

General Committee Agenda

Meeting Number: 2 January 21, 2019, 9:30 AM - 3:00 PM Council Chamber

Pages

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Please bring this General Committee Agenda to the Council meeting on January 29, 2019.

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF PREVIOUS MINUTES

3.1 MINUTES OF THE DECEMBER 10, 2018 GENERAL COMMITTEE (16.0)

1) That the minutes of the December 10, 2018 General Committee meeting be confirmed.

4. **DEPUTATIONS**

5. **PETITIONS**

6. CONSENT REPORTS - FINANCE & ADMINISTRATIVE ISSUES

6.1 MINUTES OF THE NOVEMBER 26, 2018 MARKHAM PUBLIC LIBRARY 23 BOARD (16.0) 23

1) That the minutes of the November 26, 2018 Markham Public Library Board meeting be received for information purposes.

6.2 MINUTES OF THE NOVEMBER 13, 2018 SENIORS ADVISORY COMMITTEE (16.0)

1) That the minutes of the November 13, 2018 Seniors Advisory Committee meeting be received for information purposes.

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6.3 STAFF AWARDED CONTRACTS FOR THE MONTH OF NOVEMBER AND DECEMBER 2018 (7.12)

A. Moore, ext. 4711

1) That the report entitled "Staff Awarded Contracts for the Months of November and December 2018" be received; and,

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

7. PRESENTATIONS - FINANCE & ADMINISTRATIVE ISSUES

7.1 GOVERNMENT FINANCE OFFICERS ASSOCIATION AWARDS (12.2.6)

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A. Tang, ext. 2433

1) That the report dated January 8, 2019 entitled "Government Finance Officers Association Awards" be received and;

2) That the formal presentation on the receipt of the Distinguished Budget Presentation Award for the annual budget for the fiscal year beginning January 1, 2018 and the Canadian Award for Excellence in Financial Reporting for the annual financial report for the year ended December 31, 2017 from the Government Finance Officers Association (GFOA) be received.

7.2 2019 REASSESSMENT MARKET UPDATE (YEAR 3 OF 4) & RELATIVE PROPERTY TAX IMPACT REPORT

S. Manson, ext. 7514

1) That the presentation by Mr. Shane Manson, Senior Manager, Revenue Property Taxation , entitled "2019 Reassessment Market Update (Year 3 of 4) & Relative Property Tax Impact Report" be received; and,

2) That the report entitled "2019 Reassessment Market Update (Year 3 of 4) & Relative Property Tax Impact Report" along with the detailed attachment "2019 Reassessment Market Update & Relative Property Tax Impact – Ward by Ward Analysis" be received for information; and further,

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

A. Tang, ext. 2433 and V. Siu, ext. 2232

1) That the presentation by Ms. Phoebe Fu, Director, Environmental Services and Ms. Veronica Siu, Senior Business Analyst entitled "2019 Water/Wastewater Rate" be received; and,

2) That the report entitled "2019 Water/Wastewater Rate" be received; and,

3) That Staff be authorized to hold a public meeting on February 5, 2019 at 6:00 p.m. in the Council Chamber at the Civic Centre to gather resident feedback on the proposed 2019 water/wastewater rate increase of \$0.3238/m³ from \$4.1442/m³ to \$4.4680/m³; and,

4) That feedback received at the public meeting along with the proposed 2019 water/wastewater rate be put forward for consideration by Council at the February 26th Council meeting; and further,

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

7.4 2018 ONLINE VOTING PARTICIPANT SURVEY RESULTS

Note: Dr. Goodman will be in attendance to discuss the results of the online voter survey.

Presentation will be distributed separately.

8. **REGULAR REPORTS - FINANCE & ADMINISTRATIVE ISSUES**

8.1 CITY OF MARKHAM COMMENTS ON THE PROVINCE'S INCREASING HOUSING SUPPLY IN ONTARIO CONSULTATION DOCUMENT (7.11)

K. Ross, ext. 2126 and M. Boyce, ext. 2094

1) That the report entitled "City of Markham Comments on the Province's Increasing Housing Supply in Ontario Consultation Document" dated January 21, 2019 be received; and,

2) That the report entitled "City of Markham Comments on the Province's Increasing Housing Supply in Ontario Consultation Document" dated January 21, 2019, be forwarded to the Assistant Deputy Minister of Municipal Affairs and Housing in response to the request for comments and that Council express its support for the development of a Provincial Housing Supply Action Plan, subject to the comments raised in the report; and,

3) That General Committee approve the report to be forwarded to the Assistant Deputy Minister of Municipal Affairs and Housing by January 25, 2019, prior to the meeting of Council being held on January 29, 2019; and,

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4) That Council does not endorse or support changes to the *Development Charges Act, 1997, as amended,* to reduce the infrastructure recoverable through development charges, and that any changes should ensure that growth pays for growth; and,

5) That staff be authorized and directed to do all things necessary to give effect to this report.

9. MOTIONS

10. NOTICES OF MOTION

11. NEW/OTHER BUSINESS

As per Section 2 of the Council Procedural By-Law, "New/Other Business would generally apply to an item that is to be added to the **Agenda** due to an urgent statutory time requirement, or an emergency, or time sensitivity".

12. ANNOUNCEMENTS

13. ADJOURNMENT

Information Page		
General Committee Members: All Members of Council		
General Committee		
Chair: Regional Councillor Jack Heath		
Vice Chair: Councillor Khalid Usman		
Finance & Administrative Issues Community Services Issues		
Chair: Regional Councillor Jack Heath Chair: Councillor Karen Rea		
Vice Chair: Councillor Khalid Usman Vice Chair: Councillor Isa Lee		
vice chair. Councillor Khand Osman vice chair. Councillor isa Lee		
Environment & Sustainability Issues Land, Building & Parks Construction Issues		
Chair: Regional Councillor Joe Li Chair: Councillor Keith Irish		
Vice Chair: Councillor Reid McAlpine Vice Chair: Councillor Andrew Keyes		
vice Chair. Councillor Kelu McAlpine Vice Chair. Councillor Andrew Keyes		
General Committee meetings are audio and video streamed live at the City of Markham's website.		
Alternate formats are available upon request.		
Consent Items: All matters listed under the consent agenda are considered to be routine and are recommended for emproved by the department. They may be expected on one motion, or envited		

Consent Items: All matters listed under the consent agenda are considered to be routine and are recommended for approval by the department. They may be enacted on one motion, or any item may be discussed if a member so requests.

Note: The times listed on this agenda are approximate and may vary; Council may, at its discretion, alter the order of the agenda items.

Note: As per the Council Procedural By-Law, Section 7.1 (h) General Committee will take a 10 minute recess after two hours have passed since the last break.

General Committee is scheduled to recess for lunch from approximately 12:00 PM to 1:00 PM.



Minutes General Committee December 10, 2018 Meeting Number 01

Finance & Administrative Issues Chair: Vice Chair: **Community Services Issues** Chair: Vice Chair:

Environment & Sustainability Issues Chair: Vice Chair: **Building, Parks, & Construction Issues** Chair: Vice Chair:

Alternate formats are available upon request.

Attendance

Mayor Frank Scarpitti Deputy Mayor Don Hamilton Regional Councillor Jack Heath Regional Councillor Jim Jones Regional Councillor Joe Li Councillor Keith Irish Councillor Kath Irish Councillor Alan Ho Councillor Reid McAlpine Councillor Karen Rea (arrived at 9:15 AM) Councillor Andrew Keyes Councillor Amanda Collucci Councillor Khalid Usman (arrived at 9:45	Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner of Development Services Trinela Cane, Commissioner of Corporate Services Brenda Librecz, Commissioner of Community & Fire Services Catherine Conrad, City Solicitor and Acting Director of Human Resources Kimberley Kitteringham, City Clerk Martha Pettit, Deputy City Clerk Michael Killingsworth, Deputy City Clerk Mary Creighton, Director, Recreation Services Meg West, Manager, Business Planning & Projects Joel Lustig, Treasurer

The General Committee meeting convened at the hour of 9:01 AM with Mayor Frank Scarpitti presiding as Chair. Regional Councillor Jack Heath was appointed the Acting Chair of General Committee and assumed the role of Chair at 9:20 AM.

Mayor Frank Scarpitti provided opening remarks and welcomed new Members of Council.

Mayor Frank Scarpitti welcomed grade 5 students from Wilclay Public School who were present to observe part of the General Committee meeting to learn about government.

General Committee recessed for lunch at 12:06 PM and reconvened at 2:12 PM.

Disclosure of Pecuniary Interest

None disclosed.

1. MINUTES OF THE NOVEMBER 12, 2018 GENERAL COMMITTEE (16.0) Minutes

Moved by Deputy Mayor Don Hamilton Seconded by Regional Councillor Jim Jones

1) That the minutes of the November 12, 2018 General Committee meeting be confirmed.

Carried

DEPUTATIONS

There were no deputations.

2. INTRODUCTION TO THE CITY OF MARKHAM (16.0) Presentation

Mr. Andy Taylor, Chief Administrative Officer, delivered a PowerPoint presentation regarding the City's governance structure. Mr. Taylor provided a brief overview of the following:

- Markham & York Region Governance Overview;
- Roles & Responsibilities of Staff and Members of Council;
- City of Markham's Contact Centre;
- Standing & Advisory Committees.

General Committee requested that Staff provide Members of Council with a memo discussing the role of the Contact Centre and outline the process for Members of Council to report issues to the Contact Centre.

Moved by Councillor Keith Irish Seconded by Councillor Karen Rea

1) That the presentation by Mr. Andy Taylor, Chief Administrative Officer entitled "Introduction to the City of Markham," be received.

3. OVERVIEW OF MUNICIPAL LEGISLATION (16.0) Presentation

Kim Mullin, Wood Bull LLP delivered a PowerPoint presentation outlining municipal legislation for Members of General Committee. The following areas of municipal legislation were reviewed:

- Municipal Act, 2001
 - Municipal powers & jurisdiction
 - Council Meetings and Procedures
 - o Closed/Confidential Meetings
 - Accountability & Transparency
- <u>Municipal Conflict of Interest Act</u>
 - Pecuniary Interest
 - Disclosing conflicts of pecuniary interest
- Municipal Freedom of Information & Protection of Privacy Act
 - Municipal Records

Moved by Mayor Frank Scarpitti Seconded by Councillor Isa Lee

1) That the presentation by Ms. Kim Mullin, Wood Bull LLP entitled "Overview of Municipal Legislation," be received.

Carried

4. MARKHAM BUDGET OVERVIEW (7.0) Presentation

Joel Lustig, Treasurer delivered a PowerPoint presentation regarding the City of Markham's Budget. Mr. Lustig provided an overview of the following aspects of the Budget:

- Budget Process;
- Major Revenue Sources;
- Tax Funded Operating Budget;
- Capital Budget;
- Reserves;
- Development Charges.

Staff advised that in a non-election year, the Budget Committee begins meeting in October and the Budget is approved in December for the following year. Due to the recent Municipal Election, the Budget Committee will begin meeting on January 18th to discuss the 2019 Budget.

Moved by Councillor Khalid Usman Seconded by Councillor Isa Lee 1) That the presentation by Mr. Joel Lustig, Treasurer entitled "Markham Budget Overview," be received.

Carried

PETITIONS

There were no petitions.

5. MINUTES OF THE JUNE 18, 2018, AUGUST 1, 2018, SEPTEMBER 17, 2018 AND OCTOBER 15, 2018 ADVISORY COMMITTEE ON ACCESSIBILITY (16.0) June August September October

Moved by Regional Councillor Jim Jones Seconded by Councillor Karen Rea

1) That the minutes of the June 18, 2018, August 1, 2018, September 17, 2018, and October 15, 2018 Advisory Committee on Accessibility meeting be received for information purposes.

Carried

6. MINUTES OF THE JUNE 20, 2018, SEPTEMBER 19, 2018 AND OCTOBER 17, 2018 ANIMAL CARE COMMITTEE (16.0) June September October

Moved by Regional Councillor Jim Jones Seconded by Councillor Karen Rea

- 1) That the minutes of the June 20, 2018, September 19, 2018 and October 17, 2018 Animal Care Committee meeting be received for information purposes; and,
- That Council consider endorsing the following resolutions passed at the September 19, 2018 Animal Care Committee meeting:
 - a) That staff install symbolic signs in strategic locations in City parks advising the public that the feeding of wildlife is prohibited; and,
 - b) That staff be directed to investigate the possibility of installing appropriate "Slow Down Animals Crossing" signs in strategic locations Citywide.

7. MINUTES OF THE OCTOBER 18, 2018 MARKHAM ENVIRONMENTAL ADVISORY COMMITTEE (16.0) Minutes

Moved by Regional Councillor Jim Jones Seconded by Councillor Karen Rea

1) That the minutes of the October 18, 2018 Markham Environmental Advisory Committee meeting be received for information purposes.

Carried

8. MINUTES OF THE AUGUST 30, 2018, SEPTEMBER 14, 2018, OCTOBER 9, 2018 AND NOVEMBER 6, 2018 ENVIRONMENTAL ISSUES COMMITTEE - WASTE DIVERSION SUB-COMMITTEE (16.0) <u>August September October September</u>

Moved by Regional Councillor Jim Jones Seconded by Councillor Karen Rea

1) That the minutes of the August 30, 2018, September 14, 2018, October 9, 2018 and November 6, 2018 Environmental Issues Committee – Waste Diversion Subcommittee meeting be received for information purposes.

Carried

9. MINUTES OF THE SEPTEMBER 26, 2018 GERMAN MILLS COMMUNITY CENTRE BOARD (16.0) Minutes

Moved by Regional Councillor Jim Jones Seconded by Councillor Karen Rea

1) That the minutes of the September 26, 2018 German Mills Community Centre Board meeting be received for information purposes.

10. MINUTES OF THE OCTOBER 23, 2018 MARKHAM PUBLIC LIBRARY BOARD (16.0) Minutes

Moved by Regional Councillor Jim Jones Seconded by Councillor Karen Rea

1) That the minutes of the October 23, 2018 Markham Public Library Board meeting be received for information purposes.

Carried

11. MINUTES OF THE JULY 9, 2018 MARKHAM SPORT HALL OF FAME COMMITTEE (16.0) <u>Minutes</u>

Moved by Regional Councillor Jim Jones Seconded by Councillor Karen Rea

1) That the minutes of the July 9, 2018 Markham Sport Hall of Fame Committee meeting be received for information purposes.

Carried

12. MINUTES OF THE JUNE 4, 2018, SEPTEMBER 10, 2018 AND OCTOBER 1, 2018 RACE RELATIONS COMMITTEE (16.0) June September October

Moved by Regional Councillor Jim Jones Seconded by Councillor Karen Rea

1) That the minutes of the June 4, 2018, September 10, 2018 and October 1, 2018 Race Relations Committee meeting be received for information purposes.

13. MINUTES OF THE JULY 10, 2018, AUGUST 14, 2018 AND SEPTEMBER 11, 2018 SENIORS ADVISORY COMMITTEE (16.0) July August September

Moved by Regional Councillor Jim Jones Seconded by Councillor Karen Rea

1) That the minutes of the July 10, 2018, August 14, 2018 and September 11, 2018 Seniors Advisory Committee meeting be received for information purposes.

Carried

14. MINUTES OF THE AUGUST 8, 2018, SEPTEMBER 5, 2018 AND OCTOBER 10, 2018 SENIORS HALL OF FAME AWARDS COMMITTEE (16.0) <u>August September October</u>

Moved by Regional Councillor Jim Jones Seconded by Councillor Karen Rea

1) That the minutes of the August 8, 2018, September 5, 2018 and October 10, 2018 Seniors Hall of Fame Awards Committee meeting be received for information purposes.

Carried

15. MINUTES OF THE OCTOBER 18, 2018 VICTORIA SQUARE COMMUNITY CENTRE BOARD (16.0) <u>Minutes</u>

Moved by Regional Councillor Jim Jones Seconded by Councillor Karen Rea

1) That the minutes of the October 18, 2018 Victoria Square Community Centre Board meeting be received for information purposes.

16. MINUTES OF THE APRIL 19, 2018 MAY 17, 2018, JUNE 28, 2018 AND SEPTEMBER 27, 2018 BOARD OF MANAGEMENT MARKHAM VILLAGE BUSINESS IMPROVEMENT AREA COMMITTEE (16.0) <u>April May June September</u>

Moved by Regional Councillor Jim Jones Seconded by Councillor Karen Rea

1) That the minutes of the April 19, 2018, May 17, 2018, June 28, 2018 and September 27, 2018 Board of Management Markham Village Business Improvement Area Committee meeting be received for information purposes.

Carried

17. STATUS OF CAPITAL PROJECTS AS OF SEPTEMBER 30, 2018 (7.0) Report Exhibits A-D

Moved by Councillor Karen Rea Seconded by Councillor Alan Ho

- 1) That the report dated November 12, 2018 entitled "Status of Capital Projects as of September 30, 2018" be received; and,
- 2) That the amount of \$3,564,066 from the closure of capital projects be transferred to the sources of funding as listed on Exhibit A; and,
- 3) That the closure of projects as outlined on Exhibit B and C be approved; and,
- 4) That the surplus funds of \$1,707,326 from open capital projects be returned to the sources of funding as listed on Exhibit D; and,
- 5) That the Non-Development Charge Capital Contingency Project be topped up from the Life Cycle Replacement and Capital Reserve Fund by \$656,605 to the approved amount of \$250,000; and,
- 6) That the Engineering Capital Contingency Project be topped up from the City-Wide Hard Development Charges Reserve by \$34,068 to the approved amount of \$100,000; and,
- 7) That the Design Capital Contingency Project be topped up from the Development Charges Reserve by \$90,036 to the approved amount of \$100,000; and,

- 8) That the Planning Capital Contingency Project be topped up from the Development Charges Reserve by \$17,552 to the approved amount of \$50,000; and,
- 9) That the Waterworks Capital Contingency Project be topped up from the Waterworks Stabilization/Capital Reserve by \$1,301,775 to the approved amount of \$100,000; and,
- 10) That asbestos remediation at 55 Parkway (Capital project 16291) in the amount of \$265,848, originally funded by the Non-DC Capital Contingency account, be returned to the Life Cycle Replacement & Capital Reserve Fund and be funded from the Land Acquisition Reserve Fund, increasing the budget from \$21,000,000 to \$21,265,848; and,
- 11) That the shortfall of \$239,037 in Capital Project 18307 A/C Index Asphalt Resurfacing be funded from the Gas Tax Reserve, increasing the budget from \$220,816 to \$459,853; and further,
- 12) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

18. AWARD OF CONTRACT 049-T-18 ROUGECREST SEWAGE PUMPING STATION UPGRADES (7.12) Report

Moved by Regional Councillor Jim Jones Seconded by Councillor Karen Rea

- 1) That the report entitled "Award of Contract 049-T-18 Rougecrest Sewage Pumping Station Upgrades" be received; and,
- 2) That the contract for Rougecrest Sewage Pumping Station Upgrades be awarded to the lowest priced bidder, Robert B. Somerville Co. Limited, in the total amount of \$360,683.23 inclusive of HST; and,
- 3) That a 10% contingency in the amount of \$36,068.32, inclusive of HST, be established to cover any additional construction costs, and that authorization to approve expenditures of this contingency amount up to the specified limit be in accordance with the Expenditure Control Policy; and,
- 4) That the award of \$396,751.56 (\$360,683.23+\$36,068.32) be funded from Capital Project 17218 "Rougecrest Pumping Station Upgrades" with available budget of \$350,400.00; and,
- 5) That the budget shortfall in the amount of \$46,351.56 (\$350,400.00-\$396,751.56) be funded from the Waterworks Stabilization/ Capital Reserve; and,

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

Carried

19. 169-17 SUPPLY AND INSTALLATION OF ENTERPRISE ASSET MANAGEMENT SYSTEM (EAM) (7.12) Report

Moved by Councillor Karen Rea Seconded by Councillor Reid McAlpine

- 1) That the report entitled "Award of Proposal 169-R-17 Supply and Installation, Enterprise Asset Management Solution (EAM)" be received; and,
- 2) That the contract for 169-R-17 Supply and Installation, Enterprise Asset Management Solution (EAM) be awarded to the highest ranked/lowest priced bidder, Egov Solutions, Inc. (DBS Lucity Canada) in the amount of \$1,650,025.17 inclusive of HST, of which \$1,193,122.77 is for the software and implementation costs and \$456,902.40 is for four years of support and maintenance; and,
- 3) That the cost of the software, and implementation costs in the amount of \$1,193,122.77 be funded from the following capital projects; #16070 "WW Hansen 8 Upgrade", #11116 "Enterprise Asset Management Phase 2 Implementation", and #18077 "Enterprise Asset Management Solution – Additional Funds" with a combined available budget of \$1,175,045.14; and,
- 4) That the capital budget shortfall in the amount of \$18,077.63 inclusive of HST (\$1,175,045.14 \$1,193,122.77) be funded from the Waterworks Reserve (\$11,750.46 or 65%) and the Life Cycle Replacement and Capital Reserve Fund (\$6,327.17 or 35%); and,
- 5) That the cost of the software support and maintenance fees of \$456,902.40 inclusive of HST for a four years (Year 2 to 5) term be funded from #400-400-5361 with an available annual budget of \$106,000.00, subject to Council approval of the 2020-2023 operating budgets in the amounts of;
 - a. Year 2 (2020) \$111,936.00
 - b. Year 3 (2021) \$113,462.40
 - c. Year 4 (2022) \$114,988.80
 - d. <u>Year 5 (2023) \$116,515.20</u> Total - \$456,902.40: and.
- 6) That the operating budget shortfall of \$5,936.00 (\$111,936.00 \$106,000.00) in 2020 (Year 2) and future increases in 2021 to 2023 (Years 3 to 5) be funded from existing

annual maintenance budget totaling \$34,700.00 (\$26,100.00 USD x 1.33 exchange rate) that will no longer be required upon full implementation of EAM; and,

- 7) That a contract Staff for a three-year term to a maximum amount of \$113,135.00 (including benefits, subject to annual cost of living adjustment equivalent to the collective agreement increase) be pre-approved as part of the 2019 Operating Budget to support the implementation, change management, testing and training of the EAM system; and,
- 8) That the 2019 contract Staff be funded from Waterworks Reserve (\$73,538 or 65%) and Life Cycle Replacement & Capital Reserve Fund (\$39,597); and,
- 9) That a full-time Staff to support the implementation, change management, testing and training of the EAM system and technical support for the application during the project implementation and on going basis in the amount of \$116,673.00 (including benefits) be addressed as part of the 2019 Operating Budget; and,
- 10) That Egov Solutions, Inc. (DBS Lucity Canada) be designated as the preferred vendor for the City of Markham's Enterprise Asset Management Solution (EAM); and,
- 11) That the Chief Information Officer be authorized to approve the annual support and maintenance fee subject to Council approval of the annual Operating Budget; and further,
- 12) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

20. CANNABIS RETAIL STORE LICENSING IN ONTARIO (16.0) Presentation

Michael Killingsworth, Deputy City Clerk, By-law Enforcement, Licensing and Regulatory Services delivered a PowerPoint Presentation regarding Cannabis Retail Store Licensing in Ontario.

Mayor Frank Scarpitti requested that Staff clarify what provincial funding Markham would receive if Markham City Council opted-out of allowing retail cannabis stores.

Moved by Mayor Frank Scarpitti Seconded by Regional Councillor Jim Jones

 That the December 10, 2018 presentation by Mr. Michael Killingsworth, Deputy City Clerk, By-Law Enforcement, Licensing and Regulatory Services entitled "Cannabis Retail Store Licensing in Ontario" be received; and,

- 2) That the City of Markham reaffirm that it is not a willing host of cannabis retail locations and that City is opting out of permitting physical cannabis retail stores within Markham; and,
- 3) That the City Clerk provide written notice of Markham's opting out decision to the Registrar of the Alcohol and Gaming Commission of Ontario in accordance with the <u>Cannabis Licence Act, 2018</u>; and further,
- 4) That a copy of this resolution and Markham's Cannabis By-law be provided to all municipalities within York Region, the Regional Municipality of York, and all Ontario municipalities with a population of 100,000 or greater.

Carried

Moved by Councillor Reid McApline Seconded by Councillor Amanda Collucci

5) That staff be directed to report back in 18 months with an update on the impact of the legalization of cannabis on the City.

Carried

21. BILL 148 RECAP AND USER FEES COMPETITIVE ANALYSIS (7.0) <u>Presentation</u> <u>Report</u> <u>Appendix A</u>

Joel Lustig, Treasurer, delivered a PowerPoint presentation on Bill 148 and the User Fee Competitive Analysis. Trinela Cane, Commissioner, Corporate Services, addressed the Committee and provided some background information relative to the User Fee increases within the Corporate Services Commission. Arvin Prasad, Commissioner, Development Services addressed the Committee and provided some background information with respect to the User Fee increases within the Development Services Commission. Brenda Librecz, Commissioner, Community & Fire Services addressed the Committee and provided some background information relative to the User Fee increases within the Community & Fire Services Commission.

There was discussion regarding the Bill 148 unused funds and how they should be allocated.

Regional Councillor Jack Heath requested that Staff bring forward a memo to the December 12, 2018 Council meeting outlining the financial implications of implementing a graduated yearly parking permit fee.

Moved by Mayor Frank Scarpitti Seconded by Councillor Amanda Collucci

- 1) That the presentation dated December 10, 2018 entitled "Bill 148 Recap and User Fees Competitive Analysis" be received; and,
- 2) That Option 2 "Retain the status quo by not making changes to the Operating Budget" for Bill 148 unused funds be approved; and,

- 3) That the 2019 user fee, permit and fine increases and their respective effective dates as outlined on Appendix A of the report dated November 12, 2018 entitled "2019 User Fee, Permit and Fine Increases Market Competitive Analysis" be approved; and,
- 4) That Council approve in principle the establishment of a subsidy program for children and youth and staff will report back before the fall in 2019 with the guidelines and eligibility criteria and intake system; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

22. 2019 COUNCIL AND STANDING COMMITTEE MEETING CALENDAR (16.0) Calendar

General Committee referred this matter to the December 12, 2018 Council meeting.

1) That the 2019 Council and Standing Committee Meeting Calendar be approved.

23. 2019 BUDGET SCHEDULE (7.0) Report

Moved by Councillor Khalid Usman Seconded by Councillor Isa Lee

- 1) That the report dated December 10, 2018 entitled "2019 Budget Schedule" be received; and,
- 2) That the following schedule for the 2019 Budget be approved with the dates and times below:

Meeting #1 – Friday, January 18, 2019 (1 p.m. to 4 p.m. – Council Chamber)

Meeting #2 – Tuesday, January 22, 2019 (9 a.m. to 12 p.m. – Council Chamber)

Meeting #3 – Friday, January 25, 2019 (9 a.m. to 12 p.m. – Council Chamber)

Meeting #4 – Tuesday, January 29, 2019 (9 a.m. to 12 p.m. – Council Chamber)

Meeting #5 – Tuesday, February 5, 2019 (9 a.m. to 12 p.m. – Council Chamber)

Meeting #6 – Friday, February 8, 2019 (9 a.m. to 12 p.m. – Council Chamber)

General Committee – Tuesday, February 19, 2019 (9 a.m. – Council Chamber) – draft presentation on the proposed 2019 Budget for the public meeting

Public Meeting – Thursday, February 21, 2019 (7 p.m. to 9 p.m. – Council Chamber) – Feedback from the public meeting will be incorporated into the report to Council

Council Decision – Tuesday, March 19, 2019 (7 p.m. – Council Chamber)

Press Conference - Wednesday, March 20, 2019 (10 a.m. - Canada Room); and,

That the following schedule for the 2019 Water & Wastewater Rate be approved with the dates and times below:
 General Committee – Monday, January 21, 2019 (9 a.m. – Council Chamber)

Public Meeting – Tuesday, February 5, 2019 (6 p.m. – Council Chamber) – Feedback from the public meeting will be incorporated into the report to Council

Council Decision – Tuesday, February 26, 2019 (7 p.m. – Council Chamber); and further,

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

Carried

MOTIONS

Moved by Mayor Frank Scarpitti Seconded by Councillor Isa Lee

1) That Regional Councillor Jack Heath be appointed the Acting Chair of General Committee for the December 10, 2018 General Committee meeting.

NOTICES OF MOTIONS

There were no notices of motions.

NEW/OTHER BUSINESS

24. NEW BUSINESS BOX GROVE COMMUNITY IMPACT FUND (7.0)

Deputy Mayor Don Hamilton advised that Members of Council received a letter from a resident regarding the Box Grove Community Impact Fund and asked that staff look into the matter and respond to the letter.

25. NEW BUSINESS AIRBNB (2.0)

Councillor Amanda Collucci requested that staff provide a status update on the City's AirBnB By-law. Kimberley Kitteringham, City Clerk, advised that staff would follow up with a briefing note to Members of Council.

ANNOUNCEMENTS

There were no announcements.

