



Council Revised Agenda

Revised Items are Italicized.

Meeting Number: 6
March 19, 2019, 1:00 PM
Council Chamber

Alternate formats for this document are available upon request.
Council meetings are live video and audio streamed on the City's website.

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

Pages

1. CALL TO ORDER

INDIGENOUS LAND ACKNOWLEDGEMENT

We begin today by acknowledging that we walk upon the traditional territories of Indigenous Peoples and we recognize their history, spirituality, culture, and stewardship of the land. We are grateful to all Indigenous groups for their commitment to protect the land and its resources and we are committed to reconciliation, partnership and enhanced understanding.

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF PREVIOUS MINUTES

3.1 COUNCIL MINUTES FEBRUARY 26, 2019

17

1. That the Minutes of the Council Meeting held on February 26, 2019, be adopted.

4. PRESENTATIONS

5. DEPUTATIONS

6. COMMUNICATIONS

6.1 6-2019 LIQUOR LICENSE APPLICATION GO FOR TEA (WARD 3) (3.21)

31

(New Liquor License for indoor and outdoor areas)

That the request for the City of Markham to complete the Municipal Information Form be received for information.

- 6.2 7-2019 SPECIAL OCCASION LIQUOR PERMIT APPLICATION - FASHION SHOW AND FILM FUNDRAISER (WARD 1) (3.21) 35

Requesting an approval from the City of Markham for the sale of alcohol at the Fashion Show and Fundraiser for the film "Flames of Fury" to be held on May 4, 2019 from 7:00 pm to 12:00 a.m. at 7755 Bayview Avenue, Thornhill. The City's approval is a requirement of the Alcohol and Gaming Commission of Ontario (AGCO) to support the application of a Special Occasion Liquor Permit.

That the request for the City of Markham for a Special Occasion Liquor Permit be received and approved.

- 6.3 8-2019 LOCAL PLANNING APPEAL TRIBUNAL (LPAT) DECISION - VALLEYMEDE BUILDING AMA CORPORATION 36

5112 5122 AND 5248 14TH AVENUE AND 7768, 7778, 7788 AND 7798 MCCOWAN ROAD (13.13)

Summary from the City Solicitor:

On April 24, 2018, the Ontario Municipal Board (the OMB) approved and issued an order regarding the settlement between the City of Markham and Valleymede Building AMA Corporation (the “Appellant”) with respect to appeals by Valleymede Building AMA Corporation from the City’s failure to make a decision regarding applications for Official Plan and Zoning By-law Amendments for 5112, 5122 & 5248 14th Avenue and 7768, 7778, 7788 & 7798 McCowan Road, located on the northeast corner of 14th and McCowan Road.

The settlement permits the lands to be developed with ninety-six (96) townhouse dwellings. Each of the townhouse dwellings will be accessed from private condominium roads with building heights ranging from three (3) to four (4) storeys. The future public road access and proposed public park continue to straddle the boundary between the Appellant’s lands and the lands to the north, with the portion of the park on the Appellant’s lands proposed to have a site area of approximately 3,200 m², which equates to Valleymede’s required parkland dedication under the Planning Act.

The OMB approved an Official Plan Amendment (1987 Revised) that redesignates the subject lands from “Local Commercial Centre” to “Urban Residential Low Density” and a Zoning By-law Amendment that deletes the subject lands from the designated area of By-law 90-81, as amended, and incorporates them into the designated area of By-law 177-96 (the New Urban Area By-law) and zones them to permit the development outlined above. As the OMB has issued its final decision and issued an order regarding the Official

Plan Amendment and Zoning By-Law Amendment, those documents now require assignment of amendment and by-law numbers for administrative and municipal tracking purposes.

(By-law 2019-33 and 2019-34)

6.4 *9-2019 COMMUNICATION REGARDING THE AUGUST 15, 2019
LICENSING COMMITTEE HEARING RECOMMENDATION (50 LONG
ISLAND CRESCENT) (2.0)*

49

Email dated March 15, 2019 from Ken Menezes providing comments.

7. PROCLAMATIONS

7.1 PROCLAMATIONS AND FLAG RAISING REQUESTS (3.4)

No attachments.

1. That the following proclamations, issued by the City Clerk in accordance with the City of Markham Proclamation Policy, be received for information purposes:
 - a. Pakistan National Day - March 23, 2019
 - b. Greek Independence Day - March 25, 2019
 - c. World Autism Awareness Day - April 2, 2019
 - d. National Volunteer Week - April 7-13, 2019
 - e. Multiple Sclerosis Awareness Day - May 22, 2019
2. That the following new request for proclamation, issued by the City Clerk in accordance with the City of Markham Proclamation Policy, be received and added to the Five-Year Proclamations List approved by Council:
 - a. ALS Double Play 5KM Intentional Walk - June 8-15, 2019
3. That the following new request for proclamation be approved and added to the Five-Year Proclamations List approved by Council:
 - a. Pulmonary Fibrosis Awareness Week - September 15-21, 2019
4. That the following requests for flag to be raised at the Anthony Roman Markham Civic Centre flagpole, approved by the City Clerk in accordance with the City of Markham Community Flag Raisings & Flag Protocol Policy, be received for information purposes:
 - a. Pakistan National Day - March 23-30, 2019 (Organized by Canadians of Pakistani Origin)

- b. Greek Independence Day - March 25, 2019 (Organized by St. Panteleimon Greek Orthodox Church)
- c. World Autism Awareness Day - April 2-9, 2019 (Organized by Autism Ontario York Chapter)
- d. Multiple Sclerosis Awareness Day - May 22, 2019 (Organized by York Region Multiple Sclerosis Chapter)
- e. ALS Double Play 5KM Intentional Walk - June 8-15, 2019 (Organized by ALS Double Play)

8. REPORT OF STANDING COMMITTEES

8.1 REPORT NO.10 DEVELOPMENT SERVICES PUBLIC MEETING (FEBRUARY 19,2019)

Please refer to your February 19, 2019 Development Services Public Committee Agenda for reports.

To the Mayor and Members of Council:

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

8.1.1 PRELIMINARY REPORT APPLICATION BY KING SQUARE LIMITED FOR ZONING BY-LAW AMENDMENT TO PERMIT ADDITIONAL USES ON THE PHASE 1 LANDS KNOWN MUNICIPALLY AS 9390 WOODBINE AVENUE FILE NO. ZA 18 176569 (10.5)

51

1. That the presentation by staff on the proposal be received; and,
2. That the deputation on the proposal be received; and,
3. That the written submission on the proposal be received; and,
4. That the report dated January 28, 2019, entitled "Preliminary Report, Application by King Square Limited for Zoning By-law Amendment to permit additional uses on the Phase 1 lands known municipally as 9390 Woodbine Avenue" be received; and,
5. That the record of the Public Meeting held on February 19, 2019, with respect to the proposed Zoning By-law Amendment application (File ZA 18 176569), be received; and,
6. That the Zoning By-law Amendment application (File ZA 18 176569) submitted by King Square Limited to amend Zoning

By-law 165-80, as amended, to permit additional uses on the Phase 1 King Square Ltd. lands, be approved and that the by-law be finalized and enacted without further notice; and further,

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

(By-law 2019-35)

8.2 REPORT NO. 11 DEVELOPMENT SERVICES COMMITTEE (FEBRUARY 25, 2019)

Please refer to your February 25, 2019 Development Services Committee Agenda for reports.

To the Mayor and Members of Council:

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

8.2.1 PRELIMINARY REPORT CONDOR PROPERTIES LTD. LANGSTAFF PHASE 1A DEVELOPMENT ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION TO PERMIT

59

A MIXED-USE HIGH RISE DEVELOPMENT FOR 910 UNITS AT
25, 11, 9 AND 5 LANGSTAFF ROAD, SOUTHWEST OF YONGE
STREET AND HIGHWAY 407 FILE NOS: ZA/SU 18 162178,
WARD 1 (10.5, 10.7)

1. That the report dated February 25th, 2019, titled
“Preliminary Report, Condor Properties Ltd., Langstaff
Phase 1A Development, Zoning By-Law Amendment and
Draft Plan of Subdivision to permit a mixed-use high rise
development for 910 units at 25, 11, 9 and 5 Langstaff
Road, south west of Yonge Street and Highway 407, File
Nos: ZA/SU 18 162178, Ward 1”, be received; and,
2. That the proposed Zoning By-law Amendment and Draft
Plan of Subdivision applications be referred to the Thornhill
Sub-Committee for comments prior to the statutory Public
Meeting; and further,
3. That City Council direct the City Solicitor and Staff to
oppose any appeal of the application for Zoning By-law
Amendment and Draft Plan of Subdivision for 25, 11, 9 and
5 Langstaff Road, if an appeal(s)is/are made based on City
Council's failure to make a decision within the statutory

timeframe set out in the Planning Act, taking a position consistent with the planning comments set out in the report dated February 25th, 2019 and any further direction from the City Solicitor and the Commissioner of Development Services.

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|-------|--|-----|
| 8.2.2 | STEELES AVENUE WIDENING UPDATE - EAST OF MARKHAM ROAD TO NINTH LINE (WARDS 7 & 8) (5.10) | 88 |
| | <ol style="list-style-type: none"> 1. That the memorandum titled “Steeles Avenue Widening Update – East of Markham Road to Ninth Line (Wards 7 & 8)” be received; and, 2. That Council reiterates to the Regional Municipality of York the importance of timely completion of Steeles Avenue East between east of Markham Road and Ninth Line; and further, 3. That Staff be directed to do all things necessary to give effect to this resolution | |
| 8.2.3 | FEDERAL, PROVINCIAL AND REGIONAL AFFORDABLE AND RENTAL HOUSING INITIATIVES (10.0) | 101 |
| | <ol style="list-style-type: none"> 1. That the report entitled “Federal, Provincial and Regional Affordable and Rental Housing Initiatives” dated February 25, 2019 be received; and, 2. That the Federal Minister responsible for the Canada Mortgage and Housing Corporation be advised of Council’s support for the National Housing Strategy and the City of Markham’s interest in partnering with senior levels of government, non-profit housing organizations and rental cooperatives, and the private sector on a future eligible affordable and rental housing project in Markham; and, 3. That the report entitled “Federal, Provincial and Regional Affordable and Rental Housing Initiatives” dated February 25, 2019, be forwarded to: <ol style="list-style-type: none"> a. the Assistant Deputy Minister of Municipal Affairs and Housing and that Council express its support for inclusionary zoning and request the Province to provide additional financial incentives such as the deferral of provincial education development charges and an allocation of a portion of the non-resident speculation tax collected in York Region, in support of future eligible affordable and rental housing projects in | |

Markham; and

- b. the Commissioner of Corporate Services and the Chief Planner of York Region in response to the request for comments on the draft Rental Housing Incentives Guideline for purpose built rental housing, and that Council express its support for the Guideline and request the Region to consider a 60 month Regional development charge deferral, and a tax increment equivalent grant program for the Regional portion of property taxes for up to 10 years, in support of future eligible affordable and rental housing projects in Markham; and,
4. That the updated Affordable and Rental Housing Strategy for the City of Markham, to be brought forward for Markham Council considerations, include options for inclusionary zoning and additional financial incentives in response to the Region's draft Rental Housing Incentives Guideline, including a 60 month development charge deferral, a 48 month development application fee deferral, and an incentive equivalent to a 10 year tax increment equivalent grant on the Markham portion of the property taxes, for eligible affordable and rental housing projects in Markham; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

8.3 REPORT NO.12 GENERAL COMMITTEE (MARCH 4,2019)

Please refer to your March 4, 2019 General Committee Agenda for reports.

To the Mayor and Members of Council:

That the report of the General Committee be received & adopted. (Items 1 to 6):

8.3.1 2018 SUMMARY OF REMUNERATION AND EXPENSES FOR COUNCILLORS AND APPOINTEES TO BOARDS (7.0)

178

1. That the report titled "2018 Summary of Remuneration & Expenses for Councillors and Appointees to Boards" be received; and
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

8.3.2 OPERATIONS AND MAINTENANCE AGREEMENTS FOR

182

MUNICIPAL HIGHWAYS (5.0)

1. That the staff report entitled, Operations and Maintenance Agreements for municipal highways, be received; and,
2. That the Director of Operations be authorized to execute agreements between the City and other government entities and agencies relating to the operation and maintenance of municipal highways in the City of Markham, provided that the form and content of such agreements are satisfactory to the Commissioner of the Community and Fire Services and the City Solicitor; and further,
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

8.3.3 ANNUAL WATER QUALITY REPORT (JANUARY – DECEMBER 2018) (5.3)

185

1. That the report titled “Annual Water Quality Report (January-December 2018)” as required by Schedule 22 of Ontario Regulation 170/03, under the *Safe Drinking Water Act, 2002*, enclosed herein be received; and,
2. That the Annual 2018 Regulatory Water Quality Report (Attachment “A”), containing information for the Ministry of the Environment, Conservation and Parks (MECP) on water supply and quality as required by Section 11 of Ontario Regulation 170/03, under the *Safe Drinking Water Act, 2002*, be received; and,
3. That Council acknowledge that staff posted the Annual 2018 Detailed Regulatory Water Quality Report on the City’s website and that it has been made available electronically and in hard copy version since February 28, 2019 as per regulations; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

8.3.4 DIGITAL PAYMENT INITIATIVE (7.0)

200

1. That the memo entitled Digital Payment Initiative dated February 21th, 2019 be received; and,
2. **That the correspondence from Gail Leet, Chair, Seniors Advisory Committee, on behalf of the Seniors Advisory Committee be received; and,**

3. That Council approve discontinuing the acceptance of cash as a form of payment for property taxes effective January 1st, 2020; and,
4. That Staff report back in 2021 with the results and feedback of the initiative, along with possible future payment modification opportunities for Council consideration; and further,
5. That staff be authorized and directed to do all things necessary to give effect to this resolution.

8.3.5 VENDOR MANAGEMENT AUDIT- FOLLOW UP (7.0)

202

1. That the presentation provided by Veronica Bila, CPA, CA, CIA, Auditor General Partner/Project Manager entitled “Vendor Management Audit-Follow Up” be received; and,
2. That the report prepared by Geoff Rodrigues, CPA, CA, CIA, CRMA, ORMP, MNP LLP, Auditor General, City of Markham, entitled “Vendor Management Audit-Follow Up” be received; and further,
3. That staff be authorized and directed to do all things necessary to give effect to the recommendations.

8.3.6 RESIDENTIAL HOSPICE IN MARKHAM (12.2.6)

220

1. That the presentation by Mr. Andy Langer, Member of the Committee for an Age-Friendly Markham entitled “There is an Urgent Need for a Residential Hospice in Markham” be received; and,
2. **That Regional Councillor Jack Heath facilitate a meeting with various stakeholders; and,**
3. **That the City of Markham express its support for a residential hospice in Markham; and further,**
4. **That the City request the Provincial Government assist in funding a residential hospice in Markham based on the Province's funding formula.**

8.4 REPORT NO.13 DEVELOPMENT SERVICES PUBLIC MEETING (MARCH 5,2019)

Please refer to your March 5, 2019 Development Services Public Meeting Agenda for reports.

To the Mayor and Members of Council:

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

8.4.1 PRELIMINARY REPORT SARENA PROPERTIES LTD. ZONING BY-LAW AMENDMENT APPLICATION TO EXTEND PERMISSION FOR TEMPORARY USES AT 197 & 199 LANGSTAFF RD FILE NO.: ZA 18 257917, WARD 1 (10.5) 228

1. That the report dated February 25th, 2019, titled “PRELIMINARY REPORT, Sarena Properties Ltd., Zoning By-law Amendment application to extend permission for temporary uses at 197 & 199 Langstaff Road, File No.: ZA 18 257917, Ward 1”, be received; and,
2. That the Record of the Public Meeting held on March 5th, 2019 with respect to the proposed Zoning By-law Amendment application, be received; and,
3. That the application submitted by Sarena Properties Ltd. for a proposed Zoning By-law Amendment to extend permission for temporary uses 197 and 199 Langstaff Road, be approved and the draft Zoning By-law Amendment be finalized and enacted without further notice; and further,
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

8.5 *REPORT NO. 14. DEVELOPMENT SERVICES COMMITTEE (MARCH 18, 2019)*

Please refer to your March 18, 2019 Development Services Committee Agenda for reports.

To the Mayor and Members of Council:

That the report of the Development Services Committee be received and adopted (1 Item):

8.5.1 *INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE ONTARIO HERITAGE ACT DOUGLAS-HEISE HOUSE 15 WALES AVENUE, WARD 4 (16.11.3)* 234

1. That the staff report entitled “Intention to Designate a Property Under Part IV of the Ontario Heritage Act, Douglas-Heise House, Address: 15 Wales Avenue,” dated March 18, 2019, be received.

- 9. MOTIONS
- 10. NOTICE OF MOTION TO RECONSIDER
- 11. NEW/OTHER BUSINESS

Note: 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."

11.1 RECOMMENDATION FROM THE AUGUST 15, 2018 LICENSING COMMITTEE HEARING (50 LONG ISLAND CRESCENT) (2.0)

No attachment.

That the following recommendation of the Licensing Committee from the Hearing held on August 15, 2018, be approved and adopted:

1. That the application to remove three Austrian Pine trees on 50 Long Island Crescent, Markham, be **approved**; and,
2. That the applicant provide for 8 replacement trees. With a minimum of 2 to 4 trees to be planted on their property (81 Long Island Crescent), and a cash-in-lieu payment of \$300.00 per replacement tree to be provided for the remainder of the trees, which may be planted in a Markham park or natural area. The replacement trees must be of a size and native species deemed appropriate by staff.
3. That the recommendations are based on the unique characteristics of this case only and are neither intended to be precedent setting nor to be used as a basis for future cases.

11.2 2019 OPERATING AND CAPITAL BUDGETS (7.0)

249

1. That the report dated March 19, 2019 entitled, "2019 Operating and Capital Budgets" be received; and,
2. That Council approve a 1.97% property tax rate increase to the City's tax levy as follows:
 - a. 1.47% for day-to-day operations; and
 - b. 0.50% infrastructure investment; and,
3. That Council approve the 2019 Primary Operating Budget for City services of \$218,250,161 and Library of \$14,794,563 to a total of \$233,059,969 (excluding the 2018 surplus/deficit) which includes a 1.97% property tax rate increase, the principal components are detailed in

Appendices 1 and 2;

4. And That the gross operating expenditures of \$233,044,724, (excluding the 2018 surplus), be funded from the following sources:

	2019 Budget
Taxation Levies	\$160,550,320
Payments-in-lieu of Taxes	\$1,209,007
Grant & Subsidy Revenues	\$1,956,197
General Revenues (Investment Income, Penalty & Interest, Fines, Licences & Permits)	\$33,007,873
User Fees & Service Charges, Rentals and Sales	\$30,941,364
Other Income/ Recoveries	\$5,379,963
<u>Total Revenues</u>	<u>\$233,044,724</u>

5. That Council approve the remaining 2019 Capital Budget of \$103,266,046 for a total of \$124,686,057 (\$103,266,046 + \$21,420,011 pre-approved), the projects are detailed in Appendix 3; and,

6. That Council authorize Staff to purchase US dollars (USD) for applicable capital budget projects and make any budget adjustments necessary due to a variance between the budgeted USD exchange rate and the actual USD exchange rate at the time the USD are purchased; and,

7. That Council approve the 2019 Planning & Design Operating Budget totalling \$11,863,445, (excluding the 2018 surplus), the principal components of which are detailed in Appendix 4; and,

8. That Council approve the 2019 Engineering Operating Budget totalling \$8,932,747, (excluding the 2018 surplus), the principal components of which are detailed in Appendix 5; and,

9. That Council approve the 2019 Building Standards Operating Budget totalling \$9,332,205, (excluding the 2018 surplus), the principal components of which are detailed in Appendix 6; and,

10. That Council approve the 2019 Waterworks Operating Budget totalling \$131,920,556 (excluding the 2018 surplus), the principal components of

which are detailed in Appendix 7; and,

11. That upon finalization of the 2018 audited financial statements, the 2019 Operating, Planning & Design, Engineering, Building Standards, and Waterworks Operating Budgets be adjusted to reflect the 2018 operating results; and,

12. That a copy of the Budgets be made available to the public through the Clerk's Department, the City website and each of the Markham Public Libraries; and,

13. That the "Additional Financial Disclosure Requirements Pursuant to Ontario Regulation 284/09" be received for information purposes; and further,

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

12. ANNOUNCEMENTS

13. BY-LAWS - THREE READINGS

That By-laws 2019-32 to 2019-36 be given three readings and enacted.

Three Readings

- | | | |
|------|--|-----|
| 13.1 | BY-LAW 2019-32 ARISTA HOMES (UPPER UNIONVILLE) INC., PART LOT CONTROL EXEMPTION BY-LAW | 278 |
|------|--|-----|

A by-law to designate part of a certain plan of subdivision not subject to Part Lot Control, Blocks 35 and 36, Registered Plan 65M-4429, located on the east side of Ivanhoe Drive and Nipigon Avenue in the Upper Unionville community.

- | | | |
|------|---|-----|
| 13.2 | BY-LAW 2019-33 VALLEYMEDE BUILDING AMA CORPORATION, 5112, 5122 AND 5248 14TH AVENUE AND 7768, 7778 AND 7798 MCCOWAN ROAD, AMENDMENT TO THE IN FORCE OFFICIAL PLAN (REVISED 1987), AS AMENDED, APPROVED BY THE LOCAL PLANNING APPEAL TRIBUNAL (LPAT) | 280 |
|------|---|-----|

A by-law to adopt Amendment 253 to the Markham Official Plan (Revised 1987), as amended, to provide for a condominium townhouse development.

(Communication No. 8-2019)

(By-law 2019-33 approved by LPAT)

(For information only to facilitate the assignment of a By-law number)

- 13.3 BY-LAW 2019-34 VALLEYMEDE BUILDING AMA CORPORATION, 293
5112, 5122 ABD 5248 14TH AVENUE AND 7768, 7778 AND 7798
MCCOWAN ROAD, ZONING BY-LAW AMENDMENT APPROVED BY
THE LOCAL PLANNING APPEAL TRIBUINAL (LPAT)

A by-law to amend By-law 90-81, as amended , to deleted lands from the designated area, and By-law 177-96, as amended, to incorporate lands into the designated area.

(Communication No. 8-2019)

(By-law 2019-34 approved by LPAT)

(For information only to facilitate the assignment of a By-law number)

- 13.4 BY-LAW 2019-35 KING SQUARE LIMITED, 9390 WOODBINE AVENUE, 299
ZONING BY-LAW AMENDMENT

A By-law to amend By-law 165-80, as amended by By-law 2009-116, to permit additional uses on the subject property.

(Report No. 10, Item 8.1.1)

- 13.5 BY-LAW 2019-36 ROAD DEDICATION BY-LAW (KIRKHAM DRIVE) 303

A by-law to dedicate certain lands as part of the highways of the City of Markham (Part Lot 4, Concession 8, designated as Parts 1, 2 and 3, Plan 65R-38094 - Kirkham Drive)

14. CONFIDENTIAL ITEMS

14.1 COUNCIL - MARCH 19, 2019

- 14.1.1 PERSONAL MATTERS ABOUT AN IDENTIFIABLE
INDIVIDUAL, INCLUDING MUNICIPAL OR LOCAL BOARD
EMPLOYEES (BOARD / COMMITTEE APPOINTMENTS AND
RESIGNATIONS) (16.24) [Section 239 (2) (b)]

No attachments.

- 14.1.2 PERSONAL MATTERS ABOUT AN IDENTIFIABLE
INDIVIDUAL, INCLUDING MUNICIPAL OR LOCAL BOARD
EMPLOYEES (BOARD/ COMMITTEE APPOINTMENTS AND
RESIGNATIONS) (16.24) [Section 239 (2) (b)]

No attachments.

- 14.1.3 PERSONAL MATTERS ABOUT AN IDENTIFIABLE
INDIVIDUAL, INCLUDING MUNICIPAL OR LOCAL BOARD

EMPLOYEES (BOARD/ COMMITTEE APPOINTMENTS AND RESIGNATIONS) (16.24) [Section 239 (2) (b)]

No attachments.

14.2 NEW/ OTHER BUSINESS

14.2.1 GENERAL COMMITTEE CONFIDENTIAL MINUTES - FEBRUARY 4, 2019 (16.0) [Section 239 (2) (c)]

Note: At the March 4, 2019 General Committee Meeting, this matter was referred to the March 19, 2019 Council meeting for consideration.

14.2.2 BUDGET COMMITTEE CONFIDENTIAL MINUTES - JANUARY 29, 2019 (16.0) [Section 239 (2) (c)]

Note: At the March 4, 2019 General Committee Meeting, this matter was referred to the March 19, 2019 Council meeting for consideration.

14.2.3 PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL, INCLUDING MUNICIPAL OR LOCAL BOARD EMPLOYEES (6.3) [Section 239 (2) (b)]

Note: At the March 4, 2019 General Committee Meeting, this matter was referred to the March 19, 2019 Council meeting for consideration.

Note: A confidential memorandum dated March 14, 2019 from the Commissioner, Community & Fire Services, providing an updated on the Parks Naming is attached.

14.3 *DEVELOPMENT SERVICES COMMITTEE - MARCH 18, 2019*

14.3.1 *ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE, INCLUDING COMMUNICATIONS NECESSARY FOR THAT PURPOSE - [Section 239 (2) (f)] – 15 WALES AVENUE (WARD 4) (8.0)*

15. **CONFIRMATORY BY-LAW - THREE READINGS**

That By-law 2019-37 be given three readings and enacted.

Three Readings

BY-LAW 2019-37 A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL MEETING OF MARCH 19, 2019.

No attachment

16. ADJOURNMENT



Council Minutes

Meeting Number: 5
February 26, 2019, 6:00 PM
Council Chamber

Roll Call	Mayor Frank Scarpitti	Councillor Reid McAlpine
	Deputy Mayor Don Hamilton	Councillor Karen Rea
	Regional Councillor Jack Heath	Councillor Andrew Keyes
	Regional Councillor Joe Li	Councillor Amanda Collucci
	Regional Councillor Jim Jones	Councillor Khalid Usman
	Councillor Keith Irish	Councillor Isa Lee
	Councillor Alan Ho	
Staff	Andy Taylor, Chief Administrative Officer	Bryan Frois, Chief of Staff
	Trinela Cane, Commissioner, Corporate Services	Kimberley Kitteringham, City Clerk
	Brenda Librecz, Commissioner, Community & Fire Services	Martha Pettit, Deputy City Clerk
	Arvin Prasad, Commissioner, Development Services	John Wong, Technology Support Specialist II
	Catherine Conrad, City Solicitor & Acting Director, Human Resources	Andrea Berry, Sr. Manager, Corp Comm & Community Engagement
	Joel Lustig, Treasurer	

Alternate formats for this document are available upon request

1. CALL TO ORDER

The meeting of Council convened at 6:02 PM on February 26, 2019 in the Council Chamber.

Mayor Frank Scarpitti presided.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. APPROVAL OF PREVIOUS MINUTES**3.1 COUNCIL MINUTES FEBRUARY 12, 2019**

Moved by Councillor Keith Irish

Seconded by Councillor Amanda Collucci

1. That the Minutes of the Council Meeting held on February 12, 2019, be adopted.

Carried

4. PRESENTATIONS

There were no presentations.

5. DEPUTATIONS

There were no deputations.

6. COMMUNICATIONS**6.1 5-2019 LIQUOR LICENSE APPLICATION LANNA CUISINE (WARD 3)
(3.21)**

(New Liquor License for indoor areas)

Moved by Regional Councillor Jack Heath

Seconded by Councillor Andrew Keyes

That the request for the City of Markham to complete the Municipal Information Form be received for information.

Carried

7. PROCLAMATIONS**7.1 PROCLAMATION AND FLAG RAISING REQUESTS (3.4)**

There were no proclamations.

8. REPORT OF STANDING COMMITTEE**8.1 REPORT NO. 7 DEVELOPMENT SERVICES COMMITTEE (FEBRUARY
11, 2019)**

Moved by Councillor Keith Irish

Seconded by Councillor Isa Lee

To the Mayor and Members of Council:

That the report of the Development Services Committee be received & adopted.

(Items 1 to 2):

Carried

8.1.1 DESTINATION MARKHAM STRATEGY (10.16)

Moved by Councillor Keith Irish

Seconded by Councillor Isa Lee

1. That the staff report entitled, “Destination Markham Strategy”, dated February 11th, 2019 be received; and,
2. That Council approve the Destination Markham Strategy and forward it to the newly incorporated destination marketing organization and relevant city departments; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.1.2 WHISTLE CESSATION ON STOUFFVILLE GO LINE – THREE RURAL CROSSINGS (WARD 5) (5.12)

Moved by Councillor Keith Irish

Seconded by Councillor Isa Lee

1. That the report dated February 11, 2019 entitled “Whistle Cessation on Stouffville GO Line – Three Rural Crossings (Ward 5)” be received; and,
2. That the Mayor and Clerk be authorized to enter into agreements and/or a memorandum of understanding (as required) with Metrolinx and York Region for construction of crossing safety features and implementation of whistle cessation at three (3) rural crossings (Elgin Mills Road, 9th Line and 19th Avenue) on the Stouffville GO Line, in a form satisfactory to the City Solicitor and the Chief Administrative Officer (CAO); and,
3. That the Mayor and Clerk be authorized to enter into At-Grade Crossing Modification Agreements, Crossing Agreements or similar agreements (as required) with Metrolinx for modification of the existing crossings to incorporate new crossing safety features and to implement whistle cessation at three (3) rural crossings on the

Stouffville GO Line, in a form satisfactory to the City Solicitor and the CAO; and,

4. That the Mayor and Clerk be authorized to enter into the Metrolinx Liability/ Insurance/Indemnity Agreement or similar agreement (as required), which requires the road authorities to obtain insurance and assume full responsibility/liability for any claims, damages, etc., resulting from incidents that arise from or would not have arisen but for whistle cessation, in a form satisfactory to the City Solicitor and the CAO; and,
5. That Schedule “A” to the City’s Train Whistle Cessation By-law 2018-19 be amended to include the Elgin Mills Road crossing and the 19th Avenue crossing; and,
6. That the Regional Municipality of York be requested to confirm 100% funding (budget:\$43,159) and 100% liability for grade rail crossing at 9th Line (Regional Road 69), and requested to enter into an agreement or memorandum of understanding (as required) with the City of Markham and Metrolinx for construction of crossing safety features and implementation of whistle cessation at the 9th Line crossing, and enter into any additional necessary agreements with Metrolinx for implementation of whistle cessation at the 9th Line crossing; and,
7. That the Regional Municipality of York be requested to implement a 24-hour whistle cessation by-law for the 9th Line crossing; and,
8. That the Regional Municipality of York be requested to pass a Regional Council resolution for the implementation of whistle cessation for the 9th Line crossing; and further,
9. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.2 REPORT NO. 8 GENERAL COMMITTEE (FEBRUARY 19, 2019)

Moved by Regional Councillor Jack Heath

Seconded by Councillor Reid McAlpine

To the Mayor and Members of Council:

That the report of the General Committee be received & adopted. (Items 1 to 4):

Carried

8.2.1 AWARD OF CONSTRUCTION TENDER 134-T-18 WEST THORNHILL – PHASE 2D STORM SEWER AND WATERMAIN REPLACEMENT (7.12)

Moved by Regional Councillor Jack Heath

Seconded by Councillor Reid McAlpine

1. That the report entitled “Award of Construction Tender 134-T-18 West Thornhill – Phase 2D Storm Sewer and Watermain Replacement” be received; and,
2. That the contract for Tender 134-T-18 West Thornhill – Phase 2D Storm Sewer and Watermain Replacement be awarded to the lowest priced Bidder, KAPP Infrastructure Inc. in the amount of \$7,579,708.08, inclusive of HST; and,
3. That a 10% contingency in the amount of \$757,970.81 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 construction award in the amount of \$8,337,678.89 (\$7,579,708.08 + \$757,970.81) be funded from the following capital projects:
 - a. 058-6150-19239-005 “West Thornhill Flood Control Implementation - Phase 2D Construction”;
 - b. 053-5350-19245-005 “Cast Iron Watermain Replacement – West Thornhill Phase 2D” as outlined under the financial considerations section in this report; and,
5. That the remaining funds in project #19239 “West Thornhill Flood Control Implementation - Phase 2D Construction” in the amount \$1,734,931.67 will not be required from the Stormwater Fee Reserve and the budget remaining in project #19245 “Cast Iron Watermain Replacement – West Thornhill Phase 2D” in the amount of \$1,266,495.44 will be returned to the original funding source; and,
6. That a 5-year moratorium be placed on any major servicing and utility installation along restored areas including Grandview Avenue (Jewell St to Henderson Ave), Highland Park Blvd – North/ South leg (from Grandview Ave to Highland Park Blvd), Henderson Avenue (from Grandview Ave to Dalmeny Rd) and Dalmeny Road (from Henderson Ave Cul-de-sac); and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.2.2 AWARD OF RFP 224-R-18 CONSULTING ENGINEERING SERVICES FOR CAST IRON WATERMAIN REPLACEMENT/ REHABILITATION DESIGN AND CONTRACT ADMINISTRATION (7.12)

Moved by Regional Councillor Jack Heath

Seconded by Councillor Reid McAlpine

1. That the report entitled “Award of RFP 224-R-18 Consulting Engineering Services for Cast Iron Watermain Replacement/ Rehabilitation Design and Contract Administration ” be received; and,
2. That the Phase 1 (Laureleaf Area) detailed design work under contract 224-R-18 Consulting Engineering Services for Cast Iron Watermain Replacement/ Rehabilitation Design be awarded to the highest ranked, lowest priced Bidder, LEA Consulting Ltd., in the amount of \$289,391.19, inclusive of HST; and,
3. That a 10% contingency in the amount of \$28,939.12, inclusive of HST, be established to cover any additional design costs for Phase 1 (Laureleaf Area) 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 Consulting Engineering Services for Phase 1 (Laureleaf Area) detailed design award in the amount of \$318,330.31 (\$289,391.19 + \$28,939.12) be funded from the capital project 053-6150-19242-005 “Cast Iron Watermain Replacement – Design”; and,
5. That the remaining budget of \$88,669.69 in capital project #19242 “Cast Iron Watermain Replacement – Design” will be returned to the original funding source; and,
6. That the 2020/21 contract administration and design work under contract 224-R-18 Consulting Engineering Services for Cast Iron Watermain Replacement/ Rehabilitation Design be awarded to the highest ranked, lowest priced Bidder, LEA Consulting Ltd., in the following amounts (inclusive of 10% contingency):
 - 2020 Contract Administration Phase 1 (Laureleaf Area) in the amount of \$277,435.61 (\$252,214.20 + (\$25,221.42 - contingency))
 - 2020 Design Phase 2 (various locations) in the amount of \$289,042.26 (\$262,765.69 + (\$26,276.57- contingency))

- 2021 Contract Administration Phase 2 (various locations) in the amount of \$264,395.07 (\$240,359.15 + (\$24,035.92-contingency)); and,
7. That the Consulting Engineering Services for construction and design award amounts for 2020/21 be requested as part of the 2020 and 2021 Capital budget process, subject to Council approval of the respective years capital budgets; and further,
 8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.2.3 PROPOSED PREGNANCY OR PARENTAL LEAVE POLICY FOR MEMBERS OF COUNCIL (12.1)

Moved by Regional Councillor Jack Heath

Seconded by Councillor Reid McAlpine

1. That the report titled, "*Proposed Pregnancy or Parental Leave Policy for Members of Council*" be received for information purposes; and,
2. That Markham City Council adopt the proposed *Pregnancy or Parental Leave Policy for Members of Council* included as **Appendix "A"** and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

8.2.4 REVISED COUNCIL CODE OF CONDUCT IN ACCORDANCE WITH BILL 68 (16.23)

Moved by Regional Councillor Jack Heath

Seconded by Councillor Reid McAlpine

1. That the report titled, "*Revised Council Code of Conduct in Accordance with Bill 68*" be received for information purposes; and,
2. That Markham City Council adopt the revised *Council Code of Conduct* included as **Appendix "C"** to this report; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.3 REPORT NO. 9 DEVELOPMENT SERVICES COMMITTEE (FEBRUARY 25, 2019)

Moved by Regional Councillor Jim Jones

Seconded by Councillor Keith Irish

To the Mayor and Members of Council:

That the report of the Development Services Committee be received & adopted.

(Item 1):

Carried

8.3.1 CITY OF MARKHAM COMMENTS ON PROPOSED AMENDMENT 1
TO THE GROWTH PLAN FOR THE GREATER GOLDEN
HORSESHOE, 2017 (10.0)

Moved by Regional Councillor Jim Jones

Seconded by Councillor Keith Irish

1. That the report entitled, “City of Markham Comments on Proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe, 2017”, dated February 25, 2019, be received; and,
2. That this report, including specific recommendations for changes to Proposed Amendment 1, as summarized in **the Revised** Appendix ‘A’, be forwarded to the Assistant Deputy Minister of Municipal Affairs and Housing, and York Region, as the City of Markham’s comments on Proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe, the associated proposed framework for provincially significant employment zones, and the associated proposed Ontario regulation changes; and,
3. That the Province not allow urban expansions outside of a municipal comprehensive review, except where such expansions are initiated by a local municipality, are minor and are contiguous to an existing urban area with full servicing; and,
4. That the Province be advised that the City of Markham does not support the conversion of employment lands outside of the municipal comprehensive review process; and,
5. That the Province consult with the City of Markham and York Region staff on the proposed provincially significant employment zones to further refine the mapping having regard to local planning considerations; and,
6. That the Province provide a predictable **and guaranteed** program of transit funding to ensure delivery of higher order transit that is critical to support intensification in Markham; and further,

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

Carried

Amendment:

Moved by Mayor Frank Scarpitti

Seconded by Councillor Khalid Usman

Mayor Frank Scarpitti vacated the Chair and Regional Councillor Jack Heath assumed the Chair for discussion on the amendment.

Council consented to amend Recommendation #6 in the Revised Appendix 'A' to include the following:

Recommendation 6: That the Province not allow urban expansions outside of a municipal comprehensive review, except where such expansions are initiated by a local municipality, are minor and are contiguous to an existing urban area with full servicing **or which promotes inter-municipal connectivity and provides a compelling public benefit to the community.**

Mayor Frank Scarpitti resumed the Chair.

Carried

9. MOTIONS

There were no motions.

10. NOTICE OF MOTION TO RECONSIDER

There were no notices of motions.

11. NEW/OTHER BUSINESS

11.1 NEW/ OTHER BUSINESS: DECLARATION OF SURPLUS LANDS RELATING TO THE EAST-WEST ROAD SOUTH OF THE AANIIN COMMUNITY CENTRE (8.0)

Moved by Regional Councillor Jack Heath

Seconded by Councillor Khalid Usman

1. That the notice of proposed sale for the City owned lands legally described as Part of Lot 5, Concession 7, being Part 1 on Reference Plan 65R-38206 attached hereto as Attachment No. 1, City of Markham, Regional Municipality of York, be confirmed.

Carried

11.2 NEW/OTHER BUSINESS: WATER & WASTEWATER RATE PUBLIC CONSULTATION MEETING (16.0)

Moved by Councillor Amanda Collucci

Seconded by Councillor Andrew Keyes

1. That the minutes from the February 19, 2019 Water/Wastewater Rate Public Consultation meeting be received; and,
2. That the 2019 City of Markham's ("City") water/wastewater rate be increased by \$0.3238/m³ from \$4.1442/m³ to \$4.4680/m³ effective April 1, 2019; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

(By-law 2019-30)

Carried

11.3 NEW/OTHER BUSINESS: APPOINTMENT TO DEVELOPMENT SERVICES SUB-COMMITTEES (16.24)

Moved by Regional Councillor Jim Jones

Seconded by Councillor Keith Irish

Unionville Subcommittee

1. That the following Members of Markham Council be appointed to the Unionville Subcommittee for a term ending November 14, 2022, to take effect immediately:
 - Deputy Mayor Don Hamilton (Chair)
 - Councillor Alan Ho
 - Councillor Reid McAlpine
 - Councillor Amanda Collucci; and,
2. That planning and development matters pertaining to Markham Centre Advisory Committee be included as part of the mandate of the Unionville Subcommittee and that community representatives be invited to attend where there are specific agenda items; and,
3. That planning and development matters related to Historical Unionville Community Vision committee be included as part of the mandate of the Unionville Subcommittee and that community representatives be invited to attend where there are specific agenda items; and,
4. That the Chair and Vice-Chair of Development Services Committee are ex-officio Members of the Unionville Subcommittee; and further,
5. That the Unionville Subcommittee Terms of Reference be amended, accordingly.

Markham Subcommittee

1. That the following Members of Markham Council be appointed to the Markham Subcommittee for a term ending November 14, 2022, to take effect immediately:
 - Regional Councillor Jack Heath (Chair)
 - Councillor Karen Rea
 - Councillor Amanda Collucci
 - Councillor Andrew Keyes; and,
2. That planning and development matters related to Cornell Advisory Group be included as part of the mandate of the Markham Subcommittee and that community representatives be invited to attend where there are specific agenda items; and,
3. That planning and development matters related to Markham Main Street Committee be included as part of the mandate of the Markham Subcommittee and that community representatives be invited to attend where there are specific agenda items; and,
4. That the Chair and Vice-Chair of Development Services Committee are ex-officio Members of the Markham Subcommittee; and further,
5. That the Markham Subcommittee Terms of Reference be amended, accordingly.

Thornhill Subcommittee

1. That the following Members of Markham Council be appointed to the Thornhill Subcommittee for a term ending November 14, 2022, to take effect immediately:
 - Regional Councillor Jim Jones (Chair)
 - Councillor Keith Irish
 - Councillor Khalid Usman;
 - Councillor Isa Lee; and,
2. That planning and development matters related to the Langstaff area be included as part of the mandate of the Thornhill Subcommittee; and,
3. That the Chair and Vice-Chair of Development Services Committee are ex-officio Members of the Thornhill Subcommittee; and further,
4. That the Thornhill Subcommittee Terms of Reference be amended, accordingly.

Milliken Subcommittee

1. That the following Members of Markham Council be appointed to the Milliken Subcommittee for a term ending November 14, 2022, to take effect immediately:
 - Regional Councillor Joe Li (Chair)
 - Councillor Khalid Usman
 - Councillor Isa Lee; and,
2. That planning and development matters related to the Milliken Mills Main Street Advisory Committee be included as part of the mandate of the Milliken Subcommittee and that community representatives be invited to attend where there are specific agenda items; and,
3. That the Chair and Vice-Chair of Development Services Committee are ex-officio Members of the Milliken Subcommittee; and further,
4. That the Milliken Subcommittee Terms of Reference be amended, accordingly.

Carried**Amendment:**

Council consented to appoint Councillor Isa Lee to the Thornhill Subcommittee and that the Chair and Vice-Chair of Development Services Committee be ex-officios of all the Subcommittees.

12. ANNOUNCEMENTS

There were no announcements.

13. BY-LAWS - THREE READINGS

Moved by Councillor Isa Lee

Seconded by Councillor Khalid Usman

That By-laws 2019-28 to 2019-30 be given three readings and enacted.

Carried

Three Readings

13.1 BY-LAW 2019-28 CORNELL ROUGE DEVELOPMENT CORPORATION, PART LOT CONTROL EXEMPTION BY-LAW

A by-law to designate part of a certain plan of subdivision not subject to Part Lot Control, Blocks 215 and 216 (inclusive), Registered Plan 65M-4354, 1878 to 1902 Donald Cousens Parkway.

Carried

13.2 BY-LAW 2019-29 CORNELL ROUGE DEVELOPMENT CORPORATION, PART LOT CONTROL EXEMPTION BY-LAW

A by-law to designate part of a certain plan of subdivision not subject to Part Lot Control, Blocks 96-101 (inclusive), Registered Plan 65M-4513, 22-66 Harvest Filed Road.

Carried

13.3 BY-LAW 2019-30 2018 WATER/WASTEWATER RATES (EFFECTIVE APRIL 1, 2019)

A by-law to amend By-law No. 2002-276, being a by-law to impose fees or charges for services or activities provided or done by the City of Markham.

(New/Other Business Item 11.2)

Carried

14. CONFIRMATORY BY-LAW - THREE READINGS

Moved by Councillor Alan Ho

Seconded by Councillor Karen Rea

That By-law 2019-31 be given three readings and enacted.

Three Readings

BY-LAW 2019-31 A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE
COUNCIL MEETING OF FEBRUARY 26, 2019.

Carried

15. ADJOURNMENT

Moved by Councillor Isa Lee
Seconded by Councillor Keith Irish

That the Council meeting be adjourned at 7:02 p.m.

Carried

Kimberley Kitteringham
City Clerk

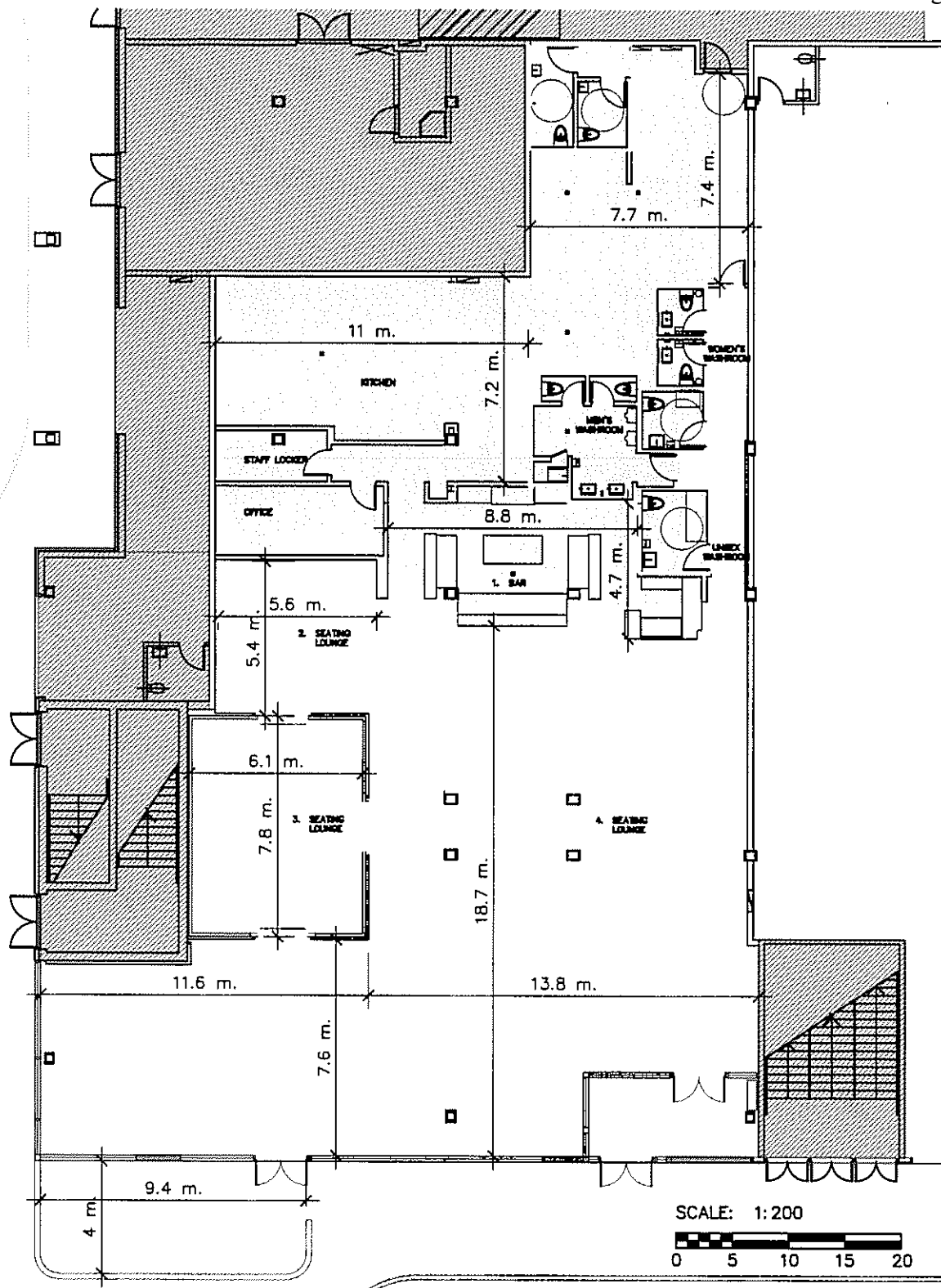
Frank Scarpitti
Mayor

Alcohol and Gaming Commission of Ontario
Licensing and Registration
90 SHEPPARD AVE E SUITE 200
TORONTO ON M2N 0A4
Fax: 416-326-8711
Tel: 416-326-8700 or 1-800-522-2876 toll free in Ontario

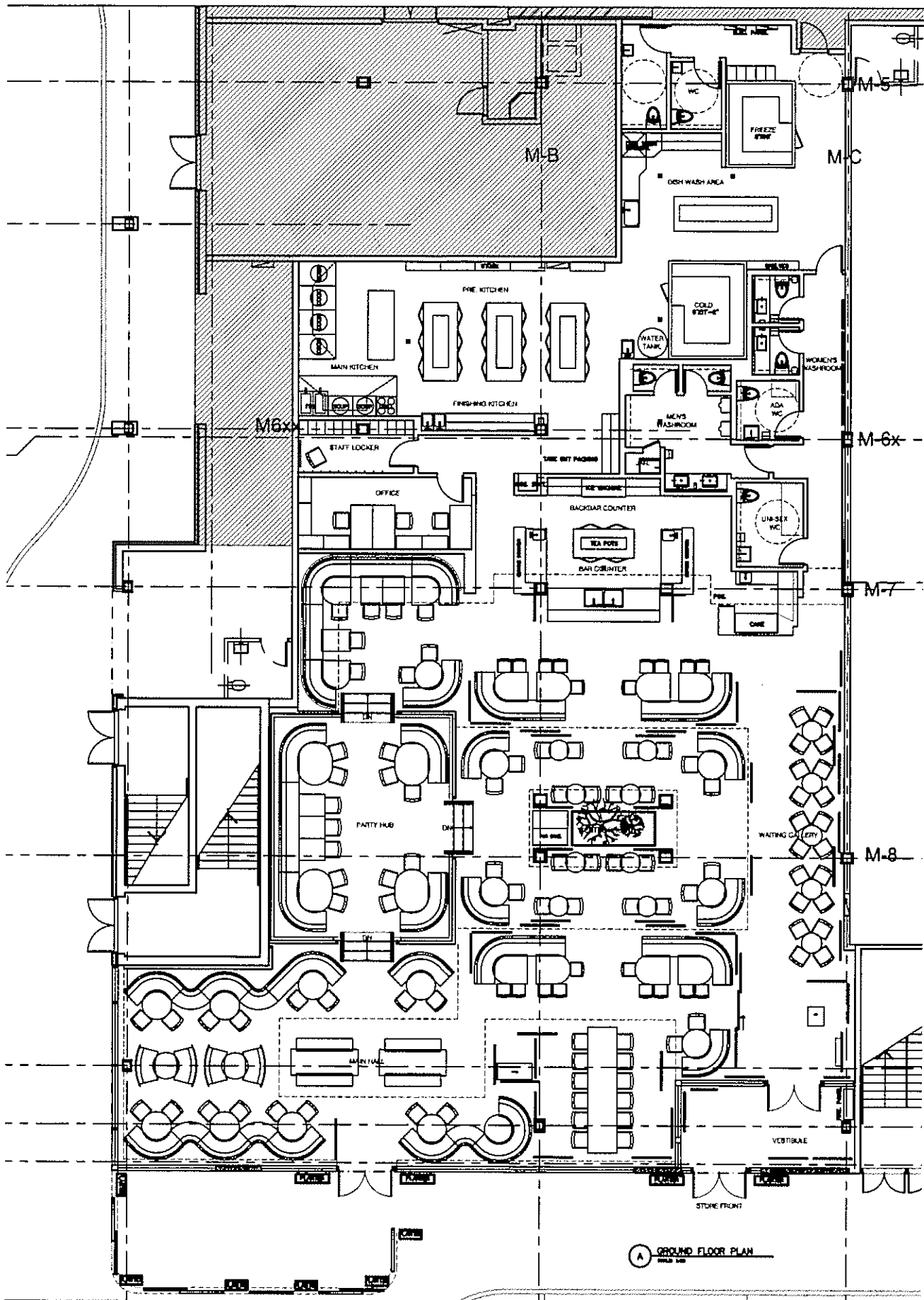
What is the closest major intersection to the restaurant? ENTERPRISE & WARDEN	What is the distance between the restaurant and the closest residential area? (In kilometres) \pm 50 metres
Does the restaurant have a valid Business Licence Issued by the City of Markham? <input checked="" type="radio"/> Yes <input type="radio"/> No Business Licence Number: 19-102099-EE	Does the restaurant have a working Fire Alarm System? <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, please note that a Business Licence is required.	
Type of restaurant (select one) <input checked="" type="radio"/> Family <input type="radio"/> Roadhouse <input type="radio"/> Sports Bar <input type="radio"/> Fine Dining <input type="radio"/> Take Out <input type="radio"/> Cafe	
What, if any, entertainment or amusements will be provided in the restaurant? (select all that apply) <input type="radio"/> Karaoke <input checked="" type="radio"/> Live Entertainment <input type="radio"/> Casino <input type="radio"/> Off-Track Betting <input type="radio"/> Arcade	
Is the liquor licence application for an expansion of the existing operations? <input type="radio"/> Yes <input checked="" type="radio"/> No	
If yes, please provide the <u>current</u> existing maximum seating capacity: _____	
If no, please provide the <u>planned</u> existing maximum seating capacity: 200	
Location History	
Has a Building Permit been applied for or obtained for this location? <input type="radio"/> Yes Building Permit Number: 2015-146899 <input type="radio"/> No	
Was the location previously used as a restaurant? <input type="radio"/> Yes <input checked="" type="radio"/> No	
If no, a Building Permit is required. Contact Building Services at 905-477-7000 ext. 4870 for more information.	
If the location was previously used as a restaurant, has construction or alteration been proposed? <input type="radio"/> Yes <input type="radio"/> No	
If yes, please provide Alteration Permit Number: _____	


Applicant's Signature

March 4-2019
Date



Area Number	Exact Location of Licensed Area	Indoor or Outdoor	Total area (length & width) m ² or sq. ft.	Estimated capacity
1	Bar	In	42.7 m ²	—
2	Seating Lounge	In	323.4 m ²	20
3	Seating Lounge	In	48.4 m ²	28
4	Seating Lounge	In	333.8 m ²	128
5	Patio	Out	37.5 m ²	20



(A) GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"

To whom it may concern,

My name is Alison Mullings, I am a producer of an Indie film "Flames of Fury". I am requesting a letter of approval for the sale of alcohol at a fundraising event to be hosted the 4th of May 2019.

This fundraiser is a fashion show event at the Thornhill Community Centre, there will also be live music and comedy at this event. The facility requires us to obtain a liquor license for the sale of alcohol as they do not have their own liquor license.

Our feature film is a film written, directed and produced by women. It deals with world issues and mental issues, and we believe it's a story worth telling.

The location for the fashion show event:
7755 Bayview Ave
Thornhill, ON
L3T 4P1

The event will take place May 4th, 2019 from 7:00 pm - 12:00 am. Emily Bolanos, Gloria Yazdani and myself will be responsible for the liquor license. We will be hosting 150 people at this event, there will be food and drinks provided at the fashion show and a silent auction as well.

The liquor license application has been sent in and there is no disapproval or any issues with the application.

Because we are not a non-profit organization the AGCO has requested that I send a letter to a City Clerk to request a letter of approval for this public event.

We look forward to your letter,

Thank you,

Alison Mullings
Producer
416-556-9012
alison_jmullings@hotmail.com
flamesoffurymovie@gmail.com

Local Planning Appeal Tribunal
Tribunal d'appel de l'aménagement
local



ISSUE DATE: April 24, 2018

CASE NO(S): PL140409

The Ontario Municipal Board (the “OMB”) is continued under the name Local Planning Appeal Tribunal (the “Tribunal”), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Valleymede Building AMA Corporation
Subject:	Request to amend the Official Plan - Failure of the City of Markham to adopt the requested amendment
Existing Designation:	“Urban Residential (Low Density)” and “Local Commercial Centre (LC)”
Proposed Designated:	“High Density II Housing” and Site Specific
Purpose:	To permit the development of three 4-storey residential buildings
Property Address/Description:	5112, 5122 & 5248 14 th Avenue and 7768, 7778, 7788, & 7798 McCowan Road
Municipality:	Town of Markham
Approval Authority File No.:	OP/ZA 12 117316
OMB Case No.:	PL140409
OMB File No.:	PL140409
OMB Case Name:	Valleymede Building AMA Corporation v. Markham (City)

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Valleymede Building AMA Corporation
Subject:	Application to amend Zoning By-law No. 90-81 - Refusal or neglect of the City of Markham to make a decision
Existing Zoning:	“Local Commercial (LC)” and “Residential Development (RD)”

Proposed Zoning:	"Residential - High Density (RHD)"
Purpose:	To permit the development of three 4-storey residential buildings
Property Address/Description:	5112, 5122 & 5248 14 th Avenue and 7768, 7778, 7788, & 7798 McCowan Road
Municipality:	Town of Markham
Municipality File No.:	OP/ZA 12 117316
OMB Case No.:	PL140409
OMB File No.:	PL140410

Heard: April 6, 2018 by Telephone Conference Call ("TCC")

APPEARANCES:

Parties

Counsel

City of Markham ("City")	C. Conrad L. Valentini
York Catholic District School Board	T. McRae
10616389 Canada Limited	R. Webb
Regional Municipality of York	B. Montgomery S. Gosal (student-at-law)
Valleymede Building AMA Corporation	I. Andres

MEMORANDUM OF ORAL DECISION DELIVERED BY R. G. M. MAKUCH ON APRIL 6, 2018 AND ORDER OF THE TRIBUNAL

[1] The former Ontario Municipal Board issued an order on consent of the parties in these matters on July 31, 2015 allowing the appeals and approving the Master Concept Plan in principle but withheld its final order respecting the Official Plan and Zoning By-law Amendments ("ZBLA") until the parties were able to provide the Board with final versions of these documents.

[2] The Tribunal notes that 10616389 Canada Limited has recently purchased the property formerly owned by Maria Emer who was a party in these matters and has replaced her as party.

[3] Valleymede Building AMA Corporation (“Valleymede”) now brings a motion for an Order of the Board, pursuant to s. 17(50) and 34(26) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, which:

- a) allows Valleymede’s appeals, in part;
- b) amends the Official Plan of the Markham Planning Area (Revised 1987), as amended (the “1987 OP”), in accordance with the proposed amendment attached to the Affidavit of Bill C. M. Tam, sworn March 28, 2018 as Exhibit “G” (“1987 OPA”);
- c) amends City of Markham City Zoning By-law Nos. 90-81 and 177-96, as amended, in accordance with the proposed amendment. In the time since the Ontario Municipal Board’s decision was issued, Valleymede and the owner to the north have reconsidered the form of development proposed for the subject lands, particularly in light of the servicing constraints arising out of the capacity of the existing sanitary sewer infrastructure. As a result of these constraints, Valleymede decided to further revise its development proposal to remove the two six-storey buildings and to significantly reduce the unit count.

[4] The Board found in its July 31, 2015 decision that the original development proposal conformed with the 2006 Growth Plan for the Great Golden Horseshoe (“Growth Plan”). The Growth Plan has since been updated, and the new 2017 Growth Plan came into effect on July 1, 2017 (“2017 Growth Plan”). It provides a policy framework for growth and development that is supportive of economic prosperity, protects the environment and helps communities achieve a high quality of life. Particular objectives of the 2017 Growth Plan include achieving complete communities that are compact, transit-supportive, and make effective use of investments in

infrastructure and public service facilities. The 2017 Growth Plan guides decision-making on issues concerning land-use planning, urban form, housing, natural heritage and resource protection, transportation and infrastructure planning.

[5] In May 2017, City Council endorsed Valleymede's further revised proposal, comprised of a series of townhouses and an overall unit count of 100. At this time, City Council also decided to support a revised settlement of the Valleymede appeals and directed staff to finalize the content of the planning instruments for submission to the Board.

[6] Valleymede and its consultants have continued to fine-tune the plan with City staff and the other parties resulting in a new master concept plan, which is consistent with the version endorsed by Council, but which reduces the overall unit count to 96. Each of the townhouse dwellings will be accessed from private condominium roads with building heights ranging from three to four storeys. The public road entrance and proposed public park continue to straddle the boundary between the Valleymede Lands and the lands to the north, with the portion of the park on the Valleymede Lands proposed to have a site area of approximately 3,200 square metres, which equates to Valleymede's required parkland dedication under the *Planning Act*.

[7] The only materials before the Tribunal on this Motion consist of the Valleymede Motion Record dated March 29, 2018, including the Affidavit of Bill C. M. Tam, sworn on March 28, 2018, and the exhibits thereto.

[8] The Tribunal finds based on the evidence before it that the Motion should be allowed for the reasons that follow.

