs
-  \$10.9M for fleet replacement
-  \$9.3M for repairs and replacements at recreation, library and cultural facilities
-  \$5.1M for facility upgrades at recreation, library, and cultural facilities
-  \$2.1M to increase Markham's tree canopy by planting trees and supporting the Trees for Tomorrow Program
-  \$2.1M for parks maintenance and playground and court replacements/rehabilitation
-  \$1.8M for roofing replacement projects at City facilities
-  \$0.4M for Corporate EV Charger Expansion

## Did you know?

Markham saw a 0.76% decrease in citywide Greenhouse Gas (GHG) emissions over the last four years.

 32% of Markham is designated for natural protection.

 Each year, the City of Markham plants more than 10,000 trees, creating over 5 hectares of forest.



Stormwater pumping station providing flood protection.

# Inclusive Markham



Marking National AccessAbility Week 2025.

## Did You Know?





The City of Markham is proud to be a leader in creating inclusive public spaces. The City is committed to ensuring all our playgrounds will be fully accessible by 2026, a goal we are on track to achieve to ensure full compliance with the Accessibility for Ontarians with Disabilities Act (AODA).



Groundbreaking ceremony for the Main Street Unionville restoration project.

## Accessible Markham

The City of Markham is committed to creating a welcoming and inclusive community for everyone. We are working to make our services, programs, and facilities easier to access while following the goals of our Diversity Action Plan, Eliminating Anti-Black Racism Action Plan, and Multi-Year Accessibility Plan. Budget 2026 investments include:

-  \$2.5M for Active Transportation Master Plan construction and programs (Active School Travel Program, Smart Commute and Markham Cycles)
-  \$2.3M for Accessibility for Ontarians with Disabilities Act (AODA) playground refurbishments year 4 of 4
-  \$0.4M for IT upgrades to modernize and improve customer service (Building Permit Pre-Application AI Forms Reader and Contract Administration Software)
-  \$0.3M for Culture Public Art Master Plan Implementation

## Supporting Arts, Culture & Sport

2026 is taking shape to be a banner year for the City of Markham, including the celebration of numerous significant milestones. As the Flato Markham Theatre celebrates its 40th Anniversary, it will present a milestone season that places Canadian talent at the forefront—with over 70% of its programming featuring Canadian artists. There will be a gala to support Theatre's 40th Anniversary. Markham's status as Canada's High Tech Capital will be taken to a whole other level in 2026 with the hosting of the Federation of International Robot Sports Association (FIRA) World Cup at the Markham Pan Am Centre. Robotics teams from around the world will descend on Markham for thrilling competitions using cutting-edge technology.

Main Street Unionville is one of Markham's most cherished and celebrated attractions. Its historic buildings and unique landscape offer a serene escape, providing a backdrop for enjoying the city's history, unique retail stores, and world-class cuisine. To ensure its continued success, the City undertook a \$13.8 million restoration project of the street in August 2024 with completion set for the end of 2025. The project includes improved streetscaping and enhancements to public space, as well as the relining of



watermains and storm sewers to protect against failures and flooding. We are excited to launch the next chapter of Main Street Unionville's story in 2026!

Markham will enter the fast lane in the summer of 2026, hosting the largest sports and cultural celebration in York Region's history. The Ontario Honda Dealers Indy will now call Markham its home with the first race taking place the weekend of August 16, 2026. The track will be located in the eastern precinct of Markham's downtown. The event is expected to attract 150,000 attendees and generate over \$50 million in economic activity.

The 2026 budget includes \$1.1 million to replace the artificial turf at St. Roberts Soccer Dome, keeping the field game-ready so our athletes can train, compete, and achieve their best performances.

To support the growth and development of sport in our city, this year, we're making field upgrades to baseball diamonds in Cornell with more upgrades set for Milliken in 2026. This year's budget also supports a \$300,000 investment in the Public Art Master Plan implementation.

## Did You Know?

Markham's community centres welcome almost 10 million visitors each year.

Markham knows how to celebrate! The City won the 2024 Municipality of the Year award from Festivals & Events Ontario, thanks to its vibrant community spirit and six top awards for hosting fantastic festivals and events.



Clockwise from top left: Archery summer camp; Ontario Honda Dealers Indy at Markham announcement; Varley Art Gallery summer camp; Markham Pan Am Centre, host of the Yonex Canada Open 2025; Members of Council at the Ontario Honda Dealers Indy at Markham announcement, Little Native Hockey League tournament.





# Budget Highlights 2022-2025

**\$680 million**

total capital infrastructure  
investments (Budget 2022-2025)

Development and opening of  
**Markham Centre Trails**

**\$1.3 million**

in Celebrate Markham grant funding  
to community organizations

**Implementation of 34  
Pedestrian Crossovers**

to enhance pedestrian safety  
and accessibility

Replaced and refurbished  
**37 playgrounds**  
to meet accessibility guidelines

**17 new parks**

totaling over 85 acres

**\$112 million**

invested to date in flood control  
remediation across Markham

**Acquisition of Shouldice site**  
in Thornhill for public use

**30,000+ trees planted,**  
creating over 13 hectares of forest

Procurement achieved  
**\$3.4 million in savings**  
through contract negotiations

**Launched off-leash dog  
park pilot program**  
(one per ward)

\* As reported in the City's 2022–2025 Budgets, as well as 2022–2024 Accomplishments

**Markham Civic Centre  
Anthony Roman Centre**

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