26. CONFIDENTIAL ITEMS (16.0, 16.23.2, 8.6, 8.6, 8.6 & 8.6)

General Committee did not resolve into a confidential session and referred the Confidential agenda directly to the December 12, 2018 Council meeting.

Moved by Mayor Frank Scarpitti Seconded by Councillor Khalid Usman

1) That the following confidential items be referred directly to the December 12, 2018 Council meeting for consideration.

- (1) GENERAL COMMITTEE CONFIDENTIAL MINUTES -NOVEMBER 12, 2018 (16.0) [Section 239 (2) (a) (b) (c)]
- (2) PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL, INCLUDING MUNICIPAL OR LOCAL BOARD EMPLOYEES. LABOUR RELATIONS OR EMPLOYEE NEGOTIATIONS. ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE, INCLUDING COMMUNICATIONS NECESSARY FOR THAT PURPOSE (16.23.2) [Section 239 (2) (b) (d) (f)]
- (3) A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD (8.6) [Section 239 (2) (c)]
- (4) A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD (WARD 8) (8.6) [Section 239 (2) (c)]
- (5) A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD (WARD 2) (8.6) [Section 239 (2) (c)]
- (6) A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD (WARD 1) (8.6) [Section 239 (2) (c)]

ADJOURNMENT

Adjournment

Moved by Deputy Mayor Don Hamilton Seconded by Regional Councillor Joe Li

That the General Committee meeting adjourn at 6:17 PM.

MARKHAM PUBLIC LIBRARY BOARD

Regular Meeting

Minutes of Meeting held on Monday, November 26, 2018 7:12 p.m. Markham Village Library, Program Room, 6031 Highway 7 East, Markham L3P 3A7

Present from Board:	Mr. Ben Hendriks, Chair Mr. Alick Siu, Vice-Chair Mrs. Pearl Mantell Mrs. Lillian Tolensky Ms. Margaret McGrory Mrs. Marilyn Aspevig Regional Councillor Joe Li Ms. Isa Lee
Present from Staff:	Mrs. Catherine Biss, CEO & Secretary-Treasurer Ms. Deborah Walker, Director, Strategy & Innovation Mr. Larry Pogue, Director, Administration Ms. Andrea Cecchetto, Manager, Learning & Growth Ms. Antonella Costa, Manager, Workforce Development Ms. Michelle Sawh, Manager, Service Delivery Mr. Ben Shaw, Project Coordinator Workforce Development Mr. Shaun McDonough, Research Analyst Mrs. Susan Price, Board Secretary For Staff Photos: Ms. Verna Gilchrist, Manager, Technical Services Ms. Angela Tse, Manager, Unionville Library Mr. Fred Whitmarsh, Manager, Thornhill Libraries
Regrets:	Deputy Mayor Jack Heath Councillor Alan Ho Mr. Alfred Kam Ms. Aida DaSilva Mrs. Yemisi Dina Ms. Jennifer Yip
Guests:	BiblioCommons: Alison Mackenzie-Armes, Director of Partnership Development Simone Pereira, BiblioWeb Product Owner Mr. Saad Farooqui (Citizen)

1.0 Call to Order/Approval of Agenda

Mr. Ben Hendriks, Chair, called the meeting to order at 7:12 p.m.

Moved by	Mr. Alick Siu	
Seconded by	Mrs. Lillian Tolensky	

Resolved that the agenda be approved.

Carried.

1.1 Declaration of Conflict of Pecuniary Interest

None.

1.2 Delegation

None.

1.3 Chair's Remarks

CHAIR'S INDEGENOUS LAND ACKNOWLEDGMENT

Before we begin today's meeting, we would like to give acknowledgment to the traditional land we are grateful to have the opportunity to gather on today. We acknowledge our presence on the traditional territory of many Indigenous Nations who have and continue to call this territory home including the Wendat, Anishnabek Nation, the Haudenosaunee Confederacy, the Mississaugas of Scugog, Hiawatha, Alderville First Nation and the Metis Nation.

The Chair stated that he had heard Tanya Talaga speak at the 2018 Massey Lectures (All Our Relations: Finding the Path Forward) which he enjoyed very much. The lectures focused on encouraging people, instead of looking back, take what they hear from the lectures and live that life going forward.

Mr. Hendriks informed the Board that there were some very important guests at the meeting this evening, several staff members celebrating 25 and 30 year milestones. He asked that the Board gather at the front of the room so that honoured staff members could have their photo taken with them.

1.4 Staff Recognition Photo

CEO, Catherine Biss welcomed staff present and commented that it was an honour to recognize their work and that they are appreciated and respected. Those who were present included (in alphabetical order):

- Lois Burkholder (25 years)
- Jayashree Pai (25 years)
- Larry Pogue (25 years)
- Simmie Tang (25 years)
- Deborah Walker (30 years)
- Marianne Wickremarachi (25 years)

1.5 <u>Presentation by BiblioCommons</u>

A presentation was provided by Alison Mackenzie-Armes and Simone Pereira of BiblioCommons, which was received with appreciation by the Board.

Moved by: Ms. Isa Lee Seconded by: Ms. Margaret McGrory

Resolved that the presentation given by representatives from BiblioCommons be received for information.

2.0 Consent Agenda:

Moved by Mrs. Lillian Tolensky Seconded by Mrs. Pearl Mantell

Resolved that the Consent Agenda comprising Agenda items 2.0 to 2.3. 3 and the same are hereby approved as written and the CEO of the Library is hereby authorized and directed to take such action that may be necessary to give effect to the recommendations as therein contained:

- 2.1 Minutes of Regular Meeting, October 23, 2018
- 2.2 Declaration of Due Diligence by the CEO
- 2.3 Communication and Correspondence:
 - 2.3.1 ELT Express: 2018 Municipal Election Recap
 - 2.3.2 ULI Symposium Diversecity: Aaninn Community Centre and Library
 - 2.3.3 Markham District Veterans Association: Thank You to Markham Village

Carried.

3.0 CEO's Highlights, November 2018:

The Chair asked the CEO if she had any comments on the report. Mrs. Biss responded that there was a fair amount covered in the report and specifically mentioned the following:

- Detailed Proposed Timeline for Strategic Planning 2018-2019
- Extended hours update (multi-year plan to increase Sunday hours which have been very successful)
- Bridge Technology Services Assessment Toolkit (Bridge) at Toronto Public Library
- There was a clarification on Open+ Option –an alternative solution for the expansion of library hours on Friday evenings and at other times as per community needs. The Hamilton Public Library has recently completed a successful pilot and will be a valuable resource.

Moved by Mrs. Pearl Mantell Seconded by Mrs. Marilyn Aspevig

Resolved that the report entitled "CEO's Highlights, November 2018" be received.

- 4.0 <u>Annual Monthly Policy Review:</u> (To be undertaken at the January meeting)
- 5.0 <u>Internal Monitoring Reports:</u> (Compliance list of internal monitoring reports and discussion led by members.)

5.1 <u>Executive Limitation: EL-1 General Executive Constraint</u> (Assigned to Ms. Aida DaSilva)

The Chair advised that Ms. DaSilva was unable to attend the meeting but she reported that she had not received any questions from Board members. Mr. Hendriks asked if there were any questions. There was one question on confidentiality and privacy policies and staff clarified the difference between the two, with some discussion following.

The report confirmed that the CEO and MPL's practices relative to MPL's General Executive Constraint comply with the requirements of EL-1 policy.

Moved by Mrs. Lillian Tolensky Seconded by Ms. Isa Lee

Resolved that the report entitled "Internal Monitoring Report- Executive Limitation EL -1, General Executive Constraint" be received.

Carried.

5.2 <u>Executive Limitation: EL-2a Customer Treatment</u> (Assigned to Ms. Isa Lee)

Ms. Lee did not receive any questions or concerns from Board members and found the report to straightforward. There were no further comments.

The report confirmed that the CEO and MPL's practices relative to MPL's Customer Treatment comply with the requirements of EL-2a policy.

Moved by Ms. Isa Lee Seconded by Ms. Margaret McGrory

Resolved that the report entitled "Internal Monitoring Report- Executive Limitation EL -2a, Customer Treatment" be received.

Carried.

- 6.0 <u>Ends</u>
- 7.0 Governance:

7.1 Proposed Amendment to By-Law 4.3 Annual General Meeting

The Chair explained the reasoning behind the recommendation for the wording change and there were no concerns raised.

Moved byMrs. Pearl MantellSeconded byMr. Alick Siu

Resolved that the Board approve the proposed amendment to By-Law 4.3 that "Annual General Meeting" be removed and replaced with the P.L.A. (Public Libraries Act) wording "First Meeting."

Carried.

8.0 Ownership Linkage:

8.1 Input from Board Members

Mrs. Tolensky noted that she attended the Thornhill Library to hear a speaker during Holocaust week. She thought the event was well attended and was surprised and pleased at the varied age groups present.

Mrs. Aspevig attended the International Festival of Authors on October 26. She found the event very enjoyable, engaging and well organized. The authors read from their books on which she commented.

Mr. Siu attended Buttonville Airport which raised concerns over the proposed changes to air traffic control. He advised the Board that there was a petition that could be signed if they wished to register a protest.

8.2 Board Legacy Documents

The Chair asked the Board Secretary to send out the Legacy Document template and asked Board members to take a week to prepare some comments and send to him so that he can start a DRAFT document. Some discussion followed regarding timing for installation of the new Board.

9.0 Board Advocacy

10.0 Education:

10.1 Workforce Development and Measuring Impact

Staff explained that these would be the last two education topics for 2018.

Workforce Development

Ms. Cecchetto introduced the new Manager, Workforce Development, Antonella Costa. Staff explained that there are several actions in the Workforce Development Plan:

Develop the Organization: Workforce Development

- Increased Organizational Capacity
- Invest in Institutional knowledge Transfer: MPL Procedures, MPL Recruitment
- Expand DLS Roles

Advance Staff Learning & Growth: Learning & Development

- Digital Literacy Exchange
- Digital Literacy Intensive
- Staff Conference
- MPL Edu Expansion
- MPL Edu Board
- Expanded Online Courses
- Accessibility
- MPL Onboarding Program
- YR Leadership Program
- Professional Participation

Improve Staff Engagement:

Staff Engagement Strategy:

- 2018 Staff Satisfaction Survey
- Staff Recognition
- Staff involvement & Leadership of Strategy Projects
- Stress Research & Wellness Strategy

Innovation:

- Digital Literacy Strategy
- DML/Makerspace expansion
- Toy Library Expansion
- Website Transformation
- System Projects
- MPL Inclusion Strategy

Culture of Learning: Output Measure:

- 960 hours of instructional design (up 118%)
- 3186 Learning hours (up 30%0
- 354 hours of instruction (up 176%)

Enhance Success Measures

Actions:

Impact Measurement

Outcome Measures

- Project outcomes fully implemented
- Digital Literacy Evaluation
- Story Capture
- Learning & Growth Protocol
- Economic Impact Study

Betters KPIs

- Aaniin Occupancy Study
- Key Risk Indicators
- Bridge Pilot

Moved by Mr. Alick Siu Seconded by Mr. Lillian Tolensky

Resolved that the presentation entitled "Workforce Development and Measuring Impact" be received.

Carried.

10.2 OLA Super Conference

Mr. Hendriks advised the Board that this will be a great conference with lots of opportunities for everyone. Two MPL Staff members will be presenting on "Using Economic Impact Studies for Library Advocacy" on the Saturday.

The Chair advised that if anyone was interested in attending they should contact the Board Secretary by the December Board Meeting.

11.0 Incidental Information

12.0 New Business

13.0 Board Evaluation (none)

14.0 In Camera Agenda

Moved by Mr. Alick Siu Seconded by Ms. Isa Lee

Resolved that the Board meet in Camera at 9:13 p.m. to discuss a confidential personnel matter.

Carried.

The Board returned to its regular meeting at 9:44 p.m.

Moved by Mrs. Lillian Tolensky Seconded by Mrs. Pearl Mantell

Resolved that the motions approved In Camera be ratified.

Carried.

15.0 Adjournment

Moved by Marilyn Aspevig and seconded by Isa Lee that the meeting be adjourned at 9:45 p.m.

Seniors Advisory Committee

Tuesday November 13, 2018 3:00 PM – 5:00 PM Ontario Room

Minutes

Attendance:	Regrets:
Ramma Chabra, Vice-Chair	Councillor Colin Campbell
Satya Arora	Regional Councillor Nirmala Armstrong
Laila Jiwa	Mithan Lal Kansal
Arul Rajasingam	
Diane Gabay	
Patricia Anderson	
Christine Wong	
Almas Mawani	
Gail Leet, Chair	
Anthony Ko	
Alam Muhammad	
Yash Kapur	
Councillor Amanda Collucci	
Staff:	
Josh Machesney, Acting Council/Committee Coordinator	
Brian Bailey, Supervisor, Community Programs	
Emma Girard, Communications Advisor	

Item	Discussion	Action Item
1. Call to Order &	The Seniors Advisory Committee convened at 3:00 PM with Gail Leet	

Disclosure of	presiding as Chair.	
Pecuniary Interest		
2. Approval of the	That the September 11, 2018 Seniors Advisory Committee Minutes be	
September 11, 2018	approved.	
Seniors Advisory	Approved	
Committee Minutes		
3. Presentation by Vena	Diane Gabay introduced Vena Semprie, Caregiver and author of Caregiver	
Stewart – Semprie –	Triumphant. Ms. Semprie was in attendance to talk with the Committee	
Seniors taking Care of	about "caregiver burnout".	
Seniors		
	Ms. Semprie discussed her experiences and challenges caregiving for her husband, who had been diagnosed with Multiple Sclerosis.	
	She encouraged those Committee Members who are also caregivers to take care of themselves first – this is an essential first step in taking care of others. She discussed a number of strategies to help caregivers avoid burnout:	
	Proper nutrition	
	Exercise	
	Adequate Rest	
	She urged anyone who is struggling with caregiving to reach out to her.	
4. Health and Wellness Fair	Ramma Chabra, Vice Chair, reminded the Committee that the Health and Wellness Fair runs November 15 from 10 AM – 12 AM at Cornell Community Centre. The Committee will have table #29 and will be passing out information. Satya and Ramma will be running the table.	
	Ramma encouraged all members to attend the Fair.	
5. Holiday Luncheon	Diane advised that she is in the process of ordering food for the luncheon.	Josh will reach out the Mayor's Office

	So far, 15 people have confirmed their attendance.	to extend an invitation to the Mayor.
6. Markham Life Update	Emma Girard, Communications Advisor, advised that Heather Hogan is working on the Spring Issue of Markham Life. Heather is working with Jane from MOSIAC to write an article on Seniors Services.A short article written by Gail regarding the Seniors Extravaganza will also be featured in the Spring Issue of Markham Life.	
7. New Business	Seniors Hall of Fame ceremony for 2019 will take place on October 19, 2019.	
8. Adjournment	The meeting adjourned at 4:04 PM	



Report to: General Committee

SUBJECT:Staff Awarded Contracts for the Months of November and December 2018PREPARED BY:Alex Moore, Ext. 4711

RECOMMENDATION:

- 1. THAT the report entitled "Staff Awarded Contracts for the Months of November and December 2018" be received;
- 2. And that Staff be authorized and directed to do all things necessary to give effect to this resolution

PURPOSE:

To inform Council of Staff Awarded Contracts >\$50,000 for the months of November and December 2018 as per Purchasing By-law 2017-8.

BACKGROUND:

Council at its meeting of March 21, 2017 amended By-Law 2017-8, <u>A By-Law To Establish Procurement, Service and Disposal Regulations and Policies</u>. The Purchasing By-Law delegates authority to staff to award contracts without limits if the award meets the following criteria:

- The Contract Award is to the lowest priced or highest ranked (as applicable), compliant Bidder
- The expenses relating to the goods/ services being procured are included in the budget (Operating/Capital).
- The Contract Award is within the approved budget.
- The term of the Contract is for a maximum of four (4) years.
- There is no litigation between the Successful Bidder and the City at the time of Contract Award.
- There is no disqualified Bidder (which disqualified Bidder is also the lowest priced or highest ranked Bidder (as applicable) pursuant to the Quotation process) at the time of Contract Award.

If one (1) of the above noted criteria is not met then any contract award >\$350,000 requires Council approval.

Where the contract being awarded is a Request for Proposal (RFP) the approval authority limits of staff is up to \$350,000.

BMFT Objective	Description	Award Details	Commission
Engaged, Diverse	203-Q-18 Supply and Install Shinrin Yoku	Lowest Priced	C&FS
and Thriving City	Interpretive Trail Signage at Four (4) Parks	Bidder	Cars

BMFT Objective	Description	Award Details	Commission
Safe & Sustainable Community	050-T-18 Rehabilitation of Streetlighting System (2018)	Lowest Priced Bidder	C&FS
Safe & Sustainable Community	104-T-18 Angus Glen Community Centre Building Automation System	Lowest Priced Bidder	C&FS
Safe & Sustainable Community	197-Q-18 Supply, Delivery and Rental of Propane Cylinders	Lowest Priced Bidder	C&FS
Safe & Sustainable Community	167-Q-18 Thornhill Village Library Parking Lot Restoration	Lowest Priced Bidder	CS
Safe & Sustainable Community	130-Q-18 Speed Radar Display Board Deployment	Lowest Priced Bidder	DS
Safe & Sustainable Community	151-T-18 Street, Park and Parking Lot Lighting Maintenance and Locates	Lowest Priced Bidder	C&FS
Safe & Sustainable Community	234-T-18 Security System Upgrades at Flato Markham Theatre	Lowest Priced Bidder	CS
Safe & Sustainable Community	032-R-18 East Don River Tributary Erosion Control Environmental Assessment	Highest Ranked /Lowest Priced Bidder	C&FS
Safe & Sustainable Community	147-R-18 Water Laboratory Sampling Analysis	Highest Ranked /Lowest Priced Bidder	C&FS
Safe & Sustainable Community	137-R-18: Consulting Services for the Completion of Markham's Active Transportation Master Plan	Highest Ranked/ Second Lowest Priced Bidder	DS
Safe & Sustainable Community	174-R-18 - Consulting Engineering Services for the Detailed Design of the John Street Multi-Use Pathway	Highest Ranked/ Second Lowest Priced Bidder	DS
Safe & Sustainable Community	193-T-18 Thornlea Gymnasium HVAC Replacement	Second Lowest Priced Bidder	C&FS

BMFT Objective	Description	Award Details	Commission
Stewardship of Money and Resources	 223-R-14 Off-Site Records Storage and Retrieval Services (under York Region Proposal No. P-13- 54) – Contract Extension 	Lowest Priced Bidder	CS
Stewardship of Money and Resources	215-T-18 Stairs/Retaining Walls Remediation and Regrading Plan at Centennial Park	Lowest Priced Bidder	C&FS
Stewardship of Money and Resources	015-R-13 Demand Response Aggregation Services – Contract Extension	Lowest Priced Bidder	C&FS
Stewardship of Money and Resources	005-S-18 Supply and Delivery of one (1) Dual Stream Haul-All Vehicle	Non-Competitive Bidder	C&FS

BMFT Objective	Description	Award Details	Commission
Exceptional Services by Exceptional People	177-Q-18 Coil Replacement for Air-handling unit at 8100 Warden Ave.	Lowest Priced Bidder	CS

2019-01-15

X Ibel dusty

Joel Lustig Treasurer Signed by: cxa

X Trinela Cane

Commissioner, Corporate Services Signed by: cxa 2019-01-15



STAFF AWARD REPORT

То:	Morgan Jones, Director, Operations
10.	Morgan Jones, Director, Operations
Re:	203-Q-18 Supply and Install Shinrin Yoku Interpretive Trail Signage at Four (4) Parks
Date:	December 11, 2018
Prepared by:	Tanya Lewinberg, Public Realm Coordinator, Ext. 2700
	Melita Lee, Senior Buyer, Ext. 2239

PURPOSE/BACKGROUND

To obtain approval to award the contract for the supply and installation of Shinrin Yoku Interpretive trail signage at four (4) parks (Pomona Mills Park, Toogood Pond Park, Rouge River Community Centre/Rouge Valley Park and Springdale Park & Valley).

The project will be completed by May 2019.

RECOMMENDATION

Recommended Bidder	Forward Signs Inc. (Lowest Priced Bidder)	
Current Budget Available	\$606,291.47	700-101-5399-16170 Growth Related Park Improvements
Less cost of award	\$51,282.97	
Budget Remaining after this award	\$555,008.50	*

* The remaining budget in the amount of \$555,008.50 will be retained in the Growth Related Park Improvements project account for use towards future projects.

BID INFORMATION

Bid closed on	November 26, 2018
Number picking up bid document	12
Number responding to bid	9

PRICE SUMMARY

Bidders	Bid Price (Inclusive of HST)
Forward Signs Inc.	\$51,282.97
Flydragon Services Inc. DBA Signarama Markham	\$59,660.63
Page Graphics	\$61,859.90
1601666 Ontario Inc. o/a Signarama Peterborough	\$63,377.84
Wilcox Sign Company Inc.	\$66,113.47
Pine Valley Corporation	\$84,302.05
Everest Signs	\$94,128.00
Hawkins Contracting Services Limited	\$94,559.46
Pacific Sign Group Inc. dba Knight Signs	\$120,736.20

OPERATING BUDGET AND LIFE CYCLE IMPACT

The trail signage will be included at the next update of the Life Cycle Reserve Study. The signage has an expected useful life of ten years. There is no incremental impact to the operating budget.

ENVIRONMENTAL CONSIDERATIONS

N/A



STAFF AWARD REPORT

Page 1 of 2

	-
То:	Brenda Librecz, Commissioner, Community & Fire Services
Re:	050-T-18 Rehabilitation of Streetlighting System
Date:	October 18, 2018
Prepared by:	Prathapan Kumar, Senior Manager, ES - Infrastructure, Ext. 2989 Flora Chan, Senior Buyer, Ext. 3189

PURPOSE/BACKGROUND

To obtain approval to award the contract for the rehabilitation of the existing streetlighting systems and to install new streetlights. The award consists of two components:

Streetlighting Upgrades (#18271 - Miscellaneous)

This program is to install new streetlights and upgrade existing streetlights.

- supply and installation of 13 new streetlight poles with LED luminaires; and
- relocation of 2 existing streetlight poles to improve the lighting levels at various locations.

Streetlight Pole Replacement and Rehabilitation (#18272)

• Straightening of 13 poles and replacement of 21 existing poles

It is anticipated the project will be completed by June 2019.

RECOMMENDATION

Recommended Bidder	Aline Utility Limited (Lowest Priced Bidder)	
Current Budget Available	\$152,600.00	058-5350-18271-005 Streetlighting - Miscellaneous
	<u>\$119,400.00</u>	058-6150-18272-005 Streetlights - Pole Replacement
	\$272,000.00	Total Budget Available
Less cost of award	\$211,304.64	Inclusive of HST
	\$ 21,130.46	Contingency @ 10.0%
	\$232,435.10	Total Cost of Award
Budget Remaining after this award	\$ 39,564.90	*

The remaining balance of \$14,297.54 in project #18271 and \$25,267.36 in project #18272 will be returned to the original funding source.

BID INFORMATION

Bid closed on	October 12, 2018
Number picking up document	11
Number responding to bid	8

PRICE SUMMARY

Bidders	Bid Price*
Aline Utility Limited	\$211,304.64
Langley Utilities Contracting Ltd.	\$214,067.81
All Trade Industrial Contractors Inc.	\$231,823.22
E.C. Power & Lighting Ltd.	\$250,268.35
Dundas Power Line Ltd.	\$253,051.68
Fellmore Electrical Contractors Ltd.	\$306,260.55
TM3 Inc.	\$441,853.66
Beacon Utility Contractors Limited	\$545,992.00

050-T-18 Rehabilitation of Streetlighting System

Account Name	Account #	Original Budget	Budget Available for this item	Cost of this Award	Contingency 10%	Budget Remaining	
Streetlighting - Miscellaneous	058-5350-18271-005	\$152,600.00	\$152,600.00	\$125,729.51	\$12,572.95	\$14,297.54	
Streetlights Pole Replacement	058-6150-18272-005	\$119,400.00	\$119,400.00	\$ 85,575.13	\$ 8,557.51	\$25,267.36	
Total		\$272,00.00	\$272,000.00	\$211,304.64	\$21,130.46	\$39.564.90*	

The following table summarizes the financial details of this award:

* The remaining balance of \$14,297.54 in project #18271 and \$25,267.36 in project #18272 will be returned to the original funding source.

OPERATING BUDGET AND LIFE CYCLE IMPACT

The incremental annual operating impact is 1,976. This consists of 1,326 (13 new streetlight x 102/ hydro per streetlight) for streetlight energy and 650 for streetlight maintenance (13 new streetlights x 50 maintenance per pole).

Lifecycle – streetlights have a lifecycle of 60 years and will have no immediate impact to the Life Cycle Reserve Study in the next 25 years.

ENVIRONMENTAL CONSIDERATIONS

Concrete poles identified for removal will be recycled at an approved recycling facility. Additionally, the new lights will be upgraded to LED lighting which are more energy efficient and consume less power.



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То:	Andy Taylor, Chief Administrative Officer
Re:	104-T-18 Angus Glen Community Centre Building Automation System
Date:	November 7, 2018
Prepared by:	Chris Gucciardi, Supervisor, Community Facility, Ext. 3317
	Amanda Martin, Energy Management Coordinator, Ext. 2956
	Darius Chung, Senior Buyer, Ext. 2025

PURPOSE/BACKGROUND

To award the contract for installation of a Building Automation System (BAS) with Direct Digital Control (DDC) at the Angus Glen Community Centre.

The scope of work includes: labour, materials, hardware and software, product licenses, and equipment to install, test, optimize, and commission a fully functional BAS with DDC for the building systems at Angus Glen Community Centre. In addition, the Contractor will also 1) integrate the planned Combined Heat and Power ("CHP") system's monitoring and controls to the BAS, and 2) complete an energy investigation including a Measurement and Verification ("M&V") plan equipped with metering and software that will be capable of monitoring and identifying data points for energy and cost savings.

It is anticipated the project will be completed by December 2019.

RECOMMENDATION

Recommended Bidder	Siemens Canada	Siemens Canada Limited. (Lowest Priced Bidder)			
Current Budget Available	\$416,291.68	070-6150-18120-005 (Angus Glen BAS)			
-	\$ 8,470.50	043-5350-18083-005 (CHP Integration)			
	\$ 23,624.60	270-998-9385 (Energy Investigation and M&V)			
	\$448,386.78	Total Budget Available			
Less cost of award	\$415,606.16	Inclusive of HST*			
	\$ 8,470.50	Inclusive of HST			
	\$ 23,624.60	Inclusive of HST			
	\$447,701.26	Total Cost of Award			
Budget Remaining after this award	\$ 685.52	*			

*The balance of \$685.52 will be returned to the original funding source upon completion of the project.

OPTIONS/DISCUSSIONS

As part of the corporate energy standard, two recognized BAS platforms were selected based on compatibility, operational efficiency, upgrade potential, and user experience. The two approved platforms are:

- Siemens Building Technologies
- Delta Controls

BID INFORMATION

Bids closed on	October 2, 2018
Number picking up bid documents	6
Number responding to bid	3

PRICE SUMMARY (Inclusive of HST)

Bidders	Bid Price (Inclusive of HST)	Provisional Items (Inclusive of HST)*	Total Bid Price (Inclusive of HST)		
Siemens Canada Limited.	\$415,606.16	\$32,095.10	\$447,701.26		
Viridian Automation Inc.	\$433,497.60	\$16,281.60	\$449,779.20		
ESC Automation Inc.	\$562,936.32	\$57,809.86	\$620,746.18		

*Integration of the CHP and M&V reduces wasted energy by using a heat engine to generate electricity and useful heat simultaneously from a common fuel source. It also allows for trend and data logging, mandatory for M&V purposes to qualify for incentives. While all thermal power plants produce heat as a by-product, the CHP system reclaims waste heat and reuses it in the facility rather than releasing it into the environment.

104-T-18 Angus Glen Community Centre Building Automation System

PRICE SUMMARY (Continued)

Staff recommends awarding the provisional items as by doing so, we anticipate yields of over 80% more efficiency which results in immediate energy cost savings. Furthermore, implementation at a later date would result in higher overall costs due to re-mobilization of labour and materials. Siemens Canada Limited is the sole provider of their BAS with proprietary software that cannot be installed by another provider.

OPERATING BUDGET AND LIFE CYCLE IMPACT

Replacement of the Angus Glen BAS system will result in estimated annual hydro savings of \$30,000. The annualized savings will be realized in 2020. The savings will be included in the 2020 operating budget. There will be a one-time utility incentive of approximately \$5,000 through Alectra's save-on-energy program.

The incremental life cycle impact will be determined upon contract award of the construction and installation of the CHP System.

ENVIRONMENTAL CONSIDERATIONS

CHP and M&V is a large, cost-effective energy-reduction opportunity that improves building performance and contributes to greenhouse gas reductions, supporting the City's goal of Net Zero emissions by 2050.

