



**Minutes of the Meeting of the
Council of the Corporation of the Town of Ajax
Held in the Council Chambers, Ajax Town Hall and Electronically
on Tuesday, February 17, 2026**

Alternative formats available upon request by contacting:
accessibility@ajax.ca or 905-619-2529 ext. 3347

Present:	Mayor	-	S. Collier
	Regional Councillors	-	M. Crawford
		-	S. Lee
		-	J. Dies
	Councillors	-	R. Tyler Morin
		-	N. Henry
		-	L. Bower

1. Call to Order & Acknowledgement of Traditional Treaty Lands

Mayor Collier called the meeting to order at 1:03 p.m. and acknowledged traditional treaty lands.

2. Disclosure of Pecuniary Interest

There were no disclosures of pecuniary interest.

3. Adoption of the Minutes

Moved by: M. Crawford
Seconded by: J. Dies

That the minutes of the Regular Meeting of Council held on January 19, 2026 be adopted.

In Favour: Mayor Collier, Regional Councillor Crawford, Councillor Tyler Morin,
Regional Councillor Lee, Councillor Henry, Regional Councillor Dies,
Councillor Bower

Opposed: None

CARRIED

4. Question Period

Mayor Collier invited questions on agenda items from those present.

Cathy Hollis, Ajax resident, asked questions regarding agenda item 7.3.2. 'OES-2026-01: Contract Award – Supply and Delivery – Additional Mobile Stage', agenda item 10.15 'By-law 25-2026 Amendment to Traffic By-law 45-2020 (Ashbury Boulevard/Range Road)', and agenda item 6.1. 'Matrix Development Group – Requesting In-Kind Contributions be accepted in Lieu of a Community Benefits Charge'. Mayor Collier responded to questions from Ms. Hollis.

5. Delegations, Presentations, and Public Meetings

5.1. Delegation: Vidal Rental Apartment Project

Max Vossough, President, Matrix Development, delivered a delegation related to agenda item 6.1. 'Matrix Development Group – Requesting In-Kind Contributions be accepted in Lieu of a Community Benefits Charge'.

Council Members asked questions related to the delegation. M. Vossough and Julie

Mephram, Acting Director of Finance/Treasurer, responded to questions from Council Members.

With the consent of Members present, item 6.1 was advanced in the order business.

6. Correspondence

6.1. Matrix Development Group – Requesting In-King Contributions be Accepted in Lieu of a Community Benefits Charge

Moved by: S. Collier
Seconded by: R. Tyler Morin

1. That Ajax Council waives Section 9.2 of the Community Benefits Charge By-law, which requires, for the consideration of in-kind contributions that a submission be made no less than 180 days prior to the first building permit being granted; and
2. That Ajax Council shall accept in-kind contributions for 101 Pickering Beach Road in full satisfaction of Community Benefits Charge, including provision of 5% affordable units for 10 years, dedication of 2 acres of land to Toronto and Region Conservation Authority (TRCA) and buffer planting to enhance and restore the TRCA lands; and
3. That Planning and Development staff be directed to prepare an amending site plan agreement and an affordable housing agreement for the owner's execution.

In Favour: Mayor Collier, Councillor Tyler Morin

Opposed: Regional Councillor Crawford, Regional Councillor Lee, Councillor Henry, Regional Councillor Dies, Councillor Bower

DEFEATED

5. Delegations, Presentations, and Public Meetings

5.2. Delegation: Process Integrity and Secondary Plan Scope – GO Station Area

Douglas Glass, Ajax resident, delivered a delegation related to agenda item 7.3.1. 'PDS-2026-02: Ajax GO Station Secondary Plan – Mayoral Direction Number 01-2026'

5.3. Delegation: Fairgrounds Stage – Cost and Necessity

Douglas Glass, Ajax resident, delivered a delegation related to agenda item 7.3.2. 'OES-2026-01: Contract Award – Supply and Delivery – Additional Mobile Stage'.

Council Members asked questions related to the delegation. Tim Field, Manager of Environmental Services and D. Glass, responded to questions from Council Members.

5.4. Presentation: Update from the Regional Chair

John Henry, Regional Chair and Chief Executive Officer, The Regional Municipality of Durham, delivered a presentation related to updates from the Region.

Council Members asked questions related to the presentation. J. Henry responded to questions from Council Members.

5.5. Presentation: 2025 Review: Ajax Anti-Racism Task Force

Malcolm Barrington, Co-Chair, Ajax Anti-Racism Task Force, delivered a presentation related to annual updates from the Ajax Anti-Racism Task Force.

