



Revised Council Agenda

Revised Items are Italicized.

Meeting Number: 11
May 28, 2019, 6:00 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 - MAY 14, 2019

12

1. That the Minutes of the Council Meeting held on May 14, 2019, be adopted.

4. PRESENTATIONS

5. DEPUTATIONS

6. COMMUNICATIONS

7. PROCLAMATIONS

7.1 PROCLAMATION 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. Pride Week, June 7-16, 2019
 - b. National Seniors Day, October 1, 2019
2. That the following new requests for proclamation be approved and added to the Five-Year Proclamations List approved by Council:
 - a. National Injury Prevention Day, July 5, 2019
 - b. International Trigeminal Neuralgia Day, October 7, 2019
3. 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 and Flag Protocol Policy, be received for information purposes:
 - a. Pride Week, June 7-16, 2019 (Organized by York Pride Fest)
 - b. National Seniors Day, October 1, 2019 (Organized by the City of Markham)

8. REPORT OF STANDING COMMITTEE

8.1 REPORT NO. 24 DEVELOPMENT SERVICES COMMITTEE (MAY 13, 2019)

Please refer to your May 13, 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):

8.1.1 INFORMATION REPORT 2019 FIRST QUARTER UPDATE OF THE STREET AND PARK NAME RESERVE LIST (10.14, 6.3)

48

1. That the report titled 'Information Report 2019 First Quarter Update of the Street and Park Name Reserve List', be received; and,
2. That Council approve the revised Street and Park Name Reserve List set out in Appendix 'A' attached to this report, **as amended at the May 13, 2019 Development Services**

Committee Meeting", and further,

3. **That the proposed recommendation of Imran Khan Niazi Road in the Street and Park Name Reserve List be deferred to a future Development Services Committee meeting for further consideration.**

8.1.2 AMENDMENT TO ENTERPRISE BOULEVARD
CONSTRUCTION AGREEMENT AND ASSUMPTION OF
ENTERPRISE BOULEVARD (WARD 3) (5.0)

76

1. That the report entitled “Amendment to Enterprise Boulevard Construction Agreement and Assumption of Enterprise Boulevard (Ward 3)” be received; and,
2. That Council revise the obligation for Ruland Properties Inc. to install the streetscape improvements along Enterprise Boulevard (“Enterprise”) as part of the Enterprise Boulevard Construction Agreement between Ruland Properties Inc. and the Corporation of the City of Markham (2005) (“Agreement”) to include that obligation as a part of future site plan applications, and return any existing letters of credit for streetscape improvements to Ruland Properties Inc.; and,
3. That the Mayor and Clerk be authorized to execute an Amendment to the Agreement (“Amendment Agreement”) based on the terms and conditions described in this report, and to the satisfaction of the Director of Engineering and the City Solicitor; and,
4. That Council, upon Ruland Properties Inc. executing the Amendment Agreement, assume Enterprise Boulevard as outlined in this report, and pass any necessary bylaws for traffic control, parking restrictions and speed limits; and further,
5. That staff be directed to do all things necessary to give effect to this resolution.

8.1.3 FLATO MARKHAM THEATRE BRAND STRATEGY – A NEW
AND FRESH IDENTITY (6.2)

80

1. That the report “Flato Markham Theatre Brand Strategy – A New and Fresh Identity” be received; and,

2. That Council approve the new logo and brand strategy; and further,
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

8.2 REPORT NO 25 GENERAL COMMITTEE (MAY 21, 2019)

Please refer to your May 21, 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 3):

8.2.1 2019 UNIONVILLE BUSINESS IMPROVEMENT AREA AND MARKHAM VILLAGE BUSINESS IMPROVEMENT AREA OPERATING BUDGETS (7.0) 170

1. That the report titled “2019 Unionville Business Improvement Area and Markham Village Business Improvement Area Operating Budgets” dated May 21, 2019 be received; and,
2. That the 2019 Operating Budget in the amount of \$210,999 for the Unionville Business Improvement Area (UBIA) be approved; and,
3. That the 2019 Operating Budget in the amount of \$331,417 for the Markham Village Business Improvement Area (MBIA) be approved; and,
4. That the Special Tax Rate levy, in the amount of \$214,221 for the UBIA members and \$239,322 for the MBIA members be included in the 2019 Tax Levy By-law; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

8.2.2 AWARD OF CONSTRUCTION TENDER 023-T-19 CAST IRON WATERMAIN AND SANITARY SEWER REPLACEMENT (7.12) 179

1. That the report entitled “Award of Construction Tender 023-T-19 Cast Iron Watermain and Sanitary Sewer Replacement” be received; and,
2. That the contract for Tender 023-T-19 Cast Iron Watermain and Sanitary Sewer Replacement be awarded to the lowest priced Bidder, Clearway Construction Inc. in the amount of \$12,387,460.53, inclusive of HST; and,
3. That a 7% contingency in the amount of \$867,122.24

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 \$13,254,582.77 (\$12,387,460.53 + \$867,122.24) be funded from the capital project 053-6150-19243-005 “CI Watermain and Sanitary Sewer Replacement” with budget available of \$13,287,150.00; and,
5. That the remaining balance of \$32,567.23 (\$13,287,150.00 - \$13,254,582.77) be returned to original funding source; and,
6. That a 5-year moratorium be placed on any major servicing and utility installation along restored areas including Valloncliffe Road (Bayview Glen Park to Steeles Avenue East), and Viburnum Place (Daffodil Avenue to Bayview Glenn Park); and further;
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

8.2.3 2019 TAX RATES AND LEVY BY-LAW (7.0)

186

1. That the report “2019 Tax Rates and Levy By-law” be received; and,
2. That a by-law to provide for the levy and collection of property taxes totalling \$732,240,135 required by the City of Markham, the Regional Municipality of York, Province of Ontario (Education) and Business Improvement Areas, in a form substantially similar to Appendix A (attached), satisfactory to the City Solicitor and provides for the mailing of notices and requesting payment of taxes for the year 2019, as set out as follows, be approved;

Taxation Category	2019 Levy Amount
City of Markham	\$157,927,379
Region of York	\$327,536,871
Province of Ontario (Education)	\$246,322,343
Markham Village BIA	\$239,322
Unionville BIA	\$214,221
Total	\$732,240,135; and,

3. That staff be authorized to levy against Markham Stouffville Hospital and Seneca College the annual levy pursuant to Section 323 of the Municipal Act, 2001, as outlined in Section 9 of the

attached by-law once the required information is received from the Ministry of Training, Colleges and Universities; and,

4. That the attached by-law be passed to authorize the 2019 Tax Rates and Levy By-law; and further,

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

8.3 *REPORT NO. 26 DEVELOPMENT SERVICES COMMITTEE (MAY 27, 2019)*

Please refer to your May 27, 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.
(1 Item):

8.3.1 *CITY OF MARKHAM COMMENTS ON PROPOSED BILL 108, MORE HOMES, MORE CHOICE ACT 2019 (10.0)*

197

1. That the report entitled, “City of Markham Comments on Proposed Bill 108, *More Homes, More Choice Act 2019*” dated May 27, 2019, be received; and,
2. That this report, including the 39 recommendations from the City of Markham on Proposed Bill 108, *More Homes, More Choice Act 2019*, as summarized in **the Revised Appendix ‘A’ as amended at the May 27, 2019 Development Services Committee meeting**, be forwarded to the Assistant Deputy Minister of Municipal Affairs and Housing and to York Region as the City of Markham’s comments on Bill 108; and,
3. That the City of Markham supports the Province of Ontario’s proposed measures to streamline the planning process while retaining appropriate public consultation during the planning process as long as these measures can be reasonably implemented and avoid negative impacts such as potential delays; and,
4. That, **in the event that the Province proceeds with the community benefits charge as proposed**, the cap on the community benefits charge should be set to include the full recovery for soft infrastructure costs and parkland dedication as now **collected** under the current statutes, **and that the cap be tied to land values only for the parkland dedication and current section 37 portions of the community benefits charge.** To ensure that growth pays for growth, a municipality should be allowed to levy both the community benefits charge and

receive parkland in a development; and,

5. That the City of Markham does not support any proposed legislative changes that would in effect reduce a municipality's ability to collect funds to ensure that growth pays for growth; and,
6. That the City of Markham supports the Province of Ontario's proposed changes to increase resourcing for the Local Planning Appeal Tribunal but does not support the re-introduction of "de novo" hearings as part of the Local Planning Appeal Tribunal process; and,
7. That the City of Markham supports the Province of Ontario's efforts to clarify the role and accountability of Conservation Authorities and urges the Province to support the Ministry of Natural Resources and Forestry, Ministry of Environment, Conservation and Parks, and municipalities with enhanced natural heritage protection and watershed planning tools to fill the potential gap in natural resource, climate change and watershed planning services resulting from the proposed modified mandate of the TRCA; and further,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution

9. MOTIONS

9.1 *YONGE STREET SUBWAY (LANGSTAFF/ RICHMOND HILL GROWTH AREA HIGHWAY 407/ YONGE STREET SUBWAY EXTENSION) (5.14)*

Note: On May 27, 2019 the Development Services Committee considered the revised motion for the Yonge Street Subway (Langstaff/Richmond Hill Growth Area Highway 407/Yonge Street Subway Extension).