The new CHP is projected to achieve lower utility costs and will also extend the life of the current heating system equipment due to reduced use.



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То:	Mary Creighton, Director, Recreation Services
Re:	197-Q-18 Supply, Delivery and Rental of Propane Cylinders
Date:	October 10, 2018
Prepared by:	Adriano Trabucco, Supervisor, Community Facility, Ext. 4544 Darius Chung, Senior Buyer, Ext. 2025

PURPOSE/BACKGROUND

To obtain approval to award the contract for the supply and delivery of propane and rental propane cylinders for various City facilities. The contract will be for one (1) year with the option to extend for two (2) additional one year periods at the same itemized pricing.

RECOMMENDATION

Recommended Bidder	Parkland Fuel Corporation (Lowest Priced Bidder)			
Original Budget and Account #	\$33,043.00	Various Operating Accounts (Propane Services)		
Current Budget Available	\$ 5,759.00	Budget allocated for this award		
Less cost of award	\$ 2,473.12	December 1, 2018 - December 31, 2018 Inclusive of HST		
	\$29,677.49	January 1, 2019 - December 31, 2019* Inclusive of HST		
	\$29,677.49	January 1, 2020 - December 31, 2020* Inclusive of HST		
	\$27,204.37	January 1, 2021 –November 30, 2021* Inclusive of HST		
	\$89,032.47	Total Cost of Award		
Budget Remaining after this award	\$ 3,285.88			

*Subject to Council approval of 2019-2021 Operating Budget.

BID INFORMATION

Bids closed on	September 28, 2018
Number picking up bid documents	4
Number responding to bid	4

PRICE SUMMARY

Bidders	Bid Price (Inclusive of HST)
Parkland Fuel Corporation	\$29,677.49*
Superior Propane, division of Superior Plus LP	\$30,322.44
Air Liquide Inc.	\$47,853.66
Super Save Group of Companies	\$47,947.62

*In comparison to the previous contract, the unit prices remain consistent with 2015-2018 prices.

Financial impact by facility and account numbers:

Facility	Account #	# of 331b	Unit	Est. Qty	Unit	Est. Qty	Unit	Est. Qty	Unit	Total Price	Total Price
		propane	Price of	of 33lb	Price of	of 100lb	Price of	of 100lb	Price of	per year (Pre-	per year
		cylinder	Cylinder	propane	331b	propane	Cylinder	propane	100lb	tax)	(with HST
			Rental		Propane	cylinder	Rental	cylinder	Propane		Impact)
				per Year*				per Year			
Thornhill Community Centre	501 921 4304	18	\$24.00	337	\$14.70	0	\$120.00	0	\$40.50	\$ 5,385.90	\$5,480.69
R.J. Clatworthy Arena,	501 922 4304	8	\$24.00	115	\$14.70	0	\$120.00	0	\$40.50	\$ 1,882.50	\$1,915.63
Milliken Mills Community Centre	502 921 4304	8	\$24.00	130	\$14.70	0	\$120.00	0	\$40.50	\$ 2,103.00	\$2,140.01
Crosby Memorial Community	502 922 4304	8	\$24.00	170	\$14.70	0	\$120.00	0	\$40.50	\$ 2,691.00	\$2,738.36
Centre											
Centennial Community Centre	503 921 4304	8	\$24.00	259	\$14.70	0	\$120.00	0	\$40.50	\$ 3,999.30	\$4,069.69
Mount Joy Community Centre	503 922 4304	8	\$24.00	149	\$14.70	0	\$120.00	0	\$40.50	\$ 2,382.30	\$2,424.23
Markham Village Community	503 923 4304	8	\$24.00	149	\$14.70	0	\$120.00	0	\$40.50	\$ 2,382.30	\$2,424.23
Centre											
Waterworks	760-998-429	8	\$24.00	12	\$14.70	2	\$120.00	20	\$40.50	\$ 1,418.40	\$1,443.36
Angus Glen Community Centre	504 921 4304	18	\$24.00	377	\$14.70	0	\$120.00	0	\$40.50	\$ 5,973.90	\$6,079.04
Civic Centre Ice Rink	504 921 4304	10	\$24.00	48	\$14.70	0	\$120.00	0	\$40.50	\$ 945.60	\$962.24
		102		1746		2		20		\$ 29,164.20	\$29,677.49

197-Q-18 Supply, Delivery and Rental of Propane Cylinders

OPERATING BUDGET AND LIFE CYCLE IMPACT

The favourable variance of \$3,285.88 will be reported as part of the 2018 Operating results and the budget will be adjusted accordingly as part of the 2019 budget process. There is no incremental impact to the Life Cycle Reserve Study.

ENVIRONMENTAL CONSIDERATIONS

N/A

Page 2 of 2



STAFF AWARD REPORTPage 1 of 2To:Trinela Cane, Commissioner Corporate ServicesRe:167-Q-18 Thornhill Village Library Parking Lot RestorationDate:October 22, 2018Prepared by:Michael Ryan, Facility Engineer, Asset Management Ext. 2563
Flora Chan, Senior Buyer, Purchasing Ext. 3189

PURPOSE / BACKGROUND

To obtain approval to award the contract for restoration of the parking lot at the Thornhill Village Library located at 10 Colborne Street, Thornhill. Scope of work includes replacement of the existing unit pavers (interlocking) with plain concrete and installation of a drainage system of weeping tile and catch basins to tie into the existing storm water system.

It is anticipated the project will be completed by December 2018. The work will not disrupt normal building operations.

RECOMMENDATION

Recommended Bidder	Patterned Concrete Ontario Inc. (Lowest Priced Bidder)		
Current Budget Available	\$55,000.00	750-101-5399-17182 Library Improvements	
Less cost of award	\$65,380.80	Inclusive of HST)	
	<u>\$ 6,538.08</u>	Contingency @ 10%	
	\$71,918.88	Total Cost of Award	
Budget remaining after this award	(\$16,918.88)	*	

*The shortfall of \$16,918.88 will be funded from the non-DC Capital contingency. Note: The price exceeded the initial estimate of \$55,000 due to the addition of catch basins in the final design, which will buffer flow of water to the storm water system.

BID INFORMATION

Bid closed on	October 1, 2018
Number picking up document	13
Number responding to bid	6

PRICE SUMMARY (Inclusive of HST Impact)

Bidders	Bid Price
Patterned Concrete Ontario Inc.	\$ 65,380.80
Sibwest Building Restoration Inc.	\$ 71,805.93
Urgiles Brothers Excavating	\$ 89,100.04
Pine Valley Corporation	\$ 89,955.84
Melrose Paving Co. Ltd.	\$ 91,013.13
2SC Contracting	\$111,325.44

OPERATING BUDGET AND LIFE CYCLE IMPACT

There is no incremental operating budget impact due to this project. There is an incremental impact to the Life Cycle Reserve Study (savings) of \$20K over a 25 year period which will be reflected when the reserve study is updated.

ENVIRONMENTAL CONSIDERATIONS

To reduce the environment impact of the work environmentally friendly products were specified. The Contractor is to use an authorized dump, waste treatment site or recycling facility to dispose of construction debris in accordance with applicable by-laws and regulations.

The estimated greenhouse gas (GHG) emissions from the production of plain concrete for the parking lot restoration is approximately 9.5 tonnes, in comparison to asphalt this is approximately 20% of the total GHG that would be produced.



	STAFF AWARD REPORT	Page 1 of 2
To:	Arvin Prasad, Commissioner, Development Serv	vices
Re:	130-Q-18 Speed Radar Display Board Deployme	ent
Date:	October 15, 2018	
Prepared by:	Dan Ahir, Engineering Technologist - Transport	ation, Ext. 2736
	Tony Casale, Sr. Construction Buyer, Ext. 3190	

PURPOSE / BACKGROUND

To obtain approval to award the contract for the installation, removal & relocation of twenty-four (24) speed display boards and solar panel equipment for one (1) year with an option to renew the contract for three (3) additional years at the same itemized pricing.

The first year of the contract will commence on January 1, 2019 and end on December 31, 2019.

RECOMMENDATION

Recommended Bidder	Kasey Installa	tion & Construction (Lowest Priced Bidder)
Current Budget Available	\$31,000.00	740-998-5399 Other Contracted Services
Less cost of award	\$28,574.21	2019 Inclusive of HST
	1,428.71	5% Contingency
	\$30,002.92	Total 2019 Award*
	\$28,574.21	2020 Inclusive of HST
	<u>\$ 1,428.71</u>	5% Contingency
	\$30,002.92	Total 2020 Award*
	\$28,574.21	2021 Inclusive of HST
	<u>\$ 1,428.71</u>	5% Contingency
	\$30,002.92	Total 2021 Award*
	\$20.574.01	
	\$28,574.21	2022 Inclusive of HST
	<u>\$ 1,428.71</u>	5% Contingency
	\$30,002.92	Total 2022 Award*
	\$120.011.67	Total Cost of Award
	\$120,011.67	Total Cost of Award
Budget Remaining after this award	\$ 997.08	**

* Subject to Council approval of the 2019-2022 operating budgets.

** The remaining budget of \$997.08 will be included as part of the 2018 year-end results of operations.

BID INFORMATION

Bid closed on	October 4, 2018
Number picking up document	13
Number responding to bid	9

PRICE SUMMARY

Bidders	Bid Price (Incl. of HST)
Kasey Installation & Construction	\$ 28,574.21
Maximum Signs	\$ 35,046.14
Langley Utilities	\$ 48,568.83
CSL Group Ltd	\$ 75,098.88
Forward Signs Inc.	\$ 88,286.98
704289 Ontario Limited o/a R.A. Electrical	\$ 99,399.17
Guild Electric	\$100,640.56
Black & McDonald Limited	\$128,348.02
E.C. Power & Lighting	\$320,482.94

*As compared to the previous contract, this contract represents a decrease of 8.95%.

130-Q-18: Speed Radar Display Board Deployment

OPERATING BUDGET AND LIFE CYCLE IMPACT There is no incremental impact to the Life Cycle Reserve Study

ENVIRONMENTAL CONSIDERATIONS N/A.

Page 2 of 2



То:	Andy Taylor, Chief Administrative Officer
Re:	151-T-18 Street, Park and Parking Lot Lighting Maintenance and Locates
Date:	November 2, 2018
Prepared by:	Robert Penner, Manager, Utility Inspection & Survey Group Ext. 4550
	Darius Chung, Senior Buyer, Ext. 2025

PURPOSE/BACKGROUND

To obtain approval to award the contract for routine and emergency maintenance of the City lighting system including streets and traffic, walkways, parks, transit ways, parking lots, and City property.

The term of the contract is for one year commencing on January 1, 2019 with the option to renew for two, one year periods ending on December 31, 2021. Pricing shall remain firm for the first year and subject to an annual cost adjustment per Consumer Price Index (CP) January to January not to exceed 2.3% in years two and three.

RECOMMENDATION

Recommended Bidder	Langley Utilities Contracting Ltd. (Lowest Priced Bidder)		
Current Budget Available	\$1,435,067.00	Various – see table under Financial Considerations	
Less cost of award	\$1,377,915.13	Year 1 – January 2019 – December 2019* Inclusive of HST	
	\$1,410,985.09	Year 2 – January 2020 – December 2020* Inclusive of HST	
	\$1,444,848.74	Year 3– January 2021 – December 2021* Inclusive of HST	
	\$4,233,748.96	Total Cost of Award	
Budget remaining after this award	\$ 57,151.87	**	

*Subject to Council approval of the 2019-2021 operating budgets.

**The 2019 operating budget will be reduced by the remaining balance of \$57,151.87.

BID INFORMATION

Bids closed on	September 7, 2018
Number picking up bid documents	11
Number responding to bid	4

PRICE SUMMARY (Inclusive of HST)

Bidders	Bid Price (Inclusive of HST)
Langley Utilities Contracting Ltd.	\$1,377,915.13
Fellmore Electrical Contractors Ltd.	\$1,641,581.01
Dundas Power Line Ltd.	\$2,097,300.06
Alltrade Industrial Contractors Inc.	\$3,256,845.49

OPERATING BUDGET AND LIFE CYCLE IMPACT

						Budget		
		Budget			Budget	Allocated for	Cost of	Budget
Account #	Account Name	Amount	Spend to Date	Committed	Available	this Award	Award	Remaining
720-720-5497	Light Maintenance & Repair	\$ 847,485	\$ -	\$ -	\$ 847,485	\$ 847,485	\$ 847,485	\$ -
720-720-5499	Other Maintenance & Repair	\$ 127,000	\$ -	\$ -	\$ 127,000	\$ 127,000	\$ 127,000	\$ -
720-720-5436	Utility Locates	\$ 390,000	\$-	\$ -	\$ 390,000	\$ 380,250	\$ 349,524	\$ 30,726
740-998-5308	Traffic Signal Maintenance	\$ 336,078	\$ -	\$ -	\$ 336,078	\$ 40,582	\$ 14,156	\$ 26,426
270-101-5399-18098	Parking Lot Light Replacement	\$ 91,800	\$-	\$ 9,130	\$ 82,671	\$ 20,000	\$ 20,000	\$ -
730-743-5414	Facility Maintenance	\$ 153,367	\$-	\$-	\$ 153,367	\$ 10,000	\$ 10,000	\$ -
031-222-0033	Trafalgar Poles	\$ 9,750	\$ -	\$ -	\$ 9,750	\$ 9,750	\$ 9,750	\$ -
Totals:		\$ 1,955,480	\$ -	\$ 9,130	\$ 1,946,351	\$ 1,435,067	\$ 1,377,915	\$ 57,152

The favourable variance of \$57,151.87 will be adjusted accordingly as part of the 2019 operating budget process, subject to Council approval of the 2019 operating budget. There is no incremental impact to the Life Cycle Reserve Study.

ENVIRONMENTAL CONSIDERATIONS N/A



To:	Graham Seaman, Director, Sustainability & Asset Management
Re:	234-T-18 Security System Upgrades at Flato Markham Theatre
Date:	December 10, 2018
Prepared by:	Khwaja Waker, Facility Engineer, Sustainability & Asset Management, Ext. 2636 Flora Chan, Senior Buyer, Purchasing, Ext. 3189

PURPOSE/BACKGROUND

To obtain approval to award the contract for security system upgrades at Flato Markham Theatre.

The scope of work includes:

- Replacement / new installation of nineteen (19) cameras, three (3) card readers and a video intercom system;
- Replacement of access control solution;
- Connection of the video management/access control system to Civic Centre's central control system;

It is anticipated the project will be completed by March 31, 2019.

RECOMMENDATION

Recommended Bidder	Cobra Integrated Systems (Lowest Priced Bidder)		
Current Budget Available	\$95,000.00	270-101-5399-18091	
	\$95,000.00	Corporate Security Operations & System Upgrades	
Less cost of award	\$64,103.52	Cost of Award (Inclusive of HST)	
	\$ 6,410.35	Contingency (10%)	
	\$70,513.88	Total Cost of Award (Inclusive of HST)	
Budget Remaining after this award*	\$24.486.12	*	

*The remaining balance of \$24,486.12 will be returned to original funding source.

BID INFORMATION

Bids closed on	November 28, 2018
Number picking up bid documents	14
Number responding to bid	8

PRICE SUMMARY (Inclusive of HST)

Bidders	Bid Price (Inclusive of HST)	
Cobra Integrated Systems	\$64,103.52	
AC Technical Systems Ltd.	\$67,849.50	
Spotter Security Inc.	\$75,480.48	
360 Advanced Security Corporation	\$80,679.32	
Paladin Technologies Inc.	\$86,496.00	
Metrobit Inc.	\$90,666.94	
Colossus Security Inc	\$91,089.99	
Quinn Digital Asset Protection Inc.	\$92,659.68	

OPERATING BUDGET AND LIFE CYCLE IMPACT

There is no incremental operating budget impact.

The security system upgrades have a lifespan of 5 years and therefore the life cycle impact over a 25 year period is is a savings of \$122,430.60 (\$24,486.12 x 5). The Life Cycle Reserve Study will be adjusted accordingly.

ENVIRONMENTAL CONSIDERATIONS

N/A



Page 1 of 2

To:	Andy Taylor, Chief Administrative Officer
Re:	032-R-18 East Don River Tributary Erosion Control Environmental Assessment
Date:	December 12, 2018
Prepared by:	Alan Manlucu, Project Engineer, Ext: 2374
	Flora Chan, Senior Buyer, Ext: 3189

PURPOSE/BACKGROUND

To obtain approval to award the contract for consulting engineering services to undertake an Environmental Assessment (EA) to address erosion in a tributary of the East Don River located between Proctor Avenue and Steeles Avenue East.

The main objective of this study is to restore erosion and mitigate erosion related risk on private property and City owned infrastructure throughout the study area.

The Consultant is to complete the following tasks:

- Perform field surveys and develop models to accurately define the baseline environmental conditions within the study area;
- Develop erosion restoration and/or mitigation alternatives for the purposes of reducing erosion related risks in the study area;
- Evaluate erosion control alternatives and identify a preferred solution;
- Prepare an implementation plan for the preferred solution;
- Attend meetings and/or site visits with City Staff, relevant approval agencies, regulators and stakeholders and prepare presentation material and document and distribute minutes of meetings as required;
- Negotiate with and obtain support from relevant Agencies; and,
- Complete public consultation required by the municipal class environmental assessment process.

It is anticipated the project will be completed by December 2019.

RECOMMENDATION

Recommended Bidder	Aquafor Beech Ltd. (Highest Ranked / Lowest Priced Bidder)				
Current Budget Available	\$135,000.00	750-101-5699-18275 City-Wide Erosion Master Study			
Less cost of award	\$ 12,204.08	Cost of Award (Inclusive of HST) Contingency (10%) Total Cost of Award (Inclusive of HST)			
Budget Remaining after this award	\$ 755.16	*			

*The remaining budget in the amount of \$755.16 will be returned to original funding source.

BID INFORMATION

Bids closed on	October 24, 2018
Number picking up bid documents	14
Number responding to bid	9

PROPOSAL EVALUATION

The Evaluation Team was comprised of staff from the Environmental Services Department and facilitated by staff from the Procurement Department. Due to the complexity of the project, staff wanted to ensure that bidders had the necessary qualifications and experience to carry out the work and as such, the City released this RFP utilizing a two-stage system.

032-R-18 East Don River Tributary Erosion Control Environmental Assessment Page 2 of 2

Stage One (1) – Technical Evaluation:

Under Stage 1 – Technical Evaluation, Bidders were assessed against pre-determined criteria as outlined in the RFP; Experience/Past Performance of the Company 10%, Similar Five (5) Projects completed within the last 5 Years 5%, Qualifications and Related Experience of the Project Manager and Project Team 25%, Project Delivery 30% totaling 70%.

Upon completion of Stage 1 (technical evaluation), the Price Proposal (Bid Form) provided by those Bidders who qualified from Stage 1, (minimum score of 75%, or 52.5 points out of 70 required), proceeded to Stage 2 for price evaluation.

Stage Two (2) – Price Evaluation:

Based on the Stage 1 evaluation, Bidders who received a minimum of 75% or 52.5 points out of 70 proceeded to Stage 2 - Price Evaluation. The price proposal provided by the Bidders is evaluated out of 30 points, based on the criteria outlined in the RFP.

Stage 1 & 2 – Combined Overall Scoring

The scores from the Stage 1 and 2 evaluations were combined to formulate final overall scoring, as summarized below:

Bidders	Stage 1 Technical (70 points)	Stage 2 Price* (30 points)	Total Score (100 points)	Overall Ranking
Aquafor Beech Limited	64.1	30.0	94.1	1
Greck and Associates Ltd.	61.2	21.0	82.2	2
AECOM Canada Ltd.	59.5	22.3	81.8	3
Beacon Environmental	53.5	27.7	81.2	4
GeoProcess Research Associates Inc.	58.5	22.6	81.1	5
Water's Edge	58.5	15.5	74.0	6
Stantec Consulting Ltd.	54.5	11.0	65.5	7
D. M. Wills Associates Limited	54.5	8.6	63.1	8
Matrix Solutions Inc	59.6	0	59.6	9

*Bid prices ranged from \$122,640.77 to \$366,146.73.

Aquafor Beech Ltd. ("Aquafor Beech"), the highest ranked bidder with the highest technical score and lowest price, demonstrated a good understanding of the project, had experienced and qualified project team and illustrated a comprehensive plan and methodology for the project.

Aquafor Beech has successfully completed 2 similar erosion restoration projects in 2016 (121-Q-16) and 2018 (052-R-17) with satisfactory performance.

Staff negotiated with Aquafor Beech a 16% or \$23,201.23 cost reduction from their original bid price (\$145,242.05) as allowed under the Purchasing By-Law.

OPERATING BUDGET AND LIFE CYCLE IMPACT

There is no incremental lifecycle impact and no incremental operating budget impact.

ENVIRONMENTAL CONSIDERATIONS

Erosion restoration reduces downstream sedimentation and improves water quality while contributing to a sustainable, healthy ecosystem that is in line with the City's Greenprint initiative. The preferred erosion restoration alternative will endeavour to restore the natural form and function of the East Don River while limiting the hazards to existing infrastructure and private property.



Page 1 of 2

То:	Andy Taylor, Chief Administrative Officer	
Re:	147-R-18 Water Laboratory Sampling Analysis	
Date:	November 29, 2018	
Prepared by:	Helena Frantzke, Water Quality Coordinator, Ext. 2449	
	Tony Casale, Senior Construction Buyer, Ext. 3190	

PURPOSE

To obtain approval to award the contract for water laboratory sampling analysis. The contract term is one (1) year, commencing January 1st, 2019 with an option to extend the contract for two (2) additional one year terms at the same itemized pricing.

RECOMMENDATION

Recommended Bidder	Caduceon Environmental Laboratories (Highest Ranked /Lowest Priced Bidder)					
Current Budget Available	\$ 51,101.00	\$ 51,101.00 Various Accounts – See Financial Considerations				
Less cost of award	\$ 51,100.31 \$ 51,100.31 <u>\$ 51,100.31</u> \$153,300.93	2019 Inclusive of HST* 2020 Inclusive of HST* 2021 Inclusive of HST* Total Cost of Award				
Budget Remaining after this award	\$ 0.69					

*Subject to Council approval of the 2019-2021 budgets. Note the 2019 budget will be reduced from \$111,144.00 to \$51,101 based on this award. See Financial Considerations for budget breakdown.

BID INFORMATION

Bid closed on	October 30, 2018
Number picking up bid document	6
Number responding to bid	6

PROPOSAL EVALUATION

The evaluation team was comprised of staff from the Environmental Services Department with procurement staff acting as the facilitator. The evaluation was based on pre-established evaluation criteria as outlined in the Request for Proposal: 5% qualifications and experience of the consulting firm, 20% qualifications and experience of the project manager and team, 35% demonstrated understanding, methodology and proposed approach, 10% public stakeholder and engagement and 30% price, totaling 100%, with the resulting scores as follows:

Bidders	Total Score (out of 100)
Caduceon Environmental Laboratories	96.00
ALS Canada Ltd.	77.56
Maxxam Analytics	75.19
Eurofins Environment Testing Canada	64.60
York-Durham Regional Environmental Laboratory (YDREL)	62.39
AGAT Laboratories	49.30

Note: Prices ranged from \$51,100 to \$99,148 (Incl. of HST).

As compared to the previous contract, this award represents a 53% price reduction.

FINANCIAL CONSIDERATIONS

		Original 2019			
		Budget Allocated t	Revised 2019		Budget
Account Name	Account #	this Award	Budget	Cost of Aware	Remaining
Water Sampling - Reg. Lab. Testing Existing Infrastructu	re 7601605343	53,576.00	40,091.00	40,090.90	0.10
Water Sampling - Reg. Lab. Testing New Infrastructure	7601605342	29,568.00	4,488.00	4,487.62	0.38
Sewer Sampling - Sewer Effluent Sampling	7605305345	15,000.00	3,078.00	3,078.24	- 0.24
Water Quality Monitoring	19238	13,000.00	3,444.00	3,443.56	0.44
Totals:		111,144.00	51,101.00	51,100.31	0.69

OPERATING BUDGET AND LIFE CYCLE IMPACT

The 2019 operating budget will be adjusted to reflect award amounts. 2019 - 2021 operating budgets are subject to Council approval. There is no incremental impact to the Life Cycle Reserve Study.

ENVIRONMENTAL CONSIDERATIONS

N/A



To:	Andy Taylor, Chief Administrative Officer	
Re:	137-R-18: Consulting Services for the Completion of Markham's Active Transportation	
	Master Plan	
Date:	November 19, 2018	
Prepared by:	Fion Ho, Traffic Demand Management Coordinator, Ext. 2160	
	Tony Casale, Senior. Construction Buyer, Ext. 3190	

PURPOSE/BACKGROUND

To obtain approval to award the contract for consulting services to complete the Markham's Active Transportation Master Plan.

The project will be completed by June 2020.

RECOMMENDATION

Recommended Supplier	IBI Group Professional Services (Canada) Inc. (Highest Ranked / 2nd Lowest Priced	
	Bidder)	
Current Budget Available	\$253,300.00	640 101 5699 18040 Active Transportation Master Plan
Less cost of award	\$203,514.91	Incl. of HST
	<u>\$ 19,921.12</u>	Contingency @ 9.8%
	\$223,436.03	Cost of Award (Incl. of HST)
	<u>\$ 29,863.97</u>	Internal Management Fee
	\$253,300.00	Total Project Cost
Budget Remaining after award	\$ 0.00	

BID INFORMATION

Bid closed on	September 27, 2018
Number of bidders picking up the bid document	8
Number of bidders responding to the bid	4

PROPOSAL EVALUATION

The evaluation team was comprised of staff from the engineering department with procurement staff acting as the facilitator. The evaluation was based on pre-established evaluation criteria as outlined in the Request for Proposal: 5% qualifications and experience of the consulting firm, 20% qualifications and experience of the project manager and team, 35% demonstrated understanding, methodology and proposed approach, 10% public stakeholder and engagement and 30% price, totaling 100%, with the resulting scores as follows:

Bidders	Total Score (out of 100)
IBI Group Professional Services (Canada) Inc.	88.87
WSP Canada Group Limited	82.00
HDR Corporation	73.55
Nelson/Nygard Consulting	71.00

Note: Prices ranged from \$192,997 to \$234,383 (Incl. of HST). As outlined in Section 17.2 of the City's *General Terms and Conditions*, "The City reserves the right, in its sole discretion, to negotiate with the lowest priced Bidder / highest ranked Bidder in the event that the Bid prices submitted by the bidder exceeds the City's budget". Consequently, Staff reviewed potential opportunities and entered into negotiations with IBI Group Professional Services (Canada) Inc. to reduce the price in order to better meet the City's approved budget. Staff were able to revise the scope of work and negotiate a price reduction which resulted in a savings of \$30,868.90 or 13% (\$234,383.81 to \$203,514.91).

OPERATING BUDGET AND LIFE CYCLE IMPACT

This staff award is for consulting services only. Upon completion of this study, Staff will determine if there is any future operating and lifecycle impact.

ENVIRONMENTAL CONSIDERATIONS

N/A



Page 1 of 2

To:	Andy Taylor, Chief Administrative Officer
Re:	174-R-18 - Consulting Engineering Services for the detailed design of the John Street
	Multi-Use Pathway
Date:	November 26, 2018
Prepared by:	Justin Chin, Traffic Engineer, Ext. 4020
	Tony Casale, Sr. Construction Buyer, Ext. 3190

PURPOSE/BACKGROUND

To obtain approval to award the contract for consulting engineering services for the detailed design of the John Street Multi-Use Pathway. The City of Markham had previously completed a preliminary feasibility design of a multi-use pathway (MUP) facility on John Street between Bayview Avenue and Woodbine Avenue, and Esna Park Drive between Woodbine Avenue and Rodick Road / Alden Road. Preliminary design drawings are currently in the process of being completed and the alignment of the MUP is being finalized. This project is to retain an engineering consultant to undertake the detailed design for the planned MUP.

It is anticipated that the detailed design will be completed by February 2019.

RECOMMENDATION

Recommended Bidder	McIntosh Perry Consulting Engineers Ltd. (Highest Ranked / 2nd Lowest Priced Bidder)	
Current Budget Available	\$165,700.00	083-5350-18045-005 John Street MUP Design
Less cost of award	\$142,133.28	Detailed Design (Incl. of HST)
	\$ 18,362.59	Allowance *
	<u>\$ 16,049.59</u>	Contingency @ 10%
	\$176,545.46	Cost of Award (Incl. of HST)
	<u>\$ 24,185.46</u>	Internal Management Fee
	\$200,730.92	Total Project Cost
Budget Remaining after award	(\$ 35,030.92)	**

*The allowance is for subsurface utility engineering (SUE 'A') for investigations on ten (10) locations.

**The shortfall of \$35,030.92 will be funded from the Engineering DC Capital Contingency (65% or \$22,770.10) and the Non-DC Capital Contingency (35% or \$12,260.82).