[9] In summary, the Tribunal is satisfied that:

- the 1987 OPA and ZBLA appropriately implement the revised 2018 concept plan and the overall settlement between Valleymede and the other parties;

- the 1987 OPA and ZBLA are consistent with the Provincial Policy Statement (2014) (“2014 PPS”), conform to the Growth Plan for the Greater Golden Horseshoe (2017), conform to the Regional Official Plan, represent good planning and should be approved;
- the development proposal reflected in the 2018 Master Concept Plan and the Valleysmede Site Plan Concept, the 1987 OPA, the 2014 OPA, and the Zoning By-law Amendment properly addresses matters of provincial interest found in s. 2 of the *Planning Act*, including the adequate provision and efficient use of sewage and water systems, provides for the orderly development of safe and healthy communities, provides recreational facilities through the creation of a new public park, contributes to the provision of a range of housing, the promotion of development that supports public transit and is oriented to pedestrians, and provides for public spaces that are of high quality, safe, and accessible;
- the development proposal reflected in the Master Concept Plan and the Valleysmede Site Plan Concept, the approval 2018 of the 1987 OPA, the 2014 OPA and the ZBLA are consistent with the 2014 PPS; the development proposal reflected in the 2018 Master Concept Plan and the Valleysmede Site Plan Concept, the 1987 OPA, the 2014 OPA and the ZBLA conform with the 2017 Growth Plan;
- the development proposal reflected in the 2018 Master Concept Plan and the Valleysmede Site Plan Concept, the 1987 OPA, the 2014 OPA and the ZBLA conform with the Region of York Official Plan;
- given the approval of the 1987 OPA, that the ZBLA to implement the 2018 Master Concept Plan and Valleysmede Site Plan Concept will fully conform to the 1987 OP;

- with the approval of the 2014 OPA, the ZBLA to implement the 2018 Master Concept Plan and Valleymede Site Plan Concept will fully conform to the 2014 OP;
- the 2018 Master Concept Plan, the Valleymede Site Plan Concept, the proposed 1987 OPA, 2014 OPA and ZBLA represent good planning and are in the public interest.

ORDER

[10] Accordingly, the Tribunal hereby orders as follows pursuant to s. 17(50) and 34(26) of the *Planning Act*:

- (i) the Official Plan of the City of Markham Planning Area (Revised 1987), as amended, is hereby modified in accordance with the Official Plan Amendment attached as Exhibit “G” to the Affidavit of Bill C. M. Tam, sworn March 28, 2018, filed as Exhibit 1 in these proceedings;
- (ii) City of Markham Zoning By-law Nos. 90-81 and 177-96, as amended, are hereby amended in accordance with the Zoning By-law Amendment attached as Exhibit “F” to the Affidavit of Bill C. M. Tam, sworn March 28, 2018, filed as Exhibit 1 in these proceedings;
- (iii) Pursuant to section 1 of Ontario Regulation 101/18 and the Tribunal’s powers under s. 87(1) of the *Ontario Municipal Board Act*, R.S.O. 1990, c. O.28 (as it read on April 2, 2018), and s. 12(2) of the *Local Planning Appeal Tribunal Act*, 2017, S.O. 2017 c. 23, Sched. 1, the order to amend the City of Markham Zoning By-law Nos. 90-81 and 177-96 as set out in paragraph (ii) is contingent upon, and shall come into force upon, a modification or amendment to the City of Markham Official Plan 2014 being made, and coming into force, in accordance with the Official Plan Amendment attached

as Exhibit “K” to the Affidavit of Bill C. M. Tam, sworn March 28, 2018, filed as Exhibit 1 in these proceedings;

- (iv) The Tribunal will remain available to the parties to be spoken to until the condition set out in paragraph (iii) has been satisfied and the Zoning By-law Amendment set out in paragraph (ii) has come into force.

“R.G.M. Makuch”

R. G. M. MAKUCH
VICE-CHAIR

If there is an attachment referred to in this document,
please visit www.elto.gov.on.ca to view the attachment in PDF format.

Local Planning Appeal Tribunal

A constituent tribunal of Environment and Land Tribunals Ontario

Website: www.elto.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

Ontario Municipal Board
 Commission des affaires municipales
 de l'Ontario



ISSUE DATE: July 31, 2015

CASE NO(S): PL140409

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Valleymede Building AMA Corporation
Subject:	Request to amend the Official Plan - Failure of the City of Markham to adopt the requested amendment
Existing Designation:	"Urban Residential (Low Density)" and "Local Commercial Centre (LC)"
Proposed Designation:	"High Density II Housing" and to change a policy in this same designation in order to allow for a net site density increase
Purpose:	To permit the development of three 4-storey residential buildings containing 162 units and 280 stacked townhouses for an overall total of 442 residential units
Property Address/Description:	5112, 5122 & 5248 14 th Avenue and 7768, 7778, 7788 & 7798 McCowan Road
Municipality:	City of Markham
Approval Authority File No.:	OP/ZA 12 117316
OMB Case No.:	PL140409
OMB File No.:	PL140409
OMB Case Name:	Valleymede Building AMA Corporation v. Markham (City)

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Valleymede Building AMA Corporation
Subject:	Application to amend Zoning By-law No. 90-81, as amended – refusal or neglect of the City of Markham to make a decision
Existing Zoning:	"Local Commercial (LC)" and "Residential Development (RD)"
Proposed Zoning:	"Residential - High Density (RHD)"

Purpose: To permit the development of three 4-storey residential buildings containing 162 units and 280 stacked townhouses for an overall total of 442 residential units

Property Address/Description: 5112, 5122 & 5248 14th Avenue and 7768, 7778, 7788 & 7798 McCowan Road

Municipality: City of Markham

Municipal File No.: OP/ZA 12 117316

OMB Case No.: PL140409

OMB File No.: PL140410

Heard: July 6 and 17, 2015 in Markham, Ontario

APPEARANCES:

Parties

Counsel

Valleymede Building AMA Corporation

I. Andres
D. Bronskill

City of Markham

A. Wilson-Peebles

Regional Municipality of York

B. Montgomery
L. Mijares, student-at-law

Maria Emer

R.K. Webb

York Catholic District School Board

T. McRae

DECISION OF THE BOARD DELIVERED BY M. CARTER-WHITNEY

[1] Valleymede Building AMA Corporation (“Appellant”) applied for amendments to the City of Markham (“City”) Official Plan (“OP”) and Zoning By-law No. 90-81 (“ZBL”) to permit the development of three, four-storey residential buildings, containing 162 units, and 280 stacked townhouses, for a total of 442 residential units, at the northwest corner of 14th Avenue and McCowan Road (“subject property”). The Appellant proposed an OP designation of “High Density II Housing” and a zoning of “Residential – High Density (RHD)”. When the City did not make a decision on these applications within the time

periods set out under the *Planning Act* (“Act”), the Appellant appealed to the Ontario Municipal Board (“Board”).

[2] At the pre-hearing conference (“PHC”) in this matter, the Board granted party status to Maria Emer, who owns land just to the north of the subject property, and to the York Catholic District School Board (“YCDSB”). The YCDSB is a commenting agency on the proposed development and Father Michael McGivney Catholic Academy, a YCDSB secondary school, is located across the street from the subject property at the northeast corner of 14th Avenue and McCowan Road. The Board also granted participant status to three area residents at the PHC: Mohammed Razvi, Yu Zhang and Anagha Patwardhan.

[3] At the commencement of the hearing, the parties advised the Board that they had reached a settlement subject to the execution of settlement documents between the parties. The hearing was adjourned until July 17, 2015 to allow the parties to finalize the settlement agreement. None of the participants attended on the first scheduled day of the hearing. Although the Appellant notified the participants by courier of the date when evidence concerning the settlement would be heard, none of the participants attended on that date.

[4] At the settlement hearing, the Board heard planning opinion evidence from Keith MacKinnon, a planner retained by the Appellant. The Board qualified Mr. MacKinnon to provide opinion evidence as a land use planner, and he testified in support of the settlement agreement. The Board provided an oral decision at the conclusion of the settlement hearing, with reasons to follow.

[5] Mr. MacKinnon testified that the subject property is designated: “Urban Area” in the Regional Municipality of York (“Region”) OP; “Urban Residential” in the Town OP; and “Urban Residential (Low Density)” and “Local Commercial Centre” in the Armadale Secondary Plan. The subject property is zoned “Residential Development (RD)” and “Local Commercial (LC)”. It is surrounded by single detached residential neighbourhoods to the west, southwest and southeast, and is located immediately to

the south of Highway 407, adjacent to a bus rapid transit line planned to be completed by 2033 that would connect to a GO station.

[6] Mr. MacKinnon described the Master Concept Plan (filed as Exhibit 4, Figure 9 and attached as Attachment 1) for the subject property that has resulted from settlement discussions. The Master Concept Plan includes approximately 422 units in multi-unit stacked three-storey townhouse blocks and two six-storey apartment buildings and a parkland dedication. Mr. MacKinnon noted that the proposed OP designation of “High Density II Housing” does set out a maximum density requirement that the Appellant seeks to increase to approximately 215 units per hectare, although that number has not yet been finalized. He stated that the Master Concept Plan extends beyond the subject property, which is outlined in red, to adjacent properties to the north that include Ms. Emer’s property.

[7] Mr. MacKinnon highlighted a number of key features of the Master Concept Plan, including the following: a northward shift of the property access from McCowan Road to Old McCowan Road and a corresponding shift of access to the secondary school across the road; a roundabout and municipal road with direct access to the subject property and a private condominium road network; a private parkette between two townhouse blocks on the subject property; and a large public park, a portion of which will be located on the subject property with the balance on the lands to the north. He stated that the final versions of the OP and ZBL amendments would be drafted to include two phased holding provisions in the ZBL amendment, to be lifted once conditions relating to matters such as roads and servicing are satisfied. He confirmed that the City OP policies provide for the use of holding provisions.

[8] Mr. MacKinnon provided his opinion that the proposed development, as set out in the Master Concept Plan, is consistent with the Provincial Policy Statement, 2014 (“PPS”) and conforms to the Growth Plan for the Greater Golden Horseshoe, 2006 (“Growth Plan”) in providing for intensification in an appropriate location on arterial roads, ensuring an efficient use of existing infrastructure and transit and stepping down to the low density residential uses to the west. In his opinion, the proposal conforms to

the Region OP and the City OP, noting that it would be in keeping with its surroundings while introducing intensification in an appropriate location.

[9] The parties requested that the Board approve the Master Concept Plan in principle but withhold its final order regarding the OP and ZBL amendments until the parties have provided final versions of the amendments to the Board.

[10] Having considered Mr. MacKinnon's uncontradicted evidence, the Board finds that the proposed development on the subject property, as set out in the Master Concept Plan, is consistent with the PPS and conforms to the policies of the Growth Plan, the Region OP and the City OP.

[11] Therefore, the Board allows the appeals and approves the Master Concept Plan (attached to this Decision as Attachment 1) in principle, but withholds its final order regarding the OP and ZBL amendments until the parties provide final versions of the OP and ZBL amendments to the Board. The Board may be spoken to as necessary.

"M. Carter-Whitney"

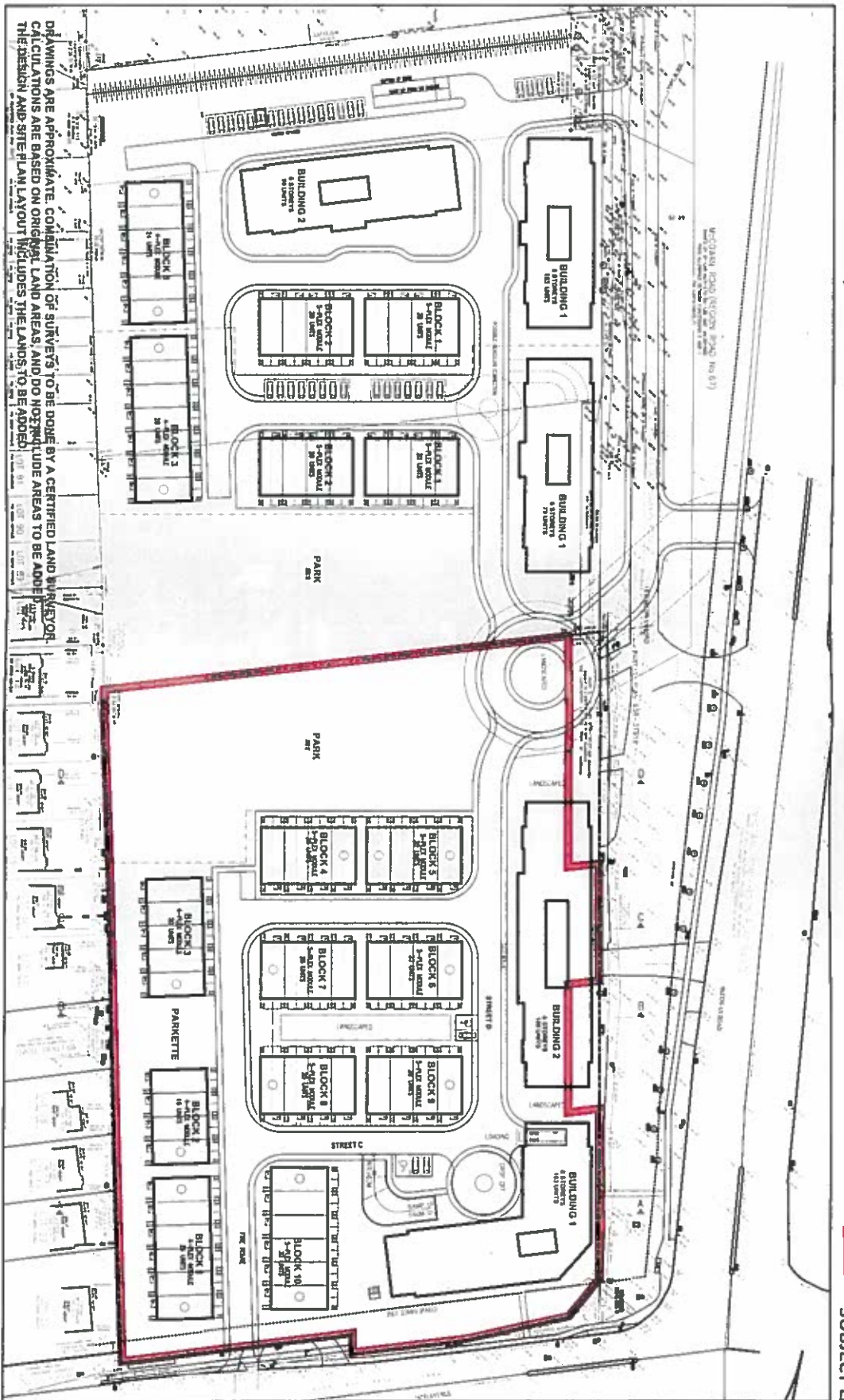
M.CARTER-WHITNEY
MEMBER

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Ontario Municipal Board

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FIGURE 9: Master Concept Plan



OMB CASE NO. : PL140409
SUBJECT LANDS

ICON
Architects Inc.
200 8000 Highway 10 West, Suite 1000, Burnaby BC V5A 4E7 T 604-666-8888



14TH AND MCCOWAN
MASTER PLAN

Scale: 1:900
Date: May 13, 2015
Project No. 15102 Drawing No. 2

From: KEN MENEZES
Sent: Friday, March 15, 2019 10:49 AM
To: Pettit, Martha
Cc: Bisera, Leikha; Lee, John
Subject: Re: Recommendation from Licensing Hearing - August 15, 2018 - to be considered at Council on March 19 @ 1 PM

Hi Martha,

Thank you for taking my call and hearing my concerns.

I will not be present for the hearing on Tuesday but would like to bring to the committee's attention my issue with recommendation #2 (highlight in yellow below)

1. It states that I have to plant 8 trees, which I find very excessive and expensive (\$2,400) plus planting cost plus the cost to remove the 3 trees (\$2,200). I am requesting this request be dropped to maximum 3 trees total (1 for 1). In light of the 6 months delay for this hearing (originally September 2018) cost have gone up and have to start the entire process all over again. I am looking for some concession from the City of the hearing delay.

2. It indicates that 2 to 4 trees have to be planted at 81 Long Island Crescent? that is not my property. Probably a typo. I intend to plant all hedges on my property or maybe my Neighbors but not in parks or the city's property.

If these recommendations are not accepted, I intend to renew my already granted permit to remove the center tree given to me on Aug 4 , 2018

Thanks

Ken

On Thursday, March 14, 2019, 4:08:42 p.m. EDT, Pettit, Martha <MPettit@markham.ca> wrote:

Hello Mr. Menezes,

Please be advised the recommendation from the August 15, 2018 Licensing Hearing Committee recommending approval for the removal of 3 Austrian pines at 50 Long Island Crescent will be presented to Council for a final decision on Tuesday, March 19 at 1:00 PM in the Council Chamber at the Markham Civic Centre, 101 Town Centre Boulevard.

You are welcome to attend and make a deputation to Council on this matter, if you wish. Please fill out a deputation form when you arrive at the Council Chamber and hand it in to the Clerk. Alternatively, you can send in a written submission to my attention via email prior to the start of the meeting on March 19th.

I have enclosed the Committee recommendation here for your reference:

C. RECOMMENDATION

That the following recommendation of the Licensing Committee from the Hearing held on August 15, 2018, be approved and adopted:

1. That the application to remove three Austrian Pine trees on 50 Long Island Crescent, Markham, be **approved**; and,
2. That the applicant provide for 8 replacement trees. With a minimum of 2 to 4 trees to be planted on their property (81 Long Island Crescent), and a cash-in-lieu payment of \$300.00 per replacement tree to be provided for the remainder of the trees, which may be planted in a Markham park or natural area. The replacement trees must be of a size and native species deemed appropriate by staff.
3. That the recommendations are based on the unique characteristics of this case only and are neither intended to be precedent setting nor to be used as a basis for future cases.

Please contact me if you have any questions. Many thanks for your attention in this regard.

Martha Pettit | Deputy Clerk | Legislative Services | City of Markham

Anthony Roman Centre | 101 Town Centre Boulevard, Markham, ON L3R 9W3



Report to: Development Services Committee

Report Date: January 28, 2019

SUBJECT: PRELIMINARY REPORT
Application by King Square Limited for Zoning By-law
Amendment to permit additional uses on the Phase 1 lands
known municipally as 9390 Woodbine Avenue

File No. ZA 18 176569

PREPARED BY: Amanda Crompton, Planner II, ext. 2621

REVIEWED BY: Dave Miller, M.C.I.P., R.P.P., ext. 4960
Manager, West District

RECOMMENDATION:

- 1) THAT the report dated January 28, 2019 titled "PRELIMINARY REPORT, Application by King Square Limited for Zoning By-law Amendment to permit additional uses on the Phase 1 lands known municipally as 9390 Woodbine Avenue" be received.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

This report provides preliminary information on a Zoning By-law Amendment application submitted by King Square Ltd. to permit additional uses on their Phase 1 lands, known municipally as 9390 Woodbine Avenue. This report contains general information regarding applicable Official Plan policies and Zoning By-law permissions, as well as other issues identified during a preliminary review of the application. The report should not be taken as Staff's opinion or recommendation on the application.

Process to date

- Zoning By-law Amendment application received on August 15, 2018 and deemed complete on September 13, 2018.
- Zoning By-law Amendment application circulated to internal departments and external agencies for comment.
- Preliminary Report considered by Development Services Committee (DSC) on January 28, 2019.

Next steps

- Statutory Public Meeting to be held in 1st Quarter.
- Enactment of the Zoning By-law Amendment, if resolution at the Public Meeting is to send the By-law directly to Council; or
- Recommendation Report for DSC's consideration at a future date.

BACKGROUND:**Property and Area Context**

The approximately 2.09 ha (5.2 ac) subject lands are located at the northwest corner of Woodbine Avenue and Markland Street (see Figure 1). These lands are referred to as Phase 1 of the King Square Ltd. lands and are known municipally as 9390 Woodbine Avenue. Construction of a mixed-use building containing retail, restaurant, trade and convention centre, and office uses is nearing completion.

Surrounding land uses include (see Figure 2):

- A low-rise residential subdivision and stormwater management pond are located immediately north of the subject lands.
- Ashton Meadows Park is located on the east side of Woodbine Avenue. Sanatan Mandir Cultural Centre and Cachet Centre commercial plaza are located east of Woodbine Avenue and south of Calvert Road.
- Vacant lands are located to the south and southwest of the subject lands across Markland Street. These lands include vacant lands zoned for Industrial and Commercial uses and the former Markham Golf and Country Club. Buttonville Municipal Airport is located south of 16th Avenue.
- Phases 2, 3 and 4 of the King Square Ltd. development are proposed for the lands abutting the subject lands to the west. A 70-unit condominium townhouse development is proposed for the lands located to the immediate west of the Phase 2, 3 and 4 King Square Ltd. lands.

Application History

Applications for Official Plan and Zoning By-law Amendments were submitted to the City of Markham in September 2007 to permit a mixed-use development on the entirety of the King Square Ltd. lands (Phase 1, 2, 3 and 4 lands). Official Plan Amendment No. 181 was adopted by Council on June 23, 2009 and received Regional approval on August 12, 2009. Council passed site-specific Zoning By-law 2009-116 on June 23, 2009. An application for Site Plan Approval to permit Phase 1 retail and commercial uses at 9390 Woodbine Avenue was endorsed by the City in December 2011.

Since Council passed site-specific Zoning By-law 2009-116, minor variance applications seeking additional land use permissions on the Phase 1 lands have been submitted to the City of Markham. These uses include medical offices, retail stores, supermarket, personal service shops, restaurants and take-out restaurants, and a commercial school on Block 1.

Construction of Phase 1, which includes a total gross floor area of approximately 31,900 square metres, is nearing completion. The development includes approximately 2,320 square metres of convention centre space, approximately 23,880 square metres of retail/restaurant/personal services uses and 5,700 square metres of office space.

Official Plan and Zoning By-law Amendment applications to permit a mixed-use residential, retail and hotel development on the remainder of the King Square Ltd. lands (Phases 2, 3 and 4) were submitted to the City of Markham in December 2014 and

resubmitted in June 2018. These applications are currently being reviewed, and are not yet approved (File No. OP/ZA 14 129350).

Proposal

The applicant is proposing to amend site-specific Zoning By-law 2009-116 for the Phase 1 King Square Ltd. lands to permit the following additional uses on the subject lands:

- Car wash internal and accessory to the underground parking garage;
- Commercial school;
- Indoor children's playground; and
- Karaoke bar.

The Zoning By-law Amendment applicant also seeks to permit additional restaurant uses of 560 square metres on the third floor.

Provincial Policy Conformity

When considering a development application, staff assess whether proposals are consistent with the Provincial Policy Statement (2014) and in conformity with relevant Provincial Plans, which in this case is the Growth Plan for the Greater Golden Horseshoe (2017).

The proposal is consistent with the Provincial Policy Statement (2014) and Growth Plan for the Greater Golden Horseshoe (2017) in terms of promoting economic development by:

- providing for an appropriate mix and range of employment uses;
- encouraging compact development that incorporates compatible employment uses to support liveable and resilient communities;
- making efficient use of existing employment areas; and,
- ensuring the necessary infrastructure is provided.

Official Plan

The 2014 Official Plan designates the subject lands 'Commercial' as per Map 3 – Land Use, and identifies the lands as being subject to site specific policy 9.4.7.

Lands designated 'Commercial' form part of the City's 'Employment Area', as shown on Map 1 – Markham Structure, and accommodate existing or approved large-format retail development. It is the intent of the Official Plan for lands designated 'Commercial' to evolve to more intensive building forms with office, retail and service uses, while remaining compatible as part of the City's Employment Area.

The proposed uses are provided for by the 'Commercial' designation, as detailed below:

- A 'Car wash internal and accessory to the parking garage' is provided for as a service use.
- A 'Commercial school' is provided for by the 'Commercial' designation.
- An 'Indoor children's playground' is considered 'Sports and fitness recreation', which is provided for by the 'Commercial' designation.

- A 'Karaoke bar' is considered 'Entertainment', which is provided for by the 'Commercial' designation.

The subject lands are located within the Buttonville district, and are subject to site specific policy 9.4.7 of the 2014 Official Plan, which specifies height and density provisions for the lands located at 9390 Woodbine Avenue. Part a) of the policy states that "the mixed use trade and convention centre building fronting on Woodbine Avenue and the hotel fronting on Markland Street shall not exceed 36 metres in height and the remainder of the buildings on the lands shall not exceed 3 storeys in height". Part b) outlines that "the total floor space index of all buildings on the lands shall not exceed 1.8". Part c) of the policy applies only to the Phase 2, 3 and 4 King Square Ltd. lands. As the Zoning By-law Amendment application does not propose to alter the building height or floor space index, site specific policy 9.4.7 is not applicable to this application.

Zoning

The subject lands are zoned 'Select Industrial with Limited Commercial (M.C.) 170%' by site specific By-law 2009-116 (see Figure 3). Uses permitted on the subject lands under By-law 2009-116 include: health centres, personal service shops, business offices, restaurants (including take-out), retail stores and trade and convention centres. The Zoning By-law Amendment application seeks to add an internal accessory car wash, commercial school, indoor children's playground and karaoke bar to the list of permitted uses on the subject lands.

OPTIONS/ DISCUSSION:

The following is a brief summary of key matters raised to date during the circulation of the applications to internal departments and external agencies.

Parking

A parking assessment to address the modified Phase 1 uses concludes that the minimum parking requirement for all of the proposed uses within Phase 1 is 1,345 spaces, whereas 1,373 parking spaces were required to accommodate the land uses previously approved. City staff are currently reviewing the July 2018 parking assessment prepared by WSP Canada Group Limited.

Servicing

The existing sanitary sewer along Markland Street can accommodate the Phase 1 development with proposed changes in the August 2018 Functional Servicing Report (FSR) submission. As identified in the previous FSR dated November 2014, sanitary sewers along Markland Street need to be upgraded to accommodate Phase 2 development of the site.

Outstanding Comments

Comments from various internal departments and external agencies remain outstanding.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The application is being evaluated in the context of the City's strategic priorities.

BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various City departments and external agencies and is currently under review.

RECOMMENDED BY:

Ron Blake, M.C.I.P., R.P.P.
Senior Development Manager



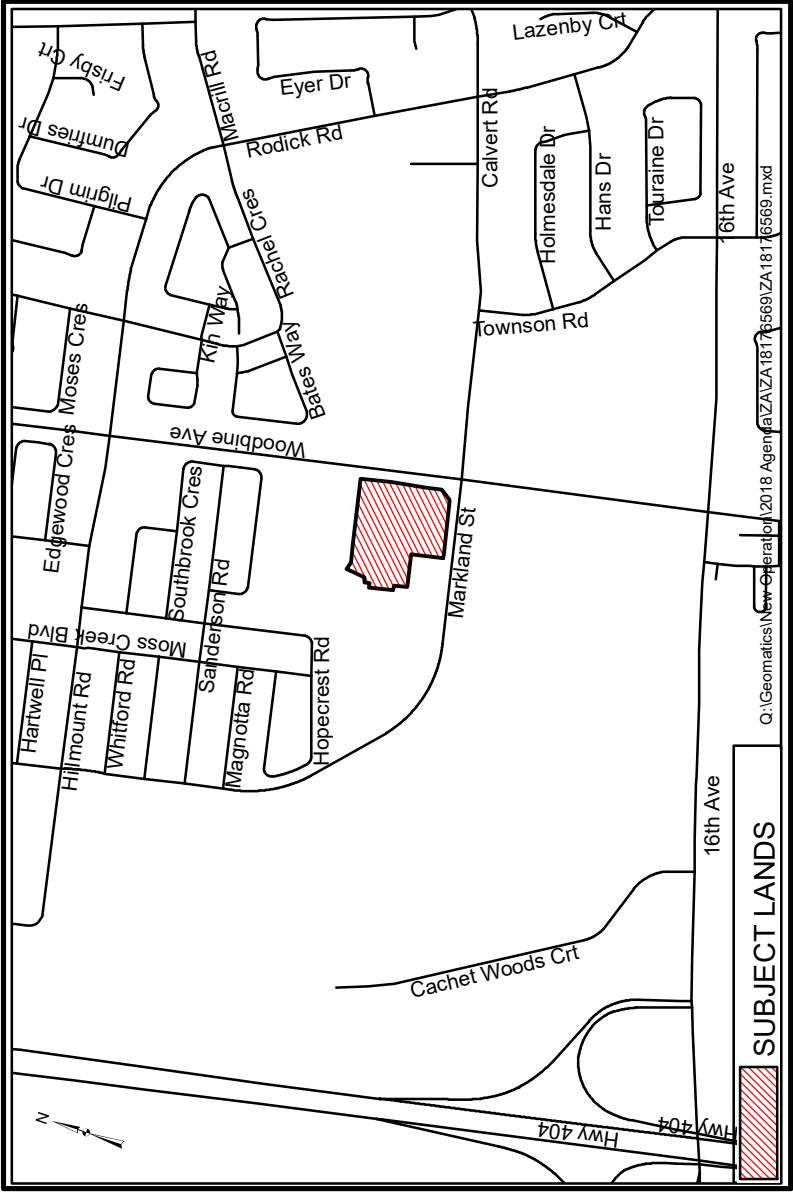
Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

Figure 1: Location Map

Figure 2: Aerial Photograph

Figure 3: Area Context/ Zoning





AERIAL PHOTO (2017)

APPLICANT: KING SQUARE LTD.
9390 WOODBINE AVENUE

FILE No. ZA18176569 (AC)

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- Subject Lands
- Other King Square Ltd. Lands



DATE: 11/09/2018

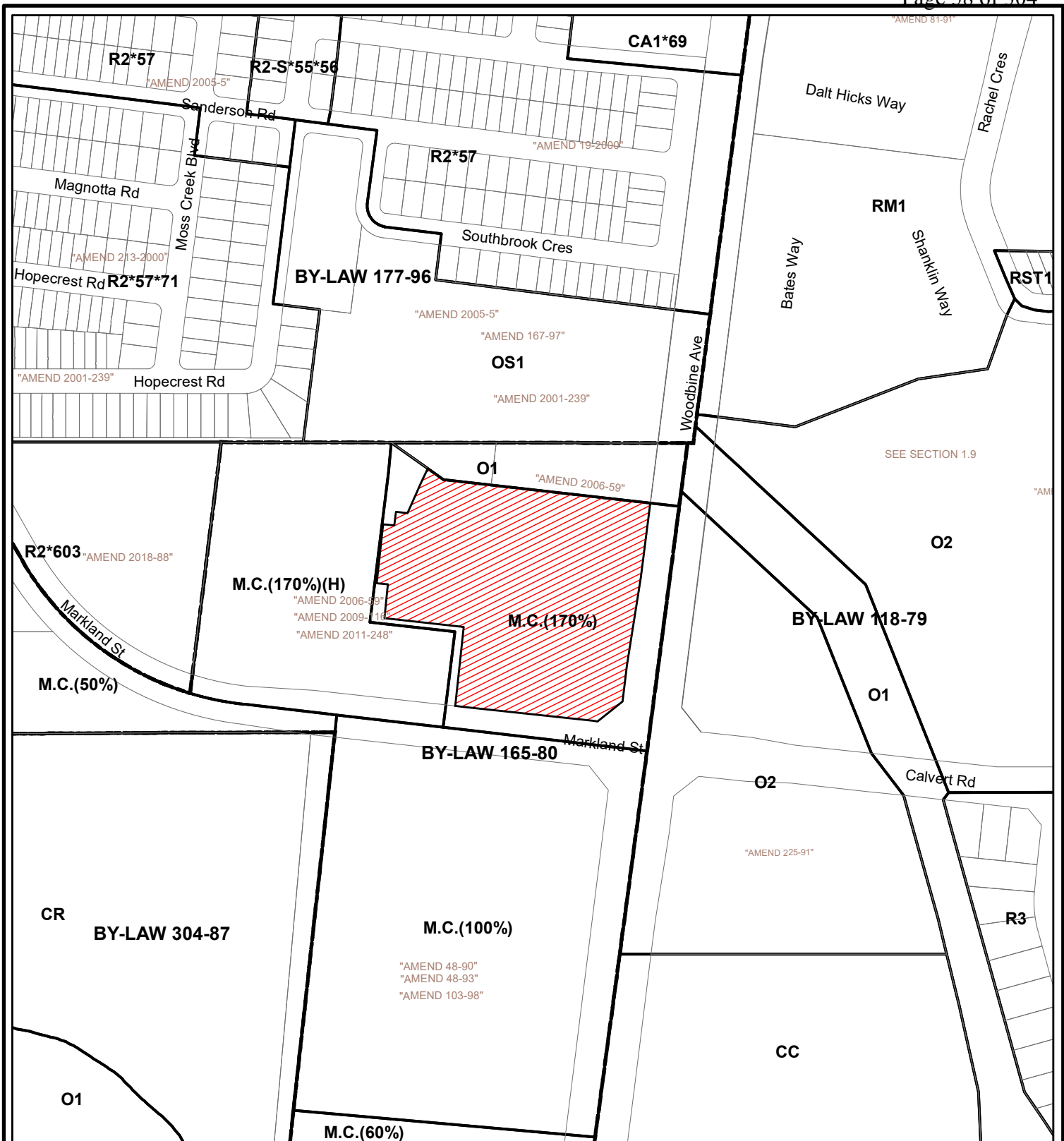


DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: AC

FIGURE No.2



AREA CONTEXT / ZONING

APPLICANT: KING SQUARE LTD.
9390 WOODBINE AVENUE

FILE No. ZA18176569 (AC)

 SUBJECT LANDS

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DATE: 11/09/2018



DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: AC

FIGURE No.3



Report to: Development Services Committee

Report Date: February 25, 2019

SUBJECT: **PRELIMINARY REPORT**
 Condor Properties Ltd.
 Langstaff Phase 1A Development
 Zoning By-Law Amendment and Draft Plan of Subdivision to permit
 a mixed-use high rise development for 910 units at 25, 11, 9 and 5
 Langstaff Road, southwest of Yonge Street and Highway 407
 File Nos: ZA/SU 18 162178, Ward 1

PREPARED BY: Carlson Tsang, Planner II, West District, ext. 2945

REVIEWED BY: Dave Miller, M.C.I.P., R.P.P., Manager, West District, ext. 4960
 Sean Hertel, M.C.I.P., R.P.P., Langstaff Gateway Project Manager
 Francesco Santaguida, Assistant City Solicitor, ext. 3583

RECOMMENDATION:

1. THAT the report dated February 25th, 2019, titled “Preliminary Report, Condor Properties Ltd., Langstaff Phase 1A Development, Zoning By-Law Amendment and Draft Plan of Subdivision to permit a mixed-use high rise development for 910 units at 25, 11, 9 and 5 Langstaff Road, south west of Yonge Street and Highway 407, File Nos: ZA/SU 18 162178, Ward 1”, be received; and
2. THAT the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications be referred to the Thornhill Sub-Committee for comments prior to the statutory Public Meeting.
3. THAT City Council direct the City Solicitor and Staff to oppose any appeal of the application for Zoning By-law Amendment and Draft Plan of Subdivision for 25, 11, 9 and 5 Langstaff Road, if an appeal(s) is/are made based on City Council's failure to make a decision within the statutory timeframe set out in the Planning Act, taking a position consistent with the planning comments set out in the report dated February 25th, 2019 and any further direction from the City Solicitor and the Commissioner of Development Services.

PURPOSE:

This report introduces the above zoning by-law amendment and draft plan of subdivision applications which, together, is the first development proposal submitted within the Langstaff Gateway community since the modification and approval by York Region of the Secondary Plan in June 2011. The report provides general information about the proposal, details of the applicable policies and requirements in the Secondary Plan, and some of the matters that need to be addressed prior to approval of the application.

EXECUTIVE SUMMARY

The Langstaff Gateway forms part of the Richmond Hill/Langstaff Gateway Urban Growth Centre in the Provincial Growth Plan for the Greater Golden Horseshoe (2017), and the Richmond Hill/Langstaff Gateway Regional Centre in York Region's Official Plan (2010). It has been planned for a high concentration of development with a significant share of population and employment growth in the area, to be served by rapid transit and achieve a minimum density of 200 people and jobs per hectare.

In December 2009, Markham's Development Services Committee endorsed the Langstaff Land Use & Built Form Master Plan which was prepared by Calthorpe Associates and Ferris + Associates. The Master Plan contains detailed design principles and implementation strategies that were intended to guide the preparation of the Langstaff Gateway Secondary Plan.

The Secondary Plan was adopted by Council in June 2010 through Official Plan Amendment No.183. It contemplates an ultimate population of 32,000 residents (15,000 units) and 15,000 jobs after full build out. Langstaff is planned to be a transit-dependent and complete community, characterized by direct access to subway and GO rail services, walking and cycling, and a diverse mix of uses including mixed use residential, retail, office, cultural, institutional, open space and park, recreational, community services and facilities.

The Langstaff Gateway area is divided into three Precinct areas in the Secondary Plan. Any development approvals within these Precincts will be conditional upon the provision of Precinct and Phasing Plans and related studies as required by the City and other review agencies including the Region. The Secondary Plan further establishes three phases across the precincts, where development is linked to benchmarks and triggers established in the Secondary Plan related to a number of requirements including transportation improvements (e.g. subway) and the delivery of community facilities (e.g. schools).

The key benchmarks for Phase 1 include the restoration of the Pomona Mills Creek, completion of the Pomona Mills Creek Park, Woodland Park, Linear Park, transit circulator connection to Richmond Hill Transit Station through and under the Highway 407, the northern grade separated crossing of the CN Rail line and the Cedar Avenue extension to High Tech Road in Richmond Hill. The key benchmarks for advancement to Phase 2 include the extension and operation of the Yonge Street subway line, the completion of an elementary school(s) to the satisfaction of the York Region and York Catholic District School Boards, and the construction of the southern grade separated crossing of the CN Rail line. The key benchmarks for the advancement to Phase 3 is to include the completion of the Highway 407 Transitway.

A zoning by-law amendment and draft plan of subdivision applications have been submitted by Condor Properties Ltd. to create the first development block (Phase 1A) within the West Precinct area. The applications will facilitate the construction of two residential towers totaling 910 units, including 27 townhouses integrated into the building podiums, as well as the reconstruction of the Yonge Street-Langstaff Road intersection and the construction of the southern segment of a new north-south public road, Creek Street. The City has received all the supporting studies, plans and reports required by the Secondary Plan, which includes a proposed Precinct Plan, Phasing Plan, Langstaff-wide transportation study, sustainable development strategy, environmental impact study, master servicing plan and sun and shadow analysis. The application was deemed complete on October 18th, 2018. The materials have been circulated to all City Staff and agencies for review.

Many of the comments identified to date do not specifically relate to the Phase 1A development block. However, these comments must be addressed in the Precinct and/or Phasing Plans prior to any development approvals as required by the Secondary Plan. These matters include:

- Addressing ground floor retail spaces
- Securing a school site in the West Precinct to the satisfaction of the York District School Board;
- Developing plans for co-location of community facilities;
- Confirming the location and design of a temporary fire station;
- Addressing the timing and design of the major transportation improvements (such as the CN Rail crossings, Cedar Avenue extension and the multi-modal link connection to Richmond Hill Mobility Hub);
- Addressing timing and design of servicing improvements;
- Planning for the infrastructures to support district heating and Automated Vacuum Waste Collection System (AVAC);
- Determining the ultimate configuration and timing of conveyance of the Pomona Mills Creek park;
- Parkland dedication; and
- Providing mandatory ground floor retail/non-residential uses.

City staff, in coordination with external agencies, will continue to work with the applicant to address the above requirements throughout the in-progress review of the applications. Detailed comments will be provided to the Development Services Committee in a recommendation report following the statutory Public Meeting and a Thornhill Subcommittee meeting.

LOCATION AND AREA CONTEXT

Langstaff Gateway Area

The Langstaff Gateway community has a total area of approximately 47 ha (116ac) (See Figure 1). It is bounded by Holy Cross Cemetery to the south, Yonge Street to the west, Highway 407 to the north and Bayview Avenue to the east. Presently, the community is predominately occupied by various small-scale industrial uses such as warehouse, outdoor storage and auto repair, interspersed with single detached dwellings of varying styles and ages along Essex Avenue and the west end of Langstaff Road. There is a 3.12 ha (7.71 ac) environmentally significant woodlot on the east side of the Langstaff Gateway Community near Bayview Avenue. The west end of the community between Yonge Street and Ruggles Avenue is bisected by the Pomona Mills Creek, a tributary of the East Branch of the Don River. The central area of the community is bisected by a north-south CN Rail line used for freight and commuter/passenger service. There is a GO Transit parking lot at the north end that is connected to Richmond Hill's GO station by a walking platform along the east side of the rail corridor. There is one heritage home, municipally known as 10 Ruggles Avenue, located at the south end of Ruggles Avenue which was constructed in the 1850s by the Munshaw family.

Property Description - Phase 1A Development

The lands subject to the proposed zoning by-law amendment and draft plan of subdivision are municipally known as 25, 11, 9 and 5 Langstaff Road (See Figures 2 and 3). The lands have a combined area of approximately 0.9 ha (2.22 ac) and are located near the south east corner of the Yonge Street and Highway 407 intersection. The lands were previously used for various industrial activities including auto repair, construction material storage and landscaping supply. The site is presently vacant and is undergoing remediation following decades of occupancy by various industrial and storage operations.

BACKGROUND:Provincial Growth Plan - Richmond Hill/Langstaff Gateway Urban Growth Centre

The Greater Golden Horseshoe region is a rapidly growing metropolitan area with an expected population of 13.5 million and more than 6 million jobs by 2041. The Province released the “Places To Grow - Growth Plan for the Greater Golden Horseshoe” in 2006 (further updated in 2017) which provides a framework to direct the anticipated growth and implement the Province’s vision for building stronger, prosperous and complete communities in the Greater Golden Horseshoe region (See link on the last page). Developments within Urban Growth Centres must conform to the Growth Plan.

The Growth Plan promotes intensification within the built up areas with a focus on Urban Growth Centres where the potential for development at transit supportive densities is greatest. Richmond Hill/Langstaff Gateway is one of the two Urban Growth Centres identified in the City of Markham (along with Markham Centre) to accommodate the greatest levels of intensification based on a minimum density target of 200 residents and jobs per hectare by 2031. It is also the only Urban Growth Centre that crosses the boundaries of two local municipalities.

Developments within Urban Growth Centre must be consistent with the Provincial Policy Statement, 2014 (PPS, 2014), which provides direction on matters of Provincial interest including land use planning and development. The PPS, 2014 provides direction for the efficient use of land and development patterns, which supports sustainability by promoting strong, livable, healthy and resilient communities; protecting the environment and public health and encouraging safety and economic growth.

Staff have conducted an initial review on the application regarding conformity with the Provincial Growth Plan and the City’s applicable Official Plan policies, as well as consistency with the Provincial Policy Statement.

Regional Transportation Plan – Transforming Transportation in the Greater Toronto and Hamilton Area

In 2008, the regional transportation plan (RTP), “The Big Move- Transforming Transportation in the Greater Toronto and Hamilton Area (GTHA)” came into effect, and was updated by the “2041 Regional Transportation Plan” approved in 2017. The plan is prepared by the Province’s transit agency, Metrolinx, to coordinate the future transportation development of the GTHA based on the principles established in the Growth Plan. It identifies 60 different rapid transit lines to provide connectivity across the region. It also designates 51 Anchor and Gateway Mobility Hubs across the GTHA to serve as

major transit stations to support the future developments of the Provincial Urban Growth Centres (See link on the last page).

The Langstaff GO Station within the Richmond Hill/ Langstaff Gateway Urban Growth Centre has been identified as an Anchor Mobility Hub. The Centre is an especially important regional hub, planned to be served by various modes of rapid transit, including the Yonge Subway and Highway 407 Transitway, and GO Express Rail.

Richmond Hill/Langstaff Gateway Regional Centre

Following the release of the “Places to Grow Growth Plan”, there was a shift in the Regional Planning policy towards a growth management model that complements the provincial policy and encourages development within the existing urban areas of the Region. The Region established four Regional Centres (based on the locations of the Provincial Urban Growth Centres) in its Official Plan in 2009 (See link on the last page).

The Regional Centres are intended to serve as primary locations for the most intensive and greatest mix of development. The Richmond Hill/Langstaff Gateway area was one of the Regional Centres identified by the Region. It is subject to a minimum density of 2.5 FSI per development block and 3.5 FSI for lands at and adjacent to the future Langstaff/Longbridge subway station.

To ensure the Richmond Hill/Langstaff Gateway Regional Centre will function cohesively between municipalities, the Region led a planning coordination process in mid-2009 with the City of Markham, Town of Richmond Hill, as well as the City of Vaughan, to work towards developing shared principles and approaches for the future development of the Regional Centre. The intent was to provide a level of structure and consistency for the planning and implementation process to achieve a Regional Centre that functions as a unified whole. The process focused on four key elements: physical infrastructure; planning and urban design; community facilities and services; and financial tools and models.

Looking at the Centre from a broader perspective, the Region initiated several supplemental studies such as a Centre-wide Transportation Study, Financial Assessment and Strategy, Community Facilities and Services Inventory/Requirements, and Water and Waste Water Servicing Capacity Analysis to guide the Region’s approval of the Secondary Plans for the Centre. The studies led to a number of key priorities being incorporated into the future planning of the Langstaff Gateway community which includes:

- The southern extension of Red Cedar Avenue under Highway 407 to Langstaff Road to provide a higher level of connectivity across the Centre. Timing of the extension is to be determined in the Phasing Plan.
- A covered transit, walkway, and cycling concourse under Highway 407, on the west side of the CN Rail, connecting Langstaff to the Richmond Hill Centre Transit Terminal. Timing of the concourse is to be determined in the Phasing Plan.
- Minimum and maximum thresholds of development for each phase of development based on pre- and post- subway construction scenarios
- Community facilities and services within each phase of development to be built to compact urban standards including multi-functional or integrated configuration

The application has been circulated to the Region for review and comments.

Langstaff Gateway Land Use and Built Form Master Plan

On June 24, 2008, Markham Council approved Official Plan Amendment 171 to amend the City of Markham 1987 Official Plan and the Thornhill Secondary Plan (PD3-1) to create the “Langstaff Urban Growth Centre Study Area” which led to the development of a Master Plan. Official Plan Amendment 171 includes general development visions and principles that would guide the preparation of the master plan for the Langstaff area.

Following Official Plan Amendment 171, the City of Markham retained a multi-disciplinary team of consultants led by Calthorpe Associates to prepare the “Langstaff Gateway Land Use and Built Form Master Plan” (See Figure 4). The Master Plan was endorsed by Council on December 14, 2009 and would form the basis of the Secondary Plan (See link on the last page). Table 1 provides a brief summary from the Master Plan of the total area for each major land uses within the community.

TABLE 1

LAND USE SUMMARY	
Residential Spaces	146,750 m ² (1,579,603 ft ²)
Retail Spaces	35,670 m ² (383,948 ft ²)
Civic Space	13,275 m ² (142,890 ft ²)
Park Spaces	7.06 ha (17.44 ac)
Open Space	5.13 ha (12.67 ac)
Total Land Area	47.02 ha (116.18 ac)
EMPLOYMENT	
Office Space	217,850 m ² (2,344,917ft ²)
Jobs (office, civic and retail employment)	9,624
HOUSING	
Total Housing Units	15,140 units
Population	31,790 people
Density	322 units/ha

Langstaff Gateway Secondary Plan

On June 8, 2010, Council adopted Official Plan Amendment 183 to establish a Secondary Plan for the Langstaff Gateway Planning District (No.44) (See Figure 5) (See link on the last page). The Secondary Plan implements the urban structure, design, land use and development frameworks established in the Master Plan. Most importantly, it translates the vision for an intensely urban and transit-focused community into specific policies and related requirements for the logical and successful implementation of the Langstaff Gateway, providing for an ultimate population of 32,000 (15,000 units) and approximately 15,000 jobs.

Based on the Master Plan, the Secondary Plan includes specific requirements such as land use mixes and ground floor uses, maximum heights and densities, location criteria for schools, and critical infrastructure and service requirements for each phase of development. The Secondary Plan plans for two transit nodes created as primary hubs of activity for the community with mandatory ground floor non-residential or retail uses on the ground floor. The West Transit Node will be located directly adjacent to the planned Langstaff/Longbridge Subway Station on the east side of Yonge Street. The East Transit

Node is located near the existing Go Station, at the entrance of a Transit Concourse (covered passageway) which will provide a direct connection between Langstaff Gateway and Richmond Hill Centre. Employment uses will be concentrated in the two transit nodes for greater exposure to Highway 407 and buffer for the interior residential uses.

The Secondary Plan features an integrated transportation system that relies on walking, biking and public transit as the main modes of transportation. Pedestrian and bike routes are designed along most streets in the community. An internal transit circulation system will be focused at the centre of the community to create a transit spine along a linear park system that links the East and West Transit Nodes with the residential neighborhoods and the Richmond Hill Centre to the north. The Secondary Plan also envisions three crossings above the CN Rail line to provide east-west connections. The major collector roads circle the perimeter of the community, while local roads will generally run in a north-south direction. The road network is designed to support and promote pedestrian and cyclist activities. The Cedar Avenue is planned to be extended north into Richmond Hill to allow for greater connectivity between the two municipalities.

Pomona Creek (to the east of Condor's Phase 1A lands) and the woodlot located towards Bayview Avenue are planned to be re-naturalized and integrated with the park and open space system. The Secondary Plan provides six other parks (known as Transit Green, Linear Park West, Hub Green, Cedar Park, Linear Park East, and Promenade Park) for the community (See Figure 4). The community is planned to provide a total of 7.06 ha (17.44 ac) of parks and 5.13 ha (12.67 ac) of open spaces, in addition to private amenity space.

Precinct Plan Requirements

Langstaff Gateway community is divided into the West, East and Central Precinct Areas (See Figure 6). Phase 1A, subject to the current in-process applications, is located within the West Precinct. The West Precinct area is located west of the CN Rail corridor and includes the Pomona Mills Creek and the future Pomona Mills Creek Park, the West Transit Nodes, a portion of the East Transit Node, the northern crossing over CN Rail line and one future public elementary school. The East Precinct is the area east of Cedar Avenue. It includes a natural woodlot, one public and one catholic elementary school, the southern crossing over CN Rail line and the 0.71 ha (1.75 ac) Cedar Park. The Central Precinct is the balance of the community in the center. It includes the central crossing of CN Rail line, a portion of the East Transit Nodes and the majority of the CN Rail line.

Approval of development within each of these precincts is conditional upon the preparation by the applicant of a Precinct Plan and supporting reports and studies consistent with the requirements of the Secondary Plan and to the satisfaction of the City. The Precinct Plan is a non-statutory guidance document that articulates the policies and objectives of the Secondary Plan, demonstrating how each proposed development proposal will contribute to achieving the Langstaff Gateway Vision within each Precinct and development phase. Precinct Plans, which are "living documents", show a high level of information to help coordinate land use development, urban design requirements, and the timing and location of infrastructure and services improvements. The Precinct Plan must comply with the Secondary Plan. The Secondary Plan requires that each Precinct Plan include specific details including, but not limited to:

-
- Streets and block configuration
 - Location of public institutions, day care centres, community services and facilities, and places of worship
 - Distribution of housing units, employment spaces, retail and service uses
 - The transportation network and required services
 - Location, size and configuration of parks and open spaces
 - Integration of Heritage Resources
 - Affordable housing strategy
 - Community services and facilities implementation strategy
 - Location, size and phasing of schools
 - Details of the grade separation of the CN Rail line

Required Studies, Reports and Plans

The Secondary Plan requires a number of studies, report and plans to be completed and approved by the City prior to consideration of any precinct plan. Development approvals shall be consistent with the recommendations and requirements from these materials. They include the following (See Figure 11 for more details):

- Phasing Plan
- Master Environmental Servicing Plan
- Environmental Site Assessment
- Community Energy Plan and Sustainable Development Strategy
- Master Operations and Maintenance Plan
- Financial Impact Analysis
- Master Emergency Servicing Plan
- Community Services and Facilities Implementation Strategy
- Woodlot Management Plan
- Land Use & Density Distribution Report
- Stormwater Management & Monitoring Study
- Servicing Implementation Plans
- Affordable Housing Implementation Strategy
- Phase 1 Archaeological Assessment
- Green Development Standard Plans
- Comprehensive Mobility Plan
- Microclimate, Wind and Shadow Study

Phasing Plan Requirements

The Secondary Plan requires a Phasing Plan, prepared in concert with the Precinct Plan, to be endorsed by Council prior to any development approval (See Figure 6). The Phasing Plans demonstrates how development will be coordinated with the timely and efficient implementation of the key infrastructures and services needed to support the Langstaff Gateway Community. The Phasing Plan must comply with the Secondary Plan. Each phase is subject to specific development requirements and parameters as outlined below (See Figure 11 for more details):

TABLE 2

Phase 1 Development	
Maximum number of residential units	5,000
Minimum retail and service commercial space	21,600 m ² (232,500 ft ²)
Minimum community services and facilities space	6,100 m ² (65,659 ft ²)
Minimum office space	33,600 m ² (361,667 ft ²)
Minimum Public Park and Open Space	4.83 ha (11.93 ac)

The key benchmarks for Phase 1 include the completion of the Pomona Mills Creek Park, Woodland Park, Linear Park, transit circulator connection to Richmond Hill Transit Station through the Highway 407, the northern grade separated crossing over CN Rail line and the Cedar Avenue extension to High Tech Road in Richmond Hill.

TABLE 3

Phase 2 Development	
Maximum number of units	3,650
Minimum retail and service commercial	20,300 m ² (218,507 ft ²)
Minimum community services and facilities	5,350 m ² (57,586 ft ²)
Minimum office space	132,700 m ² (1,428,370 ft ²)
Minimum Public Park and Open Space	1.64 ha (4.05 ac)

The key benchmarks for advancement to phase 2 include the extension and operation of the Yonge Street subway line, the completion of an elementary school(s) to the satisfaction of the School Boards, and the construction of the southern grade separated crossing over CN Rail line.

TABLE 4

Phase 3 Development	
Number of units	6,514
Minimum retail and service commercial	24,400 m ² (262,639 ft ²)
Minimum community services and facilities	1,775 m ² (19,105 ft ²)
Minimum office space	126,555 m ² (1,362,226 ft ²)
Minimum Public Park and Open Space	0.5 ha (1.23 ac)

The key benchmarks for the advancement to Phase 3 shall include the completion of the Highway 407 Transit way and a multi-level covered passageway that provides connection to the Richmond Hill Transit Terminal.

PROPOSAL (PHASE 1A):

Pre-Consultation

On May 31st, 2017, Condor Properties Ltd. submitted a pre-consultation meeting request (File # PR 17 138286) for the first block of development within the Langstaff Gateway, triggering the future submission of the current draft plan of subdivision and zoning by-law amendment applications (See Figure 7). The subject property is 3.49 ha (8.62 ac) in area and is bounded by Langstaff Road to the east and north, Ruggles Avenue to the west and the Holy Cross Cemetery to the south. The proposal was to establish a development block

(identified as W-03 in the Master Plan) for a high density residential development, private and public streets, and an open space block where the Pomona Creek is located.

A pre-consultation meeting was held on June 27, 2017 between the applicant, City Staff, and external agencies to discuss the concept plan and submission requirements for the forthcoming formal applications. Following the pre-consultation meeting, a submission checklist was provided to the applicant on November 24, 2017 to confirm all the requirements for the application.

The development block is planned to facilitate the construction of two residential towers that are 47 and 38 storeys in height (See Figure 8 & 9). The proposal also includes 27 townhouses (with permissive non-residential uses on ground floor) that will be integrated into the base of the two towers (See Figure 9). The development will have a total gross floor area of 82,500 m² (888,022 ft²) and will result in a total of 910 residential units. There will be 957 parking spaces provided in 4 levels of underground parking.

The conceptual site plan and renderings attached are for illustration purposes. The design may be subject to changes. The applicant will be required to submit a site plan application following the approval of the subdivision to finalize the layout and design of the proposed development.

Application Deemed Complete

Condor made three planning application submissions. The first submission was on April 28th, 2018 which was deemed incomplete. The second submission was made on July 10, 2018 and the third submission was on September 18th, 2018. The application was deemed complete by Staff on October 18th, 2018.

Under the Planning Act, if the local council does not make a decision on a zoning by-law amendment application within 150 days and draft plan of subdivision within 180 days, of the receipt of what is deemed to be a complete application, the applicant may appeal to the Local Planning Appeal Tribunal (LPAT) for a non-decision. The 150-day review and decision period for the proposed zoning by-law amendment application ends on March 17, 2019. The 180 day review period for the proposed draft plan of subdivision application ends on April 16, 2019.

Consequently, Staff recommend that Council give the City Solicitor authority to defend an appeal if one is made based on Council's failure to make a decision within the statutory timeframe set out in the Planning Act.

OFFICIAL PLAN AND ZONING BY-LAW:

2014 Official Plan and Secondary Plan Policies

The Phase 1A lands are designated 'Mixed Use High Rise' in the 2014 Markham Official Plan and 'Residential – Mixed Use' in the Langstaff Gateway Secondary Plan, which are intended to serve as priority locations for intensification and to provide retail and service functions for large populations intermixed with high density residential and office uses. It provides for mixed use apartment or other multiple dwelling forms in accordance with area specific requirements respecting density, height and ground floor uses.

In the Secondary Plan, the subject lands are restricted to a maximum FSI of 15.5, which translates to a maximum gross floor area of approximately 140,399m² (1,511,242 ft²). The proposed development has a total gross floor area of 82,500 m² (888,022.61 ft²), which represents a FSI of 9.10. The overall size and configuration of the proposed development block is also generally consistent with the Development Block Map in the Secondary Plan.

The maximum height for the two corners where the proposed towers are located is between 15-50 storeys. The proposed towers are 38 and 47 storeys in height. The maximum heights for the balance of the subject development block range from between 3-4 storeys and 4-10 storeys. The proposed development meets the height requirements of the Secondary Plan.

The Secondary Plan requires the subject lands to provide ground floor retail uses. The applicant is proposing approximately 1,870 m² (20,128 ft²) of “permissive” retail uses on the ground floor of the proposed buildings. The applicant indicates that the ground floor uses may be residential or non-residential depending on the market demands and the needs of the future occupants. Further details about the ground floor retail requirements in the Secondary Plan are provided in the option/discussion section.

Zoning By-law 2551

The subject site and the majority of lands within Langstaff are presently zoned for industrial uses under By-law 2551, as amended, which do not permit the proposed development (See Figure 2). The lands must be rezoned to accommodate the intensification anticipated in the Langstaff Gateway community. Presently, the subject lands are zoned as follows:

TABLE 5

Address	Zone	Permitted Uses
25 Langstaff Road	M.CS – Select Industrial with Controlled Storage	one residential dwelling, private club and health centre, warehouse, assembly of manufactured goods, repair and servicing of goods, data processing centre, research laboratories, printing establishment and open storage of goods
11 Langstaff Road	R.IND – Rural Industrial Zone	Wholesaling, manufacturing, processing, packaging, bottling, printing and repairing.
9 Langstaff Road	(H) R.IND - Rural Industrial Zone Hold	Wholesaling, manufacturing, processing, packaging, bottling, printing and repairing.
5 Langstaff Road	M – Select Industrial	Warehouse, assembly of manufactured goods, repair and servicing of goods, data processing, research laboratories, printing establishments.

OPTION/DISCUSSION:

Requirements for Mixed Use Development

The Langstaff Gateway community, being one of the Urban Growth Centres identified in the Provincial Growth Plan, must be planned to accommodate the highest concentration and greatest mix of intensity of uses and activities. The subject Phase 1A lands are located within one of the major clusters of density near the future Langstaff/Longbridge subway station. It is intended to accommodate a significant density and diverse mix of uses to

maximize transit-oriented development and transit access. Therefore, to implement the Province's vision for a mixed use centre as required by the Provincial Policy Statement and the Growth Plan, it is critical that the elements of a mixed use development, such as ground floor retail spaces, park and open space (including the creek), civic uses and community service facilities, be provided within Phase 1A.

The Secondary Plan requires ground floor retail and non-residential uses in areas within the major clusters of density. The subject lands are within the area where ground floor retail is required. The applicant is proposing that the ground floor component of the proposed development would accommodate a permissive mix of at grade uses including residential. This proposal would allow the at-grade floor space to be used entirely for residential purposes at the outset of development, when demand for retail may be weak. While retail development typically lags residential development, staff are concerned that if residential uses establish themselves on the ground floor at the outset, it will be unlikely that they would be converted to retail uses in the future as the community matures. It is important to note that to be successful mixed-use development, the ground floor space and its relationship to the public realm will need to be designed and built to a commercial standard.

In the Secondary Plan, there is a minimum requirement for each phase with respect to retail and service, community services and facilities and parks and open space (see Table 2). The distribution of these requirements needs to be addressed in both the Precinct and Phasing Plans. Every development block within each phase should contribute to meeting the minimum requirement, as established by the Secondary Plan. However, some of these requirements are proposed to be deferred to other blocks in future sub-phases.