Whereas the Province of Ontario designated Langstaff/Richmond Hill Centre as an urban growth centre in 2006; and,

Whereas the City of Markham approved the Langstaff Gateway Secondary Plan in 2009; and,

Whereas the City of Markham supports the Province of Ontario's decision to upload the responsibility for subway construction and urges the Province to proceed as expeditiously as possible to construct the Yonge Street Subway Extension; and,

Whereas the Provincial Government will be responsible for the planning, design and building for all new subway construction projects; and,

Whereas on April 10, 2019, the Provincial Government announced that the Yonge Street Subway Extension will be 1 of the 4 projects benefitting from

Provincial investment in higher order transit; and,

Whereas the Provincial Government has accelerated the target completion date for the Yonge Subway to be shortly after 2027; and further,

Whereas geotechnical and design work for the Yonge Subway Extension has already commenced;

Now therefore be it resolved:

1. That the Province of Ontario be requested to work in conjunction with the local municipalities and transit authorities to review and assess the following:
 - a. Existing and proposed infrastructure, including the feasibility of relocating storm water ponds, reconfiguring the Highway 407 interchange ramps for an urban and pedestrian friendly environment; and,
 - b. The land value uplift arising from greater intensification and to maximize the return on investment for public lands and infrastructure; and,
 - c. Opportunities for a public-private partnership including an unsolicited bid proposal for the integrated transit destination hub; and,
 - d. The potential re-designation of the lands west of Yonge Street, south of Highway 407, for Transit Oriented Development (TOD) versus the proposed 2,000-car parking lot; and,
 - e. The benefits of a world class integrated development engaging a "best-in-class" architectural, engineering, planning and urban design firm; and,
 - f. Participating in a steering committee to coordinate development and infrastructure; and,
2. That the City of Markham requests that the Provincial Government, as part of the environmental assessment updates for both the 407 Transitway (to rail) and the Yonge Subway Extension, including the design and construction, consider the following:
 - a. An environmental assessment to bury the high-voltage hydro transmission lines from east of Bayview Avenue - west of Yonge Street - south of Highway 407 - to create greater flexibility in urban planning and release additional development opportunities to benefit the Province of Ontario; and,
 - b. The feasibility of optimizing the Yonge Subway Extension

alignment in its own established transportation corridor which is Yonge Street; and,

- c. Confirming the location of the Yonge Street subway stations to best serve the planned and future communities; and,
 - d. The feasibility of optimizing the Highway 407 rail transitway alignment in its own established transportation corridor; and,
3. That the Province of Ontario be requested to maximize the return on investment of public sector infrastructure and land in the Langstaff/Richmond Hill area; and,
 4. That the Province of Ontario undertake these considerations without any delay to the planning, construction and delivery of the Yonge Subway Extension; and,
 5. That a copy of this resolution be forwarded to the Councils of the City of Richmond Hill and the City of Vaughan for their endorsement; and further,
 6. That a copy of this resolution be forwarded to the Honourable Doug Ford, Premier of Ontario; the Honourable Christine Elliott, Deputy Premier; the Honourable Victor Fedeli, Minister of Finance; the Honourable Jeff Yurek, Minister of Transportation; the Honourable Greg Rickford, Minister of Energy, Northern Development and Mines; the Honourable Todd Smith, Minister of Economic Development, Job Creation and Trade; the Honourable Steve Clark, Minister of Municipal Affairs and Housing; the Honourable Monte McNaughton, Minister of Infrastructure Ontario; the Honourable Rod Phillips, Minister of the Environment, Conservation and Parks; all Members of Provincial Parliament in the Regional Municipality of York; and the Regional Municipality of York.

10. NOTICE OF MOTION TO RECONSIDER

11. NEW/OTHER BUSINESS

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

11.1 NEW/ OTHER BUSINESS - DECLARATION OF SURPLUS LANDS WITHIN LINDVEST PROPERTIES (CORNELL) LIMITED'S PHASE 4A RESIDENTIAL SUBDIVISION DEVELOPMENT (BLOCKS 7 AND 8)

255

*Notice of Proposed Conveyance
City of Markham*

*Proposed Conveyance of Surplus Real Property
(Pursuant to By-law 178-96)*

1. That the notice of proposed sale for the City owned lands legally described as Block 7 and 8; Plan 65M-4458, City of Markham, Regional Municipality of York, be confirmed.

(In-Camera Item No. 14.3.1 – May 14, 2019 Council Meeting)

11.2 NEW/ OTHER BUSINESS: RECOMMENDATION REPORT - MARKHAM'S REGISTER OF PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST, CONSIDERATION OF REVISED NOTIFICATION PROCEDURES FOR A LISTED PROPERTY (16.11) 256

Note: At the May 13, 2019 Development Services Committee meeting, the committee consented to refer the following to the May 28, 2019 Council meeting for consideration.

1. That the report entitled "Recommendation Report, Markham's Register of Property of Cultural Heritage Value or Interest, Consideration of Revised Notification Procedures for a Listed Property", dated May 13, 2019, be received; and,
2. Where a new property is added to the Markham Register of Property of Cultural Heritage Value or Interest by Council in the future, the property owner be notified in writing, and that such notification will include an educational package explaining the purpose and implications of being on the Register as a listed property; and further,
3. 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 2019-62 to 2019-64 be given three readings and enacted.

Three Readings

13.1 BY-LAW 2019-62 ROAD DEDICATION BY-LAW 267

A by-law to dedicate certain lands as part of the highways of the City of Markham:

1. Blocks 34 and 41, Plan 65M-4612 and Block 9, Plan 65M-4620 - Delft Drive;
2. Block 39, Plan 65M-4612 - Mannar Drive;

3. Blocks 35, 36, 37 and 38, Plan 65M-4612 and Blocks 7, 8 and 12, Plan 65M-4620 - Lane.

13.2 BY-LAW 2019-63 2019 TAX RATES AND LEVY BY-LAW 269

Being a By-Law to Provide for the Levy and Collection of Sums Required by the Corporation of The City of Markham for the Year 2019 and to Provide for the Mailing of Notices Requiring Payment of Taxes for the Year 2019.

13.3 BY-LAW 2019-64 HEBRIDES STRUCTURE DESIGN BT (LTD.) PART LOT CONTROL EXEMPTION BY-LAW 276

A by-law to designate part of a certain plan of subdivision not subject to Part Lot Control, Blocks 1 and 2, 65M-4618, located north of 16th Avenue, on the east side of McCowan Road.

14. CONFIDENTIAL ITEMS

14.1 NEW/ OTHER BUSINESS

14.1.1 DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL MINUTES – MARCH 18, 2019 (10.0) [Section 239 (2) (e)]

Note: At the May 27, 2019 Development Services Committee meeting, the Committee consented to refer the following to the May 28, 2019 Council meeting for consideration.

14.1.2 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD – MINOR VARIANCE APPLICATION - 57 HAWKRIDGE AVENUE (WARD 4) (8.0) [Section 239 (2) (e)]

Note: At the May 27, 2019 Development Services Committee meeting, the Committee consented to refer the following to the May 28, 2019 Council meeting for consideration.

15. CONFIRMATORY BY-LAW - THREE READINGS

That By-law 2019-65 be given three readings and enacted.

Three Readings

BY-LAW 2019-65 A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL MEETING OF MAY 28, 2019.

No attachment

16. ADJOURNMENT



Council Minutes

Meeting Number: 10
May 14, 2019, 1:00 PM
Council Chamber

Roll Call	<p>Mayor Frank Scarpitti</p> <p>Deputy Mayor Don Hamilton</p> <p>Regional Councillor Jack Heath</p> <p>Regional Councillor Joe Li</p> <p>Regional Councillor Jim Jones</p> <p>Councillor Keith Irish</p> <p>Councillor Alan Ho</p>	<p>Councillor Reid McAlpine</p> <p>Councillor Karen Rea</p> <p>Councillor Andrew Keyes</p> <p>Councillor Amanda Collucci</p> <p>Councillor Khalid Usman</p> <p>Councillor Isa Lee (<i>left at 4:00 pm</i>)</p>
Staff	<p>Andy Taylor, Chief Administrative Officer</p> <p>Trinela Cane, Commissioner, Corporate Services</p> <p>Brenda Librecz, Commissioner, Community & Fire Services</p> <p>Arvin Prasad, Commissioner, Development Services</p> <p>Catherine Conrad, City Solicitor & Acting Director, Human Resources</p> <p>Biju Karumanchery, Director, Planning & Urban Design</p>	<p>Joel Lustig, Treasurer</p> <p>Bryan Frois, Chief of Staff</p> <p>Kimberley Kitteringham, City Clerk</p> <p>Martha Pettit, Deputy City Clerk</p> <p>John Wong, Technology Support Specialist II</p> <p>Andrea Berry, Sr. Manager, Corp Comm & Community Engagement</p>

Alternate formats for this document are available upon request

1. CALL TO ORDER

The meeting of Council convened at 1:11 PM on May 14, 2019 in the Council Chamber. Mayor Frank Scarpitti presided.

A moment of silence was observed in recognition of the passing of City of Markham employee, Jamie Bosomworth, Manager of Strategy and Innovation, and the passing

of Lois James, supporter of Save the Rouge Valley System who was awarded the Order of Canada in 2003 for her work on this initiative.

Council recessed at 2:59 pm and reconvened at 3:15 pm.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. APPROVAL OF PREVIOUS MINUTES

3.1 COUNCIL MINUTES APRIL 30, 2019

Moved by Councillor Alan Ho

Seconded by Deputy Mayor Don Hamilton

1. That the Minutes of the Council Meeting held on April 30, 2019, be adopted.

Carried

4. PRESENTATIONS

There were no presentations.

5. DEPUTATIONS

5.1 DEPUTATION - RECOMMENDATION FROM THE APRIL 30, 2019 LICENSING COMMITTEE HEARING (41 ELM STREET) (2.0)

The following appeared before Council:

1. Tracy Cook, arborist, representing the applicant, requested permission to plant native species other than white birch as replacement trees, with respect to the Licensing Committee recommendation.
2. Patrick Hanlon, applicant, provided further clarification on the reasons for the removal of the tree.

See Item 11.1 for Council's decision on this matter.

5.2 DEPUTATION - RECOMMENDATION FROM THE APRIL 30, 2019
LICENSING COMMITTEE HEARING (123 HIGHLAND PARK BLVD.) (2.0)

The following appeared before Council:

1. H. Gail Fox, applicant, addressed Council requesting approval to remove the Honey Locust Tree which is contrary to the Licensing Hearing recommendation;
2. Craig Martin, co-applicant, addressed Council requesting approval to remove the tree on the front lawn.

See Item 11.2 for Council's decision on this matter.

5.3 DEPUTATION - PRELIMINARY REPORT NEAMSY INVESTMENTS INC.
APPLICATION FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-
LAW

Sam Orrico provided comments on the matter.

See Item 8.3.2, Report No. 22 for Council's decision on this matter.

5.4 DEPUTATION - RECOMMENDATION REPORT, BERCZY GLEN
LANDOWNERS GROUP, PROPOSED MODIFICATION TO THE BERCZY
GLEN SECONDARY PLAN AREA (10.0)

Maria Gatzios of Gatzios Planning + Development, responded to questions from Members of Council.