BID INFORMATION

Bid closed on	September 13, 2018
Number picking up bid document	7
Number responding to bid	4

PROPOSAL EVALUATION

The evaluation team was comprised of staff from the engineering department with procurement staff acting as the facilitator. The evaluation was based on pre-established evaluation criteria as outlined in the Request for Proposal: 20% qualifications and experience of the consulting firm, 20% qualifications and experience of the project manager and team, 30% project methodology, understanding, schedule and work plan and 30% price, totaling 100%, with the resulting scores as follows:

Bidders	Total Score (100 points)
McIntosh Perry Consulting Engineers Ltd.	88.66
Associated Engineering (Ont.) Ltd.	77.00
WSP Canada Group Limited	72.57
IBI Group Professional Services (Canada) Inc.	57.00

Note: Prices ranged from \$140,051 to \$347,028 (Incl. of HST). As outlined in Section 17.2 of the City's *General Terms and Conditions*, "The City reserves the right, in its sole discretion, to negotiate with the lowest priced Bidder / highest ranked Bidder in the event that the Bid prices submitted by the bidder exceeds the City's budget". Consequently, Staff reviewed potential opportunities and entered into negotiations with McIntosh Perry Consulting Engineers Ltd. to reduce the price in order to better meet the City's approved budget. Staff were able to reduce the bid price for detailed design by \$8,822.59 (5% reduction) from \$150,955.87 to \$142,133.28.

174-R-18 - Consulting Engineering Services for the Detailed Design of the John Street Multi-Use Pathway

Page 2 of 2

OPERATING BUDGET AND LIFE CYCLE IMPACT

The operating and lifecycle cost associated with the construction of the intersection improvement will be known upon completion of the detailed design.

ENVIRONMENTAL CONSIDERATIONS

There are no environmental considerations associated with the detailed design of this project. Environmental considerations will be discussed in detail when the construction contract is awarded.



Page 1 of 2

To:	Andy Taylor, Chief Administrative Officer
Re:	193-T-18 Thornlea Gymnasium HVAC Replacement
Date:	October 25, 2018
Prepared by:	Martin Barrow, Community Facility Coordinator, Ext. 3788
	Darius Chung, Senior Buyer, Ext. 2025

PURPOSE/BACKGROUND

To obtain approval to award the contract for the replacement of the existing heating ventilation and air conditioning (HVAC) units at the Thornlea Community Centre. The scope of work includes:

- Supply and install new HVAC units;
- Asbestos abatement;
- Provide new concrete pad for the exterior air handling unit;
- Provide new chain link fencing around exterior air handling unit;
- Electrical connection as required;

It is anticipated the project will be completed by January 2019.

RECOMMENDATION

Recommended Bidder	B & B Mechanical Services o/a Bagli Brothers Ltd. (Lowest Bidder)	
Original Budget and Account #	\$165,936.00	500-101-5399-18186 – Thornlea Gymnasium HVAC
Less cost of award	\$187,609.32	Total Cost of Award (Inclusive of HST)
Budget Remaining	(\$ 20,622.72)	*

* The original budget scope did not account for a contingency related to the potential removal of asbestos. The shortfall of (\$20,622.72) will be funded through the Non-DC Capital Contingency fund with a current balance of (\$239,151). The account will be replenished back to \$250,000 as part of the November Closed Capital update.

BID INFORMATION

Bids closed on	September 21, 2018
Number picking up bid documents	9
Number responding to bid	6*

*One bidder's submission did not include asbestos abatement which is a required component to complete this project. As a result, the bid was withdrawn.

PRICE SUMMARY (Inclusive of HST)

Bidders	Bid Price (Inclusive of HST)
B & B Mechanical Services o/a Bagli Brothers Ltd.	\$187,609.32
S.I.G. Mechanical Services Limited	\$190,891.58
Mapleridge Mechanical Contracting Inc	\$199,042.56
Pipe All Plumbing & Heating Ltd.	\$269,239.66
Invirotech Mechanical Services	\$334,790.40

Page 2 of 2

193-T-18 Thornlea Gymnasium HVAC Replacement

OPERATING BUDGET AND LIFE CYCLE IMPACT

There is no incremental operating budget impact. The life cycle reserve study will be updated to reflect the increase in replacement cost accordingly.

ENVIRONMENTAL CONSIDERATIONS

There will be no incremental energy savings as the new unit will have air conditioning functionality where the previous unit did not. A one-time incentive of \$2,845 will be applied to this project for installing a high energy-efficient HVAC unit instead of a standard-efficiency unit.



Page 1 of 2

To:	Andy Taylor, Chief Administrative Officer	
Re:	223-R-14 Off-Site Records Storage and Retrieval Services (under York Region Proposal No. P-13-54) – Contract Extension	
Date:	October 31, 2018	
Prepared by:	Darius Chung, Senior Buyer, Ext. 2025	

PURPOSE/BACKGROUND

To obtain approval to extend the contract for off-site records storage and retrieval services, issued under York Region's Proposal No. P-13-54 for a further two (2) months and five (5) years commencing November 1, 2018 with an annual increase based on the Consumer Price Index (CPI) for Ontario (January to January).

RECOMMENDATION

Recommended Supplier	Iron Mountain (Highest Ranked/Lowest Priced Supplier)		
Annual Budget and Account #	\$ 68,272.00	400-402-5539 (Records Storage)	
Current Budget Available	\$ 16,587.00	\$ 16,587.00 Remaining budget for 2018	
Less Cost of award	\$ 9,588.52 2018 (Nov & Dec) Cost of Award Inclusive of HST)		
	\$ 57,531.13	2019 (Jan – Dec) Cost of Award Inclusive of HST)*	
	\$ 57,531.13	2020 Cost of Award Inclusive of HST)*	
	\$ 57,531.13	2021 Cost of Award Inclusive of HST)*	
	\$ 57,531.13	2022 Cost of Award Inclusive of HST)*	
	\$ 57,531.13	2023 Cost of Award Inclusive of HST)*	
	\$297,244.15	Cost of Award	
Budget Remaining after this award	\$ 6,998.48	**	

*Subject to Council approval of the 2019-2023 operating budgets.

Note: Storage usage is estimated based on the actual spend as per the purchase orders for the period between 2016-2018. ** The budget surplus in the amount of \$6,998.48 (\$16,587.00 less \$9,588.52) will be reported as part of the year end results of operations. The 2019 budget will be reduced by \$10,740.87 (\$68,272.00 less \$57,531.13).

OPTIONS/DISCUSSIONS

York Region awarded this contract in 2013 to the highest ranked/ lowest priced supplier, Iron Mountain, for Offsite Records Storage and Retrieval Services for ten (10) years with an option to extend for an additional ten (10) years. In 2014, the City entered into an agreement with York Region and Iron Mountain to obtain the same pricing as York Region.

In 2015, staff received approval and in the report identified an average of 34% unit rate reduction with annual estimated budget savings of \$4,772. In 2015, staff requested approval for a three (3) year award, in order to monitor the services and expenses over the three (3) year period prior to seeking approval to continue with the remaining years of the contract term.

Since the 2015 award, which was based on 2013-2014 actual purchases, the award amount has been reduced from \$85,000 (estimated in the 2015 award report) to \$57,531.13. This reduction can be attributed to internal City strategies implemented to negate the amount of documents stored offsite. Therefore, staff recommend extending the contract as per the original agreement until 2023.

Currently, the participating municipalities include the following:

- Region of York
- Town of Aurora
- City of Richmond Hill
- City of Markham

223-R-14 Off-Site Records Storage and Retrieval Services

OPTIONS/DISCUSSIONS (Continued)

The scope of services includes:

- Off-site records storage in secure and environmentally controlled facilities for both paper and electronic records;
- The provision of a searchable on-line database with reporting capabilities regarding records at off-site facilities;
- Retrieval of records as requested;
- Secure transportation for records to and from the off-site facilities and Markham offices;
- Re-filing of records including loose correspondence;
- Vault storage for archival collections;
- Faxing and scanning facilities for urgently required records;
- Disposition/destruction of records based on the Markham's Records Retention Bylaw and Records and Information Management Policy;

OPERATING BUDGET AND LIFE CYCLE IMPACT

The budget surplus in the amount of \$6,998.48 (\$16,587.00 less \$9,588.52) will be reported as part of the year end results of operations. The annualized surplus of \$10,740.87 (\$68,272.00 less \$57,531.13) will be adjusted as part of the 2019 operating budget process, subject to Council approval of the 2019 operating budget. There is no incremental impact to the Life Cycle Reserve Study.

Staff will continue to monitor service requirements and expenses for the duration of this contract in anticipation of reduction to service requirements as a result of less paper usage and migration to online databases.

ENVIRONMENTAL CONSIDERATIONS

N/A



To:	Brenda Librecz, Commissioner, Community & Fire Services
Re:	215-T-18 Stairs/Retaining Walls Remediation and Regrading Plan at Centennial Park
Date:	November 5, 2018
Prepared by:	Scott Grieve, Supervisor Parks Operations, Ext. 2486 Melita Lee, Senior Buyer, Ext. 2239

PURPOSE / BACKGROUND

To obtain approval to award the contract for the stairs/retaining walls remediation and regrading plan at Centennial Park.

The scope of work consists of the following features: site protection, removal of play equipment, engineered wood fibre safety surface, interlocking brick on pathways and slopes, shrubs, timber curbs, walls and stairs, bollards and chains, site furniture, removal of rocks and reinstallation of some, engineering of slope with imported fill and topsoil, rough and fine grading, sodding, asphalt restoration, base preparation for future EWF safety surface, performated pipe and connection to catch basin, new steel guardrail, new concrete accessibility ramp and concrete pad for benches and reinstallation of benches.

It is anticipated the project will be completed in June 2019.

RECOMMENDATION

Recommended Bidder	Barcon Construction Inc. (Lowest Priced Bidder)		
Current Budget Available	\$213,532.96 059-6150-18241-005 Stairways and Retaining		
Less cost of award	\$117,682.39	Inclusive of HST	
	\$ 11,768.24	Contingency (10%)	
	\$129,450.63	Total Cost of Award	
Budget Remaining after this award	\$ 84,082.33	*	

*The budget remaining in the amount of \$84,082.33 will be returned back to the original funding source.

BID INFORMATION

Bid closed on	October 30, 2018
Number picking up document	15
Number responding to bid	9

PRICE SUMMARY

Bidders	Bid Price (Inclusive of HST)
Barcon Construction Inc.	\$114,629.59
Forest Ridge Landscaping Inc.	\$128,213.53
Greenspace Landscaping and Property Services Inc.	\$138,966.25
Bevcom Construction & Paving Ltd.	\$145,606.35
Pine Valley Construction	\$164,256.71
Dig-Con International Ltd.	\$182,333.57
Brook Restoration Ltd.	\$193,752.06
M&S Architectural Concrete Ltd.	\$208,660.66
Hawkins Contracting Services Limited	\$237,973.74

OPERATING BUDGET AND LIFE CYCLE IMPACT

There is no incremental impact to the operating budget.

The 2019 Life Cycle Reserve Study will be updated to reflect the price of this award. There is no incremental impact to the life cycle over the next 25 years, as there is no anticipated useful life of the asset which is currently built from timber and is being replaced with armour stone; a natural stone produced from quarried material.

ENVIRONMENTAL CONSIDERATIONS

N/A

Page 1 of 2



STAFF AWARD REPORT

		14601012
To:	Andy Taylor, Chief Administrative Officer	
Re:	015-R-13 Demand Response Aggregation Services - Cont	tract Extension
Date:	October 5, 2018	
Prepared by:	Amanda Martin, Energy Management Coordinator, Ext. 2	956
	Flora Chan, Senior Buyer, Ext. 3189	

PURPOSE/BACKGROUND

To obtain approval to extend the contract of Demand Response (DR) Aggregation Services for an additional five (5) year term. Under this revenue contract, the City will receive quarterly revenue payments to reduce electricity demand during peak periods by participating in a DR Program.

Demand Response (DR) is a program available through the Independent Electricity System Operator (IESO) that enables companies with large energy consumption to reduce their load during a peak demand event in Ontario. Traditionally, utilities have leveraged peaking power plants to increase power generation to meet demand. Instead of adding more generation to the system, the IESO pays energy users to reduce consumption because it is cheaper and easier to procure, relative to adding more generation. Electricity consumption and production must balance at all times; any significant imbalance could cause grid instability or severe voltage fluctuations. The IESO will offer financial incentives to companies that reduce stress on Ontario's overburdened energy infrastructure by creating and implementing an electricity curtailment plan to reduce their load during a peak demand event. Peak demand happens just a few times a year; consequently, new power plant assets operate at a fraction of their capacity most of the time during the year. DR is a way for utilities to reduce the need for large capital expenditures, and thus keep rates lower overall.

DR aggregators are organizations that manage the response capacity of several facilities into an aggregated group. The aggregators are interested in all types of buildings and will work with each customer to investigate equipment or processes, create an implementation strategy, and evaluate DR reduction capability.

Recommended Bidder	RODAN Energy Solutions (Non-Competitive Procurement)	
October 1, 2018 to September 30, 2023	\$65,540.00 Revenue to a maximum limit of (\$)*	
	\$ 2,900.00	Year 1 – October 1, 2018 to December 31, 2018
	\$11,600.00	Year 2 - January 1, 2019 to December 31, 2019
	\$11,600.00	Year 3 - January 1, 2020 to December 31, 2020
	\$11,600.00	Year 4 - January 1, 2021 to December 31, 2021
	\$11,600.00	Year 5 - January 1, 2022 to December 31, 2022
	<u>\$ 8,700.00</u>	Year 6 - January 1, 2023 to September 30, 2023
Total revenue before taxes	\$58,000.00	
HST (13%)	\$ 7,540.00	
Total revenue after taxes	\$65,540.00	Maximum total estimated revenue (inclusive of HST)

RECOMMENDATION

* The total revenue is based on a five (5) year contract. The budget is currently at \$12,000.

Depending on performance, the City could receive \$0 (zero participation) to the maximum (maximum participation) in the ranges listed above for each year.

Staff further recommends that the City's Tender process be waived in accordance with Purchasing By-Law 2017-18, Part II, Section 11.1 (c) which states "when the extension of an existing Contract would prove more cost-effective or beneficial And (h) "where it is necessary or in the best interests of the City to acquire Consulting Services from a supplier who has a proven track record with the City in terms of pricing, quality and service.

015-R-13 Demand Response Aggregation Services – Contract Extension Page 2 of 2

OPTIONS/ DISCUSSIONS

Staff considered re-tendering the project but do not recommend due to the following rationale:

Efficiency

Competition is limited as there are only three suppliers within the City's service area. As resources required to tender and evaluate proposals are intensive and DR revenue rates are set by the Province of Ontario (and all suppliers offer approximately the same revenue-sharing model), the value of re-tendering this project low. Extending the current contract offers the best value as City can continue to participate in the program without any interruptions to the revenue stream.

Proven Track Record

Rodan Energy Solutions was awarded this contract (015-R-13) in 2013 as the highest ranked & highest revenue bidder. Staff is satisfied with the level of service, professionalism and technical expertise provided by the supplier.

Technical Expertise

Rodan Energy is a leading smart-grid aggregator delivering energy solutions to electricity consumers, distributors, and power producers. Over 60 utilities throughout North America partner with Rodan Energy to manage their DR resources to ensure a reliable power system. Rodan is Canada's largest aggregator that manages over 100,000 load control devices in almost every industry to reduce peak energy usage.

Value add

Rodan Power is the preferred aggregator with the following advantages:

- Web based tool to evaluate and confirm capacity with near real-time data
- Timely detailed settlement documentation to meet our corporate standards
- Exclusive DR provider assigned by the Ontario Power Authority (OPA) to manage the York Region DR program
- Largest IESO Metering Services Provider (MSP) with clients such as City of Toronto, City of Windsor, City of Chatham, TransCanada Energy, Ontario Power Generation (OPG), Toronto Hydro, Oakville Hydro, etc.
- Only local DR provider with a team of trained engineers, energy managers, and other trained professionals
- Longest experience and only DR provider to cover each segment of the market (residential, commercial, industrial and institutional)
- Assists in creating a pre-enrollment plan that evaluates and pre-qualifies all potential loads to ensure a reliable curtailment plan is established, and that must be proven by at least two "Proof of Performance" capacity tests

OPERATING BUDGET AND LIFE CYCLE IMPACT

The City has received over \$65,000 of cumulative pre-tax revenue, or approximately \$13,000 per year, under our first 5-year DR contract with two participating City facilities.

In 2015, the IESO revised the program guidelines and contract terms for DR participation in order to expand integration of the DR resources into the electricity grid. However, the City's existing 5-year DR contract was grandfathered by the IESO into the new DR program and original terms (rates and revenue) applied until end of the 5-year contract term on September 30, 2018.

As per the latest IESO program terms, the projected pre-tax revenue for the next 5 years is reduced to \$11,600 per year (cumulative pre-tax revenue of \$58,000), and may change as additional facilities are qualified into the program. The revenue rates are set by the IESO; the City negotiated a revenue-sharing contract where the City receives 75% of the revenue and Rodan receives the remaining 25% revenue.

There is no incremental life cycle impact.

ENVIRONMENTAL CONSIDERATIONS

The City is committed to achieving net-zero greenhouse gas (GHG) emissions by 2050 through energy conservation, demand management, and renewable energy generation. DR is an effective counter-measure to the ongoing rise in energy consumption and GHG emissions, as it allows grid operators to respond to capacity or reserve shortfalls by reducing the demand for electricity without the need to build additional generation or fire up fossil-fuel based peaking plants. The Province and the City are all too familiar with weather extremes experienced in all seasons as a result of climate change. When these conditions increase costs and demand for electricity, the stability of the grid is threatened. DR reduces demand on the grid, and improves grid stability, in emergency response situations that can help avert brownouts or blackouts.



To:	Andy Taylor, Chief Administrative Officer		
Re:	005-S-18 Supply and Delivery of one (1) Dual Stream Haul-All Vehicle		
Date:	October 17, 2018		
Prepared by:	Peter Englezakos, Supervisor, Fleet and Supplies, Ext. 4896		
_	Melita Lee, Senior Buyer, Ext. 2239		

PURPOSE/BACKGROUND

To obtain approval to award the contract for the supply and delivery of one (1) dual stream Haul-All vehicle for the dual stream collection of waste in all community and destination parks throughout the City.

RECOMMENDATION

Recommended Bidder	Haul-All Equipment Ltd. (Non-competitive Procurement)	
Current Budget Available	\$148,743.00 057-6150-18247-005 Corporate Fleet Replacement*	
Less cost of award	\$148,555.79 Total Cost of Award Inclusive of HST	
Budget Remaining	\$ 187.21	**

Staff further recommends:

That the tendering process be waived in accordance with Purchasing By-Law 2017-8, Part II, Section 11.1 (b)" where there is only one source of supply for the goods to be purchased; and that the tendering process be waived in accordance with Purchasing By-Law 2017-8, Part II, Section 11.1 (e) "Where the City is acquiring equipment...in which case the sources of supply may be identified based on technical specifications prepared by the User Department".

OPTIONS/DISCUSSIONS

Haul-All Equipment Ltd. is the only vendor that builds a small garbage vehicle suited for use in parks and open space environment. The Haul-All vehicle is smaller in all size dimensions, weigh and allows access to park and open space areas without damaging walkways, driveways, trees and turf.

The dual stream Haul-All vehicle is a patented product and is the only low side waste collection unit with compaction as well as dump features holding a 16 cubic yard body capacity design and body weight of 4,500lbs. The 19,500 gross vehicle weight rating (GVWR) chassis allows for a gas/cng prepared engine that eliminates issues experienced with the diesel DPF systems due to the increased idling hours encountered while the vehicle and staff are performing their daily collection duties.

This patented design allows for operators maintaining a Class G licence to operate the vehicle as opposed to a higher GVWR requiring a minimum Class DZ driver's licence. This allows both Parks full-time permanent staff and temporary/seasonal staff to operate the vehicle and provides cost savings associated with the Class DZ license. In addition, as more staff are qualified to operate this vehicle it will ensure maximum usage of the vehicle. Alternative units were investigated, however, the chassis size, weight capability, maneuverability, impacts to the parks environment and operator training do not meet the requirements of the City.

Staff research revealed that the majority of municipalities procure the Haul-All product through a non-competitive process (Ajax, Oshawa, Pickering, Whitby, Richmond Hill, Toronto).

Unit 3346 was purchased in 2008 with a life expectancy of 10 years and requires replacement. Unit 3346 will be sold upon delivery of the new unit in accordance with Purchasing By-law 2017-8-, PART V, Disposal of Personal Property. Proceeds will be posted to account 890 890 9305 (proceeds from the Sale of Other Fixed Assets).

OPERATING BUDGET AND LIFE CYCLE IMPACT

There is no incremental operating budget impact as the vehicle being purchased is a replacement for an existing unit. There is no incremental Life Cycle impact.

ENVIRONMENTAL CONSIDERATIONS

The unit in this award utilizes the most current technology, reducing overall engine emissions.



To:	Graham Seaman, Director of Sustainability & Asset Management	
Re:	177-Q-18 Coil Replacement for Air-handling unit at 8100 Warden Ave.	
Date:	November 19, 2018	
Prepared by:	Jason Ramsaran, Facility Asset Coordinator ext. 3526	
	Flora Chan, Senior Buyer, ext. 3189	

PURPOSE/BACKGROUND

To obtain approval to award the contract for cooling coil replacement for air-handling unit at 8100 Warden Avenue. The scope of work includes replacement of one cooling coil with similar capacity and size, fitting into the existing HVAC unit.

It is anticipated the project will be completed in December 2018.

RECOMMENDATION

Recommended Bidder	Canadian Tech Air Systems (Lowest Priced Bidder)		
Current Budget Available	\$71,400.00 270-101-5399-18085 8100 Warden Facility Improvements		
Less cost of award		Award inclusive of HST	
	<u>\$ 5,257.43</u>	Contingency 10%	
	\$57,831.73	Total Cost of Award	
Budget Remaining after this award	\$13,568.27	*	

*The remaining balance of \$13,568.27 will be returned to original funding source.

BID INFORMATION

Bids closed on	November 15, 2018
Number picking up bid documents	11
Number responding to bid	6

PRICE SUMMARY (Inclusive of HST)

Bidders	Bid Price	Provisional Price*	Total Price	
Canadian Tech Air Systems	\$43,349.76	\$ 9,224.54	\$52,574.30	
Antrim Mechanical Ltd.	\$45,792.00	\$13,025.28	\$58,817.28	
Rainbow Mechanical Services Ltd.	\$48,758.30	\$ 5,123.62	\$53,881.92	
360 Mechanical Group Ltd.	\$53,780.16	\$13,025.28	\$66,805.44	
EPL Consulting Corp OA PL Energy Services	\$66,801.66	No bid	\$66,801.66	
S.I.G. Mechanical Services Limited	\$68,382.72	\$ 2,238.72	\$70,621.44	
Pipe All Plumbing & Heating Ltd.	\$69,332.14	\$23,328.99	\$92,661.13	

*The bid included a provisional price to replace the old pneumatic actuators with electronic actuators (in lieu of pneumatic actuators) as electronic actuators provide precise control and positioning through the BAS system. This will in turn lower operating costs and help adapt the system to future upgrades.

OPERATING BUDGET AND LIFE CYCLE IMPACT

There is no incremental operating budget impact. The Life Cycle Reserve Study will be updated accordingly.

ENVIRONMENTAL CONSIDERATIONS

All wastes will be disposed of at an authorized dump, waste treatment site or recycling facility by the Contractor, and will be disposed of in accordance with applicable by-laws and regulations. Replacement of coil will optimize the performance of the air- handling unit.



Report to: General Committee

Date Report Authored: January 8, 2019

SUBJECT:	Government Finance Officers Association Awards
PREPARED BY:	Andrea Tang, Senior Manager of Financial Planning
	Sandra Skelcher, Manager of Financial Reporting and Payroll

RECOMMENDATION:

- 1) That the report dated January 8, 2019 entitled "Government Finance Officers Association Awards" be received and;
- 2) That the formal presentation on the receipt of the Distinguished Budget Presentation Award for the annual budget for the fiscal year beginning January 1, 2018 and the Canadian Award for Excellence in Financial Reporting for the annual financial report for the year ended December 31, 2017 from the Government Finance Officers Association (GFOA) be received.

PURPOSE:

To inform Council the receipt of GFOA's Distinguished Budget Presentation Award for the City's 2018 Budget and the Canadian Award for Excellence in Financial Reporting for the annual financial report for the year ended December 31, 2017.

BACKGROUND:

The GFOA is a not-for-profit professional association that represents more than 19,400 public finance officials throughout the United States and Canada. GFOA's mission is to advance excellence in government financial management. The organization provides best practice guidance, consulting, networking opportunities, publications, recognition programs, research and training opportunities.

The City has established a strong reputation for prudent fiscal management while continuing to enhance service levels and ensuring residents receive value for their tax dollars. Receipt of the two prestigious awards from GFOA is a significant achievement as it reflects meeting the highest principles of government budgeting and reporting. This accomplishment further acknowledges the City's commitment to organizational and financial excellence, and the dedication of Staff associated with the publications.

DISCUSSION:

The City is proud to receive the Distinguished Budget Presentation Award for the eighteenth consecutive year and the Canadian Award for Excellence in Financial Reporting for the seventeenth consecutive year.

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Distinguished Budget Presentation Award

The Distinguished Budget Presentation Award Program promotes the preparation of high quality budget documents and recognizes the individual governments that have successfully achieve the goal. A comprehensive budget document allows residents to be fully informed of the City's policies, corporate initiatives and financial plans, as well as fosters better decision making and enhances accountability.

GFOA presented the Distinguished Budget Presentation Award to the City for the annual budget for the fiscal year beginning January 1, 2018 which is the highest form of recognition in governmental budgeting. This award recognizes that the budget document met the nationally recognized guidelines for effective budget presentation and the City's commitment to meet the highest principles of municipal government budgeting.

The budget document was evaluated separately by three independent reviewers based on 27 specific criteria grouped into 4 basic categories to assess the effectiveness of the document as a financial plan, a policy document, an operational guide and a communications device. In order to receive this award, a government unit must publish a budget document that meets program criteria as a policy document, as an operations guide, as a financial plan, and as a communications device

To receive the award, a budget document must be rated either *proficient* or *outstanding* by at least two of the three reviewers for all four basic categories, as well as for 14 of the 27 specific criteria identified as mandatory. Staff use the independent reviewer's comments each year to facilitate continuous improvement to the budget document.

Canadian Award for Excellence in Financial Reporting

The City received the Canadian Award for Excellence in Financial Reporting for the annual financial report for the year ended December 31, 2017 in recognition for excellence in governmental accounting and financial reporting.

This award signifies that the City delivered a comprehensive financial report that demonstrated full transparency and disclosure over and above the minimum requirements of generally accepted accounting principles, as set by the Public Sector Accounting Board (PSAB) of the Canadian Institute of Chartered Accountants.

The annual report was reviewed by selected members of the GFOA professional staff and a review committee, which comprises of individuals with expertise in Canadian public-sector financial reporting and includes financial statement preparers, independent auditors, academics, and other finance professionals.

The City and the Financial Planning and Reporting departments have received certificates of recognition in meeting the nationally recognized guidelines.

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Receiving these prestigious awards from GFOA exemplifies Markham's commitment in meeting the strategic goal of stewardship of money and resources through an effective budgeting and transparent reporting process.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link) Not applicable.

HUMAN RESOURCES CONSIDERATIONS Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES: Not applicable.

BUSINESS UNITS CONSULTED AND AFFECTED: Not applicable.