In order to provide a truly mixed-use development, the park and open space, including the creek, should be designed and constructed to the satisfaction of the City, and then conveyed to the appropriate public authority, as a condition of approval.

While the proposed development is generally consistent with the Province's vision with respect to scale and density, staff are not yet satisfied that the proposed development would fully contribute to the achievement of a complete community. Staff are concerned that the retail elements of mixed use development are not being proposed within Phase 1A as mandated by the Secondary Plan. Consequently the delivery of a true mixed-use centre, as anticipated by Provincial Policies, is not being implemented by this proposal. Staff will continue to work with the applicant to ensure an appropriate mix of uses is provided within Phase 1A. This includes refining the Precinct Plan to ensure the community requirements are appropriately distributed across the Community as contemplated by Provincial Policy and as required by the Secondary Plan.

Preliminary Comments for the Precinct and Phasing Plans

The Secondary Plan requires that the Precinct Plan and Phasing Plan be endorsed by Council prior to any development approvals within the Langstaff Gateway community. While a Precinct and Phasing Plan have been submitted, staff has identified a number of outstanding matters in the proposed Precinct Plan and Phasing Plan. Although the details of these required Plans may not all be directly related to the Phase 1A development block,

the Secondary Plan requires all lands within the West Precinct must be addressed by the Precinct Plan and Phasing Plan before moving forward with the application. In order to provide a comprehensive and coordinated approach to development in the short and long-term, some of the key matters identified to be addressed as a part of the Phasing Plan and Precinct Plan to date include:

1. Modification to the Master Plan

The proposed precinct plan shows changes to the Mater Plan that incorporate reconfiguration of the railway crossing; parks; Pomona Creek and various road and block patterns. Staff are working with the landowners to refine these changes, which will require an update to the Langstaff Master plan, and will also be reflected in the Precinct and Phasing Plans. Staff will also review matters related to the Secondary Plan conformity that may arise from these proposed revisions.

2. School Site and Community Facilities

The Secondary Plan requires that one public elementary school be provided in the West Precinct area between Ruggles Avenue and the CN Rail line. The specific location and size of the school site is to be determined in consultation with the York Region District School Board. The School Boards currently require a 5-acre site for each school in order to secure funding from the Ministry of Education. The School Board indicates that once a school site of this size is secured, negotiations and planning would follow to explore opportunities to reduce the size, up to or including co-location with compatible agencies. The Precinct Plan submitted by the applicant does not currently show a site to the satisfaction of the School Board.

The Secondary Plan encourages schools to be co-located with community services/facilities (i.e. recreation centre, library, day care centre and social service centre, etc) to serve the community. Staff have been working with the School Boards, Recreational Services, Public Library and York Region Community Services to explore suitable co-location programs for joint facilities. Further discussions are required to determine how these programs will be incorporated into the precinct plan. Some of these programs may be incorporated into the spaces of the Phase 1A development. The implementation of these program should be guided by a City-led Vertical Community Hub Design Study and Implementation Strategy.

3. Temporary Fire Hall

Fire Department requires an interim fire station be operational within the West Precinct area at the time of occupancy of the two proposed residential towers. The station should be approximately 464.51 m² (5,000 ft²) in size and may be relocated to another permanent location, possibly incorporated as part of a mixed-use building.

The Precinct Plan submitted shows a fire station located within the Central Precinct on Phase 3 lands located east of the CN Rail line, which will otherwise not be developed until the subway and 407 transitway are completed. Planning Staff need to have further discussions with Fire Department to confirm whether the proposed location and size of the proposed temporary fire hall would meet the City's needs.

4. District Energy Plant

The Secondary Plan requires district heating and cooling facilities to serve all development within the Langstaff Gateway community. The location of the production plant needs to be clearly identified in the Precinct Plan. The Phasing Plan needs to address the timing for the construction and installation of the required major infrastructure as it will affect the design of the road rights-of-way. This work needs to be coordinated with Markham District Energy and Alectra Utilities. Staff will continue to work with the applicant and the appropriate agencies to develop appropriate implementation strategies for the District Energy requirements.

5. Parkland Acquisition

Approximately 6.97 ha (17.22 ac), which is 14.8 percent of the total Langstaff Gateway area, is to be dedicated as parkland. The Secondary Plan policies are established in a manner that assumes that the parkland dedication requirements for the Langstaff Gateway area will be consistent with the policies in the Official Plan. The obligation to meet this requirement will be achieved through a combination of land dedication and cash-in-lieu of parkland. The ultimate amount and location of parkland still needs to be further refined through the Precinct Plan process.

6. Pomona Mills Creek Park

The Secondary Plan requires the Pomona Mills Creek to be restored, protected and enhanced to the satisfaction of the City, in consultation with the Toronto and Region Conservation Authority (TRCA), through appropriate treatments including naturalization, buffers and native planting along its length. The creek is to be integrated into the development of the 0.36 ha (0.9ac) Pomona Mills Creek park on top of the eastern bank. The Master Plan provides for a pedestrian bridge across the centre of the creek to accommodate east-west pedestrian connectivity through the park. The park is planned to serve as a major focal point that offers active and passive recreational opportunities for the community.

While the park is not within Phase 1A development lands, the City will require the completion of the park as a condition of approval for the subdivision. This ensures the park will be provided to serve the first residents and employees generated by phase 1 development. The valley land is also to be conveyed as a condition prior to final approval of development application within the Secondary Plan.

Based on the engineering plans submitted with the application, Condor is proposing to keep a portion of the creek open with retaining walls installed along each side. The plans are currently under review by City and TRCA staff. The overall design of the park shall be developed based on a City-led Parks and Open Space Design Study and Implementation Strategy which will establish requirements for passive and active recreational opportunities within the park and the valley open space. Further discussion is required to determine the ultimate design and configuration of the Pomona Mills Park within the Precinct Plan.

7. Transportation Matters

Full build-out of the Langstaff Gateway community is anticipated to extend beyond the 2031 time horizon. It is important to fully understand how the transportation

network will function during the initial, interim and full build-out stages of development to ensure that trips by walking, cycling and transit are prioritized at each development stage. Staff are working with the applicant, in consultation with senior levels of government and other external agencies, to address the following:

- The design of the right-of-way and cross sections for the interim and ultimate road network;
- Timing and design of the construction of the Cedar Avenue extension, the crossings of the CN Rail line, and the multi-modal link (i.e. concourse) connection to Richmond Hill Mobility hub;
- Phasing strategy for the transportation requirements;
- Intersection design of Yonge Street and Langstaff Road;
- Role and responsibility for key transportation system elements such as the CN Rail crossings, internal transit circulator and multi-modal link connection to Richmond Hill Mobility Hub;
- Physical integration with the Yonge Subway Station; and
- Address the Environmental Assessment requirements for the collector roads.

8. Urban Design Matters

Developments within the Langstaff Gateway community need to respond to and implement the Langstaff Gateway Urban Design and Streetscape Guidelines, and other design principles set out in the Master Plan. Urban Design staff has identified a number of matters that need to be addressed, including:

- Street and block pattern must provide flexibility of development options (e.g. school blocks) and provide adequate tower separation distances (preferably 35 m);
- Design of the public realm, street and active transportation network connections between the west & east side of the CN tracks. The City also needs to determine how and when to secure them (i.e. Letter of Credit);
- Mid-rise podium buildings should provide attractive and appropriately scaled street wall conditions to create a pedestrian-oriented streetscape as envisioned by the Master Plan;
- Residential tower floor plates should be limited to a maximum of 800m²;
- Minimizing shadow and wind effects on parks and school outdoor play areas;
- Incorporating a higher percentage of family-sized dwellings with 2 to 3 bedroom units in order to meet the City's vision to establish a complete, age-friendly community within the Urban Growth Centres;
- Park grades should be at a maximum of 2% and should match the grades of adjoining streets.
- Incorporating retail space, as indicated above.

9. Engineering Matters

Engineering Staff have identified a number of matters, including the following:

- Physical integration of the future Langstaff/Longbridge subway station and future development blocks, including possible designs for direct at- and below-grade pedestrian connections with development;

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- Details related to the timing and responsibility for the construction of the crossings of CN Rail (including temporary diversion of tracks);
 - Roads and development blocks will need to respect the 36 inches Enbridge gasmain in the easement along the south limit of the plan;
 - York Region needs to confirm servicing capacity allocation for the Langstaff community; and
 - Finalize the design and agreements for the underground stormwater management tanks proposed under road rights-of-way and public park.

10. Thornhill Sub-committee

The Thornhill Sub-committee acted as the steering committee for the original masterplan/secondary plan process. As such, it is important for the Thornhill Sub-committee to review and provide comments on the proposal, and the Precinct Plan and Phasing Plan prior to scheduling a statutory Public Meeting.

Given all the outstanding issues identified in the report, staff are not yet satisfied that the applications including the supporting Precinct and Phasing Plans, in their current forms, conform to the Secondary Plan. Therefore, it would be premature at this time for staff to provide a final recommendation on the proposed zoning by-law and draft plan of subdivision applications. Should the applications be appealed for a non-decision, staff will have the necessary direction to defend against the appeal. Staff will continue to work with the applicant and stakeholders to address the outstanding matters, including those related to Precinct and Phasing Plans.

FINANCIAL CONSIDERATIONS:

There are no direct financial impacts associated with this report. However, prior to and concurrent with development in the Urban Growth Centre/Regional Centre, significant amounts of capital-intensive infrastructure such as roads, services, transit concourse and local transit circulator system will be required. The City of Markham, Town of Richmond Hill and York Region have been individually and collectively exploring options for new innovative financial tools and models to ensure that the development will pay for itself. Options include Development Charges, Developer Group Agreements, and the use of Planning Act tools such as a Section 37, whereby the City passes a by-law enabling the provision by applicants of specified community benefits (e.g. funding for day care spaces) in return for increased height and density permissions.

HUMAN RESOURCES CONSIDERATIONS

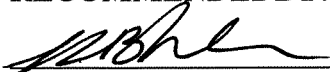
Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

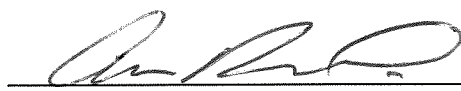
The developments anticipated in the Langstaff Gateway Area will align with Council's six areas of strategic focus: Growth Management; Transportation/Transit; Environment; Parks, Recreation, Culture and Library Master Plan, Public Safety; Municipal Services; and Diversity.

BUSINESS UNITS CONSULTED AND AFFECTED:

Internal Departments, external agencies, adjoining municipalities, senior levels of government, transit service providers, school boards, and other stakeholders have participated in the review process of the proposed zoning by-law amendment and draft plan of subdivision application.

RECOMMENDED BY:

Ron Blake, M.C.I.P., R.P.P.
Senior Development Manager



Arvin Prasad, M.C.I.P., R.P.P.
Commissioner, Development Services

Figure 1: Phase 1A Location Map

Figure 2: Area Context/Zoning

Figure 3: Aerial Photo

Figure 4: Langstaff Gateway Land Use and Built Form Master Plan

Figure 5: Langstaff Secondary Plan Schedule "AA"- Land Use Map

Figure 6: Langstaff Secondary Plan Schedule "II" - Development Precinct & Phasing Plan

Figure 7: Draft Plan of Subdivision

Figure 8: Concept Site Plan

Figure 9: Renderings

Figure 10: Proposed Precinct Plan

Figure 11: Precinct and Phasing Plan Requirements

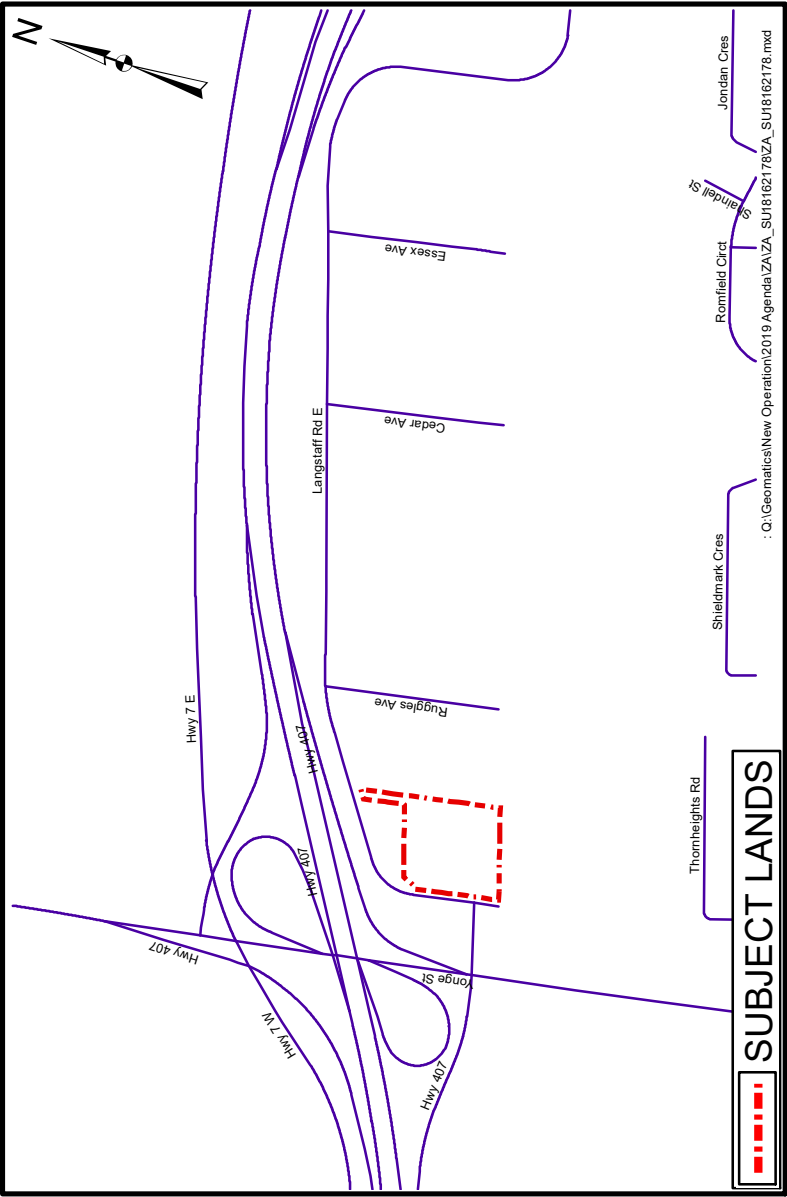
APPLICANT/AGENT:

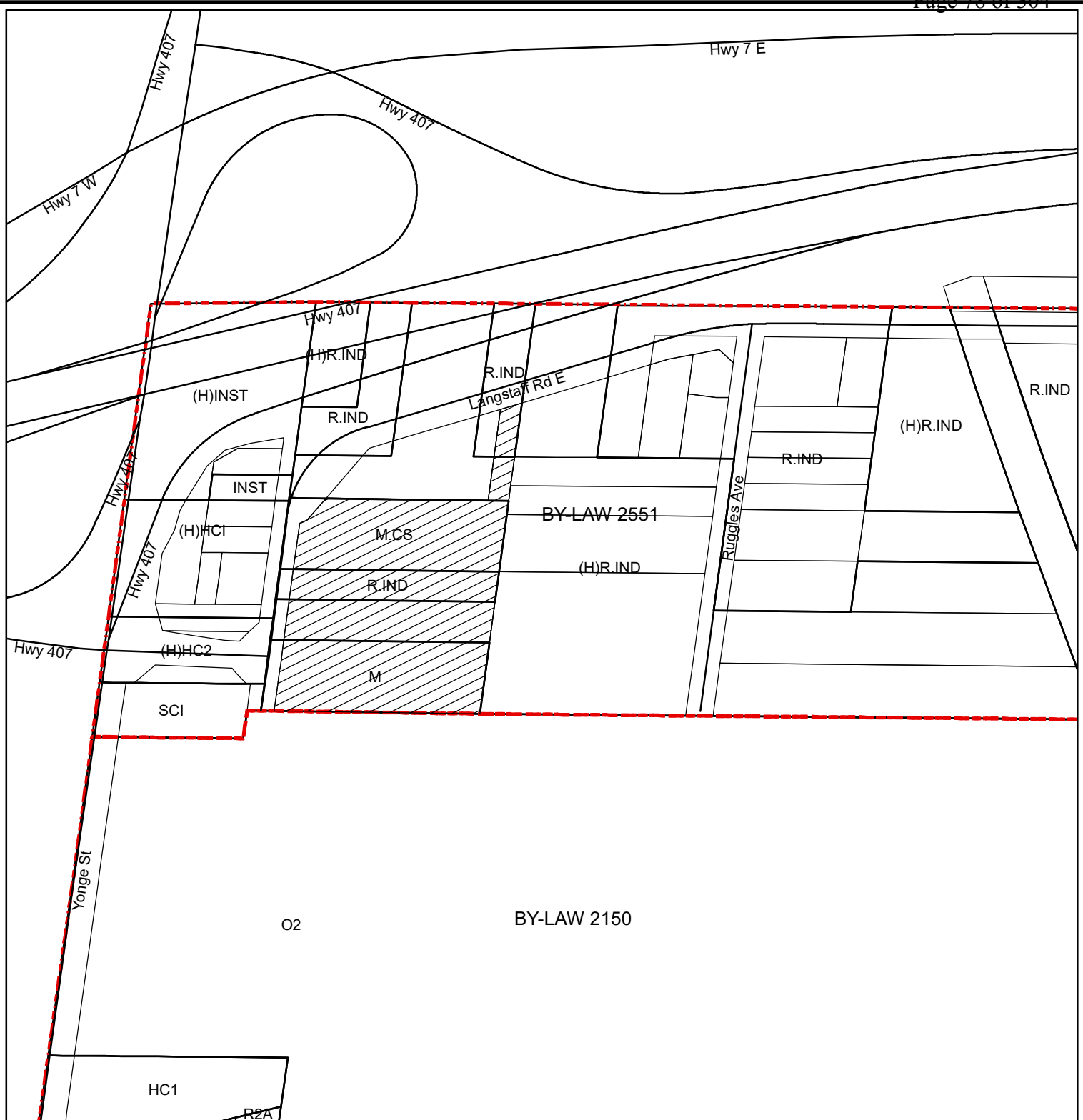
Andrew Ferancik, Walker, Nott, Dragicevic Associates Ltd.
90 Eglinton Avenue E, Suite 970, Toronto, Ontario, M4P 3Y3
Phone: 416-968-3511 (x120)

Links:

1. Langstaff Gateway Secondary Plan OPA 183 and Langstaff Gateway Land Use and Built Form Master Plan:
<https://www.markham.ca/wps/portal/home/business/planning/planning-documents-and-studies/studies/langstaff-master-plan-project>
2. Growth Plan for the Greater Golden Horseshoe:
https://www.placestogrow.ca/index.php?option=com_content&task=view&id=9
3. York Region Official Plan
<https://www.york.ca/wps/portal/yorkhome/yorkregion/yr/regionalofficialplan>
4. The Big Move – Transforming Transportation in the GTHA:
http://www.metrolinx.com/en/regionalplanning/bigmove/big_move.aspx

Figure 1





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AREA CONTEXT/ZONING

APPLICANT: CONDOR PROPERTIES LTD.
25,11,9 & 5 LANGSTAFF RD.

FILE No: ZA_SU18162178(CT)

 SUBJECT LANDS

DATE: 02811/19



DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: CT

FIGURE No. 2





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AIR PHOTO 2018

APPLICANT: CONDOR PROPERTIES LTD.
25,11,9 & 5 LANGSTAFF RD.

FILE No: ZA_SU18162178(CT)

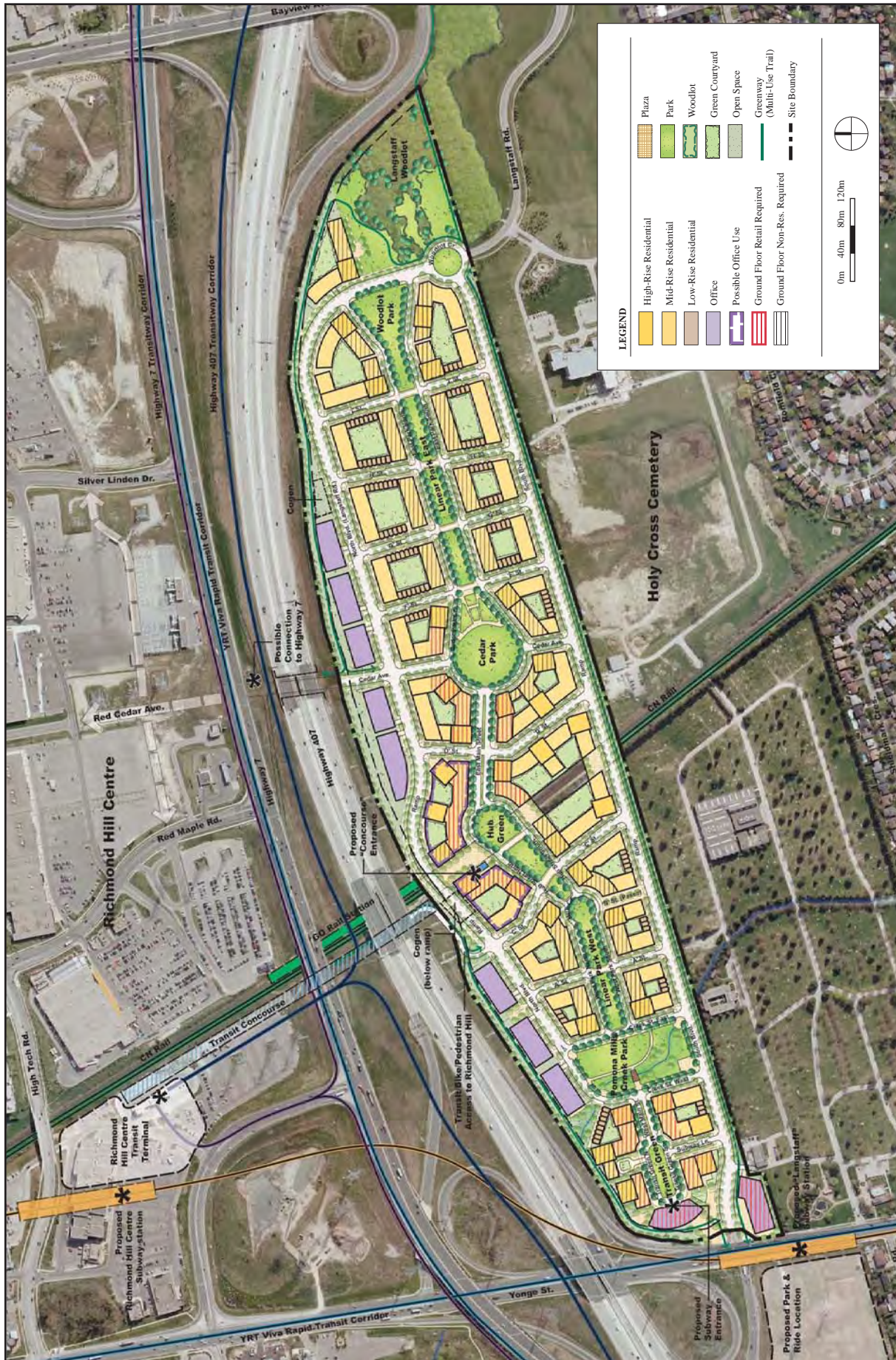
 SUBJECT LANDS

DATE: 02811/19

FIGURE No. 3



LAND USE & BUILT FORM MASTER PLAN



The Langstaff Land Use and Built Form Master Plan (above) is a true mixed-use plan that focuses density, office and retail at the two transit nodes that access the subway and rail stations.

Figure 4



SCHEDULE 'AA' – DETAILED LAND USE PLAN
SECONDARY PLAN FOR THE LANGSTAFF GATEWAY PLANNING DISTRICT (C)

LANGSTAFF GATEWAY REGIONAL CENTRE

RESIDENTIAL

RESIDENTIAL - MIXED USE

OFFICE

OFFICE OUTSIDE AREA COVERED BY THIS PLAN

 PARKS & OPEN SPACE

 BOUNDARY OF AREA COVERED BY THIS AMENDMENT

 TOWN BOUNDARY

ENVIRONMENTAL PROTECTION AREA - WOODLOT (See Section 6.7.1b)

ENVIRONMENTAL PROTECTION AREA – VALLEYLANDS (See Section 6.7.2b)

TRANSPORTATION & UTILITIES

*** (SEE SECTION 6.4 e)**



DEPARTMENT OF EDUCATION

DEPARTMENT OF EDUCATION

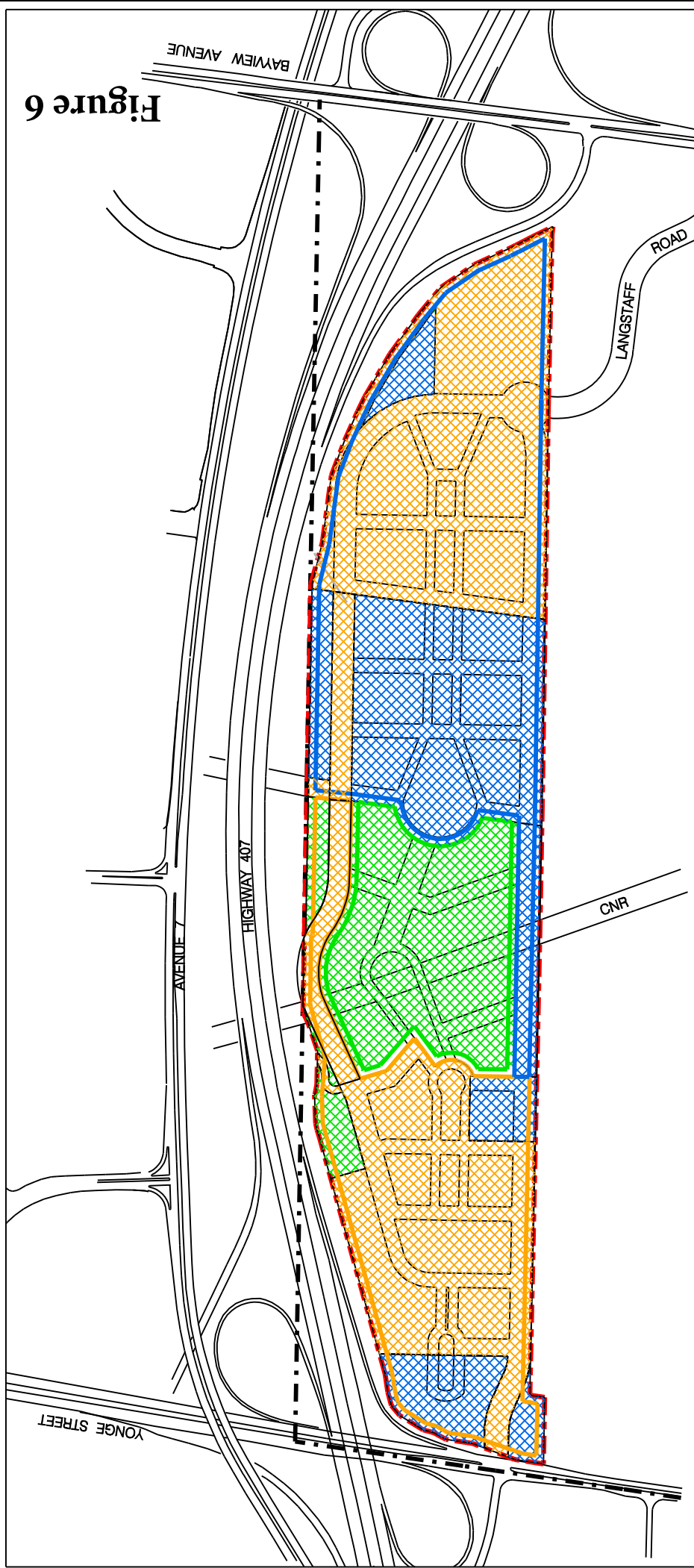
MARKHAM DEVELOPMENT SERVICES COMMISSION

OFFICIAL PLAN AMENDMENT No. 183

DRAWN BY: CPW
CHECKED BY: DM

SCALE: NTS
DATE: 180510

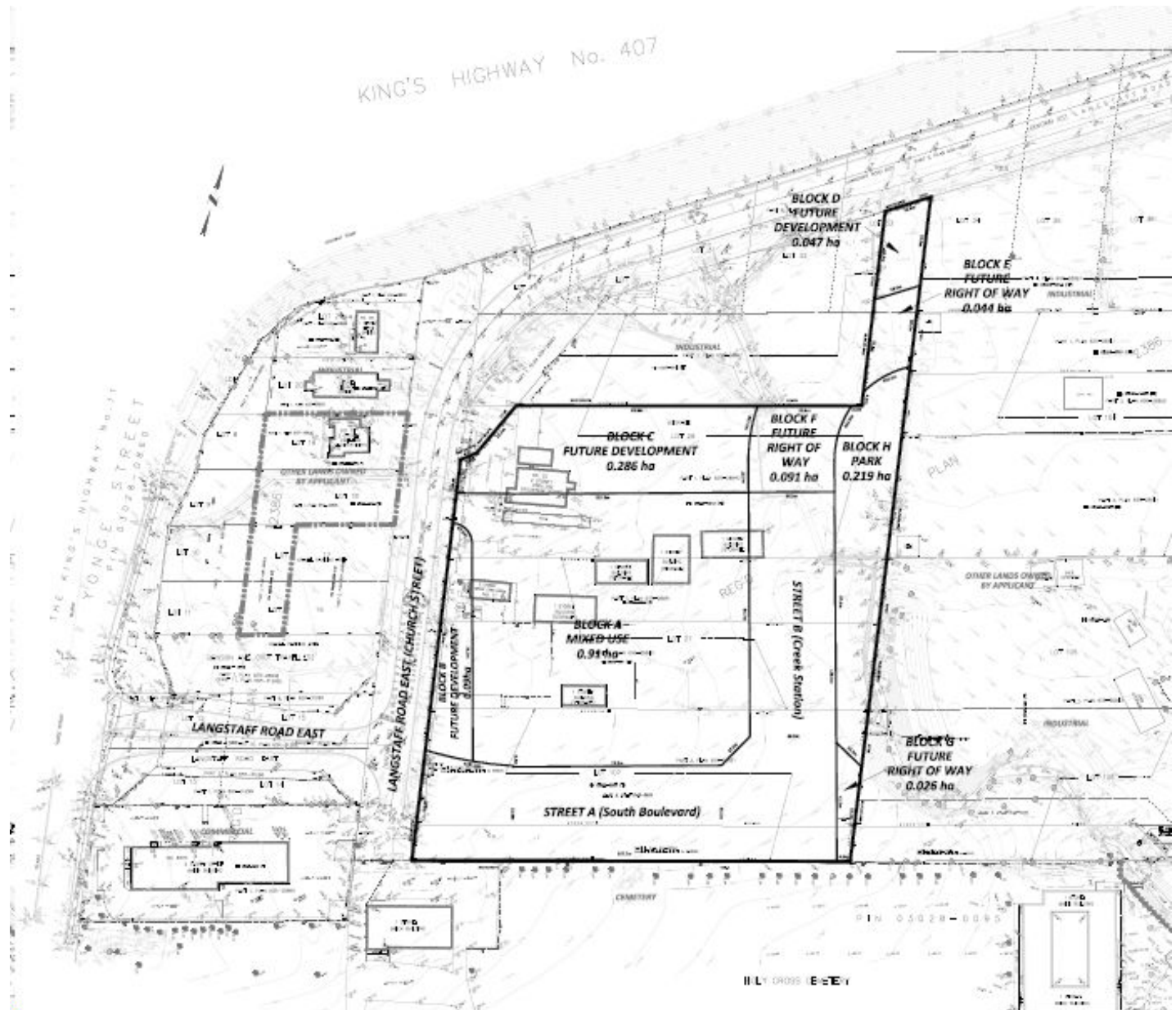
Figure 6



SCHEDULE 'II' – DEVELOPMENT PHASING AND PRECINCT PLAN SECONDARY PLAN FOR THE LANGSTAFF GATEWAY PLANNING DISTRICT (P.D. 44-1)

- BOUNDARY OF AREA COVERED BY THIS AMENDMENT
- TOWN BOUNDARY
- WEST PRECINCT
- EAST PRECINCT
- CENTRAL PRECINCT
- PHASE 1
- PHASE 2
- PHASE 3

THE TRANSPORTATION, SERVICING AND COMMUNITY SERVICE AND FACILITIES, MINIMUM NON-RESIDENTIAL FLOOR AREA AND PUBLIC PARK AND OPEN SPACE REQUIREMENTS FOR EACH PHASE SHALL BE MET PRIOR TO APPROVAL OF DEVELOPMENT IN ANY SUBSEQUENT PHASE.



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SUBDIVISION PLAN

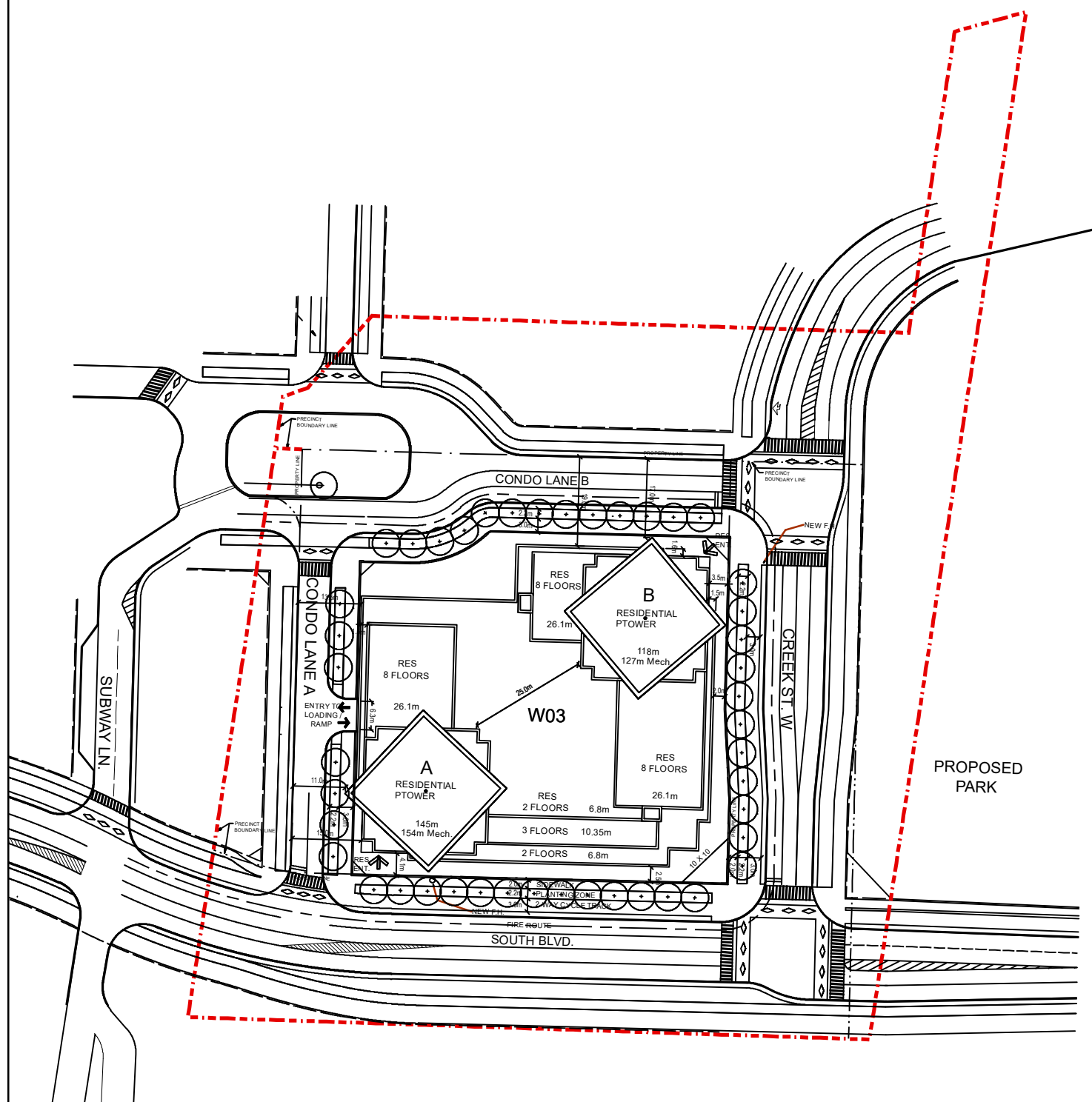
APPLICANT: CONDOR PROPERTIES LTD.
25,11,9 & 5 LANGSTAFF RD.

FILE No: ZA_SU18162178(CT)

 SUBJECT LANDS

DATE: 02811/19

FIGURE No. 7



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CONCEPTUAL SITE PLAN

APPLICANT: CONDOR PROPERTIES LTD.
25, 11, 9 & 5 LANGSTAFF RD.

FILE No: ZA_SU18162178(CT)

SUBJECT LANDS

DATE: 02811/19





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RENDERINGS

APPLICANT: CONDOR PROPERTIES LTD.
25,11,9 & 5 LANGSTAFF RD.

FILE No: ZA_SU18162178(CT)

DATE: 02811/19



DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: CT

FIGURE No. 9

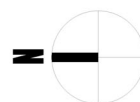
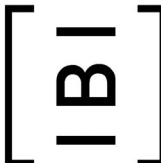


Figure 10

Langstaff Gateway Secondary Plan

Precinct Plan and Phasing Plan Requirements

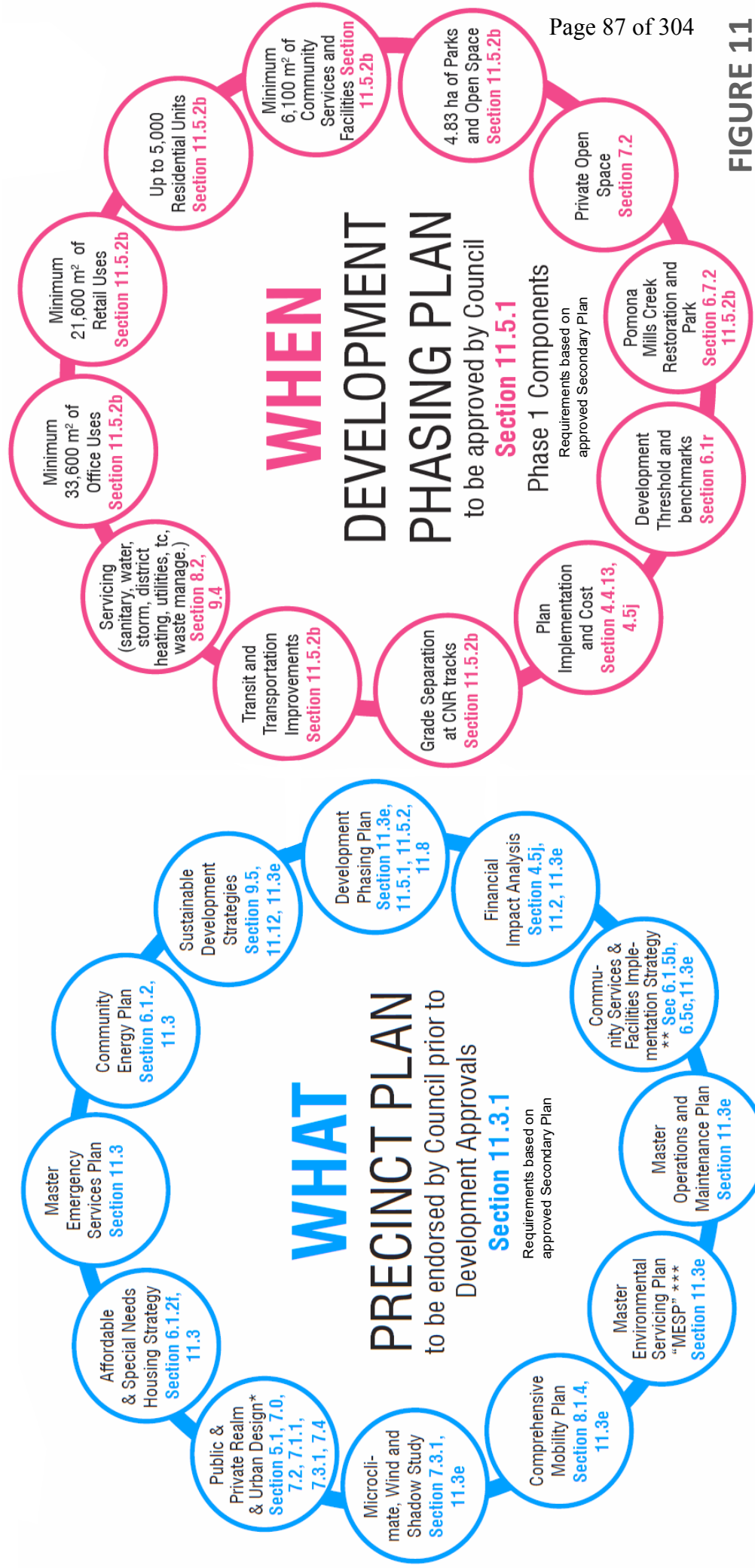


* Public & Private Realm & Urban Design includes detail design of grade separation of CNR tracks - **Section 7.1.1**, refinement of community structure - **Section 5.1** development blocks, public roads, parks & open spaces, and EPA Section - **6.1l,p, 6.6.2c, 8.1.1a** and strategy for integrating heritage resources - **Section 10.0f**

Public Realm is comprised of public streets, lanes, parks and open spaces, and public use activity areas of public lands and buildings. Private realm includes private open space, tower placements, parking, siting and massing - **Section 7.2, 7.4**

** Community Services and Facilities Study includes the exact location, size, configuration and phasing of Schools - **Section 6.5.1g** and location of public institutions, places of worship, day care centres - **Section 6.1d, 6.5.3c**

*** MESP includes Environmental Management Study – EPA Valleyland - **Section 8.2.5, 9.6, 11.3e** and Environmental Site Assessments - **Section 9.7.1a, 9.7.2, 11.3e**





**Engineering Department
Development Services Commission**

TO: Mayor and Members of Council

CC. Arvin Prasad, Commissioner, Development Services
Brian Lee, Director, Engineering

FROM: Loy Cheah, Senior Manager, Transportation, Ext. 4838

DATE: February 25, 2019

Re: Steeles Avenue Widening Update – East of Markham Road to Ninth Line (Wards 7 & 8)

Recommendations

1. That the memorandum titled “Steeles Avenue Widening Update – East of Markham Road to Ninth Line (Wards 7 & 8)” be received; and,
2. That Council reiterates to the Regional Municipality of York the importance of timely completion of Steeles Avenue East between east of Markham Road and Ninth Line; and,
3. That the Regional Municipality of York be requested to confirm the timing of the completion of Steeles widening with the City of Toronto; and further,
4. That Staff be directed to do all things necessary to give effect to this resolution.

Background

This memorandum provides further updates to the information contained in the memorandum presented to Development Services Committee on September 5, 2018 (Attachment A).

The widening of Steeles Avenue East from east of Markham Road to Ninth Line was planned as part of the Donald Cousens Parkway to Morningside Avenue Link Environmental Assessment (EA), connecting Highway 48 and the 407ETR to Morningside Avenue in the City of Toronto. As part of the environmental assessment approval, York Region and the City of Toronto are required to resolve the current jurisdictional issues and agree on roles and responsibilities in implementing this project. Principles for an agreement between York Region and the City of Toronto were endorsed in 2014 by both Councils, and a draft agreement setting out the roles and responsibilities for each agency for capital and operating parameters was developed in 2017.

In addition to the Steeles Avenue widening, the EA also includes a widening of Ninth Line from Steeles Avenue to Box Grove Bypass and extension of Morningside Avenue to Steeles Avenue.

Update

Staff is not aware of any change to the implementation schedule of the Steeles Avenue East widening project. That is:

1. The detailed design assignment being undertaken by the City of Toronto is still on-going and is scheduled for completion by the end of 2019, and
2. Construction of the widening is programmed to start sometime in 2021, according to the 2018 City of Toronto capital budget (Attachment B).

Given the significant changes to the structure of City of Toronto Council from the previous municipal term and as the City of Toronto is developing its 2019 budget, Staff recommends that Markham Council and York Region Council reiterate the of importance of timely completion of this project.

For the other major components of the Donald Cousens Parkway Extension project:

1. York Region is initiating the detailed design for the widening of Ninth Line from Box Grove Bypass to Steeles Avenue. Pending approval by York Region Council, construction of this widening is tentatively programmed to start in 2022.
2. The City of Toronto had previously indicated that the extension of Morningside Avenue will be implemented through their development approval process.

Attachments

- A. September 5, 2018 DSC Memorandum "Steeles Avenue Widening Updates (Wards 7 & 8)"
- B. Toronto 2018 Budget extract



**Engineering Department
Development Services Commission**

TO: Mayor and Members of Council

CC. Arvin Prasad, Commissioner, Development Services
Brian Lee, Director, Engineering

FROM: Loy Cheah, Senior Manager, Transportation, Ext. 4838

DATE: September 5, 2018

Re: **Steeles Avenue Widening Updates (Wards 7 & 8)**

Background

On March 19, 2018, Development Services Committee directed staff "to provide a presentation to Development Services Committee regarding the widening of Steeles Avenue from Kennedy Road to the eastern boundary of the City of Markham, and include any restrictions imposed by the City of Toronto on development applications within this area."

This memorandum provides an update on the status of road widening projects and agreements between York Region and City of Toronto on Steeles Avenue from Kennedy Road to the eastern boundary of Markham.

York Region and Toronto finalizing agreement on cost-sharing for Steeles Avenue
Steeles Avenue is under the jurisdiction of the City of Toronto. York Region and the City of Toronto are finalizing an agreement to cost-share operations, maintenance and capital improvements of Steeles Avenue for the Kennedy Road to Ninth Line section. The cost-sharing agreement, which has been under discussion and negotiation for over four decades, is necessary to move critical capital road improvement and maintenance projects forward.

Two Steeles Avenue widening projects from Kennedy Road to Ninth Line planned
York Region Committee of the Whole received a memorandum (see Attachment 1) at its June 7, 2018 meeting that provided an update on the status of the two widening projects on Steeles Avenue. Updates on the two projects are provided below.

Project	Update
1. Widening to 6-lanes between Kennedy Road and Midland Avenue and grade separation at the Stouffville GO line	York Region, City of Toronto and Metrolinx partnered to conduct a Class Environmental Assessment for widening Steeles Avenue to six lanes and a grade separation at the Stouffville GO line. The study was

	<p>completed in March 2017 and approved by the Ministry of the Environment and Climate Change in July 2017.</p> <p>The follow-on detailed design and construction of the project is integrated into the Stouffville GO Regional Rail Express (RER) improvements. That Metrolinx design/build project is currently underway with construction anticipated to start in 2019 and be completed by 2025.</p>
2. Widening to 6-lanes between east of Markham Road to Ninth Line	<p>As part of the Donald Cousens Parkway to Morningside Avenue Link project, Steeles Avenue between Tapscott Road and Ninth Line is to be widened to six lanes.</p> <p>City of Toronto is the lead for the on-going detailed design assignment for the widening, which is expected to be completed in 2019. Construction of the widening is anticipated to commence no earlier than 2021, subject to property acquisition and utility relocation completions.</p>

City of Markham have been involved in the development of both projects in the following ways:

- For the section of Steeles Avenue from Kennedy Road to Midland Avenue, development of the draft Conceptual Milliken Secondary Plan identified access needs to development parcels, relocation and upsizing of municipal sewers, relocation of watermain, closure of Turff Avenue, and pedestrian and cycling access to the Milliken GO station from the north side of Steeles Avenue among other things;
- For the section of Steeles Avenue from east of Markham Road to Ninth Line, the design of the future Kirkham Drive and Steeles Avenue intersection and sewage pumping station in the Fairtree East subdivision plan is being incorporated in the Steeles Avenue widening design project.

Restrictions imposed on development applications within this area

The Fairtree East subdivision plan between the Morningside Tributary and Parkview Golf Course on the north side of Steeles Avenue has been approved with phased development tied to various conditions. One such condition is the southern extension of Kirkham Drive to Steeles Avenue which puts certain development blocks within the subdivision plan on hold pending its construction. Further, the City of Toronto will permit the construction of the intersection only as part of the widening of Steeles Avenue. In the meantime, its design is included in the on-going detailed design assignment of the Steeles Avenue widening project that Toronto is leading.

The Parkview Golf Course redevelopment plan will also be subject to the extension of Kirkham Drive to Steeles Avenue and the widening of Steeles Avenue. A subdivision plan has been submitted but has yet to be approved.

Attachment

A. June 7, 2018 York Region Committee of the Whole Memorandum



Office of the Commissioner
Transportation Services

Memorandum

To: Committee of the Whole

From: Paul Jankowski, Commissioner of Transportation Services

Date: June 7, 2018

Re: **Toronto/York Steeles Avenue Agreement Update
Kennedy Road to Ninth Line**

This memorandum provides an update on the Toronto/York Steeles Avenue Agreement. In December 2017, after many years of discussions, Toronto City Council endorsed the principles of a proposed agreement to implement long-awaited capital improvements to Steeles Avenue that will benefit both York Region and City of Toronto travellers.

Council directed staff to work with Toronto to develop an agreement for Steeles Avenue from Markham Road to Ninth Line

Road improvements to Steeles Avenue, from east of Markham Road to Ninth Line, were identified in the Individual Environmental Assessment study completed by York Region for the Donald Cousens Parkway to Morningside Avenue Link. In addition to widening Steeles Avenue to six lanes from east of Tapscott Road to Ninth Line, the study also recommends widening Ninth Line to four lanes from Steeles Avenue to Box Grove, and the extension of Morningside Avenue from Steeles Avenue south to the existing terminus at McNicoll Avenue, as a new four-lane road. The study was approved by the Ministry of the Environment and Climate Change on January 23, 2013.

In giving approval to proceed with the undertaking, the Minister of the Environment and Climate Change imposed a number of conditions, one of which requires the development of a cost-sharing and implementation agreement with the City of Toronto.

In [June 2014](#), Council endorsed a set of principles to guide the development of a Steeles Avenue Agreement from east of Markham Road to Ninth Line.

City of Toronto staff coordinated a similar report to Toronto City Council in [July 2014](#) and received endorsement of the same principles.

June 7, 2018

Toronto/York Steeles Avenue Agreement Update
Kennedy Road to Ninth Line

The original agreement limits were later extended west to Kennedy Road

In [September 2015](#), Council agreed to a York Region, Toronto and Metrolinx partnership to cost-share in a Class Environmental Assessment study for improvements to Steeles Avenue from Kennedy Road to Midland Avenue, including widening of Steeles Avenue to six lanes, and a grade separation at the Stouffville GO Rail corridor.

At that time, Council endorsed extending the limits of the Steeles Avenue Agreement to include the entire section from Kennedy Road to Ninth Line. This represents a seven kilometre section of the overall 40 kilometre Steeles Avenue boundary between the City of Toronto and York Region (see Attachment 1).

In [December 2017](#), Toronto Council endorsed the extended Kennedy Road to Ninth Line limits for the Agreement, matching the limits agreed to by Regional Council.

The following is an overview of the Toronto/York Steeles Avenue Agreement:

- The proposed agreement is for a term of ten years, from January 1, 2019 to December 31, 2028
- Toronto will maintain jurisdictional ownership over Steeles Avenue
- Toronto will operate and maintain Steeles Avenue on behalf of both parties, including traffic systems, guided by mutually-agreed standards and protocols
- A joint, ten-year capital plan will be created for consideration by both Councils; capital works will need to be approved by both Councils
- All municipal maintenance, operations and capital costs will be split equally
- Toronto will be responsible for planning, design and construction of all capital works and the Region will be a co-proponent
- City of Toronto will acquire any lands necessary for capital works

Local residents and businesses will benefit from improvements to Steeles Avenue

City of Markham residents and businesses will benefit from the Steeles Avenue road widening and grade separation projects that have already been advanced with Regional cost-sharing. These projects will also include improvements to sidewalks, bike lanes, streetscape and transit facilities.

June 7, 2018

Toronto/York Steeles Avenue Agreement Update
Kennedy Road to Ninth Line

In addition, a new municipal road intersection is currently proposed for the Forest Bay Homes subdivision on the north side of Steeles Avenue between the Morningside tributary and the Parkview Golf Course. This proposed intersection is being included in the ongoing design assignment for Steeles Avenue, from east of Markham Road to Ninth Line, and is expected to be constructed concurrently with the Steeles Avenue widening.

Staff have been working with City of Toronto to advance two Steeles Avenue capital projects

In approving the Agreement principles in June 2014, Council authorized staff to work with the City of Toronto to advance the detailed design for widening Steeles Avenue, from east of Markham Road to Ninth Line, on a 50/50 cost-sharing basis. The ongoing design assignment is being led by the City of Toronto and is scheduled to be completed in 2019.

York Region was also a partner in the Class Environmental Assessment for improvements to Steeles Avenue from Kennedy Road to Midland Avenue. Council agreed to cost-sharing the study equally between York Region, City of Toronto and Metrolinx. The study was led by the City of Toronto and was completed in March 2017.

The follow-on design and construction of the Steeles Avenue grade separation at the Stouffville GO line is being led by Metrolinx

The follow-on detailed design and construction of the undertaking, including widening of Steeles Avenue to six lanes and a grade separation at the Stouffville GO line, has been incorporated by Metrolinx in the Regional Express Rail program. A Metrolinx design/build contract is underway and, in addition to the Steeles Avenue works, the contract also includes construction of double tracks and a number of station upgrades on the Stouffville GO line.

The Region's share for Steeles Avenue costs will be considered as part of the 2019 multi-year budget submission to Council

The Region's current financial commitment to Steeles Avenue is limited to the ongoing detailed design from east of Markham Road to Ninth Line, and the already-completed Class Environmental Assessment for improvements from Kennedy Road to Midland Avenue.

The Region's future financial commitments related to the Steeles Avenue Agreement will now need to be considered as part of the prioritization process used in developing the draft 2019 multi-year budget submission to Council. Operating costs such as those for winter and summer maintenance, operation of traffic signals and illumination, as well as the Region's share of capital costs for various Steeles Avenue improvements, will

June 7, 2018

Toronto/York Steeles Avenue Agreement Update
Kennedy Road to Ninth Line

have to be addressed. These capital improvements will include widening and grade separation from Kennedy Road to Midland Avenue, and widening from Tapscott Road to Ninth Line as part of the Donald Cousens Parkway to Morningside Avenue Link. Construction of the Stouffville GO grade separation by Metrolinx is scheduled to begin in 2019. Construction of the Steeles Avenue widening between Tapscott Road and Ninth Line is anticipated to commence in 2021.

With Toronto Council's approval of the principles and limits previously endorsed by Regional Council, the Steeles Avenue Agreement is being finalized

With Toronto Council's approval of the principles in December 2017, the details of the agreement are now being finalized with City of Toronto staff. The agreement is expected to be in force in 2019 or early 2020.

The Steeles Avenue Agreement supports much-needed transportation infrastructure in the Markham/Toronto boundary area. The agreement will represent a significant achievement in building a partnership with the City of Toronto and will set the stage for an agreement for the remainder of Steeles Avenue and other joint priorities with the City.

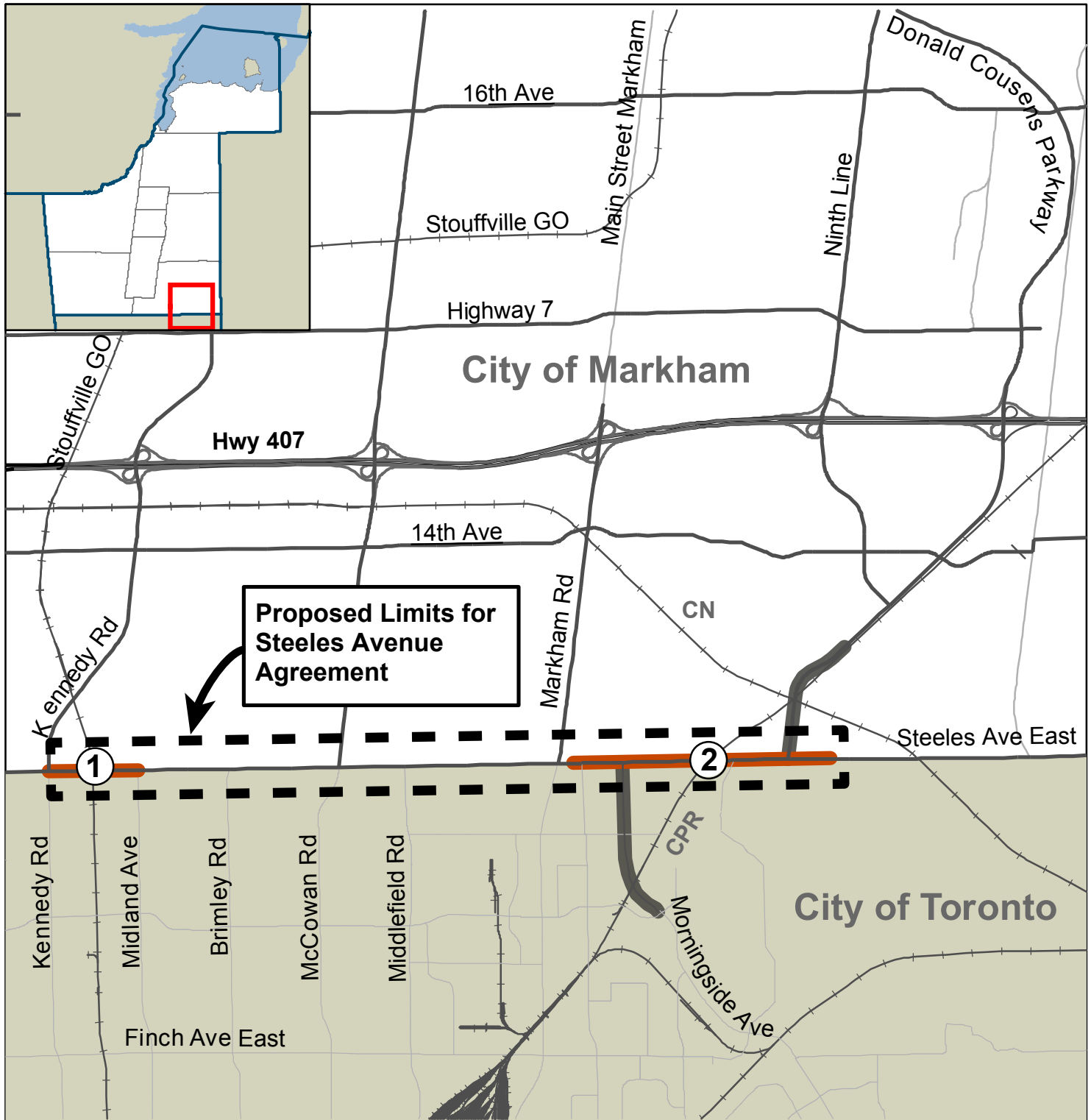
For more information, please contact Brian Titherington, Director of Transportation and Infrastructure Planning at 1-877-464-9675 ext. 75901.

Paul Jankowski
Commissioner of Transportation Services

SM/sm

Attachment (1)

8248244



York/Toronto Steeles Avenue Agreement Update, Kennedy Road to Ninth Line

June 14, 2018



Produced by: Infrastructure Management and PMO, Transportation Services
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Legend

- Steeles Agreement Limits
- Project Areas
- ① Environmental Assessment, Steeles Ave. from Kennedy Rd. to Midland Ave.
- ② Detailed Design, Steeles Ave. from east of Markham Rd. to Ninth Line

0 0.75 1.5 Km

Toronto 2018 BUDGET



CAPITAL BUDGET NOTES



Transportation Services

2018 – 2027 CAPITAL BUDGET AND PLAN OVERVIEW

Transportation Services maintains infrastructure comprised of 5,600 km of roads, 7,950 km of sidewalks, 900 bridges/culverts and 2,400 traffic control signals. The 2018 - 2027 Preliminary Capital Budget and Plan of \$5.152 billion focuses on maintaining these assets in a state of good repair (SOGR). Specifically, SOGR funding of \$654.348 million is included for major road rehabilitation, \$758.660 million for local road rehabilitation and \$2.300 billion for the F.G. Gardiner Expressway.

Included in the 10-Year Preliminary Capital Plan are investments of \$12.630 million and \$7.000 million in debt funding for the Glen Road Pedestrian Bridge and York Street Tunnel respectively. This funding will address the current state of deterioration of the Glen Road Pedestrian Bridge (requiring rehabilitation in 2019) and provide the City's contribution for the construction of the York Street Tunnel to provide further extension of the PATH system along York Street south of Bremner Boulevard.

The 10-Year Preliminary Capital Plan also includes funding that has been allocated for safety improvement projects such as Light Emitting Diode (LED) signal module conversions and growth projects such as the King-Liberty Pedestrian & Cycling Bridge.