See Item 8.1.3, Report No. 20 for Council's decision on this matter.

6. COMMUNICATIONS

6.1 13-2019 TEMPORARY EXTENSION APPLICATION (LIQUOR SALES
LICENCE) FOR JAKES ON MAIN PUB & GRILLE, 202 MAIN STREET,
UNIONVILLE (WARD 3) (3.21)

Requesting an approval from the City of Markham to extend their existing liquor licence for the patio areas at 202 Main Street Unionville. The proposed extension will be utilized in conjunction with the Unionville Festival on May 31, June 1 and June 2, 2019.

Moved by Councillor Isa Lee

Seconded by Councillor Alan Ho

1. That the request for the City of Markham for a Temporary Extension Liquor application be received and approved, subject to the following:
 - a. compliance with all applicable by-laws, regulations and City requirements with respect to temporary facilities; and further,
 - b. that Paid Duty officers be retained by Jakes on Main Pub & Grille during the Unionville Festival on Friday, May 31, 2019, 10:00 pm to Saturday, June 1, 2019, 2:00 am, and; from Saturday, June 1, 2019, 10:00 pm to Sunday, June 2, 2019, 2:00 am.

Carried

6.2 14-2019 TEMPORARY EXTENSION APPLICATION (LIQUOR SALES LICENCE) FOR OLD COUNTRY INN RESTAURANT, 198 MAIN STREET (WARD 3) (3.21)

Requesting an approval from the City of Markham to extend their existing liquor licence for the patio areas at 198 Main Street, Unionville. The proposed extension will be utilized on Friday, May 31, 2019 (11:00 am - 10:00 pm); Saturday, June 1, 2019 (11:00 am - 10:00 pm); and Sunday, June 2, 2019 (11:00 am - 10:00 pm).

Moved by Councillor Isa Lee

Seconded by Councillor Alan Ho

1. That the request for the City of Markham for a Temporary Extension Liquor application be received and approved, subject to compliance with all applicable by-laws, regulations and City requirements with respect to temporary facilities.

Carried

6.3 15-2019 SPECIAL OCCASION PERMIT - MARKHAM FAIR (WARD 6) (3.21)

Requesting an approval from the City of Markham to designate the Markham Fair being held on October 3-6, 2019 at 10801 McCowan Road as an event of Municipal Significance. The City's designation is a requirement of the Alcohol and Gaming Commission of Ontario (AGCO) to support the Markham and East York Agricultural Society's application of a Special Occasion Liquor Permit to be utilized in conjunction with the Fair.

Moved by Councillor Isa Lee

Seconded by Councillor Alan Ho

1. That the request for the City of Markham for a Special Occasion Permit be received and approved, subject to compliance with all applicable by-laws, regulations and City requirements for special occasion permits with respect to temporary facilities, and further;
2. That the City of Markham recognize the Markham Fair as an event of "Municipal Significance".

Carried

6.4 16-2019 MEMORANDUM - HIRALAL AND MONMOHAN KUMAR, 54 LEE AVENUE, HOLD REMOVAL BY-LAW

Memorandum dated May 14, 2019 from the Commissioner of Development Services regarding the Hold Removal By-law for Hiralal & Monmohan Kuman, 54 Lee Avenue, and recommending the approval of the proposed Hold Removal By-law with respect thereto.

(By-law 2019-59)

Moved by Councillor Isa Lee

Seconded by Councillor Alan Ho

1. That the memorandum dated May 14, 2019 from the Commissioner of Development Services regarding the Hold Removal By-Law for Hiralal and Monmohan Kuman, 54 Lee Avenue, be received.

Carried

6.5 17-2019 SPECIAL OCCASION LIQUOR PERMIT APPLICATION - MARKHAM VILLAGE BIA (WARD 4) (3.21)

Requesting an approval from the City of Markham to extend their existing liquor licence for the outdoor areas created by using the sidewalks located directly in front of the establishment while the street is closed to vehicular traffic. The proposed extension will be utilized in conjunction with the events as follows:

The Markham Village Music Festival - Patio Extensions (Friday, June 14, 2019 - Saturday, June 17, 2019)

Establishments applying for special occasion permits during this event will include:

a) Patio extensions for Friday, June 14, 2019: 4pm to 11pm & Saturday, June 17, 2019: 11am to 10pm:

- Inspire Restaurant, 144 Main Street Markham N, Markham, ON
- Azyun Restaurant, 144 Main Street Markham N, Markham, ON
- Main's Mansion Restaurant and Bar, 144 Main Street Markham N, Markham, ON
- Live Real Factory (Formally Marca on Main), 96 Main Street N, Markham ON
- Main Street Greek, 60 Main Street Markham N, Markham, ON
- Lemon Bistro, 76 Main Street Markham N, Markham, ON
- Folco's Restaurant, 42 Main Street N, Markham, ON
- 39 Spices, 39 Main Street N, Markham, ON

b) Patio extensions for Friday, June 14, 2019: 4pm to 2am & Saturday, June 15, 2019: 11am to 10pm:

- The Duchess of Markham, 53 Main Street Markham N, Markham, ON

The Markham Auto Classic (Sunday, September 8, 2019 – 11:00 AM – 5:00 PM)

- Inspire Restaurant, 144 Main Street Markham N, Markham, ON
- Azyun Restaurant, 144 Main Street Markham N, Markham, ON
- Main's Mansion Restaurant and Bar, 144 Main Street Markham N, Markham, ON
- Live Real Factory (Formally Marca on Main), 96 Main Street N, Markham ON
- Main Street Greek, 60 Main Street Markham N, Markham, ON
- Lemon Bistro, 76 Main Street Markham N, Markham, ON
- Folco's Restaurant, 42 Main Street N, Markham, ON
- 39 Spices, 39 Main Street N, Markham, ON
- The Duchess of Markham, 53 Main Street Markham N, Markham, ON

- The Ten Spot (New – Pending license), 106 Main Street N, Markham, ON

Moved by Councillor Isa Lee

Seconded by Councillor Alan Ho

1. That the request for the City of Markham for a Special Occasion Liquor permit be received and approved, subject to the following:
 - a. compliance with all applicable by-laws, regulations and City requirements with respect to temporary facilities; and,
 - b. that Paid Duty officers be retained by The Duchess of Markham during the Markham Village Music Festival from Friday, June 14, 2019, 6:00 pm to Saturday, June 15, 2019, 2:00 am, and further;
 - c. that a road closure permit be obtained from the City of Markham to close the street as required for the Markham Village Music Festival and the Markham Auto Classic.

Carried

6.6 18-2019 TEMPORARY EXTENSION APPLICATION (LIQUOR SALES LICENCE) FOR ROUGE RIVER BREWING COMPANY, 158 MAIN STREET NORTH, MARKHAM (WARD 4) (3.21)

Requesting an approval from the City of Markham to extend their existing liquor licence for the patio areas at 158 Main Street North, Markham. The proposed extension will be utilized in conjunction with the Markham Village Music Festival from Friday, June 14, 2019 (5:00 - 11:00 pm) to Saturday, June 15, 2019 (11:00 am - 11:00 pm).

Moved by Councillor Isa Lee

Seconded by Councillor Alan Ho

1. That the request for the City of Markham for a Special Occasion Liquor permit be received and approved, subject to the following:
 - a. compliance with all applicable by-laws, regulations and City requirements with respect to temporary facilities; and, further
 - b. that a road closure permit be obtained from the City of Markham to close the street as required for the Markham Village Music Festival.

Carried

6.7 19-2019 MEMORANDUM - 2522584 ONTARIO INC., ZONING BY-LAW AMENDMENT APPLICATION, MARYDALE AVENUE - SUPPLEMENTARY INFORMATION (10.5)

Memorandum dated May 9, 2019 from the Commissioner of Development Services regarding "2522584 Ontario Inc., Zoning By-law Application, Eight Townhouse Dwellings on the east side of Marydale Avenue, Supplementary Information".

(Report No. 20, Item No. 8.1.4)

See Item 8.1.4, Report No. 20 for Council's decision on this matter.

Moved by Councillor Isa Lee

Seconded by Councillor Alan Ho

1. That the memorandum dated May 9, 2019 from the Commissioner of Development Services regarding "2522584 Ontario Inc., Zoning By-law Amendment Application, Eight Townhouse Dwellings on the east side of Marydale Avenue, Supplementary Information", be received.

Carried

6.8 20-2019 SPECIAL OCCASION PERMIT - UNIONVILLE VILLAGE FESTIVAL, 210 MAIN STREET UNIONVILLE (WARD 3) (3.21)

Requesting an approval from the City of Markham to designate the Unionville Village Festival being held on May 31, 2019 - June 1, 2019 at the Crosby Memorial Arena & Sports Field, 210 Main Street Unionville, as an event of Municipal Significance. The City's designation is a requirement of the Alcohol and Gaming Commission of Ontario (AGCO) to support the application of a Special Occasion Liquor Permit.

Moved by Councillor Isa Lee

Seconded by Councillor Alan Ho

1. That the request for the City of Markham for a Special Occasion Permit be received and approved, subject to the following :
 - a. compliance with all applicable by-laws, regulations and City requirements for special occasion permits with respect to temporary facilities, and
 - b. that Paid Duty officers be retained by the Unionville Village Festival on Friday, May 31, 2019, 7:00 pm to Saturday, June 1, 2019, 1:00 am; and from Saturday, June 1, 2019 from 12:00 pm to 8:00 pm.

2. That the City of Markham recognize the Unionville Village Festival as an event of "Municipal Significance".

Carried

6.9 21-2019 COMMUNICATION - REQUEST FOR 2ND STATUTORY PUBLIC MEETING FOR APPLICATION FOR ZONING CHANGE ON MARYDALE AVENUE (10.5)

(Report No. 20, Item 8.1.4)

See Item 8.1.4. Report No. 20 for Council's decision on this matter.

Moved by Councillor Isa Lee

Seconded by Councillor Alan Ho

1. That the communication dated May 14, 2019 from Mohammed Rahman regarding "Request for 2nd Statutory Public Meeting for Application for Zoning Change on Marydale Avenue", be received.