RECOMMENDED BY:

2019-01-15

2019-01-15

Joel dusty Х

Joel Lustig Treasurer Signed by: cxa

X hind Cane

Trinela Cane Commissioner, Corporate Services Signed by: cxa





REASSESSMENT MARKET UPDATE IMPACT

2019 Tax Year – Year 3 of 4 of the Assessment Phase-In & Relative Tax Impact

General Committee, January 22, 2019





AGENDA

- 1. Reassessment Four Year Market Update (2017 2020)
- 2. 2019 Market Update- City Wide Impact Summary
- 3. Property Tax Impacts
- 4. Summary





1. REASSESSMENT - FOUR YEAR MARKET UPDATE (2017 - 2020)

- MPAC is responsible for assigning a current value assessment for all properties
- The CVA of a property is based on a valuation date of January 1st, 2016, which was updated from January 1st, 2012
- Properties that increase will have the CVA increase phased-in by one quarter or 25% in each of the four years of the current reassessment phase-in cycle (2017 2020)
- Properties that experience a decrease in assessment value realize the change immediately in the first year of the cycle (2017)
- 2019 tax year marks the third year in the current phase-in cycle
- Combination of the reassessment and the annual updates completed by MPAC equate to the results in the market update
- The tax rate is annually recalculated to ensure the City collects the same amount of property tax as in the previous year





1. REASSESSMENT - FOUR YEAR MARKET UPDATE (2017 - 2020)

 In 2016, every property owner in the City of Markham received their updated property assessment notice from MPAC, providing the reassessment values for their property, for the four-year period (2017 – 2020)

Overall Reassessment Impact (2017-2020)	2018 Impact (2017 - 2018)	2019 Impact (2018 - 2019)
39.57%	9.03%	8.29%





2. 2019 MARKET UPDATE- CITY WIDE IMPACT SUMMARY

2019 CVA Average Assessment Change

Property Tax Class	Overall Reassessment Impact (2017-2020)	2018 Impact (2017 - 2018)	2019 Impact (2018 - 2019)
Residential (Excluding Other)	44.29%	9.97%	9.07%
Farm	22.76%	5.45%	5.16%
Managed Forest	-1.96%	0.38%	0.38%
Multi-Residential	25.89%	5.95%	5.87%
Commercial	16.72%	4.18%	4.03%
Industrial	15.21%	3.66%	3.41%
Pipeline	14.83%	2.81%	2.73%
Total Taxable	39.57%	9.03%	8.29%

- 1. Properties that have increased <u>more</u> than the City average will experience a tax increase.
- 2. Properties that have increased <u>at</u> the City average will experience no change.
- 3. Properties that have increased less than the City average will experience a tax decrease.





2. 2019 MARKET UPDATE- CITY WIDE IMPACT SUMMARY

Average CVA Change for Residential Homes in Markham

Property Type	Property Count #	Average Change in Phased CVA (2018 - 2019) %	Below or Above City Average (8.29%)
Single Detached	52,670	9.66%	^
Link Home	13,117	9.66%	↑
Freehold Townhouse	8,934	9.09%	^
Semi-Detached	6,174	9.14%	^
Residential Condominium	20,506	4.85%	. ↓
Residential Homes	101,401	9.07%	

- 1. 4 out of the 5 residential home types will experience a property tax increase as they are <u>above</u> the City average of <u>8.29%</u>.
- 2. Average residential condominiums will experience a tax decrease as they are <u>below</u> the City average.
- 3. Average residential homes in Markham will experience a property tax increase as they are <u>above</u> the City average.





3. PROPERTY TAX IMPACTS

Example of Tax Impact Due to Market Value Update

Property	2018 Phased CVA Value \$	2019 Phased CVA Value \$	Change in Phased CVA % (Markham Average 8.29%)	Property Tax Impact – As a result of the Change in Phased CVA (2018 vs. 2019 Phased CVA)	Tax Impact (City share) (2018 to 2019)
A	713,134	798,710	12.00%	12% is greater than the average; therefore this property will experience an increase in property tax due to reassessment. (12.00% - 8.29% = 3.71%)	+\$42
В	713,134	772,253	8.29%	8.29% is the same as the average increase; therefore this property will not experience a change in property tax due to reassessment. (8.29% - 8.29% = 0.00%)	\$0
c	713,134	748,791	5.00%	5% is lower than the average increase; therefore this property experienced a decrease in property tax due to reassessment. (5.00% - 8.29% = -3.29%)	-\$38
		1		No \$ impact	

A = 12.00% CVA Increase

B = 8.29% CVA Increase

C = 5.00% CVA Increase





4. SUMMARY

- The 2019 tax year marks the <u>third year</u> of the current phase-in cycle.
- The City-wide average increase between the 2018 and 2019 tax years is <u>8.29%</u>.
- The average residential home in Markham will experience a property tax increase due to the market update, as they are <u>above</u> the City-wide average increase of <u>8.29%</u>.
- The average residential condominium will experience a property tax decrease, as they are <u>below</u> the City-wide average increase of <u>8.29%</u>.
- The commercial class increased by <u>4.03%</u> and the industrial class increase by <u>3.41%</u> between 2018 and 2019.
- The average commercial and industrial property in all wards will experience a tax decrease as they are both below the City-wide average of <u>8.29%</u>.
- Tax impacts due to reassessment and the phasing-in of assessment are independent of the City's annual budget process.





Discussion



Report to: General Committee

Date: January 22, 2019

SUBJECT:	2019 Reassessment Market Update (Year 3 of 4) & Relative Property Tax Impact Report
PREPARED BY:	Shane Manson, Senior Manager, Revenue & Property Tax

RECOMMENDATIONS:

- 1. That the report entitled "2019 Reassessment Market Update (Year 3 of 4) & Relative Property Tax Impact Report" along with the detailed attachment "2019 Reassessment Market Update & Relative Property Tax Impact Ward by Ward Analysis" be received for information; and,
- 2. That staff be authorized and directed to do all the things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to provide information of the 2016 Provincial Reassessment, which provided assessment values for the 2017 through 2020 tax years, effective January 1st, 2017. The 2019 taxation year will mark the third year of the four year phase-in cycle for this reassessment.

BACKGROUND:

The Municipal Property Assessment Corporation (MPAC) is responsible for the valuation of all property in the Province of Ontario. Current Value Assessment (CVA) is based on the market value of property at a fixed point in time, which is defined as the valuation date. Market value is determined as the amount an arm's length transaction (between a willing buyer and a willing seller) would produce for a property, as of the valuation date.

The current reassessment is based on a valuation date of January 1st, 2016 and applies to the 2017 through 2020 tax years. In 2016, every property owner in the City of Markham received a property assessment notice from MPAC, which identified the updated assessment values (CVA) that will be used by the City of Markham to calculate property taxes for the years 2017 through 2020.

OPTIONS/ DISCUSSION:

1. <u>Reassessment – Four Year Market Update (2017 – 2020):</u>

The reassessment values serve as the basis for calculating taxes for the 2017 - 2020 taxation years. All properties that experience an assessment increase will be phased-in at one quarter or twenty-five per cent for each of the four taxation years (2017 - 2020). Properties that decrease in value will have realized the reassessment change immediately in the first year (2017) and will not be phased-in.

The updated reassessment values are based on a valuation date of January 1st, 2016, updated from the previous valuation date of January 1st, 2012. Properties in the City of Markham have increased by an average of 39.57% between the two reassessment cycles.

In 2018 (year two of the reassessment cycle), properties increased at an average of 9.03% as a result of the market value update between the 2017 and 2018 taxation years.

In 2019 (year three of the reassessment cycle), properties increased at an average of 8.29% as a result of the market value update between the 2018 and 2019 taxation years.

Figure 1 provides a summary by class of the overall reassessment impact and the impact of the market value update between the 2018 and 2019 taxation years.

Property Type	Overall Reassessment Impact (2017-2020)	2018 Impact (Year 2 of 4)	2019 Impact (Year 3 of 4)
Residential (Excluding Other)	44.29%	9.97%	9.07%
Farm	22.76%	5.45%	5.16%
Managed Forest	-1.96%	0.38%	0.38%
Multi-Residential	25.89%	5.95%	5.87%
Commercial	16.72%	4.18%	4.03%
Industrial	15.21%	3.66%	3.41%
Pipeline	14.83%	2.81%	2.73%
Total Taxable	39.57%	9.03%	8.29%

Figure 1: Reassessment Impact

Figure 2 below illustrates the mechanics of the four-year assessment phase-in program. As noted above, all properties that experienced an assessment increase will be phased-in at one (1) quarter or twenty-five per cent (25%) for each of the four taxation years (2017 - 2020). Properties that decrease in value will realize the reassessment change immediately in the first year (2017) and will not be phased-in.

	2016 Full Assessment	2020 Full Assessment	Market		Phased-In A (Tax)	Assessment Year)	:
Property Type	(As of Jan. 1 st , 2012) \$	(As of Jan. 1 st , 2016) \$	Increase \$	2017 \$	2018 \$	2019 \$	2020 \$
Increasing Property	500,000	600,000	100,000	525,000	550,000	575,000	600,000
Decreasing Property	500,000	400,000	0	400,000	400,000	400,000	400,000

Figure 2:	Reassessment	Phase-In	Example
1 15010 2.	reassessment	I made in	Linumpio

The City of Markham annually recalculates and decreases the municipal tax rate by the equivalent of the City-wide average increase in assessment, to ensure the City collects the same amount in taxes as the prior year. The average assessment increase is weighted by both increasing and decreasing properties, meaning that in the first year the decreasing

properties are balanced by the increasing properties in the municipal tax rate recalculation. Therefore, the municipality does not lose tax dollars from the decreasing assessment.

In Year 1 of the reassessment phase-in cycle there are three types of properties:

- 1. Properties with an assessment increase;
- 2. Status quo properties (no change in assessment); and
- 3. Properties with an assessment decrease.

It is important to note that all impacts related to reassessment are independent of the municipal budgetary process.

If a property does not undergo any assessment type changes throughout the phase-in cycle (2017 - 2020) the property will not experience a change to the assessment values provided in year 1 (for the four years). The property will therefore not receive an updated assessment notice in years 2, 3 and 4.

2. Annual Assessment Changes:

The assessment roll undergoes changes during the reassessment cycle, as a result of newly added properties or properties that have undergone a change. On this basis, in years 2, 3 and 4 of the phase-in cycle MPAC will issue updated assessment notices only to property owners, based on the following reasons:

- 1. Newly added property;
- 2. Change in value as a result of an appeal;
- 3. Change in all/part of the classification of the property; and/or
- 4. Property value increase/decrease, reflecting a change to the property's state, use and/or condition.

The reasons noted above result in the assessment roll being updated to include these changes on a yearly basis, which changes the overall rate of increases in CVA due to reassessment on an annual basis. For any property that experiences one of the four change events noted above, the result will be the same as in Year 1 of the reassessment phase-in cycle, i.e. three types of properties:

- 1. Properties with an assessment increase;
- 2. Status quo properties (no change in assessment); and
- 3. Properties with an assessment decrease.

3. <u>2019 Market Update- City Wide Impact Summary:</u>

The combination of the reassessment (section #1), as well as the annual assessment changes (section #2) which occur during the reassessment cycle, equates to an annual market update.

The 2019 taxation year marks the third year of the current four-year assessment cycle, and the following table (Figure 3) provides a summary of the market value update in phased-in assessment for all property classes.

The City of Markham has increased by an average of 8.29% in CVA, as a result of the market value update between the 2018 and 2019 phased CVA.

If a City of Markham property experiences a CVA increase at a rate higher than 8.29% between the 2018 and 2019 taxation years, it will experience a tax <u>increase</u>, and alternatively, a property with CVA increase of less than 8.29% will result in a tax <u>decrease</u>.

Property Tax Class	2019 Market Value Update- Phased CVA (2018 - 2019)
	%
Residential (Excluding Other)	9.07%
Farm	5.16%
Managed Forest	0.38%
Multi-Residential	5.87%
Commercial	4.03%
Industrial	3.41%
Pipeline	2.73%
Total Taxable	8.29%

Figure 3: 2019 CVA Changes in the City of Markham by Class

The residential class includes homes, as well other residential property types, such as; vacant land, group homes and golf course greens. In this analysis noted above, the <u>other</u> residential property types have been excluded.

Changes in assessment resulting from the annual market value update do not result in an increase in tax revenues for the City. Municipal legislation requires municipalities to recalculate tax rates annually so that they raise the same overall revenue as in the previous year, using the market value update assessment for 2019.

Residential Property Analysis:

The average City of Markham residential home has experienced a market value update in phased assessment of 9.07% between 2018 and 2019.

Figure 4 below demonstrates the average residential home value by property type. This will result in a tax increase for all residential properties with an increase in assessment greater than the average City increase of 8.29%, and a tax decrease for those below the average City increase in assessment. With an increase of 4.85%, residential condominiums will on average realize a tax decrease due to the market update, as they are below the average City increase of 8.29%.

Date: January 22, 2019

Figure 4: Summary of Average Residential Home Value by Type					
Property Type	Property Count	2018 Average CVA	2019 Average CVA	Average Change in Phased CVA (2018 - 2019)	
	#	Ş	Ş	\$	%
Single Detached	52,670	901,244	988,291	87,048	9.66%
Link Home	13,117	603,638	661,943	58,305	9.66%
Freehold Townhouse	8,934	561,870	612,969	51,099	9.09%
Semi-Detached	6,174	573,111	625,470	52,359	9.14%
Residential Condominium	20,506	382,946	401,508	18,562	4.85%
Residential Homes	101,401	708,053	772,253	64,201	9.07%

	Figure 4: Summary	of Average Residential Home	Value by Type
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Residential Homes Ward Analysis:

Residential homes represent 83.32% of the overall taxable assessment base in Markham, of which, 66.47% are single detached. The 2019 average assessment value for all residential homes (detached, link, townhouse, semi and condominium) is \$772,253.

Figure 5 below illustrates the average residential home values by ward. The 2019 average CVA value for all residential home types (detached, link, townhouse, semi and condominium) has increased by 9.07% to \$772,253. All properties that have a CVA increase at a rate higher than the City average of 8.29% will experience a tax increase, and alternatively a property with CVA increase of less than 8.29% will result in a tax decrease.

Ward	2018 Average CVA	2019 Average CVA	Year-Over-Ye	ar Change	Below or Above City Average
	\$	\$	\$	%	(8.29%)
1	756,187	820,581	64,394	8.52%	
2	895,743	982,499	86,756	9.69%	
3	740,968	809,519	68,551	9.25%	
4	661,199	721,158	59,959	9.07%	
5	617,077	669,453	52,376	8.49%	
6	777,190	851,632	74,442	9.58%	4
7	676,427	739,211	62,784	9.28%	
8	568,690	617,526	48,836	8.59%	4
Average Res. Home	708,053	772,253	64,201	9.07%	

Figure 5: Average Residential Home Value by Ward

Non-Residential Property Class Analysis:

Multi-Residential Class Impact:

The multi-residential class has experienced an increase in CVA between 2018 and 2019 of 5.87%. The City of Markham has increased by an average of 8.29% in CVA, as a result of the market value update between the 2018 and 2019 phased CVA.

• Multi-residential properties in ward 2 are <u>above</u> the City's average and multiresidential properties in all other wards are <u>below</u> the City's average.

Commercial Class:

The commercial class has experienced a market update in assessment between 2018 and 2019 of 4.03%. The City of Markham has increased by an average of 8.29% in CVA, as a result of the market value update between the 2018 and 2019 phased CVA.

• On average, commercial properties in all wards are <u>below</u> the City's average.

Industrial Class:

The industrial class has experienced a market update in assessment between 2018 and 2019 of 3.41%. The City of Markham has increased by an average of 8.29% in CVA, as a result of the market value update between the 2018 and 2019 phased CVA.

• On average, industrial properties in all wards are <u>below</u> the City's average.

4. Property Tax Impacts:

Figure 6 below displays a property with a 2019 market update in phased CVA that is equivalent to the City average for all classes of 8.29%. The 2019 tax rate is decreased to produce the same 2018 property tax using the increased 2019 assessment. As illustrated in the calculation, properties that have an increase in CVA equal to the City average of 8.29%, will not realize an increase in property tax due to reassessment.

Tax Year	Phased CVA \$	Tax Rate %	Tax \$
2018	713,150	0.173226%	1,235
2019	772,253	0.159968%	1,235
Change %	8.29%	-8.29%	0.00%
Tax Change			0

Figure 6: Tax Impact Due To Market Value Update

Figure 7 below demonstrates the tax impacts associated with the market value impact for properties above, below or at the average increase in assessment for the 2019 tax year. Based on the 2019 market update in phased-in CVA, the City will realize a 8.29% increase in CVA for all classes. Those classes (and properties) increasing at a greater rate than the City average increase of 8.29% will realize an <u>increase</u> in their tax levy due to reassessment, and those below the City average increase, will experience a tax levy <u>decrease</u> due to reassessment.

Date: January 22, 2019

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2018 Phased CVA Value	2019 Phased CVA Value	Change in Phased CVA % (Markham Average 8.29%)	Property Tax Impact - As a result of the Change in Phased CVA (2018 vs. 2019 Phased CVA)	Tax Impact (City share) (2018 to 2019)
713,134	798,710	12%	12% is greater than the average; therefore this property will experience an increase in property tax due to reassessment. (=+3.71%)	+\$42
713,134	772,253	8.29%	8.29% is the same as the average increase; therefore this property will not experience a change in property tax due to reassessment. (= 0.00%)	\$0
713,134	748,791	5%	5% is lower than the average increase; therefore this property experienced a decrease in property tax due to reassessment. (= -3.29%)	-\$38

Note: The example above illustrates the tax impacts related to reassessment, which are <u>independent</u> of the municipal budgetary process.

FINANCIAL CONSIDERATIONS:

The current Provincial reassessment is based on a valuation date of January 1st, 2016 for taxation years 2017-2020; and assessment notices were delivered to all property owners in the City of Markham. Properties that have experienced an increase in CVA, between 2012 and 2016, will have that increase phased-in by one-quarter or 25% increments over four years (2017-2020), and decreases in assessment will have been reflected immediately in the first year of the cycle (2017).

2019 is the third year of the current reassessment phase-in cycle, which realized a 8.29% average City increase in assessment between the 2018 and 2019 taxation years.

HUMAN RESOURCES CONSIDERATIONS

None.

ALIGNMENT WITH STRATEGIC PRIORITIES: None.

BUSINESS UNITS CONSULTED AND AFFECTED: None.

RECOMMENDED:

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2019-01-10

him Cane Х

2019-01-10

Joel Lustig Treasurer Signed by: cxa

Х

Trinela Cane Commissioner, Corporate Services Signed by: cxa

ATTACHMENT

Attachment A - City of Markham - 2019 Reassessment Market Update & Relative Property Tax Impact – Ward by Ward Analysis





CITY OF MARKHAM

2019 Reassessment Market Update -Ward-by-Ward Analysis

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ASSESSMENT IN ONTARIO

The Municipal Property Assessment Corporation (MPAC) is responsible for the valuation of all property in the Province of Ontario. Current Value Assessment (CVA) is based on the market value of property at a fixed point in time, which is defined as the valuation date. Market value is determined as the amount an arm's length transaction (between a willing buyer and a willing seller) would produce for a property, as of the valuation date.

As of 2007, the Province of Ontario introduced a four-year property assessment cycle, which included a mandatory phase-in of assessment increases for residential properties. For the 2013 through 2016 tax years all properties were assessed and taxed based on their Current Value Assessment (CVA) as of the valuation date of January 1st, 2012. The Province has chosen to repeat the four-year assessment cycle for the 2017 through 2020 tax years. Current value assessment for the four-year cycle is assessed and taxed based in the value as of January 1st, 2016.

1. Reassessment – Four Year Market Update (2017 – 2020):

Properties that experienced a CVA increase, between the 2012 and the 2016 valuation date, will be taxed in accordance with a phase-adjusted value, meaning property assessment values would increase by onequarter of the overall reassessment change in each of the four years of the cycle. Properties that experienced a decrease in assessment value realized the reassessment change immediately in the first year of the cycle.

During the month of June 2016, all residential property owners in the City of Markham were issued a property reassessment notice from Municipal Property Assessment Corporation (MPAC). The notice identified the updated assessment values (CVA) that will be used by the City of Markham to calculate property taxes for the years 2017 through 2020. Reassessment notices for business and farms properties were mailed to the respective property owners in October 2016.

The updated reassessment values are based on a valuation date as of January 1st, 2016, updated from the previous valuation date of January 1st, 2012, and will serve as the basis for calculating taxes for the 2017 – 2020 taxation years. All properties that experience an assessment increase will be phased-in at one quarter or twenty-five per cent for each of the four taxation years (2017 - 2020). Properties that decrease in value will have realized the reassessment change immediately in the first year (2017) and will not be phased-in.

Figure 1 below illustrates the mechanics of the four-year assessment phase-in program.

Assessment Phase-In Example								
	2016 Full2020 FullAssessmentAssessmentMarket				Phased-In Assessment (Tax Year)			
Property Type	(As of January 1 st , 2012) \$	(As of January 1 st , 2016) \$	Increase \$	2017 \$	2018 \$	2019 \$	2020 \$	
Increasing Property	500,000	600,000	100,000	525,000	550,000	575,000	600,000	
Decreasing Property	500,000	400,000	0	400,000	400,000	400,000	400,000	

Figure 1 Assessment Phase-In Example

The City of Markham annually recalculates and decreases the municipal tax rate by equivalent of the average increase in assessment, to ensure the City collects the same taxes as the prior year. The average

assessment increase is weighted by both increasing and decreasing properties, meaning that in the first year the decreasing properties are balanced by the increasing properties in the municipal tax rate recalculation. Therefore, the municipality does not lose tax dollars from the decreasing assessment.

In Year 1 of the phase-in cycle there are three types of properties:

- 1. Properties with an assessment increase;
- 2. Status quo properties (no change in assessment); and
- 3. Properties with an assessment decrease.

It is important to note that all impacts related to reassessment are independent of the municipal budgetary process.

If a property does not undergo any assessment type changes throughout the phase-in cycle (2017 - 2020) the property will not experience a change to the assessment values provided in year 1 (for the four years). The property will therefore not receive an updated assessment notice in years 2, 3 and 4.

2. Annual Assessment Changes:

The assessment roll undergoes changes during the reassessment cycle, as a result newly added properties or properties that have undergone a change. On this basis, in years 2, 3 and 4 of the phase-in cycle MPAC will issue updated assessment notices only to property owners based on the following reasons:

- 1. Newly added property;
- 2. Change in value as a result of a Request for Reconsideration (RfR) or Appeal;
- 3. Change in all/part of the classification of the property; and/or
- 4. Property value increase/decrease, reflecting a change to the property's state, use and/or condition.

This results in the roll being updated to include these changes on a yearly basis, which changes the overall rate of increases in CVA due to reassessment on an annual basis. For any property that experiences one of the four change events noted above, the result will be the same as in Year 1 of the reassessment phase-in cycle, i.e. three types of properties:

- 1. Properties with an assessment increase;
- 2. Status quo properties (no change in assessment); and
- 3. Properties with an assessment decrease.

3. 2019 Market Update- City Wide Impact Summary

The combination of the reassessment (section #1) as well as the annual assessment changes (section #2) that occur during the reassessment cycle, equates to an annual market update. The 2019 tax year marks the third year in the current four-year assessment cycle, and the following summary has been prepared to illustrate the effects of the market update. The results have been demonstrated based on the following analysis.

City Wide Analysis:

- Class Summary;
- Residential Summary
- ➢ Ward Analysis − City Wide; and
- Ward Analysis Residential Homes

CLASS SUMMARY

Figure Two provides a summary by class of the overall reassessment impact and the impact of the market value update between the 2017 and 2018 tax years, and the 2018 and 2019 tax years.

The updated reassessment values are based on a valuation date of January 1st, 2016, updated from the previous valuation date of January 1st, 2012. Properties in the City of Markham have increased by an average of 39.57% between the two reassessment cycles.

In 2018 (year two of the reassessment cycle), properties increased at an average of 9.03% as a result of the market value update between the 2017 and 2018 taxation years.

In 2019 (year three of the reassessment cycle), properties increased at an average of 8.29% as a result of the market value update between the 2018 and 2019 taxation years. If a City of Markham property experiences a CVA increase at a rate higher than 8.29% between the 2018 and 2019 tax years, it will experience a tax increase due to the third year market update and, alternatively, a property with CVA increase of less than 8.29% will result in a tax decrease due to the second year market update.

Based on the market update in phased-in assessment between the 2018 and 2019 tax years, residential homes will realize a 9.07% increase in CVA. Residential properties increasing at a greater rate than the average City increase of 8.29% will realize an increase in tax due to the third year market update, and those below the City average will experience a decrease. It is important to note that impacts due to reassessment are independent of the municipal budgetary process.

Property Tax Class	Overall Reassessment Impact (2017-2020)	2018 Market Value Update- Phased CVA (2017 - 2018)	2019 Market Value Update- Phased CVA (2018 - 2019)
Residential (Excluding Other)	44.29%	9.97%	9.07%
Farm	22.76%	5.45%	5.16%
Managed Forest	-1.96%	0.38%	0.38%
Multi-Residential	25.89%	5.95%	5.87%
Commercial	16.72%	4.18%	4.03%
Industrial	15.21%	3.66%	3.41%
Pipeline	14.83%	2.81%	2.73%
Total Taxable	39.57%	9.03%	8.29%

Figure 2 - 2019 CVA Changes in the City of Markham by Class

The residential class includes homes, as well other residential property types, such as; vacant land, group homes and golf course greens. In this analysis noted above, the other residential property types are excluded.

RESIDENTIAL HOME SUMMARY

Residential homes represent 83.32% of the overall taxable assessment base in the City of Markham. 66.47% of all residential homes are single detached. Figure 3 details the market update illustrated by property type, and the percentage of each property type to the total assessment in the residential class. Residential homes have realized an average market update in assessment of 9.07% between the 2018 and 2019 tax years. This will result in a tax increase for all residential homes with an increase in assessment greater than the average City increase of 8.29%.

Summary of Market value opdate by Residential nome Type						
Property Type	Average Change in Phased CVA (2018 - 2019)	Percent of the Total 2019 Residential Assessment				
Single Detached	9.66%	66.47%				
Link Home	9.66%	11.09%				
Freehold Townhouse	9.09%	6.99%				
Semi-Detached	9.14%	4.93%				
Residential Condominium	4.85%	10.51%				
Residential Homes	9.07%	100.00%				

Figure 3 Summary of Market Value Update by Residential Home Type

Figure 4 illustrates that the average residential property, except for residential condominiums, will experience an increase in taxation due to the market update, as they are above the average City increase of 8.29%. This does not result in every property experiencing an increase, however, on average these property types as a whole have increased at a greater rate than the average for the City. The residential property class as a whole includes not only residential homes, but also; vacant residential land, co-op housing, group homes, golf course greens and fairways. These latter properties have been excluded in this analysis.

Summary of Average Residential Home Value by Type					
Property Type	Property Count	2018 Average 2019 Average CVA CVA		Average C Phasec (2018 -	I CVA
	#	Ş	Ş	\$	%
Single Detached	52,670	901,244	988,291	87,048	9.66%
Link Home	13,117	603,638	661,943	58,305	9.66%
Freehold Townhouse	8,934	561,870	612,969	51,099	9.09%
Semi-Detached	6,174	573,111	625,470	52,359	9.14%
Residential Condominium	20,506	382,946	401,508	18,562	4.85%
Residential Homes	101,401	708,053	772,253	64,201	9.07%

-: .

WARD ANALYSIS - CITY WIDE

Figure 5 below summarizes the total market value update for all property classes between the 2018 and 2019 phased assessment values summarized for each ward. Based on an 8.29% City increase in taxable assessment for all classes, Wards 2, 3, 4, 5, 6 and 7 are above the City average and Wards 1 and 8 are below.

Ward	Change in Phased CVA (2018 - 2019)	Below or Above City Average (8.29%)
1	8.16%	*
2	8.82%	
3	8.73%	
4	8.78%	
5	8.35%	▲
6	9.35%	
7	8.89%	
8	6.25%	*
Total Taxable	8.29%	

Figure 5 Summary of Market Value Update Impact for all Classes by Ward

WARD ANALYSIS - RESIDENTIAL HOMES

Figure 6 below illustrates the <u>average residential home</u> values by ward. The 2019 average CVA value for all residential homes (detached, link, townhouse, semi and condominium) have increased by 9.07% to \$772,253. All properties that have a CVA increase at a rate higher than the City average of 8.29% will experience a tax increase, and alternatively a property with CVA increase of less than 8.29% will result in a tax decrease.

Summary of Average Residential nome value by ward					
	2018	2019	Year-Over-	Year Change	Below or Above
Ward	Average CVA \$	Average CVA \$	\$	%	City Average (8.29%)
1	756,187	820,581	64,394	8.52%	•
2	895,743	982,499	86,756	9.69%	
3	740,968	809,519	68,551	9.25%	
4	661,199	721,158	59,959	9.07%	
5	617,077	669,453	52,376	8.49%	
6	777,190	851,632	74,442	9.58%	
7	676,427	739,211	62,784	9.28%	
8	568,690	617,526	48,836	8.59%	•
Average Res. Home	708,053	772,253	64,201	9.07%	

Figure 6 Summary of Average Residential Home Value by Ward

4. Property Tax Impacts

Figure 7 below displays a property with a 2019 market update in phased CVA that is equivalent to the City average for all classes of 8.29%. The 2019 tax rate is decreased to produce the same 2018 property tax using the increased 2019 assessment. As illustrated in the calculation, properties that increase in CVA at the City average of 8.29% will not realize an increase in property tax due to reassessment.

Tax Year	Phased CVA \$	Tax Rate %	Tax \$		
2018	713,150	0.173226%	1,235		
2019	772,253	0.159968%	1,235		
Change %	8.29%	-8.29%	0.00%		
	Tax Change				

Figure 7 Tax Impact Due To Market Value Update

Figure 8 below demonstrates the tax impacts associated with the market value impact for properties above, below or at the average increase in assessment for the 2019 tax year. Based on the 2018 market update in phased-in CVA, the City will realize an 8.29% increase in CVA for all classes. Those classes (and properties) increasing at a greater rate than the City average increase of 8.29% will realize an <u>increase</u> in their tax levy due to reassessment, and those below the City average increase will experience a tax levy <u>decrease</u> due to reassessment.