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6. 2018 Cash Flow and Future Year Commitments [37](#)
7. 2018 Preliminary Capital Budget with Financing Detail [38](#)
8. Reserve / Reserve Fund Review [39](#)

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Email: Barbara.Gray@toronto.ca

Corporate:

David Troian

Manager, Financial Planning

Tel: (416) 392-7896

E-Mail: David.Troian@toronto.ca

Significant Capital Project Changes in Transportation Services:

Cash flow funding for the following previously approved capital projects have been adjusted based on historical spending rates, capacity and expected progress and completion of the projects, as outlined below:

Changes to Previously Approved Projects' Future Year Commitments

Project Cost Decreases:

- *Bathurst Street Bridge Rehabilitation* – Project has been consolidated into the *City Bridge Rehabilitation Program*.
- *Legion Road Extension & Grade Separation, Scarlett/St. Clair/Dundas, and Steeles Widenings (Tapscott Road – Beare Road)* –Decreased due to updated land valuations and engineering cost estimates.
 - *Legion Road Extension & Grade Separation* – Based on a review of project staging, project completion has been deferred from 2021 to 2023.
 - *Scarlett/St. Clair/Dundas* – Based on a review of project readiness, project completion has been accelerated from 2022 to 2021.
 - *Steeles Widenings (Tapscott Road – Beare Road)* – Based on a review of project staging, project completion has been deferred from 2021 to 2022.
- *Ingram Drive Extension & Grade Separation* – Project experienced significant cost escalation as a result of property acquisition requirements. The implementation of the project will be re-evaluated pending further review.
- *Six Points Interchange Redevelopment* –Decreased due to revised cash flow needs for project completion.
- *Work for TTC and Others* –Decreased as anticipated work funded by third parties is expected to decrease in 2018.

Project Cost Increases:

- *City Bridge Rehabilitation* – Based on review of project readiness and historical spending capacity, these project costs were increased to align with actual project timelines and activities. The *Bathurst Street Bridge Rehabilitation* has been included in the program.
- *Port Union Road* – Increased due to updated engineering estimates and land acquisition requirements, not previously identified.
- *North York Service Road* – Increased due to land acquisition requirements and works required within private lands, not previously identified.
- *Road Safety Plan (RSP)* – Increased to reflect funding needs to implement planned 2018 RSP road works.

Deferrals/Accelerations:

- *Local Road Rehabilitation / Major Road Rehabilitation* – Based on the capacity to spend and the readiness to proceed with the projects, cash flow funding was deferred reflecting a decrease in 2018 and increase in 2019 and 2020.

2018 Capital Budget

Transportation Services

Table 3 below details all capital projects, by category, included in the 2018 - 2027 Preliminary Capital Budget and Plan for Transportation Services:

Table 3
2018 - 2027 Capital Plan by Project Category (In \$000s)

	Total App'd Cash Flows to Date**	2018 Budget	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2025 Plan	2026 Plan	2027 Plan	2018 - 2027 Total	Total Project Cost
Total Expenditures by Category													
Health & Safety													
Accessible Pedestrian Signals (Audible Signals)		990	1,490	1,490	1,490	1,490	1,490	1,490	1,490	2,300	2,300	16,020	
Guide Rail Program	2,300	1,950										1,950	4,250
New Traffic Control Signals / Devices		2,180	2,180	2,180	2,180	2,180	2,180	2,180	2,180	2,180	2,180	21,800	
Pedestrian Safety and Infrastructure Programs		734	744	756	767	779		803		814	826	7,851	
Road Safety Plan (Local Geometrics Traffic Safety)	5,763	3,645										3,645	9,408
Salt Management Program		1,131	1,159	1,159	1,159	1,159	1,159	1,159	1,159	1,159	1,159	11,562	
Tactile Domes Installation		1,000	1,015	1,030	1,045	1,061	1,077	1,093	1,109	1,126	1,143	10,699	
Tactile Signals Major Modifications		1,790	1,790	1,790	1,790	1,790	1,790	1,790	1,790	1,790	1,790	17,900	
Sub-Total		13,420	8,378	8,405	8,431	8,459	8,486	8,515	8,542	9,381	9,410	91,427	
State of Good Repair													
City Bridge Rehabilitation		40,883	34,143	33,503	34,021	34,546	35,079	35,621	36,170	36,727	37,293	357,986	
Critical Interim Road Rehabilitation Pool	24,000	8,789										8,789	32,789
Ditch Rehabilitation and Culvert Reconstruction		1,500	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	10,500	
Don Valley Parkway Rehabilitation		2,496	2,558	2,558	2,558	2,558	2,558	2,558	2,558	2,558	2,558	25,518	
Dufferin Street Bridge Rehabilitation	600	350	1,150	5,000	2,000	9,000	9,000					26,500	
F. G. Gardiner*	157,486	73,370	216,770	244,750	251,650	253,550	258,850	1,000,600				2,299,540	2,457,026
Facility Improvements		1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	15,000	
Laneways		2,226	1,800	1,827	1,854	1,882	1,910	1,939	1,968	1,998	2,027	19,431	
Local Road Rehabilitation		56,394	64,753	67,735	70,042	73,925	77,685	81,525	85,645	89,898	91,058	758,660	
Major Road Rehabilitation		54,733	63,120	64,578	64,812	65,070	66,154	67,263	68,598	70,010	70,010	654,348	
Major SOGR Pooled Contingency		3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	38,000	
Neighbourhood Improvements		2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	20,000	
Retaining Walls Rehabilitation		1,850	1,320	1,339	1,359	1,380	1,400	1,421	1,443	1,464	1,486	14,462	
Sidewalks		15,247	17,480	16,715	16,955	17,198	17,445	17,695	17,950	18,208	18,208	173,101	
Traffic Plant Requirements/ Signal Asset Management		3,700	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	62,200	
Sub-Total	182,086	268,838	417,894	452,805	460,051	473,909	484,881	1,223,422	229,132	235,663	237,440	4,484,035	
Service Improvements													
Advanced Traffic Signal Control		970	1,350	1,350	1,350	1,350	1,350	1,350	1,350			10,420	
Traffic Wardens / Construction Staging Compliance (Vehicles)		855										855	855
Cycling Infrastructure		8,100	8,303	8,303	8,303	8,303	8,303	8,303	8,303	8,303	8,303	82,827	
Engineering Studies		7,344	5,150	3,038	3,038	3,038	3,038	3,038	3,038	3,038	3,038	36,798	
LED Signal Module Conversion		1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	17,000	
PTIF Projects	75,800	19,885										19,885	95,685
Signs and Markings Asset Management		1,310	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	10,310	
System Enhancements for Road Repair & Permits	580	903	500									1,403	1,983
Traffic Calming		450	450	450	450	450	450	450	450	450	450	4,500	
Traffic Control - RESCU		250	250	100	100	100	100	100	100	100	100	1,300	
Transportation Safety & Local Improvement Program		1,316	1,336	1,356	1,377	1,397	1,418	1,439	1,461	1,483	1,483	14,066	
Sub-Total	76,380	43,083	20,039	17,297	17,318	17,338	17,359	17,380	17,402	16,074	16,074	199,364	
Growth Related													
Design Cherry St Realignment and Bridges	4,200	1,400										1,400	5,600
Gardiner York/Bay/Yonge Reconfiguration	34,550	38										38	34,588
Georgetown South City Infrastructure Upgrades	40,260	13,420	13,420									26,840	67,100
Glen Road Pedestrian Bridge			12,630									12,630	12,630
John Street Revitalization Project	2,000				5,100	9,700						14,800	16,800
King Liberty Cycling Pedestrian Bridge	1,850	10,320	1,510									11,830	13,680
LARP (Lawrence-Allen Revitalization Project)	2,810	450	1,813	2,475	1,313	1,575	787					8,413	11,223
Legion Road Extension & Grade Separation	490		607	1,307	8,395	8,395	7,695					26,399	26,889
Metrolinx Additional Infrastructure				5,000	2,750	5,000						17,750	17,750
New Courthouse Streetscape				2,500								2,500	2,500
North York Service Road Extension	17,190	750	1,400	3,400	4,200							9,750	26,940
Port Union Road	1,700	450	4,500	2,400	2,000							9,350	11,050
Regent Park Revitalization	3,712	45	240	110	370							765	4,477
Scarlett/St Clair/Dundas	800	3,575	11,700	14,200	5,600							35,075	35,875
Six Points Interchange Redevelopment	37,502	7,140	16,332	12,706								36,178	73,680
St Clair TMP: Keele to Old Weston	4,960		1,240	9,810								57,250	62,210
Steeles Avenue East/Kennedy Road Grade Separation	500				6,000							6,000	6,500
Steeles Widening (Tapscott Road - Beare Road)	2,000		1,500	1,500	13,000	13,000						29,000	31,000
Third Party Signals		300	300	300	300	300	300	300	300	300	300	3,000	
Traffic Congestion Management	21,800	6,930	7,030	11,480								25,440	47,240
Work for TTC & Others			4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	36,000	
York Street Tunnel			7,000									7,000	7,000
Sub-Total		44,068	84,572	66,688	66,278	57,720	29,332	15,850	4,300	4,300	4,300	377,408	
Total Expenditures by Category (excluding carry forward)													
		369,409	530,883	545,195	552,078	557,426	540,058	1,265,167	259,376	265,418	267,224	5,152,234	

*The total project cost for the Gardiner reflects the 2012 - 2027 costs.

**Life to Date approved cash flows are provided for multi-year capital projects with cash flow approvals prior to 2017, excluding ongoing capital projects (i.e. Civic Improvement projects)



Report to: Development Services Committee

Report Date: February 25, 2019

SUBJECT: Federal, Provincial and Regional Affordable and Rental Housing Initiatives

PREPARED BY: Murray Boyce M.C.I.P., R.P.P., Ext 2094
Senior Policy Coordinator

REVIEWED BY: Marg Wouters M.C.I.P., R.P.P., Ext. 2909
Senior Manager, Policy and Research

RECOMMENDATION:

- 1) That the report entitled “Federal, Provincial and Regional Affordable and Rental Housing Initiatives” dated February 25, 2019 be received;
- 2) That the Federal Minister responsible for the Canada Mortgage and Housing Corporation be advised of Council’s support for the National Housing Strategy and the City of Markham’s interest in partnering with senior levels of government, non-profit housing organizations and rental cooperatives, and the private sector on a future eligible affordable and rental housing project in Markham;
- 3) That the report entitled “Federal, Provincial and Regional Affordable and Rental Housing Initiatives” dated February 25, 2019, be forwarded to:
 - a) the Assistant Deputy Minister of Municipal Affairs and Housing and that Council express its support for inclusionary zoning and request the Province to provide additional financial incentives such as the deferral of provincial education development charges and an allocation of a portion of the non-resident speculation tax collected in York Region, in support of future eligible affordable and rental housing projects in Markham; and
 - b) the Commissioner of Corporate Services and the Chief Planner of York Region in response to the request for comments on the draft Rental Housing Incentives Guideline for purpose built rental housing, and that Council express its support for the Guideline and request the Region to consider a 60 month Regional development charge deferral, and a tax increment equivalent grant program for the Regional portion of property taxes for up to 10 years, in support of future eligible affordable and rental housing projects in Markham;
- 4) That the updated Affordable and Rental Housing Strategy for the City of Markham, to be brought forward for Markham Council considerations, include options for inclusionary zoning and additional financial incentives in response to the Region’s draft Rental Housing Incentives Guideline, including a 60 month development charge deferral, a 48 month development application fee deferral, and an incentive

equivalent to a 10 year tax increment equivalent grant on the Markham portion of the property taxes, for eligible affordable and rental housing projects in Markham;

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

EXECUTIVE SUMMARY:

This report outlines recent affordable and rental housing initiatives underway by senior levels of government including the Federal National Housing Strategy and Seed Funding Programs; the Provincial Regulation for Inclusionary Zoning, and the Region's draft Rental Housing Incentives Guideline.

While the current housing supply in Markham is meeting the demands of the majority of its residents, the needs of many low and modest income households are not adequately being met in the traditional market. Markham continues to work in close partnership with senior levels of government, non-profit housing organizations and community cooperatives, and the private sector to increase affordable and rental housing options at all price points.

It is recommended that Council express its support for these Federal, Provincial and Regional Housing Initiatives, and forward this report containing initial comments to Provincial and Regional Staff, in support of future affordable and rental housing projects in Markham. It is also recommended that Staff provide further detailed comments on these initiatives including options for implementing the provincial inclusionary zoning regulation and additional financial incentives proposed by York Region, within the context of an update to the City's Affordable and Rental Housing Strategy.

PURPOSE:

To provide an update and initial comments on recent Federal, Provincial and Regional affordable and rental housing initiatives and obtain directions for the City's Affordable and Rental Housing Strategy.

BACKGROUND:Updating Markham's Affordable and Rental Housing Strategy

At its meeting of September 12, 2018, Council requested staff to report back on an updated Affordable and Rental Housing Strategy for the City of Markham, including options for inclusionary zoning and additional financial incentives, in response to provincial and regional housing incentives.

Staff has begun work and will be reporting separately on an updated housing needs assessment in support of this Strategy. The housing needs assessment will identify the current and emerging housing needs in Markham and will determine, among other things, who is in greatest housing need and how these needs can be addressed by an inclusionary zoning policy and/or additional financial incentives for affordable and rental housing.

Affordable and Rental Housing

Affordable Housing is aimed at households in the lowest 60 percent of the income distribution in Markham, many of which are likely experiencing affordability challenges because they are having to spend more than 30 percent of their income on ownership or rental housing. In 2017, for households with incomes of \$112,670 or less, the affordable ownership threshold was \$457,694 and the affordable rental thresholds ranged from \$1,115 for a bachelor unit to \$1,905 for a unit with three or more bedrooms.

Rental housing is provided through purpose-built rental housing developments (which may be rented at market or affordable rents or a combination thereof) or 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 a significant secondary source of rental housing in Markham, the overall rental market vacancy rate fell from 1.4 percent in 2016 to 0.9 percent in 2017.

No significant purpose-built market rental developments have been constructed in Markham for some time and only 120 non-profit government assisted affordable rental housing units (East Markham Non-Profit Homes/Tony Wong Place) have been built in the past ten years.

Markham has undertaken a number of policy initiatives aimed at increasing the supply of new affordable and rental housing units, including but not limited to:

- completion of an Affordable and Special Needs Housing Study, and a Shared and Supportive Housing Policy Review in 2011;
- release of a Draft Strategy for Affordable and Special Needs Housing in 2011;
- adoption of a new affordable and shared housing policy framework in the 2014 Official Plan; and
- release of a Draft Strategy for Secondary Suites in 2018.

During that time, Council approved financial incentives in support of eligible affordable ownership units in the Old Kennedy Co-operative development, and eligible affordable rental units in the East Markham Non-Profit Homes developments at Tony Wong Place and 20 Water Street. Markham's current financial incentives framework for affordable and rental housing is contained in Appendix 'A' to this report.

DISCUSSION:

Federal Affordable and Rental Housing Initiatives

In November 2017, the Federal government announced a 10-year \$40 billion National Housing Strategy, administered in part by the Canada Mortgage and Housing Corporation (CMHC), which includes over \$10 billion in program funding to support construction of new affordable and rental housing, notably:

-
- a 10-year \$7.45 billion National Housing Co-Investment Fund providing low-cost loans and/or financial contributions to support and develop new mixed-income, mixed-tenure, mixed-use affordable housing; and
 - a 4-year \$3.75 billion Rental Housing Construction Financing program providing low-cost loans to encourage the construction of new rental housing.

All applications for funding will be prioritized based on the achievement of National Housing Strategy outcomes including factors such as affordability, energy efficiency, accessibility, proximity to transit, amenities and community supports, partnerships, social inclusion and supporting federal priority groups. In addition to the National Housing Strategy, CMHC also provides Seed Funding in the form of interest-free loans and non-repayable contributions to help with costs related to pre-development activities for new affordable and rental housing construction.

An overview of these federal housing initiatives is contained in Appendix 'B' to this report. They are currently available to a variety of housing providers including non-profit housing organizations and rental cooperatives, provincial and municipal governments, and the private sector.

Partnerships are a central feature of the Federal Seed Funding and National Housing Strategy Funding programs. Partnerships maximize investments, ensure coordination of efforts and remove barriers to eligible development projects. Partners will be required to contribute to an eligible project and all projects must have support from another level of government either in the form of a financial contribution or even a letter demonstrating the need and support for the project.

Comments on National Housing Strategy and Seed Funding

If Markham were to partner with a non-profit, Housing York or private sector partner or combination thereof, an eligible affordable or rental housing project could receive:

- CMHC Seed Funding of up to \$500,000, and/or CMHC low-cost loans of between 75-95% of eligible costs; and/or
- CMHC financial contributions between 15-40% of eligible costs through the National Housing Strategy Co-Investment Fund; and/or
- a CMHC low interest loan of between 90-100% of the cost through the National Housing Strategy Rental Construction Financing Program.

It is recommended the Federal Minister responsible for CMHC be advised of Council's support for the National Housing Strategy and the City of Markham's interest in partnering with a senior levels of government, non-profit housing organizations and rental cooperatives, and the private sector on a future eligible affordable and rental housing project in Markham.

Provincial Affordable and Rental Housing Initiatives – Inclusionary Zoning

In 2016, the Province introduced new Planning Act legislation under the Promoting Affordable Housing Act enabling municipalities to adopt Official Plan policies and pass zoning by-laws related to inclusionary zoning. Inclusionary zoning is a planning tool that allows municipalities to require developers to include affordable ownership and rental units in residential developments. Inclusionary zoning decisions must be consistent with the Provincial Policy Statement which provides a definition of “affordable” as generally households which do not pay more than 30 percent of household income on accommodation and with household incomes in the lowest 60 percent of the income distribution in Markham.

The inclusionary zoning legislation came into effect on April 12, 2018 when the Province passed regulations authorizing municipalities to apply inclusionary zoning by-laws to developments of ten or more units for both ownership and rental units based on local needs and priorities. A copy of the inclusionary zoning regulation and an outline of the main components of the regulation is contained in Appendix ‘C’ to this report.

Comments on Inclusionary Zoning and Other Provincial Incentives

The City supports the inclusionary zoning regulation introduced by the Province and at the request of Council, will be moving forward with development of options for inclusionary zoning that will require large-scale development to include affordable and rental housing units. Work is underway on an updated housing needs assessment that will, among other things, address the inclusionary zoning regulation requirement for an assessment report. Staff will be reporting out on the housing needs assessment this Spring and reporting on inclusionary zoning options to Council as part of the update to the City’s Affordable and Rental Housing Strategy.

City Finance Staff are currently reviewing extending its current development charges fee deferral program for affordable ownership and affordable rental housing to purpose-built market rental housing. While it is disappointing that the previous government’s commitment of \$2.85 million in Development Charge Rebate funding has been discontinued, the City looks forward to working with the Province on other provincial incentives to promote the development of new rental housing.

In place of the discontinued rebate program, the Province could participate in a development charge deferral program for purpose-built market rental housing complementary to the deferral programs contemplated by York Region and Markham. Similarly, the Province could participate in the proposed Regional municipal tax increment equivalent grant program for purpose-built market rental housing by contributing the portion of the provincial non-resident speculation tax collected in York Region as outlined further in this report.

It is recommended that this report be forwarded to the Province and that Council express its support for inclusionary zoning and request the Province to provide additional financial incentives such as the deferral of provincial education development charges and

an allocation of a portion of the non-resident speculation tax collected in York Region, in support of future eligible affordable and rental housing projects in Markham.

Regional Affordable and Rental Housing Initiatives

In 2016, Regional Council supported the formation of a York Region/Local Municipal Housing Working Group and directed Staff to report back on the necessity and/or extent of a housing incentives framework. In addition to the existing Regional development charges incentives for affordable rental housing projects and purpose-built high density rental buildings, the Working Group focused on the development of incentives for the mid-range affordable segment of the housing market.

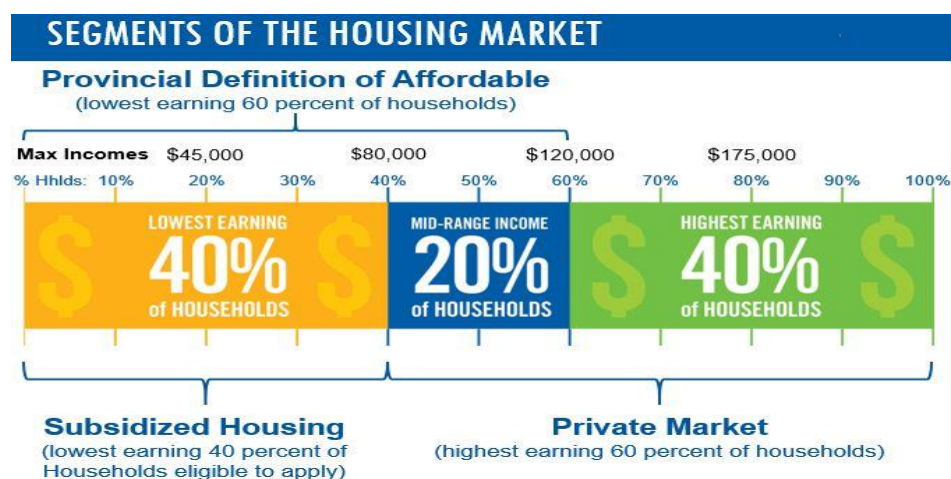
As shown in the Region's figure below, there are three distinct segments of Regional households based on household incomes, although it is recognized there is overlap and gaps in the segments particularly between the low and mid-range income households.

The subsidized housing segment refers to those households that are unlikely to find housing they can afford in the private market and are in need of some type of subsidy. This is the lowest earning 40 per cent of households, and they earn up to an income of \$80,000 per year.

The mid-range household income segment includes households classified as requiring housing that is affordable based on the Provincial definition of affordable. These households have incomes that are too high to be eligible to apply for subsidized housing, but too low to afford much of what is available in the private market. They have household incomes that range between \$80,000 and \$120,000 per year.

The remaining highest earning segment includes the 40% of households that earn an income of over \$120,000 per year.

Distribution of Regional Income Households



Currently, the private sector is not delivering a product like purpose-built market rental housing that is affordable to mid-range income households.

In June 2018, Regional Council endorsed a draft Rental Housing Incentives Guideline to address the purpose-built market rental housing supply and affordability issues for mid-range income households.

The proposed Regional Housing Incentives consist of:

- the existing 36 month Regional development charge deferral;
- a proposed tax increment equivalent grant for the Regional portion of property taxes for up to five years; and
- a 48 month deferral of development application fees for eligible purpose-built market rental developments.

In support of its proposed tax increment equivalent grant program, the Region is requesting the Province to provide a share of the 15 percent non-resident speculation tax revenue collected from York Region property transactions. A copy of the Region's report and draft Guideline is contained in Appendix 'D' to this report. Regional staff has been requested to consult with local municipal, agency, and development industry stakeholders and report back on a final version of the Guideline.

Comments on Draft Rental Housing Incentives Guideline

The draft Guideline is based on principles endorsed by Regional Council. To be eligible for rental housing financial incentives a development must be rental in tenure for a minimum of 20 years, have local municipal support, and be willing to share pro forma work.

Developments will be prioritized if they:

- are located in a Regional Centre or Corridor or Local Centre;
- are mid or high rise developments;
- receive support from senior levels of government; and
- achieve additional housing related goals (i.e. greater duration of rental tenure, duration and/or depth of affordability).

The draft Guideline incorporates a criteria that, on average, rents may not exceed 175 percent of average market rent of purpose-built market rental apartments by bedroom type. This rent threshold not only recognizes that the average market rent for York Region is too low given it is derived from an aging rental stock but also ensures developments eligible to receive incentives are non-luxury and affordable to the mid-range income households.

On this basis, the Region has determined that the maximum affordable rent for mid-range income households across York Region ranges from approximately \$2000 to \$3000 per month based on the standard that a maximum of 30 percent of income be spent on housing. As shown in the Region's figure below, 175 percent of average market rent

provides for affordable bachelor units for all mid-range income households and affordable 1 to 3 bedroom units for the fifth and sixth income decile of the Region's household income distribution.

Eligible rents and mid-range income affordability, 2017

	Bach	1-Bdrm	2-Bdrm	3+ Bdrm	Total
Average Market Rent of Private Purpose Built Apartments*	\$892	\$1,170	\$1,346	\$1,526	\$1,279
175% Average Market Rent	\$1,561	\$2,048	\$2,356	\$2,671	\$2,238
Maximum Affordable Rent for Mid-Range Households (4 th Decile)	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Maximum Affordable Rent for Mid-Range Households (5 th Decile)	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Maximum Affordable Rent for Mid-Range Households (6 th Decile)	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000

Note: Grey highlighted cells denote affordability by household income decile and bedroom type

*Source: CMHC Rental Market Report, Greater Toronto Area, 2017 Table 1.1.2, "Private Apartment Average Rents" (does not include secondary or government assisted/non-profit units)

In addition to the existing 36 month Regional development charges deferral, Regional Council has endorsed the following new Regional incentives for purpose-built market rental housing developments:

- a 48 month deferral for Regional development application fees, applicable from the date the building permit is issued; and
- a 5 year tax Increment equivalent grant for the Regional portion of property taxes.

A tax increment equivalent grant is an annual grant equal to all or a portion of the property tax increase following the completion of an eligible project that has resulted in an increase in the assessed value of the property. In order to access this grant for the Regional portion of property taxes, an eligible development would also require a financial incentive from Markham equivalent to the local municipal portion of the property taxes either through a City of Markham tax increment equivalent grant and/or another incentive such as a reduction in cash-in-lieu of parkland.

City staff are generally supportive of the Region's draft Rental Housing Guideline but would recommend that the Region consider extending the period of their existing development charge deferral to 60 months and their proposed tax increment equivalent grant to 10 years to increase the viability of these financial incentive for rental housing while not significantly increasing the financial impact on the Region or Markham.

Staff are also recommending that the Region's Rental Housing Guideline consider prioritizing mixed use developments, where a retail or office component combined with a purpose-built market rental housing could reduce the overall financial impact of providing transit, roads and other community infrastructure on the residential tax rate.

As noted below, City Planning and Finance staff will be assessing the potential impact of Markham providing financial incentives equivalent to those proposed by the Region and reporting to Council as part of the update to the City's Affordable and Rental Housing Strategy.

At this time, it is recommended that this report be forwarded to York Region in response to the request for comments on the draft Rental Housing Incentives Guideline for purpose built rental housing, and that Council express its support for the Guideline and request the Region to consider prioritizing mixed use developments, and extending the Regional development charge deferral period to 60 months, and the proposed tax increment equivalent grant program for the Regional portion of property taxes for up to 10 years, in support of future eligible affordable and rental housing projects in Markham.

Updating the City's Affordable and Rental Housing Strategy/Housing Needs Assessment
Council has requested staff to report back on an update to the City's Affordable and Rental Housing Strategy. The current Strategy and complementary Official Plan policy framework evolved out of an Affordable and Special Needs Study initiated by the City with SHS Consulting in 2009.

Concurrent with York Region's 10-Year Housing Plan update and municipal comprehensive review, the City is reviewing and updating its Affordable and Rental Housing Strategy and policy framework to respond to recent provincial and regional affordable and rental housing initiatives. The 10 year update of Markham's Strategy will consider options for inclusionary zoning and additional financial incentives in response to the above noted provincial and regional incentive programs. An update of the housing needs assessment required to inform the Strategy is underway.

City Planning and Finance staff are currently investigating options to refine Markham's existing financial incentives for affordable ownership housing and affordable rental housing (i.e. those incentives dealing with the lowest earning 40 percent of households in Markham) to make them more easily accessible to eligible proponents without putting additional unnecessary financial burden on the City.

At the same time, City staff are investigating options for additional financial incentives to increase market affordability of purpose-built rental units for mid-range income households to make them more accessible to eligible proponents and to specifically address unit types suitable for family households. These additional incentives include, but are not limited to, extending the deferral of Markham development application fees to 48 months after a building permit is issued, extending the deferral of Markham

development charges to 60 months and providing a tax increment equivalent grant and/or equivalent incentive for the Markham portion of property taxes for up to 10 years.

As part of the background work on the Strategy, City staff will be specifically working with SHS Consulting on the development of options for Council to consider for moving forward with inclusionary zoning that could potentially require large-scale development to include affordable and/or rental units.

It is recommended that the updated Affordable and Rental Housing Strategy for the City of Markham, include, among other things, options for inclusionary zoning and additional financial incentives in response to the Region's draft Rental Housing Incentives Guideline including a 60 month development charge deferral, a 48 month development application fee deferral, and an incentive equivalent to a 10 year tax increment equivalent grant on the Markham portion of the property, for eligible affordable and rental housing projects in Markham.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The update of the City's Affordable and Rental Housing Strategy relates to the Growth Management strategic priority.

BUSINESS UNITS CONSULTED AND AFFECTED:

The recommendations of this report have been discussed with Staff from the Finance Department and their comments have been incorporated.

RECOMMENDED BY:



Arvin Prasad M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

- Appendix A - City of Markham Incentives for Affordable and Rental Housing
- Appendix B - Federal National Housing Strategy and Seed Funding Programs
- Appendix C - Ontario Regulation 232/18 for Inclusionary Zoning
- Appendix D - York Region Draft Rental Incentives Guideline Staff Report

APPENDIX A

City of Markham Financial Incentives for Affordable and Rental Housing			
	Affordable Ownership Housing	Affordable Rental Housing	Purpose-Built Market Rental Housing
Development Charges			
Approval Authority	Council Approved Policy	Council Approved Practice	Council Approved Policy
Type of Incentive and Duration	Deferral for the lesser of 20 years or when the unit is no longer owned by the original purchaser	Conditional Grant but eligible rental units must remain affordable for a minimum of 20 years	Deferral for 3 years but must be operated as a rental property for a min of 20 years
Criteria	Development must be eligible to receive Federal, Provincial and Regional funding. Must be Government Agency or Non-Profit Organization. Excludes ASDCs	Development must receive Provincial and/or Regional funding	Development must be a minimum of four storeys
Reduced Cash-in-Lieu of Parkland			
Approval Authority	Council Approved Practice	Council Approved Practice	No current policy or practice
Type of Incentive and Duration	Deferral for the lesser of 20 years or when the unit is no longer owned by the original purchaser	Conditional Grant but eligible rental units must remain affordable for a minimum of 20 years	
Deferral of Development Application Fees			
Approval Authority	Council Approved Practice	Council Approved Practice	No current policy or practice
Type of Incentive and Duration	Deferral of Planning Fees until Building Permit issued	Deferral of Planning Fees until Building Permit issued	

APPENDIX B



Component Overview

*Compiled by the Hon. Jane Philpott's Office
(Not an Official Government Document)*

<https://www.placetocallhome.ca/>

What is the NHS?

The NHS is a 10-year strategy that involves approximately \$40 billion in federal funding to ensure that more Canadians have access to affordable, good housing options. This money has already been set aside and was committed in Budget 2016 and 2017. Through direct federal funding and partnering with Provinces and Territories the NHS will dramatically improve the affordable and community housing environment.

At least 25% of NHS investments will support projects that specifically target women and girls.

What are the Non-Monetary Portions of the NHS?

1. Legislation will be introduced to ensure the government must maintain the NHS and report to Parliament on its targets and outcomes.
 - a. The report will be required every three years, starting in 2020
2. Creation of a Federal Housing Advocate that will examine and recommend solutions to systemic barriers in accessing affordable housing. They will advise the responsible minister and CMHC.
3. Creation of a National Housing Council, which will promote participatory and evidence-based analysis
 - a. Will have representatives from the federal government, provinces and territories, municipalities, the housing sector, and those with lived experiences
 - b. Provide ongoing input on the NHS
 - c. To begin in 2018
4. A new public engagement campaign that seeks to reduce stigma and discrimination and highlight the benefits of affordable and inclusive housing
5. Creation of a new community-based tenant initiative that provides funds to local organizations that assist people in housing need, allowing these organizations to better participate in housing policy and decision-making

What are the Monetary Components/Programs of the NHS

The NHS is proposing to invest approximately \$40 billion over the next decade. The breakdown of this investment is as follows:

National Housing Co-Investment Fund, the Rental Construction Financing Initiative and Innovation Fund, low-interest loans	\$17.5 B
Baseline funding for existing agreements	\$9.8 B
Canada Community Housing Initiative	\$8.6 B
Canada Housing Benefit	\$4 B
Funding for local priorities	\$2.2 B
Homelessness Partnering Strategy	\$2.2 B
Federal Community Housing Initiative	\$500 M
Funds set aside for Northern Housing	\$300 M
Research, Data, and Demonstrations	\$241 M
Federal Lands Initiative	\$200 M
Total Investment	\$45.5 B

The National Housing Co-Investment Fund, Rental Construction Financing Initiative and Innovation Fund (\$17.5 B):

The NHCF aims to support the creation and repair of affordable homes, with priority given to projects that support the most vulnerable citizens, such as women and children fleeing family violence, or indigenous peoples. There are two streams to the NHCF: the *housing construction stream* and the *housing repair and renewal stream*. Approximately \$2.35 billion is set aside for repairs stream, while the remainder will go towards building new units. A majority of the housing construction funds are in the form of low-interest loans.

It is estimated that these initiatives will:

- Create 60,000 new affordable homes
- Repair 240,000 current affordable and community homes
- Create or repair at least 4000 shelter spaces for victims of family violence
- Create at least 7000 new affordable homes for seniors
- Create at least 24000 new affordable homes for people with developmental disabilities

Projects under the NHCf must have partnership buy-in and investment from another level of government, have 30% of units at less than 80% of median market rents for a minimum of 20 years, a 25% reduction in energy consumption over national building and energy codes, and 20% of units must meet accessibility standards.

Because of the public-private relationship, applications are accepted from community housing providers, municipalities, Provinces and Territories, Indigenous governments or organizations, and the private sector.

Research, Data, and Demonstrations (\$241 M):

Over the 10 year period the CMHC will use this funding to run research, surveys awards, scholarships, and innovation labs, to further general research on housing. This may include: a CMHC scholarship program, a collaborative housing research network, CMHC housing research awards, enhanced research collaborations, CMHC standalone research, and demonstrations to showcase innovative practices and technologies.

Canada Community Housing Initiative (\$8.6 B):

The Canada Community Housing Initiative is an investment of \$4.3 billion by the federal government with an equivalent expected match by Provinces and Territories. This fund is meant to preserve the existing supply of housing. It will allow approximately 330,000 low-income households to keep affordable housing.

The Canada Housing Benefit (\$4 B):

The CHB will be launched in 2020 and aims to provide affordability and deal with local housing needs and priorities. This benefit will be directed at families to offset total rent costs. The federal government is providing \$2 billion and Provinces and Territories are expected to match this amount, bringing the total to \$4 billion.

The benefit will be administered by Provinces and Territories and is estimated to provide an average household with approximately \$2500 per year. At the end of the NHS the benefit is expected to reduce or eliminate housing affordability challenges for more than 300,000 households.

Homelessness Partnering Strategy (\$2.2 B):

The HPS is a community-based program that aims to prevent and reduce the rates of homelessness. The program will provide direct support and funding to 61 designated communities, in addition to organizations that address Indigenous homelessness across Canada.

Federal Community Housing Initiative (\$500 M):

This initiative will be delivered in two phases. Phase one focuses on federally administered housing that rely on subsidies to maintain affordable housing options. The \$500 million will allow these housing units to maintain their subsidy until March 31, 2020. This will stabilize approximately 55,000 housing units.

Phase two will be discussed through consultation with appropriate stakeholder groups.

Federal Lands Initiative (\$200 M):

The Federal Lands Initiative is a fund that supports the transfer of surplus federal lands and buildings for use in housing projects. These can be available at discounted or no cost, dependent on the level of social outcomes achieved by proposals.

Funds for Northern Housing (\$300 M):

The federal government is investing \$300 million to offset the cost of housing in the North. This will help 3000 Northern families find affordable housing. These funds are in addition to Indigenous-specific housing investments. Additionally, these funds are in addition to other province and territory funding.

Timeline**2016**

- *The Affordable Housing Innovation Fund*

2017

- *Rental Construction Financing Initiative*

Spring 2018

- *Phase 1 of the Federal Community Housing Initiative*
- *National Housing Co-Investment Fund, Housing Construction Stream*
- *National Housing Co-Investment Fund, Repair and Renewal Stream*
- *Funding for Northern Territories*
- *National Housing Council*
- *Federal Housing Advocate*
- *Federal Lands Initiative*

2019

- *Province and Territory Priority Funding*

2020

- *Phase 2 of the Federal Community Housing Initiative*
- *Canada Community Housing Initiative*
- *Canada Housing Benefit*



National Housing Co-Investment Fund - New Construction Stream

Low-cost loans and capital contributions

There are two streams within National Housing Co-Investment Fund. This is the Housing Construction Stream for new construction and provides \$5.19 billion in loans and \$2.26 billion in capital contributions.

The Housing Repair and Renewal Stream is to repair or renew the existing community and affordable housing supply.

OVERVIEW

The National Housing Co-Investment Fund provides low-cost loans and/or financial contributions to support and develop mixed-income, mixed-tenure, mixed-use affordable housing. This housing must be energy efficient, accessible and socially inclusive. The National Housing Co-investment Fund prioritizes projects that support partnerships between governments, non-profits, private sector, and others to make federal investment go further. It covers a broad range of housing needs, from shelters to affordable homeownership.

The National Housing Co-Investment Fund will:

- create 60,000 new units
- repair 240,000 units
- create or repair at least 4,000 shelter spaces for victims of family violence
- create at least 7,000 new affordable units for seniors
- create at least 2,400 new affordable units for people with developmental disabilities

Projects funded through the initiative will also:

- support Canada's climate change goals
- improve accessibility of housing for people with disabilities by promoting accessibility, universal design and visitability

There are two streams within the fund:

- Housing Construction Stream is for new construction
- Housing Repair and Renewal Stream is for the preservation and renewal of the existing community and affordable housing supply

Applications for both streams are accepted throughout the year. CMHC will review and prioritize applications every 60 days. Page 118 of 304

NOTE: For funding to renovate or repair an existing community or affordable housing project, please apply through the Housing Repair and Renewal Stream of the Co-Investment Fund.

HOUSING CONSTRUCTION STREAM - FUND DETAILS

Proponents are eligible for loans and/or financial contributions depending on the needs of the project and the level of achievement of the National Housing Strategy outcomes. Different combinations of loans and/or contribution are possible. There is:

- \$5.19 billion available through low-cost repayable loans over 10 years
- \$2.26 billion available through capital contributions over 10 years

Low-interest loans will be available for up to 20 years to fund projects demonstrating financial viability and long-term affordability.

Each loan offers:

- A 10-year term (closed to pre-payment) with a fixed interest rate locked in at first advance. The term will be renewable for another 10 years and the interest rate will reset when renewed.
- Up to a 50-year amortization for smaller monthly payments and long-term viability.
- Up to 95% loan to cost for residential space and up to 75% loan to cost for non-residential space. There is up to 75% loan to cost (residential) for municipalities, provinces, territories, and private sector.
- Interest-only payments once loan is fully advanced.

When feasible, a loan should be considered as the first option by proponents and may be combined with a contribution. Capital contributions may be available in addition to a Co-investment loan in the following circumstances:

- additional funding for higher performing projects to offset higher costs of meeting or exceeding minimum requirements
- where cash flow is insufficient and contribution is needed to attain break-even cash flow

A project may be eligible to receive a contribution without a Co-investment loan in the following cases:

- where a loan is not a feasible option
- as a top-up contribution where the project has external funding to cover the majority of total project cost
- additional funding as an incentive for higher performing projects

The maximum eligible low-interest loan and/or contribution amount will be determined through a scoring grid. [Click here for more information on the funding eligibility.](#) The Product Highlight Sheet provides further details on the loan characteristics.

Contact an affordable housing specialist today to learn more about submitting an application for funding. Our affordable housing specialist can help assess your need, identify possible solutions and help you navigate the application process.

The National Housing Co-Investment Fund – Housing Construction Stream is open to:

- community housing providers (i.e. Public or private non-profit housing organizations or rental co-operatives)
- municipalities
- provinces and territories
- Indigenous governments and organizations
- private sector

The following projects can be considered for funding:

- community and affordable housing
- urban indigenous community housing
- mixed use market / affordable rental
- new construction and/or conversion from a non-residential use to affordable multi-residential
- shelters
- transitional and supportive housing

Minimum Requirements

All projects must:

- have a minimum of 5 units/beds
- have primary use as residential
- meet minimum requirements for partnerships, financial viability, affordability, energy efficiency, and accessibility (as outlined below)

Partnerships

Partnerships are a central feature of the National Housing Co-Investment Fund. Partnerships maximize investments, ensure coordination of efforts and remove barriers to the development process. Partners will be required to contribute to the project (monetary or in-kind) and the level of contribution may vary from project to project.

Projects must have support from another level of government (such as municipalities, Provinces and/or Territories, Indigenous Government) to ensure a coordination of investments. Support can be financial in nature (monetary or in-kind) or in the form of a letter demonstrating support of the project. For financial support (capital or operating), funding would need to be confirmed at the assessment stage prior to receiving a final approval from CMHC.

Financial Viability

Applicants will have to:

- demonstrate their financial and operational ability to carry the project
- provide evidence of the financial viability of the proposed project itself
- have the capacity to deal with development risks, such as cost over-runs and delays in construction

Affordability

Applicants must:

- keep rents for a minimum of 30% of units below 80% of the Median Market Rental rate (as described in the most recent CMHC Rental Market Survey for the market and unit type in question)
- commit for a minimum of 20 years.

Accessibility:

Proponents will be expected to meet the minimum accessibility requirement that:

- Option 1 - Proponents will be expected to meet the minimum accessibility requirement that 20% of all units within the project meet or exceed accessibility standards as prescribed in Table A and that access to the project and its common areas is barrier free
- Option 2 - The entire project (common areas and dwelling units) has full universal accessibility design.

[Click here to learn more about accessibility requirements.](#)

Energy Efficiency:

New projects are required to achieve a 25% decrease in energy consumption and greenhouse gas (GHG) emissions. This decrease must be relative to the most recent national building and energy codes (such as 2015 National Energy Code for Buildings or the 2015 National Building Code).

Note: Once your project is selected, we require a confirmation of the energy efficiency and GHG emissions reduction by a qualified energy professional. [Click here to learn more about Energy Efficiency requirements.](#)

When your project is selected to proceed, you may also wish to apply for Solutions Labs or Demonstrations to allow you to overcome barriers to your projects or capitalize on opportunities to improve performance and enhance outcomes.

APPROVAL PROCESS

CMHC will accept applications on a continuous basis and will follow this review process:

- CMHC will review and prioritize applications every 60 days
- Once your application has been reviewed you will be notified of the end-date of the current 60-day prioritization window. You will also receive the target date to complete the prioritization of the submitted applications.
- Once prioritization of the applications is complete you will be informed whether your application was:
 - selected to proceed for further assessment
 - retained for the next prioritization window
 - declined
- Selected applications will be provided with a list of required documents that must be submitted. These are subject to approval based on a financial and borrower assessment.

Prioritization of applications

All applications for funding will be prioritized based on the achievement of National Housing Strategy outcomes. Provincial and Territorial input on regional housing need will also be considered in the prioritization of applications. A higher score will be assigned to those that exceed minimum requirements. Factors used to prioritize and select applications for further assessment include:

- affordability
- energy efficiency
- accessibility
- proximity to transit, amenities and community supports
- collaboration/partnerships
- social inclusion
- supporting federal priority groups

CMHC will use a scoring grid to determine the eligible loan and/or contribution amount. The score obtained will determine the amount of funding your project could be eligible to receive. Learn more about funding eligibility.

RESOURCES

The following resource are available to help you prepare your application:

- [Product Highlight Sheet](#) (PDF)
- [Required Documentation Listing](#) (PDF)
- [Energy Efficiency and Accessibility Requirements Guide](#) (PDF)
- [CMHC Rental Market Survey](#)
- [Scoring Grid/Viability Assessment Calculator](#) (XLSX)
- [Funding eligibility](#) (PDF)
- [National Housing Co-Investment Fund Application Guide](#) (PDF)
- [Integrity Declaration](#) (PDF)

SUBMIT YOUR FUNDING APPLICATION

The application form will consist of up to 200 questions over several pages. You can see your progress through the steps of the application at the top of each page.

As you move forward through the application, the completed pages will be saved automatically. Partially completed pages – those that are missing required fields – will not be saved.

You may leave the application portal and return at a later time; your application progress will be saved.

The following information must be completed and uploaded inside the portal for your application to be considered:

1. **Demonstration of need:** Proponents must attach at least one of the following documents to the application to demonstrate how the project is in demand.

- A letter from the municipality, the province/territory or Indigenous Government that confirms the demand/need for the project.
- A market study, with quantitative and/or qualitative indicators demonstrating housing need.
- Documentation describing waiting lists for existing social housing within the same community.

2. **Signed Integrity Declaration:** To ensure the integrity of persons or entities applying for funding under the National Housing Co-investment Fund.

3. **Completed Scoring/Viability Assessment Calculator:** To determine funding eligibility and assess project viability.

Consult the Application Guide and Financial Viability Guide for detailed information and guidance to help you fill out the form and calculator.

Important: Give yourself ample time to fill out the detailed, multi-page, online form.

CONTACT

For help in completing your application, contact your Affordable Housing Specialist. They can help you understand and assess your needs, identify possible solutions, provide information on how CMHC can support your goals and help you navigate our application process.

General inquiries about the NHS or technical support

- Phone: 1-800-668-2642 - Business hours (ET): 7:30 a.m. to 7:30 p.m.
- Email: contactcentre@cmhc.ca

Was this page relevant to your needs?

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Explore related content using the tags below:

- National Housing Strategy
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Date Published: May 2, 2018

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Rental Construction Financing

Low-cost loans encouraging the construction of sustainable rental apartment projects across Canada.

The Rental Construction Financing provides low-cost loans encouraging construction of rental housing across Canada where the need is clearly demonstrated. It provides up to \$3.75 billion in loans and will run from 2017 to 2021.

OVERVIEW

The Rental Construction Financing provides low-cost loans to encourage the construction of rental housing across Canada. It supports sustainable apartment projects in areas where there is a need for additional rental supply. The initiative has a total of \$3.75 billion in available loans, and is open from 2017 to 2021.

The initiative focuses on standard apartment projects in Canada with general occupants.

It does not support construction of niche housing types such as retirement homes, single room occupancy and student housing.

Projects situated on a reserve may be eligible for financing if the borrower can demonstrate that enforceable security over the lands can be granted to CMHC.

Note: To learn about funding for niche housing types such as retirement homes, single room occupancy, student housing and supporting housing, we invite you to visit Rental Housing Solutions for more information.

LOAN DETAILS

The loan offers:

- a **10-year term** (closed to pre-payment) and a **fixed interest rate** locked in at first advance for certainty during the most risky periods of development
- up to a **50-year amortization period**
- CMHC mortgage loan insurance that is effective from first draw and for the duration of the amortization period to simplify loan renewal. The **borrower does not pay the premium**, only the PST if applicable

- up to 100% loan to cost for residential space and up to 75% loan to cost for non-residential space (depending on the strength of the application)
- interest only payments financed by the loan during construction through to occupancy permit
- principal and interest payments are due after 12 months of stabilized effective gross income

Download the product highlight sheet for complete loan characteristics.

Please note: at the end of the term, the applicant is responsible to arrange take-out financing with a CMHC Approved Lender.

ELIGIBILITY AND REQUIREMENTS

All projects must

- have at least 5 rental units
- have a loan size of at least \$1 million
- respond to a need for rental supply
- have zoning in place, a site plan in process with municipality and a building permit available. The first construction draw must be within 6 months of date of the executed loan agreement
- meet minimum financial viability and social outcome requirements described below

Financial viability requirements

You must have the financial and operational ability to carry the project without ongoing operating subsidies. This includes the capacity to deal with development risks such as cost overruns, delays in construction and lease-up.

Projects must meet the minimum debt coverage ratio (DCR) requirements. Contact your CMHC representative to get an interest rate stress test of 100 bps over the indicative rate.

Social Outcome 1: Affordability requirements

You must meet one of the following affordability requirements criteria.

Criteria A:

- The total residential rental income must be at least 10% below its gross achievable residential rental income. This must be supported by an independent appraisal report.
- At least 20% of units must have rents at or below 30% of the median total income for all families for the area.
- Affordability must be maintained for at least 10 years from date of first occupancy

Criteria B:

- The affordability requirement may be met if the proposal has been approved under another affordable housing program or initiative (federal, provincial, territorial or municipal). This can include capital grants, municipal concessions or expedited planning processing.
- Affordability must be maintained for at least 10 years from date of first occupancy

Social Outcome 2: Energy-efficiency requirements

Projects must decrease energy use and greenhouse gas emissions. Both must be 15% below the **2015 National Energy Code for Buildings** or the **2015 National Building Code** at minimum.

If we advance your application to the underwriting stage, we will require a confirmation of the energy efficiency and emissions levels by a qualified energy professional. See Appendix B of the Required Documentation fact sheet.

Social outcome 3: Accessibility requirements

At least 10% of the project's units must meet or exceed accessibility standards as regulated by local codes. In addition, access to the project and all common areas must be barrier-free as regulated by the local codes or the 2015 National Building Code. See Appendix A of the Required Documentation fact sheet.

Download the eligibility and requirements details.

APPROVAL PROCESS

We accept applications on a continuous basis. We will notify you of the end-date of the current 60-day prioritization window after we review your application. We will inform you within 5 business days of the end of this window whether your application was selected for underwriting, retained for the next prioritization window or declined.

Selected applications are subject to approval based on an underwriting assessment of the borrower, the property and the market. CMLS Financial has been contracted to complete the underwriting assessment on CMHC's behalf.

Prioritization of applications

We prioritize and select applications for underwriting based on the following:

- social outcomes
- readiness for construction
- local need for rental supply
- financial viability
- CMHC's borrower exposure

Your project's assessment from the Social Outcome Grid will also assist in determining your projects' loan-to-cost ratio.

Documentation requirements

The required documentation provides the minimum information and documentation required when an application is selected for underwriting and before final credit approval.

Application fees

Once your application has been selected for an underwriting assessment, the following fees will be required:

Residential portion:

- \$200/unit for the first 100 units
- \$100/unit for subsequent units
- up to maximum of \$55,000 for the residential portion of the application fees

Non-residential portion:

- 0.30% of the non-residential loan amount if it exceeds \$100,000

Once your application has been approved and funded, the application fees will be credited back to you. The credit will be through a reduction in the loan's interest rate.

- If your application is declined or withdrawn, we will retain a portion of the fees (minimum 10%) for the underwriting work rendered. Once CMHC has issued a commitment Letter of Intent, no refund will be available, even if the loan is not advanced.

RESOURCES**Rental Construction Financing Social Outcome Grid (XLSM)**

This tool will help you look at various scenarios. It will provide information regarding the proposed project such as costs, financing and sources of equity. It will also help you determine if your project meets the mandatory minimum requirements for financial viability, affordability, energy efficiency and accessibility.

Applications are scored on additional criteria linked to social outcomes.

Required: Download and complete the Social Outcome Grid (XLSM)

For reference: Learn more about resource-efficient homes, accessible and adaptable housing

NHS Rental Housing Construction Product Highlight Sheet

SUBMIT YOUR LOAN APPLICATION

Reminder: Please have your completed Social Outcome Grid (.XLSM) ready to submit with your application.

Important: Give yourself ample time to fill out the detailed, multi-page, online form.

CONTACT

For help in completing your application, contact your Affordable Housing Specialist. They can help you understand and assess your needs, identify possible solutions, provide information on how CMHC can support your goals and help you navigate our application process.

General inquiries about the NHS or technical support

- Phone: 1-800-668-2642 - Business hours 7:30 a.m. to 7:30 p.m. ET

- Email: contactcentre@cmhc.ca

Mailing address:

Canada Mortgage and Housing Corporation
Attention: Rental Construction Financing
700 Montreal Road
Ottawa, Ontario
K1A 0P7

Was this page relevant to your needs?

YES

NO

Explore related content using the tags below:

- National Housing Strategy
- Funding Programs
- Financing Programs
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Date Published: May 2, 2018

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Seed Funding

Interest-free loans and non-repayable contributions to develop and preserve affordable housing.

The Seed Funding program supports affordable housing through interest-free loans and non-repayable contributions. There are two funding streams: one for new construction/conversions, and one to preserve existing community housing projects.

For full details, see the information below and the [Product Highlight Sheet \(PDF\)](#).

FUND DETAILS

Interest-free loans

Available under the New Construction Stream, loans offer a 3-year period to complete and advance all activities. They can be combined with non-repayable contributions.

Non-repayable contributions

Available under both the New Construction and Preservation Streams, contributions offer a 2-year period to complete and advance all activities.

Maximum funding amounts are decided during the scoring and prioritization process. For more information, see "Application and Approval Process" below and the Product Highlight Sheet (PDF).

NEW CONSTRUCTION STREAM

The New Construction Stream provides interest-free loans and/or non-repayable contributions to help with costs related to pre-development activities. This can include business plans, preliminary designs, development permits and more.

Who can apply?

- community housing providers
- municipalities, provinces and territories
- Indigenous governments and organizations
- private sector groups

Eligible project types

- Indigenous community housing
- community and affordable housing
- mixed-used market / affordable rental
- shelters, transitional housing and supportive housing
- conversion of non-residential buildings to affordable multi-residential
- renovation of existing affordable units at risk of being abandoned or demolished

Minimum requirements

Your project must:

- be primarily residential
- have a minimum of 5 affordable units/beds
- be considered affordable, as determined by the Municipality, Province or Territory, or as accepted under other CMHC programs

PRESERVATION STREAM

The Preservation Stream provides non-repayable contributions to support costs related to preservation activities. This can include a Building Condition Audit/Assessment, capital replacement reserve planning, an operating viability analysis and more.

Who can apply?

The Preservation Stream is open to community housing sector groups who were previously under a federally administered operating agreement or to those transferred under a Social Housing Agreement whose federal operating agreements have ended.

If you hold an active federally administered operating agreement and need this type of funding, please visit [Preservation Funding for Community Housing](#).

Minimum Requirements

Your project must:

- be primarily residential
- have a minimum of 5 affordable units/beds
- be considered affordable, as determined by the Municipality, Province or Territory, or as accepted under other CMHC programs

APPLICATION AND APPROVAL PROCESS

We accept applications on a continuous basis, and we review and prioritize them every 30 days. Once this process is complete, you will be informed whether your application was approved or declined.

Prioritization and scoring

Applications are prioritized and scored on the application content and on how well the proposed project supports the following focus areas:

- housing for those in greatest need (vulnerable Canadians)
- housing for those in the North (Yukon, Northwest Territories and Nunavut)

- partnerships and collaborations
- social sustainability
- economic sustainability
- environmental sustainability

RESOURCES

The following resources are available to help you prepare your application:

- Product Highlight Sheet (PDF)
- Seed Funding Application (New Construction) – Document Requirements (PDF)
- Preservation Funding Application – Document Requirements (PDF)
- Development Checklist for Affordable Housing
- Rental Market Data

APPLY TODAY

Download and complete one (1) of the following forms, depending on the relevant stream:

- Seed Funding Application Form – New Construction (PDF)
- Preservation Funding Application Form (PDF)

Important: Please ensure that you are using the latest version of Adobe Acrobat to view this application.

For **Safari users**, to access this interactive PDF, right-click (*Ctrl + click on Mac*) the link to save the file, and then open it in Adobe Acrobat.

Chrome users are unable to open this interactive PDF, we apologize for any inconvenience this may cause however as an interim solution please use an alternative browser such as Internet Explorer or Safari.

For additional assistance, please contact the Affordable Housing Specialist for

your region.

Please submit your completed application to SF-PFintake@cmhc.ca.

You will need to download the [Seed Funding Application \(New Construction\) – Document Requirements \(PDF\)](#), or the [Preservation Funding Application – Document Requirements \(PDF\)](#) to help prepare your application.

Note: All fields in the application are mandatory.

CONTACT

For help completing your application, please contact the [Affordable Housing Specialist](#) for your region.

For general inquiries or technical support, call 1-800-668-2642 (7:30 a.m. to 7:30 p.m. ET) or email contactcentre@cmhc.ca.

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Date Published: September 4, 2018

BY TOPIC**National Housing
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APPENDIX C

Français

ONTARIO REGULATION 232/18

made under the

PLANNING ACT

Made: April 11, 2018

Filed: April 11, 2018

Published on e-Laws: April 11, 2018

Printed in The Ontario Gazette: April 28, 2018

INCLUSIONARY ZONING

Definitions

1. In this Regulation,

"inclusionary zoning by-law" means a by-law passed under section 34 of the Act to give effect to the policies described in subsection 16 (4) of the Act; ("règlement municipal relatif au zonage d'inclusion")

"non-profit housing provider" means,

- (a) a corporation without share capital to which the *Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing,
- (b) a corporation without share capital to which the *Canada Business Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing,
- (c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*, or
- (d) an organization that is a registered charity within the meaning of the *Income Tax Act* (Canada) or a non-profit organization exempt from tax under paragraph 149 (1) (l) of that Act, and whose land is owned by the organization, all or part of which is to be used as affordable housing; ("fournisseur de logements sans but lucratif")

"offsite unit" means an affordable housing unit that is required in an inclusionary zoning by-law and that is erected or located in or on lands, buildings or structures other than those that are the subject of the development or redevelopment giving rise to the by-law requirement for affordable housing units. ("logement hors site")

Assessment report

2. (1) An assessment report required by subsection 16 (9) of the Act shall include information to be considered in the development of official plan policies described in subsection 16 (4) of the Act, including the following:

- 1. An analysis of demographics and population in the municipality.

2. An analysis of household incomes in the municipality.
 3. An analysis of housing supply by housing type currently in the municipality and planned for in the official plan.
 4. An analysis of housing types and sizes of units that may be needed to meet anticipated demand for affordable housing.
 5. An analysis of the current average market price and the current average market rent for each housing type, taking into account location in the municipality.
 6. An analysis of potential impacts on the housing market and on the financial viability of development or redevelopment in the municipality from inclusionary zoning by-laws, including requirements in the by-laws related to the matters mentioned in clauses 35.2 (2) (a), (b), (e) and (g) of the Act, taking into account:
 - i. value of land,
 - ii. cost of construction,
 - iii. market price,
 - iv. market rent, and
 - v. housing demand and supply.
 7. A written opinion on the analysis described in paragraph 6 from a person independent of the municipality and who, in the opinion of the council of the municipality, is qualified to review the analysis.
- (2) The analysis described in paragraph 6 of subsection (1) shall take into account the following related to growth and development in the municipality:
1. Provincial policies and plans.
 2. Official plan policies.
- (3) An updated assessment report required by subsection 16 (10) or (11) of the Act shall contain the information specified in subsection (1).

Official plan policies

3. (1) Official plan policies described in subsection 16 (4) of the Act shall set out the approach to authorizing inclusionary zoning, including the following:
1. The minimum size, not to be less than 10 residential units, of development or redevelopment to which an inclusionary zoning by-law would apply.
 2. The locations and areas where inclusionary zoning by-laws would apply.
 3. The range of household incomes for which affordable housing units would be provided.
 4. The range of housing types and sizes of units that would be authorized as affordable housing units.
 5. For the purposes of clause 35.2 (2) (a) of the Act, the number of affordable housing units, or the gross floor area to be occupied by the affordable housing units, that would be required.
 6. For the purposes of clause 35.2 (2) (b) of the Act, the period of time for which affordable housing units would be maintained as affordable.
 7. For the purposes of clause 35.2 (2) (e) of the Act, how measures and incentives would be determined.

8. For the purposes of clause 35.2 (2) (g) of the Act, how the price or rent of affordable housing units would be determined.
 9. For the purposes of section 4, the approach to determine the percentage of the net proceeds to be distributed to the municipality from the sale of an affordable housing unit, including how net proceeds would be determined.
 10. The circumstances in and conditions under which offsite units would be permitted, consistent with paragraphs 2, 3 and 4 of section 5.
 11. For the purposes of paragraph 2 of section 5, the circumstances in which an offsite unit would be considered to be in proximity to the development or redevelopment giving rise to the by-law requirement for affordable housing units.
- (2) Official plan policies described in subsection 16 (4) of the Act shall set out the approach for the procedure required under subsection 35.2 (3) of the Act to monitor and ensure that the required affordable housing units are maintained for the required period of time.

Net proceeds from sale of affordable housing unit

4. (1) An inclusionary zoning by-law may require a portion of the net proceeds from the sale of an affordable housing unit to be distributed to the municipality.
- (2) A by-law referred to in subsection (1) shall set out the percentage of the net proceeds to be distributed to the municipality, which shall not exceed 50 per cent.
- (3) If a by-law referred to in subsection (1) is in force, an agreement referred to in clause 35.2 (2) (i) of the Act shall provide that, where an affordable housing unit is sold, a percentage of the net proceeds from the sale shall be distributed to the municipality in accordance with the by-law.

Restrictions on offsite units

5. The authority of a council of a municipality under clause 35.2 (5) (a) of the Act is subject to the following restrictions:
 1. Offsite units shall not be permitted unless there is an official plan in effect in the municipality that sets out the circumstances in and conditions under which offsite units would be permitted.
 2. Offsite units shall be located in proximity to the development or redevelopment giving rise to the by-law requirement for affordable housing units.
 3. The land on which the offsite units are situated shall be subject to an inclusionary zoning by-law.
 4. Offsite units shall not be used to satisfy the by-law requirement to include a number of affordable housing units, or gross floor area to be occupied by affordable housing units, that applies to the development or redevelopment in which the offsite units are permitted.