Carried

7. PROCLAMATIONS

7.1 PROCLAMATION AND FLAG RAISING REQUESTS (3.4)

Moved by Councillor Keith Irish

Seconded by Councillor Reid McAlpine

1. That the following proclamation, issued by the City Clerk in accordance with the City of Markham Proclamation Policy, be received for information purposes:
 - a. Nursing Week - May 6-12, 2019

Carried

8. REPORT OF STANDING COMMITTEE

8.1 REPORT NO. 20 - DEVELOPMENT SERVICES COMMITTEE (APRIL 29, 2019)

Moved by Regional Councillor Jim Jones

Seconded by Councillor Keith Irish

That the report of the Development Services Committee be received & adopted (Items 1, 2 and 4), save and except for Item 8.1.3. See Item 8.1.3 for Council's decision on this matter.

Carried

8.1.1 HERITAGE DESIGNATION BY-LAW AMENDMENTS LEGAL DESCRIPTIONS (16.11)

Moved by Regional Councillor Jim Jones

Seconded by Councillor Keith Irish

1. That the staff report entitled “Heritage Designation By-law Amendments, Legal Descriptions”, dated April 29, 2019, be received; and,
2. That the heritage designation by-laws for the following municipal property addresses be amended to reflect their current legal descriptions:
 1. 33 Artisan Trail (formerly 10372 Woodbine Ave.)
 2. 37 Artisan Trail (formerly 10271 Woodbine Ave.)
 3. 39 Artisan Trail (formerly 10327 Woodbine Ave.)
 4. 17 Campus Close (formerly 10521 Woodbine Ave.)
 5. 43 Castlevue Crescent (formerly 10077 Woodbine Ave.)
 6. 18 Cecil Nichols Ave. (formerly 10510 Woodbine Ave.)
 7. 20 Mackenzie Stand Avenue (formerly 8083 Warden Ave.)
 8. 99 YMCA Boulevard (formerly 7996 Kennedy Rd.)
 9. 819 Bur Oak Avenue (formerly 9483 McCowan Rd.)
 10. 226 Edward Jefferys Avenue (formerly 9462 Hwy. 48)
 11. 11 Heritage Corners Lane (formerly 9251 Hwy. 48)
 12. 8 Wismer Place (formerly 10391 Woodbine Ave.)
 13. 2 Alexander Hunter Place (formerly 31 Helen Ave.)
 14. 2665 Bur Oak Avenue (formerly 7006 16th Ave.)
 15. 60 Dame Gruev Drive (formerly 6297 Major Mackenzie Dr.)

16. 8 Green Hollow Court (formerly 9642 9th Line)
17. 1 Kalvinster Drive (formerly 6937 Hwy. 7)
18. 28 Pike Lane (formerly 9451 9th Line)
19. 527 William Forster Road (formerly 8882 Reesor Rd.)
20. 9899 Markham Road (formerly 9899 Hwy. 48)
21. 28 Busch Avenue (formerly 4672 Kennedy Road)
22. 128 Harbord Street (formerly 4672 Kenney Road)
23. 10000 Kennedy Road (formerly Part of Lot 20, Concession 5)
24. 14 Heritage Corners Lane (formerly 11022 Kennedy Rd.)
25. 45 Stollery Pond Crescent (formerly 4075 Major Mackenzie Dr.)
26. 11 Tannis Street (formerly 9765-9767 Kennedy Rd.)
27. 99 Thoroughbred Way (formerly 9804 McCowan Rd.)
28. 3 Tralee Court (formerly 4077 Major Mackenzie Dr.)
29. 628 Wilfred Murison Avenue (formerly 9486 McCowan Rd.)
30. 6888 14th Avenue (formerly 7166 14th Ave.)
31. 6890 14th Avenue (formerly 7124 14th Ave.)
32. 7 Bewell Drive (formerly 7447 9th Line)
33. 15 Bewell Drive (formerly 7449 9th Line)
34. 70 Karachi Drive (formerly 7555 Markham Rd.)
35. 66 Monique Court (formerly 7205 Markham Rd.)
36. 16 Moore's Court (formerly 7085 14th Ave.)
37. 60 Maple Park Way (formerly Part of Lot 6 Concession 5)
3. That notice of the proposed amendments be given to the property owners in accordance with the *Ontario Heritage Act*; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.1.2 RECOMMENDATION REPORT- UPDATE ON PLANNING FOR THE ONTARIO HERITAGE CONFERENCE 2020 (16.11)

Moved by Regional Councillor Jim Jones

Seconded by Councillor Keith Irish

1. That the staff report titled “Recommendation Report, Update on Planning for the Ontario Heritage Conference 2020”, dated April 29, 2019, be received; and,
2. That Councillor Karen Rea and Councillor Reid McAlpine be appointed to Markham’s Local Organizing Committee (LOC) for the Ontario Heritage Conference 2020; and,
3. That up to \$5,000 be allocated from the Heritage Preservation Account (087 2800 115) for promotional material that will be used at the 2019 Ontario Heritage Conference and that any unused funding be returned to the Heritage Preservation Account; and, further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.1.3 RECOMMENDATION REPORT, BERCZY GLEN LANDOWNERS GROUP, PROPOSED MODIFICATION TO THE BERCZY GLEN SECONDARY PLAN AREA – EAST OF THE HYDRO CORRIDOR, SOUTH OF ELGIN MILLS ROAD EAST (WARD 2) FILE OP 17-128173 (10.0)

Maria Gatzios of Gatzios Planning + Development, responded to questions from Members of Council. Discussion on the matter ensued.

1. That the report entitled “RECOMMENDATION REPORT, Berczy Glen Landowners Group, Proposed Modification to the Berczy Glen Secondary Plan Area – East of the Hydro Corridor, south of Elgin Mills Road East” dated April 29, 2019, be received; and,
2. That the proposed modification to the Council adopted Berczy Glen Secondary Plan, as outlined in Appendix ‘A’ of the report entitled “RECOMMENDATION REPORT, Berczy Glen Landowners Group, Proposed Modification to the Berczy Glen Secondary Plan Area – East

of the Hydro Corridor, south of Elgin Mills Road East” dated April 29, 2019, be adopted; and,

3. That the proposed modification to the Council adopted Berczy Glen Secondary Plan, as recommended in the report entitled “RECOMMENDATION REPORT, Berczy Glen Landowners Group, Proposed Modification to the Berczy Glen Secondary Plan Area – East of the Hydro Corridor, south of Elgin Mills Road East” dated April 29, 2019, be forwarded to the Region of York for consideration in the approval of the Berczy Glen Secondary Plan; and,
4. That any back-to-back townhouses permitted by the proposed modification be required to be situated in close proximity to parks and amenity spaces, where feasible; and,
5. That Staff be directed to report back on an appropriate percentage of back-to-back townhouse units within the Berczy Glen Secondary Plan area; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried by Recorded Vote

(See following Recorded Vote (9:4))

Recorded Vote (9:4)

YEAS:

Councillor Alan Ho, Councillor Reid McAlpine, Mayor Frank Scarpitti, Regional Councillor Jack Heath, Regional Councillor Joe Li, Councillor Andrew Keyes, Councillor Amanda Collucci, Councillor Khalid Usman, Councillor Isa Lee (9)

NAYS:

Councillor Keith Irish, Councillor Karen Rea, Regional Councillor Jim Jones, Deputy Mayor Don Hamilton (4)

8.1.4 RECOMMENDATION REPORT 2522584 ONTARIO INC. PROPOSED ZONING BY-LAW AMENDMENT TO PERMIT EIGHT (8) TOWNHOUSE DWELLINGS ON THE EAST SIDE OF MARYDALE AVENUE,

WEST OF MARKHAM ROAD AND SOUTH OF DENISON STREET (WARD 7) FILE NO. ZA 18 229047 (10.5)

Moved by Regional Councillor Jim Jones

Seconded by Councillor Keith Irish

1. That the report titled “RECOMMENDATION REPORT, 2522584 Ontario Inc., Proposed Zoning By-law Amendment to permit eight (8) townhouse dwellings on the east side of Marydale Avenue, west of Markham Road and south of Denison Street (Ward 7) File No. ZA 18 229047”, be received; and,
2. That the deputations of Atiq Farooqui, Surya Narayan, Joe Purushuttam, Hasim Bakash, Nabil Alsaydali, Mohammed Rahman, and Andrew Walker be received; and,
3. That the communications of Gagnon Walker Domes Ltd. and the South Markham Residents' & Rate Payers' Association be received; and
4. That the Zoning By-law Amendment application submitted by 2522584 Ontario Inc., to amend Zoning By-law 177-96, as amended, be approved in principle and that the draft By-law attached as Appendix ‘A’ be finalized and enacted at the May 14, 2019 Council meeting without further notice; and,
5. That the Mayor and Clerk be authorized to enter into a development agreement, to satisfy the requirements of the Holding (H) provision attached to the zoning by-law amendment, in a form and content satisfactory to the Director of Planning Urban Design and the City Solicitor; and,
6. That the applicant be required to install evergreen plantings along the south side of the development between the adjacent properties to provide additional screening, where feasible; and,
7. That Council assign servicing allocation for up to 8 townhouse dwellings; and further,

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

Carried

8.2 REPORT NO. 21 - GENERAL COMMITTEE (MAY 6, 2019)

Moved by Regional Councillor Jack Heath

Seconded by Councillor Andrew Keyes

That the report of the General Committee be received & adopted (Items 1,2 and 3), save and except for 8.2.4. See Item 8.2.4 for Council's decision on this matter.