Figure 8 Illustration of Tax Impact Due To Market Value Update

Property	2018 Phased CVA Value	2019 Phased CVA Value	Change in Phased CVA % (Markham Average 8.29%)	Property Tax Impact - As a result of the Change in Phased CVA (2018 vs. 2019 Phased CVA)	Tax Impact (City share) (2018 to 2019)
A	713,134	798,710	12%	12% is greater than the average; therefore this property will experience an increase in property tax due to reassessment. (=+3.71%)	+\$42
В	713,134	772,253	8.29%	8.29% is the same as the average increase; therefore this property will not experience a change in property tax due to reassessment. (= 0.00%)	\$0
с	713,134	748,791	5%	5% is lower than the average increase; therefore this property experienced a decrease in property tax due to reassessment. (= -3.29%)	-\$38



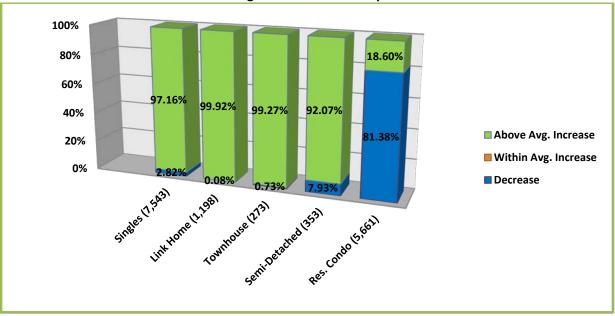
Note: The example above illustrates the tax impacts related to reassessment, which are <u>independent</u> of the municipal budgetary process.

Ward 1- Summary

Residential Summary

Property Type	Property Count #	2018 Average CVA \$	2019 Average CVA \$	Average Change in Phased CVA (2018 - 2019) \$ %	
Single Detached	7,543	1,052,138	1,152,047	99,909	9.50%
Link Home	1,198	681,462	745,881	64,418	9.45%
Freehold Townhouse	273	616,578	673,434	56,856	9.22%
Semi-Detached	353	641,363	701,140	59,778	9.32%
Residential Condominium	5,661	391,553	409,271	17,717	4.52%
Residential Homes	15,028				

Summary of 2019 Market Value Update Impact by Residential Home



Average Residential Tax Impact

City of Markham - Summary

The City of Markham has increased by an average of 8.29% in CVA, as a result of the market value update between the 2018 and 2019.

Ward 1 - Residential Summary

- At least 92% of all single detached, link, townhouse and semi-detached homes will experience a tax increase due to the market update.
- > Over 81% of residential condominium homes will realize a tax decrease.

Ward 1- Summary

All Property Classes

Realty Tax Class	Property Count	Change in Phased CVA (2018 - 2019)
Residential*	15,247	8.49%
Managed Forest	2	0.38%
Multi-Residential	22	7.18%
Commercial	2,528	4.26%
Industrial	43	5.72%
Pipeline	1	2.71%
Total Taxable	17,843	8.16%

Summary 2019 Market Update Impact by Class

* The residential class includes homes (15,028), as well other residential property types (219), such as; vacant land, group homes and golf course greens. In this analysis noted above, the other residential property types are included.

Ward 1 - Commercial Summary

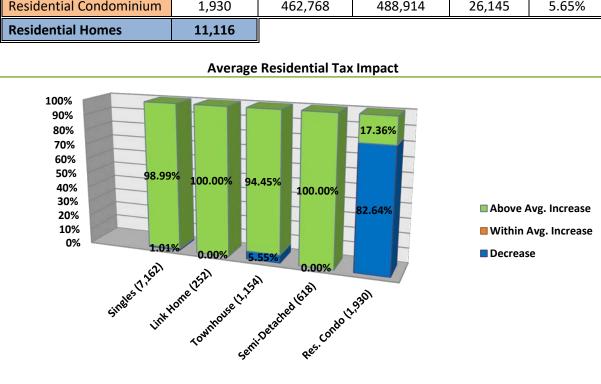
- The City of Markham has increased by an average of 8.29% in CVA, as a result of the market value update between the 2018 and 2019.
- > Of the 2,528 commercial properties in Ward 1, 85.25% (2,155) are commercial condominiums.
- Over 99% of the commercial condominiums will realize a tax decrease due to the market update, as they are below the average City-wide average of 8.29%.

Ward 2- Summary

Summary of 2019 Market Value Update Impact by Residential Home

Residential Summary

Property Type	Property Count	2018 Average CVA	2019 Average CVA	Average (Phase (2018 -	d CVA
	#	Ş	Ş	\$	%
Single Detached	7,162	1,085,029	1,195,659	110,630	10.20%
Link Home	252	660,376	721,343	60,967	9.23%
Freehold Townhouse	1,154	617,737	676,174	58,438	9.46%
Semi-Detached	618	669,378	732,138	62,760	9.38%
Residential Condominium	1,930	462,768	488,914	26,145	5.65%
Residential Homes	11,116				



City of Markham - Summary

The City of Markham has increased by an average of 8.29% in CVA, as a result of the market value update between the 2018 and 2019.

Ward 2 Residential Summary

- Over 94% of all single detached, link, townhouse and semi-detached homes will experience a tax increase due to the market update.
- > Over 82% of residential condominium homes will realize a tax decrease.

Ward 2- Summary

All Property Classes

Realty Tax Class	Property Count	Change in Phased CVA (2018 - 2019)
Residential*	11,344	9.66%
Farm	30	5.07%
Multi-Residential	5	8.71%
Commercial	385	4.04%
Industrial	51	4.10%
Total Taxable	11,815	8.82%

Summary 2019 Market Update Impact by Class

* The residential class includes homes (11,116), as well other residential property types (228), such as; vacant land, group homes and golf course greens. In this analysis noted above, the other residential property types are included.

Ward 2 - Commercial Summary

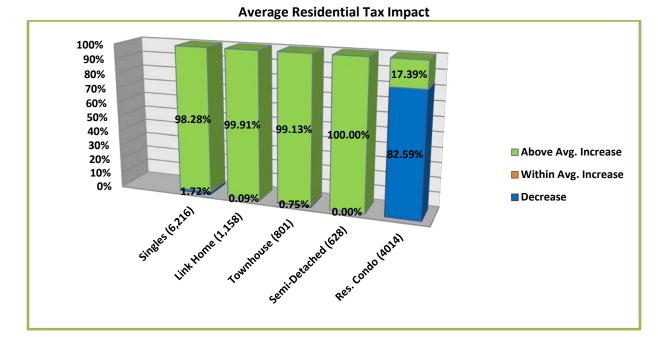
- The City of Markham has increased by an average of 8.29% in CVA, as a result of the market value update between the 2018 and 2019.
- > Of the 385 commercial properties in Ward 2, 31.95% (123) are commercial condominiums.
- Over 98% of the commercial condominiums will realize a tax decrease due to the market update, as they are below the average City-wide average of 8.29%.

Ward 3- Summary

Residential Summary

Property Type		Phase	Change in ed CVA - 2019)		
	#	Ş	Ş	\$	%
Single Detached	6,216	1,015,795	1,120,142	104,348	10.27%
Link Home	1,158	659,226	723,471	64,245	9.75%
Freehold Townhouse	801	640,416	701,676	61,260	9.57%
Semi-Detached	628	600,661	662,098	61,437	10.23%
Residential Condominium	4,014	380,974	397,902	16,928	4.44%
Residential Homes	12,817				





City of Markham - Summary

The City of Markham has increased by an average of 8.29% in CVA, as a result of the market value update between the 2018 and 2019.

Ward 3 Residential Summary

- At least 98% of all single detached, link, townhouse and semi-detached homes will experience a tax increase due to the market update.
- > Over 82% of residential condominium homes will realize a tax decrease.

Ward 3- Summary

All Property Classes

Realty Tax Class	Property Count	Change in Phased CVA (2018 - 2019)
Residential*	13,031	9.22%
Farm	1	6.80%
Multi-Residential	14	3.77%
Commercial	864	6.18%
Total Taxable	13,910	8.73%

Summary 2019 Market Update Impact by Class

* The residential class includes homes (12,817), as well other residential property types (214), such as; vacant land, group homes and golf course greens. In this analysis noted above, the other residential property types are included.

Ward 3 - Commercial Summary

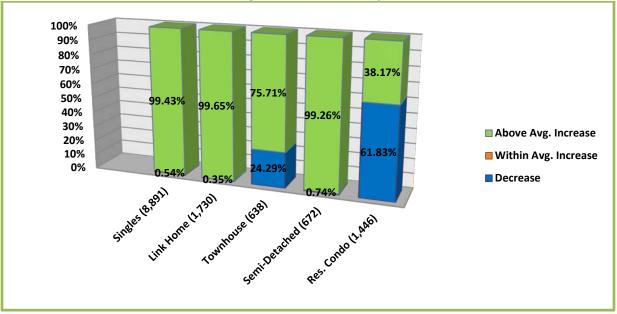
- The City of Markham has increased by an average of 8.29% in CVA, as a result of the market value update between the 2018 and 2019.
- > Of the 864 commercial properties in Ward 3, 82.06% (709) are commercial condominiums.
- Over 78% of the commercial condominiums will realize a tax decrease due to the market update, as they are below the average City-wide average of 8.29%.

Ward 4- Summary

Residential Summary

Property Type	Property Count #	2018 Average CVA	2019 Average CVA \$	2019 Phase		Change in ed CVA - 2019)
	H	Ŷ		\$	%	
Single Detached	8,891	752,201	\$822,305	\$70,104	9.32%	
Link Home	1,730	571,879	\$624,479	\$52 <i>,</i> 600	9.20%	
Freehold Townhouse	638	508,793	\$551,109	\$42,317	8.32%	
Semi-Detached	672	521,532	\$567 <i>,</i> 598	\$46,066	8.83%	
Residential Condominium	1,446	340,669	\$361,297	\$20,628	6.06%	
Residential Homes	13,377					

Summary of 2019 Market Value Update Impact by Residential Home



Average Residential Tax Impact

City of Markham - Summary

The City of Markham has increased by an average of 8.29% in CVA, as a result of the market value update between the 2018 and 2019.

Ward 4 Residential Summary

- At least 75% of all single detached, link, townhouse and semi-detached homes will experience a tax increase due to the market update.
- > Over 61% of all residential condominiums will realize a tax decrease.

Ward 4- Summary

Summary 2019 Market Update Impact by Class

All Property Classes

Realty Tax Class	Property Count	Change in Phased CVA (2018 - 2019)
Residential*	13,537	9.06%
Multi-Residential	12	6.90%
Commercial	480	4.69%
Industrial	13	4.46%
Total Taxable	14,042	8.78%

* The residential class includes homes (13,377), as well other residential property types (160), such as; vacant land, group homes and golf course greens. In this analysis noted above, the other residential property types are included.

Ward 4 - Commercial Summary

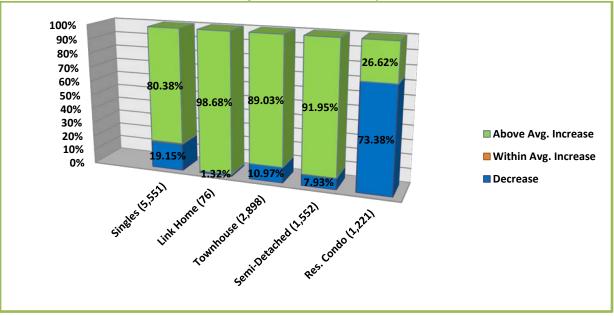
- The City of Markham has increased by an average of 8.29% in CVA, as a result of the market value update between the 2018 and 2019.
- > Of the 480 commercial properties in Ward 4, 52.71% (253) are commercial condominiums.
- 100% of the commercial condominiums will realize a tax decrease due to the market update, as they are below the average City-wide average of 8.29%.

Ward 5- Summary

Residential Summary

Property Type	Property Count	2018 Average CVA	2019 Average CVA	Phas	Change in ed CVA - 2019)
	#	\$	\$	\$	%
Single Detached	5,551	724,362	786,413	62,051	8.57%
Link Home	76	681,111	740,128	59,017	8.66%
Freehold Townhouse	2,898	513,210	559,947	46,737	9.11%
Semi-Detached	1,552	533,956	578,753	44,796	8.39%
Residential Condominium	1,221	477,528	508,524	30,995	6.49%
Residential Homes	11,298				

Summary of 2019 Market Value Update Impact by Residential Home



Average Residential Tax Impact

City of Markham - Summary

> The City of Markham has increased by an average of 8.29% in CVA, as a result of the market value update between the 2018 and 2019.

Ward 5 Residential Summary

- At least 80% of all single detached, link, townhouse and semi-detached homes will realize a tax increase due to the market update.
- > Over 73% of all residential condominiums will realize a tax decrease.

Ward 5- Summary

All Property Classes

Realty Tax Class	Property Count	Change in Phased CVA (2018 - 2019)
Residential*	11,995	8.53%
Farm	42	4.94%
Multi-Residential	6	5.27%
Commercial	192	5.05%
Industrial	17	1.95%
Pipeline	1	2.96%
Total Taxable	12,253	8.35%

Summary 2019 Market Update Impact by Class

* The residential class includes homes (11,298), as well other residential property types (697), such as; vacant land, group homes and golf course greens. In this analysis noted above, the other residential property types are included.

Ward 5 - Commercial Summary

- The City of Markham has increased by an average of 8.29% in CVA, as a result of the market value update between the 2018 and 2019.
- > Of the 192 commercial properties in Ward 5, 39.06% (75) are commercial condominiums.
- > 92% of the commercial condominiums will realize a tax decrease due to the market update, as they are below the average City-wide average of 8.29%.

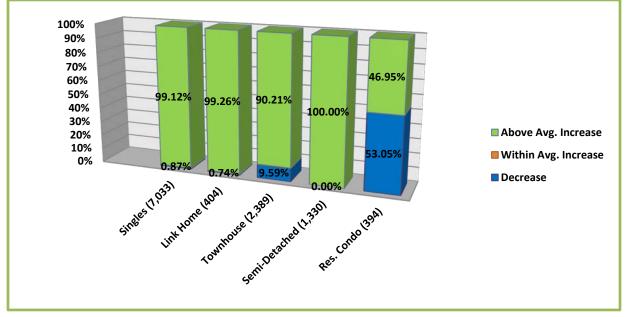
Ward 6- Summary

Residential Summary

Property Type		Average Phased CV/		d CVA	
	#	\$	\$	\$	%
Single Detached	7,033	902,099	990,334	88,234	9.78%
Link Home	404	627,503	686,665	59,162	9.43%
Freehold Townhouse	2,389	576,658	628,771	52,112	9.04%
Semi-Detached	1,330	595,559	652,319	56,760	9.53%
Residential Condominium	394	530,050	569,040	38,990	7.36%
Residential Homes	11,550				

Summary of 2019 Market Value Update Impact by Residential Home





City of Markham - Summary

The City of Markham has increased by an average of 8.29% in CVA, as a result of the market value update between the 2018 and 2019.

Ward 6 Residential Summary

- Over 90% of all single detached, links, townhouse and semi-detached homes will experience a tax increase due to the market update.
- > Over 53% residential condominiums will realize a tax decrease.

Ward 6- Summary

All Property Classes

Realty Tax Class	Property Count	Change in Phased CVA (2018 - 2019)
Residential*	11,872	9.50%
Farm	94	5.28%
Multi-Residential	1	5.53%
Commercial	77	4.89%
Total Taxable	12,044	9.35%

Summary 2019 Market Update Impact by Class

* The residential class includes homes (11,550), as well other residential property types (322), such as; vacant land, group homes and golf course greens. In this analysis noted above, the other residential property types are included.

Ward 6 - Commercial Summary

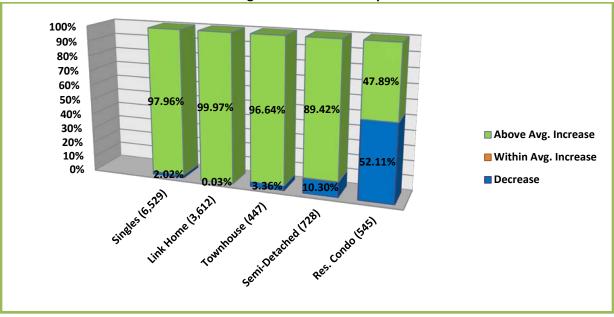
- The City of Markham has increased by an average of 8.29% in CVA, as a result of the market value update between the 2018 and 2019.
- > Of the 77 commercial properties in Ward 6, 31.17% (24) are commercial condominiums.
- Over 96% of the commercial condominiums will realize a tax decrease due to the market update, as they are below the average City-wide average of 8.29%.

Ward 7- Summary

Residential Summary

Property Type	Property Count	2018 Average CVA	2019 Average CVA	Average C Phased (2018 -	I CVA
	#	Ş	\$	\$	%
Single Detached	6,529	787,478	860,947	73 <i>,</i> 469	9.33%
Link Home	3,612	582,461	638,079	55,618	9.55%
Freehold Townhouse	447	523,738	569,922	46,183	8.82%
Semi-Detached	728	539,418	586,980	47,562	8.82%
Residential Condominium	545	277,059	293,279	16,220	5.85%
Residential Homes	11,861				

Summary of 2019 Market Value Update Impact by Residential Home



Average Residential Tax Impact

City of Markham - Summary

The City of Markham has increased by an average of 8.29% in CVA, as a result of the market value update between the 2018 and 2019.

Ward 7 Residential Summary

- At least 89% of all single detached, link, townhouse and semi-detached homes will experience a tax increase due to the market update.
- > Over 52% of residential condominium homes will realize a tax decrease.

Ward 7- Summary

All Property Classes

Realty Tax Class	Property Count	Change in Phased CVA (2018 - 2019)			
Residential*	12,206	9.23%			
Farm	31	5.26%			
Multi-Residential	8	4.99%			
Commercial	320	4.50%			
Industrial	12	3.23%			
Total Taxable	12,577	8.89%			

Summary 2019 Market Update Impact by Class

* The residential class includes homes (11,861), as well other residential property types (345), such as; vacant land, group homes and golf course greens. In this analysis noted above, the other residential property types are included.

Ward 7 - Commercial Summary

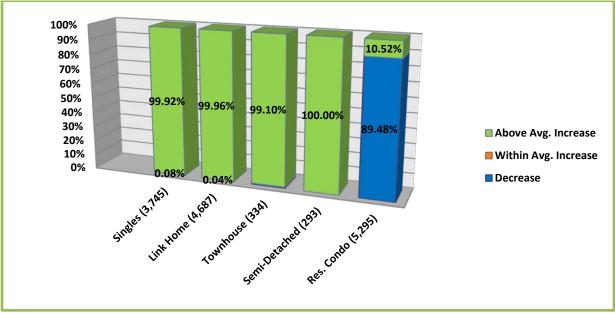
- The City of Markham has increased by an average of 8.29% in CVA, as a result of the market value update between the 2018 and 2019.
- > Of the 320 commercial properties in Ward 7, 75.56% (245) are commercial condominiums.
- 100% of the commercial condominiums will realize a tax decrease due to the market update, as they are below the average City-wide average of 8.29%.

Ward 8 - Summary

Residential Summary

Property Type		Average C Phased (2018 -			
	#	Ş	Ş	\$	%
Single Detached	3,745	868,468	954,517	86,049	9.91%
Link Home	4,687	591,690	650,914	59,224	10.01%
Freehold Townhouse	334	604,607	655,244	50,637	8.38%
Semi-Detached	293	536,294	584,758	48,464	9.04%
Residential Condominium	5,295	335,832	349,061	13,229	3.94%
Residential Homes	14,354				

Summary of 2019 Market Value Update Impact by Residential Home



Average Residential Tax Impact

City of Markham - Summary

The City of Markham has increased by an average of 8.29% in CVA, as a result of the market value update between the 2018 and 2019.

Ward 8 Residential Summary

- Over 99% of all single, link, townhouse and semi-detached homes will experience a tax increase due to the market update.
- > Over 89% of all residential condominium homes will realize a tax decrease.

Ward 8 - Summary

Summary 2019 Market Update Impact by Class

All Property Classes

Realty Tax Class	Property Count	Change in Phased CVA (2018 - 2019)			
Residential*	14,526	8.48%			
Farm	1	7.34%			
Multi-Residential	7	6.07%			
Commercial	4,853	3.23%			
Industrial	367	3.24%			
Total Taxable	19,754	6.25%			

* The residential class includes homes (14,354), as well other residential property types (172), such as; vacant land, group homes and golf course greens. In this analysis noted above, the other residential property types are included.

Ward 8 - Commercial Summary

- The City of Markham has increased by an average of 8.29% in CVA, as a result of the market value update between the 2018 and 2019.
- > Of the 4,853 commercial properties in Ward 8, 67.54% (3,229) are commercial condominiums.
- Over 96% of the commercial condominiums will realize a tax decrease due to the market update, as they are below the average City-wide average of 8.29%.

City of Markham 2019 Water/Wastewater Rate General Committee Meeting January 21, 2019







Agenda

- 1. About Markham's Waterworks Department
- 2. Markham Water/Wastewater System
- 3. Markham's Historical Water/Wastewater Rate
- 4. 2018 Comparative Municipal Water/Wastewater Rates (\$/m³)
- 5. Components of the 2019 Water/Wastewater Rate
- 6. Summary of 2019 City's Water/Wastewater Rate
- 7. Impact to Residents and Top 10 Institutional, Commercial and Industrial Customers
- 8. Reserve Balance
- 9. Next Steps





- Manages 81% of the City's Right-of-Way assets valued at \$6.45 billion including water (1,079 km watermains), wastewater (919 km sanitary sewers), stormwater, bridges, culverts, streetlights, watercourses and erosion sites
- Markham's water and wastewater assets are valued at \$3.67 billion out of the \$6.45 billion total Right-of-Way assets
- Responsible for waste management and environmental stewardship initiatives



Provides water service to more than 82,000 residential and ICI customers with consumption over 29M m³ annually

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- Drinking water in Ontario is required to meet strict water quality standards. Markham's Drinking Water Quality Management Standard (DWQMS) adopts a risk management approach to operate the system, monitor and report on water quality and respond to emergencies.
 - We continuously monitor water quality in-part through use of an on-line chlorine analyser
 - We continuously monitor our 5 sanitary pumping stations through remote operation and monitoring equipment (Supervisory Control and Data Acquisition - SCADA)
- The Ministry of Environment regularly audits and inspects our DWQMS, our operations and any associated documentation. In 2014 the Ministry renewed Markham's Drinking Water License for another 5 years and the application for the 2019 license renewal has been submitted.



- Promotion of Markham's tap water, water efficiency/conservation and source water protection
 - WOW Trailer Attended 28 community events and festivals in 2018.
 Engaged over 16,000 residents
 - "Get to Know H2O" school outreach program 154 presentations to over 3,300 residents and students









- Proactive capital program to manage water assets
 - Leak detection and associated repairs (metallic watermain only)
 - Cathodic protection (ductile/cast iron watermain)
 - Watermain replacement program
 - Curb box and water meter replacement
 - Life cycle condition assessment













2. Markham's Water/Wastewater System

- Markham does not own or operate a water filtration plant or a wastewater treatment plant (water distribution and wastewater collection only system)
- Markham purchases water through York Region (YR) and YR provides Markham with wastewater treatment services. The purchase price for the water includes the Region's cost for water filtration and wastewater treatment services.
- > York Region:
 - Purchases water from the City of Toronto and from the Region of Peel. The source is Lake Ontario.
 - Pumps water into reservoirs to provide adequate supply and maintain system pressure.
 - Conveys wastewater to their jointly owned treatment facility (in Durham) that treats and releases the water back to Lake Ontario.





3. Markham's Historical Water/Wastewater Rate

	2014	2015	2016	2017	2018
Wholesale Rate Increase	10.0%	10.0%	9.0%	9.0%	9.0%
Markham's Water/Wastewater Rate Increase	8.0%	8.2%	7.8%	7.8%	7.5%
Markham Water/Wastewater Rate* (\$/m ³)	\$ 3.0649	\$ 3.3154	\$ 3.5751	\$ 3.8555	\$ 4.1442

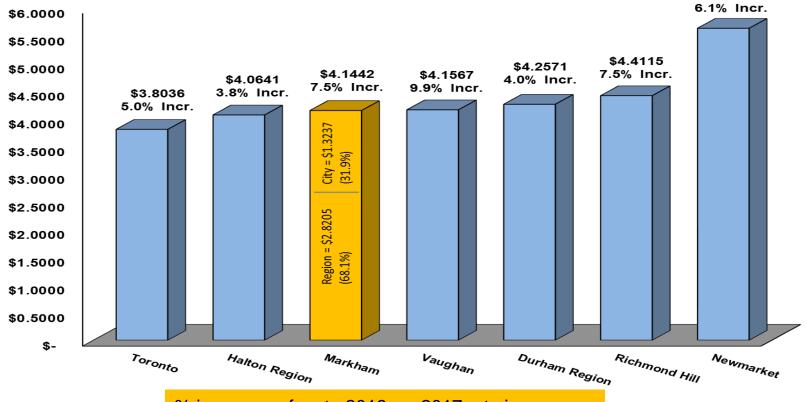
* Includes Region's wholesale rate increase

Markham's water/wastewater rate increases have historically ranged from 7.5% to 8.2%. This includes the Region's wholesale rate increase.





4. 2018 Comparative Municipal Water/Wastewater Rates (\$/m3)



% increase refers to 2018 vs. 2017 rate increase





4. Components of the Water/Wastewater Rate

Markham customers pay a per cubic metre rate (1,000 litres) for their water use. Included in this charge is;

- A. Region Wholesale Rate The actual cost Markham pays to buy water from YR
- B. Non-Revenue Water Cost of water that is used but not billed to the customer
- C. Operating Expenditures Funding needed to operate, upkeep and maintain the water and wastewater systems
- **D.** Reserve Contribution Funding used for long term infrastructure rehabilitation and replacement





5. Components of the Water/Wastewater Rate

The City's proposed 2019 Water/Wastewater rate is:

	2018 Rate \$/m ³	Increase \$/m ³	% Increase	2019 Proposed Rate \$/m ³
A. Region's Wholesale Rate	2.8205			3.0743
B. Non-Revenue Water C. Operating Expenditures	0.3486			
D. Reserve Contribution City's Water/Wastewater Rate	0.5496 4.1442	0.0191	3.5%	0.5687

Increase of \$0.3238/m³ or 7.8% compared to the 2018 rate





- York Region:
 - ✓ Purchases water from the City of Toronto and from the Region of Peel. The source is Lake Ontario.
 - Pumps water into reservoirs to provide adequate supply and maintain system pressure.
 - Conveys wastewater to their jointly owned treatment facility (in Durham) that treats and releases the water back to Lake Ontario.





In October 2015, YR Council adopted a strategy to move towards financial sustainability and recommended rate increases to support the following requirements:

- ✓ Build adequate reserves for future asset rehabilitation and replacement
- ✓ Maintain existing assets
- ✓ Cover day to day operations
- ✓ Eliminate the need to issue rate-supported debt
- ✓ Achieve full cost recovery pricing in 2021





The Region approved annual rate increases for water and wastewater user rate effective April 1, 2016 through April 1, 2021 as shown below:

	Wholesale	Increase from Prior
Year Starting	Rate (\$/m ³)	Year
April 1, 2016	2.3741	9.0%
April 1, 2017	2.5876	9.0%
April 1, 2018	2.8205	9.0%
April 1, 2019	3.0743	9.0%
April 1, 2020	3.3510	9.0%
April 1, 2021	3.4468	2.9%





Region's approved water and wastewater blended rate increase of 9.0%, includes the wholesale water rate increases from the City of Toronto and Region of Peel. These increases are passed on to the City.