Restrictions on the use of s. 37 of the Act

6. The authority of a council of a municipality under section 37 of the Act is subject to the following restrictions and prohibitions:
 1. Any increase in the height and density of a development or redevelopment permitted in return for facilities, services or matters under section 37 of the Act is deemed not to include:
 - i. the height and density associated with the affordable housing units required in an inclusionary zoning by-law,
 - ii. any increase in height and density permitted in an inclusionary zoning by-law as an incentive described in clause 35.2 (2) (e) of the Act.

2. For greater certainty, the council shall not use its authority under section 37 of the Act with respect to a development or redevelopment giving rise to a by-law requirement for affordable housing units in an area in which a community planning permit system is established.

Reports of municipal council

7. (1) For the purposes of subsection 35.2 (9) of the Act, if a council of a municipality passes an inclusionary zoning by-law, the council shall ensure that a report is prepared and made publicly available at least every two years.

(2) The council shall ensure that each report describes the status of the affordable housing units required in the by-law, including the following information for each year that is the subject of the report:

1. The number of affordable housing units.
2. The types of affordable housing units.
3. The location of the affordable housing units.
4. The range of household incomes for which the affordable housing units were provided.
5. The number of affordable housing units that were converted to units at market value.
6. The proceeds that were received by the municipality from the sale of affordable housing units.

Exemptions from inclusionary zoning by-law

8. (1) An inclusionary zoning by-law does not apply to a development or redevelopment where,

- (a) the development or redevelopment contains fewer than 10 residential units;
- (b) the development or redevelopment is proposed by a non-profit housing provider or is proposed by a partnership in which,
 - (i) a non-profit housing provider has an interest that is greater than 51 per cent, and
 - (ii) a minimum of 51 per cent of the units are intended as affordable housing, excluding any offsite units that would be located in the development or redevelopment;
- (c) on or before the day an official plan authorizing inclusionary zoning was adopted by the council of the municipality, a request for an amendment to an official plan, if required, and an application to amend a zoning by-law were made in respect of the development or redevelopment along with an application for either of the following:
 - (i) approval of a plan of subdivision under section 51 of the Act, or
 - (ii) approval of a description or an amendment to a description under section 9 of the *Condominium Act, 1998*; or
- (d) on or before the day the inclusionary zoning by-law is passed, an application is made in respect of the development or redevelopment for a building permit, a development permit, a community planning permit, or approval of a site plan under subsection 41 (4) of the Act.

(2) Despite clause (1) (b), an inclusionary zoning by-law applies to any offsite units that would be permitted in a development or redevelopment.

9. *Clause (a) of the definition of "non-profit housing provider" in section 1 is revoked and the following substituted:*

- (a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies that is in good standing under that Act and whose primary object is to provide housing,

Commencement

10. (1) Subject to subsection (2), this Regulation comes into force on the later of the day subsection 10 (1) of

Schedule 4 to the *Promoting Affordable Housing Act, 2016* comes into force and the day this Regulation is filed.

(2) Section 9 comes into force on the later of the day subsection 211 (1) of the *Not-for-Profit Corporations Act, 2010* comes into force and the day this Regulation is filed.

Made by:

Pris par :

Le ministre des Affaires municipales,

BILL MAURO

Minister of Municipal Affairs

Date made: April 11, 2018

Pris le : 11 avril 2018

Français

Markham Planning Staff overview of the main components/requirements of inclusionary zoning

1. An assessment report in support of the development of Official Plan policies including, among other things, an analysis of :
 - demographics and population;
 - household incomes;
 - current and planned housing supply by housing type;
 - housing types and sizes of units that may be needed to meet anticipated demand for affordable housing;
 - current average market price and current average market rent for each housing type, taking into account location; and
 - potential impacts on the housing market and the financial viability of development or redevelopment from inclusionary zoning by-laws taking into account the value of land, cost of construction, market price, market rent and housing demand and supply;
2. Official Plan policies authorizing the use of inclusionary zoning by-laws with no appeal including, among other things;
 - the minimum size of development or redevelopment to which an inclusionary zoning by-law would apply;
 - the locations and areas where inclusionary zoning by-laws would apply;
 - the range of household incomes for which affordable units would be provided;
 - the number of affordable units or the gross floor area to be occupied by affordable units; and
 - the period of time affordable units would be maintained as affordable;
3. Implementing inclusionary zoning by-laws addressing the Official Plan provisions with no appeal;
4. An agreement between the City and the owner or subsequent owner which may be registered on title to secure the affordable and rental units for the time period established; and
5. Monitoring and reporting out to Council through a report made publicly available at least every 2 years on the status of the affordable and rental housing units required in the inclusionary zoning by-laws.

**APPENDIX D**

Clause 4 in Report No. 11 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on June 28, 2018.

4**Draft Rental Housing Incentives Guideline and
Community Improvement Plan**

Committee of the Whole recommends:

1. Receipt of the presentation by Paul Freeman, Chief Planner.
2. Adoption of the following recommendations contained in the report dated June 8, 2018 from the Commissioner of Corporate Services and Chief Planner:
 1. Council endorse the Draft Rental Housing Incentives Guideline included as Attachment 1 and approve staff consultation with local municipal, agency, industry and other stakeholders prior to reporting back to Council with a final version.
 2. Staff be authorized to initiate preparation of a Community Improvement Plan required to implement the tax increment equivalent grants proposed in the Draft Rental Housing Incentives Guideline.
 3. The Regional Chair write to the Ministers of Finance, Housing and Municipal Affairs to request assistance to fund York Region rental housing incentives, including allocating funds from the Non-Resident Speculation Tax collected in York Region.
 4. The Regional Clerk circulate this report to local municipal Planning Commissioners and Directors.

Report dated June 8, 2018 from the Commissioner of Corporate Services and Chief Planner now follows:

Draft Rental Housing Incentives Guideline and Community Improvement Plan

1. Recommendations

It is recommended that:

1. Council endorse the Draft Rental Housing Incentives Guideline included as Attachment 1 and approve staff consultation with local municipal, agency, industry and other stakeholders prior to reporting back to Council with a final version.
2. Staff be authorized to initiate preparation of a Community Improvement Plan required to implement the tax increment equivalent grants proposed in the Draft Rental Housing Incentives Guideline.
3. The Regional Chair write to the Ministers of Finance, Housing and Municipal Affairs to request assistance to fund York Region rental housing incentives, including allocating funds from the Non-Resident Speculation Tax collected in York Region.
4. The Regional Clerk circulate this report to local municipal Planning Commissioners and Directors.

2. Purpose

This report summarizes the Draft Rental Housing Incentives Guideline (Guideline) to be circulated for review and comment prior to finalization. The Guideline responds to previous Council direction to address private purpose built rental housing supply and affordability pressures in York Region.

3. Background and Previous Council Direction

Private purpose built rental housing is a key component of the housing market

Complete communities include rental options that meet the needs of residents of all ages, stages and abilities. Rental options are the most viable option for many mid-range income households. Without sufficient rental supply, businesses may struggle to attract employees while senior and young adults leave communities in search of housing that meets their needs.

Draft Rental Housing Incentives Guideline and Community Improvement Plan

Council has a long history of identifying and addressing housing need with an increased focus on private purpose built rental

The 1994 Regional Official Plan, 2002 [Housing Supply Strategy](#) and [October 2004 Housing and Our Economy](#) study identified a need for a full mix and range of housing options to support the Region's population and economic viability.

In 2010 Council adopted the Region's updated [Official Plan](#) which provides more detailed direction to achieve a full mix and range of housing options, particularly rental options. The Region's 10-year Housing Plan: [Housing Solutions: A Place for Everyone](#) was approved in [June 2014](#) and included goals focused on increasing and sustaining the rental supply.

In coordination with the Housing Plan, the [Make Rental Happen Collaborative Advocacy Plan](#) was developed and implemented by the York Region Human Services Planning Board. As part of this initiative, in [November 2013](#) Council supported the development of a 225 unit private market rental development through the provision of a 36 month development charge (DC) deferral on a pilot basis. In [May 2017](#) Regional Council approved a permanent [policy](#) for 36 month Regional DC deferrals for purpose built rental buildings of four stories or greater.

The updated [Growth Plan](#) provides more specific direction on the preparation of a Housing Strategy, including targets and implementation mechanisms for both affordable ownership housing and rental housing. The Guideline forms a component of this work and the current Municipal Comprehensive Review.

Over time Council has increased focus on the need to stimulate development of private purpose built rental housing as one of several initiatives required to help address significant housing challenges.

The York Region/Local Municipal Housing Working Group determined the need to support the development of new private purpose built rental housing

In [November 2016](#), Council supported the formation of a York Region/Local Municipal Housing Working Group (Working Group) and staff were directed to report back on the necessity and/or extent of housing incentives. The Working Group consists of local municipal planning staff as well as Regional Planning and Economic Development, Community and Health Services and Finance staff.

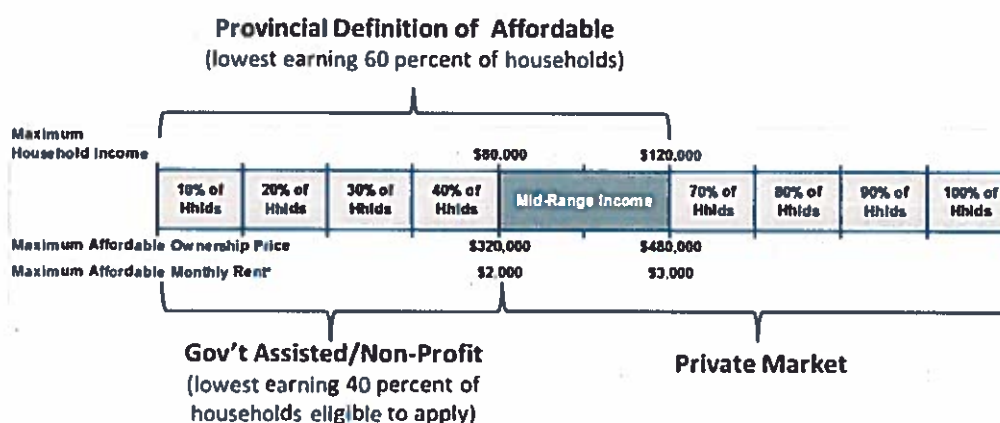
The Working Group evaluated the entire housing system (ownership and rental), and concluded that financial incentives should focus on increasing the private purpose built rental supply affordable to mid-range income households.

Draft Rental Housing Incentives Guideline and Community Improvement Plan

Mid-range income households range from the fourth to sixth decile of the household income distribution

The Guideline has been developed to address housing supply gaps for mid-range income households. The mid-range income group are those households that fall between the fourth and sixth deciles of the income distribution (Figure 1). The Provincial definition of affordable requires affordable housing options for these households which do not qualify to apply for government assisted/non-profit housing supports. They are meant to be housed by the private market. However, the private market is not delivering a product that is affordable for this income range and many of these households are struggling to make ends meet.

Figure 1
Mid-Range Income Households, 2017



* Based on 30 per cent of income spent on housing

The Guidelines are based on Council endorsed Principles and average rents must be affordable to mid-range income households

Based on the research and findings of the Working Group, in [February 2018](#) Council endorsed Principles to develop the Guideline. In addition to the Council endorsed Principles, the Guideline incorporates criteria that, on average, rents may not exceed 175 per cent of average market rent of private purpose built apartments by bedroom type. The rental threshold recognizes that York Region average market rent is derived from an aging rental housing stock, and ensures developments that receive incentives are non-luxury and affordable to the mid-range income cohort.

The maximum affordable rent for mid-range income households ranges from approximately \$2,000 to \$3,000 per month based on the standard that a maximum of 30 percent of income be spent on housing. As is shown by the

Draft Rental Housing Incentives Guideline and Community Improvement Plan

highlighted cells in Figure 2, 175 per cent of average market rent provides for affordable bachelor units for all mid-range income households, affordable 1 and 2-bedroom units for households at the fifth and sixth deciles, and affordable 3-bedroom units at the sixth decile of the income distribution.

Figure 2
Eligible rents and mid-range income affordability, 2017

	Bach	1-Bdrm	2-Bdrm	3+ Bdrm	Total
Average Market Rent of Private Purpose Built Apartments*	\$892	\$1,170	\$1,346	\$1,526	\$1,279
175% Average Market Rent	\$1,561	\$2,048	\$2,356	\$2,671	\$2,238
Maximum Affordable Rent for Mid-Range Households (4 th Decile)	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Maximum Affordable Rent for Mid-Range Households (5 th Decile)	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Maximum Affordable Rent for Mid-Range Households (6 th Decile)	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000

Note: Grey highlighted cells denote affordability by household income decile and bedroom type

*Source: CMHC Rental Market Report, Greater Toronto Area, 2017 Table 1.1.2, "Private Apartment Average Rents" (does not include secondary or government assisted/non-profit units)

4. Analysis and Implications

Staff analyzed potential Regional housing incentives and propose two new incentives as reflected in the Guideline

Based on an analysis of potential financial incentives for feasibility and effectiveness by the Working Group, the following new Regional incentives are proposed:

1. Tax Increment Equivalent Grants for the Regional portion of property taxes for up to 5 years
2. 48 month deferrals for Regional [development application fees](#).

A tax increment equivalent grant (TIEG) is an annual grant equal to all or a portion of the property tax increase (increment) following the completion of a project that has resulted in an increase in the assessed value of the property. The Guideline incorporates a five year TIEG with a grant for 80 per cent of the tax increment in year one, reduced by 20 per cent a year to full taxes paid in year five.

Draft Rental Housing Incentives Guideline and Community Improvement Plan

Based on preliminary estimates, staff calculated that the cost of providing a 5-year TIEG is approximately \$1,750 per unit. Due to limited data on current purpose built rental projects, the TIEG analysis has been applied to the rental development at 212 Davis Drive in Newmarket as a hypothetical example.

Staff estimate that the cost of the 48 month deferral for Regional development application fee's is nominal (approximately \$50 per unit for lost interest). The deferral has been incorporated into the Guideline in order to signal that the Region is addressing rental housing need through the use of all financial incentives available. Staff will continue to consult on the merits of including this incentive.

In addition to Regional incentives, the Guideline identifies incentives that are available to local municipalities but not to York Region. The Guideline does not prescribe which incentives local municipalities should offer. Rather, a principle that local municipalities offer similar or better incentives is embedded.

The 36 month Regional development charge deferral is an existing incentive to help facilitate the development of purpose built rental buildings

In addition to the two new incentives proposed in the Guideline, [the existing 36 month Region development charge deferral](#) continues to be an incentive available to purpose built rental buildings. Developers are not required to meet any new criterion to access the development charge deferral.

Provincial Non-Resident Speculation Tax revenue should be directed to this Program

In April 2017 the Province released the [Fair Housing Plan](#), a package of measures to help more people find affordable homes, increase supply, protect buyers and renters and bring stability to the real estate market. One of the measures introduced through the Fair Housing Plan is the 15 per cent [Non-Resident Speculation Tax](#) (NRST), which is applied to all municipalities in the Greater Golden Horseshoe.

The Ministry of Finance reported on the taxes collected during the six month period from [April to November 2017](#) and the three month period from [November 2017 to February 2018](#). Based on these reports, approximately \$173 million was collected, almost \$53 million (or 31 per cent) of which was collected from York Region property transactions. Staff recommend that the Regional Chair request the Province to provide a share of the NRST to support implementation of rental housing initiatives which would help realize the objectives of the Fair Housing Plan.

Draft Rental Housing Incentives Guideline and Community Improvement Plan

A Community Improvement Plan is necessary to implement the proposed Tax Increment Equivalent Grants

In order for a municipality to offer grants, a legal mechanism is required by the *Municipal Act*. As such a Community Improvement Plan (CIP) for the purposes of implementing the TIEGs is recommended. Staff are seeking authorization to initiate the multi-step process to develop a CIP which will include subsequent reports to Council that:

1. Recommend a CIP project area and approach
2. Seek final adoption of the CIP including funding requirements

Authorization to initiate the CIP process will allow staff to conduct background research and analysis and to engage in preliminary consultation with stakeholders. This process may be combined with the current Municipal Comprehensive Review. The Guideline recommends that a CIP be in place for five years.

5. Financial Considerations

The work completed by staff and the York Region/Local Municipal Housing Working Group towards developing a Rental Housing Incentives Guideline has been completed within the existing Regional staff complement, and within the approved business plan and budget.

Preliminary estimates yield that the cost of the planning application fee deferral and five-year TIEGs is approximately \$1,800 per unit. The Final Guideline will include proposed annual targets and a budget based on the Provincial response to the funding request and further analysis.

6. Local Municipal Impact

Local municipalities are key partners in addressing mid-range income affordable housing needs through the private market. Input received through the York Region/Local Municipal Housing Working Group has been instrumental in gaining a better understanding of local housing markets and challenges. For the Guideline to be successful, local municipal participation will be required.

Draft Rental Housing Incentives Guideline and Community Improvement Plan

7. Conclusion

A key component of mid-range income affordable housing options is a healthy rental supply that incorporates a full mix and range of private purpose built options. Council direction to sustain and grow the private purpose built rental supply has been articulated through a number of guiding policy documents including the Regional Official Plan and the York Region 10-Year Housing Plan.

In order to help stimulate the development of private purpose built rental housing, staff are recommending that the attached Draft Rental Housing Incentives Guideline be endorsed for circulation and consultation prior to finalization. Authorization to initiate a CIP is recommended in order to implement the proposed TIEGs.

For more information on this report, please contact Sandra Malcic, Manager Policy and the Environment at 1-877-464-9675 ext. 75274.

The Senior Management Group has reviewed this report.

June 8, 2018

Attachment (1)

#8547024

Accessible formats or communication supports are available upon request

Attachment 1**York Region Rental Housing Incentives Guideline, 2018****1.0 Background****1.1 Housing is a cornerstone of Complete Communities**

Complete communities include a variety of housing options that meet the needs of residents of all ages, stages and abilities. A variety of housing options includes a mix and range of both ownership and rental housing that is affordable, suitably sized and in good condition. A diverse mix and range of housing options, including affordable options, is a major contributor to the quality of life of residents and workers, the economy, individual and community health and well-being.

1.2 There are Gaps in York Region's Housing Supply

Since York Region was incorporated in 1971, it has changed from a largely homogeneous series of bedroom communities to a more diverse and integrated Region embarking on a number of city building initiatives. York Region forecasts to 2041 indicate that continued strong population, job and household growth are anticipated. Much of this growth will be concentrated in the Region's Centres and Corridors, further establishing a more mature and interconnected urban structure. While this diversification of the housing stock is a positive contributor to increasing the mix and range of housing options, there remains a number of gaps in the York Region housing supply, including:

Not Enough Rental Housing	Households Spend Too Much on Housing	Affordability is not Equally Distributed	Unit Sizes are not Equally Distributed
At 14%, York Region has the lowest supply of rental housing in the Greater Toronto and Hamilton Area	With 28% owners and 52% of renters spending more than 30 per cent of income on housing costs, York Region has the highest proportion of households of both tenures spending too much on housing costs	Affordability is not equally distributed within and among local municipalities in York Region, leading to pockets of affordability rather than the equal distribution in complete communities	Over 95% of ground related units have 3 bedrooms or more and over half of high density units have 1 bedroom or less leading to larger units in peripheral developments and smaller units in core developments

*Based on 2016 data

1.3 Private purpose built rental housing is a key component of the housing market

Insufficient rental housing contributes to negative effects on the social and economic wellbeing of a community. Without sufficient rental supply, businesses may struggle to attract employees while senior and young adults leave communities in search of housing that meets their needs.

Over the past few decades, growth in the York Region private rental market has been almost entirely reliant on individuals buying ownership units and renting them out, which is referred to as the secondary rental market. While this is an important segment of the overall rental market, there are a number of unhealthy side effects to an over reliance on it. Tenancy is less stable in the secondary

market due to the landlord's own-use provisions that permit easier evictions. Small scale landlords may be less aware of responsibilities and obligations to tenants than professional property managers. The secondary market for rental supply has contributed to property speculation contributing to increases in home-ownership prices.

Like the secondary market, government assisted/non-profit rental housing is also an important segment of the overall rental market. Similar to the secondary market, government assisted/non-profit housing cannot be relied on to meet all rental needs. There are income and asset eligibility criteria that exclude a number of households in need of rental housing from accessing this segment of the market which provides greater depths of affordability and requires greater levels of investment to achieve. The private purpose built rental market targets households with more moderate incomes. Purpose-built rental developments are not being pursued with current incentives available (see section 2.2). Additional incentives are required to stimulate private purpose-built rental that is affordable to mid-range income households, but the amount of investment required is less than for those in the government assisted/non-profit market.

1.4 York Region/Local Municipal Housing Working Group

In November 2016 Regional Council received a [report](#) on the formation of a York Region/Local Municipal Housing Working Group (Working Group) to explore options to address housing supply and affordability issues. Council recommended "staff report back to Council on the outcome of discussions held at the York Region/local municipal housing working group on the necessity and/or extent of a housing incentives Framework."

The Working Group has determined financial incentives for ownership housing are not necessary, and this Guideline should only apply to purpose-built rental developments. This Housing Incentives Guideline addresses the use of incentives to increase the supply of private purpose built rental housing which may be the most viable housing option for mid-range income households.

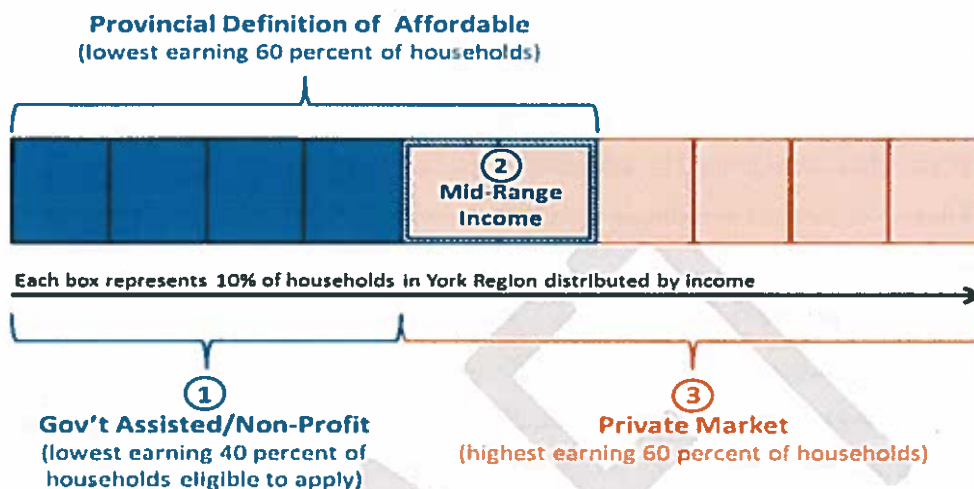


YORK REGION
Local Municipal
Housing
Working GROUP

1.5 Focus on mid-range income

From an income perspective, the housing market can be viewed as containing three distinct but overlapping segments (Figure 1).

Figure 1 Housing Market Segments



1. The Government Assisted/Non-Profit segment includes those households that may qualify to apply for additional supports to find acceptable housing in the Region. This is the lowest earning 40 per cent of households. From an income perspective, these households are eligible to apply for non-profit/government assisted housing through the centralized waitlist.
2. The Mid-Range Income segment includes households classified as requiring affordable housing options based on the Provincial definition, but do not qualify for additional supports. This segment includes 20 percent of the households in the Region between the lowest to the highest earning 40 per cent of households. The intention is that this segment be served by the private market.
3. The Private Market segment consists of the highest earning 60 per cent of households and incorporates the mid-range affordable segment. Households in this segment have traditionally been able to afford market housing.

Although the entire private market segment has traditionally been able to afford market housing, disparities between income and housing cost increases coupled with gaps in housing supply such as a lack of private purpose built rental units has led to many households in the mid-range income segment with few, if any housing options.

The York Region/Local Municipal Housing Working Group and this Housing Incentives Guideline focus on the Mid-Range Income segment of the income distribution and housing market.

1.6 Guideline Principles

Based on the findings of the Working Group, Council received an [update report](#) in February 2018 whereby the principles to develop an incentives guideline to support purpose built rental units for mid-range income housing needs were endorsed. This York Region Rental Housing Incentive Guideline, 2018 (the Guideline) is based on these principles:

- a. Apply to purpose built rental tenure only
- b. Priority given to high-rise and mid-rise developments
- c. Priority given to development in regional and local centres and corridors
- d. York Region incentives be contingent on the local municipality offering similar or better incentives
- e. Proponents be required to share pro forma work with staff
- f. Projects with support from senior levels of government be prioritized
- g. Restrictive covenant registered on title requiring that the property be developed and operated as a rental apartment complex for no less than 20 years
- h. Incentives offered may be tied to the duration the project will remain rental, duration of affordability and/or depth of affordability provided

2.0 York Region Rental Housing Incentive Guideline

2.1 Purpose of the Guideline

This Housing Incentives Guideline has been developed to address housing supply gaps for mid-range income households, many of which are spending more than 30 per cent of income on housing costs. Many of these households are over extending their budgets to pay for housing and/or are having issues finding adequate housing that meets their needs. The Working Group has determined that financial incentives for ownership housing are not needed through this Guideline. As such, the Guideline focuses on increasing the supply of private purpose built rental units that are affordable to the mid-range income group as a viable and reasonable housing option.

2.2 The existing 36 month Region development charge deferral is an existing incentive to build purpose built rental housing

In addition to two new incentives proposed in the Guideline, the existing 36 month Region development charge deferral program is acknowledged as an existing incentive to build purpose built rental housing. No new criteria is applied to access the development charge deferral. Developments that meet the criteria of the [development charge deferral for purpose built high density rental buildings policy](#)¹ approved by Council on May 25, 2017 may continue to access the program.

¹ "High density" refers to developments with a minimum of four (4) stories.

2.3 New Regional Incentives

Based on an analysis of potential Regional financial incentives for feasibility and effectiveness as well as stakeholder consultation, the following new incentives are included in the Guideline:

1. A 48 month deferral for development application fees, applicable from the date the building permit is issued.¹
2. A Tax Increment Equivalent Grant for the Regional portion of property taxes.²

A tax increment equivalent grant (TIEG) is an annual grant equal to all or a portion of the property tax increase (increment) following the completion of a project that has resulted in an increase in the assessed value of the property. The Guideline incorporates a five year TIEG with a grant for 80 per cent of the tax increment in year one, reduced by 20 per cent a year to full taxes paid in year five.

2.4 Requirements to Access the Guideline

In accordance with the established principles, in order to be eligible to apply for the development application fee deferral or tax increment equivalent grant, a development should:

1. Be affordable to the mid-range income group (maximum 175% of average market rent).³
2. Be developed, marketed and maintained as a rental property for a minimum of 20 years.⁴
3. Have Local Municipal support including similar or better incentives.
4. Include open pro forma work shared with Regional staff.
5. Demonstrate that attempts have been made to access senior government incentives.

In order for staff to evaluate a development, proponents will be required to provide Submission Details as outlined in Attachment 1.

2.5 Evaluation and Allocation of Funds

Eligible developments will be further assessed using the evaluation factors in Attachment 2. Potential incentives based on the evaluation will be brought forward in accordance with the procedure outlined in Section 3.

¹ Applies to Regional fees related to plans of subdivision, plans of condominium and site plans. Only initial application fees are considered for deferral (Revisions and Resubmission fees do not qualify). The maximum duration of this deferral from the time application fees are due (at submission) is 54 months.

² Tax Increment Equivalent Grants will generally be over a five year period with an 80% grant in year 1 down to a 20% grant in year 4 and full taxes in year 5.

³ Starting rents should not exceed 175% of average market rent by bedroom type on average. Individual units may exceed the identified rents as long as the average rents of all units of the same bedroom type do not exceed the maximum rents identified.

⁴ The development may be registered as a condominium, but it must be operated as a rental property for a period of not less than twenty (20) years.

2.6 Local Municipal Incentives

A principle of this Guideline is that local municipalities offer similar or better incentives. Incentives to be offered by the local municipality are not prescribed. Potential incentives that could be offered by local municipalities include:

- Development Charge Fees (deferrals, reductions or grants)
- Development Application Fees (deferrals, reductions or grants)
- Building Permit Fees (deferrals and waivers)
- Parkland Fee's (deferrals, reductions or waivers)
- Parking reductions
- Height and Density (Section 37, Planning Act)
- Service allocation

3.0 Implementation Details

3.1 Process

In order for a project to be considered for incentives, the following process will be followed:

1. Proponent initiates pre-application consultation with Local Municipal staff
 - a. Pre-application only refers to development applications (subdivision, site plan, condominium)
 - b. Proponent interest in accessing incentives established
 - c. Local Municipal support and interest in providing incentives established in principle at the staff level
2. Local Municipal staff contacts Region to express interest in accessing incentives
 - a. Local Municipal staff provides Submission Details and associated pro forma work (Attachment 1 – Populated by Proponent)
3. Regional staff confirm eligibility for incentives (including confirmation of local municipal support in principle)
4. Proposal evaluated by Regional staff based on proponent Submission
 - a. As outlined in Attachment 2
5. Eligibility evaluation vetted by York Region staff level review panel
6. Opportunity and recommendations presented to Regional Housing Steering Committee
 - a. Committee provides direction to staff regarding Council recommendations (support as is, re-negotiate with proponent, do not support)
7. Staff provide Regional Council staff report based on Housing Steering Committee recommendations
8. Regional staff draft Agreement(s) to enter into with proponent based on Regional Council recommendations

4.0 Monitoring, Reporting and Continuous Improvement

These guidelines are intended to be in place for five years following adoption of the enabling Community Improvement Plan. Staff will monitor the outcomes of the incentives program on an ongoing basis. Factors such as number and location of units facilitated by the incentives, cost of delivering and status of the developments will be captured. This information will be reported to Council as an attachment to the annual Housing Plan progress reports.

The Guideline is viewed as a first component of a broader Housing Strategy required by the Provincial Growth Plan. Staff will continue to explore additional opportunities to facilitate the development of rental product and address affordability of both ownership and rental units. Future opportunities may include leveraging surplus land assets, the provision of a development shepherd to expedite planning approvals and the implementation of inclusionary zoning. Additional policy approaches will be considered through development of the Housing Strategy through the Municipal Comprehensive Review, updates to the Regional Official Plan, Housing Matters, the Housing Plan and the Affordable Housing Measuring and Monitoring Guidelines.

Attachment 1 – Submission Details

1. Site Address:

2. Proponent Name and Contact Information:

3. Local Municipal Planner Name and Contact Information:

4. Development Description (site size, number of stories, number of units):

5. Has the pro forma work associated with the development application been shared with York Region staff or included with this submission?

☐ Yes

☐ No

6. Does your application require an Official Plan amendment to change the designation?

☐ Yes

☐ No

7. Does your application require a Zoning By-law Amendment to change the zoning?

☐ Yes

☐ No

8. Other planning applications required (site plan, subdivision, condominium, minor variance, consent)

9. Units proposed and average rents per bedroom type:

	Bachelor	1-Bedroom	2-Bedroom	3-Bedroom +
Number of Units				
Average Rent				

10. Do you intend to incorporate any affordable units into the project? Please provide parameters below.

	Bachelor	1-Bedroom	2-Bedroom	3-Bedroom +
100-125% Average Market Rent				
80-100% Average Market Rent				
80% or less of Average Market Rent				

11. Minimum length of time affordability will be maintained:

12. Minimum length of time building will remain rental:

13. Description of senior level of government funding applied for and any results:

14. Description of Local Municipal support for project:

Attachment 2 – Evaluation Factors

The following evaluation factors will be used to assess projects that have been deemed eligible to apply for incentives through the Guidelines. Priority and incentives will be given to projects that align with the Regions objectives as articulated through the following factors:

1. Duration of rental tenure (minimum 20 years)
2. Built Form (greater than 4 stories)
3. Location (alignment with urban structure and transportation investments)
4. Local Municipal contribution (meets or exceeds request for Regional contribution)
5. Incorporation of affordable units
6. Depth of affordability
7. Duration of affordability
8. Planning status (is designation and zoning in place)
9. Presence of family sized units (percent of units with 3 bedrooms or more)
10. Other Regional Objectives (sustainable building, incorporation of mixed use, distance to transit stop, partnerships with non-profit organizations)

Draft Rental Housing Incentives Guideline and Community Improvement Plan

PRESENTATION TO COMMITTEE OF THE WHOLE

June 21, 2018

Paul Freeman, Chief Planner

paul.freeman@york.ca

ext. 71534



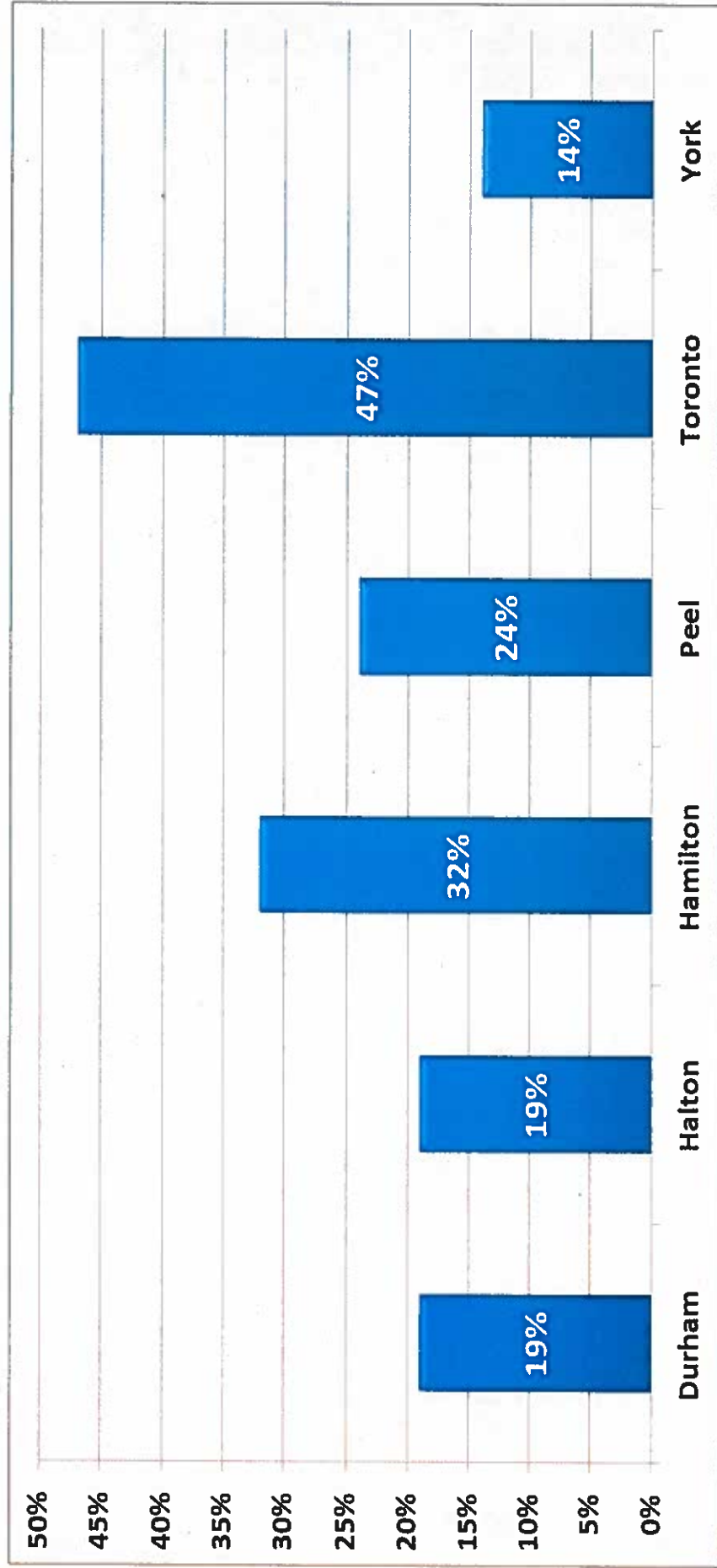
OUTLINE

1. York Region Housing Challenge
2. Draft Rental Housing Incentive Guideline
3. Community Improvement Plan and Recommendations

THE CHALLENGE

GTHA RENTAL SUPPLY, 2016

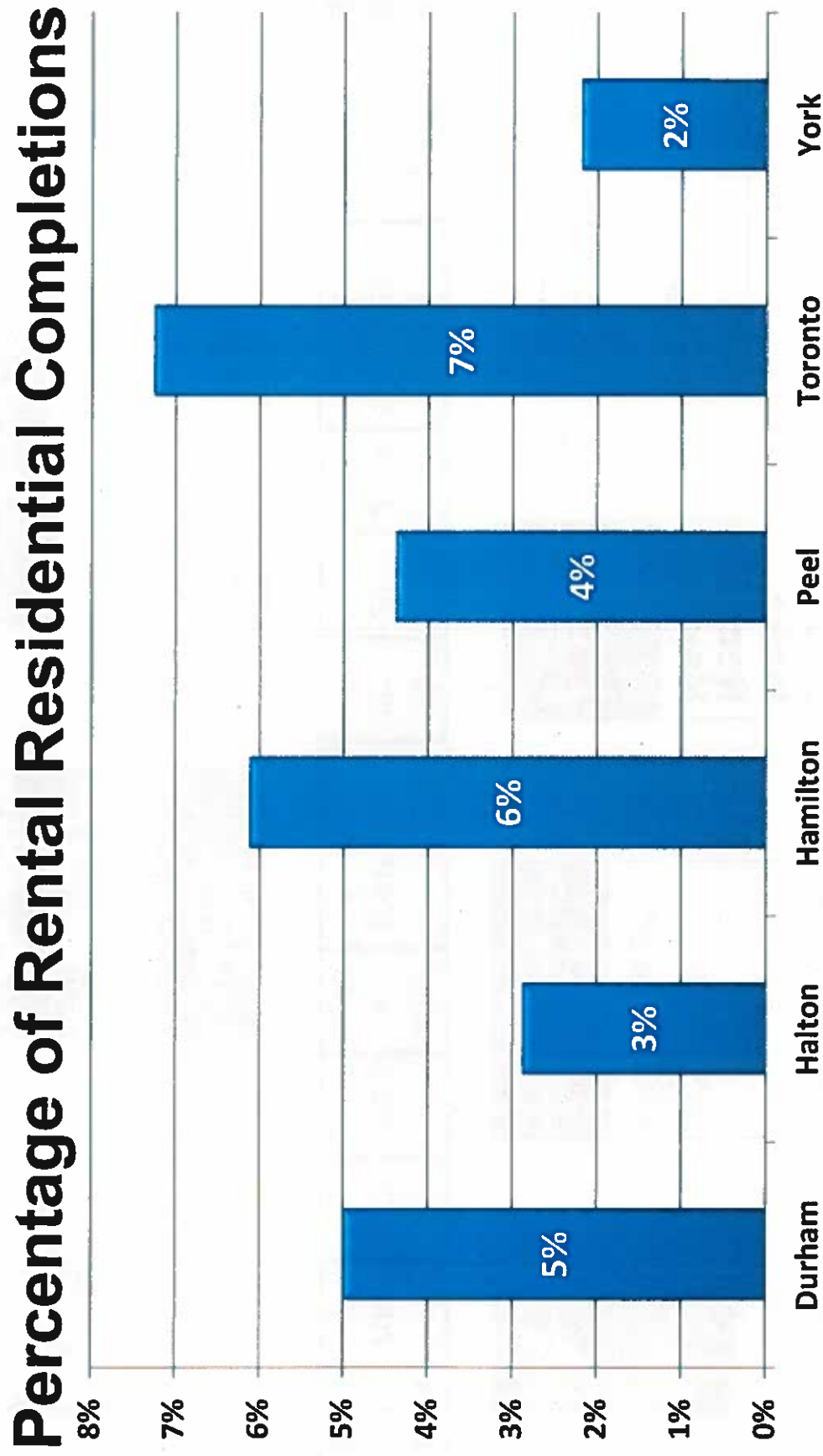
Percentage of Housing Stock that is Rental



Source: Statistics Canada 2016 Census of Population

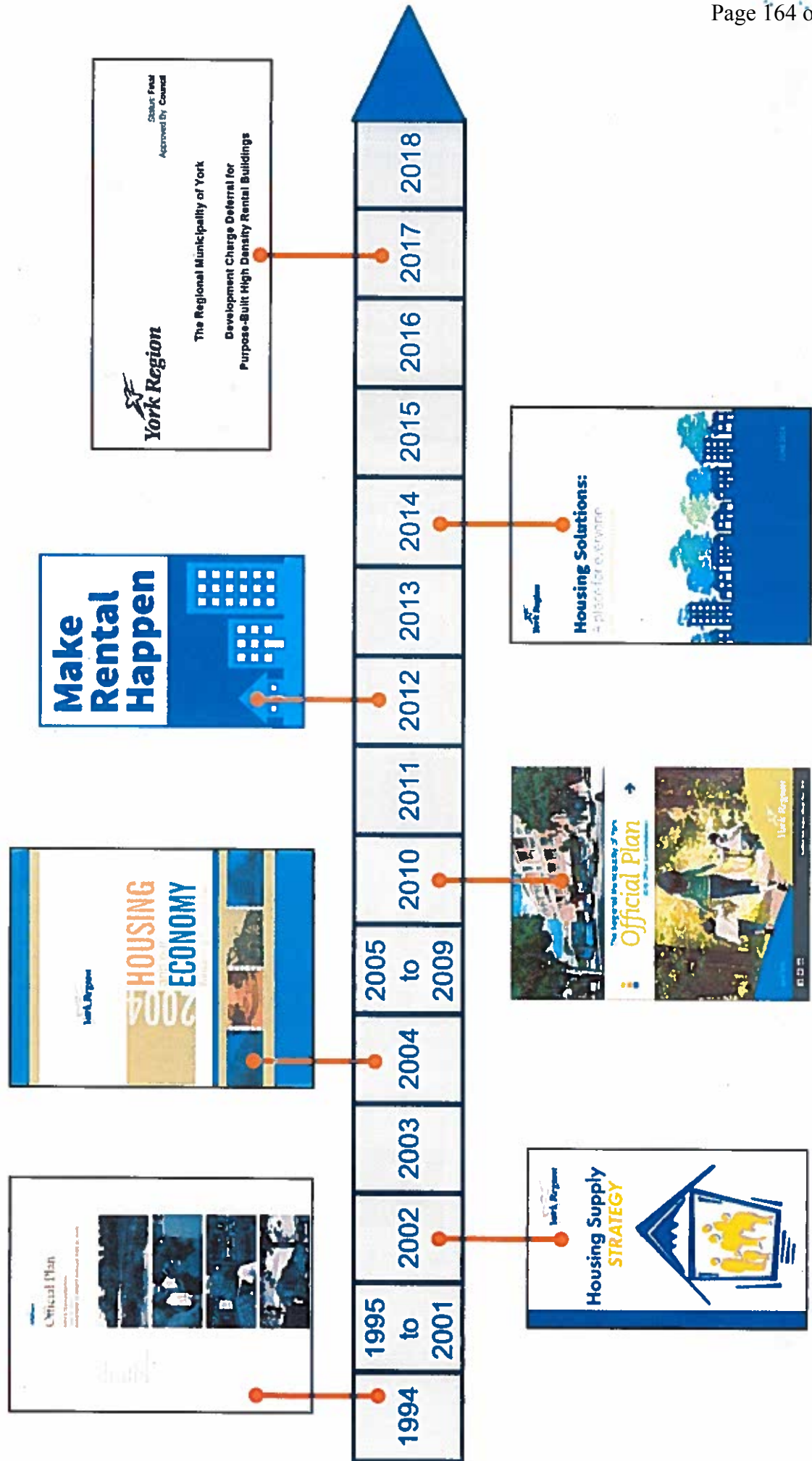
York Region has lowest proportion of rental housing stock in GTHA

GTHA RENTAL SUPPLY GROWTH, 2008-2017



York Region has the lowest growth in purpose built rental stock in the GTHA

HOUSING POLICIES AND PROGRAMS



DRAFT RENTAL HOUSING INCENTIVES GUIDELINE

AFFORDABLE HOUSING SOLUTIONS

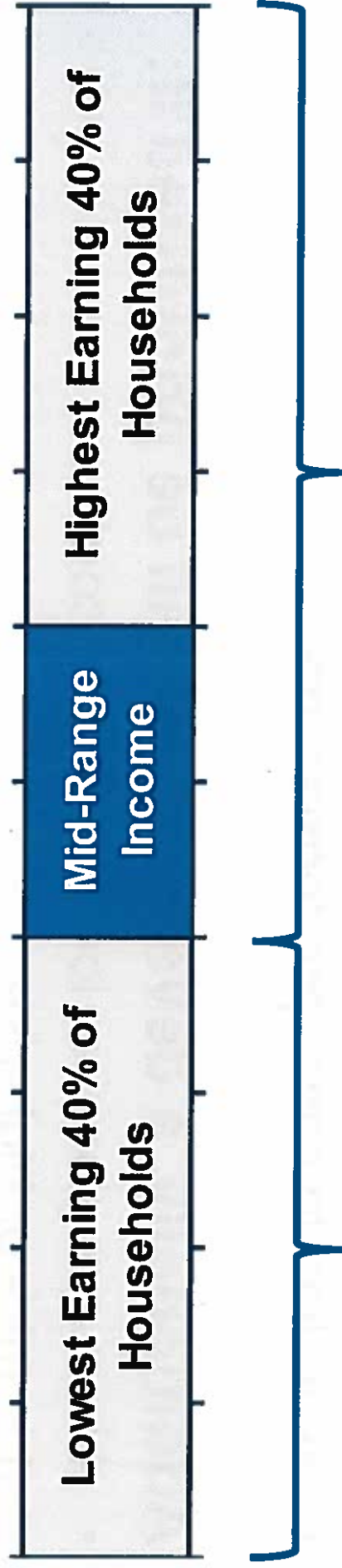
Council Support for Housing Incentives

- Working Group Formation: Nov. 2016
- Endorsement of Guideline Principles: Feb. 2018
- Draft Rental Housing Incentives Guideline: Jun. 2018



TARGET HOUSEHOLDS

Provincial Definition of Affordable



Gov't Assisted/Non-Profit

Private Market

Mid-Range Income Households are included in Provincial definition of "affordable" but do not qualify to apply for housing supports. They are meant to be housed by the private market.

In order to qualify to access the Guideline, a development must:

- Be rental tenure (minimum 20 years)
- Have local municipal support
- Be willing to share pro forma work

Additionally, a development will be prioritized if:

- It is in a regional or local centre or corridor
- It is mid- or high-rise
- It has received support from senior levels of government
- It achieves additional housing related goals (greater duration of rental tenure, duration and/or depth of affordability)

RENTAL HOUSING INCENTIVES

Regional Incentives Considered

- Development Charge deferral, reduction, exemption
- Planning Fee deferral, reduction, exemption
- Tax Increment Equivalent Grant

RENTAL HOUSING INCENTIVES

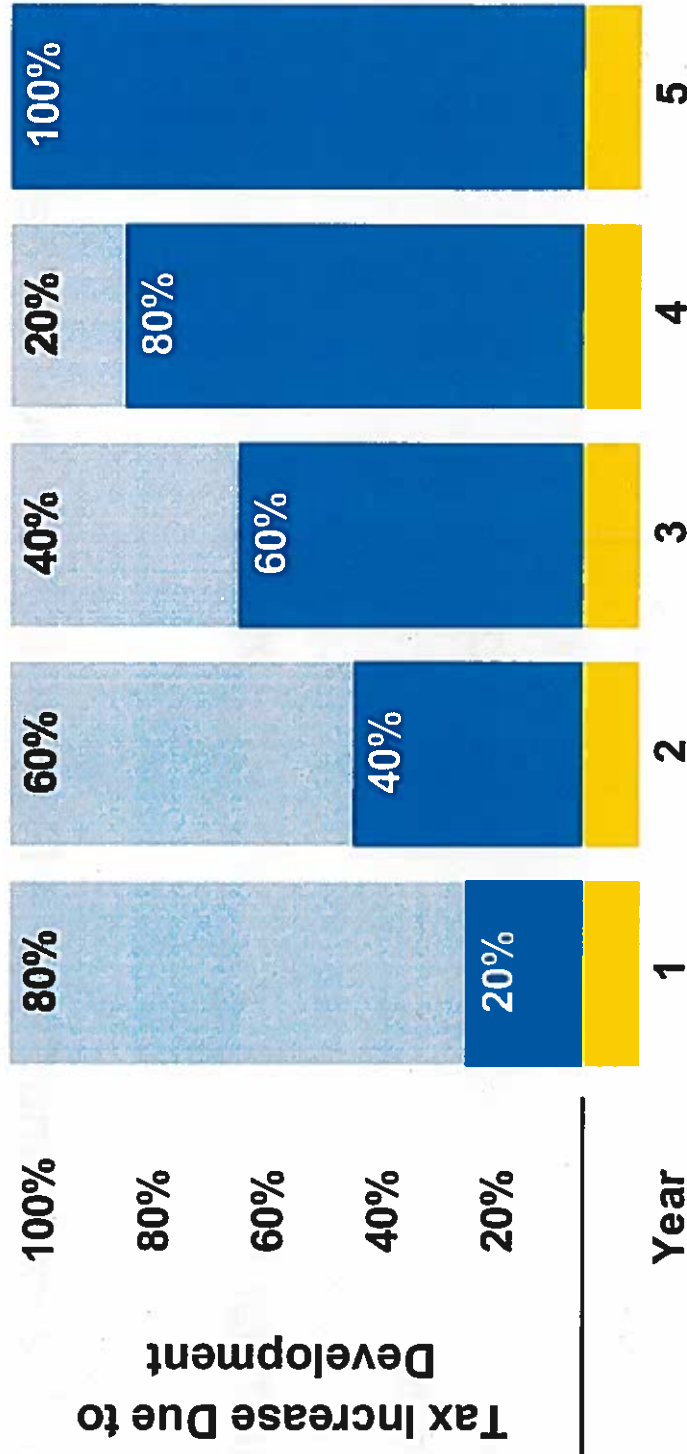
Regional Incentives Recommended

- Development Charge deferral (Existing Policy – 36 month)
- Planning Fee deferral (48 month)
- Tax Increment Equivalent Grant

Additional Potential Local Municipal Incentives (not prescribed)

- Building permit fee deferral, reduction, exemption
- Parking requirement reductions
- Parkland reductions
- Additional height and density for affordable units

TAX INCREMENT EQUIVALENT GRANT



% GRANT Portion of tax increase granted by municipality

% PAID Portion of tax increase paid by owner

Original assessment - prior to development

NON-RESIDENT SPECULATION TAX

	NRST Collected April 2017 to Feb. 2018 (\$ millions)	Percent of Total NRST Collected
Other GGH Regions	13.6	7.8%
Durham	1.8	1.0%
Halton	9.2	5.3%
Peel	12.9	7.4%
Toronto	82.8	47.8%
York	53.0	30.6%
GGH Total	173.3	100%

Staff recommend that the Regional Chair request the Province provide a share of the NRST to support rental housing initiatives to help realize the of Fair Housing Plan.

COMMUNITY IMPROVEMENT PLAN

COMMUNITY IMPROVEMENT PLAN (CIP)

A legal mechanism is required by the *Municipal Act* for municipalities to offer grants.

Staff are seeking authorization to initiate the process to develop a Regional CIP which will include subsequent reports to Council that:

1. Recommend a CIP project area and approach
2. Seek final adoption of the CIP including funding requirements



NEXT STEPS

1. Circulate and consult on Draft Guideline
2. Initiate preparation of Community Improvement Plan
3. Finalize Guideline and Community Improvement Plan parameters for Council consideration in 2019
4. Continue to work in partnership on implementation with local municipal staff

SUMMARY OF RECOMMENDATIONS

1. Endorse Draft Rental Housing Incentives Guideline for consultation prior to reporting back to Council with a final version
2. Initiate preparation of a Community Improvement Plan
3. Regional Chair to write to the Province requesting assistance to fund York Region rental housing incentives from Non-Resident Speculation Tax revenues
4. Regional Clerk circulate to local municipal Planning Commissioners/Directors

THANK YOU

For more information
Paul Freeman, Chief Planner
paul.freeman@york.ca
ext. 71534





Report to: General Committee

Meeting Date: March 4, 2019

SUBJECT: 2018 Summary of Remuneration & Expenses for Councillors and Appointees to Boards

PREPARED BY: Sandra Skelcher, Manager, Financial Reporting and Payroll
ext. 3880

RECOMMENDATION:

- 1) That the report titled “2018 Summary of Remuneration & Expenses for Councillors and Appointees to Boards” be received; and,
- 2) THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

As required by the Municipal Act, this report sets out the remuneration and expenses paid to Councillors and appointees to local boards and other bodies.

BACKGROUND:

The Municipal Act under section 284 (1) states that the treasurer of a municipality shall in each year on or before March 31 provide to the council of the municipality an itemized statement on remuneration and expenses paid in the previous year to,

- (a) each member of council in respect of his or her services as a member of the council or any other body, including a local board, to which the member has been appointed by council or on which the member holds office by virtue of being a member of council;
- (b) each member of council in respect of his or her services as an officer or employee of the municipality or other body described in clause (a); and
- (c) each person, other than a member of council, appointed by the municipality to serve as a member of any body, including a local board, in respect of his or her services as a member of the body.

Furthermore, section 284 (2) requires that the statement shall identify the by-law under which the remuneration or expenses were authorized to be paid.

These expenses have been made in accordance with By-law 77-93 as amended by By-law 2002-273.

Appendix A includes the local portion of remuneration, the regional portion of remuneration (where applicable), discretionary expenses and Council directed expenses.

Appendix B includes remuneration and expenses for appointees to local boards.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable

HUMAN RESOURCES CONSIDERATIONS

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not applicable

BUSINESS UNITS CONSULTED AND AFFECTED:

Not applicable

RECOMMENDED BY:

Joel Lustig
Treasurer

Trinela Cane
Commissioner, Corporate Services

ATTACHMENTS:

Appendix A – 2018 Summary of Remuneration and Expenses for Mayor and Council

Appendix B – 2018 Summary of Remuneration and Expenses for Appointees to Local Boards



CITY OF MARKHAM
SUMMARY OF REMUNERATION AND EXPENSES FOR MAYOR AND COUNCIL
FOR THE YEAR ENDED DECEMBER 31, 2018

	Mayor Frank Scarpitti	Regional Councillors					Ward Councillors											
		Don Hamilton	Jack Heath	Jim Jones	Joe Li	Nirmala Armstrong	Valerie Burke	Keith Irish	Alan Ho	Reid McAlpine	Karen Rea	Colin Campbell	Andrew Keyes	Amanda Collucci	Logan Kanapathi	Khalid Usman	Alex Chiu	Isa Lee
Councillors Remuneration*	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Region	189,482 56,917	79,150 3,738	99,781 56,917	86,326 56,917	86,651 56,917	80,747 53,179	81,072 -	4,555 -	85,584 -	4,555 -	87,234 -	83,572 -	4,555 -	86,834 -	44,000 -	41,885 -	80,747 -	4,555 -
Total Remuneration	246,399	82,888	156,698	143,243	143,568	133,926	81,072	4,555	85,584	4,555	87,234	83,572	4,555	86,834	44,000	41,885	80,747	4,555
Discretionary Expenses																		
Mileage, Gasoline and Maintenance	2,396	14	1,540	-	-	221	277	-	-	-	-	929	30	1,301	-	-	1,619	-
Meetings	215	347	385	-	-	-	1,175	-	-	-	1,612	283	-	2,216	676	4	146	-
Training, Seminars and Conferences	-	-	-	-	-	-	-	-	94	-	-	-	-	-	-	-	-	-
Vehicle Capitalization	12,255	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
407 ETR	1,223	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Membership Fees and Subscriptions	-	20	55	-	-	-	-	-	-	-	-	-	-	-	-	-	84	-
Promotion and Advertising	3,745	5,505	2,649	8,000	407	6,074	1,827	-	7,598	344	4,077	4,334	327	4,483	3,688	1,148	3,729	202
Printing and Office Supplies	-	29	60	-	-	-	-	667	-	-	632	-	-	-	-	-	-	-
Total Discretionary Expenses	19,834	5,915	4,689	8,000	407	6,295	3,279	667	7,692	344	6,320	5,545	357	8,000	4,364	1,152	5,578	202
Regional Councillor – Newsletter	346	-	-	3,000	-	2,057	-	-	-	-	-	-	-	-	-	-	-	-
Total Regional Councillor Newsletter	346	-	-	3,000	-	2,057	-	-	-	-	-	-	-	-	-	-	-	-
Council Directed Expenses (Non - Discretionary)																		
Training, Seminars and Conferences	-	-	4,824	-	-	-	3,095	-	3,419	-	2,945	1,892	-	845	-	-	2,536	-
Business Mission	3,548	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Council Directed Expenses	3,548	-	4,824	-	-	-	3,095	-	3,419	-	2,945	1,892	-	845	-	-	2,536	-

* Does not include applicable benefits

CITY OF MARKHAM
SUMMARY OF REMUNERATION AND EXPENSES FOR APPOINTEES TO LOCAL BOARDS
FOR THE YEAR ENDED DECEMBER 31, 2018

Appendix B

<u>City of Markham Public Library Board</u>	<u>Mileage</u>
Ben Hendriks (Chair)	\$ 300
Regional Councillor Jack Heath	200
Councillor Isa Lee	200
Aida Dasilva	200
Alfred Kam	200
Alick Siu	200
Jennifer Yip	200
Lillian Tolensky	200
Margaret McGrory	200
Marilyn Aspevig	200
Pearl Mantell	200
Yemisi Dina	200
Total	<u>\$ 2,500</u>

<u>Committee of Adjustment *</u>	<u>Honorarium*</u>
Philip Gunn (Chair)	\$ 3,000
Arun Prasad	2,500
Gary Muller	2,500
Gregory Knight	2,500
Jeamie Crispi Reingold	2,500
Mike Visconti **	1,458
Thomas Gutfreund	2,500
Total	<u>\$ 16,958</u>

*Committee period from December 1, 2017 to November 30, 2018

** Mike Visconti stepped down effective June 2018



Report to: General Committee

Date Report: March 4, 2019

SUBJECT: Operations and Maintenance Agreements for Municipal Highways
PREPARED BY: Alice Lam, Manager, Roads Operations, Ext. 2748
REVIEWED BY: Morgan Jones, Director, Operations, Ext. 4857

RECOMMENDATION:

- 1) That the staff report entitled, Operations and Maintenance Agreement for municipal highways, be received; and,
- 2) That the Director of Operations be authorized to execute agreements between the City and other government entities and agencies relating to the operation and maintenance of municipal highways in the City of Markham, provided that the form and content of such agreements are satisfactory to the Commissioner of the Community and Fire Services and the City Solicitor; and,
- 3) That staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to seek Council authorization for the City to enter into agreements with other government entities and agencies (such as York Region, York Region Transit, Toronto Transit Commission, the Town of Richmond Hill, etc.) to govern the operation and maintenance of municipal highways in the City of Markham.

BACKGROUND:

Municipal highways consist of the travelled road, the boulevard and the sidewalk used by motorists, pedestrians and cyclists. Jurisdiction of municipal highways within the City of Markham are divided between the Region and the City. The City's Operations staff provide year-round maintenance of the municipal highways within the jurisdiction of the City as well as sidewalks within the Region's municipal highways. Such work includes winter maintenance of roads, road rehabilitation, debris removal, repair, maintenance and replacement of streetlights and landscaping.

In some instances, the City enters into agreements with other levels of government to alter the standard division of responsibility for the maintenance of municipal highways or making more detailed arrangements for maintenance. This is sometimes the case where:

- it would be more efficient and/or beneficial for residents if one level of government assumes the maintenance of a portion of municipal highway that is not within its jurisdiction; or
- more than one government entity or agency has an interest in the maintenance of the municipal highway and improvements installed within the highway.

The following are some examples:

- **Royal Orchard Bus Loop:** The Region has jurisdiction over a small section of the Royal Orchard Boulevard loop from Bayview Avenue. This small section is connected to the City's portion of Royal Orchard Boulevard providing a connection to the Region's transportation network. The City currently maintains the Region's section of the Royal Orchard Boulevard loop to provide residents with the same level of service over the entire roadway. This loop also provides a safe turn around for the City's crews during winter maintenance.
- **Norman Bethune Avenue:** A portion of the 404 overpass referred to as Norman Bethune Avenue lies partly within Richmond Hill and partly within Markham. The City and Richmond Hill have entered into an agreement whereby the parties will maintain the entire overpass on an alternating annual basis.
- **Highway 7 Streetscape:** Highway 7 is a Regional road maintained by the Region (except for sidewalks which are maintained by the City). The Region agreed to install enhanced streetscaping within Highway 7 from Town Centre Boulevard to Sciberras Road on the condition that Markham would share in the maintenance of some of the improvements within the highways, such as the off-road bicycle path.
- **Yonge and Colborne Streetscaping:** Yonge Street is a Regional road maintained by the Region (except for sidewalks which are maintained by the City). The Region agreed to provide a portion of the funding to install enhanced streetscaping within the intersection of Yonge Street and Colborne Street on the condition that the City would share in the maintenance of some of the enhanced streetscaping (i.e. unit paver and enhance concrete planters) within that section of Yonge Street.