Carried

8.2.1 AWARD OF TENDER 190-T-18 PLAY EQUIPMENT REPLACEMENT & SITE WORK AT VARIOUS PARKS (7.12)

Moved by Regional Councillor Jack Heath

Seconded by Councillor Andrew Keyes

1. That the report entitled "Award of Tender 190-T-18 Play Equipment Replacement & Site Work at Various Parks" be received; and,
2. That the contract for Tender 190-T-18 Play Equipment Replacement & Site work at Various Parks be awarded to the lowest priced Bidder, TDI International Ag Inc. dba Eco Blue Systems, in the amount of \$1,280,177.87, inclusive of HST; and,
3. That a 10% contingency in the amount of \$128,017.79 inclusive of HST, be established to cover any additional construction costs and that authorization to approve expenditures of this contingency amount up to the specified limit be in accordance with the Expenditure Control Policy; and,
4. That the award in the amount of \$1,408,195.66 (\$1,280,177.87 + \$128,017.79) be funded from projects #18234 Playstructure Replacement and #18235 Playstructure Rubberized Surface Replacement with available budget of \$1,284,940.00; and,
5. That the above two projects be consolidated into one project under project 18234 Playstructure and Rubberized Surface Replacement; and,

6. That the budget shortfall in the amount of \$123,255.66 (\$1,284,940 - \$1,408,195.66) be funded from the Life Cycle Replacement and Capital Reserve Fund; 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 REQUEST FOR PROPOSAL 009-R-19 FOOD SERVICES FOR ANTHONY ROMAN CENTRE (7.12)

Moved by Regional Councillor Jack Heath

Seconded by Councillor Andrew Keyes

1. That the report entitled “Award of Request for Proposal 009-R-19 Food Services for the Markham Civic Centre be received; and,
2. That Request for Proposal 009-R-19 Food Services for Anthony Roman Centre be awarded to the highest ranked / highest revenue bidder, 10694835 Canada Inc. (Caterable) for a term of five (5) years; and,
3. That the Mayor and City Clerk be authorized to execute an agreement with 10694835 Canada Inc. (Caterable) in a form satisfactory to the City Solicitor and the Commissioner of Corporate Services; and,
4. That the \$45,000.00 fixed annual revenue be credited to account # 890 8902 Cafeteria Revenue; and,
5. That 10694835 Canada Inc. (Caterable) be responsible for payment of property taxes based on the annual assessed value for provision of food services, in the approximate annual amount of \$2,000; and,
6. That the Treasurer and Senior Manager of Procurement & Accounts Payable be authorized to extend the contract for an additional five (5) years commencing in year six (6) of this agreement; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.2.3 ASSET MANAGEMENT POLICY (5.0)

Moved by Regional Councillor Jack Heath

Seconded by Councillor Andrew Keyes

1. That the report titled “Asset Management Policy” be received; and,
2. That Council approve the Asset Management Policy provided in Attachment 1; and further,
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.2.4 ADVISORY BOARD AND COMMITTEE (ABC) REVIEW FOR THE 2018-2022 TERM OF COUNCIL (16.0)

Moved by Regional Councillor Jack Heath

Seconded by Councillor Andrew Keyes

1. That the correspondence from Kimberley Kawn, Unionville Historical Society and Jóska Zérczi, Unionville Residents Association, be received; and,
2. That Council re-classify, amalgamate or dissolve the ABCs as outlined in the revised Appendix “F” as of June 30, 2019, **save and except the Senior Hall of Fame Committee which shall remain in place until November 2019**, and extend its sincere thanks to all citizen appointees and City staff liaisons of these ABCs for their contributions to Markham over the years, and,
3. That a panel of City staff conduct interviews for all ABCs, save and except for, the Heritage Markham Committee, Committee of Adjustment and the Library Board, and present a slate of candidates to Council for approval on an as needed basis; and,
4. That the German Mills Meadow and Natural Habitat Liaison Committee be added to the list of ABCs to remain as is as outlined in revised Appendix “E”; and further,
5. That Council approve the following appointments:

German Mills Meadow and Natural Habitat Liaison Committee

Regional Councillor Jack Heath

Councillor Keith Irish

Waste Diversion Committee

Regional Councillor Jack Heath

Regional Councillor Joe Li

Councillor Reid McAlpine

Councillor Khalid Usman

Information Markham

Regional Councillor Jack Heath

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

Carried as Amended

Council consented that changes to the Senior Hall of Fame Committee be postponed until November 2019.

Council consented to amend Recommendation No. 2 from:

2. That Council re-classify, amalgamate or dissolve the ABCs as outlined in the revised Appendix “F” as of June 30, 2019, and extend its sincere thanks to all citizen appointees and City staff liaisons of these ABCs for their contributions to Markham over the years, and,

to

2. That Council re-classify, amalgamate or dissolve the ABCs as outlined in the revised Appendix “F” as of June 30, 2019, **save and except the Senior Hall of Fame Committee which shall remain in place until November 2019**, and extend its sincere thanks to all citizen appointees and City staff liaisons of these ABCs for their contributions to Markham over the years, and,

8.3 REPORT NO. 22 - DEVELOPMENT SERVICES PUBLIC MEETING (MAY 7, 2019)

Moved by Councillor Keith Irish

Seconded by Regional Councillor Jim Jones

That the report of the Development Services Public Meeting be received & adopted. (Items 1 to 2):

Carried

8.3.1 PRELIMINARY REPORT, CAN-AM EXPRESS, C/O HALEY PLANNING SOLUTIONS, TEMPORARY USE ZONING BY-LAW AMENDMENT APPLICATION TO PERMIT THE OUTDOOR STORAGE OF MOTOR VEHICLES INCLUDING LICENSED CHARTER BUSES AT 332 AND 338 JOHN STREET (WARD 1)

FILE NO. ZA 18 231295 (10.5)

Moved by Councillor Keith Irish

Seconded by Regional Councillor Jim Jones

1. That the written submissions by Sharron Morton, Arlene Randall, and Clara and Raymond Tso to the May 7, 2019 Development Services Public Meeting, regarding the proposed Zoning By-law Amendment application to permit the outdoor storage of motor vehicles including licensed charter buses at 332 and 338 John Street (Ward 1) File No. ZA 18 231295", be received;
2. That the deputations made at the May 7, 2019, Development Services Public Meeting by Alena Gotz, and Brian Korson, regarding the proposed Zoning By-law Amendment application to permit the outdoor storage of motor vehicles including licensed charter buses at 332 and 338 John Street (Ward 1) File No. ZA 18 231295", be received;
3. That the report titled "PRELIMINARY REPORT, Can-Am Express, C/O Haley Planning Solutions, Temporary Use Zoning By-law Amendment Application to permit the outdoor storage of motor vehicles including licensed charter buses at 332 and 338 John Street (Ward 1) File No. ZA 18 231295" dated April 29, 2019, be received; and,

4. That the Record of the Public Meeting held on May 7, 2019, with respect to the proposed Zoning By-law Amendment application to permit the outdoor storage of motor vehicles including licensed charter buses at 332 and 338 John Street (Ward 1) File No. ZA 18 231295”, be received; and,
5. That the application by Can-Am Express, to amend Zoning By-law 77-53, as amended, be approved; and,
6. That the proposed amendment to Zoning By-law 77-73, as amended, be enacted without further notice; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**8.3.2 PRELIMINARY REPORT NEAMSBY INVESTMENTS INC.
APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW
AMENDMENTS TO PERMIT A TWO-STOREY BUILDING FOR
RECREATIONAL AND ATHLETIC PURPOSES WITH
BADMINTON AS THE MAIN USE, AT 1375 DENISON STREET
(WARD 8) FILE NOS. OP/ZA 18 177790 (10.3, 10.5)**

Moved by Councillor Keith Irish

Seconded by Regional Councillor Jim Jones

1. That the written submissions submitted to the May 7, 2019 Development Services Public Meeting from Angelina Choa, and Tom Wridolin, regarding the proposed Official Plan and Zoning By-law Amendment applications by Neamsby Investments Inc., be received; and,
2. That the deputation made at the May 7, 2019, Development Services Public Meeting by Ravl Galindo, regarding the proposed Official Plan and Zoning By-law Amendment applications by Neamsby Investments Inc., be received;
3. That the Development Services Commission report dated April 15, 2019, entitled “Preliminary Report, Neamsby Investments Inc., Applications for Official Plan and Zoning By-law Amendments to permit a two-storey building for recreational and athletic purposes

with badminton as the main use, at 1375 Denison Street (Ward 8), File Nos. OP/ZA 18 177790”, be received; and,

4. That the Record of the Public Meeting held on May 7, 2019 with respect to the proposed Official Plan and Zoning By-law Amendment applications, be received; and,
5. That the applications by Neamsby Investments Inc. for proposed Official Plan and Zoning By-law Amendments (OP/ZA 18 177790) be approved and the draft implementing Official Plan and Zoning By-law Amendments be finalized and enacted without further notice; and further,
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.4 REPORT NO. 23 - DEVELOPMENT SERVICES COMMITTEE (MAY 13, 2019)

Moved by Regional Councillor Jim Jones

Seconded by Councillor Keith Irish

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

Carried

8.4.1 PROVINCIAL CONSULTATION ON MODERNIZING CONSERVATION AUTHORITY OPERATIONS AND FOCUSING CONSERVATION AUTHORITY DEVELOPMENT PERMITS ON THE PROTECTION OF PEOPLE AND PROPERTY (10.0)

Moved by Regional Councillor Jim Jones

Seconded by Councillor Keith Irish

1. That the presentation entitled ‘Provincial Consultation on Modernizing Conservation Authority Operations and Focusing Conservation Authority Development Permits on the Protection of People and Property be received’; and,
2. That the presentation entitled ‘Provincial Consultation on Modernizing Conservation Authority Operations and Focusing Conservation

Authority Development Permits on the Protection of People and Property' form the basis of staff comments to the Province in response to ERO 013-5018 and ERO 013-4992; and further,

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

Carried

9. MOTIONS

- 9.1 MOTION - YONGE STREET SUBWAY (LANGSTAFF/ RICHMOND HILL GROWTH AREA HIGHWAY 407/ YONGE STREET SUBWAY EXTENSION) (5.14)

Council consented to review a revised version of the Motion provided by Regional Councillor Jim Jones.

After some discussion, Council consented to refer the following revised motion to the May 27, 2019 Development Services Committee meeting.