	Region's 2018			Region's 2019
	Wholesale \$/m3	%Increase	\$ Increase/m ³	Wholesale \$/m3
Water and Wastewater Rate	2.8205	9.0%	0.2538	3.0743
A. Increas	se 2019 r	ate by S	\$0.2538/	m ³





5. Components of the Water/Wastewater Rate

			2019 Proposed
			Rate
		Description	\$/m ³
	A. Region's Wholesale Rate	The actual cost Markham pays to buy water from YR	3.0743
I	3. Non-Revenue Water	Cost of water that is used but not billed to the customer	0.3800
		Funding needed to operate, upkeep and maintain the	
(C. Operating Expenditures	water and wastewater systems	0.4450
		Funding used for long term infrastructure rehabilitation	
	D. Reserve Contribution	and replacement	0.5687
	City's Water/Wastewater Ra	ate	4.4680



5. Components of the Water/Wastewater Rate B. Non-Revenue Water

For every 1,000 litres of water that Markham buys from YR, it is budgeted to sell only 890 litres. This unsold water is known as **Non Revenue Water (NRW).**

The additional 110 litres or 11% of the purchased water is for:

1. System leakage and watermain breaks (81 L)

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- 2. Meter inaccuracies on YR supply meters and customer meters (14.5 L)
- 3. Operational Water System flushing to maintain water quality and other uses such as fire fighting (12 L)
- 4. Unauthorised Use Water theft or illegal connections (2.5 L)





5. Components of the Water/Wastewater Rate B. Non-Revenue Water

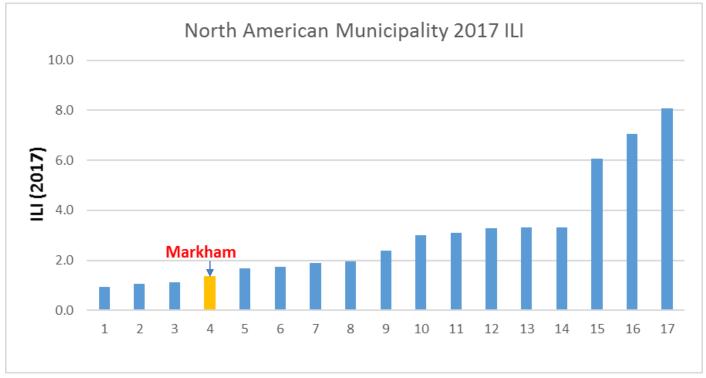
Best Practices

- Markham's budget of 11% NRW is considered a well managed system
- The International Water Association established a global benchmark for water agencies known as the Infrastructure Leakage Index (ILI) where;
- ILI = Actual System Leakage/ Allowable System Leakage;
- Allowable System Leakage represents the minimum expected leakage of the system based on best management practices. An ILI close to 1 is considered 'World Class'.
- Markham's 2017 ILI is 1.4





B. Non-Revenue Water (NRW)

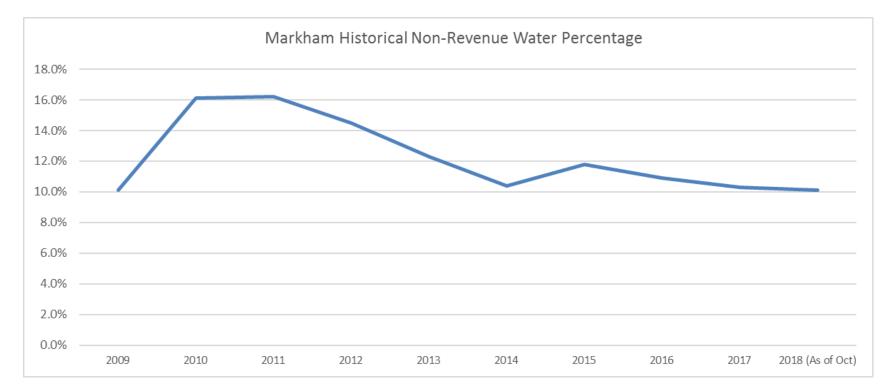


Data provided by AWWA Water Loss Committee





B. Non-Revenue Water (NRW)







5. Components of the Water/Wastewater Rate B. Non-Revenue Water

Based on the Region's approved increase of 9.0%, the NRW component of the 2019 Water Rate will be \$0.3800/m³ compared to \$0.3486/m³

	City's 2018			City's 2019
	NRW			NRW
	Component		\$	Component
	\$/m3	%Increase	Increase/m ³	\$/m3
Water and Wastewater Rate	0.3486	9.0%	0.0314	0.3800

B. Increase 2019 rate by \$0.0314/m³





5. Components of the Water/Wastewater Rate

		2019 Proposed
		Rate
	Description	\$/m ³
A. Region's Wholesale Rate	The actual cost Markham pays to buy water from YR	3.0743
/ B. Non-Revenue Water	Cost of water that is used but not billed to the customer	0.3800
	Funding needed to operate, upkeep and maintain the	
C. Operating Expenditures	water and wastewater systems	0.4450
	Funding used for long term infrastructure rehabilitation	
D. Reserve Contribution	and replacement	0.5687
City's Water/Wastewater R	ate	4.4680





5. Components of the Water/Wastewater Rate C. Operating Expenditures

The Operating Expenditures component is required to pay for operations and maintenance of the water and wastewater systems. Rate increase includes operational increases such as cost of living adjustments, collective agreements and contract escalations.

	City's 2018			City's 2019
	Operating			Operating
	Component		\$	Component
	\$/m ³	%Increase	Increase/m ³	\$/m ³
Water and Wastewater Rate	0.4255	4.6%	0.0195	0.4450

C. Increase 2019 rate by \$0.0195/m³





5. Components of the Water/Wastewater Rate

			2019 Proposed Rate
		Decorintion	\$/m ³
		Description	ې /۱۱
\checkmark	A. Region's Wholesale Rate	The actual cost Markham pays to buy water from YR	3.0743
\checkmark	B. Non-Revenue Water	Cost of water that is used but not billed to the customer	0.3800
		Funding needed to operate, upkeep and maintain the	
\checkmark	C. Operating Expenditures	water and wastewater systems	0.4450
		Funding used for long term infrastructure rehabilitation	
	D. Reserve Contribution	and replacement	0.5687
	City's Water/Wastewater Ra	ate	4.4680



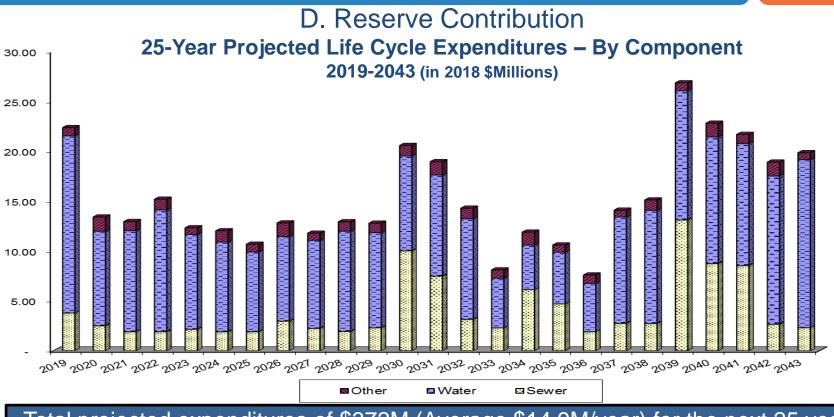


5. Components of the Water/Wastewater Rate D. Reserve Contribution

- The City implemented the Water & Wastewater Reserve Study with the purpose of addressing the ongoing replacement and rehabilitation requirements for Waterworks infrastructure and other Waterworks related capital assets, such as Fleet, Facilities and ITS infrastructure, over their useful lives.
- The Reserve Study is updated annually to:
 - establish the water and wastewater rate
 - ensure that there is adequate funding in the Waterworks Reserve to sustain future replacement and rehabilitation requirements of the City's water and wastewater infrastructure for the next 25 years







Total projected expenditures of \$372M (Average \$14.9M/year) for the next 25 years or \$496M inflated dollars (Average \$19.8M inflated dollars/year)





5. Components of the Water/Wastewater Rate D. Reserve Contribution

- Transfer to Reserves = Sales Purchases Operations
- The Reserve Contribution component ensures there is adequate funding in the Waterworks Reserve to sustain replacement and rehabilitation requirements for the next 25 years

	City's 2018		City's 2019
	Transfer to	\$	Transfer to
	Reserve \$/m ³	Increase/m ³	Reserve \$/m ³
Water and Wastewater Rate	0.5496	0.0191	0.5687

D. Increase 2019 rate by \$0.0191/m³





5. Components of the Water/Wastewater Rate

			2019 Proposed Rate
		Description	\$/m ³
\checkmark	A. Region's Wholesale Rate	The actual cost Markham pays to buy water from YR	3.0743
\checkmark	B. Non-Revenue Water	Cost of water that is used but not billed to the customer	0.3800
		Funding needed to operate, upkeep and maintain the	
\checkmark	C. Operating Expenditures	water and wastewater systems	0.4450
,		Funding used for long term infrastructure rehabilitation	
v	D. Reserve Contribution	and replacement	0.5687
	City's Water/Wastewater Ra	ate	4.4680





6. Summary of 2019 Proposed Water/Wastewater Rate

The City's proposed 2019 Water/Wastewater rate is:

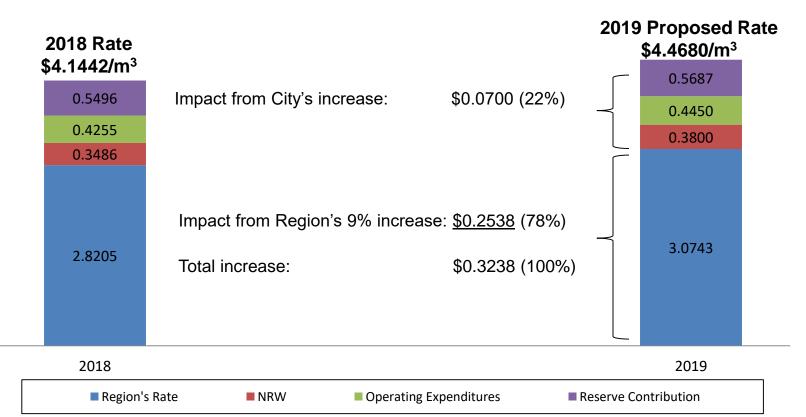
	2018 Rate \$/m ³	Increase \$/m³	% Increase	2019 Proposed Rate \$/m ³
A. Region's Wholesale Rate	2.8205			
B. Non-Revenue Water C. Operating Expenditures	0.3486 0.4255			0.3800 0.4450
D. Reserve Contribution City's Water/Wastewater Rate	0.5496 4.1442		3.5% 7.8%	

Increase of \$0.3238/m³ or 7.8% compared to the 2018 rate (2019 proposed rate includes Region's increase of 9.0%)





6. Summary of 2019 Proposed Water/Wastewater Rate



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6. Summary of 2019 Proposed Water/Wastewater Rate

Markham's portion of the rate increase is necessary in order to:

- Fund the day-to-day operations of the Waterworks department
- Fund the future replacement of existing assets over the next 25 years
- Avoid higher rate increases in the future





7. Impact to Residents and Top 10 Institutional, Commercial, Industrial (ICI) Customers

Proposed 2019 water/wastewater rate of \$4.4680m³

Rate increase of \$0.3238/m³ (Region's rate increase of \$0.2538/m³, City's increase \$0.0700/m³)

Year over Year Impact to Residents

Year	Water Rate	Average Consumption	Average Water Bill
2018 (A)	\$4.1442/m ³	218 m ³ per year	\$903
2019 (B)	\$4.4680/m ³	218 m ³ per year	\$974
Difference (C=B-A)	7.8% Increase		\$71





7. Impact to Top 10 Institutional, Commercial, Industrial (ICI) Customers

Proposed 2019 water/wastewater rate of \$4.4680/m³ Rate increase of \$0.3238/m³ (Region's rate increase of \$0.2538/m³, City's increase \$0.0700/m³)

> Increase ranges from \$24k to \$40k per year
> (Top 10 list includes manufacturers, hospitality providers and Markham Stouffville Hospital)



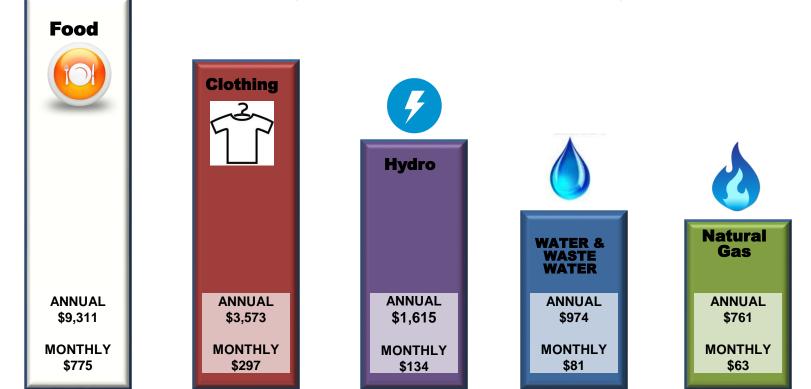








Average Household Spending



Source (excluding water & wastewater): Statistics Canada 2016 Household Spending – Ontario (adjusted for inflation)





8. Reserve Balance

\$ in Millions	2018 Year-End Forecast	2019 Budget
Opening Balance	60.68	69.16
Transfer to Capital	(10.09)	(22.35)
Interest Income	0.80	0.70
Transfer from closed capital projects	1.89	0.00
Transfer to Reserve	15.88	15.87
Waterworks Reserve Ending Balance	69.16	63.38

2019 Projected Reserve Balance of \$63.4M represents 1.7% of the total replacement cost of \$3.68B for waterworks infrastructure.





8. Next Steps

- Public Meeting Tuesday, February 5, 2019 (6pm 6:30pm)
- Council Decision Tuesday, February 26, 2019
- Implementation of 2019 Water/Wastewater Rate April 1, 2019



Report to: General Committee

SUBJECT:	2019 Water/Wastewater Rate
PREPARED BY:	Andrea Tang, Senior Manager, Financial Planning
	Veronica Siu, Senior Business Analyst

RECOMMENDATION:

- 1) That the report entitled "2019 Water/Wastewater Rate" be received; and
- 2) That Staff be authorized to hold a public meeting on February 5, 2019 at 6:00 p.m. in the Council Chamber at the Civic Centre to gather resident feedback on the proposed 2019 water/wastewater rate increase of \$0.3238/m³ from \$4.1442/m³ to \$4.4680/m³; and
- 3) That feedback received at the public meeting along with the proposed 2019 water/wastewater rate be put forward for consideration by Council at the February 26th Council meeting; and further
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of the report is to present the 2019 water/wastewater rates and to obtain approval to hold a public meeting on February 5, 2019 at 6:00 p.m. at the Civic Centre in the Council Chamber to discuss the 2019 proposed water/wastewater rate increase.

BACKGROUND:

Markham owns and operates the water distribution and wastewater collection systems, and purchases water supply and wastewater treatment from the Region. The Region purchases water from the City of Toronto and Region of Peel. The Region's current wholesale rate is \$2.8205/m³ and Markham's current rate is \$4.1442/m³. Revenues are used to fund Regional purchases (i.e. water and wastewater costs), Waterworks day-to-day operations and capital expenditures.

It is Markham's practice to hold a public meeting before passing an amendment to the Fee By-law for a water/wastewater rate change. The public meeting will be held at the Civic Centre in the Council Chamber on February 5, 2019 at 6:00 p.m. to discuss the 2019 proposed water/wastewater rate increase including the following agenda items:

- About Markham's Waterworks Department
- Markham Water/Wastewater System
- Markham's Historical Water/Wastewater Rate
- 2018 Comparative Municipal Water/Wastewater Rates (\$/m3)
- Components of the 2019 Water/Wastewater Rate

- Summary of 2019 City's Water/Wastewater Rate
- Impact to Residents and Top 10 Institutional, Commercial and Industrial Customers
- Reserve Balance

Notice of the public meeting will be posted on the "City Page" in local newspapers, the City website, electronic information boards in City facilities and through social media. Councillors will receive copies of the notice to send to residents.

Feedback received at the public meeting along with the proposed 2019 water/wastewater rate will be put forward for consideration by Council at the February 26th Council meeting.

OPTIONS/ DISCUSSION: 1. Water/Wastewater Rate

Markham's water/wastewater rate is comprised of the following 4 components:

- A. Regional wholesale rate
- B. Non-revenue water
- C. Operational expenditure
- D. Reserve contribution

A. Region's Increase

The Region provides water supply and wastewater treatment to the nine municipalities within the Region. On October 15, 2015, the Region approved annual rate increases for water and wastewater user rates effective April 1, 2016 through April 1, 2021 as shown below:

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Year Starting	Wholesale Rate (\$/m ³)	Increase from Prior Year
April 1, 2016	2.3741	9.0%
April 1, 2017	2.5876	9.0%
April 1, 2018	2.8205	9.0%
April 1, 2019	3.0743	9.0%
April 1, 2020	3.3510	9.0%
April 1, 2021	3.4468	2.9%

The Region's increase will support the following ongoing requirements including:

- Build adequate reserves for future asset rehabilitation and replacement
- Maintain existing assets
- Cover day to day operations
- Eliminate the need to issue rate-supported debt; and
- Achieve full cost recovery pricing in 2021.

Based on the Region's approved increase of 9% for 2019, the Region's wholesale rate will increase by $0.2538/m^3$ from $2.8205/m^3$ to $3.0743/m^3$.

As per the City's policy, the City will match the Region's monetary increase of $0.2538/m^3$.

B. Non-revenue water

For every 1,000 litres of water that Markham buys from YR, it is budgeted to sell only 890 litres. This unsold water is known as Non Revenue Water (NRW). The most frequent occurrences of non-revenue water are through system leakage and watermain breaks, metering inaccuracies, system flushing to maintain water quality and other uses such as fire fighting and unauthorized uses.

Based on the Region's approved increase of 9%, the NRW component will be increased from $0.3486/m^3$ to $0.3800/m^3$, an increase of $0.0314/m^3$ from 2018.

C. Operational Expenditure

The Operational Expenditure component is required in order to fund the operations and maintenance of the water and wastewater systems.

The rate for this component will be increased by \$0.0195/m³ from \$0.4255/m³ to \$0.4450/m³ to cover operational increases such as cost of living adjustments, collective bargaining agreements and contract escalations.

D. Reserve Contribution

The Reserve Contribution component addresses the ongoing replacement and rehabilitation requirements for Waterworks infrastructure and other Waterworks related capital assets.

The rate for this component will be increased by $0.0191/m^3$ from $0.5496/m^3$ to $0.5687/m^3$.

	2018 Rate \$/m ³	Increase \$/m³	% Increase	2019 Proposed Rate \$/m ³
A. Region's Wholesale Rate	2.8205	0.2538	9.0%	3.0743
B. Non-Revenue Water	0.3486	0.0314	9.0%	0.3800
C. Operating Expenditures	0.4255	0.0195	4.6%	0.4450
D. Reserve Contribution	0.5496	0.0191	3.5%	0.5687
City's Water/Wastewater Rate	4.1442	0.3238	7.8%	4.4680

Below is a summary of the proposed increases by component:

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

It is proposed that the 2019 water/wastewater rate will increase by $0.3238/m^3$ (7.8%) from $4.1442/m^3$ to $4.4680/m^3$.

Impact to Residents & ICI Customers

Based on an average household water consumption of 218 m³ per year, there will be an increase of approximately \$71 to an average total annual household bill.

2018: $4.1442 \times 218 \text{ m}^3 = 903 \text{ (A)}$ 2019: $4.4680 \times 218 \text{ m}^3 = 974 \text{ (B)}$ Increase in 2019 71 (C = B - A)

The impact to the top 10 ICI customers, including a health care provider, manufacturers, and hospitality providers, will range from \$24k to \$40k per year.

HUMAN RESOURCES CONSIDERATIONS

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES: Not applicable

BUSINESS UNITS CONSULTED AND AFFECTED: Not applicable

RECOMMENDED BY:

2019-01-15

Phoebe Fu Director, Environmental Services Signed by: cxa

2019-01-15

Brendlaf. Х

Brenda Librecz Commissioner, Community & Fire Services Signed by: cxa 2019-01-15

Sol Lusty Х

Joel Lustig Treasurer Signed by: cxa

2019-01-15

him Cano

Trinela Cane Commissioner, Corporate Services Signed by: cxa





City of Markham Comments on the Province's Increasing Housing Supply in Ontario Consultation Document

General Committee January 21, 2019





Agenda

- 1. Background
- 2. General Comments
- 3. Financial Impacts
- 4. Recommendation
- 5. Next Steps





1. Background

- In November 2018, the Provincial Government announced that it is taking steps to make it easier and faster to build housing of all types and reduce the cost of renting or buying a home.
- The Provincial Government is developing a Housing Supply Action Plan that is intended to address the barriers getting in the way of new ownership and rental housing.
- The Province is currently seeking input on the Increasing Housing Supply Consultation Document.





1. Background cont'd

The consultation paper focuses on five broad themes aimed at removing the barriers to building new housing with a particular focus on new private market housing

<u>Themes</u>:

- 1. Streamlining development approvals
- 2. Relaxing restrictions to allow a mix of housing where it is needed
- 3. Lowering the costs of government imposed fees and charges
- 4. Improving the rental housing system for landlords while protecting tenant rights
- 5. Identifying opportunities and innovations to increase housing supply





2. General Comments

While the City is generally supportive of the development of a new provincial action plan to improve the housing supply across Ontario, any new provincial actions aimed at:

- streamlining development approvals;
- relaxing restrictions on land supply available for new housing; and
- lowering the cost of government-imposed fees and charges;

must be carefully balanced to ensure there are no negative impacts on existing communities within Markham.





2. General Comments cont'd

In particular, any new provincial actions to increase the supply of new housing should continue to:

- protect the health and safety interests of residents;
- protect environmentally and culturally sensitive areas;
- support economic development by maintaining a sufficient supply of employment and agricultural lands;
- ensure the costs of constructing new development are not transferred to existing homeowners, households and businesses; and
- protect existing tenants





2. General Comments cont'd

The City generally supports the development of a provincial housing supply action plan, including actions aimed at:

- streamlining development approvals, particularly Provincial approvals, provided the City retains the authority to ensure new housing developments conform to local standards;
- creating housing solutions such as the provincial inclusionary zoning and secondary suite regulations that provide options for the City to address the right mix of housing where it is needed; and
- developing creative housing strategies that specifically address issues of housing mix, location and affordability for all income and housing needs.





3. Financial Impacts

- The consultation document makes a claim that "government-imposed costs...make it more difficult and expensive to develop new housing"
- Based on further consultation questions provided by the Province and a session that was held on January 9, there is speculation that the Province is looking at reducing municipalities' ability to recover growth-related infrastructure costs through Development Charges ("DCs")





- Background Development Charges
 - Governed by the *Development Charges Act, 1997, as amended (DCA)* and its accompanying Regulation, O. Reg. 82/98
 - Funds new capital infrastructure only
 - The maintenance and replacement of facilities and infrastructure are funded through tax dollars, not development charges
 - There are services ineligible for DC funding as well as a 10% discount on some services
 - So already growth doesn't pay for growth
 - Institute on Municipal Finance & Governance (IMFG) and Neptis Foudation in a publication *"Development Charges in Ontario: Is Growth Paying for Growth?"* by Adam Found, argues that the DCA does not produce this ideal and fair outcome due to various exemptions, discounts, omissions and restrictions





- Eligible growth-related services which can be funded 100% from development charges:
 - o Water
 - \circ Waste Water
 - $\circ~$ Storm Water Drainage and Control
 - Roads and Related Works
 - Fire Protection
 - Public Works e.g. Fleet, Works Yard
- Eligible Markham growth-related services that require 10% funding from non-DC sources (as it is deemed there is some benefit to existing taxpayers):
 - General Government e.g. DC Background Studies
 - Library Services
 - \circ Indoor Recreation
 - $\circ~$ Park Development and Facilities e.g. Soccer Fields
 - Waste Management





- Ineligible services that are excluded from development charges:
 - Cultural and entertainment facilities including museums, theatres, and art galleries
 - Tourism facilities including convention centres
 - Parkland acquisition including open spaces, woodlots and trails (except land for indoor recreation buildings)
 - Hospitals
 - $\circ~$ Landfill sites and services
 - $\circ~$ Facilities and services for the incineration of waste
 - Headquarters for general administration of municipalities and local boards





Possible Provincial Action:

- Decrease the DC recoverable costs for services (i.e. increase the 10%)
- Expand the ineligible services list (e.g. Water and Wastewater as per a recent C.D. Howe report)

Markham's response:

Any initiative by the Province to increase housing supply by reducing development charges would be:

- Counterproductive
- Inefficient
- Ineffective
- Expensive





Markham's response (continued):

Counterproductive:

- Reducing or further restricting development charges could reduce housing supply, not increase it. Municipalities may not have the funds available to put the infrastructure in place needed for development to occur in a timely way
 - Ryerson University's Dr. Frank Clayton writing on supply issues noted that, a decrease in DCs will further hamper municipalities ability to put infrastructure in place in a timely manner





Markham's response (continued):

Inefficient:

- There is no known evidence that shows reductions in DCs would be passed directly to homebuyers through a reduction in new house prices
- Land economics shows that the market sets housing prices and that macroeconomic factors, such as population growth, income growth, interest rates and the general state of the economy, have the most significant impact on housing demand and pricing
 - A recent study by the Royal Bank and Pembina Institute that examined the factors affecting home prices in the GTA concluded that, with respect to DCs, "the increase in these charges accounts for only a small fraction of the increase in home prices."





Markham's response (continued):

Ineffective:

- Existing taxpayers and ratepayers would have to fund the cost of infrastructure not recovered through DCs
 resulting in higher property taxes and utility rates creating a disincentive for residents to support new
 housing
- For example, if the Province makes Water and Wastewater ineligible services, York Region and Markham would need to recover the costs of new water infrastructure (and the Region's debt related to pre-emplacing water infrastructure) from the water rate
- DCs on a single detached home would likely decrease from approx. \$102,000 to approx. \$72,000 (almost solely on the Region's portion), but there is no evidence to suggest any of that decrease would be passed onto the home buyer
- It is estimated that an average Markham household would see **an increase of approximately \$700/year** (an average household currently pays approx. \$975/year)
- At these rates, an average household's water bill would be higher than the Markham portion of their tax bill





Markham's response (continued):

Expensive:

- Reducing DCs does not decrease the cost of growth-related infrastructure. Instead it transfers the cost to existing homeowners, which includes low income families and seniors. Significant increases in the total cost of housing would be unaffordable for many
- The net result of decreasing DCs could be to increase the profit margins of developers and increase taxes/utility rates of all residents and businesses (including the new home buyers)





Growth should pay for growth

- There should be no changes to reduce the infrastructure now being recovered for through DCs
- If there are changes, this should include eliminating the 10% reduction in some services and reducing the list of ineligible DC services

Recovering for the full share of growth-related costs will allow municipalities to better ensure the availability of serviced lands in the right places for housing





4. **Recommendation**

- That Council express its support for the development of a Provincial Housing Supply Action Plan, subject to the comments outlined in the report entitled "City of Markham Comments on the Province's Increasing Housing Supply in Ontario Document"
- That General Committee approve the report to be forwarded to the ADM of Municipal Affairs and Housing by Jan 25, 2019, prior to the meeting of Council being held on Jan 29, 2019
- That Council does not endorse or support changes to the *Development Charges Act, 1997, as amended,* to reduce the infrastructure recoverable through development charges, and that any changes should ensure that growth pays for growth





5. Next Steps

- January 21st Meeting with the Province, Municipalities and the development industry to discuss development charges and housing supply; intent is to hopefully find common ground
- Staff will provide further analysis/comments to Development Services Committee once a draft Provincial Housing Supply Action Plan is released by the Province
- Staff will provide separate analysis/comments to Development Services Committee on proposed provincial actions regarding:
 - Affordable and Rental Housing Initiatives including Inclusionary Zoning
 - Bill 66 Restoring Ontario's Competitiveness Act, 2018
 - Amendments to the Growth Plan for the Greater Golden Horseshoe, 2017



Report to: General Committee

SUBJECT:	City of Markham Comments on the Province's Increasing Housing Supply in Ontario Consultation Document
PREPARED BY:	Kevin Ross, Manager, Development Finance – ext. 2126 Murray Boyce, Senior Policy Coordinator – ext. 2094
REVIEWED BY:	Mark Visser, Senior Manager, Financial Strategy & Investments Marg Wouters, Senior Manager, Policy and Research

RECOMMENDATION:

- 1) That the report entitled "City of Markham Comments on the Province's Increasing Housing Supply in Ontario Consultation Document" dated January 21, 2019 be received;
- 2) That the report entitled "City of Markham Comments on the Province's Increasing Housing Supply in Ontario Consultation Document" dated January 21, 2019, be forwarded to the Assistant Deputy Minister of Municipal Affairs and Housing in response to the request for comments and that Council express its support for the development of a Provincial Housing Supply Action Plan, subject to the comments raised in the report;
- 3) That General Committee approve the report to be forwarded to the Assistant Deputy Minister of Municipal Affairs and Housing by January 25, 2019, prior to the meeting of Council being held on January 29, 2019;
- 4) That Council does not endorse or support changes to the *Development Charges Act*, *1997, as amended*, to reduce the infrastructure recoverable through development charges, and that any changes should ensure that growth pays for growth;
- 5) And that staff be authorized and directed to do all things necessary to give effect to this report.

EXECUTIVE SUMMARY:

To inform the development of a Housing Supply Action Plan, the Province is seeking input on what measures the Province can take to increase the supply of new ownership and rental housing in Ontario.

While Markham is generally supportive of the development of a new provincial Action Plan to improve the housing supply across Ontario, any actions aimed at streamlining development approvals, relaxing restrictions on land supply available for new housing, and lowering the cost of government-imposed fees and charges must be carefully balanced to ensure there are no negative impacts on existing communities in Ontario.