Council Members asked questions related to the presentation. M. Barrington and Yasmyn Belle, Equity, Diversity & Inclusion Coordinator, responded to questions from Council Members.

Motion to Suspend the Rules of Procedure

Moved by: S. Lee
Seconded by: M. Crawford

That the Rules of Procedure be suspended in order to introduce a motion without notice.

In Favour: Mayor Collier, Regional Councillor Crawford, Councillor Tyler Morin, Regional Councillor Lee, Councillor Henry, Regional Councillor Dies, Councillor Bower

Opposed: None

CARRIED
on 2/3rds

9. Business Arising from Notice of Motion

9.2. Awareness, Prevention, and Support Initiatives Addressing Missing and Vulnerable Black Boys

Regional Councillor Lee and Councillor Bower introduced the motion and reviewed its contents.

Council Members asked questions related to the contents of the motion. Y. Belle responded to questions from Council Members.

Moved by: S. Lee
Seconded by: L. Bower

Whereas, the Town of Ajax is committed to fostering a safe, inclusive, and equitable community for all residents, including children and youth;

Whereas, community advocates, families, and organizations in Ontario and across Canada have raised concerns about disparities in awareness, media coverage, and public response in cases involving missing Black boys;

Whereas, equitable treatment and timely response in missing persons investigations are essential to public safety, community trust, and the well-being of families;

Whereas, the Town of Ajax recognizes the importance of working collaboratively with the Durham Regional Police Service, community partners, and residents to promote fairness, transparency, and accountability in public safety practices;

Whereas, Ajax Council has affirmed its commitment to equity, diversity, and inclusion through its policies, community initiatives, and partnerships;

Therefore, be it resolved:

1. That the Council of the Town of Ajax formally acknowledges concerns raised by community members and advocates regarding potential disparities in attention, visibility and response related to missing Black boys in Ontario, reflecting national concerns;
2. That Council reaffirms its commitment to equity in community safety and supports efforts to ensure all missing children cases receive consistent urgency, visibility, and investigative attention regardless of race or socioeconomic background;

3. That Council request the Durham Regional Police Services Board provide information outlining existing protocols for missing children investigations, regardless of the circumstances of disappearance, including measures that promote equity and consistency in response and clear communication with families and the public;
4. That Council direct Town staff to engage with community organizations, youth groups, and advocacy organizations in Ajax to identify opportunities for awareness, prevention, and support initiatives addressing missing and vulnerable youth;
5. That a copy of this motion be circulated to The Hon. Sean Fraser, Minister of Justice, Jennifer McKelvie, MP for Ajax, The Hon. Michael Kerzner, Solicitor General of Ontario, Rob Cerjanec, MPP for Ajax, Ryan Teschner, Inspector General of Ontario, the Durham Regional Police Services Board, lower-tier municipalities in Durham Region, Municipalities of Orillia, Sarnia, Timmins, Niagara, Barrie, Windsor, London, Sudbury, Longlac, North Bay and Thunder Bay, Association of Municipalities of Ontario, and Peter Bethlenfalvy, MPP for Pickering-Uxbridge/Minister of Finance.

In Favour: Mayor Collier, Regional Councillor Crawford, Councillor Tyler Morin, Regional Councillor Lee, Councillor Henry, Regional Councillor Dies, Councillor Bower

Opposed: None

CARRIED

5. Delegations, Presentations, and Public Meetings

5.6. Presentation: 2025 Review: Ajax Anti-Racism Task Force

Liam Nichols, Grants & Strategic Initiatives Coordinator, delivered a presentation related to the Ajax Partnership Fund.

Council Members asked questions related to the presentation. L. Nichols, Kassandra Brownridge, Manager of Strategic Initiatives, and Mayor Collier, responded to questions from Council Members.

Council recessed at 3:18 p.m.

Council resumed at 3:23 p.m.

5.7. Public Meeting: Regional Official Plan Amendment Application ROPA25-A2 Official Plan Amendment Application OPA25-A2 Zoning By-law Amendment Application Z6/25 10, 20 & 30 Blowers Crescent

Pursuant to section 284.3 of the Municipal Act, 2001

Evan Sugden, Senior Associate, The Biglieri Group, spoke on behalf of the applicant/owner. E. Sugden delivered a presentation related to the proposed development applications.

Mayor Collier summarized the fundamental elements of the proposed by-laws.

Council Members asked questions related to the proposed development applications. Mayor Collier, Geoff Romanowski, Director of Planning & Development Services, E. Sugden, and J. Mephram, responded to questions from Council Members.

Mayor Collier declared the meeting to be a public meeting and invited comments and questions from the public.