MOTION - YONGE STREET SUBWAY (LANGSTAFF/ RICHMOND HILL GROWTH AREA HIGHWAY 407/ YONGE STREET SUBWAY EXTENSION)

Moved by: Regional Councillor Jim Jones

Seconded by: Regional Councillor Joe Li

Whereas the City of Markham supports the Province of Ontario's decision to upload the responsibility for subways and urges the Province to proceed as expeditiously as possible to construct the Yonge Street Subway; and,

Whereas the Provincial Government will control the design and the location of the Richmond Hill Centre station and the Langstaff Gateway Station (407/Highway 7); and,

Whereas in April, 2019, the Provincial Government announced that the Yonge Subway extension will be 1 of the 4 projects benefitting from Provincial investment in higher order transit; and,

Whereas the Provincial Government has accelerated the target completion date for the Yonge Subway to be shortly after 2027; and,

Whereas geotechnical and design work for the Yonge Subway extension has already commenced;

Now therefore be it resolved:

1. That the Province of Ontario be requested to collaborate with the local municipalities and transit authorities to review and assess the following:
 - a. The alignment of the Yonge Subway extension north of Longbridge;
 - b. Burying hydro lines from Red Cedar on Highway 7, to the Valley west of Yonge Street, south of Highway 407, to open additional lands for development;
 - c. Revising existing and proposed infrastructure, such as relocation of stormwater ponds and Highway 407 interchange ramps at Yonge Street, to create a more urban pedestrian friendly environment;
 - d. Studying the urban realm, densification opportunities and land value uplift resulting from these changes;
 - e. Locate the integrated destination transit hub in the lands between Highway 407 and Highway 7 east of Yonge Street at the Langstaff Gateway;
 - f. Plan the Vaughan lands west of Yonge Street as Rail Integrated Communities (TDD) instead of a 2,000-car parking lot;
 - g. Amend the 407 Transitway Environmental Assessment (to include rail transit);
 - h. Amend the Yonge Subway Extension Environmental Assessment to stay on Yonge Street;
 - i. Conduct an environmental assessment to bury the 407 High Voltage Transmission Lines from east of Bayview to the valleyland west of Yonge Street;
 - j. Engage a world class architectural, engineering, urban planning and design firm to plan the communities and the integrated destination transit hub;
 - k. Set-up a Tri-City Task Force (comprised of Markham, Richmond Hill and Vaughan), to make this proposal happen;
 - l. Investigate a process to obtain expression of interest to building, maintaining and owning the multi-use destination integrated hub; and,
2. That the Council of the City of Markham request, through the Office of the Premier of Ontario, that the environmental assessments for the Yonge Subway Extension and the 407 Transitway be reviewed so that:
 - a. The Yonge Street Subway Extension be constructed under Yonge Street North of Highway 407/7; and,

- b. That the Longbridge station be relocated from in front of the graveyard North to the Markham Langstaff Gateway (407/7) under Yonge St as an integral part of the Langstaff/Richmond Hill Gateway; and,
- c. That the Richmond Hill Centre Station be relocated to Yonge Street at a location to provide service to the Richmond Hill Centre (High Tech Road or Bantry or 16th Avenue) and other high density development on Yonge Street while still allowing for further extensions; and,
- 3. That Infrastructure Ontario (IO) or the Ministry of Transportation (MTO) be requested to study the feasibility of a revised Yonge Subway extension and take appropriate action, including revisions to the environmental assessment process, to maximize the public-sector return on investment in the Langstaff/Richmond Hill area; and further,
- 4. That a copy of this Motion be sent to the Honourable Doug Ford, Premier of Ontario, The Honourable Christine Elliott, Deputy Premier, the Honourable Steve Clark, Minister of Municipal Affairs, the Honourable Monte McNaughton, Minister of Infrastructure Ontario, the Honourable Rod Phillips, Minister of the Environment, Conservation and Parks, all MPPs in the Province of Ontario, the Cities of Richmond Hill and Vaughan, and the Regional Municipality of York.

Referred

(See following original Motion)

Council had before it the following original Motion put forward by Regional Councillor Jim Jones for consideration:

MOTION - YONGE STREET SUBWAY

Moved by: Regional Councillor Jim Jones

Seconded by: Regional Councillor Joe Li

Whereas the Yonge Street Subway was envisioned after the Second World War along with the highways 400, 401, and 402 by the then Premier of Ontario; and

Whereas the initial construction of the Subway was from Union Station to Eglinton Ave in 1954; and

Whereas this initial section was under Yonge Street and not considered the Terminus; and

Whereas further extensions of the Yonge Street Subway were constructed under Yonge Street from Eglinton to York Mills in 1973, and from York Mills to Finch Ave in 1974, neither of these were designed to be a terminus; and

Whereas the extension of the Yonge Street Subway to Highway 7 has been an ongoing conversation for decades; and

Whereas the Premier of the Province in 2011 announced the extension of the Yonge Street Subway to Highway 7 (Richmond Hill Centre/Langstaff Gateway) to be opened in the year 2020, and did not announce this as a terminus; and

Whereas the preliminary design appears to indicate that the design with the Subway for the first time is removed from under Yonge Street some distance to the East in the Richmond Hill Centre Lands; and

Whereas this has resulted in a station at Longbridge Ave on the west side of Yonge Street and in front of the graveyard on the East side of Yonge Street, not in front of the Langstaff Gateway (407/7) as would be expected; and

Whereas the Richmond Hill Centre Station being off Yonge Street for the first time, gives the appearance of a terminus; and

Whereas the Province has announced that the Province will assume the design, building and maintenance of the subway system; and,

Whereas the Province will have an opportunity to study the design and the location of the Richmond Hill Centre station and the Langstaff Gateway (407/7 Station; and

Whereas on April 2019, the Province of Ontario announced that the Yonge Subway extension will be one of 4 projects benefitting from Provincial investment in higher order transit; and

Whereas the Province has accelerated the completion of the Yonge Subway extension to a target timeframe of 2027; and

Whereas geotechnical and design work for the Yonge Subway extension has already commenced; and

Whereas several immediate actions can be undertaken in the planning of the Yonge Subway extension that will maximize the significant public sector investment in this project, including:

1. Fully aligning the Yonge Subway extension by staying on Yonge Street from Longbridge to High Tech Road and 16th Avenue beyond;

2. Burying hydro lines, from Red Cedar on Highway 7 to the Valley west of Yonge Street, south of Highway 407 to open additional lands for development;
3. Revising existing and proposed infrastructure, such as stormwater ponds and Highway 407 interchange ramps at Yonge Street, to create a more urban pedestrian friendly environment;
4. Studying the urban realm, densification opportunities and land value uplift resulting from these changes;
5. Locate the integrated destination transit hub in the lands between Highway 407 and Highway 7 east of Yonge Street at the Langstaff Gateway;
6. Plan the Vaughan lands west of Yonge Street as Rail Integrated Communities (TDD) instead of a 2,000-car parking lot;
7. Amend the 407 Transitway Environmental Assessment (also upgrade the EA to rail transit)
8. Amend the Yonge Subway Extension Environmental Assessment to stay on Yonge Street;
9. Conduct an environmental assessment to bury the 407 High Voltage Transmission Lines from east of Bayview to the valleyland west of Yonge Street;
10. Engage a world class Architectural, Engineering, Urban Planning and Design Firm to plan the communities and the integrated destination transit hub;
11. Set-up a Tri-city Task Force to make this proposal happen (Markham, Richmond Hill and Vaughan); and,
12. Investigate a process to obtain expression of interest to building, maintaining and owning the multi-use destination integrated hub.

Now therefore be it resolved that the Council of the City of Markham request through the Premier's office that the Environmental Assessments for the Yonge Subway Extension and the 407 Transitway be reviewed so that:

1. The Yonge Street Subway Extension be constructed under Yonge Street North of Highway 407/7; and
2. That the Longbridge station be relocated from in front of the graveyard North to the Markham Langstaff Gateway (407/7) under Yonge St as an integral part of the Langstaff / Richmond Hill Gateway; and

3. That the Richmond Hill Centre Station be relocated to Yonge Street at a location to provide service to the Richmond Hill Centre (High Tech Road or Bantry or 16th Avenue) and other High Density development on Yonge Street while still allowing for further extensions.

And further, be it resolved, that Infrastructure Ontario or MTO be requested to study the feasibility of a revised Yonge Subway extension and take appropriate action, including revisions to the environmental assessment process, to maximize the public-sector investment in the Langstaff/Richmond Hill area.

Moved by Regional Councillor Jim Jones

Seconded by Councillor Karen Rea

That this matter be referred to the May 27, 2019 Development Services Committee meeting, with the provision that a meeting between Regional Councillor Jim Jones, Mayor Frank Scarpitti and staff be held prior to the Development Services Committee meeting.

Carried

9.2 MOTION - BILL 108

Councillor Karen Rea introduced a motion regarding Bill 108. Discussion on this matter ensued.

Moved by Councillor Karen Rea

Seconded by Councillor Reid McAlpine

WHEREAS the legislation that abolished the OMB and replaced it with LPAT received unanimous – all party support; and,

WHEREAS All parties recognized that local governments should have the authority to uphold their provincially approved Official Plans; to uphold their community driven planning; and,

WHEREAS Bill 108 will once again allow an unelected, unaccountable body to make decisions on how our communities evolve and grow; and,

WHEREAS the City of Markham requests that the proposed changes to the Planning Act provide greater deference than that previously afforded to local, municipal decisions on development applications, by restoring the test under the Planning Act that appeals must be on the basis that the municipal

decision is not consistent with the Provincial Policy Statement, fails to conform with a provincial plan, or fails to conform with the local and regional Official Plan(s); and,

WHEREAS the City of Markham requests that the tribunal framework, restore the previous ability for participants in Local Planning Appeal Tribunal hearings to provide in person evidence in a hearing; and,

WHEREAS, the City of Markham recognizes that proposed grouping together of a variety of community services, including parkland dedication, under community benefits charge framework and subject to a monetary cap will limit a municipality's ability to continue to provide parks, and a range of community services and facilities at a consistent and equitable level of service across the municipality, and requests that the previous Development Charge "soft services" be maintained and separated from the community benefit charge under the proposed Bill 108; and,

WHEREAS On August 21, 2018 Minister Clark once again signed the MOU with the Association of Municipalities of Ontario and entered into "...a legally binding agreement recognizing Ontario Municipalities as a mature, accountable order of government."; and,

WHEREAS this MOU is "enshrined in law as part of the Municipal Act", and recognizes that as "...public policy issues are complex and thus require coordinated responses...the Province endorses the principle of regular consultation between Ontario and municipalities in relation to matters of mutual interest"; and,

WHEREAS by signing this agreement, the Province made "...a commitment to cooperating with its municipal governments in considering new legislation or regulations that will have a municipal impact"; and,

WHEREAS Bill 108 will impact 15 different Acts - Cannabis Control Act, 2017, Conservation Authorities Act, Development Charges Act, Education Act, Endangered Species Act, 2007, Environmental Assessment Act, Environmental Protection Act, Labour Relations Act, 1995, Local Planning Appeal Tribunal Act, 2017, Municipal Act, 2001, Occupational Health and Safety Act, Ontario Heritage Act, Ontario Water Resources Act, Planning Act, Workplace Safety and Insurance Act, 1997.