DISCUSSION:

Operations and Maintenance Agreement

Staff in consultation with other affected departments will negotiate and finalize agreements with other government entities and agencies (such as York Region, York Region Transit, Toronto Transit Commission, the Town of Richmond Hill, etc.) governing the operation and maintenance of municipal highways and infrastructure within the highways in Markham.

Currently, Staff are required to obtain Council approval before the City enters into any such maintenance agreements.

To reduce staff time and improve efficiency, staff recommend that the Director of Operations be delegated authority to execute future maintenance agreements with

Report to: General Committee

Date Report: March 4, 2019

Page 3

government agencies, provided that the form and content of such agreement are satisfactory to the Commissioner of the Community and Fire Services and the City Solicitor.

Level of Service

The maintenance standards set out in these agreements will be consistent with the City's Council approved levels of service and the Municipal Act, 2001, S.O. 2001, c.25, *O. Reg. 239/02: Minimum Maintenance Standards for Municipal Highways*.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Additional maintenance responsibilities assumed by the City in the proposed maintenance agreements authorized under this Council report would have no negative financial impact on the City's budget. Costs associated with additional maintenance responsibilities would be paid by either previously approved budgets and/or fee recovery. Staff would need to obtain Council authority for entering into maintenance agreements that would result negative financial impact on the City's budget.

HUMAN RESOURCES CONSIDERATIONS:

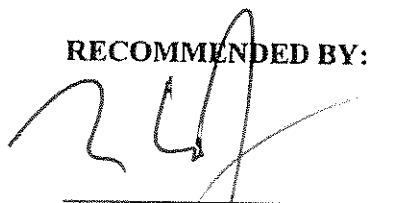
Not Applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The recommendations of this report align with the strategic focus for a Safe & Sustainable Community through the ongoing management of the City's transportation network and ensuring the reliability of City services.

BUSINESS UNITS CONSULTED AND AFFECTED:

Finance and Legal have reviewed this report and their comments have been incorporated.

RECOMMENDED BY:

Morgan Jones
Director, Operations

Brenda Librecz
Commissioner, Community & Fire Services



Report to: General Committee

Meeting Date: March 04, 2019

SUBJECT: Annual Water Quality Report (January – December 2018)
PREPARED BY: Helena Frantzke, Ext 2449
Water Quality Coordinator, Environmental Services

RECOMMENDATION:

1. That the report titled “Annual Water Quality Report (January-December 2018)” as required by Schedule 22 of Ontario Regulation 170/03, under the *Safe Drinking Water Act, 2002*, enclosed herein be received;
2. That the Annual 2018 Regulatory Water Quality Report (Attachment “A”), containing information for the Ministry of the Environment, Conservation and Parks (MECP) on water supply and quality as required by Section 11 of Ontario Regulation 170/03, under the *Safe Drinking Water Act, 2002*, be received;
3. That Council acknowledge that staff posted the Annual 2018 Detailed Regulatory Water Quality Report on the City’s website and that it has been made available electronically and in hard copy version by February 28, 2019 as per regulations;
4. And That Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

As per Provincial Regulation 170/03, under the *Safe Drinking Water Act, 2002*, the City of Markham is mandated to produce the following two reports:

- 1) An annual report summarizing water quality information. This report outlines how the City of Markham receives its water, a description of the drinking water system and the water quality results for the period from January 1, 2018 to December 31, 2018. In addition, this report is required to be made available to the public upon request. The annual report has been posted on the Markham website and is available at the Waterworks Department located at 8100 Warden Avenue. The regulatory requirements for such a report are met in this way and a copy of the report has been enclosed as Attachment “A”, for Council reference.
- 2) A report prepared for Council is to be submitted by March 31, 2019. This report is to inform Council on any regulatory requirements that have not been met during the period of January 1, 2018 to December 31, 2018. For each requirement not met, Council is to be informed of what corrective actions were taken. In addition, a summary is to be provided of the quantities and flow rates of the water supplied during the same period. This report enclosed herein ensures that Markham has met all regulatory requirements.

Markham's customers consumed 29,828,844 m³ of water over 365 days in 2018. Representative water quality sampling was undertaken throughout the distribution system and analyzed according to O. Reg. 170/03. Of the 7,165 regulatory samples taken in 2018, ten samples (0.14%) were reported as Adverse Water Quality Incidents (AWQIs). Of the ten adverse incidents, six were for microbiological indicators (tested positive for Total Coliforms), two were for deficient chlorine residual and the remaining two were for on-site observations during watermain break repairs. For all of the adverse incidents, the City of Markham performed the regulatory notifications and corrective actions to rectify the situation.

PURPOSE:

To inform Council, as owners of the drinking water system, on the quality of drinking water provided to the residents of Markham in 2018 through the water distribution system. By doing so, we are meeting the requirements of Schedule 22 of Ontario Regulation 170/03, under the *Safe Drinking Water Act, 2002*.

To provide Council with a summary on the more detailed & technical annual water quality report (included as Attachment "A"). This annual report has been prepared and made available to the public prior to February 28, 2019 via Markham's website and at the Waterworks Department located at 8100 Warden Avenue. This annual report details the drinking water system, sampling activity, corrective actions and any major monetary expenses incurred in 2018.

BACKGROUND:

In order to meet regulatory requirements and to strengthen customer confidence in the quality of the City of Markham's drinking water supply, Waterworks prepares annual update reports on the status of drinking water quality.

- 1) Enclosed, as Attachment "A", is the 2018 Annual Water Quality Report, which is intended to be a standalone document. This detailed, technical and statistical report summarizes the 2018 water distribution system, for: results of lab tests and corrective actions taken, and any major expenses incurred. The Regulation also requires that this report be made available to the public, free of charge, and be posted on the City of Markham's website on or before February 28, 2019.
- 2) The 2018 Annual Water Quality Report to Council, contained herein, is intended to inform Council on the performance of the water distribution system over the past year and to provide specific information that meets the Ontario Regulation 170/03 requirements concerning Markham's Drinking Water Distribution System.

2018 Drinking Water System Information

The City of Markham's drinking water system is strictly a distribution system. We do not operate any treatment plants and therefore the rated capacity of our system, as requested by the MECP, is not applicable. The Region of York receives treated water from both the City of Toronto and the Region of Peel, stores and distributes it to various Municipalities, including Markham, through trunk watermains from York and Toronto. The City of Markham purchases its water entirely through the Region of York as the wholesaler, and distributes this water to its residents through metered connections.

OPTIONS/ DISCUSSION:**Water Supplied During 2018**

The City of Markham customers (including residential, industrial, commercial and institutional) purchased a total of 29,828,844 m³ of water over 365 days in 2018. This amounts to an average of 2,485,737 m³/ month or 81,723 m³/day.

2018 Drinking Water Quality Sampling Results

Ontario's Drinking Water Systems Regulation (O.Reg.170/03) requires all drinking water system owners to collect and test a minimum prescribed number of representative water quality samples for its distribution system. It further requires that drinking water system owners prepare an annual report (in MECP format) on the operation and the quality of drinking water within their jurisdictional boundaries. Markham Waterworks Department has complied with this requirement.

For the calendar year January 1, 2018 to December 31, 2018; an annual regulatory report was prepared (MECP format) in January 2019 on the Markham Water Distribution System and is enclosed as Attachment "A". This report was posted prior to Feb. 28, 2019 as required by the Regulation.

During the period from January 1, 2018 to December 31, 2018, the total number of water samples collected and tested by Waterworks Operators was 7,165. These samples were tested for the presence of bacteria (*Escheria coli*, Total Coliforms, and Heterotrophic Plate Count), for chemical analysis (Organic parameters, including Trihalomethanes (THM) and Haloacetic acids (HAA), and Inorganic parameters including Lead (Pb), Nitrate (NO³) & Nitrite (NO²) and all chlorine residuals as required.

In 2018 there were eight (8) reported adverse water quality incidents out of the 7,165 samples, which did not meet the Ontario's Drinking Water Systems Regulation (O. Reg. 170/03) and two (2) on-site observational adverse water quality incidents during watermain break repairs.

2018 TOTAL NUMBER OF WATER SAMPLES

PARAMETER	# SAMPLES TAKEN (TOTAL7,165)	REPORTABLE TO MOECC	ADVERSE RESULT (AWQI)
MICROBIOLOGY - Scheduled (Total Coliforms / E. coli)	1,845	Yes	6
MICROBIOLOGY - Scheduled (HPC)	615	Not applicable	Not applicable
MICROBIOLOGY -Unscheduled (Total Coliforms /E. coli for Watermain Breaks and Resamples)	73	Yes	0
CHLORINE	4,500	Yes	2
OTHERS (Organic, Inorganic, Lead, THM, HAA, NO2/N03))	132	Yes	0

Summary of Adverse Water Quality Incidents (AWQI's)

In this report, we are detailing the ten (10) adverse sampling incidents which are summarized below.

1. Adverse Water Quality – Presence of Bacteria

As part of our weekly regular sampling schedule the required number of samples are taken and tested for microbiological parameters. Of the 1,845 samples tested for microbiology during 2018 on the drinking water system as part of our regular sampling, six (6) samples detected the presence of total coliforms, reported under 4 different AWQI numbers. The detection of total coliform in drinking water has had a longstanding history of use as an indicator of drinking water safety. Total coliform bacteria are common in the environment (soil or vegetation) and are generally harmless. Upon being notified by the York-Durham Regional Environmental Lab (YDREL) that a given sample did not meet the water quality regulations for bacteria, Waterworks staff immediately notified the York Region Medical Officer of Health (MOH) and the MECF Spills Action Centre. Senior staff were informed of all incidents by email. Immediate and proactive corrective actions were followed as per Standard Operating Procedures for responding to an adverse water quality test result. In such incidents the location which failed is resampled along with one location upstream and one location downstream of the initial location some distance away.

2. Adverse Water Quality – Low Chlorine Residual

In 2018 there were two (2) adverse chlorine residual incidents. Both incidents occurred on July 24, 2018. For both locations a sample was taken during dead end flushing at a hydrant which resulted in an adverse water quality incident (AWQI) for a low chlorine residual dropping below the regulatory requirement of 0.25 mg/L. Waterworks staff immediately notified the MECP & MOH and corrective actions were taken as required to flush the watermain until acceptable chlorine levels were achieved, which occurred after 7 minutes of flushing.

3. Adverse Water Quality – On-Site Observation

In 2018 there were two (2) on-site observation incidents reported as adverse water quality incidences during two separate watermain break repairs. The watermain break was repaired, the system was then flushed until acceptable chlorine residuals were established and a water sample was taken and tested for microbial contamination following the repair of the break. During one incident the notification sent by Waterworks staff to both the MECP and MOH was delayed, however all corrective actions were taken.

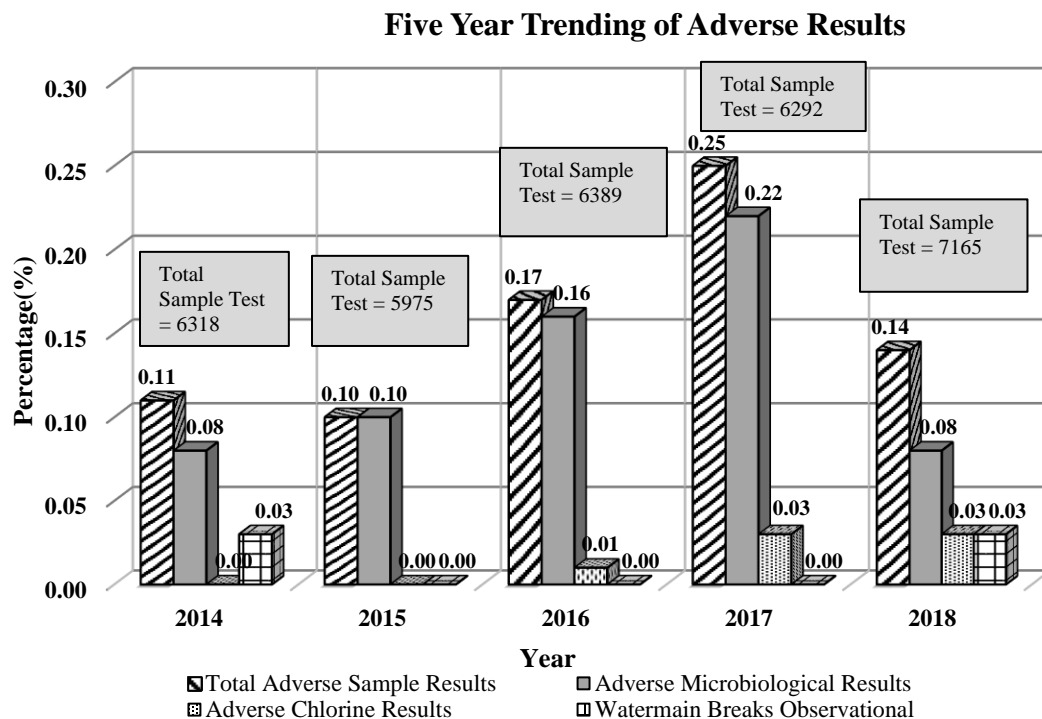
Watermain breaks are only to be reported to MECP when it has been observed that contaminated water may have been directed to users. These observations often occur when there is a severe watermain break resulting in the collapse of the pipe wall and entry of dirt in the watermain. Further, following every watermain repair, regardless of its severity, Waterworks initiates a procedure to test a water sample for microbial contamination.

Lead Sampling

The city of Markham has been granted relief from regulatory requirements outlined in Ontario Regulation 170/03 with respect to lead sampling. This includes no lead testing from plumbing servicing of private residences or non-residential buildings and reduced lead testing from distribution locations (20 per year). This reduced sampling has been granted for 2018 and 2019, at which time the MECP will review our program.

5 Year Trending of Water Sampling:

The graph below depicts the adverse sample results of the last 5 years (total sample test numbers, % adverse and source of the adverse incident).

**Conclusions:**

In 2018, the drinking water distributed to the City of Markham residents continued to be of high quality. During the operation of the water distribution system during 2018, there were few adverse water quality incidents (0.14% of all system tests undertaken) and corrective actions were taken immediately to resolve each incident. The drinking water system is maintained by Waterworks with continual improvements and programs in place to ensure excellent water quality.

FINANCIAL CONSIDERATIONS

Not Applicable

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Annual Water Quality Report (January – December 2018) on the drinking water system meets legislative requirements and is consistent with the City's corporate goals of Infrastructure Management and Quality Community.

These goals enhance several key Waterworks service delivery components:

- Proactive and preventative strategies to identify and manage risks to public health;
- Continuous Improvement of Waterworks activities and service delivery;

BUSINESS UNITS CONSULTED AND AFFECTED:

Not Applicable

The undersigned represent the Top Management of City of Markham's Drinking Water Distribution System, and by signing below the Top Management of the Operating Authority has reviewed the deficiencies, decisions and action items identified in the Management Review, and hereby communicating these results to the Owner.

RECOMMENDED BY:

Phoebe Fu, P. Eng.
Director, Environmental Services

Brenda Librecz
Commissioner, Community and Fire Services

Andy Taylor
CAO, City of Markham

ATTACHMENTS:

Attachment "A" – Annual Water Quality Report (January – December 2018)

The contents of this report include:

1. A description of where the report will be located and made available to the public.
2. A brief description of the drinking water system.
3. A breakdown of major expenses incurred to install, repair or replace required equipment.
4. A summary of adverse water quality reports and corrective actions taken.
5. A summary of water quality testing results for microbiological, inorganic chemical, and organic chemical parameters.

The City of Markham has met the Regulation 170/03 submission dates and requirements of reporting for the annual water quality report.



**The Corporation of the City of Markham
Annual Water Quality Report**

Covering the period from
January 1, 2018 to December 31, 2018

**In compliance with
The Ministry of the Environment, Conservation and Parks (MECP)
Ontario Drinking Water Systems Regulation 170/03**

Dated: March 25, 2019



CITY OF MARKHAM - WATER SAMPLING PROGRAM

January 1 to December 31, 2018

To comply with the Ontario Drinking Water System Regulation, Markham collects and tests water samples throughout its distribution system at a total of 106 locations. The 106 sample locations are strategically selected and evenly distributed to ensure Markham gets the best representation of the water distribution system. The need for additional locations is reviewed annually & in 2018, no additional locations were warranted. Sampling is rotated through the 106 locations and the drinking water is tested for Chlorine residual, Bacteria, Trihalomethanes (THM), Nitrites & Nitrates, Lead, Organics & Inorganics in compliance with Ontario Regulation 170/03. The samples are collected by licensed Waterworks operators and analyzed by an accredited and provincially licensed Laboratory.

Waterworks follows rigorous testing and compliance procedures. The City reports any adverse sampling results that occur to the York Region Medical Officer of Health and to the Ministry of Environment, Conservation and Parks (MECP) and immediately undertakes the necessary corrective action. Re-samples are taken following the corrective action(s) and tested until two consecutive samples are within acceptable parameters.

Summary of the sampling for 2018 follows:

Sampling Program:

Total Number of Samples collected and tested in 2018= 7,165

Adverse Test Results:

Total Number of Adverse Water Quality Incidents (AWQI) = 10

Breakdown of Adverse Results:

Total adverse due to Microbiology Exceedances = 6

Total adverse due to low Chlorine Residual = 2

Total adverse due to Observation during Watermain Break = 2

The drinking water distributed to the City of Markham residents in 2018 was safe to drink and met all drinking water requirements. During the operation of the water distribution system during 2018, there were very few adverse sample incidents (0.14% of all system tests undertaken) and when these occurred, they were immediately resolved. The drinking water system is maintained by Waterworks with continual improvements and programs in place to ensure water of the highest quality.



ANNUAL REPORT

Drinking-Water System Number:
Drinking-Water System Name:
Drinking-Water System Owner:
Drinking-Water System Category:
Period being reported:

220004162
 Markham Distribution System
 The Corporation of the City of Markham
 Large Municipal Residential System
 January 1, 2018 to December 31, 2018

Complete if your Category is Large Municipal Residential or Small Municipal Residential

Does your Drinking-Water System serve more than 10,000 people? Yes [x] No []

Is your annual report available to the public at no charge on a web site on the Internet? Yes [x] No []

Location where Summary Report required under O. Reg. 170/03 Schedule 22 will be available for inspection.

- www.markham.ca
- 8100 Warden Ave. – Waterworks Department

Complete for all other Categories.

Number of Designated Facilities served:

Not applicable

Did you provide a copy of your annual report to all Designated Facilities you serve?

Yes [] No []

Number of Interested Authorities you report to:

Not applicable

Did you provide a copy of your annual report to all Interested Authorities you report to for each Designated Facility?

Yes [] No []

Note: For the following tables below, additional rows or columns may be added or an appendix may be attached to the report

List all Drinking-Water Systems (if any), which receive all of their drinking water from your system:

Drinking Water System Name	Drinking Water System Number
Not applicable	

Did you provide a copy of your annual report to all Drinking-Water System owners that are connected to you and to whom you provide all of its drinking water?

Yes [] No []



Indicate how you notified system users that your annual report is available, and is free of charge.

- ☒ **Public access/notice via the web**
- ☒ **Public access/notice via Government Office**
- ☒ **Public access/notice via a newspaper**
- ☒ **Public access/notice via Public Request**
- ☐ **Public access/notice via a Public Library**
- ☐ **Public access/notice via other method** _____

Describe your Drinking-Water System

The City of Markham's distribution system is an extension of the Toronto and York Region distribution systems. Raw surface water from Lake Ontario is disinfected, treated and tested rigorously by the City of Toronto and Peel Region for microbiological, organic and inorganic parameters prior to reaching the York Region distribution system. Markham is supplied with treated water via feeder mains from Toronto and Peel Region. York Region distribution system acts as a wholesale supplier of water and provides further testing, storage and pressure boosting for the Markham system.

Markham's Distribution System provides treated water to approximately 356,720 residents and is comprised of approximately 1,016 kilometers of various size watermain, 11,104 watermain valves and 8,713 municipal fire hydrants. Markham is a distribution only system, without pumping and storage facilities. Markham's drinking water within the distribution system is tested for standard parameters, in compliance with Ontario Regulation 170/03. The samples are collected by licensed Waterworks operators and analyzed by an accredited and provincially licensed Laboratory.

List all water treatment chemicals used over this reporting period

Not applicable; treatment chemicals are introduced at various sources by the City of Toronto, Peel Region and York Region only.

Were any significant expenses incurred to?

- ☒ **Install required equipment**
- ☒ **Repair required equipment**
- ☒ **Replace required equipment**

Please provide a brief description and a breakdown of monetary expenses incurred

Cathodic Protection of Iron Watermains	= \$451,801
Watermain CIPP Lining (Watermain Rehabilitation)	= \$4,178,074
Water Meter Replacement/Upgrades	= \$676,446
Watermain Replacement	= \$435,685
Watermain Replacement Design for 2018	= \$305,883



Provide details on the notices submitted in accordance with subsection 18(1) of the Safe Drinking-Water Act or section 16-4 of Schedule 16 of O.Reg.170/03 and reported to Spills Action Centre

Incident Date	Parameter	Result	Unit of Measure	Corrective Action	Corrective Action Date
July 17, 2018 (AWQI #140706)	Total Coliform	P	P/A	Flush Mains and Resample	July 17, 2018
July 17, 2018 (AWQI #140720)	Total Coliform	P	P/A	Flush Mains and Resample	July 17, 2018
July 20, 2018 (AWQI #140869)	On-Site Observational Adverse	n/a	n/a	Repair Watermain Break, Flush Mains and Sample	July 20, 2018
July 24, 2018 (AWQI #140961)	Combined Chlorine Residual	0.10	mg/L	Flush Mains and Resample	July 24, 2018
July 24, 2018 (AWQI #140982)	Combined Chlorine Residual	0.05	mg/L	Flush Mains and Resample	July 24, 2018
July 24, 2018 (AWQI # 140983 Location 1)	Total Coliform	P	P/A	Flush Mains and Resample	July 24, 2018
July 24, 2018 (AWQI # 140983 Location 2)	Total Coliform	P	P/A	Flush Mains and Resample	July 24, 2018
July 24, 2018 (AWQI # 140983 Location 3)	Total Coliform	P	P/A	Flush Mains and Resample	July 24, 2018
July 24, 2018 (AWQI #140987)	Total Coliform	P	P/A	Flush Mains and Resample	July 24, 2018
Dec. 13, 2018 (AWQI #141316)	On-Site Observational Adverse	n/a	n/a	Repair Watermain Break, Flush Mains and Sample	Dec. 13, 2018

Microbiological testing done under the Schedule 10, 11 or 12 of Regulation 170/03, during this reporting period.

	Number of Samples	Range of E.Coli Or Fecal Results (min #)-(max #)	Range of Total Coliform Results (min #)-(max #)	Number of HPC Samples	Range of HPC Results (min #)-(max #)
Raw	N/A				
Treated	N/A				
Distribution	1,845	0-0	0-Presence Of Total Coliforms	615	0-470



Operational testing done under Schedule 7, 8 or 9 of Regulation 170/03 during the period covered by this Annual Report.

	Number of Grab Samples	Range of Results (min #)-(max #)
Turbidity		
Chlorine	8,760 (Chlorine Analyzer) 4,500 (Grab)	Combined: 0.05mg/L – 2.02 mg/L
Fluoride (If the DWS provides fluoridation)	*Next sampling is in January, 2020	

***NOTE:** For continuous monitors use 8760*

***NOTE:** Record the unit of measure if it is **not** milligrams per litre.*

Summary of additional testing and sampling carried out in accordance with the requirement of an approval, order or other legal instrument.

Date of legal instrument issued	Parameter	Date Sampled	Result	Unit of Measure
N/A				

Summary of Inorganic parameters tested during this reporting period or the most recent sample results

Parameter	Sample Date	Result Value	Unit of Measure	Exceedance
Antimony	May 02, 2018	0.0009	mg/L	No
Arsenic	May 02, 2018	0.0009	mg/L	No
Barium	May 02, 2018	0.0237	mg/L	No
Boron	May 02, 2018	0.0321	mg/L	No
Cadmium	May 02, 2018	<0.0005	mg/L	No
Chromium	May 02, 2018	<0.0005	mg/L	No
*Lead	See Summary Below			
Mercury	May 02, 2018	<0.05	ug/L	No
Selenium	May 02, 2018	<0.0005	mg/L	No
Sodium	N/A			
Uranium	May 02, 2018	<0.0005	mg/L	No
Fluoride	N/A			
Nitrite	November 27, 2018	<0.05	mg/L	No
Nitrate	November 27, 2018	<0.50	mg/L	No



***Summary of Lead testing under Schedule 15.1 during this reporting period**

(applicable to the following drinking water systems; large municipal residential systems, small municipal residential systems, and non-municipal year-round residential systems)

Location Type	Number of Samples	Range of Lead Results (min#) – (max #)	Number of Exceedances
Plumbing	0	n/a	n/a
Distribution	20	<0.0005 mg/L – 0.0014 mg/L	0

The City of Markham was granted relief from regulatory requirements contained in Schedule 15.1 of O. Reg. 170/03. This includes no lead testing from plumbing servicing of private residences, no lead testing from plumbing servicing non-residential buildings and reduced lead testing from distribution locations (10 per period). This reduced sampling was granted for the two periods of sampling, December 15, 2017 to April 15, 2018 and June 15, 2018 to October 15, 2018.

Summary of Organic parameters sampled during this reporting period or the most recent sample results

Parameter	Sample Date	Result Value	Unit of Measure	Exceedance
Alachlor	May 02, 2018	<0.4	ug/L	No
Atrazine + N-dealkylated metabolites	May 02, 2018	<0.2	ug/L	No
Azinphos-methyl	May 02, 2018	<0.3	ug/L	No
Benzene	May 02, 2018	<0.1	ug/L	No
Benzo(a)pyrene	May 02, 2018	<0.01	ug/L	No
Bromoxynil	May 02, 2018	<0.4	ug/L	No
Carbaryl	May 02, 2018	<3.0	ug/L	No
Carbofuran	May 02, 2018	<3.0	ug/L	No
Carbon Tetrachloride	May 02, 2018	<0.2	ug/L	No
Chlorpyrifos	May 02, 2018	<0.2	ug/L	No
Diazinon	May 02, 2018	<0.2	ug/L	No
Dicamba	May 02, 2018	<0.4	ug/L	No
1,2-Dichlorobenzene	May 02, 2018	<0.1	ug/L	No
1,4-Dichlorobenzene	May 02, 2018	<0.1	ug/L	No
1,2-Dichloroethane	May 02, 2018	<0.1	ug/L	No
1,1-Dichloroethylene (vinylidene chloride or 1,1-dichloroethene)	May 02, 2018	<0.3	ug/L	No
Dichloromethane	May 02, 2018	<1.0	ug/L	No
2-4 Dichlorophenol	May 02, 2018	<0.7	ug/L	No
2,4-Dichlorophenoxy acetic acid (2,4-D)	May 02, 2018	<0.8	ug/L	No
Diclofop-methyl	May 02, 2018	<0.4	ug/L	No
Dimethoate	May 02, 2018	<0.3	ug/L	No
Diquat	May 02, 2018	<1.0	ug/L	No
Diuron	May 02, 2018	<3.0	ug/L	No
Glyphosate	May 02, 2018	<25	ug/L	No
Malathion	May 02, 2018	<0.2	ug/L	No
Metolachlor	May 02, 2018	<0.2	ug/L	No
Metribuzin	May 02, 2018	<0.3	ug/L	No
Monochlorobenzene	May 02, 2018	<0.1	ug/L	No



Paraquat	May 02, 2018	<1.0	ug/L	No
Pentachlorophenol	May 02, 2018	<0.4	ug/L	No
Phorate	May 02, 2018	<0.2	ug/L	No
Picloram	May 02, 2018	<0.7	ug/L	No
Polychlorinated Biphenyls(PCB)	May 02, 2018	<0.02	ug/L	No
Prometryne	May 02, 2018	<0.2	ug/L	No
Simazine	May 02, 2018	<0.2	ug/L	No
THM (NOTE: show latest annual average)	Annual Average	10.85	ug/L	No
Terbufos	May 02, 2018	<0.2	ug/L	No
Tetrachloroethylene(perchloroethylene)	May 02, 2018	<0.3	ug/L	No
2,3,4,6-Tetrachlorophenol	May 02, 2018	<0.5	ug/L	No
Triallate	May 02, 2018	<4.0	ug/L	No
Trichloroethylene	May 02, 2018	<0.1	ug/L	No
2,4,6-Trichlorophenol	May 02, 2018	<0.5	ug/L	No
Trifluralin	May 02, 2018	<0.006	ug/L	No
Vinyl Chloride	May 02, 2018	<0.2	ug/L	No
MCPA	May 02, 2018	<5.0	ug/L	No

List any Inorganic or Organic parameter(s) that exceeded half the standard prescribed in Schedule 2 of Ontario Drinking Water Quality Standards.

Parameter	Result Value	Unit of Measure	Date of Sample
NONE			



MEMORANDUM

TO: Members of General Committee
 FROM: Shane Manson, Senior Manager Revenue & Property Tax
 DATE: Thursday, February 21, 2019
 SUBJECT: Digital Payment Initiative

On February 19th, 2019, staff presented the Digital Payment Initiative report to General Committee. The report sought Council approval to discontinue the acceptance of cash and cheques as forms of payment for transactional services completed through the cash management and contact centre service counters effective January 1st, 2020. This initiative would have enabled the migration of all payment transactions completed through the contact centre and cash management counters to digital forms of payment.

Committee members discussed the following:

- The timing of and implementation period for the initiative
- The impact on payment preference for some residents (specifically seniors) and business owners who may not be familiar with or have the ability to pay digitally
- Maintaining the acceptance of cheques as a form of payment for transactional services
- The possibility of rolling out the initiative in phases to allow residents more time to adapt to the proposed changes; and,
- Consulting with the Seniors Advisory Committee to better understand the impacts on seniors

Through the discussion, the Treasurer suggested that the Committee should consider eliminating the acceptance of cash payments for property taxes only. Committee requested that Staff prepare a memo addressing the discussion and return to the March 4, 2019 General Committee meeting.

In light of the feedback received from Committee and the proposal tabled by the Treasurer, Staff are recommending that the Digital Payment Initiative be modified to include the acceptance of cheques for transactional services completed at the Civic Centre service counters. Therefore, only the acceptance of cash payments for property taxes will be discontinued effective January 1st, 2020.

As noted in the report entitled Digital Payment Initiative dated February 19th, 2019, Staff will implement a comprehensive communication plan throughout 2019 to effectively inform residents and business owners that the acceptance of payments made by cash will be discontinued in 2020. However, to ensure there is awareness and a smooth adoption, Staff propose to implement a one (1) year grace period. Within the first year (2020) of the initiative, cash management will facilitate the acceptance cash payments for property taxes, on a one-time only basis. Staff will utilize this transition period, as an opportunity to support and educate our residents and business owners that cash payments are being discontinued.

Upon completion of the transition/grace period and effective January 1st 2021, the contact centre and cash management service counters will accept the following forms of payment in-person:

- Cash - all transaction types (excluding property taxes)
- Cheques – all transaction types
- Debit Card – all transaction types
- Credit Card – all transaction types (excluding property taxes)

Residents and business owners will continue to have the ability to utilize the following online payment methods to complete their service transactions:

- Pre-authorized payments – for property tax payments
- Online Banking – all invoice based transaction types

It is anticipated that the discontinuation of cash payments for property taxes will result in annual savings of \$4,500, which is attributed to the following payment service;

- Armoured Courier Service: The City utilizes the services of a professional armoured courier service for the transportation of deposits (cash) between the Civic Centre and the bank. This service would no longer be required at this location.

As a result of this initiative, it is projected that there will be an uplift in the costs associated with merchant services due to an increase number of customers completing in-person debit card payments for property taxes. Staff estimate the increase in merchant service costs for this initiative to be less than \$1,500. Staff will report back in 2021 with the results and feedback of the initiative, along with possible future payment modification opportunities for Council consideration.

Recommendation:

1. That the memo entitled Digital Payment Initiative dated February 21th, 2019 be received; and,
2. That Council approve discontinuing the acceptance of cash as a form of payment for property taxes effective January 1st, 2020; and,
3. That Staff will report back in 2021 with the results and feedback of the initiative, along with possible future payment modification opportunities for Council consideration; and,
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.



City of Markham

Report of the Auditor General Vendor Management Audit – Follow Up

Presented to: General Committee of Council, City of Markham

Date: March 4, 2019

BACKGROUND

On October 2, 2017, the Vendor Management Audit Report was issued, evaluating the City's vendor management processes and internal controls.

As reported, the City had adequate procedures in place over vendor management and there were efficient and effective internal controls related to vendor management activities.

The results of the audit identified two medium and three low priority observations and corresponding recommendations.

This follow-up audit on the observations and recommendations was completed January 2019.

1. CONFLICT OF INTEREST DECLARATION

MEDIUM

Audit Recommendation:

To reduce the risk of unreported conflicts of interest, a declaration should be obtained from individuals involved with a procurement or in procurement approval/decision making roles that a conflict of interest does not exist. The declaration should become a key document to be retained as part of the procurement process to demonstrate adequate due diligence has been performed for each City procurement.

The Code of Ethics and Conduct, which is dated from 1998, should be updated to include the definition of conflict of interest to ensure conflicts can be assessed.

Remediation Status: Complete

In December 2018, the City updated both the Code of Ethics and Conduct, and the Procurement Manual which includes an updated definition of “Conflict of Interest”. The City has also developed a Conflict of Interest Declaration Form. For all procurements, regardless of the contract dollar value, the City requires all staff who are involved with a procurement or in procurement approval/decision making roles to complete and sign a Conflict of Interest Declaration Form.

2. VENDOR MANAGEMENT POLICIES & PROCESS DOCUMENTATION

MEDIUM

Audit Recommendation:

To ensure consistent application of vendor management activities enterprise-wide, all vendor management policies, processes and procedures should be compiled into a manual that can be used by all departments.

The manual should bring together vendor management processes in a common and easy-to-access format, that outlines the City's policies, established processes and procedures, and that can be adapted to different sized vendor contracts and departments.

Remediation Status: Complete

The City has developed a Vendor Management section, included in the Procurement Manual, which consolidates and standardizes guidance for the City's vendor management policies, processes and procedures, as well as detailed process maps.

3. VENDOR PERFORMANCE MEASUREMENT

LOW

Audit Recommendation:

For consistent and reliable assessment of vendor performance, the City should 1) standardize vendor performance evaluation forms/scorecards, including criteria for each aspect of performance being assessed; 2) develop a vendor performance policy and process; and, 3) maintain evaluations in an accessible database. The City should also consider the use of vendor performance scores within the procurement process.

Remediation Status: Complete

The City has documented a standardized approach, including criteria, weighting score scale, and an evaluation form, for vendor performance measurement which is contained within the Vendor Management section of the Procurement Manual.

The City has included the use of past vendor performance scores during the reference check stage of the procurement process, whenever past vendors are involved, within their updated procurement process.

The City will also be leveraging upgrades to the customer relationship management software, when the software is implemented in 2020, to create a vendor database that can be accessed by staff to obtain real time information on vendors and their performance evaluation scores.

4. SOFTWARE INTEGRATION

LOW

Audit Recommendation:

The City should investigate and evaluate options to integrate functions between SharePoint, eSolutions, Cayenta, and Procurement's Access Database, where possible, to streamline Procurement's processes and facilitate easier retrieval of information, contract management, as well as stronger internal controls. Further, the integration of Eclipse and Cayenta could facilitate streamlined invoice verification and project budget and purchase order processes.

Remediation Status: Complete

The City is pursuing opportunities to update, upgrade and automate processes. For example, the City has an IT project which is planned for 2019 to explore integration of the interfaces between the Cayenta Financial system with Eclipse, the City's project management software.

Further enhancements will be pursued as part of Markham's Digital Strategy which is being implemented over the next two years.

5. FILE STRUCTURE & FILE MAINTENANCE / RETENTION

LOW

Audit Recommendation:

To allow for consistent file structure and to improve document retrieval, file maintenance and retention, a policy outlining vendor contract and management file structure, naming convention and mandatory document inclusion should be developed. This could further be augmented with a checklist for vendor files.

Remediation Status: Complete

The City has created a standard file folder structure for individual procurement projects. In addition, a documentation checklist has been developed, outlining the documents required for each procurement/project file.

OVERALL RECOMMENDATION

The Auditor General recommends that:

- The Vendor Management Audit – Follow Up Presentation be received.

ACKNOWLEDGEMENT

MNP extends our appreciation to the staff and management of the City for their co-operation and assistance throughout the engagement.





City of Markham Vendor Management Audit – Follow Up

March 4, 2019

PREPARED BY: MNP LLP
300 - 111 Richmond Street West
Toronto, ON M5H 2G4

MNP CONTACT: Geoff Rodrigues, CPA, CA, CIA, CRMA, ORMP
Partner, National Internal Audit Leader

PHONE: 416-515-3800
FAX: 416-596-7894
EMAIL: geoff.rodrigues@mnp.ca



March 4, 2019

Mayor and Members of Council,

Pursuant to MNP LLP's appointment to provide Auditor General Services, I am pleased to present the Vendor Management Audit Follow-Up Report ("Follow-Up Report") of the Auditor General for the City of Markham ("City"). This Follow-Up Report provides a status update on management's remediation of the observations and recommendations made in the Vendor Management Audit issued on October 2, 2017.

As reported in the October 2, 2017 audit report, the City had adequate procedures in place over vendor management; and, the audit found efficient and effective internal controls related to vendor management activities. Noted areas of strength include vendor award and account set up approval processes; purchase order and budget controls; and, escalation of vendor issues and contract termination procedures.

The results of the audit identified two medium priority observations and three low priority observations which included opportunities for improvement with respect to requesting conflict of interest declarations from departments prior to contract award; preparing a manual of the City's vendor management policies, processes and procedures; improvements to vendor performance evaluation forms and use of the performance assessments; integration of the various software systems that are used for vendor management; and implementation of a consistent file structure for file maintenance and retention.

As part of the Auditor General's audit plan, we conducted follow-up procedures to determine the status and evaluation of the effectiveness of management's activities to remediate the five observations identified in the October 2, 2017 audit report. This Follow-Up Report also provides any additional recommendations, if necessary.

This Follow-Up Report was discussed with the City's management, who have reviewed and provided their responses within, as applicable.

This Follow-Up Report will be posted on the City's website and made available to the public after tabling to Council.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Geoff Rodrigues', with a stylized flourish at the end.

Geoff Rodrigues, CPA, CA, CIA, CRMA, ORMP

Auditor General, City of Markham

REMEDIATION STATUS

#	Observations & Recommendations (from October 2, 2017 Audit Report)	Initial Rating	Remediation Overview and Further Auditor General Recommendations	Status
1	<p><u>Conflict of Interest Declaration</u></p> <p>Employees are required to adhere to the Code of Ethics and Conduct, dated 1998, as a condition of employment, which defines a Conflict of Interest and sets out what employees shall and shall not do in event of a conflict. Staff are responsible for identifying conflicts of interest, with the onus on each staff to complete an Employee Conflict of Interest Disclosure Form with details of the identified conflict.</p> <p>The City does not have a policy that requires City staff involved in the preparation of a procurement or in procurement approval/decision making roles to declare that a conflict of interest does not exist.</p> <p><u>Recommendations</u></p> <p>While we did not identify any conflicts of interest during the audit, the risk of unreported conflicts of interest would be reduced by obtaining a declaration from individuals involved with a procurement or in procurement approval/decision making roles that a conflict of interest does not exist.</p> <p>The declaration should become a key document to be retained as part of the procurement process to demonstrate adequate due diligence has been performed for each City procurement.</p> <p>The definition of conflict of interest, contract value materiality and span of influence (i.e. group of individuals who would be able to influence the procurement results) should be determined and included within an updated Code of Ethics and Conduct to ensure conflicts can be assessed.</p> <p><i>Management Timeline: Q4 2017 (October 31, 2017)</i></p>	M	<p>In December 2018, the City updated both the Code of Ethics and Conduct, and the Procurement Manual which includes an updated definition of "Conflict of Interest".</p> <p>The City has also developed a Conflict of Interest Declaration Form. For all procurements, regardless of the contract dollar value, the City requires all staff who are involved with a procurement or in procurement approval/decision making roles to complete and sign a Conflict of Interest Declaration Form.</p> <p><u>Further Auditor General Recommendations</u></p> <p>None.</p>	Complete
2	<p><u>Vendor Management Policies and Process Documentation</u></p> <p>The policies and processes governing vendor management activities, such as vendor award, vendor account management, project management, vendor performance measurement, and vendor termination, exist in several by-laws, policies, and stand-alone process documents.</p> <p>While City departments generally follow similar processes to manage vendors, the quality and level of documentation of these vendor management processes varies widely from department to department. For example, some</p>	M	<p>The City has developed a Vendor Management section, included in the Procurement Manual, which consolidates and standardizes guidance for the City's vendor management policies, processes and procedures, as well as detailed process maps.</p>	Complete

#	Initial Rating	Remediation Overview and Further Auditor General Recommendations	Status
<p>departments maintain detailed process flowcharts, while others have limited to no process documentation.</p> <p>In addition, several processes related to vendor management are not documented, such as processes relating to Procurement's Access Database and guidelines for the storage of documentation on the common network drive.</p> <p><u>Recommendations</u></p> <p>To ensure consistent application of vendor management activities enterprise-wide, all vendor management policies, processes and procedures should be compiled into a manual that can be used by all departments.</p> <p>The manual should bring together vendor management processes in a common and easy-to-access format, that outlines the City's policies, established processes and procedures, and that can be adapted to different sized vendor contracts and departments.</p> <p>While facilitating a more consistent approach to vendor management, the manual will also assist with training new staff and succession management. The manual should leverage the existing project management methodology/framework established by the City's Project Management Support Office ("PMSO"), as well as the City's existing Purchasing Manual, and include:</p> <ol style="list-style-type: none"> 1. Vendor award; 2. Vendor account set-up; 3. Vendor on-boarding; 4. Conflict of interest; 5. Vendor performance tracking and monitoring; 6. Communication and escalation protocols; 7. Contract management; 8. Project management budget tracking, purchase orders and contingencies; 9. Project close-out; 10. Vendor performance measurement; 11. Termination protocols; and 12. Vendor account purging. <p><i>Management Timeline: Q3 2018</i></p>		<p><u>Further Auditor General Recommendations</u></p> <p>None.</p>	

#	Observations & Recommendations (from October 2, 2017 Audit Report)	Initial Rating	Remediation Overview and Further Auditor General Recommendations	Status
3	<p><u>Vendor Performance Measurement</u></p> <p>At the completion of a vendor contract, the vendor's performance is assessed by completing and returning a vendor performance evaluation form/scorecard.</p> <p>During the audit, we found that there are four commonly used vendor scorecards, in addition to customized scorecards created by departments for specific vendors or circumstances.</p> <p>In reviewing the number of vendor performance evaluation forms/scorecards used by the City, the following observations were made:</p> <ul style="list-style-type: none"> • Vendor scorecard do not provide criteria as to what a specific score means, potentially resulting in a wide variance from one assessment to another; and, • While the City's general practice is to review performance of vendors who are rated below 70%, it is not clear how this would be calculated on several vendor evaluation forms/scorecards. <p>Further, we found that vendors are not provided with the results of their performance evaluation, nor are the results compiled for analysis and shared with City departments.</p> <p>It is the City's practice to compile all previous performance evaluations for a specific vendor which are then forwarded to the City's Project Manager for their review and analysis prior to awarding a new contract.</p> <p><u>Recommendations</u></p> <p>For consistent and reliable assessment of vendor performance, the City's approach to conducting evaluations and tracking vendor performance should be revised by implementing the following:</p> <ul style="list-style-type: none"> • Standardization of vendor performance evaluation forms/scorecards ensuring a clear quantitative score is given; • Forms/scorecards provide specific criteria for each aspect of the vendor's performance being assessed; • Evaluations are retained in an accessible database (i.e. Vendor Performance Database) to perform analytics (i.e. to track trends) and to share vendor performance scores within the City; • Develop a vendor performance policy that includes communication with vendors regarding the performance process, review of scores 	L	<p>The City has documented a standardized approach, including criteria, weighting score scale, and an evaluation form, for vendor performance measurement contained within the Vendor Management section of the Procurement Manual.</p> <p>The City has included the use of past vendor performance scores during the reference check stage of the procurement process, whenever past vendors are involved, within their updated procurement process.</p> <p>The City will also be leveraging upgrades to the customer relationship management software, when the software is implemented in 2020, to create a vendor database that can be accessed by staff to obtain real time information on vendors and their performance evaluation scores.</p> <p><u>Further Auditor General Recommendations</u></p> <p>None.</p>	Complete

#	Observations & Recommendations (from October 2, 2017 Audit Report)	Initial Rating	Remediation Overview and Further Auditor General Recommendations	Status
	<p>with them as well as by City and vendor management, criteria for documentation for outlier evaluations, monitoring and use of evaluation statistics, and an appeals process;</p> <ul style="list-style-type: none"> • Mandatory annual evaluations for multi-year contracts and interim evaluations for large-scale projects; and, • Consider the threshold and develop clear criteria for disqualification, including the potential for longer periods of disqualification for repeated or profound instances of poor performance. <p>The City should also consider the use of vendor performance scores within the procurement process. For example, past vendor performance scores could form part of a vendor's mark for a future procurement, providing an incentive for vendor's to continually perform well to continue working with the City.</p> <p>Maintaining a Vendor Performance Database will also allow the City to track specific vendor information, such as the various names they operate under, especially if poor performing vendors change their names often.</p> <p>Management Timeline: Q3 2018</p>			
4	<p><u>Software Integration</u></p> <p>There are several software systems used by various departments throughout the vendor management process, such as Cayenta, Microsoft Access, Microsoft Excel, Microsoft Project, Sharepoint, Eclipse, and eSolutions.</p> <p>None of these systems are integrated to share data, resulting in manual movement of data, causing duplication of work.</p> <p><u>Recommendations</u></p> <p>Allowing for data exchange between systems facilitates more streamlined processes requiring less manual inputting of data, reducing the potential for data entry errors and duplication of work.</p> <p>The City should investigate and evaluate options to integrate functions between SharePoint, eSolutions, Cayenta, and Procurement's Access Database, where possible, to streamline Procurement's processes and facilitate easier retrieval of information, contract management, as well as stronger internal controls.</p>	L	<p>The City is pursuing opportunities to update, upgrade and automate processes. For example, the City has an IT project which is planned for 2019 to explore integration of the interfaces between the Cayenta Financial system with Eclipse, the City's project management software.</p> <p>Further enhancements will be pursued as part of Markham's Digital Strategy which is being implemented over the next two years.</p> <p><u>Further Auditor General Recommendations</u></p> <p>None.</p>	Complete

#	Observations & Recommendations (from October 2, 2017 Audit Report)	Initial Rating	Remediation Overview and Further Auditor General Recommendations	Status
	<p>Further, the integration of Eclipse and Cayenta could facilitate streamlined invoice verification and project budget and purchase order processes.</p> <p>The City should also consider implementing Eclipse in all departments with large contracts/projects.</p> <p>As the integration of software systems introduces different risks related to process change and security access, the City should ensure that these risks are appropriately mitigated.</p> <p>Management Timeline: Q3 2018</p>			
5	<p><u>File Structure and File Maintenance/Retention</u></p> <p>During the audit, we found inconsistencies within the structure and the maintenance of documentation for vendor contract and vendor management files.</p> <p>For example, there is variation as to the format and types of documents (i.e. formal documents vs informal emails, unsigned vs signed documents) that are retained on the Q Drive by Procurement.</p> <p>It is understood that the City is currently transitioning to a paperless office and is investigating digitizing all vendor management documents within Procurement in the eSolutions portal.</p> <p><u>Recommendations</u></p> <p>To allow for consistent file structure and to improve document retrieval, file maintenance and retention, a policy outlining vendor contract and management file structure, naming convention and mandatory document inclusion should be developed.</p> <p>Well maintained files will ensure there is a clear audit trail for each vendor's file and will facilitate the evolution to a paperless office.</p> <p>This could further be augmented with a checklist for vendor files.</p> <p>Management Timeline: Q4 2017</p>	L	<p>The City has created a standard file folder structure for individual procurement projects. In addition, a documentation checklist has been developed, outlining the documents required for each procurement/project file.</p> <p><u>Further Auditor General Recommendations</u></p> <p>None.</p>	Complete

RECOMMENDATION

The Auditor General recommends that:

1. The Vendor Management Audit - Follow Up Report be received.



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THERE IS AN URGENT NEED FOR A RESIDENTIAL HOSPICE IN MARKHAM!

Presented to General Committee, City of Markham – March 2019



“Making Markham an Age-Friendly Community!”

- Markham’s Older Adult Strategy 2017

WHAT IS A HOSPICE?

- Hospice provides palliative care.
- It is aimed at improving the quality of life for persons who are living with, and dying from, advanced illness.
- It also provides service to family and friends.

- Hospice palliative care can be delivered:
 - in a hospital
 - in the community through an outpatient, or visiting service
 - in a residential hospice within a supervised environment.

- A residential hospice:
 - is a healthcare facility
 - is a registered charity
 - provides palliative care services 24/7 in a home-like setting at no cost to the user.



Markham does NOT have a residential hospice!

PALLIATIVE CARE AVAILABILITY IN YORK REGION

FACILITY	LOCATION	# OF BEDS
ACUTE PALLIATIVE CARE		
1. Mackenzie Health Centre	Richmond Hill	14
2. Markham-Stouffville Hospital	Markham	13
3. Southlake Regional Health Centre	Newmarket	9
RESIDENTIAL		
1. Hill House Hospice	Richmond Hill	3
2. Hospice Vaughan (<i>Under Construction</i>)	Vaughan	10
3. Margaret Bahen Hospice	Newmarket	10
COMMUNITY OUTREACH		
1. Doane House	Newmarket	-
2. Evergreen	Markham	-
3. Hope House	King / Aurora / Richmond Hill	-
4. Hospice Georgina	Sutton	-

THE NEED FOR A RESIDENTIAL HOSPICE IN MARKHAM

- The Ministry of Health and Long Term Care has residential hospice guidelines for every municipality.
- Markham should have 23 residential hospice beds in addition to the existing beds in Markham-Stouffville Hospital (MSH).
- By 2031, based on population growth projections, Markham should have up to 35 residential hospice beds in addition to the existing beds in MSH.



REQUIRED NUMBER OF PALLIATIVE BEDS

STANDARD CALCULATION						
	MARKHAM			YORK REGION		
	Total	Residential Hospice	Acute Palliative	Total	Residential Hospice	Acute Palliative
Based on 2016 Census	32	23	9	107	75	32
Projected 2031 Census	41	29	12	143	101	42
The standard calculation is based on beds being 70% hospice, 30% acute.						
ALTERNATIVE CALCULATION (Projected – 2031 census)						
Low (7 Beds)	30	24	6	105	84	21
High (10 Beds)	43	35	8	149	120	29
The alternative calculation is based on beds being 80% hospice, 20% acute.						

WHAT ARE THE BASIC REQUIREMENTS?

- Leading practices show that creating a 'home-like' environment is most desirable. Smaller residential hospice facilities, 10 to 20 beds, are ideal.
- Parking for staff and visitors, possibly below grade. Approximately 20 to 40 spaces are needed depending on the number of beds.
- Access to public transit.



ESTIMATED SPACE REQUIREMENT

PURPOSE	10 BEDS		20 BEDS	
	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.
Bedrooms with ensuite bathroom facilities	320	3,444	640	6,889
Common and family areas	175	1,884	350	3,767
Overnight capacity for family members	65	700	130	1,399
Infrastructure needs (kitchen, supplies, nursing stations, employee areas, etc.)	350	3,767	700	7,535
Total for residential hospice	910	9,795	1,820	19,590



THE NEXT STEPS



- We are asking that this presentation be sent to staff with a request of them to investigate opportunities and options for a hospice to be located in Markham, and to host a meeting of interested stakeholders.
- We are asking that staff report back to General Committee as soon as possible.

Thank You For Your Consideration.
Any Questions?



Report to: Development Services Committee

Report Date: February 25th, 2019

SUBJECT: **Preliminary Report**
 Sarena Properties Ltd.
 Zoning By-law Amendment application to extend permission for
 temporary uses at 197 & 199 Langstaff Rd
 File No.: ZA 18 257917, Ward 1

PREPARED BY: Carlson Tsang, Planner II, West District, ext. 2945

REVIEWED BY: Dave Miller, MCIP, RPP, Manager, West District, ext. 4960

RECOMMENDATION:

1. THAT the report dated February 25th, 2019, titled "PRELIMINARY REPORT, Sarena Properties Ltd., Zoning By-law Amendment application to extend permission for temporary uses at 197 & 199 Langstaff Road, File No.: ZA 18 257917, Ward 1", be received;

PURPOSE

The owner is proposing to extend permissions for the temporary uses at 197 and 199 Langstaff Road. This report contains general background information about the application. The report should not be taken as Staff's opinion or recommendation on the proposed Zoning By-law Amendment.

Application Deemed Complete

The Zoning By-law Amendment applications were deemed complete on January 8th, 2019.

BACKGROUND

Property Description

The subject properties are located west of Bayview Avenue, south of Highway 407, within the Langstaff Gateway Secondary Plan Area (see Figure 1). They have a combined area of approximately 0.8 ha (1.97 ac) and a combined frontage of approximately 61 m (200 ft). Both properties currently contain a single detached dwelling at the front and outdoor storage of vehicles at the rear.

Surrounding uses are as follows:

- Cemetery and funeral home to the south
- Outdoor storage of vehicles to the west
- Woodlot to the north
- Outdoor storage of vehicles, woodlot and resident dwellings to the east

HISTORY/PROPOSAL

On June 5th, 2008, the Ontario Municipal Board approved amendments to By-law 2551, as amended, for a number of properties (including the subject lands) within the Langstaff Gateway

community to permit business offices and outdoor storage on a temporary basis until June 5th, 2011. In 2012, the City approved an extension to these By-laws for three years until January 24, 2015. These By-laws were further extended in 2015 for another three years until June 15, 2018. The applicant is now seeking a third extension to the By-laws to continue these uses on the subject properties. No new buildings or uses are being proposed.

The subject properties are located in the Langstaff Secondary Plan area and will be subject to redevelopment in the future. These uses are intended to be temporary until redevelopment occurs. The timing for redevelopment is uncertain at this time.

Recent Temporary Use By-law Extension in Langstaff

Council recently approved similar temporary use by-law extensions to allow outdoor storage at 3, 5, 21 Essex Avenue and 201, 203, 205 Langstaff Road until June 15, 2021.

Official Plan and Zoning

The subject lands are designated 'Greenway' and 'Mixed Use High Rise' in the 2014 Official Plan (as partially approved on Nov 24/17 and further updated on April 9/18) and 'Residential-Mixed Use' and 'Parks & Open Space' in the Langstaff Secondary Plan (OPA183).

The properties are currently zoned 'R1 – Residential' by By-law 2551, as amended.

DISCUSSION

If the extension to these temporary use by-laws are approved, it will require further extension in 2021 as the Planning Act only allows an extension for a maximum of three years. It is staff's intention that all of the temporary use by-laws expire on the same date. This will help ensure that no single land owner will delay the future development anticipated in the Langstaff Secondary Plan. Consequently, if the temporary use by-law is extended, it should be from the expiration of the last temporary use by-law date.

If the applications are approved, the following special provisions, which are included in the existing Temporary Use By-laws, should continue to apply on the subject properties:

- a) business offices shall only locate within buildings existing on the date of the passing of the By-law;
- b) additions to existing buildings are not permitted;
- c) construction of new buildings is not permitted;
- d) outdoor storage shall be screened from Langstaff Road East; and
- e) the installation of additional impermeable surface material is not permitted.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

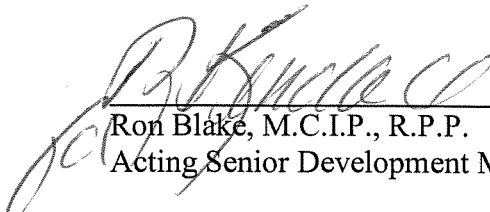
Not applicable


ALIGNMENT WITH STRATEGIC PRIORITIES:

Growth Management: A new Secondary Plan that reflects the City's priorities has been approved for the Langstaff community. The applicant's intention is to redevelop the subject property in accordance with the new Secondary Plan. The permission for the temporary use will allow business offices and outdoor storage to be maintained until such time a comprehensive redevelopment is underway and municipal services are provided by landowners

BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various City departments and external agencies and is currently under review.