There being no questions or comments from the public, Mayor Collier closed the public meeting.

**5.8. Public Meeting: Official Plan Amendment Application OPA25-A3
Zoning By-law Amendment Application Z7/25
275 Westney Road South
Pursuant to section 284.3 of the Municipal Act, 2001**

Frank Wang, owner/applicant, delivered a verbal presentation related to the proposed development applications.

Council Members asked questions related to the proposed development applications. F. Wang and Mayor Collier, responded to questions from Council Members.

Mayor Collier declared the meeting to be a public meeting and invited comments and questions from the public.

There being no questions or comments from the public, Mayor Collier closed the public meeting.

**5.9. Public Meeting: Official Plan Amendment Application OPA25-A4
Zoning By-law Amendment Application Z8/25
250 Rossland Road East
Pursuant to section 284.3 of the Municipal Act, 2001**

Richard Domes, Partner, Principal Planner, Gagnon Walker Domes Ltd., spoke on behalf of the applicant/owner. R. Domes delivered a presentation related to the proposed development applications.

Council Members asked questions related to the proposed development applications. R. Domes responded to questions from Council Members.

Mayor Collier declared the meeting to be a public meeting and invited comments and questions from the public.

There being no questions or comments from the public, Mayor Collier closed the public meeting.

7. Reports

7.1. Community Affairs & Planning Committee Report, February 2, 2026

None.

7.2. General Government Committee Report, February 9, 2026

Moved by: M. Crawford

Seconded by: J. Dies

That the recommendations from the General Government Committee Meeting of February 9, 2026 be adopted.

In Favour: Mayor Collier, Regional Councillor Crawford, Councillor Tyler Morin, Regional Councillor Lee, Councillor Henry, Regional Councillor Dies, Councillor Bower

Opposed: None

CARRIED

7.3. Departmental Reports

**7.3.1. PDS-2026-02: Ajax GO Station Secondary Plan – Mayoral Direction
Number 01-2026**

Mayor Collier noted that Mayor Direction 01-2026 was brought forward under the authority of Section 284.3 of the Municipal Act, 2001.

Council Members asked questions related to Mayoral Direction 01-2026. Mayor Collier, Christie McLardie, Director of Public & Strategic Affairs, G. Romanowski, and Chris Porter, Deputy Fire Chief, responded to questions from Council Members.

Moved by: S. Collier
Seconded by: S. Lee

That the Report entitled, “Ajax GO Station Secondary Plan – Mayoral Direction Number 01-2026” be received for information.

In Favour: Mayor Collier, Regional Councillor Crawford, Councillor Tyler Morin, Regional Councillor Lee, Regional Councillor Dies, Councillor Bower

Opposed: Councillor Henry

CARRIED

7.3.2. OES-2026-01: Contract Award – Supply and Delivery – Additional Mobile Stage

Deferred from the February 9, 2026 General Government Committee Meeting

Council Members asked questions related the motion. J. Mephram and Mayor Collier, responded to questions from Council Members.

Motion to Refer

Moved by: S. Collier
Seconded by: S. Lee

That the Contract Award – Supply and Delivery – Additional Mobile Stage be referred back to staff to prepare a detailed business plan for the permanent stage at the Ajax Fairgrounds and report back to Council prior to the 2027 budget discussion.

In Favour: Mayor Collier, Regional Councillor Crawford, Councillor Tyler Morin, Regional Councillor Lee, Councillor Henry, Regional Councillor Dies, Councillor Bower

Opposed: None

CARRIED

7.3.3. Integrity Commissioner Annual Report

Moved by: M. Crawford
Seconded by: J. Dies

That the Integrity Commissioner Annual Report be received for information.

In Favour: Mayor Collier, Regional Councillor Crawford, Councillor Tyler Morin, Regional Councillor Lee, Councillor Henry, Regional Councillor Dies, Councillor Bower

Opposed: None

CARRIED

8. Regional Councillors’ Report

None.

9. Business Arising from Notice of Motion

9.1. Lean Impact Report

Regional Councillor Crawford and Councillor Henry introduced the motion and

reviewed its contents.