In particular, any new provincial actions to increase the supply of new housing should continue to:

- protect the health and safety interests of residents;
- protect environmentally and culturally sensitive areas;
- support economic development by maintaining a sufficient supply of employment and agricultural lands;
- ensure the costs of constructing new development are not transferred to existing homeowners, households and businesses; and
- protect existing tenants.

Staff will continue to work with the Province on ways to increase the housing supply within the existing provincial growth management framework.

It is recommended that this report be forwarded to the Province in response to the request for comments on the Increasing Housing Supply in Ontario consultation document and that Council express its support for the development of a Provincial Housing Supply Action Plan, subject to the comments raised in the report. Further comments will be provided once a draft Housing Supply Action Plan is released.

PURPOSE:

This report provides General Committee and Council with information regarding the Province's consultation document on Increasing the Housing Supply in Ontario. The City's response to the questions outlined in the document will be sent to the Assistant Deputy Minister of Municipal Affairs and Housing.

BACKGROUND:

In November 2018, the provincial government announced that it is taking steps to make it easier and faster to build housing of all types and reduce the cost of renting or buying a home. In addition to exempting new units from Rent Control and ending the Development Charges Rebate Program, the provincial government is developing a Housing Supply Action Plan that is intended to address the barriers to new ownership and rental housing. It will include measures that the Province can take to increase the supply of new ownership and rental housing.

The Province is currently seeking input on the Increasing Housing Supply Consultation Document contained in Appendix 'A' to this report. The consultation focuses on the midrange income households where the private sector is currently not delivering a product that is affordable. It does not cover provincial initiatives specifically related to community housing (i.e., social or assisted housing); however, a new Housing Supply Action Plan may have a positive impact on community housing providers by making it easier to develop new housing, or by easing some of the pressure on waitlists.

The consultation paper focuses on five broad themes aimed at removing the barriers to building new housing, with a particular focus on new private market housing:

- 1. Streamlining development approvals;
- 2. Relaxing restrictions to allow a mix of housing where it is needed;
- 3. Lowering the costs of government imposed fees and charges;
- 4. Improving the rental housing system for landlords while protecting tenant rights; and

5. Identifying opportunities and innovations to increase housing supply.

OPTIONS/ DISCUSSION:

Comments on Increasing Housing Supply Consultation Document:

The comments below are organized according to the five themes and corresponding statements made in the consultation document.

1. Speed: It takes too long for development projects to get approved

The development approvals process can be time consuming, difficult to navigate and involve significant compliance issues. In Markham, issues related to the length of development approvals often relate to infrastructure approvals (where approvals must be obtain from other levels of governments), and compliance with current provincial building code standards.

In an effort to streamline the approval of new housing, City staff will continue to look at ways to improve coordination of development approvals with other levels of government (i.e., the Province, Toronto and Region Conservation Authority, York Region) and fast track applications for new affordable and rental housing. At the same time, staff will continue to work with the Province on streamlining the building permit approval process.

While staff support provincial efforts to further streamline the development approvals process, any proposed changes must be made with the agreement of City planning staff and building officials to ensure that Markham retains the authority to ensure that new housing developments conform to local standards.

2. Mix: There are too many restrictions on what can be built to get the right mix of housing where it is needed

The City's Official Plan already provides a broad mix of housing types across Markham including low rise townhouses and mid-to-high rise apartment buildings which could provide units that are affordable to middle-income households. However, high land costs can often further restrict the unit mix found in these housing types, particularly where they are needed in Markham's intensification areas such as Markham Centre and key development areas along the Highway 7 rapid transit corridor.

In Markham, rental housing is primarily provided through the secondary rental market (which are individually rented dwelling units in condominium apartment buildings or ground related dwellings including secondary suites). While the investor-owned condominium rental market continues to provide for a significant sources of rental housing, the private sector is not delivering a product like purpose-built market rental housing that is affordable to middle-income households.

Markham will continue to work with the Province and York Region on inclusionary zoning and financial incentives to promote the development of a greater mix of housing units including new family sized condo and apartment units and non-luxury rental housing that is affordable to middle-income households. The City supports the inclusionary zoning regulation introduced by the Province and will be moving forward with development of options for inclusionary zoning that will require large-scale development to include a greater mix of affordable and rental housing units.

3. Cost: Development costs are too high because of high land prices and governmentimposed fees and charges

The discussion paper indicates that some stakeholders have raised concerns that the high price of serviced land and government-imposed costs (e.g., development charges, planning and building approval fees) make it difficult and expensive to develop new housing.

In early December 2018, the Province sent invitations to stakeholder groups to participate in a consultation session which was held on January 9, 2019 to gather feedback on the Province's development charges framework with a view to increasing housing supply. The invitation stated that there is a need to balance efforts to lower the costs of development with building and maintaining vital public infrastructure. To assist in the consultation, the Province shared seven (7) questions related to municipal development charges calculations and process which would form the basis of the discussion. These questions along with the responses are attached as Appendix 'B'.

Development charges ("DCs") are costs levied on new residential and non-residential development and, these revenues are used to fund infrastructure (i.e., roads, watermains, sanitary sewers, fire stations, parks) that are required to support growth. The intent is that growth should pay for growth. The consultation seems to be based on the premise that development charges form a part of government-imposed fees that increase the cost of serviced land and housing.

Based on information received from the Municipal Finance Officers' Association, DCs represent approximately 5-7% of the price of a new single-family home in the Greater Toronto Area ("GTA") and Ottawa. A recent study by the Royal Bank and Pembina Institute that examined the factors affecting home prices in the GTA concluded that, with respect to DCs, "the increase in these charges accounts for only a small fraction of the increase in home prices."

There is no evidence that lower development charges, or no development charges, reduce the price of housing or results in greater housing supply. Land economics shows that the market sets housing prices and that macroeconomic factors, such as population growth, income growth, interest rates and the general state of the economy, have the most significant impact on housing demand and pricing.

DCs in Ontario are a highly regulated, highly prescriptive cost recovery mechanism, with detailed accountability and reporting requirements, and are the only revenue source available other than property taxes and user rates to recover the cost of infrastructure needed to support the development of new housing and employment lands.

Reducing DCs will not lower housing prices or increase land supply. Reducing DCs may actually result in complexities that could further exacerbate housing issues and create significant challenges to long term municipal financial sustainability.

Reducing DCs would be:

- a) *Counterproductive:* Reducing or further restricting development charges could reduce housing supply, not increase it. Less funding from DCs means more competition for growth related projects from other demands on property taxes and user rates. Municipalities may not have the funds available to put the infrastructure in place needed for development to occur in a timely way.
- b) *Inefficient:* There is no known evidence that shows reductions in DCs would be passed directly to homebuyers through a reduction in new house prices.
- c) *Ineffective:* Existing taxpayers and ratepayers would have to fund the cost of infrastructure not recovered through DCs. This would result in higher property taxes and utility rates for municipalities with new development and create a disincentive for residents to support new housing.
- d) *Expensive:* Reducing DCs does not decrease the cost of growth-related infrastructure. Instead it transfers the cost to existing homeowners, which includes low income families and seniors. Significant increases in the total cost of housing would be unaffordable for many.

Lowering the cost of development for new housing should not be focused on municipal charges as these make up a small percentage of the overall cost of a home. By reducing the infrastructure that can be funded through DCs, this will lead to an increase in taxes or water rates as these are the only other sources of funding. Existing homeowners will end up paying for infrastructure that does not benefit them and, opposition to these rate increases and housing growth may occur as homeowners become more aware that growth is resulting in increases to their water and/or property tax rates.

As an illustrative example, it has been recently suggested in a report from the C.D. Howe Institute that DCs should not be used to recover growth-related capital costs associated with water and wastewater infrastructure. If DCs are not used to finance this growth infrastructure, the City (and York Region) will be forced to either a) not construct the infrastructure, thereby reducing the supply of serviced land, or b) move these costs over to the water rate. Based on preliminary calculations, moving Markham and York Region growth related infrastructure costs (and debt) to the water rate would result in an impact of approximately \$700 per household per year over the next 20 years (this amount would decrease after York Region pays off its debt in 20 years). If this increase is applied, an average household's water bill would be higher than Markham's portion of their tax bill.

If the City has a reduced ability to finance growth-related infrastructure and there is an increased opposition to growth, this will only serve to delay or pause development and intensify housing supply problems. City staff are of the view that growth should pay for growth and there should be no changes to the Development Charges Act to reduce the infrastructure currently being recovered for. If there are any changes contemplated, these should focus on eliminating the 10% reduction for services such as indoor recreation and park development, and removing or reducing the list of ineligible services that includes

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hospitals. By allowing municipalities to recover the full share of growth related costs, it makes it easier to ensure serviced land can be available in the right places for housing.

4. Rent: It is too hard to be a landlord in Ontario, and tenants need to be protected

Rental housing is primarily provided through the secondary rental market (which are individually rented dwelling units in condominium apartment buildings or ground related dwellings including secondary suites). Currently, the private sector is not delivering a purpose-built rental housing product that is affordable to middle-income households.

Markham supports creative housing solutions such as the provincial inclusionary zoning regulation to increase the supply of purpose-built rental developments, and the provincial secondary suite regulation which provides homeowners in new housing developments with the opportunity to create legal secondary suites and new rental housing supply.

Overall, the current rental housing process could be made to work better for landlords through a system of landlord education, particularly for smaller landlords who might benefit from services designed to educate and provide best practices on the range of issues landlords and their tenants face. At the same time, helping tenants understand their obligations and rights could enhance tenant protection against unlawful evictions and poorly maintained housing.

5. Innovation: Other concerns, opportunities and innovations to increase housing supply

Markham is committed to working with the private sector to develop innovative forms of homeownership including encouraging shared ownership or rent-to-own models of homeownership, and providing homeowners in new housing developments with the opportunity to create legal secondary suites and new rental housing supply.

The City will continue to support the Province in the development of creative housing strategies that specifically address issues of housing mix, location and affordability for all income and housing needs. It is important that these strategies emphasize partnerships and working with development industry leaders to expedite new approaches to the provision of housing and more efficient use of existing infrastructure.

Conclusion

While the City is generally supportive of the Province's actions to improve the housing supply across on Ontario, any actions aimed at streamlining development approvals, relaxing restrictions on land supply available for new housing, and lowering the cost of government-imposed fees and charges must be carefully balanced to ensure there are no negative or counter-productive impacts on existing communities in Ontario.

In particular, any new provincial actions to increase the supply of new housing should continue to:

- protect the health and safety interests of residents;
- protect environmentally and culturally sensitive areas;
- support economic development by maintaining a sufficient supply of employment and agricultural lands;

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- ensure the costs of building new housing are not transferred to existing homeowners and households; and
- protect existing tenants.

Markham has provided a leadership role in building new compact and sustainable complete communities demonstrating well-designed, compact urban development, accommodating both a mix and range of housing and jobs with convenient access to public transportation, while preserving and enhancing the natural environment where appropriate.

The City has spent the last 25 years carefully aligning the development of our new communities such as Markham Centre and Cornell with provincial growth management initiatives that promote intensification and higher densities to make efficient use of land and infrastructure and support transit viability. At the same time, Markham has ensured that sufficient land has been provided for the planning of new communities on future urban area lands to accommodate provincial population and employment forecasts.

Markham will continue to work with the Province on ways to increase the housing supply within the existing provincial growth management framework. It is recommended that Council express its support for the development of a Provincial Housing Supply Action Plan and that this report be forwarded to the Province in response to the request for comments on the Increasing Housing Supply In Ontario consultation document. Further comments will be provided once a draft Housing Supply Action Plan is released.

FINANCIAL CONSIDERATIONS

There is a concern about any initiative that will result in a reduction in infrastructure that is eligible for DC funding. In our opinion, DCs are not a driver of house prices and therefore, reducing DCs will not reduce house prices, the cost of land or, increase housing supply. A reduction in DCs will:

- Reduce municipal revenues
- Negatively impact the City's ability to finance growth-related capital works
- Negatively affect the City's long-term sustainability as funding earmarked to maintain existing capital assets and services may be diverted to fund growth-related infrastructure, thereby impairing the City's ability to maintain its current assets
- Result in significant utility (water) rate and property tax increases

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not Applicable.

BUSINESS UNITS CONSULTED AND AFFECTED:

Comments from the Finance and Planning Departments are included in this report.

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RECOMMENDED BY:

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Biju Karumanchery

Signed by: cxa

Director, Planning & Urban Design

Joel Lustig Treasurer Signed by: cxa

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Arvin Prasad Commissioner, Development Services Signed by: cxa

ATTACHMENTS:

<u>Appendix 'A' – Increasing Housing Supply in Ontario Consultation Document</u> <u>Appendix 'B' – Development Charges & Housing Affordability – Technical</u> <u>Consultations</u>

APPENDIX B

Development Charges and Housing Affordability – Technical Consultations Discussion Questions

Development Charges Calculation

1. Would use of a backward-looking or forward-looking service level average in calculating development charges better address housing supply concerns?

In the City's opinion, the method used to calculate historical service levels does not have a direct or indirect impact on housing supply. Municipalities do generally agree however, that flexibility is required to accommodate a range of approaches to determine future needs.

The use of the backward, or historical service level average, would typically put downward pressure on the calculation of development charge rates as this effectively restricts municipalities to utilize development charges to increase service levels beyond the preceding 10-year average provided. The current 10-year historic service standard can be a significant impediment to full funding of growth-related costs through development charges.

As well, a municipal Council's approved capital program to meet the needs of development can also limit development charge rates when the forward service level is lower than the historical service level.

2. How can the lists of ineligible and non-discounted services be adjusted to positively affect housing supply?

In the City's opinion, the list of ineligible and non-discounted services does not have a direct or indirect impact on housing supply. Making more services ineligible, or providing further discounts, will generally result in lower development charges than would be calculated under the existing framework.

A reduction in development charges could have the inverse impact and negatively affect housing supply. Municipalities would be forced to shift more of the recovery of costs to property taxes and utility rates which would hinder a municipality's ability to emplace infrastructure, thereby, slowing development. We stress that such changes <u>would not</u> change the need to provide the infrastructure capacity to meet the needs of development.

If the suggestion to remove water and wastewater from development charges is implemented, the impact of increased utility rates on households will be significant. In Markham, the impact of this would be approximately \$700 per household per year. These cost estimates are for the first 20 years.

With increased property taxes and utility rates, homeowners will have more difficulty moving up the "housing chain" or afford to stay in their current homes due to less disposable income brought about by more operating costs for their homes. Similarly, landlords would pass on these cost increases to their tenants, resulting in increased residential and non-residential rents assuming control does not apply. Thus, such a policy could actually make housing more unaffordable.

It is our opinion that developers will benefit from a higher margin on the sale of a house which over time will also benefit landowners, as developers with their increased margins will be willing to spend more on land.

Landowners who have executed front-ending and credit agreements with municipalities for water and wastewater construction, will also face difficulties if this infrastructure is no longer recoverable through development charges, as there currently is no mechanism for these landowners to recover their costs.

Development charges only fund the original emplacement of growth-related capital works. It does not cover the operating, rehabilitation or replacement cost. Given the progress on municipal asset management, and the requirements of the *Infrastructure for Jobs and Prosperity Act, 2015*, there is no incentive to "gold plate" services since municipalities must pay the operating and full life cycle costs of growth-related assets. These costs are well documented in asset management plans that are improving across the sector.

On the flip side, eliminating ineligible services and service discounts would permit municipalities to emplace growth-related infrastructure in a more timely way. This could well have a positive impact on housing supply.

3. How can area rating be used to increase housing supply?

The *Development Charges Act, as amended in 2015* (effective January 1, 2016), requires municipalities to examine area rating, although, the implementation of area-rating is not mandatory.

Many municipalities already use a range of different types of area rating, and a few examples are:

- The City of Ottawa where there are zones of charges. These are, inside the greenbelt, outside the greenbelt, rural services and rural unserviced;
- The City of Markham has 19 area specific by-laws for the recovery of certain types of infrastructure costs;
- The City of Kitchener has different charges for "urban area" versus "suburban"; and
- The Cities of Windsor and Brantford have reduced charges in older "core" areas.

Area rates <u>do not</u> change the total amount to be funded from development charges, but simply reallocates the recovery of these costs. There will be winners and losers when compared to a municipal-wide approach and area rating will result in DCs that are higher than the average in some areas and lower than the average in others.

In most recent background studies for many municipalities, it was seen that providing servicing capacity for intensification in existing built areas, is more expensive than servicing traditional greenfield development. Examples of these are:

- a) Water and sewer infrastructure, where the need to replace and upsize existing water and sewer mains in developed urban settings is very disruptive and expensive;
- b) **The provision of fire prevention services**, where achieving appropriate response times, is increasing difficult in intensified urban centres. The result is the need to build more fire stations and acquire additional fire vehicles while increasing the number of staff to service the area. This ultimately results in significant capital and operating cost impacts, an example is the City of Mississauga;
- c) The Housing of more people in non-ground related units specifically purpose-built rental or condominium apartments, which requires municipalities to provide additional public green space and outdoor recreation amenities. The cost of constructing urban parks excluding land acquisition, is much more expensive than greenfield parks as seen in Toronto, Ottawa, and Mississauga;

Municipalities are best positioned to choose between the use of area rating or municipal wide development charges and recommend that the Development Charges Act go no further than require municipal Councils to consider the use of area rating, and refrain from prescribing restrictive provisions. While not all municipalities choose to use area rating, most already consider it. Changing the legislation is not required.

4. How can the Development Charges Act, 1997 incentivize the development of the kind of housing people want, and can afford (e.g. purpose-built rental housing and housing appropriate for families) in the right places with the right supports (e.g. schools, transit and other amenities)?

The Development Charges Act framework is based on the fiscal principle of "benefits received", distinct from an "ability to pay" approach. Any type of incentive is counter to the basic Development Charges Act framework.

Eliminating or reducing the development charges for some units <u>does not</u> reduce or eliminate the growth-related costs that people in those units generate. Reducing or eliminating development charges merely shifts the onus for paying growth-related costs from the growth that generates the cost, to existing residents through higher taxes or user fees.

A number of municipalities already use a range of tools to encourage, or incentivize, different types of development such as purpose-built rentals within their development charges by-law or as part of a more comprehensive Community Improvement Plan.

Housing affordability needs are different in each municipality and it is likely more beneficial to continue to allow municipalities to introduce incentives to meet their particular needs through other policy tools rather than to prescribe incentives through the Development Charges Act.

Development Charges Process

1. How can municipalities better inform interested stakeholders of the timing for introducing new DC rates? Are there ways to provide additional transparency and clarity?

The City currently has a robust process for consultation to elicit feedback from the development industry during the preparation of a Development Charge Background Study. The industry is advised through a developers' roundtable meeting (all developers are invited) of the study update and members are asked to participate in consultations and provide their input through every step of the process. This input is taken into account and adjustments made where necessary to the final output. This process goes beyond the requirements of the *Development Charges Act, 1997 as amended*.

Municipalities encourage an open and transparent process to ensure that their capital programs align with the needs of development growth and see no requirement for additional transparency or clarity.

2. Does the process of passing a development charge by-law following preparation of the background study require more formalized feedback from the development industry? Are there any other stakeholders that should provide formalized feedback?

The City conducts comprehensive consultations with its stakeholders well in advance of the preparation of the background study and by-laws. During this process, the technical inputs, calculation methodologies, policy changes, capital programs and draft rates are presented to the stakeholders prior to the formal release of the background study.

The *Development Charges Act, 1997 as amended* now requires the development charge background study to be made available to the public at least 60 days prior to the passage of the DC by-law and this period provides ample opportunity for stakeholders to provide any additional formal feedback.

3. Is there enough rigour in how municipalities account for development charges collected?

- a) Are better linkages between the background study and reserves required from municipalities?
- b) Should reporting requirements be more prescriptive? If so, how?

The development charge background study outlines the application of existing and projected DC reserve funds to the projects required to service development. Municipalities are required to prepare an annual Treasurer's Statement which details the annual activity in the DC reserves and also provides information on projects funded from the reserves along with information on the funding source for costs ineligible for Dc funding.

The City does not think there are any further improvements required beyond those instituted in the January 2016 amendment to the *Development Charges Act, 1997*.



Consultation Document



Find out more at: www.ontario.ca/housingsupply

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Increasing Housing Supply in Ontario Consultation Document

About this consultation

A strong demand for housing and limited supply in Ontario has resulted in rapidly rising housing costs over the last few years. In high-growth urban areas, high prices and rents have made it too hard for people to afford the housing they need. High prices also affect other parts of Ontario, including northern and rural communities, where a lack of supply has made ownership more difficult and quality rental housing hard to find.



To help increase the supply of housing in Ontario, the government is developing a Housing Supply Action Plan that will address the barriers getting in the way of new ownership and rental housing.

To inform the Action Plan, the government wants to hear the views of all Ontarians on how to expand the housing supply in Ontario. Your input will provide important information about how we can make it easier for Ontarians to find an affordable place to call home.

Share your ideas by visiting <u>ontario.ca/housingsupply</u> or emailing <u>housingsupply@ontario.ca</u> by January 25, 2019.





Introduction

Housing is one of the largest cost burdens for households in Ontario, and an imbalance between strong demand for housing and limited supply means these costs have risen dramatically over the last few years. Across Ontario – in both urban and rural communities – high prices and rents have made it hard for people to afford the

housing they need.

Creating more housing, of the types and sizes people need, will help make home ownership and renting more affordable and give people more choice.

The government is developing a Housing Supply Action Plan to address the barriers to creating more housing. It will include measures that the Province can take to increase the supply of new ownership and rental housing in Ontario. The



Housing Supply Action Plan will support the government's commitment to reduce red tape and make it easier to live and do business in Ontario.

This consultation does not cover initiatives specifically related to community housing (e.g., social and supportive housing). However, the barriers and potential solutions being explored may have a positive impact on community housing providers, such as by either making it easier to develop new housing, or by easing some of the pressure on waitlists.

Barriers to new housing supply

The government has heard from many individuals and groups that it has become too complicated and expensive to build new housing in Ontario. There are five broad themes:

1. Speed: It takes too long for development projects to get approved.

To get a new home from the drawing board to the market, a number of different planning, building and site-specific approvals and permits are needed. These may be required by municipalities, provincial ministries, agencies, utilities, and occasionally federal authorities.

A single housing project may require approvals from many of these entities. Duplication, lack of coordination and delays add burden to the development process and increase costs for builders and homebuyers. Potential appeals of these decisions can add further delays and uncertainty.

The various regulatory requirements and approvals were established to serve specific public interests, policy objectives or government goals. For example, rules and processes exist to ensure the health and safety of residents, protect environmentally and culturally sensitive areas, and support economic development and a vibrant agricultural sector. Efforts to streamline these requirements need to balance these multiple goals.

What do you think?

 How can we streamline development approval processes, while balancing competing interests and the broader public interest?

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2. Mix: There are too many restrictions on what can be built to get the right mix of housing where it is needed.

Many people have pointed out that the mix of housing types being built does not fully reflect what people are looking for, and certain types of housing are not being built where demand is greatest. For example, the government has heard that not enough housing appropriate for families and seniors wishing to downsize is being built near transit, schools, workplaces and amenities.

Market conditions, provincial policies and plans, local planning priorities, and municipal zoning by-laws can all affect the type and location of housing.

Promoting "gentle" density and a mix of housing, and creative re-use of heritage properties and building design ideas can result in more housing, as well as economic and environmental benefits.

The character of some existing neighbourhoods will begin to change as new types of housing are built. The government has heard that plans to make more room for housing also need to respect the existing qualities of these neighbourhoods.

The 'Missing Middle' in New Homes

In recent years, there has been increasing public discussion about the lack of "missing middle" housing. This typically includes low-to-mid-rises, as well as ground-related housing types such as row/townhouses and semi-detached homes, located close to the services and amenities required for daily living (e.g., workplaces, schools and transit). "Missing middle" housing has also been used to refer to family-sized condo and apartment units and housing that is affordable to middle-income households, including non-luxury rental housing.



Figure 1 - Examples of different types of homes. 'Missing Middle' housing can come in the form of mid-rise buildings, stacked townhouses, townhouses, and semi-detached houses, and can be for sale or for rent.

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What do you think?

- How can we make the planning and development system more effective to build the kind of housing people want, and can afford, in the right places with the right supports (e.g., schools, transit and other amenities)?
- How can we bring new types of housing to existing neighbourhoods while maintaining the qualities that make these communities desirable places to live?
- How can we balance the need for more housing with the need for employment and industrial lands?

3. Cost: Development costs are too high because of high land prices and government-imposed fees and charges.

New housing development requires access to serviced land (land that has critical infrastructure like water and sewer lines in place). Some people have raised concerns that land prices are driven up because there is a lack of serviced land available for development in locations where people want to live. There have also been debates about how best to pay for that servicing and how to ensure it is done in the most cost-effective manner.

Development Charges

Under the Development Charges Act, 1997, municipalities are permitted to levy certain charges on new developments, including housing and commercial developments. These funds are designed to assist municipalities in paying a portion of the costs for growth related services, such as roads, water services, and police and fire services.

Under the Education Act, school boards may also levy education development charges. Education development charges are primarily levied by school boards that cannot accommodate new students in their existing schools and may only be used to purchase and prepare land for future school sites.

Government-imposed costs also make it more difficult and expensive to develop new housing. Examples include municipal and education development charges, planning and building approval fees and federal and provincial taxes.

Rental housing developers have noted that the challenges created by high land prices and government-imposed costs make some of their projects financially unfeasible due to the inability to attract investment capital.

Many of the investments in public infrastructure (e.g., sewer and water services, roads, etc.) needed to support housing development are funded by these fees and charges. There is a need to balance efforts to lower the costs of development with building and maintaining vital public infrastructure.



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What do you think?

- How can we lower the cost of developing new housing while ensuring that funds are available for growth-related infrastructure (e.g., water and sewer systems, fire and police services, schools, roads and transit)?
- How can we make sure that serviced land is available in the right places for housing?

4. Rent: It is too hard to be a landlord in Ontario, and tenants need to be protected.

It is hard for Ontarians to find rental housing that is affordable and meets their needs. In many urban areas, vacancy rates have fallen to historic lows. In northern and rural communities, a long-term shortage of suitable rental units has made it difficult for renters to find a home in their communities.

A rental unit can be an apartment, a house, a condominium unit, a unit in a retirement or care home, or a home in a mobile home park or land lease community.

Landlord and Tenant Board

The Landlord and Tenant Board (LTB) is an adjudicative tribunal that is accountable to Ontario's Ministry of the Attorney General, and makes decisions independent of government.

The LTB adjudicates disputes and also provides information to landlords and tenants about their rights and responsibilities under the Residential Tenancies Act, 2006.

Over the past few years, wait times for hearings and orders have increased at the LTB.

In Ontario, rental housing is regulated by the *Residential Tenancies Act, 2006*. This Act establishes rules for landlords and tenants, including rent increase rules. It also establishes the Landlord and Tenant Board, which helps landlords and tenants resolve disputes.

Many small landlords say the Act makes it difficult to be a landlord. On the other hand, tenants have said they need stronger protections against unlawful evictions and poorly maintained rental housing.

Second units, such as basement apartments, are an important part of the rental market and can make better use of existing homes. Yet creating new legal second units is difficult because of government requirements, such as the Building Code and local bylaws/restrictions.

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What do you think?

- How can we make the current system work better for landlords?
- What additional protections should be provided for tenants?
- How do we encourage homeowners to create legal second units and new rental supply?

5. Innovation: Other concerns, opportunities and innovations to increase housing supply.

The government is interested in other creative ideas to help increase the supply of housing. Some examples include:

- Innovative forms of homeownership
- State-of-the-art building designs and materials.
- Creative building design ideas to improve the quality of the community.

The government is also interested in hearing your input about other issues that people face when trying to find or afford a home, including issues that new home buyers face.

What do you think?

- How do we encourage innovation in the building industry while maintaining high standards of safety and efficiency?
- Are there any innovative forms of homeownership (e.g., shared ownership or rent-to-own models) that you feel could help make housing more attainable?
- Do you have any creative ideas to make better use of existing homes, buildings and neighbourhoods to increase the supply of housing?
- What other creative solutions could help increase the supply of housing?
- What type of protections would help new home buyers?



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Your privacy matters

Your privacy is important to us. By participating in this consultation through the online survey or sending your submission, you may be sharing some personal information with the Ministry of Municipal Affairs and Housing. Any personal information collected will be handled according to our Privacy Statement and used only for research and housing policy development purposes. This information is collected pursuant to section 4 of the Ministry of Municipal Affairs and Housing Act. Questions about the collection of personal information may be directed to:

Rack Simeon Director, Market Housing Branch Ministry of Municipal Affairs and Housing 777 Bay Street, 14th Floor Toronto, Ontario M5G 2E5 Phone: 416-585-6872 Email: <u>housingsupply@ontario.ca</u>



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