RECOMMENDED BY:

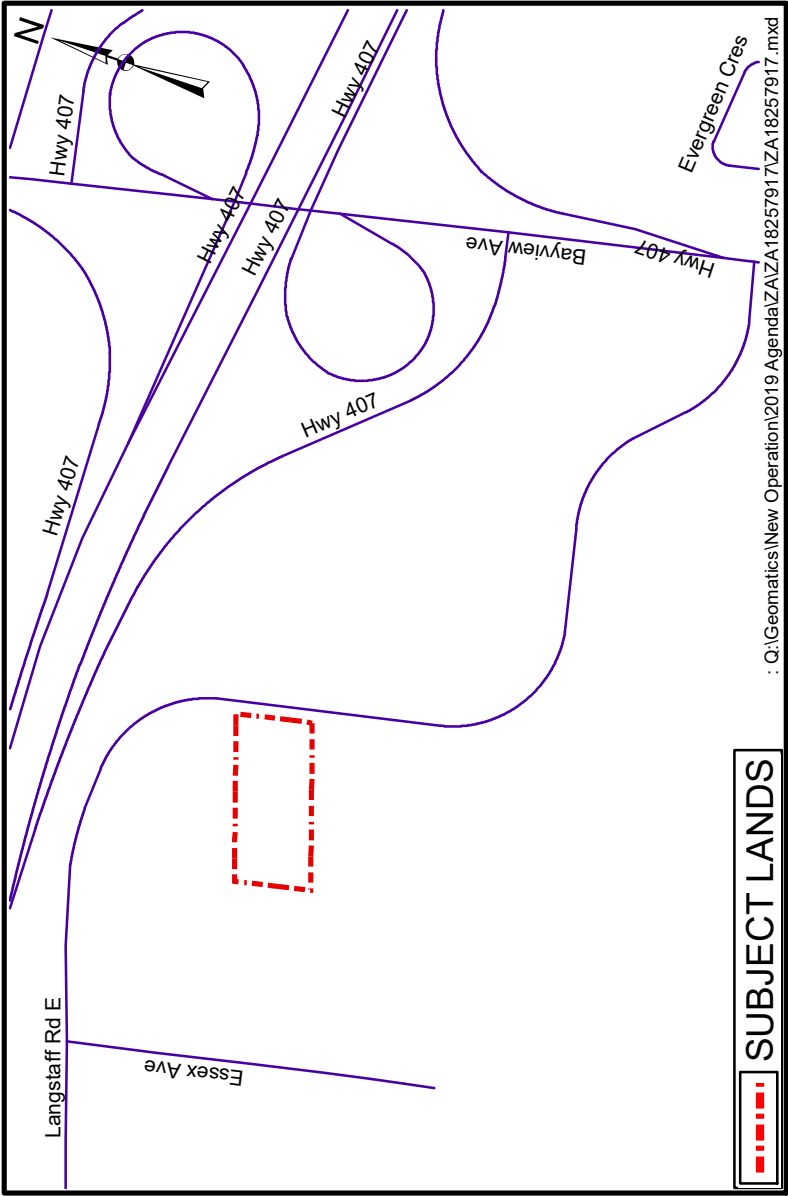
Ron Blake, M.C.I.P., R.P.P.
Acting Senior Development Manager

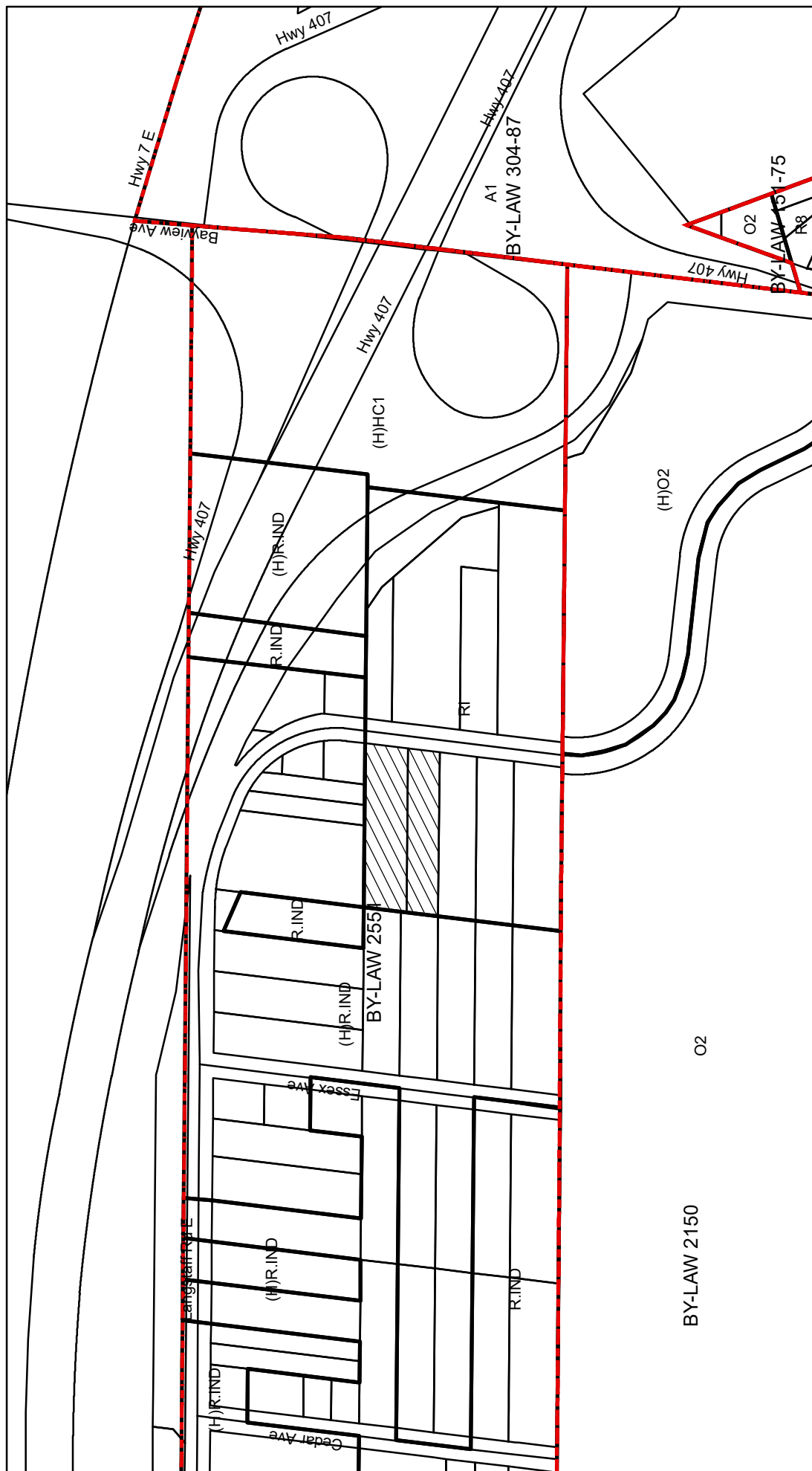
Arvin Prasad, M.C.I.P., R.P.P.
Commissioner, Development Services**ATTACHMENTS:**

Figure 1: Location Map
Figure 2: Area Context/Zoning
Figure 3: Aerial Photo

APPLICANT/AGENT:

Domenic Sinicropi
Sarena Properties Ltd.
139 Elgin Street
Thornhill, Ontario, L3T 1W7
Phone: 416-402-0038





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AREA CONTEXT/ZONING

APPLICANT: SARENA PROPERTIES LTD

197 & 199 LANGSTAFF ROAD

FILE No: ZA18257917(CT)

 SUBJECT LANDS

DATE: 01/21/19

FIGURE No. 2





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AIR PHOTO 2018

APPLICANT: SARENA PROPERTIES LTD
197 & 199 LANGSTAFF ROAD

FILE No: ZA18257917(CT)

 SUBJECT LANDS



 MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By:DD

Checked By:CT

DATE: 01/21/19

FIGURE No. 3

Page 233 of 304



Report to: Development Services Committee

Report Date: March 18, 2019

SUBJECT: Intention to Designate a Property under
Part IV of the Ontario Heritage Act
Douglas-Heise House
15 Wales Avenue, Ward 4

PREPARED BY: Regan Hutcheson, Manager of Heritage Planning

REVIEWED BY: Ron Blake, Senior Development Manager

RECOMMENDATION:

- 1) That the staff report entitled “Intention to Designate a Property Under Part IV of the Ontario Heritage Act, Douglas-Heise House, Address: 15 Wales Avenue,” dated March 18, 2019, be received;
- 2) That as recommended by Heritage Markham, the Douglas-Heise House at 15 Wales Avenue be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest;
- 3) That the Clerk’s Department be authorized to publish and serve Council’s Notice of Intention to Designate as per the requirements of the Ontario Heritage Act;
- 4) That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place a designation by-law before Council for adoption;
- 5) That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board;
- 6) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to consider the individual designation of the “Douglas-Heise House” at 15 Wales Avenue pursuant to Part IV of the Ontario Heritage Act.

BACKGROUND:

The property is listed on the City of Markham’s Heritage Register

The subject property at 15 Wales Avenue is included in the *Markham Register of Property of Cultural Heritage Value or Interest*. This property and seven others were added to the *Register* by Council on June 12, 2018. This was as part of an update initiated and recommended by the Heritage Markham Committee to recognize older dwellings on the southern portion of Wales Avenue that are located just outside of the boundaries of the Markham Village Heritage Conservation District.

The *Register* is the City’s inventory of non-designated properties identified as having cultural heritage value or interest, as well as Part IV properties (individual designation) and Part V properties (district designation). The Register functions as a “red flag” system meaning that if an application is submitted to the City affecting one of the properties, the application is reviewed by the Heritage Markham Committee. The only statutory impact the Register listing has on a “listed property” is that if demolition is requested, the City

can delay issuance of approval for 60 days. This period of reflection allows the City and Council to further study the property, consult with the owner and determine if it should be protected (usually through individual designation). There is no requirement under the Ontario Heritage Act to inform a property owner when a property has been added to the Register and Markham's protocol does not include informing property owners.

The Douglas-Heise House is a representative example of a gambrel-roofed cottage of the 1920s

The subject property is occupied by a single detached dwelling (the "Douglas-Heise House") and a one-car, one-storey, detached garage to the rear. The circa 1923, two-storey brick and shingle dwelling in the form of a gambrel-roofed cottage was designed with the influence of the Dutch Colonial Revival. It was constructed as an investment property by Edmund and Mary Douglas and sold shortly after to Norman and Nellie Heise of Mount Joy. Norman Heise is best remembered in local history as the proprietor of the Mount Joy General Store.

The Statement of Significance is attached as Appendix 'A'.

The building has been assessed using the Ministry of Culture's Designation Criteria

The Government of Ontario on January 25, 2006 passed a regulation (O.Reg. 9/16) which prescribes criteria for determining a property's cultural heritage value or interest for the purpose of designation. Municipal councils are permitted to designate a property to be of cultural heritage value or interest if the property meets the prescribed criteria.

The purpose of the regulation is to provide an objective base for the determination and evaluation of resources of cultural heritage value. The prescribed criteria help ensure the effective, comprehensive and consistent determination of value or interest by all Ontario municipalities. The criteria are essentially a test against which properties can be judged; the stronger the characteristics of the property compared to the standard, the greater the property's cultural heritage value. The property may be designated if it meets one or more of the criteria.

The subject property has cultural heritage value or interest as it meets the following criteria:

- The property has **design value or physical value** because it:
 - Is a rare, unique, representative or early example of a style, type expression, material or construction method (*the Douglas-Heise House is a representative example of a gambrel-roofed cottage with the influence of the Dutch Colonial Revival style*),
- The property has **historical value or associative value** because it:
 - Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community (*this house was built as an investment property and sold to Norman and Nellie Heise. Norman Heise was the proprietor of the Mount Joy General Store*);

- The property has **contextual value** because it:
 - Is important in defining, maintaining or supporting the character of an area (*the Douglas-Heise House is one of the oldest houses on this part of Wales Avenue and helps define the early years of community development in Markham Village*).

Heritage Markham has recommended designation

The owners of 15 Wales Avenue submitted a minor variance application (File A/06/18) in January 2018 to the Committee of Adjustment in support of a new 4,355 sq ft dwelling on the property. A revised application was submitted in September 2018 after the Committee of Adjustment had deferred making a decision of the application in March 2018 to allow the owners to consider reducing the proposed size of dwelling. As the property was now on the *Register*, the revised application was forwarded to the Heritage Markham Committee for review.

The cultural heritage value of this heritage resource was reviewed by Heritage Markham on October 10 and October 24, 2018, and the Committee recommended that the resource be designated as a property of cultural heritage value or interest to protect it from potential demolition (Heritage Markham Extracts, Appendix 'B' and 'C').

Prior to the October 24th meeting, the Building Evaluation Sub-Committee reviewed the property using the *Markham Heritage Resources Evaluation System* and the property was classified as Group 2 – those buildings of significance and worthy of preservation. Staff also noted that upon reviewing the *Register*, there are 8 other similar Dutch Colonial Revival style buildings identified in Markham (most in heritage conservation districts).

OPTIONS/ DISCUSSION:

The designation of the heritage resource is consistent with City policies

The City of Markham Official Plan contains Cultural Heritage policies related to the protection and preservation of cultural heritage resources and how they are to be treated within the development process of an area. This property, just outside of the boundaries of the Markham Village Heritage Conservation District, is a property of cultural heritage value or interest that does not have heritage protection other than its listing on the *Register*.

Designation under Part IV of the Ontario Heritage Act is the only means available to enable the City to deny a demolition permit in the case of a listed property. At this time, a demolition permit has not been submitted by the owners, but a minor variance application (A/06/18) currently under review by the Committee of Adjustment indicates the applicant's intent to replace the existing dwelling with a new, larger dwelling.

The owners are not in favour of retaining the heritage building or designation

The property owners are of the opinion that the existing 1920s dwelling on the property does not merit preservation due to its design and their perception of its physical condition. The reasons cited for their opposition include:

-
- They purchased the home as a “tear down” in 2009 and they indicated that upon contacting the City at the time, were informed that the property was not listed on the *Register*;
 - They wish to construct a new home that will accommodate a member of their family who is expected to have mobility issues in the future;
 - The building has been vacant for the last ten years and in their opinion is in declining condition citing foundation issues, some brick deterioration, UFI and mould in places. They note that some windows have been replaced; and
 - They have concerns with their property being added to the *Register* in June 2018 after submitting their Committee of Adjustment application for variances in support of a new house in January 2018.

The owners have advised City staff and Heritage Markham that they do not support designation under the Ontario Heritage Act. They are continuing to pursue approval for a two storey dwelling through the Committee of Adjustment. The Committee of Adjustment deferred a decision on their minor variance application on October 24, 2018 pending receipt of a recommendation on the heritage issue.

A complementary addition to the existing dwelling as an alternative to their current development proposal has been suggested

Given the cultural heritage value of the existing house at 15 Wales Avenue, City staff and Heritage Markham have proposed to the owners that they consider a complementary addition to the 1920s dwelling. The owners have expressed their opinion that this is a direction they do not wish to pursue as they do not see the value of the existing building and in fact purchased it with the intent of replacement.

Site visit was undertaken to further examine the building

The site meeting on October 24, 2018 attended by seven members of Heritage Markham Committee and two members of Heritage Section staff, showed that the condition of the house on the exterior is good, and the interior is mainly superficially run down from the building's use as a warehouse and workshop for a stair railing manufacturing business. Most of the early architectural details of the house remain intact. The replacement of the second storey paired windows at the front of the dwelling with new windows within the old frames is the only noteworthy alteration. No mould or serious structural issues were noted during the site visit. See Appendix 'B' for the site visit notes and recommendation.

Designation acknowledges the importance of the heritage resource

Designation signifies to both the owner and the broader community that the property contains an important cultural heritage resource that is important to the community. Designation doesn't restrict the use of the property. However, it does require the owner to seek approval for property alterations that are likely to affect the heritage attributes described in the designation by-law. Council can also prevent, rather than just delay, the demolition of a resource on a designated heritage property.

Recommendation

Based upon staff analysis and review of all available materials, the building is worthy of designation pursuant to the Ontario Heritage Act from a heritage perspective. However, it is ultimately up to Council to determine if designation should be pursued taking into consideration any extenuating circumstances.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not Applicable

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

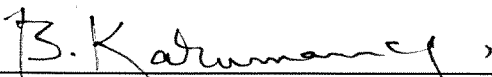
Heritage designation aligns with the strategic priorities of Managed Growth and Environment. Designation recognizes, promotes and protects heritage resources, which strengthens the sense of community. The preservation of heritage buildings is environmentally sustainable because it conserves embodied energy, diverts sound construction materials from entering landfill sites, and reduces the need to produce and transport new construction materials.

BUSINESS UNITS CONSULTED AND AFFECTED:

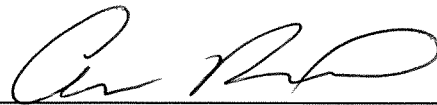
East District Team was consulted as the Committee of Adjustment application is within its jurisdiction.

Acceptance of this recommendation to designate the property located at 15 Wales Avenue under Part IV of the Ontario Heritage Act will require the Clerk's Department to initiate the following actions:

- publish and serve on the property owner, the Ontario Heritage Trust and the public through newspaper advertisement, Council's notice of intention to designate the property as per the requirements of the Act: and
- prepare the designation by-law for the property

RECOMMENDED BY:

Biju Karumanchery, M.C.I.P., R.P.P.
Director of Planning & Urban Design



Arvin Prasad, M.P.A., M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS

Figure 1 - Location Map

Figure 2 - Building Photographs

Appendix 'A' - Statement of Significance

Appendix 'B' - Heritage Markham Extract – October 24, 2018

Appendix 'C' – Heritage Markham Extract – October 10, 2018

FILE PATH:

Q:\Development\Heritage\PROPERTY\WALES\15\DSC March 18, 2019 designation.doc

Figure 1: Owner and Location Map

OWNERS:

Dimitrios and Trina Kollis

LOCATION MAP:

Figure 2: Building Photographs



**Douglas-Heise House, c.1923, 15 Wales Avenue
(Photos taken Oct. 24, 2018)**

Figure 2



Photo Images: Google Inc. Streetview, July 2015



Appendix 'A'

Statement of Significance

Douglas-Heise House **c.1923** **15 Wales Avenue**

The Douglas-Heise House is recommended for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance:

Description of Property

The Douglas-Heise House is a two storey brick and shingle dwelling located on the east side of Wales Avenue, south of Gleason Avenue, just outside of the Markham Village Heritage Conservation District.

Historical and Associative Value

The Douglas-Heise House is one of the first dwellings to have been constructed on this part of Wales Avenue. Wales Avenue was created by a plan of subdivision of former agricultural land by Daniel Everett Jones, a local grain dealer, in 1906. The house appears to have been constructed during the ownership of Edmund and Mary Douglas c.1923, possibly as an investment property, and sold to Norman and Nellie Heise that same year. At the time, Norman Heise was a carter (truck driver), but is better remembered in local history as the proprietor of the Mount Joy General Store, which he took over from his cousin, Orville B. Heise.

Design and Physical Value

The Douglas-Heise House is a representative example of a gambrel-roofed cottage with Dutch Colonial Revival influence. It is an urban house type in a village setting, of particular interest for the use of salvaged 19th century brick and other 19th century materials in part of its construction.

Contextual Value

The Douglas-Heise House has contextual value as one of the oldest buildings in a neighbourhood of modestly-scaled early to mid-20th century dwellings on this part of Wales Avenue. As a house built c.1923, it illustrates the early development of Wales Avenue as part of the suburban infilling of the Mount Joy area of Markham Village.

Significant Architectural Attributes to be Conserved

Exterior, character-defining elements that embody the cultural heritage value of the Douglas-Heise House include:

- Moulded concrete block foundation;
- Red brick exterior cladding;
- Gambrel roof;

- Shingled gable-end wall with paired window openings and decorative angled wood trim;
- Wood front door with glazed upper portion and panelled lower portion;
- Grouped one over one single-hung wood windows on the front and south side walls, with concrete lintels and sills;
- Single-paned wood accent windows with yellow-coloured glass on the north and south side walls, with concrete lintels and sills;
- Segmentally-headed wood two over two window on the north wall, with concrete lintel and sill;
- Shed-roofed front porch with tongue and groove gable ends and ceiling, supported on wood posts.

APPENDIX 'B'
Heritage Markham Extract – October 24, 2018

*Architectural Review Sub-Committee
of Heritage Markham*

MEETING NOTES

October 24th, 2018

6:00 p.m.

Location: 15 Wales Avenue

Members Present:

Karen Rea, Ward Councillor
 Don Hamilton, Councillor
 Valerie Burke, Councillor
 David Nesbitt
 Graham Dewar
 Susan Zila
 Ken Davis

Staff:

George Duncan, Senior Heritage Planner
 Peter Wokral, Heritage Planner

Applicants:

Dimitrios Kollis
 Trina Kollis

ITEM:	Project:	Proposed demolition of an existing heritage dwelling and construction of new infill dwelling
	Owner:	Dimitrios & Trina Kollis
	Address:	15 Wales Avenue

This item was referred to the Architectural Review Sub-Committee with the authority to make a recommendation on behalf of the whole committee, if a quorum was achieved, at Heritage Markham's meeting of October 10, 2018.

- 7 members of Heritage Markham including the Ward Councillor met on-site at 15 Wales avenue on October 24th at 6:00 p.m.;
- The committee members first inspected the house from the exterior and noted features such as the exterior walls being made of recycled 19th century brick and the use of salvaged 19th century windows, which were not apparent at the October 10th meeting of Heritage Markham;

- No serious structural damage, or rotten wood was noted on the exterior of the house but the wooden architectural elements did require scraping sanding and painting;
- The owners of the property, Dimitrios and Trina Kollis arrived on site and invited the members to inspect the interior of the house, but warned the members of potential health hazards including the presence of mould, asbestos ceiling tiles, and urea-formaldehyde insulation;
- An inspection of the interior revealed that the house was vacant, but had been used to store parts for and possibly fabricate iron railings and other staircase components;
- According to one of the members of the committee knowledgeable about the use of asbestos, the ceiling tiles did not contain asbestos and were made of cellulose fibre board. No visible mould was noted, but the interior was dirty and revealed damaged plaster walls likely resulting from the recent non-residential uses of the dwelling. No structural deficiencies were observed in the interior of the dwelling;
- Based on the physical inspection of the exterior and the interior of the dwelling, one member of the committee made a motion reflecting one of the optional recommendations originally made by Staff, which recommended retention of the existing dwelling, that the committee did not support the requested variances in support of the proposed new infill house, and that Council designate the house at 15 Wales Avenue under Part IV of the Ontario Heritage Act in order to prevent its demolition;
- Councillor Don Hamilton indicated that he could not support the motion because the City did not inform the owners that their property was being added to the Markham Register of Property of Cultural Heritage Value or Interest, thus denying them the opportunity to appeal the recommendation of the Heritage Committee and the following decision of Council;
- A vote was called, and the motion recommending retention of the existing heritage dwelling and designation of the property under Part IV of the Ontario Heritage Act was passed 6 to 1, excluding the recommendation that the committee did not support the requested variances in support of the proposed new infill dwelling;
- The owners of the property indicated their dissatisfaction with the process that led to their property being listed on the Register, and reiterated that before purchasing the property, they had checked with the City to see if the property had any heritage status and that they were informed that it did not. They also indicated that they would have never purchased the property if it had been listed on the Register;

- The meeting adjourned at 6:30 p.m.

Heritage Markham Recommendation:

Moved by Graham Dewar, seconded by Councillor Valerie Burke

That Heritage Markham supports the retention of the existing dwelling at 15 Wales Avenue and that the demolition of the building is not supported, and recommends to Council that the property be designated under Part IV of the Ontario Heritage Act.

Carried

APPENDIX 'C'
Heritage Markham Extract – October 10, 2018

**13. Committee of Adjustment Variance Application,
15 Wales Avenue,
Proposed New Dwelling (16.11)**

File Number: A/06/15

Extracts: R. Hutcheson, Manager of Heritage Planning
J. Leung, Committee of Adjustment
C. Tsang, Project Planner

Memo

David Johnston disclosed an interest with respect to Item # 13, by nature of being the Architect for an adjacent neighbor and did not take part in the discussion of or vote on the question of the approval of this matter.

Regan Hutcheson, Manager of Heritage Planning, addressed the Committee and summarized the details outlined in the memo. He noted that the Committee should consider whether the property warrants protection under the Ontario Heritage Act.

The applicants, Jim and Trina Kollis, were in attendance and presented their concerns with the heritage listing as well as with the structural integrity of the existing heritage dwelling. An email from T. Kollis dated October 10, 2018 was circulated at the meeting. The owners noted the dwelling had vinyl windows, UFI, mould in the basement, foundation issues, and has been vacant for ten years.

There was discussion regarding the lack of a notification process undertaken by the City to inform owners when their property was added to the Markham Register of Property of Cultural Heritage Value or Interest.

There was discussion regarding the possibility of installing an addition onto the heritage dwelling while maintaining the heritage dwelling exterior. The applicant expressed their concerns with preserving the heritage dwelling.

There was discussion regarding the structural integrity of the existing heritage dwelling. Staff advised that a site visit and building evaluation could be conducted within two (2) weeks.

The Committee proposed an amendment to the Staff recommendation – that the Heritage Markham Architectural Review Sub-Committee conduct a site visit and review of the dwelling following the completion of the City's building evaluation, to evaluate the historical value as well as the physical condition of the dwelling; and that Heritage Markham make a recommendation while on-site if quorum is present.

Recommendation:

That the email correspondence dated October 10, 2018 from Trina Kollis be received;
and,

That, following a building evaluation by the City, the Heritage Markham Architectural Review Sub-Committee conduct a site visit of the dwelling to evaluate the historical value as well as physical condition of the dwelling; and,

That Heritage Markham make a recommendation when at 15 Wales Avenue, if quorum is present.

CARRIED



Report to: Council

Meeting Date: March 19, 2019

SUBJECT: 2019 Operating and Capital Budgets
PREPARED BY: Andrea Tang, Senior Manager of Financial Planning, ext. 2433

RECOMMENDATION:

- 1) That the report dated March 19, 2019 entitled, “2019 Operating and Capital Budgets” be received;
- 2) And That Council approve a 1.97% property tax rate increase to the City’s tax levy as follows:
 - a. 1.47% for day-to-day operations; and
 - b. 0.50% infrastructure investment;
- 3) And That Council approve the 2019 Primary Operating Budget for City services of \$218,250,161 and Library of \$14,794,563 to a total of \$233,059,969 (excluding the 2018 surplus/deficit) which includes a 1.97% property tax rate increase, the principal components are detailed in Appendices 1 and 2;
- 4) And That the gross operating expenditures of \$233,044,724, (excluding the 2018 surplus), be funded from the following sources:

	<u>2019 Budget</u>
Taxation Levies	\$160,550,320
Payments-in-lieu of Taxes	\$1,209,007
Grant & Subsidy Revenues	\$1,956,197
General Revenues (Investment Income, Penalty & Interest, Fines, Licences & Permits)	\$33,007,873
User Fees & Service Charges, Rentals and Sales	\$30,941,364
Other Income / Recoveries	\$5,379,963
Total Revenues	<u>\$233,044,724</u>

- 5) And That Council approve the remaining 2019 Capital Budget of \$103,266,046 for a total of \$124,686,057 (\$103,266,046 + \$21,420,011 pre-approved), the projects are detailed in Appendix 3;
- 6) And That Council authorize Staff to purchase US dollars (USD) for applicable capital budget projects and make any budget adjustments necessary due to a variance between the budgeted USD exchange rate and the actual USD exchange rate at the time the USD are purchased;
- 7) And That Council approve the 2019 Planning & Design Operating Budget totalling \$11,863,445, (excluding the 2018 surplus), the principal components of which are detailed in Appendix 4;

-
- 8) And That Council approve the 2019 Engineering Operating Budget totalling \$8,932,747, (excluding the 2018 surplus), the principal components of which are detailed in Appendix 5;
 - 9) And That Council approve the 2019 Building Standards Operating Budget totalling \$9,332,205, (excluding the 2018 surplus), the principal components of which are detailed in Appendix 6;
 - 10) And That Council approve the 2019 Waterworks Operating Budget totalling \$131,920,556 (excluding the 2018 surplus), the principal components of which are detailed in Appendix 7;
 - 11) And That upon finalization of the 2018 audited financial statements, the 2019 Operating, Planning & Design, Engineering, Building Standards, and Waterworks Operating Budgets be adjusted to reflect the 2018 operating results;
 - 12) And That a copy of the Budgets be made available to the public through the Clerk's Department, the City website and each of the Markham Public Libraries;
 - 13) And That the "Additional Financial Disclosure Requirements Pursuant to Ontario Regulation 284/09" be received for information purposes;
 - 14) And further, That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

To obtain Council approval of the City of Markham's 2019 Operating and Capital Budgets.

BACKGROUND:

Seven Budget Committee meetings were held in January and February 2019 to discuss and review the 2019 Budget.

All Budget Committee meetings were open to the public, and were audio and video streamed. The presentations along with full audio recordings are available on the City's web portal. A public consultation meeting was held on February 21st, 2019 at the Civic Centre.

At the public consultation meeting, there were three deputations (refer to Appendix 8). The following topics were raised and answers were provided by Staff:

- Winter maintenance service levels (eg. windrow removal services)
- Construction on Highway 7

The following answers were provided by Staff:

- The City will be holding a winter maintenance workshop to review the City's service level in the spring. The workshop will be open to the public, and will

include other municipal comparisons of winter maintenance service levels and cost implications.

- Staff advised that Highway 7 is a Regional road and all work on Highway 7 is conducted by the Region of York. Staff requested that the deputant advise of the specific areas on Highway 7 and Staff will try to obtain the information from the Region.

The following topics were presented and discussed at the Budget Committee meetings:

- a fiscal scan including economic trends and budgetary pressures;
- a review of the 2019 operating and capital budgets;
- a review of the 2019 Planning & Design, Engineering, Building and Waterworks operating budgets;
- the City's asset life cycle reserve study.

OPTIONS/ DISCUSSION:

The 2019 Budget totals \$519,779,734 and the breakdown is as follows:

	<u>Budget</u>
Operating Budget	\$218,250,161
Library	\$14,794,563
Capital Budget	\$124,686,057
Planning & Design	\$11,863,445
Engineering	\$8,932,747
Building Standards	\$9,332,205
Waterworks	\$131,920,556
Total Budget	<u>\$519,779,734</u>

Details on the 2019 Operating Budget and Library Budget are shown on page 5.

2019 CAPITAL BUDGET

The total 2019 Capital Budget includes 243 projects totaling \$124,686,057.

In November 2018, Council pre-approved 18 capital projects and portions of 10 other capital projects totaling \$20,017,654. As well, in September 2018, Council pre-approved capital project #19257 "Consulting Engineering Services for the Highway 404 North Secondary Plan, Ward 2" in the amount of \$1,402,357. This brought the total pre-approved 2019 projects budget to \$21,420,011 (\$20,017,654 + \$1,402,357). Pre-approval was requested in order to prevent delays in design or construction, meet operational/program requirements and allow early commencement of the procurement process to potentially achieve competitive pricing.

The approval of \$103,266,046 requested in this report is for the remaining 224 projects.

	# Projects	\$
September & November pre-approval Council reports	19	21,420,011
Additional projects approved by Budget Committee	224	103,266,046
Total	243	124,686,057

Note: The 10 projects with pre-approved portions are reflected in the "Additional projects approved by Budget Committee" count (224).

The 2019 Capital Budget includes, \$35.3M for new roads, stormwater management ponds and sidewalks, \$20.6M for water system and water meter replacement and upgrade program, \$11.2M for exterior and interior facility replacement program, \$8.0M for the continuation of the flood control program in West Thornhill, \$6.7M for asphalt resurfacing, \$3.5M for new parks design and construction, \$3.5M for streetlights design, construction, repair and replacement, \$2.9M for library collections and e-resources, \$2.3M for construction and revitalization of the 6 lane outdoor Morgan Pool in East Markham and \$0.5M for Markham Centre Trails to conduct environmental assessments in this environmentally-sensitive area and detailed design for the first section of the trail system between Warden Avenue and Birchmount Avenue.

USD Purchases

In order to address USD exchange rate fluctuations, Staff recommend Council authorize Staff to purchase USD for applicable capital budget projects and make any budget adjustments necessary due to a variance between the budgeted USD exchange rate and the actual USD exchange rate at the time the US dollars are purchased.

2018 Life Cycle Replacement and Capital Reserve Study Update

The Reserve was formally established in 2004 to address the on-going capital replacement and rehabilitation requirements of the City's assets. The adequacy of the Reserve is reviewed annually through the update of the Life Cycle reserve study ("Reserve Study") using a 25-year rolling planning horizon.

In the 2018 reserve study update, the shortfall was \$104.0M at the end of 2046 (25 years from the end of the current Council term). The City requires a 2.0% infrastructure investment over the next 4 years to ensure there is sufficient funds in the life cycle reserve over this period based on known inflows and outflows. Staff recommends an incremental 0.5% infrastructure investment from 2019 to 2022. The 2019 tax rate increase of 1.97% includes a 0.5% infrastructure investment.

2019 PLANNING & URBAN DESIGN, ENGINEERING AND BUILDING STANDARDS OPERATING BUDGETS

In December 2018, Council approved a 10% increase in Planning & Urban Design fees which has been incorporated into the Planning & Urban Design operating budget which totals \$11,863,445, with a budgeted transfer to reserve of \$2,070,685.

A 10% increase Engineering fees has been included into Engineering operating budget which totals \$8,932,747, with a budgeted transfer to reserve of \$673,773.

A 5% increase in the 2019 Building fees for Building Permit applications has been built-in into the Building Standards operating budget which totals \$9,332,205, with a budgeted draw from reserve of \$1,381,729.

2019 WATERWORKS OPERATING BUDGET

The 2019 Water and Wastewater rate of \$4.4680/m³ effective April 1st, 2019 (an increase of 7.8% over the 2018 rate) is contained within the 2019 Waterworks operating budget of \$131,920,556.

2019 PRIMARY OPERATING BUDGET

At the seventh Budget Committee meeting on February 13, 2019, Staff presented a proposed tax rate increase of 2.07%. Staff were directed to look for ways to reduce the tax rate increase to approximately 2.00% without reducing service levels or jeopardizing public safety. Staff has identified sustainable expenditure reductions and revenue increases totalling \$152,495 that result in a reduction in the tax rate increase from 2.07% to 1.97%. The items include contracts with third parties that provide sustainable revenues and rightsizing of operating accounts based on 2018 actual results of operations.

The following exhibit reconciles the 2018 approved Operating Budget to the 2019 Operating Budget from \$218,483,261 to \$233,044,724 (figures include Library and exclude Planning & Design, Engineering, Building Services and Waterworks):

<u>REVENUES</u>	<u>2019 Budget</u>
2018 Approved Budget - Revenues	\$218,483,261
Assessment Growth	\$2,496,000
1.97% Property Tax Rate Increase	\$3,003,358
Investment Income	\$650,000
CPI and Volume Adjustments for User and Program Fees	\$529,000
User fee market competitive analysis	\$552,021
Annualization of Aaniin Community Centre & Library	\$620,000
Markham Energy Corporation (MEC) Dividend Adjustment	\$6,458,944
Other	\$252,140
Total 2019 Budget Revenues - excluding 2018 surplus	<u>\$233,044,724</u>
<u>EXPENDITURES</u>	
2018 Approved Budget - Expenditures	\$218,483,261
Salaries and Benefits for existing staff	\$2,917,000
Growth (waste, personnel ramp ups, winter maintenance, parks, and roads)	\$2,530,000
Municipal Service Contracts	\$973,000
E3 Adjustments	(\$663,000)
Annualization of Aaniin Community Centre & Library	\$580,000
Transfer to Reserves - Contribution to capital & infrastructure investment	\$1,295,000
Transfer to Reserves - Adjustment for MEC Dividend	\$6,458,944
Other	\$470,519
Total 2019 Budget Expenditures - excluding 2018 surplus	<u>\$233,044,724</u>

The 2019 Library budget is \$14,794,563, details of which are shown in Appendix 2.

The 2018 operating results are excluded from the above figures until the City's audited financial statements are finalized and approved by Council. Staff will present the 2018 consolidated financial statements to General Committee on April 23, 2019. Upon finalization of the 2018 audited financial statements, the 2019 Operating (including Library), Planning & Design, Engineering, Building Standards and Waterworks budgets will be adjusted to reflect the 2018 surplus and/or deficit.

The 2019 Budget aligns with the Council approved strategic priorities which address social, economic and environmental considerations. The Budget includes service level enhancements while providing value for money for Markham taxpayers. The 2019 Operating Budget achieves fiscal sustainability by not using one-time funding to balance the budget.

During the budget development process, the City of Markham addressed the challenge of delivering a balanced budget with a reasonable tax rate increase in response to increased operating expenditures resulting from economic and growth pressures.

Economic pressures stem from collective agreements for existing Staff and third party contract renewals and escalation such as waste collection and winter maintenance.

Markham is a growing municipality, and budgetary requirements increase as the City continues to add to its inventory of parks, streetlights, and roads each year, requiring additional resources to maintain and replace assets. Further, Markham has exhibited sound fiscal management by phasing-in future personnel and non-personnel costs related to facility openings for the Cornell Fire Station – 2nd crew, Markham Centre Fire Station, Langstaff Fire Station and Operations Works Yard, all of which are subject to Council approval.

To mitigate the impact of economic and growth pressures, Staff continues to make every effort to find efficiencies to reduce operating costs and explore sustainable revenue sources through our continuous improvement program, **Excellence through Efficiency and Effectiveness (E3)**. Through the E3 program the City has achieved over \$27,700,000 in operational savings and revenue enhancements since 2009 avoiding the need for an approximately 23% property tax rate increase over that period.

During the budget process, Staff identified \$2,000,000 of E3s which had a favourable impact in reducing the tax rate increase to 1.97%. These efficiencies included adjustments to departmental budgets based on historical results, additional revenues resulting from the user fee market competitive analysis and investment income and negotiated savings from new contracts.

Every year, the City receives dividends from the Markham Energy Corporation with the majority of the funds being directed to the Life Cycle Reserve and \$1,000,000 retained within the annual operating budget. In 2019, the annual dividend budget has been increased from \$2,000,000 to \$8,458,944 based on anticipated dividends to be received.

The adjustment has been made to the revenue budget and transfer to reserves budget with no net impact to the City's operating budget.

Summary

In summary, the 2019 Operating Budget expenditures increased by \$8,102,519 (excluding the \$6,458,944 increase in MEC dividends transferred to Life Cycle), offset by an increase in revenues of \$5,099,161 (excluding MEC dividend adjustment), resulting in a net shortfall of (\$3,003,358), equivalent to a property tax rate increase of 1.97% (including infrastructure investment of 0.5%).

The 2019 Budget is a fiscally responsible budget that keeps taxes low while providing for new and important community infrastructure.

ADDITIONAL FINANCIAL DISCLOSURE REQUIREMENTS PURSUANT TO ONTARIO REGULATION 284/09

Ontario Regulation 284/09 requires the 2019 Budget be provided in accordance to the Public Sector Accounting Board 3150 format prior to budget approval. The City's financial statements includes the impact of tangible capital asset (TCA) amortization, and the full accrual method of accounting.

Ontario Regulation 284/09 states that municipalities may exclude from budgets, all or a portion of the estimated cost of certain expenses. Exclusion of these expenses allows for preparation & presentation of a traditionally balanced budget. Expenses eligible for exclusion from budget are:

1. Amortization; and
2. Post-employment benefits

Hence, the 2019 Budget is re-stated in accordance to Ontario Regulation 284/09 as part of the 2019 Budget approval process.

	Reference to Exhibit 1	\$ in M Increase/ (Decrease)
Balanced Budget		0.00
Net revenues to fund capital projects	2	58.45
Transfer to reserve/reserve funds	3	53.18
Tangible Capital Assets (TCA) amortization	4	(78.57)
Post-employment benefits	5	(0.11)
Non-tangible capital assets	6	(21.73)
Adjusted 2019 budget - Surplus	7	<u>11.22</u>

Reference #2: Net revenues to fund Capital projects – Represents new revenues to the City (eg. Development Charges, Federal Gas Tax revenues and Federal and Provincial grants) to fund the 2019 capital budget.

Reference #3: Transfer to reserve/reserve funds – Represents contributions to reserves and reserve funds. These are not considered expenditures under the full accrual method of accounting, but become part of the actual year end surplus (retained earnings).

Reference #4: Tangible Capital Assets (TCA) amortization – Calculated based on actual amortization expenses from "in-service" assets as of 2018 and amortization expenses for assets projected to be "in-service" in 2019 using the 1/2 year rule.

Reference #5: Post-employment benefits – The budget excludes the current year's post-employment benefit expenses estimated at \$105,565 based on actuarial valuation of 2016 to 2018. However, the City will fully fund the 2019 post employment benefit obligations as part of the year-end accounting accruals and other adjustments.

Reference #6: Non-tangible capital assets – Included in the 2019 capital budget, and they will be re-stated as operating expenses.

The restatement of the 2019 Budget in accordance with the full accrual method of accounting and Ontario Regulation 284/09 results in a projected surplus of \$11,220,491. Details of the re-stated budget are outlined in Exhibit 1.

EXHIBIT 1**2019 CONSOLIDATED BUDGET**

**- Re-stated in Accordance with the Full Accrual Method of Accounting -
- In Compliance with Ontario Regulation 284/09 -**

REVENUES

- City (excl. Library, Planning & Design, Engineering, Building Standards and Waterworks)		\$231,912,292	
- Library		\$1,132,432	
- Planning & Design		\$11,863,445	
- Engineering		\$8,932,747	
- Building Standards		\$7,950,476	
- Waterworks		\$131,920,556	
Total Revenues from Operations			\$393,711,948
Non-Tangible Capital		\$21,733,200	
Tangible Capital Assets		\$102,952,857	
Total Capital - Tangible & Non-Tangible		\$124,686,057	
<i>Less: Transfer from Reserve / Reserve Funds</i>	<i>(1)</i>	<i>(\$66,239,445)</i>	
Net Revenues to fund Capital	(2)		\$58,446,612
TOTAL REVENUES			\$452,158,560

EXPENSES

- City (excl. Library, Planning & Design, Engineering, Building Standards and Waterworks)		\$218,250,161	
- Library		\$14,794,563	
- Planning & Design		\$11,863,445	
- Engineering		\$8,932,747	
- Building Standards		\$7,950,476	
- Waterworks		\$131,920,556	
Total Operating Expenses		\$393,711,948	
<i>Less: Transfer to Reserve / Reserve Funds</i>	<i>(3)</i>	<i>(\$53,178,085)</i>	
<i>Add: TCA Amortization Expenses</i>	<i>(4)</i>	<i>78,565,441</i>	
<i>Add: Post-employment benefit Expenses</i>	<i>(5)</i>	<i>\$105,565</i>	
Net Operating Expenses			\$419,204,869
Net Capital Expenses - Not Capitalized	(6)		\$21,733,200
TOTAL EXPENSES			\$440,938,069

ADJUSTED BUDGET: 2019 FULL ACCRUAL ACCOUNTING BUDGET SURPLUS	(7)	\$11,220,491
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NOTES:

- (1) Represents transfers from reserves and/or reserve funds to fund expenditures. These are not considered revenues under the full accrual method of accounting.
- (2) Represents new revenues to fund the 2019 capital budget
- (3) Represents contributions to reserves and/or reserve funds. These are not considered expenditures under the full accrual method of accounting, but become part of the actual year end surplus (retained earnings).
- (4) TCA Amortization Expenses are calculated based on actual amortization expenses from "in-service" assets as of 2018 and amortization expenses for assets projected to be "in-service" in 2019 using the 1/2 year rule.
- (5) Post-employment Benefit Expenses based on estimates provided by Nexus.
- (6) Non-Tangible Capital are included in the 2019 capital budget, and they will be restated as operating expenses.
- (7) Projected surplus is based on the restated 2019 budget.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

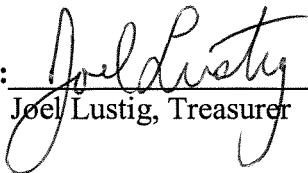
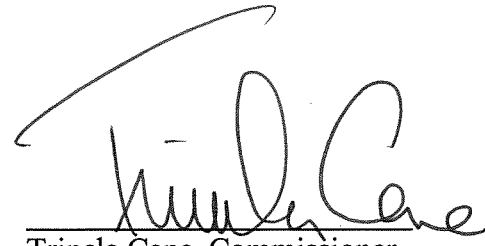
Not applicable.

BUSINESS UNITS CONSULTED AND AFFECTED:

Not applicable.

RECOMMENDED

BY:


Joel Lustig, Treasurer
Trinela Cane, Commissioner,
Corporate Services**ATTACHMENTS:**Appendix 1 – 2019 Total Corporation Operating Budget (Including Library, excluding Planning & Design, Engineering, Building Standards and Waterworks)Appendix 2 – 2019 Library Operating BudgetAppendix 3 – 2019 Capital Budget (including Pre-Approved Capital Projects)Appendix 4 – 2019 Planning & Design Operating BudgetAppendix 5 – 2019 Engineering Operating BudgetAppendix 6 – 2019 Building Standards Operating BudgetAppendix 7 – 2019 Waterworks Operating BudgetAppendix 8 – Budget Public Meeting minutes

**CITY OF MARKHAM - 2019 OPERATING BUDGET**

(Incl. Library, excl. Planning & Design, Engineering, Building Standards and Waterworks)

Description	2018 Budget	2019 Budget	2019 Bud. vs. 2018 Bud. \$ Incr./ (Decr.)	% Change
Revenues				
TAX LEVIES	\$155,050,962	\$157,546,962	\$2,496,000	1.6%
1.97% PROPERTY TAX RATE INCREASE	0	3,003,358	3,003,358	0.0%
PAYMENTS-IN-LIEU OF TAXES	1,209,007	1,209,007	0	0.0%
GRANTS AND SUBSIDIES	2,033,829	1,956,197	(77,632)	-3.8%
LICENCES & PERMITS	1,974,141	2,247,135	272,994	13.8%
PENALTY & INTEREST	4,158,000	4,158,000	0	0.0%
INCOME FROM INVESTMENTS	16,242,620	23,351,564	7,108,944	43.8%
FINES	3,399,452	3,251,174	(148,278)	-4.4%
USER FEES & SERVICE CHARGES	19,086,748	20,552,075	1,465,327	7.7%
RENTALS	9,540,684	9,754,109	213,425	2.2%
SALES	622,552	635,180	12,628	2.0%
RECOVERIES & CONTRIBUTIONS	1,642,443	1,671,444	29,001	1.8%
OTHER INCOME	3,522,823	3,708,519	185,696	5.3%
Total Revenues	\$218,483,261	\$233,044,724	\$14,561,463	6.7%
Expenses				
SALARIES AND BENEFITS	\$131,762,840	\$136,029,404	\$4,266,564	3.2%
PRINTING & OFFICE SUPPLIES	416,363	432,273	15,910	3.8%
PURCHASES FOR RESALE	423,211	397,169	(26,042)	-6.2%
OPERATING MATERIALS & SUPPLIES	2,714,081	2,733,754	19,673	0.7%
VEHICLE SUPPLIES	1,633,309	1,784,340	151,031	9.2%
BOTANICAL SUPPLIES	277,439	277,439	0	0.0%
CONSTRUCTION MATERIALS	1,890,483	1,946,159	55,676	2.9%
UTILITIES	9,094,220	9,033,318	(60,902)	-0.7%
COMMUNICATIONS	1,303,386	1,422,117	118,731	9.1%
TRAVEL EXPENSES	395,835	383,613	(12,222)	-3.1%
TRAINING	812,437	805,309	(7,128)	-0.9%
CONTRACTS & SERVICE AGREEMENTS	6,822,535	6,836,697	14,162	0.2%
MAINTENANCE & REPAIRS	7,127,916	7,523,885	395,969	5.6%
RENTAL/LEASE	709,084	737,808	28,724	4.1%
INSURANCE	2,432,919	2,632,919	200,000	8.2%
PROFESSIONAL SERVICES	2,812,736	3,039,036	226,300	8.0%
LICENCES, PERMITS, FEES	797,212	839,457	42,245	5.3%
CREDIT CARD SERVICE CHARGES	294,287	394,243	99,956	34.0%
PROMOTION & ADVERTISING	1,327,346	1,397,461	70,115	5.3%
KEY COMMUNICATION PROGRAMS	428,875	428,875	0	0.0%
CONTRACTED MUNICIPAL SERVICES	11,128,980	12,036,838	907,858	8.2%
OTHER PURCHASED SERVICES	1,425,142	1,532,568	107,426	7.5%
PROPERTY TAX ADJUSTMENTS	1,051,000	1,176,000	125,000	11.9%
OTHER EXPENDITURES	2,646,079	2,689,552	43,473	1.6%
TRANSFERS TO RESERVES	28,755,546	36,534,490	7,778,944	27.1%
Total Expenses	\$218,483,261	\$233,044,724	\$14,561,463	6.7%
Surplus/(Deficit)	-	-	-	



CITY OF MARKHAM - 2019 OPERATING BUDGET
Library

<u>Description</u>	<u>2018 Budget</u>	<u>2019 Budget</u>	<u>2019 Bud. vs. 2018 Bud.</u>	
			<u>\$ Incr./ (Decr.)</u>	<u>% Change</u>
<u>Revenues</u>				
GRANTS AND SUBSIDIES	\$228,778	\$228,778	\$0	0.0%
USER FEES & SERVICE CHARGES	722,564	747,883	25,319	3.5%
RENTALS	49,770	52,935	3,165	6.4%
SALES	86,286	102,836	16,550	19.2%
OTHER INCOME	0	0	0	0.0%
Total Revenues	\$1,087,398	\$1,132,432	45,034	4.1%
<u>Expenses</u>				
SALARIES AND BENEFITS (INCL. PERSONNEL RAMP-UPS)	\$12,521,540	\$12,736,239	\$214,699	1.7%
PRINTING & OFFICE SUPPLIES	38,175	38,975	800	2.1%
OPERATING MATERIALS & SUPPLIES	100,654	112,210	11,556	11.5%
UTILITIES	175,817	165,851	(9,966)	-5.7%
COMMUNICATIONS	103,180	121,386	18,206	17.6%
TRAVEL EXPENSES	43,720	43,720	0	0.0%
TRAINING	57,017	56,017	(1,000)	-1.8%
CONTRACTS & SERVICE AGREEMENTS	323,200	240,313	(82,887)	-25.6%
MAINTENANCE & REPAIRS	231,208	221,215	(9,993)	-4.3%
RENTAL/LEASE	18,108	18,688	580	3.2%
INSURANCE	11,963	11,963	0	0.0%
PROFESSIONAL SERVICES	51,897	52,197	300	0.6%
LICENCES, PERMITS, FEES	13,800	13,900	100	0.7%
CREDIT CARD SERVICE CHARGES	6,500	6,500	0	0.0%
PROMOTION & ADVERTISING	33,147	33,147	0	0.0%
OTHER PURCHASED SERVICES	814,308	913,308	99,000	12.2%
OTHER EXPENDITURES	8,934	8,934	0	0.0%
Total Expenses	\$14,553,168	\$14,794,563	241,395	1.7%
Net Expenditures	\$13,465,770	\$13,662,131	196,361	1.5%

CITY OF MARKHAM
2019 CAPITAL AND OTHER PROGRAMS BUDGET
by Department

#	Project Description	Total	Operating Non-Life Cycle	Operating Life Cycle	DC - Reserve	DC - Developer	Other	Description of Other Funding
<u>Projects Under Consideration</u>								
<u>Development Services</u>								
<i>Culture</i>								
19001	Public Art Program	145,000	45,000				100,000	Public Art acquisition reserve
	<u>TOTAL Culture</u>	145,000	45,000	-	-	-	100,000	
<i>Museum</i>								
19002	Chapman House Community Kitchen	586,200	126,720	225,000			234,480	Federal Grant - Cultural Spaces
19003	Museum Site and Facility Maintenance	104,300		104,300				
19004	Wilson Variety Hall Usage Study - Phase 1 of 2	15,300	15,300					
	<u>TOTAL Museum</u>	705,800	142,020	329,300	-	-	234,480	
<i>Theatre</i>								
19005	Audio Consoles & Microphone Replacement	344,100		344,100				
19006	Building Envelope Repairs	255,500		255,500				
19007	Facility & Stage Maintenance	34,300		34,300				(1) see note below
19008	Furniture & Carpet Replacement	140,400		140,400				
19009	Highway 7 Theatre Electronic Sign	91,600		91,600				
19010	Heating Supply Replacement	252,000		252,000				
19261	HVAC Consultation & Design	50,900		50,900				
	<u>TOTAL Theatre</u>	1,168,800	-	1,168,800	-	-	-	
<i>Arts Centres</i>								
19011	Gallery Deacon Room Renovation	22,500		22,500				
	<u>TOTAL Arts Centres</u>	22,500	-	22,500	-	-	-	
<i>Planning</i>								
19012	Accessibility & Building Design Guidelines	182,400			164,160		18,240	Development Fees
19013	Annual York Region Employment Survey	38,000			34,200		3,800	Development Fees
19014	Consultant Studies	97,000			87,300		9,700	Development Fees
19015	Designated Heritage Property Grant Program Yr 3 of 3	30,000					30,000	Heritage Reserve
19016	Heritage Façade Improvements/Sign Replacement	15,000	15,000					
19017	Natural Heritage System Study - Phase 1 of 2	81,400	81,400					
19019	Future Urban Area Natural Heritage Restoration Plan	45,800			27,720		18,080	TRCA & Development Fees
19020	Housing Strategy	100,000			90,000		10,000	Development Fees
19021	LPAT/OMB - Growth Related Hearings	305,300			274,770		30,530	Development Fees
19022	Planning & Design Staff Salary Recovery	498,300			498,300			

CITY OF MARKHAM
2019 CAPITAL AND OTHER PROGRAMS BUDGET
by Department

#	Project Description	Total	Operating Non-Life Cycle	Operating Life Cycle	DC - Reserve	DC - Developer	Other	Description of Other Funding
19023	Secondary Plans	178,100			160,290		17,810	(2) see note below
	<u>TOTAL Planning</u>	1,571,300	96,400	-	1,336,740	-	138,160	
Design								
19024	Berczy Beckett East Park - Design and Constr.	553,800			498,420		55,380	Parks Cash-in-Lieu
19025	Box Grove Park Pavilion and Washrooms - Design	138,400			124,560		13,840	Parks Cash-in-Lieu
19026	Cornell Centre NP and Woodlot -Construction	996,800			897,120		99,680	Parks Cash-in-Lieu
19027	Cornell Park Maintenance Building - Construction	1,107,600			996,840		110,760	Parks Cash-in-Lieu
19028	Markham Centre RougeSide Promenade Parks - Design	214,900			193,410		21,490	Parks Cash-in-Lieu
19029	Wismer Greenspire Parkette - Design and Construction	548,300			493,470		54,830	Parks Cash-in-Lieu
	<u>TOTAL Design</u>	3,559,800	-	-	3,203,820	-	355,980	
Engineering								
19030	Active Transportation Awareness Program	86,500			56,225		30,275	35% Non-DC Growth
19032	Downstream Improvements Program (Design)	228,500		79,975	148,525			
19033	Elgin Mills Road Environmental Condition Study	347,900			347,900			
19035	Hwy 404 Midblock Crossing, N of 16th Ave & Cachet Woods	10,894,800			10,894,800			
19036	Intersection Improvements (Construction)	1,862,900			652,015		1,210,885	65% Non-DC Growth
19037	John Street Multi-Use Pathway (MUP) (Construction)	4,697,400			3,053,310		1,644,090	Non-DC Growth, OMCC Grant
19038	Markham Road Multi-Use Pathway Cross-rides (Design)	59,100			38,415		20,685	35% Non-DC Growth
19039	Sidewalk Program (Design)	452,000			336,372		115,628	25.6% Non-DC Growth
19041	Markham Centre Trails EA for Areas 1, 2 and 4	330,300			214,695		115,605	Section 37
19042	Miller Pond Site Preparation and Property Acquisition	14,330,000			14,330,000			
19043	Municipal Inspection and Construction Guidelines Update	31,000			31,000			
19044	North Markham Transportation Needs Assessment	577,200			577,200			
19045	Smart Commute Markham - Richmond Hill	76,300			76,300			
19046	Staff Salary Recovery	733,200			733,200			
19047	Stormwater Thermal Cooling Pilot Project	232,900			232,900			
19048	Streetlight Program (Construction)	1,762,900			1,762,900			
19049	Streetlighting Program (Design)	175,100			175,100			
19050	Traffic Operational Improvements	88,900	88,900					
19051	Traffic Safety Audit (City-wide)	175,400			114,010		61,390	35% Non-DC Growth
19052	Traffic Signal Assets Replacement	187,400		187,400				
19260	Whistle Cessation for 3 Rural Crossings	173,500					173,500	Carry fwd. \$130k, ROY \$43k
19262	Markham Centre Trails – Design (Phase 1 of 4)	123,800			80,470		43,330	65% DC and 35% Others (Section 37)
	<u>TOTAL Engineering</u>	37,627,000	88,900	267,375	33,855,337	-	3,415,388	
	<u>TOTAL Development Services</u>	44,800,200	372,320	1,787,975	38,395,897	-	4,244,008	

CITY OF MARKHAM
2019 CAPITAL AND OTHER PROGRAMS BUDGET
by Department

#	Project Description	Total	Operating Non-Life Cycle	Operating Life Cycle	DC - Reserve	DC - Developer	Other	Description of Other Funding
Corporate Services								
ITS								
19053	Finance - Tax System Upgrade	50,900	50,900					
19055	Library - Tablets	28,700	28,700					
19059	ES - Waste Depots - Internet Connectivity & Computers	13,700	13,700					
19060	Waterworks - Computer Truck Mounts & Toughbooks	172,000					172,000	Waterworks Reserve
19061	ITS - Additional Adobe Licenses	50,600	50,600					
19062	ITS - Infrastructure Support Specialist	120,700		96,560			24,140	\$9.7k Dev Fee; \$7.2k WW; \$7.2k Bld Fee
19063	ITS - Life Cycle Asset Replacement	1,836,500		1,526,993			309,507	\$217k Dev Fee; \$93k WW
19258	Rec. & Legis. Services - Bus. Support for New Systems	168,500		154,600			13,900	\$5.5k Dev Fee; \$4.2k WW; \$4.2k Bld Fee
<u>TOTAL ITS</u>		2,441,600	143,900	1,778,153	-	-	519,547	
Finance								
19064	Internal Project Management	877,000			877,000			
<u>TOTAL Finance</u>		877,000	-	-	877,000	-	-	
Sustainability Office								
19066	Facility Energy Management Program	245,200					245,200	(3) see note below
19067	Greenprint Community Sustainability Plan	50,900	50,900					
<u>TOTAL Sustainability Office</u>		296,100	50,900	-	-	-	245,200	
Asset Management								
19068	8100 Warden Facility Improvements	143,700		143,700				
19069	Accessibility Retrofit Program	50,000		50,000				
19070	Bird Safe Film	51,000		51,000				
19071	Building Condition Audit Program	143,900		143,900				
19072	Civic Centre Improvements	400,400		400,400				
19074	Corporate Accommodations	525,000		255,000			270,000	Building Fee Reserve
19075	Corporate Security Operations & System Replacements	556,300		556,300				
19076	Fire Facility Improvements	125,800		125,800				
19077	Library Facility Improvements	81,700		81,700				
19079	Municipal Building Backflow Prevention Survey & Testing	56,100		56,100				
19081	Operations Facilities Improvements	97,200		97,200				
19082	Other Facility Improvements	233,800		233,800				
19083	Recycling Depot Improvements	20,600		20,600				
19084	Roofing Maintenance and Repair	91,800		91,800				
19085	Roofing Repairs & Replacement Projects	968,140		968,140				(4) see note below
19086	Salt Barn	330,300			330,300			(5) see note below
19087	Satellite Community Centre Improvements	122,600		92,510			30,090	Community Boards

CITY OF MARKHAM
2019 CAPITAL AND OTHER PROGRAMS BUDGET
by Department

#	Project Description	Total	Operating Non-Life Cycle	Operating Life Cycle	DC - Reserve	DC - Developer	Other	Description of Other Funding
19088	Stabilization of Structures at 3565 19th Avenue	752,000	752,000					
19089	Unionville Library LED Lighting Upgrade - Add'l Funding	50,900		50,900				
19259	115 & 135 Torbay Road Buildings Demolition	1,000,000					1,000,000	Stormwater Fee
<u>TOTAL Asset Management</u>		5,801,240	752,000	3,418,850	330,300	-	1,300,090	
<u>TOTAL Corporate Services</u>		9,415,940	946,800	5,197,003	1,207,300	-	2,064,837	

Community & Fire Services

Fire & Emergency Services

19090	Air Cylinder Replacement	8,800		8,800				
19091	Bunker Gear Replacement	9,000		9,000				
19093	Firefighting Tools & Equipment Replacement	96,700		96,700				
19094	Hazardous Materials Photo Ion/HCN Detectors Replacement	8,000		8,000				
19096	Rapid Intervention Crew Rescue Packs Replacement	16,300		16,300				
19097	Replacement of Equipment due to Staff Retirements	93,400		93,400				
19098	Safety Equipment - Medical Simulator	8,900		8,900				
<u>TOTAL Fire & Emergency Services</u>		241,100	-	241,100	-	-	-	

Recreation Services

19099	Angus Glen C.C. Mixing Valves	32,600		32,600				
19100	Angus Glen C.C. Boiler Tank Relining	14,200		14,200				
19101	Angus Glen C.C. Library Carpet	68,200		68,200				
19102	Angus Glen C.C. Library Hanger System	20,400		20,400				
19103	Angus Glen C.C. Power Washers	24,400		24,400				
19104	Angus Glen C.C. Pump Replacement	26,500		26,500				
19105	Angus Glen C.C. Score Clock Replacement	25,400		25,400				
19106	Angus Glen C.C. Vestibule Heaters	13,300		13,300				
19107	Angus Glen C.C. Wayfinding Signage	36,800		36,800				
19108	Angus Glen Tennis Centre Clubhouse Painting	18,400		18,400				
19109	Angus Glen Tennis Centre Netting	20,500		20,500				
19110	Arena Ice Plant Monitoring System	131,100		131,100				
19111	Armada C.C. Flooring	46,000		46,000				
19112	Armada C.C. Exhaust Fan Replacement	22,900		22,900				
19113	Armada C.C. Heater Replacement	21,700		21,700				
19114	Camp Chimo Canoe Dock	5,100		5,100				
19115	Camp Chimo Challenge Course Equipment	21,400		21,400				
19116	Centennial C.C. Pool Equipment Refurbishment	18,800		18,800				
19117	Clatworthy Arena - Audio Equipment	14,800		14,800				
19118	Clatworthy Arena - Walk Behind Floor Scrubber	9,700		9,700				

CITY OF MARKHAM
2019 CAPITAL AND OTHER PROGRAMS BUDGET
by Department

#	Project Description	Total	Operating Non-Life Cycle	Operating Life Cycle	DC - Reserve	DC - Developer	Other	Description of Other Funding
19119	Clatworthy Arena Condensor	85,400		85,400				
19120	Cornell C.C. Chlorine Tanks Relocation	10,200	10,200					
19121	Cornell C.C. Fitness Sauna Wood replacement	24,000		24,000				
19122	Crosby C.C. Ceiling Tile	31,500		31,500				
19123	Crosby C.C. Low Emissivity Ceiling	71,500		71,500				
19125	Heintzman House Industrial Refrigerator	6,700		6,700				
19127	ILMP - Optimization of Outdoor Sport Fields	35,600	35,600					
19129	Milliken Mills C.C. Library, Pool & Arena Doors	109,900		109,900				
19130	Milliken Mills C.C. Exhaust Fan Replacement	78,900		78,900				
19131	Milliken Mills C.C. Pool Mechanical Replacement	255,400		255,400				
19132	Milliken Mills C.C. Pool Pressure Washer Replacement	10,200		10,200				
19133	Milliken Mills C.C. Pool Ramp Tile Conversion	40,700		40,700				
19134	Milliken Mills C.C. Storage Unit Replacement	113,700		113,700				
19135	Milliken Mills C.C. Vinyl Tile Replacement	37,700		37,700				
19136	Milliken Mills C.C. West Patio Restoration	129,700		129,700				
19137	Milliken Mills CC-Universal Change Room - Phase 2 of 2	1,361,600	566,800	794,800				
19138	Morgan Pool Revitalization - Construction Phase 2 of 2	2,335,400		2,335,400				
19139	Mt Joy C.C. Arena Scoreclock	12,700		12,700				
19140	Mt Joy C.C. Painting	42,700		42,700				
19141	Mt Joy CC Indoor Soccer Lighting Replacement	40,700		40,700				
19142	Old Unionville Library Electrical Replacement	5,300		5,300				
19144	Pingle House Carpet Replacement	5,300		5,300				
19145	Recreation AED Program	18,100		18,100				
19146	Recreation Aquatic Equipment	70,400		70,400				
19147	Recreation Fitness Equipment	160,200		160,200				
19148	Recreation Membership Model Study	50,900	50,900					
19149	Recreation Pool Grouting	50,000		50,000				
19150	Recreation Program Equipment	81,200		81,200				
19151	Recreation Tables and Chairs Replacement	52,700		52,700				
19152	Rouge River C.C. Automatic Door Replacement	5,200		5,200				
19153	Rouge River C.C. Flooring Replacement	17,300		17,300				
19154	Rouge River C.C. Mechanical Unit Replacement	120,800		120,800				
19155	Rouge River Overhead Door and Exhaust Fan Replacement	58,900		58,900				
19156	St. Roberts Soccer Dome LED Lighting Replacement	25,400		25,400				
19157	Thornhill C.C. Industrial Kitchen Equipment	7,500		7,500				
19158	Thornhill C.C. Main Hall Refurbishment	60,300		60,300				
19159	Thornhill C.C. Seniors Centre Flooring Refurbishment	24,700		24,700				
19160	Thornhill C.C. Therapy Pool Filter	11,500		11,500				
19161	Thornlea Pool - Air Compressor Replacement	6,800		6,800				