NOW THEREFORE BE IT RESOLVED:

1. That the City of Markham oppose Bill 108 which in its current state will have negative consequences on community building and proper planning; and

2. That the City of Markham supports the positive changes within Bill 108 such as: 1. removing the requirement for low risk projects to undertake environmental assessments; 2. appointing more Local Planning Appeal Tribunal adjudicators to deal with appeals; 3. streamlining the planning process provided that the planning processes are streamlined at both the provincial and local levels; 4. the removal of the 10% discount for determining development charges for hard services; and,
3. The City of Markham call upon the Government of Ontario to halt the legislative advancement of Bill 108 to enable fulsome consultation with Municipalities to ensure that its objectives for sound decision making for housing growth that meets local needs will be reasonably achieved; and,
4. That a copy of this Motion be sent to the Honourable Doug Ford, Premier of Ontario, The Honourable Christine Elliott, Deputy Premier, the Honourable Steve Clark, Minister of Municipal Affairs, the Honourable Andrea Horwath, Leader of the New Democratic Party, and all MPPs in the Province of Ontario; and further that a copy of this Motion be sent to the Association of Municipalities of Ontario (AMO) and all Ontario municipalities for their consideration.

Carried

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

That Council consent to the introduction of a motion regarding Bill 108.

Carried by a Two Thirds Vote

10. NOTICE OF MOTION TO RECONSIDER

There were no notices of motions.

11. NEW/OTHER BUSINESS

11.1 RECOMMENDATION FROM THE APRIL 30, 2019 LICENSING COMMITTEE HEARING (41 ELM STREET) (2.0)

Discussion on this matter ensued.

Moved by Councillor Karen Rea

Seconded by Regional Councillor Jim Jones

1. That the application to remove one (1) White Birch Tree at 41 Elm Street, Markham, be approved; and,
2. **That the applicant provide for four (4) replacement trees to be planted on 41 Elm Street in a size and native species deemed appropriate by staff, by September 30, 2021; and,**
3. **That replanting to occur in coordination with the prospective development project on the site and that the applicant must apply for an extension if they cannot meet this deadline, and further,**
4. That the recommendation is based on the unique characteristics of this case only and is not intended to be precedent setting nor to be used as a basis for future cases.

Carried as Amended

(See following Recorded Vote (12:1))

(See following to bring matter forward)

Council consented to amend recommendations 2, 3 and 4 from:

2. That the applicant provide for four (4) replacement trees; and,
3. That two (2) of the replacement trees be White Birch Trees and that they be planted on the front yard of 41 Elm Street by September 30, 2019; and,
4. That the remaining two (2) trees be planted on 41 Elm Street or on any other private property in Markham in a size and native species deemed appropriate by staff, by September 30, 2019, or a cash-in-lieu payment of \$300.00 per tree be provided; and further,

to:

2. That the applicant provide for four (4) replacement trees to be planted on 41 Elm Street in a size and native species deemed appropriate by staff, by September 30, 2021; and further,

Recorded Vote (12:1)

YEAS:

Councillor Keith Irish, Councillor Alan Ho, Councillor Reid McAlpine, Councillor Karen Rea, Regional Councillor Jim Jones, Deputy Mayor Don Hamilton, Mayor Frank Scarpitti, Regional Councillor Joe Li, Councillor Andrew Keyes, Councillor Amanda Collucci, Councillor Khalid Usman, Councillor Isa Lee (12)

NAYS:

Regional Councillor Jack Heath (1)

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Khalid Usman

That Council consider the matter of "Recommendation from the April 30, 2019 Licensing Committee Hearing (41 Elm Street)" immediately following the Deputations with respect thereto.

Carried

11.2 RECOMMENDATION FROM THE APRIL 30, 2019 LICENSING COMMITTEE HEARING (123 HIGHLAND PARK BLVD.) (2.0)

The applicant requested Council to approve the removal of the Honey Locust Tree which is contrary to the Licensing Hearing recommendation as they wish to extend their driveway and the tree is in the way. Discussion on the City's extended driveway regulations ensued.

Note: The following is the recommendation of the Licensing Committee from the Hearing held on April 30, 2019 brought to Council:

1. That the application to remove one (1) Honey Locust Tree on 123 Highland Park Blvd., Markham, be denied; and,

2. That the recommendation is based on the unique characteristics of this case only and is not intended to be precedent setting nor to be used as a basis for future cases.

Postponed

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Keith Irish

1. That Council defer a decision until such time as the applicant puts in an application to widen the driveway, and meets with City staff, to review the City's extended driveway regulations as they pertain to their property.

Carried

(See following to bring matter forward)

Moved by Councillor Karen Rea

Seconded by Councillor Keith Irish

That Council consider the matter of "Recommendation from the April 30, 2019 Licensing Committee Hearing (123 Highland Park Blvd.)" immediately following the Deputations with respect thereto.

Carried

11.3 RECOMMENDATION FROM THE APRIL 30, 2019 LICENSING COMMITTEE HEARING (20 ROMAN ROAD) (2.0)

Moved by Councillor Khalid Usman

Seconded by Councillor Andrew Keyes

1. That the application to remove one (1) Spruce Tree at 20 Roman Road, Markham, be approved; and,
2. That the applicant provide for four (4) replacement trees on the property of 20 Roman Road or any other private property in Markham, and in a size and native species deemed appropriate by staff, by September 30, 2019, or provide a cash-in-lieu payment of \$300.00 per tree; and further,
3. That the recommendations are based on the unique characteristics of this case only and are not intended to be precedent setting nor to be used as a basis for future cases.

Carried**12. ANNOUNCEMENTS**

There were no announcements.

13. BY-LAWS - THREE READINGS

Moved by Councillor Reid McAlpine

Seconded by Deputy Mayor Don Hamilton

1. That By-laws 2019-59 and 2019-60 be given three readings and enacted.

Carried**Three Readings**

- 13.1 BY-LAW 2019-59 HIRALAL & MOMOHAN KUMAR, 54 LEE AVENUE,
HOLD REMOVAL BY-LAW

Carried

- 13.2 BY-LAW 2019-60 - 2522584 ONTARIO INC., MARYDALE AVENUE,
ZONING BY-LAW AMENDMENT

Carried**14. CONFIDENTIAL ITEMS**

Council consented to not resolve into confidential session.

- 14.1 APPROVAL OF CONFIDENTIAL COUNCIL MINUTES - APRIL 30, 2019

Moved by Regional Councillor Jack Heath

Seconded by Councillor Amanda Collucci

1. That the Confidential Council minutes of April 30, 2019 be adopted.

Carried

- 14.2 COUNCIL - MAY 14, 2019

14.2.1 PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL,
INCLUDING MUNICIPAL OR LOCAL BOARD EMPLOYEES
(BOARD/COMMITTEE APPOINTMENTS) (16.24)

Moved by Deputy Mayor Don Hamilton

Seconded by Regional Councillor Joe Li

1. That the following persons be appointed to the Markham-Milliken Children's Festival Organizing Committee:

<u>Name</u>	<u>Term</u>
Chelliah Killivalavan	September 30, 2021
Jeremiah Vueyaratnam	September 30, 2021

2. That the following persons be appointed to the Heintzman House Community Centre Board:

<u>Name</u>	<u>Term</u>
Julia Hamilton	November 30, 2021
Grace Leung	November 30, 2021

3. That the following persons be appointed or re-appointed to the Box Grove Community Centre Board:

<u>Name</u>	<u>Term</u>
Chelliah Killivalavan	November 30, 2022
Jeremiah Vueyaratnam	November 30, 2021
Mike Hannikainen	November 30, 2022
Ismail Bhayat	November 30, 2022

Carried

14.3 GENERAL COMMITTEE - MAY 6, 2019

14.3.1 A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF
LAND BY THE MUNICIPALITY OR LOCAL BOARD (WARD 5) (8.0)
[Section 239 (2) (c)]

Moved by Councillor Andrew Keyes

Seconded by Councillor Alan Ho

1. That the confidential report entitled “Stop up and Close and Declaration of Surplus of Lands within Lindvest Properties (Cornell) Limited’s Phase 4A Residential Subdivision Development (Blocks 7 and 8, Plan 65M-4458)” be received, and,
2. That a By-law be enacted to stop up portions of Montague’s Lane and Lindcrest Manor, described as Blocks 7 and 8, Plan 65M-4458, City of Markham, Regional Municipality of York, (the “Subject Properties”), as shown on Attachments Nos. 1 and 2 to this report; and,
3. That in accordance with By-law 178-96 the City declare the Subject Properties surplus to municipal needs; and,
4. That subject to No. 1 and 3, above, the Senior Manager, Real Property be authorized to execute an Agreement of Purchase and Sale with Lindvest Properties (Cornell) Limited (“Lindvest”) for a nominal sum (\$1.00) and any other required documents, to effect the conveyance of the Subject Properties; and, further,
5. That staff be authorized and directed to do all things necessary to give effect to the foregoing.

Carried

15. CONFIRMATORY BY-LAW - THREE READINGS

Moved by Councillor Khalid Usman

Seconded by Councillor Keith Irish

That By-law 2019-61 be given three readings and enacted.

Three Readings

BY-LAW 2019-61 A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE
COUNCIL MEETING OF MAY 14, 2019.

Carried

16. ADJOURNMENT

Moved by Councillor Khalid Usman

Seconded by Councillor Keith Irish

That the Council meeting be adjourned at 4:51 pm.

Carried

Kimberley Kitteringham

City Clerk

Frank Scarpitti

Mayor



Report to: Development Services Committee

Meeting Date: May 13, 2019

SUBJECT:	Information Report 2019 First Quarter Update of the Street and Park Name Reserve List
PREPARED BY:	Robert Tadmire, Coordinator of Geomatics/GIS Advocate, Ext. 6810
REVIEWED BY:	Biju Karumanchery, Director of Planning & Urban Design Ext. 4713

RECOMMENDATION:

That the report titled 'Information Report 2019 First Quarter Update of the Street and Park Name Reserve List', be received;

And that Council approve the revised Street and Park Name Reserve List set out in Appendix 'A' attached to this report.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

This report provides a quarterly update of the Street and Park Name Reserve List for the first quarter of 2019.