Moved by: M. Crawford
Seconded by: N. Henry

Whereas, the Town of Ajax is committed to consistently seeking opportunities to improve service delivery and strengthen operational efficiency; and

Whereas, Lean methodologies are widely recognized across public and private sectors as effective, evidence-based tools for reducing waste, improving workflow, and optimizing-based tools for reducing waste, improving workflow, and optimizing value and efficiency; and

Whereas, on October 23, 2023, Council approved transitioning the Town's Quality Management Program to a Lean-based model, adopting a structured and data driven approach to process improvement aimed at increasing efficiency, improving staff experience through staff empowerment and supporting -driven approach to process improvement aimed at increasing efficiency, improving staff experience through staff empowerment and supporting long-term organizational sustainability; and

Whereas, since 2023, approximately 120 staff across the corporation have completed Lean training, equipping them with practical tools to streamline processes, identify inefficiencies, and implement measurable improvements that benefit both internal operations and the community; and

Whereas, staff have already begun realizing value from Lean implementation, as reflected in early operational efficiencies identified and incorporated into the 2026 Budget, reinforcing the return on the Town's investment in Lean training; and

Whereas, it is essential that residents understand the value of investing in staff development, including how Lean practices contribute to better services, reduced waste and improving efficiencies.

Therefore, be it resolved:

That Ajax Council directs Public and Strategic Affairs staff to prepare a comprehensive Lean Impact Report summarizing the outcomes of Lean initiatives undertaken to date and recommending ways the Town can continue to leverage Lean practices to support continuous improvement, and long-term organizational efficiency, to be presented at the May 11, 2026, General Government Committee Meeting.

In Favour: Mayor Collier, Regional Councillor Crawford, Councillor Tyler Morin, Regional Councillor Lee, Councillor Henry, Regional Councillor Dies, Councillor Bower

Opposed: None

CARRIED

Council recessed at 5:05 p.m.

Council resumed at 5:09 p.m.

10. By-laws

Moved by: J. Dies
Seconded by: L. Bower

That By-laws 17-2026 to 23-2026 be approved.

In Favour: Mayor Collier, Regional Councillor Crawford, Councillor Tyler Morin, Regional Councillor Lee, Councillor Henry, Regional Councillor Dies, Councillor Bower

Opposed: None

CARRIED

Moved by: S. Collier
Seconded by: R. Tyler Morin

That By-laws 10-2026 to 12-2026 be approved.

In Favour: Mayor Collier, Regional Councillor Crawford, Councillor Tyler Morin,
Regional Councillor Lee, Councillor Henry, Regional Councillor Dies,
Councillor Bower

Opposed: None

CARRIED
on 1/3rd

Members of Council asked questions regarding By-laws 13-2026 to 14-2026. G. Romanowski, responded to questions from Council Members.

Moved by: S. Collier
Seconded by: R. Tyler Morin

That By-laws 13-2026 to 14-2026 be approved.

In Favour: Mayor Collier, Regional Councillor Crawford, Councillor Tyler Morin,
Regional Councillor Lee, Councillor Henry

Opposed: Regional Councillor Dies, Councillor Bower

CARRIED
on 1/3rd

Moved by: S. Collier
Seconded by: R. Tyler Morin

That By-laws 15-2026 to 16-2026 be approved.

In Favour: Mayor Collier, Regional Councillor Crawford, Councillor Tyler Morin,
Regional Councillor Lee, Councillor Henry, Regional Councillor Dies,
Councillor Bower

Opposed: None

CARRIED
on 1/3rd

Members of Council asked questions regarding By-law 25-2026. G. Romanowski and Mayor Collier, responded to questions from Council Members.

Moved by: S. Collier
Seconded by: R. Tyler Morin

That By-law 25-2026 be approved.

In Favour: Mayor Collier, Regional Councillor Crawford, Councillor Tyler Morin,
Regional Councillor Lee

Opposed: Councillor Henry, Regional Councillor Dies, Councillor Bower

CARRIED
on 1/3rd

11. Notice of Motion

None.

12. New Business - Notices & Announcements

Council Members highlighted upcoming community events and matters of community interest.

13. Confirming By-law

Moved by: R. Tyler Morin
Seconded by: L. Bower

That By-law 24-2026 being a by-law to confirm the proceedings of the Council of the Corporation of the Town of Ajax at its regular meeting held on February 17, 2026, be approved.

In Favour: Mayor Collier, Regional Councillor Crawford, Councillor Tyler Morin, Regional Councillor Lee, Regional Councillor Dies, Councillor Bower

Opposed: Councillor Henry

CARRIED

14. Adjournment

Moved by: M. Crawford
Seconded by: R. Tyler Morin

That the February 17, 2026 meeting of the Council of the Town of Ajax be adjourned (6:07 p.m.)

In Favour: Mayor Collier, Regional Councillor Crawford, Councillor Tyler Morin, Regional Councillor Lee, Regional Councillor Dies, Councillor Bower

Opposed: Councillor Henry

CARRIED

Mayor and CEO

Clerk