CITY OF MARKHAM
2019 CAPITAL AND OTHER PROGRAMS BUDGET
by Department

#	Project Description	Total	Operating Non-Life Cycle	Operating Life Cycle	DC - Reserve	DC - Developer	Other	Description of Other Funding
19162	Thornlea Pool - Doors Replacement	27,000		27,000				
19163	Thornlea Pool - Painting	13,000		13,000				
19164	Thornlea Pool LED Lighting Replacement	20,000		20,000				
19165	Thornlea Pool Plumbing Fixture Replacement	21,500		21,500				
19166	Water St. Senior Centre Roof Top Unit (RTU) Replacement	19,500		19,500				
<u>TOTAL Recreation Services</u>		6,359,900	663,500	5,696,400	-	-	-	
Markham Public Library								
19167	Customer Service Improvement (E-Resources) -Phase 5 of 5	52,800	52,800					
19168	Library Collections	2,048,925		2,048,925				(6) see note below
19169	Library Furniture, Equipment & Shelving Replacement	141,000		141,000				
<u>TOTAL Markham Public Library</u>		2,242,725	52,800	2,189,925	-	-	-	
Operations - Roads								
19170	Asphalt Resurfacing	6,730,200		564,402			6,165,798	Gas Tax
19171	Boulevard Repairs	56,200		56,200				
19172	Bridge Structure Preventative Maintenance - Roads	24,800		24,800				
19173	City Owned Entrance Feature Rehabilitation	161,800		161,800				
19174	City Owned Fence Replacement Program	126,400		126,400				
19175	Don Mills Storm Channel	19,400		19,400				
19176	Emergency Repairs	144,000		144,000				
19177	Guiderail- Install/Repair/Upgrade	75,900		75,900				
19178	Incremental Growth Related Winter Maintenance Vehicles	450,000			450,000			
19181	Parking Lots- Rehabilitation	262,100		262,100				
19182	Retaining Walls Program	55,000		55,000				
19183	Storm Water Retention Pond Maintenance Program	27,000		27,000				
<u>TOTAL Operations - Roads</u>		8,132,800	-	1,517,002	450,000	-	6,165,798	
Operations - Parks								
19184	Bleachers (Metal) Replacement-James Edward Park	11,000		11,000				
19185	Bridge Structure Preventative Maintenance - Parks	24,800		24,800				
19186	Cemetery Fence Repair	21,900		21,900				
19187	City Park Furniture / Amenities	136,400		136,400				
19188	Court Resurfacing/Reconstruction	151,100		151,100				
19189	Fence (Backstop and Outfield) Replacement	167,400		167,400				
19190	Fence (Tennis Courts)	70,800		70,800				
19191	Floodlights, Poles & Cross Arms Replacement	716,200					716,200	Gas Tax
19193	Planter Replacement	29,500		29,500				
19196	Rejuvenation of Community Centres Landscapes-Year 2 of 3	60,000		60,000				

CITY OF MARKHAM
2019 CAPITAL AND OTHER PROGRAMS BUDGET
by Department

#	Project Description	Total	Operating Non-Life Cycle	Operating Life Cycle	DC - Reserve	DC - Developer	Other	Description of Other Funding
19197	Relamping & Fixtures Refurbishment	35,000		35,000				
19198	Replacement of Recycling Containers	12,100		12,100				
19200	Markham Trees for Tomorrow	122,100	122,100					
19201	Shade Structure Replacement/ Refurbishment	170,400		170,400				
19202	Sportsfield Maintenance & Reconstruction	134,800		134,800				
19203	Stairway Repairs	224,700		224,700				
<u>TOTAL Operations - Parks</u>		2,088,200	122,100	1,249,900	-	-	716,200	
<i>Operations - Fleet</i>								
19204	Corporate Fleet Growth - Non-Fleet	10,200			10,200			
19205	Corporate Fleet Refurbishing	37,000		37,000				
19206	Corporate Fleet Replacement - Fire	1,911,700		1,911,700				
19207	Corporate Fleet Replacement - Non-Fire	2,883,300		2,883,300				
19208	Green Fleet Business Plan and Strategy	101,800	101,800					
19209	Ice Resurfacing Machine Replacement	98,300		98,300				
19211	New Fleet - Fire (Ground Cover Firefighting)	44,800			44,800			
19213	New Fleet - Parks	140,100			140,100			
<u>TOTAL Operations - Fleet</u>		5,227,200	101,800	4,930,300	195,100	-	-	
<i>Operations - Utility Inspection & Survey</i>								
19216	German Mills Meadow - Northern Header Upgrade	456,800					456,800	Gas Tax
19217	Survey Monument Replacement	28,600		28,600				
<u>TOTAL Operations - Utility Inspection & Survey</u>		485,400	-	28,600	-	-	456,800	
<i>Operations - Business & Technical Services</i>								
19219	Growth Related Parks Improvements	167,900			151,110		16,790	Non-DC Growth
19220	Public Realm-Markham's Shared Places Our Spaces	55,200	55,200					
<u>TOTAL Operations - Business & Technical Services</u>		223,100	55,200	-	151,110	-	16,790	
<i>Environmental Services - Infrastructure</i>								
19222	Small Culverts Replacement (12 Structures) - Construction	349,200					349,200	Gas Tax
19223	Large Culverts Rehab (3 Structures) - Design & Const.	442,270		442,270				(7) see note below
19224	MNRF Monitoring for Capital Projects at Water Crossings	16,200		16,200				
19226	Stormwater Pumping Stations - Maintenance	20,700		20,700				
19227	Streetlights - Miscellaneous Requests	152,600	152,600					
19228	Streetlights - Poles Replacement Program	121,800		121,800				
19229	Streetlights - Underground Cable Replacement	1,178,775		1,178,775				(8) see note below
19230	Structures Program-FTE	140,800		140,800				
<u>TOTAL Environmental Services - Infrastructure</u>		2,422,345	152,600	1,920,545	-	-	349,200	

CITY OF MARKHAM
2019 CAPITAL AND OTHER PROGRAMS BUDGET
by Department

#	Project Description	Total	Operating Non-Life Cycle	Operating Life Cycle	DC - Reserve	DC - Developer	Other	Description of Other Funding
Environmental Services - Stormwater								
19231	Don Mills Channel - Flood Proofing Education Program	152,600					152,600	Stormwater Fee
19232	Erosion Restoration Program	663,900		232,300	431,600			(9) see note below
19233	Oil Grit Separators (OGS) - Inspection and Cleaning	211,300		211,300				
19234	Sewer Invert Data Quality Assurance-Year 5 of 5	54,000		54,000				
19235	Stormwater Facility - Condition Inspection	54,000		54,000				
19236	SWM Pond Cleaning - Ponds ID#43 & ID#70	753,036		-			753,036	(10) see note below
19237	Water Quality Improvements and Geese Control	27,000		27,000				
19238	Water Quality Monitoring	27,000		27,000				
<u>TOTAL Environmental Services - Stormwater</u>		1,942,836	-	605,600	431,600	-	905,636	
Environmental Services - Waste								
19240	Incremental Growth Related Waste Management Vehicles	100,000			100,000			
<u>TOTAL Environmental Services - Waste</u>		100,000	-	-	100,000	-	-	
Environmental Services - Waterworks								
19241	Cathodic Protection of Cast Iron Watermains	427,800					427,800	Waterworks Reserve
19243	CI Watermain and Sanitary Sewer Replacement - Const.	13,730,800					13,730,800	Waterworks Reserve
19244	Water System Improvement - Langstaff Area	35,600					35,600	Waterworks Reserve
19246	Curb Box Inspection and Replacement Program	392,200					392,200	Waterworks Reserve
19247	Fat Oil & Grease (FOG) Program	75,300					75,300	Waterworks Reserve
19249	Sanitary Sewers - Rehabilitation	1,130,600					1,130,600	Waterworks Reserve
19250	Sewer Push Camera Replacement	22,700					22,700	Waterworks Reserve
19251	Wastewater Flow Monitoring - Annual Program	152,600					152,600	Waterworks Reserve
19254	Water System Instruments Replacement	40,700					40,700	Waterworks Reserve
19255	Watermain Leak Detection Program	36,600					36,600	Waterworks Reserve
<u>TOTAL Environmental Services - Waterworks</u>		16,044,900	-	-	-	-	16,044,900	
<u>TOTAL Community & Fire Services</u>		45,510,506	1,148,000	18,379,372	1,327,810	-	24,655,324	
Corporate Wide								
19256	Corporate Capital Contingency	3,539,400	59,296	363,419	2,743,330		373,355	Various Other Ext'l & Int'l
<u>TOTAL Corporate Wide</u>		3,539,400	59,296	363,419	2,743,330		373,355	
<u>TOTAL Projects Under Consideration</u>		103,266,046	2,526,416	25,727,769	43,674,337	-	31,337,524	

CITY OF MARKHAM
2019 CAPITAL AND OTHER PROGRAMS BUDGET
by Department

#	Project Description	Total	Operating Non-Life Cycle	Operating Life Cycle	DC - Reserve	DC - Developer	Other	Description of Other Funding
<u>Pre-Approved Projects</u>								
<u>Development Services</u>								
<i>Theatre</i>								
19007	Facility & Stage Maintenance	12,100		12,100				(1) see note below
	<u>TOTAL Theatre</u>	12,100	-	12,100	-	-	-	
<i>Planning</i>								
19023	Secondary Plans	127,200			114,480		12,720	(2) see note below
	<u>TOTAL Planning</u>	127,200	-	-	114,480	-	12,720	
<i>Engineering</i>								
19257	Consulting Engineering Services for Highway 404 North Secondary Plan, Ward 2	1,402,357			1,402,357			(11) see note below
	<u>TOTAL Engineering</u>	1,402,357	-	-	1,402,357	-	-	
	<u>TOTAL Development Services</u>	1,541,657	-	12,100	1,516,837	-	12,720	
<u>Corporate Services</u>								
<i>Sustainability Office</i>								
19066	Facility Energy Management Program	57,000					57,000	(3) see note below
	<u>TOTAL Sustainability Office</u>	57,000	-	-	-	-	57,000	
<i>Asset Management</i>								
19085	Roofing Repairs & Replacement Projects	101,460		101,460				(4) see note below
19086	Salt Barn	110,100			110,100			(5) see note below
	<u>TOTAL Asset Management</u>	211,560	-	101,460	110,100	-	-	
	<u>TOTAL Corporate Services</u>	268,560	-	101,460	110,100	-	57,000	
<u>Community & Fire Services</u>								
<i>Fire & Emergency Services</i>								
19095	Radio Repeaters	32,600			32,600			
	<u>TOTAL Fire & Emergency Services</u>	32,600	-	-	32,600	-	-	
<i>Recreation Services</i>								
19124	Heintzman House Flooring Refurbishment	9,700		9,700				
19126	Heintzman House Window Replacement	58,600		58,600				

CITY OF MARKHAM
2019 CAPITAL AND OTHER PROGRAMS BUDGET
by Department

#	Project Description	Total	Operating Non-Life Cycle	Operating Life Cycle	DC - Reserve	DC - Developer	Other	Description of Other Funding
19128	Markham Village CC Refirgeration Room Construction	731,500		731,500				
	<u>TOTAL Recreation Services</u>	799,800	-	799,800	-	-	-	
Markham Public Library								
19168	Library Collections	675,575		675,575				(6) see note below
	<u>TOTAL Markham Public Library</u>	675,575	-	675,575	-	-	-	
Operations - Roads								
19179	Localized Repairs - Curb and Sidewalk	886,600		886,600				
19180	Localized Repairs - Parking Lots	257,000		257,000				
	<u>TOTAL Operations - Roads</u>	1,143,600	-	1,143,600	-	-	-	
Operations - Parks								
19192	Pathways Resurfacing	137,100		137,100				
19194	Playstructure Replacement	943,700		943,700				
19195	Playstructure Rubberized Suface Replacement	55,100		55,100				
19199	Replacement/New Boulevard/Park Trees	385,000		385,000				
	<u>TOTAL Operations - Parks</u>	1,520,900	-	1,520,900	-	-	-	
Operations - Business & Technical Services								
19218	Civic Centre Gateway Project	574,200					574,200	Section 37 & YR Streetscape Grant
	<u>TOTAL Operations - Business & Technical Services</u>	574,200	-	-	-	-	574,200	
Environmental Services - Infrastructure								
19221	Bridges and Culverts - Condition Inspection	66,000		66,000				
19223	Large Culverts Rehab (5 Structures) - Design & Const.	332,330		332,330				(7) see note below
19225	Storm and Sanitary Sewers CCTV Inspection Program	260,600		108,000			152,600	Waterworks Reserve
19229	Streetlights - Underground Cable Replacement	117,025		117,025				(8) see note below
	<u>TOTAL Environmental Services - Infrastructure</u>	775,955	-	623,355	-	-	152,600	
Environmental Services - Stormwater								
19232	Erosion Restoration Program	200,000		70,000	130,000			(9) see note below
19236	SWM Pond Cleaning - Ponds ID#43 & ID#70	215,964		215,964				(10) see note below
19239	West Thornhill Flood Control Implementation - Ph 2D Cons.	7,836,900					7,836,900	\$5.8M Stormwater Fee; \$2M Gas Tax
	<u>TOTAL Environmental Services - Stormwater</u>	8,252,864	-	285,964	130,000	-	7,836,900	
Environmental Services - Waterworks								
19242	CI Watermain Replacement - Design	407,000					407,000	Waterworks Reserve

CITY OF MARKHAM
2019 CAPITAL AND OTHER PROGRAMS BUDGET
by Department

#	Project Description	Total	Operating Non-Life Cycle	Operating Life Cycle	DC - Reserve	DC - Developer	Other	Description of Other Funding
19245	CI Watermain Replacement - West Thornhill Ph 2D Const.	4,454,000					4,454,000	Waterworks Reserve
19248	Sanitary Sewers - Laterals Inspection	170,800					170,800	Waterworks Reserve
19253	Water Meters - Replacement Program	802,500					802,500	Waterworks Reserve
<u>TOTAL Environmental Services - Waterworks</u>		5,834,300	-	-	-	-	5,834,300	
<u>TOTAL Community & Fire Services</u>		19,609,794	-	5,049,194	162,600	-	14,398,000	
<u>TOTAL Pre-Approved Projects</u>		21,420,011	-	5,162,754	1,789,537	-	14,467,720	
<u>TOTAL Projects</u>		124,686,057	2,526,416	30,890,523	45,463,874	-	45,805,244	

Notes:

- (1) The overall project budget is \$45,300, pre-approval request is \$12,100 for dance floor only
- (2) The overall project budget is \$305,300, pre-approval request is \$127,200 for the secondary plans related to the Markham/Mt Joy Road portion. Other funding source is Development Fees
- (3) The overall project budget is \$302,200, pre-approval request is \$57,000 for operational and programs requirements. Funding source is MECO
- (4) The overall project budget is \$1,069,600, pre-approval request is \$101,460 for design only
- (5) The overall project budget is \$440,400, pre-approval request is \$100,100 for design only
- (6) The overall project budget is \$2,724,500, pre-approval request is \$675,575 to update and replace library collections
- (7) The overall project budget is \$774,600, pre-approval request is \$332,330 for design only
- (8) The overall project budget is \$1,295,800, pre-approval request is \$117,025 for design only
- (9) The overall project budget is \$863,900, pre-approval request is \$200,000 for design only
- (10) The overall project budget is \$969,000, pre-approval request is \$215,964 for design only. Other funding source is Gas Tax
- (11) Preapproved in Council meeting dated September 12, 2018, report entitled "Consulting Engineering Services for the Highway 404 North Secondary Plan, Ward 2"

CITY OF MARKHAM - 2019 OPERATING BUDGET
Planning & Design

<u>Description</u>	<u>2018 Budget</u>	<u>2019 Budget</u>	<u>2019 Bud. vs. 2018 Bud.</u>	
			<u>\$ Incr./(Decr.)</u>	<u>% Change</u>
<u>Revenues</u>				
USER FEES & SERVICE CHARGES	\$10,319,545	\$11,863,445	\$1,543,900	15.0%
Total Revenues	\$10,319,545	\$11,863,445	\$1,543,900	15.0%
<u>Expenses</u>				
SALARIES AND BENEFITS	\$6,876,552	\$7,074,075	\$197,523	2.9%
PRINTING & OFFICE SUPPLIES	35,200	35,200	0	0.0%
OPERATING MATERIALS & SUPPLIES	5,500	5,500	0	0.0%
COMMUNICATIONS	12,000	12,000	0	0.0%
TRAVEL EXPENSES	35,800	35,800	0	0.0%
TRAINING	15,000	15,000	0	0.0%
CONTRACTS & SERVICE AGREEMENTS	2,368,556	2,527,248	158,692	6.7%
RENTAL/LEASE	500	500	0	0.0%
PROFESSIONAL SERVICES	16,637	16,637	0	0.0%
LICENCES, PERMITS, FEES	41,000	41,000	0	0.0%
CREDIT CARD SERVICE CHARGES	5,000	20,000	15,000	300.0%
PROMOTION & ADVERTISING	6,000	6,000	0	0.0%
OTHER EXPENSES	3,800	3,800	0	0.0%
Total Expenses	\$9,421,545	\$9,792,760	\$371,215	3.9%
Surplus Before Transfer to Reserve	\$898,000	\$2,070,685	\$1,172,685	130.6%
TRANSFER TO RESERVE	(898,000)	(2,070,685)	(1,172,685)	130.6%
Net Expenditures/ (Revenues)	\$0	\$0	\$0	0.0%

CITY OF MARKHAM - 2019 OPERATING BUDGET
Engineering

<u>Description</u>	<u>2018 Budget</u>	<u>2019 Budget</u>	<u>2019 Bud. vs. 2018 Bud.</u>	
			<u>\$ Incr./(Decr.)</u>	<u>% Change</u>
<u>Revenues</u>				
USER FEES & SERVICE CHARGES	\$7,938,242	\$8,748,375	\$810,133	10.2%
RECOVERIES & CONTRIBUTIONS	150,000	184,372	34,372	22.9%
Total Revenues	\$8,088,242	\$8,932,747	\$844,505	10.4%
<u>Expenses</u>				
SALARIES AND BENEFITS	\$5,306,391	\$5,513,941	\$207,550	3.9%
PRINTING & OFFICE SUPPLIES	21,500	21,500	0	0.0%
OPERATING MATERIALS & SUPPLIES	11,800	11,800	0	0.0%
COMMUNICATIONS	22,100	22,100	0	0.0%
TRAVEL EXPENSES	15,000	15,000	0	0.0%
TRAINING	16,000	16,000	0	0.0%
CONTRACTS & SERVICE AGREEMENTS	2,504,629	2,583,811	79,182	3.2%
MAINTENANCE & REPAIR	500	500	0	0.0%
RENTAL/LEASE	5,000	5,000	0	0.0%
PROFESSIONAL SERVICES	18,600	18,600	0	0.0%
LICENCES, PERMITS, FEES	32,222	32,222	0	0.0%
CREDIT CARD SERVICE CHARGES	0	15,000	15,000	0.0%
PROMOTION & ADVERTISING	2,000	2,000	0	0.0%
OTHER EXPENSES	1,500	1,500	0	0.0%
Total Expenses	\$7,957,242	\$8,258,974	\$301,732	3.8%
Surplus Before Transfer to Reserve	\$131,000	\$673,773	\$542,773	414.3%
TRANSFER TO RESERVE	(131,000)	(673,773)	(542,773)	414.3%
Net Expenditures/ (Revenues)	\$0	\$0	\$0	0.0%

CITY OF MARKHAM - 2019 OPERATING BUDGET
Building Standards

<u>Description</u>	<u>2018 Budget</u>	<u>2019 Budget</u>	<u>2019 Bud. vs. 2018 Bud.</u>	<u>\$ Incr./ (Decr.)</u>	<u>% Change</u>
<u>Revenues</u>					
LICENCES & PERMITS	\$10,008,026	\$7,920,336	(\$2,087,690)		-20.9%
USER FEES & SERVICE CHARGES	30,140	30,140	0		0.0%
Total Revenues	\$10,038,166	\$7,950,476	(\$2,087,690)		-20.8%
<u>Expenses</u>					
SALARIES AND BENEFITS	\$6,157,172	\$6,228,609	\$71,437		1.2%
PRINTING & OFFICE SUPPLIES	51,000	51,000	0		0.0%
OPERATING MATERIALS & SUPPLIES	20,000	20,000	0		0.0%
COMMUNICATIONS	30,550	30,550	0		0.0%
TRAVEL EXPENSES	6,000	6,000	0		0.0%
TRAINING	34,000	34,000	0		0.0%
CONTRACTS & SERVICE AGREEMENTS	2,742,954	2,861,716	118,762		4.3%
PROFESSIONAL SERVICES	8,500	8,500	0		0.0%
LICENCES, PERMITS, FEES	27,500	27,500	0		0.0%
CREDIT CARD SERVICE CHARGES	15,000	57,840	42,840		285.6%
PROMOTION & ADVERTISING	6,490	6,490	0		0.0%
Total Expenses	\$9,099,166	\$9,332,205	\$233,039		2.6%
Surplus/(Deficit) Before Transfer to/(Draw From) Reserve	\$939,000	(\$1,381,729)	(\$2,320,729)		-247.1%
(TRANSFER TO)/DRAW FROM RESERVE	(939,000)	1,381,729	2,320,729		-247.1%
Net Expenditures/ (Revenues)	\$0	\$0	\$0		0.0%

CITY OF MARKHAM - 2019 OPERATING BUDGET
Waterworks

<u>Description</u>	<u>2018 Budget</u>	<u>2019 Budget</u>	<u>2019 Bud. vs. 2018 Bud.</u> <u>\$ Incr./ (Decr.)</u>	<u>% Change</u>
<u>Revenues</u>				
BILLINGS	\$130,235,841	\$130,507,201	\$271,360	0.2%
USER FEES & SERVICE CHARGES	533,050	533,050	0	0.0%
SALES	566,650	566,650	0	0.0%
RECOVERIES & CONTRIBUTIONS	299,655	299,655	0	0.0%
OTHER REVENUE	14,000	14,000	0	0.0%
Total Revenues	\$131,649,196	\$131,920,556	\$271,360	0.2%
<u>Expenses</u>				
SALARIES AND BENEFITS	\$7,743,866	\$7,855,584	\$111,718	1.4%
PRINTING & OFFICE SUPPLIES	33,800	33,800	0	0.0%
OPERATING MATERIALS & SUPPLIES	246,172	248,372	2,200	0.9%
CONSTRUCTION MATERIALS	581,387	586,869	5,482	0.9%
UTILITIES	55,804	55,804	0	0.0%
COMMUNICATIONS	74,148	74,148	0	0.0%
TRAVEL EXPENSES	46,500	46,500	0	0.0%
TRAINING	60,483	60,483	0	0.0%
CONTRACTS & SERVICE AGREEMENTS	3,367,522	3,248,140	(119,382)	-3.5%
MAINTENANCE & REPAIRS	474,400	486,576	12,176	2.6%
RENTAL/LEASE	5,600	5,600	0	0.0%
PROFESSIONAL SERVICES	116,500	116,500	0	0.0%
LICENCES, PERMITS, FEES	50,000	50,000	0	0.0%
CREDIT CARD SERVICE CHARGES	1,250	1,250	0	0.0%
CONTRACTED MUNICIPAL SERVICES	100,988,595	101,044,615	56,020	0.1%
OTHER PURCHASED SERVICES	2,517,303	2,720,449	203,146	8.1%
WRITE-OFFS	5,000	5,000	0	0.0%
Total Expenses	\$116,368,330	\$116,639,690	\$271,360	0.2%
Surplus Before Transfer To Reserve	\$15,280,866	\$15,280,866	\$0	0.0%
TRANSFER TO RESERVES	(15,280,866)	(15,280,866)	0	0.0%
Net Expenditures/ (Revenues)	\$0	\$0	\$0	0.0%



Budget Consultation Public Meeting

February 21, 2019

7:00 PM

Attendance:

Councillor Amanda Collucci, Budget Chief	Andy Taylor, Chief Administrative Officer
Councillor Keith Irish	Catherine Conrad, City Solicitor
Councillor Andrew Keyes	Trinela Cane, Commissioner of Corporate Services
Councillor Khalid Usman	Brenda Librecz, Commissioner of Community & Fire Services
Councillor Isa Lee	Joel Lustig, Treasurer
Councillor Karen Rea	Andrea Tang, Senior Manager of Financial Planning
	Matthew Vetere, Senior Financial Analyst

That Budget Public Consultation Meeting convene at 7:03 pm with Councillor Amanda Collucci presiding as Chair.

1. 2019 Budget Public Consultation Meeting Presentation

Andrea Tang, Senior Manager of Financial Planning provided a presentation on the proposed 2019 Budget.

Deputations

The following comments were received from the audience:

1. Beatrice Khan, requested that the City increase its winter maintenance service level to provide windrow removal service.

Staff advised that the City will be holding a winter maintenance workshop to review the City's service level in the spring. The workshop will be open to the public, and will include other municipal comparisons of winter maintenance service levels and cost implications.

2. Brenda Simpson, inquired why parts of Highway 7 keep on being dug up. She also spoke in support of the City providing windrow removal service.

Staff advised that Highway 7 is a Regional road and all work on Hwy 7 is conducted by the Region. Staff requested that the deputant advise of the specific areas on Hwy 7 and Staff will try to obtain the information from the Region.

3. Eira Keay, suggested the City should review its senior's windrow program and added that it's a very costly program. She did not support replacing the current program with a rebate.

Budget Public Consultation Meeting

February 21, 2019

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Committee Discussion

A Committee Member inquired if consideration was given to the Regional Government Review and the potential impact on the 2019 Budget and future spending priorities.

Staff advised that when the 2019 Capital Budget was developed, consideration was given to potential governance changes. Staff assured that it will continue to be considered in the future. Staff added that to provide comfort, any contract award greater than \$350,000 will require Council approval which means that Council is the ultimate decision maker for any contract award in excess of \$350,000.

Committee also requested a list of 2019 Capital Budget requests that were removed from the 2019 Capital Budget.

Moved by Councillor Andrew Keyes

Seconded by Councillor Khalid Usman

1. That the 2019 Budget report be tabled at the March 19, 2019 Council meeting; and,
2. That the minutes from the February 21, 2019 “Public Budget Consultation Meeting” be tabled at the March 19th, 2019 Council meeting; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

2. ADJOURNMENT

Moved by Councillor Karen Rea

Seconded by Councillor Reid McAlpine

That the Budget Public Consultation Public Meeting adjourn at 8:03 pm.

Carried



By-law 2019-xxxxx

A by-law to designate part of a certain
plan of subdivision not subject to Part Lot Control

The Council of The Corporation of the City of Markham hereby enacts as follows:

- 1. That Section 50(5) of the *Planning Act*, R.S.O. 1990, P.13 shall not apply to the lands within the part of a registered plan of subdivision designated as follows:

Blocks 35 and 36, Registered Plan 65M-4429; City of Markham,
Regional Municipality of York

- 2. This By-law shall expire two years from the date of its passage by Council.

Read a first, second and third time and passed this 19th day of March, 2019.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW NO: 2019-XXX

Part lot Control Exemption By-law

Arista Homes (Upper Unionville) Inc.

5, 7, 9, 11 13 15, 17 and 19 Ivanhoe Drive; and,
2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30 and 32 Presquile Lane
Blocks 35 and 36, Registered Plan 65M-4429
(Parts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, on Reference Plan 65R-36866)

Lands Affected

The proposed by-law amendment applies to Blocks 35 and 36, Registered Plan 65M-4429, municipally known as 5, 7, 9, 11 13 15, 17 and 19 Ivanhoe Drive; and, 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30 and 32 Presquile Lane. The subject blocks are developed with a total of 8 townhouse dwellings which include live work units, located on the east side of Ivanhoe Drive and Nipigon Avenue in the Upper Unionville community.

The purpose of this by-law is to exempt the subject blocks from the part lot control provisions of the Planning Act.

The effect of this by-law is to allow for the sale of eight (8) townhouse dwelling units.

OFFICIAL PLAN
of the
MARKHAM PLANNING AREA
AMENDMENT NO. 253

To amend the Official Plan (Revised 1987), as amended,
and to incorporate Amendment No. 16 to the Armadale West Secondary Plan (PD 24-1)
for part of the Armadale Planning District (Planning District No. 24)

(Valleymede Building AMA Corporation)

(MARCH 2019)

OFFICIAL PLAN
of the
MARKHAM PLANNING AREA
AMENDMENT NO. 253

To amend the Official Plan (Revised 1987), as amended and to incorporate Amendment No. 16 to the Armadale West Secondary Plan (PD 24-1) for part of the Armadale Planning District (Planning District No. 24).

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2019-33 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 19th day of March, 2019.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



By-law 2019-xxxxx

Being a by-law to adopt Amendment No. 253
to the Markham Official Plan (Revised 1987), as amended

THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM, IN
ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT, R.S.O.,
1990 HEREBY ENACTS AS FOLLOWS:

- 1. THAT Amendment No. 253 to the Markham Official Plan (Revised 1987), as amended, attached hereto, is hereby adopted.
- 2. THAT this by-law shall come into force and take effect on the date of the final passing thereof.

Read a first, second and third time and passed this 19th day of March, 2019.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

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PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 253

PART I - INTRODUCTION

1.0 GENERAL

- 1.1** PART I - INTRODUCTION, is included for information purposes and is not an operative part of this Official Plan Amendment.
- 1.2** PART II - THE OFFICIAL PLAN AMENDMENT, constitutes Official Plan Amendment No. 253 to the Official Plan (Revised 1987), as amended and is required to enact Amendment No. 16 to the Armadale Secondary Plan (PD 24-1) for part of the Armadale Planning District (Planning District No. 24). Part II is an operative part of this Official Plan Amendment.
- 1.3** PART III - THE SECONDARY PLAN AMENDMENT, including Schedules “A” and “B”, attached thereto, constitutes Amendment No. 16 to the Armadale West Secondary Plan (PD 24-1) for part of the Armadale Planning District (Planning District No. 24). This Secondary Plan Amendment may be identified by the symbol PD 24-1-16. Part III is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment to the Official Plan and to the Armadale West Secondary Plan (PD 24-1) applies to lands comprising approximately 2.2 ha (5.4 ac), located west of McCowan Road and north of 14th Avenue, known municipally as 5112, 5122 and 5248 14th Avenue and 7768, 7778, 7788 and 7798 McCowan Road.

3.0 PURPOSE

The purpose of this Amendment is to provide for a condominium townhouse development.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

A townhouse development is proposed for the subject lands. In addition, a portion of a public park that fronts onto a new public road that extends from McCowan Road will be incorporated into the proposed development. The remainder of the public park is intended to be delivered when the property to the north of the subject lands is redeveloped.

The majority of the subject lands is designated ‘Urban Residential (Low Density)’ with the remainder designated ‘Local Commercial’. This amendment provides for the portion of the site designated ‘Local Commercial Centre’ to be redesignated to ‘Urban Residential (Low Density)’ to accommodate the proposed development. This amendment allows for townhouse dwellings to a maximum of 4 storeys, except

immediately adjacent to the westerly property line where the maximum height shall be 3 storeys, to ensure an appropriate transition to the established residential community to the west.

PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 253)

PART II – THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

- 1.1** Section 1.1.2 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 253 to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes.
- 1.2** Section 1.1.3 (a) of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 253 to the list of amendments listed in the second sentence of the bullet item dealing with the Armadale West Secondary Plan PD 24-1, for part of the Armadale Planning District (Planning District No. 24), to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 1.3** Section 9.2.2 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 253 to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 1.4** No additional changes to the text or schedules of the Official Plan (Revised 1987), as amended, are being made by this Amendment. This Amendment is also being made to incorporate changes to Schedule ‘A’ – Detailed Land Use and the text of the Armadale West Secondary Plan (PD 24-1) for part of the Armadale Planning District (Planning District No. 24). These changes are outlined in Part III which comprises Amendment No. 16 to the Armadale West Secondary Plan (PD 24-1).

2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

This Amendment shall be implemented by an amendment to the Zoning By-law in conformity with the provisions of this Amendment.

PART III - THE SECONDARY PLAN AMENDMENT (PD 24-1-16)
(This is an operative part of Official Plan Amendment No. 253)

PART III - THE SECONDARY PLAN AMENDMENT (PD 24-1-16)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 16 to the Armadale West Secondary Plan PD 24-1)

The Armadale West Secondary Plan (PD 24-1) for part of the Armadale Planning District is hereby amended as follows:

1.1 Schedule 'A' – Detailed Land Use, as amended, is hereby amended by redesignating the lands shown on Schedule "A" from 'Local Commercial Centre' to 'Urban Residential (Low Density)'.

1.2 Section 6.2.3 is hereby amended by adding subsection (o) as follows:

“(o) Notwithstanding the provisions of Section 5 regarding the number of local commercial centres, permitted residential uses and density, and Section 6.2.3, the following provisions apply to the lands designated Urban Residential (Low Density) shown on Figure 24-1-16:

- i) Townhouses without direct frontage on a public street shall also be permitted;
- ii) The maximum height of townhouses shall be 4 storeys, except immediately adjacent to the westerly property line where the maximum height shall be 3 storeys;
- iii) A minimum 3,000 m² of public parkland, with frontage on a public road, shall be provided.

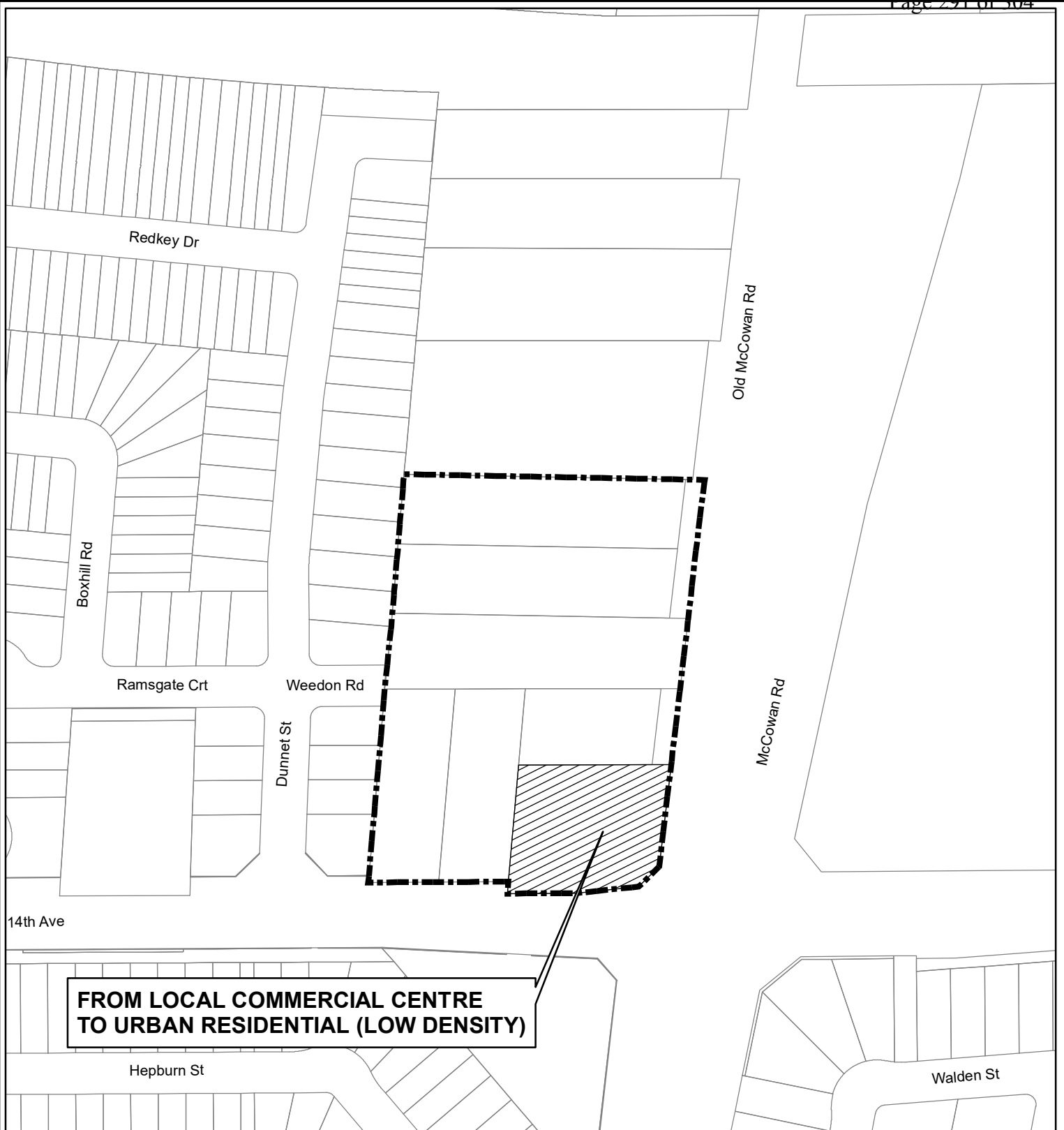
Section 6.2.1 (f) shall not apply”.

and by adding Figure 24-1-16 as shown on Schedule "B" attached hereto, to be appropriately identified, on the first page following section 6.2.3 (o).



2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

This Amendment shall be implemented by an amendment to the Zoning By-law in conformity with the provisions of this Amendment.



**AMENDMENT TO SCHEDULE 'A' - DETAILED LAND USE
TO THE SECONDARY PLAN FOR THE ARMADALE PLANNING DISTRICT (PD. No. 24-1) AS AMENDED**

-  Boundary of area covered by this Amendment
-  Area of redesignation

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DEVELOPMENT SERVICES COMMISSION

SCHEDULE "A" TO AMENDMENT No. 16 TO SECONDARY PLAN
PD 24-1 FOR PART OF THE ARMADALE PLANNING DISTRICT

Drawn By: CPW
Checked By: SB

Scale: NTS
Date: 06/03/2018





FIGURE 24-1-16
TO THE ARMADALE WEST SECONDARY PLAN (PD 24-1)

--- Boundary of area covered by the policies in Section 6.2.3.(o)
 Land Use Designation: Urban Residential (Low Density)



INCORPORATING AMENDMENT No.16 TO SECONDARY PLAN (PD 24-1)

Q:\Geomatics\New Operation\Official Plan\Site Specific OPA\FIGURE 24_1_16\Figure 24_1_16.mxd



DEVELOPMENT SERVICES COMMISSION

SCHEDULE "B" TO OPA No.XXX

Drawn By: CPW
 Checked By: SB

Scale: NTS
 Date: 06/03/2018



By-law 2019 - ____

A By-law to amend By-law 90-81, as amended
(to delete lands from the designated area of By-law 90-81)
and By-law 177-96, as amended
(to incorporate lands into the designated area of By-law 177-96)

The Council of the Corporation of the City of Markham hereby enacts as follows:

- 1. That By-law 90-81, as amended, is hereby further amended by deleting the lands shown on Schedule ‘A’ attached hereto, from the designated area of By-law 90-81, as amended.
- 2. That By-law 177-96, as amended, is hereby further amended as follows:
 - 2.1 By expanding the designated area of By-law 177-96, as amended, to include the lands shown on Schedule ‘A’ attached hereto.
 - 2.2 By zoning the lands outlined on Schedule ‘A’ attached hereto as follows:

**Residential Two*549 (Hold) [R2*549 (H)] Zone; and,
Open Space One (OS1) Zone**

- 3. By adding the following subsection to Section 7- EXCEPTIONS

Exception 7.549	Valleymede Building AMA Corporation Northwest corner of 14 th Avenue and McCowan Road (5112, 5122, 5248 14 th Avenue and 7768, 7778, 7788 and 7798 McCowan Road)	Parent Zone R2
File ZA 12 117316		Amending By-law 2019-34
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to the lands denoted by the symbol *549 on the schedule to this By-law.		
7.549.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	Townhouse Dwellings	
b)	Home Occupations	
c)	Home Child Care	
d)	Private Park	
7.549.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	Notwithstanding any further division or partition of the land subject to this Section, all lands zoned with Exception *549 shall be deemed to be one lot for the purposes of this By-law.	
b)	For the purposes of this By-law, the lot line abutting McCowan Road shall be deemed to be the front lot line.	
c)	Minimum lot frontage – 50 metres	
d)	Minimum required front yard – 2.4 metres	
e)	Minimum required exterior side yard: i) Abutting 14 th Avenue – 2.4 metres ii) Abutting a street other than 14 th Avenue – 1.2 metres	
f)	Minimum required rear yard – 7.5 metres	
g)	Maximum garage door width – 3 metres	
h)	Maximum garage width shall not apply	
i)	Minimum building setback from a daylighting triangle abutting either McCowan Road or 14 th Avenue – 0.6 metres	

j)	Notwithstanding Section i) to the contrary, sills, belt courses, cornices, eaves, chimney breasts, pilasters, roof overhangs and stairs that are used to provide access to a porch from the ground may be located no closer than 0.1 metres from a daylight triangle abutting either McCowan Road or 14 th Avenue.
k)	Maximum <i>height</i> – 14.5 metres, except the maximum <i>height</i> within 32 metres of the rear lot line shall be 11 metres
l)	Maximum number of <i>dwelling units</i> – 96
m)	Architectural features such as sills, belt courses, cornices, eaves, chimney breasts, pilasters, roof overhangs, awnings and cantilevered window bays may project up to 1 metre from any wall of a <i>building</i> .
n)	Notwithstanding Section 6.6.1 to the contrary, <i>balconies</i> may project up to 2 metres from any wall of a <i>building</i> , provided it is not located in the required <i>front yard</i> or <i>exterior side yard</i> .
o)	Notwithstanding Section 6.2.1 to the contrary, <i>decks</i> that have a height greater than 1 metre above the lowest ground surface at any point around the perimeter of the platform are permitted to extend from any wall a maximum of 2 metres provided that the floor of the <i>deck</i> is not higher than the floor level of the second storey of the <i>townhouse dwelling</i> , and provided that the deck does not project into the required <i>front yard</i> or <i>exterior side yard</i> .
p)	Notwithstanding Section 6.7, <i>townhouse dwellings</i> may have access from a <i>private street</i> .
q)	Minimum setback of a <i>main wall</i> of a <i>townhouse dwelling</i> from a <i>private street</i> – 3 metres
r)	The <i>main wall</i> of an attached <i>private garage</i> that contains an opening for motor vehicle access shall be setback a minimum of 5.8 metres from a <i>private street</i> .
s)	Minimum separation distance between end of walls of separated blocks of townhouse dwellings – 2.4 metres
t)	Minimum width of a <i>townhouse dwelling</i> – 4.5 metres, except the minimum width within 32 metres of the <i>rear lot line</i> shall be 6 metres

4. A contribution by the Owner to the City for the purposes of community benefits and public art, in accordance with Section 37 of the Planning Act, as amended, shall be required. Payments shall be collected in accordance with the terms of an agreement to secure for the Section 37 contribution. Nothing in this section shall prevent the issuance of a building permit as set out in Section 8 of the Building Code Act or its successors.

5. **Holding Provision**

5.1 For the purposes of this By-law, a Holding (H) provision is hereby established and is identified on Schedule ‘A’ attached hereto by the letter (H) in parenthesis following the zoning symbol.

No person shall hereafter erect or alter any building or structure on lands subject to the Holding (H) provision for the purpose permitted under this By-law until amendment(s) to this By-law to remove the letter (H) have come into effect pursuant to the provisions of Section 36 of the Planning Act.

Prior to removing the Holding (H) provision the following conditions must be met to the satisfaction of the City of Markham:

- (i) Submission of a clearance letter from York Region that their requirements regarding the acquisition of portions of Old McCowan Road have been met to their satisfaction, including:

- a) Owner has completed a reference plan for the four small parcels of municipally owned lands along Old McCowan Road; and,
 - b) Owner has made a formal request for York Region to acquire the two small parcels abutting its property, in accordance with the Region's policy for the sale of surplus lands, at least three months prior to any request to remove the holding provision.
- (ii) Appropriate servicing allocation has been received from the City of Markham and York Region.
- (iii) Execution of a Site Plan Agreement with the City of Markham and York Region, including the McCowan Road/Street A/School Access intersection at a general location 215 metres from the centreline of 14th Avenue or a minimum distance to the satisfaction of the Region.
- (iv) An access agreement has been entered into with the land owners to the north of the subject property abutting Old McCowan Road, to the satisfaction of the City of Markham and York Region.
- (v) The proportionate costs of servicing and other matters, including but not limited to: the location, design and cost of the Intersection, local roads including roundabout, and parkland requirements attributable to the Owner, have been secured, to the satisfaction of the City of Markham.
- (vi) An agreement to secure the Section 37 contribution has been executed by the City and the Owner.
- (vii) Submission of a clearance letter from York Region indicating that their requirements pertaining to access to McCowan Road, have been satisfied, including that the access configuration satisfactorily addresses the access to Father Michael McGiveny Catholic Academy.
- (viii) Submission of a Transportation Impact Study and Internal Functional Traffic Design Study satisfactory to the City of Markham and York Region, including the proposed roundabout and access to McCowan Road.
- (ix) A cost sharing agreement has been entered into with the land owners to the north of the subject property abutting Old McCowan Road, to the satisfaction of the City of Markham.
- (x) Execution of a construction agreement, satisfactory to the City Solicitor and Director of Engineering, between the Owner and the City to secure the Owner's obligations as they relate, but not limited to, the following:

- a) The design and construction of a new sanitary sewer on Edgecombe Court between Tillie Square Park and Canning Court, and on Canning Court, between Edgecombe Court and Windfield Road, to the satisfaction of the Director of Engineering.
- b) The decommissioning of the existing sanitary sewer on Edgecombe Court between Tillie Square Park and Canning Court, and on Canning Court, between Edgecombe Court and Windfield Road, to the satisfaction of the Director of Engineering.
- c) The restoration of Edgecombe Court between Tillie Square Park and Canning Park, and Canning Court, between Edgecombe Court and Windfield Road, to the satisfaction of the Director of Engineering.
- d) The posting of sufficient financial securities to guarantee the completion of the works noted above.

5.2 Notwithstanding Section 6.24 and the above, a temporary sales office for the sale of dwelling units on the subject lands shall be permitted prior to the removal of the Holding provision (H), provided that site plan endorsement has been granted by the Development Services Committee of Council for the proposed development.

Read a first, second and third time and passed on 19th day of March, 2019.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2019 - _____

A By-law to amend By-law 90-81, as amended
(to delete lands from the designated area of By-law 90-81)
And By-law 177-96, as amended
(to incorporate lands into the designated area of By-law 177-96)

Valleymede Building AMA Corporation
5112, 5122 and 5248 14th Avenue and 7768, 7778, 7788 and
7798 McCowan Road
North side of 14th Avenue, west side of McCowan Road
File No. ZA 12 117316

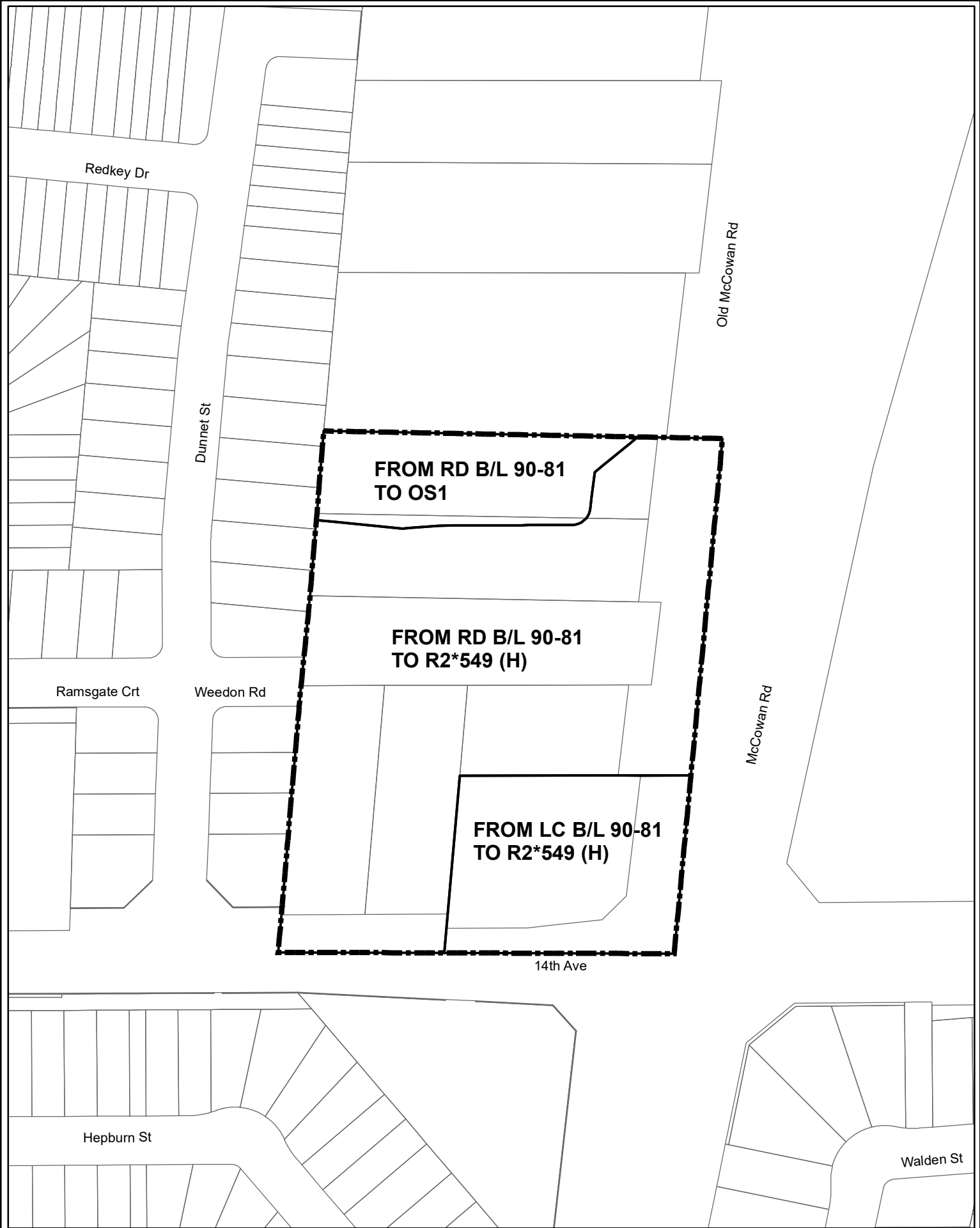
Lands Affected
The proposed by-law amendment applies to lands comprising approximately 2.28 hectares (5.63 acres) located on the north side of 14th Avenue, west of McCowan Road municipally known as 5112, 5122 and 5248 14th Avenue and 7768, 7778, 7788 and 7798 McCowan Road.

Existing Zoning
The subject lands are zoned in accordance with By-law 90-81, as amended, as follows:

Residential Development (RD); and,
Local Commercial (LC)

Purpose and Effect
The purpose and effect of this By-law is to delete the lands from the designated area of By-law 90-81, as amended, incorporate the lands into the designated area of By-law 177-96, as amended, and zone the subject lands to “**Residential Two*549 (Hold) [R2*549 (H)] Zone**” and “**Open Space One (OS1) Zone**” in order to facilitate the development of ninety-six (96) townhouse dwellings subject to site specific performance standards and a 0.32 ha (0.79 ac) portion of a public park.

Note Regarding Further Planning Applications on this Property
The *Planning Act* provides that no person shall apply for a minor variance from the provisions of this by-law before the second anniversary of the day on which the by-law was amended.



SCHEDULE " A " TO BY-LAW

AMENDING BY-LAWS 90-81 & 177-96 DATED

- BOUNDARY OF AREA COVERED BY THIS SCHEDULE
- BOUNDARY OF ZONE DESIGNATION(S)
- R2

 RESIDENTIAL TWO

RD

 RESIDENTIAL DEVELOPMENT

LC

 LOCAL COMMERCIAL

OS1

 OPEN SPACE ONE

(H)

 HOLD PROVISION

*No.

 EXCEPTION SECTION NUMBER

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NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office



By-law 2019-xx

A By-law to amend By-law 165-80, as amended by By-law 2009-116

The Council of the Corporation of the City of Markham hereby enacts as follows:

1. That By-law 165-80, as amended by 2009-116, is hereby further amended as follows:

- 1.1 Notwithstanding any other provisions of By-law 165-80, as amended by 2009-116, is further amended as it applies to the lands outlined on Schedule 'A', attached hereto.

7.111.1 Permitted Uses

The following additional uses are permitted:

- h) AUTOMOBILE WASHING ESTABLISHMENT
 - i) RECREATIONAL ESTABLISHMENT
 - j) NIGHTCLUB

7.111.3 Special Site Provisions

Section 7.111.3 a) is repealed and replaced with the following:

- a) One (1) A RESTAURANT with a maximum GROSS FLOOR AREA of 880 square metres is permitted.

The following additional Special Site Provisions apply:

7.111.3

- g) Maximum GROSS FLOOR AREA of a RECREATIONAL ESTABLISHMENT - 450 square metres
 - h) Maximum GROSS FLOOR AREA of an AUTOMOBILE WASHING ESTABLISHMENT - 235 square metres
 - i) AUTOMOBILE WASHING ESTABLISHMENT shall only be located within an underground parking garage.
 - j) Notwithstanding any other provision of this by-law, a COMMERCIAL SCHOOL is permitted on Blocks 1 and 2 Plan 65M-3925
 - k) NIGHTCLUBS and RECREATIONAL ESTABLISHMENTS are only permitted within 175 metres of the LOT LINE abutting Woodbine Ave
 - l) That the AUTOMOBILE WASHING ESTABLISHMENT occupy not more than two required parking spaces, and that no additional parking spaces be required for the AUTOMOBILE WASHING ESTABLISHMENT use.

2. All other provisions of By-law 165-80, as amended, not inconsistent with the provisions of this By-law, shall continue to apply.

Read a first, second and third time and passed on March 19, 2019.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2019-____

A By-law to amend By-law 165-80, as amended

King Square Limited

PLAN 65M3925 PT BLK 1 RP 65R34025 PTS 1 AND 2

9390 Woodbine Avenue

ZA 18 176569

Lands Affected

The proposed by-law amendment applies to a parcel of land with an approximate area of 2.09 hectares (5.2 acres), which is located on the north side of Markland Street, west of Woodbine Avenue.

Existing Zoning

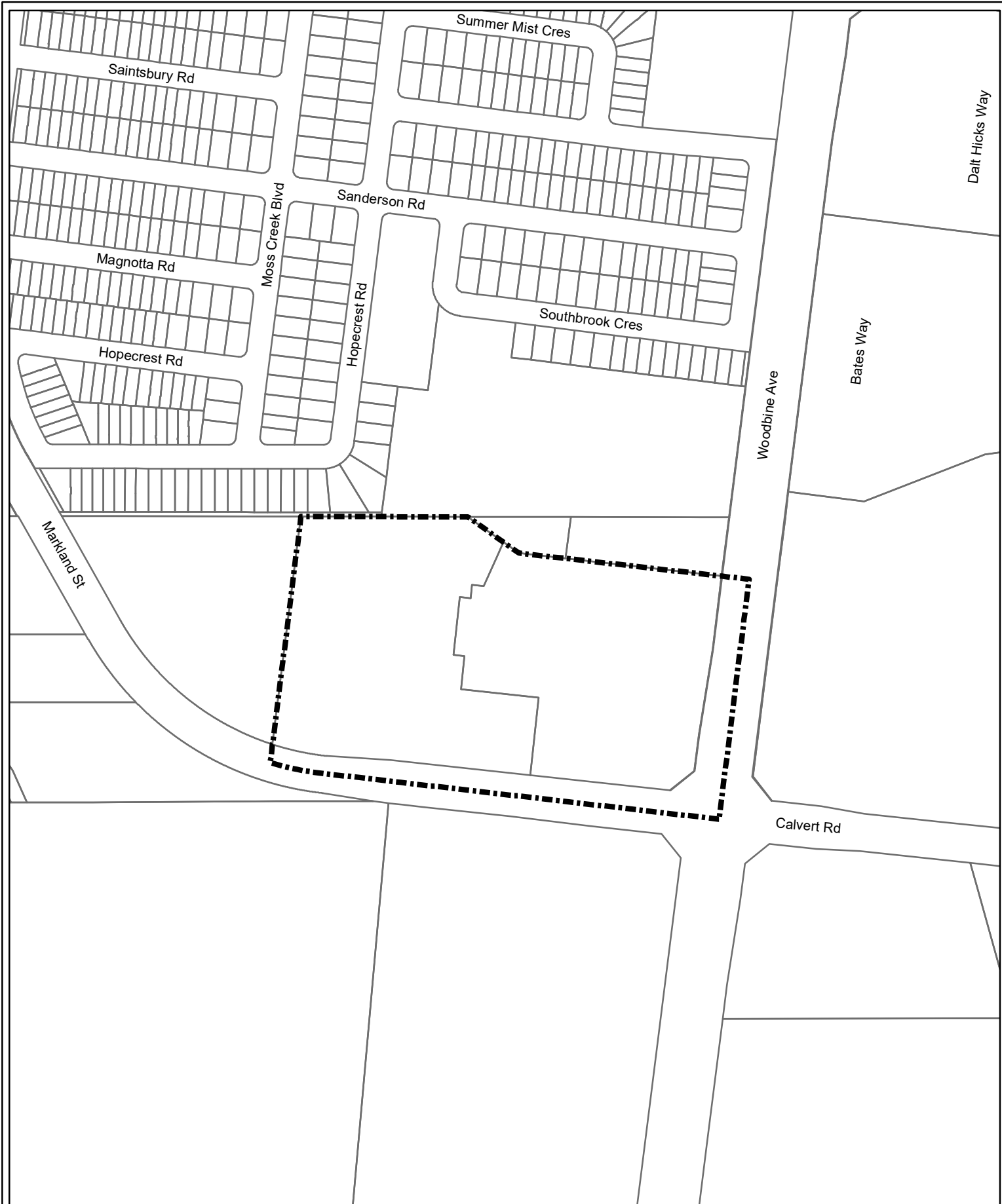
The subject lands are zoned Select Industrial with Limited Commercial (M.C. 170%) under By-law 165-80, as amended.

Purpose and Effect

The purpose and effect of this By-law is to permit additional uses on the subject property, including the introduction of site-specific development standards. The proposed zoning change will facilitate the inclusion of an automobile washing establishment, commercial school, recreational establishment and nightclub (karaoke bar) on the subject property.

Note Regarding Further Planning Applications on this Property

The *Planning Act* provides that no person shall apply for a minor variance from the provisions of this by-law before the second anniversary of the day on which the by-law was amended, unless the Council has declared by resolution that such an application is permitted.



SCHEDULE "A" TO BY-LAW

AMENDING BY-LAW 165-80 DATED

 BOUNDARY OF AREA COVERED BY THIS SCHEDULE

THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by -law, the information contained in the text of the zoning by -law of the municipality shall be deemed accurate.

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NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office



By-law 2019-

A by-law to dedicate certain lands as
part of the highways of the City of Markham

The Corporation of the Town of Markham is the owner of the lands described as Part Lot 4, Concession 8 designated as Parts 1, 2 and 3, Plan 65R-38094 in the City of Markham, Regional Municipality of York;

Whereas The Corporation of the Town of Markham has changed its name to The Corporation of the City of Markham by By-law No. 2012-120 enacted and passed May 29, 2012, effective July 1, 2012, as evidenced in Instrument No. YR1847438 registered June 29, 2012.

Now therefore the Council of The Corporation of the City of Markham hereby enacts as follows:

- 1. That Part Lot 4, Concession 8, designated as Parts 1, 2 and 3, Plan 65R-38094 in the City of Markham, Regional Municipality of York are hereby established and laid out as part of the public highways of the City of Markham and named Kirkham Drive.

Read a first, second, and third time and passed on March 19, 2019.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

Song Bird Dr

Kirkham Dr

65R-38094 PART 1

Karachi Dr

65R-38094 PART 2

65R-38094 PART 3

Kirkham Dr