BACKGROUND:

The Director of Planning and Urban Design has the delegated authority to assign street names from the City's street and park name reserve list to draft plans of subdivision, subject to staff providing the Development Services Committee with a quarterly updated street and park name reserve list indicating newly proposed street and park names, for approval.

OPTIONS/ DISCUSSION:

A revised street and park name reserve list is attached as Appendix 'A' to this report. It includes all previously approved names that are either still available for use, or have been reserved, but not used. Additional names proposed during the first quarter of 2019 are indicated in the "New Additions" column. Certain names have been deleted from the previous list to reflect names taken from the reserve list and applied to new streets or parks through recent plan registrations. The origin of names in the reserve list is indicated in the "Source" column. The general locations of names are identified in the "Ward" column when known.

Below, is a “quick reference” noting the only name added to the Street and Park Name Reserve List during the first quarter of 2019. It includes the source and reason for the addition.

Name	Source	Reason for Addition
Imran Khan Niazi Road	Councillor Usman	For subdivision at 14 th Ave & Middlefield Rd
Jinnah Avenue	Councillor Usman	For subdivision at 14 th Ave & Middlefield Rd
Iqbal Avenue	Councillor Usman	For subdivision at 14 th Ave & Middlefield Rd
Stratburn Way	B McGregor Developments Ltd	Required for condo road

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not applicable.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Fire Department and the Region of York review all street names added to the reserve list. The Fire Department reviews all park names added to the reserve list.

RECOMMENDED BY:

Biju Karumanchery,
M.C.I.P., R.P.P.
Director of Planning &
Urban Design

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

ATTACHMENTS:

Appendix ‘A’ – Revised Street and Park Name Reserve List

strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Ackerman	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Aisha	reserved for East Team	Requested by Developer	No	12-May-2017		Street	5
Alan Francis	available	Veterans List	Yes	27-Aug-2004		Street	
Albans	reserved for West Team	Reserved by Developer	No	23-Mar-2004		Street	4
Albert Firman	available	Veterans List	Yes	27-Aug-2004		Street	
Albert Ley	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	
Albert Newell	available	Veterans List	Yes	27-Aug-2004		Street	
Albert Shank	available		Yes	13-Mar-1998		Street	
Albert Travis	available	Veterans List	Yes	27-Aug-2004		Street	
Alec Cloke Boulevard	available	Unknown Source	No	08-Jul-1997		Street	
Alexander Donaldson	available	Veterans List	Yes	27-Aug-2004		Street	
Alexander Raab	available	Request by Mayor for contributions to Markham	No	16-Aug-2004		Street	
Alf Hill	available	Unknown Source	No	08-Jul-1997		Street	
Alfred Bothwright	available	Veterans List	Yes	27-Aug-2004		Street	
Alfred Dukes	available	Veterans List	Yes	27-Aug-2004		Street	
Alfred Pope	reserved for East Team	Veterans List	Yes	13-Mar-1998		Street	4
Alfredo	reserved for Central Team	Unknown Source	No	08-Jul-1997		Street	
Allah-Rakha Rahman	available	Requested through Culture Services	No	12-Aug-2013		Street	
Allegheny	reserved for West Team	Requested by Developer	No	12-Aug-2011		Street	4
Alyaan	reserved for East Team	Requested by Developer	No	12-May-2017		Street	5
Amsler	reserved for West Team	Reserved by Developer	No	27-Nov-2007		Street	6
Anchorway Road	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Andon Court	reserved for Central Team	Requested by Developer	No	01-Oct-2008		Street	8
Andress Street	available	Unknown Source	No	08-Jul-1997		Street	
Angus West	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Archibald Hopkins	available	Veterans List	Yes	13-Mar-1998		Street	
Aristotle Avenue	reserved for 404-407 ramp extension by Mayor	Requested by Mayor	No	04-Apr-2014		Street	
Arthur Glen	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Arthur Latcham Way	reserved for East Team	Requested by Markham Stouffville Hospital	No	11-Sep-2015		Street	5
Arthur Plaxton	available	Veterans List	Yes	27-Aug-2004		Street	
Arthur White	available	Veterans List	Yes	27-Aug-2004		Street	
Attenborough Drive	reserved for West Team	Requested by Developer	No	26-Apr-2017		Street	2
Avaleena	reserved for Central Team	Reserved by Developer	No	27-Nov-2007		Street	3
Baderow Road	available	Unknown Source	No	08-Jul-1997		Street	
Batticaloa	available	Requested by Councillor	No	01-Sep-2011		Street	
Baum	reserved for West Team	Requested by Developer	No	02-Nov-2009		Street	6
Beaufort	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Benjamin Fowlie	available	Veterans List	Yes	27-Aug-2004		Street	
Benjamin Sauder	available	Veterans List	Yes	27-Aug-2004		Street	
Benjamin Wilmot	available	Region of York Report	No	05-Dec-1998		Street	
Betty Ellen Lane	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Billy Bishop	reserved for Buttonville Airport development	Requested by Councillor Hamilton	Yes	20-Jan-2012		Street	

strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Birdsfoot	reserved for South Team	Reserved by Developer	No	08-Jul-1997		Street	
Birmingham Drive	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Black Angus	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Blacknose Drive	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Blackoak Drive	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Blackwood	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Blanche	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Blue Hill Road	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Blueberry Hill Drive	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Bousfield Gate	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Boyington Street	reserved for Central Team	Region of York Report	No	05-Dec-1998		Street	
Brian	reserved for Central Team	Region of York Report	No	14-Sep-1999		Street	
Briggin Hill	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	4
Brownell Avenue	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Bruce Boyd	reserved for East Team	Unknown Source	No	13-Mar-1998		Street	
Brumwell Street	reserved for 19TM05002 ph3 Crown of Markham Inc.	Reserved by Developer	No	01-Mar-2004		Street	6
Buckendahl	available	Region of York Report	No	05-Dec-1998		Street	
Calcutta	available	Requested by Councillor	No	25-Nov-2011		Street	
Canadian Open	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Canmore	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Carl Tipe	available	Veterans List	Yes	13-Mar-1998		Street	
Carmine	reserved for East Team	Reserved by Developer	No	13-Mar-1998		Street	7
Carnegie Mellon	reserved for East Team	Requested by Developer	No	29-Sep-2016		Street	6
Carneros	available	Region of York Report	No	05-Dec-1998		Street	
Carole Bell	available	Unknown Source	No	13-Mar-1998		Street	
Caseley	reserved for Central Team	Region of York Report	No	05-Dec-1998		Street	
Castleford	reserved for East Team	Reserved by Developer	No	14-Sep-1999		Street	5
Castlemill Drive	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Cecil Sinclair	available		Yes	13-Mar-1998		Street	
Celebration Drive	reserved for South Team	Reserved by Developer	No	31-Mar-2005		Street	8
Chang Le	available	Requested by Councillor Chiu	No	12-May-2016		Street	
Channel Street	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Chappellet	available	Region of York Report	No	05-Dec-1998		Street	
Charles Kellett	available	Veterans List	Yes	27-Aug-2004		Street	
Charleston	Reserved for East Team	Reserved by Developer	No	05-Dec-1998		Street	5
Chellew	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	7
Chennai	available	Requested by Councillor	No	25-Nov-2011		Street	
Chisholm	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	4
Clare Westcott Drive	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Clarence Burkholder	available	Veterans List	Yes	27-Aug-2004		Street	
Claude Wright	available	Veterans List	Yes	27-Aug-2004		Street	
Clifford Andrews	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	

strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Clifford Coathup	available	Veterans List	Yes	13-Mar-1998		Street	
Clifford Gate	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Coleluke Lane	reserved for East Team	Requested by Developer	No	17-Dec-2009		Street	7
Collinson Drive	reserved for West Team	Reserved by Developer	No	08-Jul-1997		Street	6
Colonel Lapeyre	reserved for East Team	Requested by Developer	No	04-Jun-2003		Street	5
Comely Court	reserved for Central Team	Unknown Source	No	08-Jul-1997		Street	
Concanmar Drive	available	Unknown Source	No	08-Jul-1997		Street	
Constable Styles Avenue	reserved for West Team	Requested by Staff	No	30-Nov-2015		Street	5
Convergence	reserved for Markham Centre	Reserved by Developer	No	17-Jan-2006		Street	3
Cora Avenue	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Corev Trail	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Cornell Fields	reserved for East Team	Requested by Developer	No	04-Jun-2003		Street	5
Cornfield Road	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Corporate Drive	reserved for South Team	Reserved by Developer	No	10-Jun-2004		Street	7
Courtyard Drive	reserved for Markham Centre	Reserved by Developer	No	12-Aug-2005		Street	6
Craig Kielburger	available	Requested by Councillor Shore	No	15-Mar-2012		Street	
Creativity	reserved for Markham Centre	Reserved by Developer	No	17-Jan-2006		Street	3
Creekside	reserved for East Team	Reserved by Developer	No	14-Sep-1999		Street	5
Creekvalley	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Cropfield Avenue	reserved for East Team	Reserved by Developer	No	11-Sep-2007		Street	5
Crows Nest Drive	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Dawn Street	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Dearie Drive	reserved for Central Team	Unknown Source	No	13-Mar-1998		Street	
Debbi Wilkes	available	Requested by Councillor Hamilton	No	20-Jan-2012		Street	
Denarius	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Denholme Drive	reserved for West Team	Requested by Developer	No	26-Apr-2017		Street	2
Detective Constable Robert Plunkett	available	Requested by resident	No	07-Nov-2016		Park	7
Devereux Road	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Diamond Leaf Drive	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Diamondwood	reserved for East Team	Requested by Developer	No	22-Aug-2016		Street	5
Digreen	reserved for East Team	Requested by Developer	No	15-Jun-2015		Street	5
Disraeli Street	available	Request by Heritage Staff	No	29-Apr-2003		Street	
Doctor Mary Hickman Drive	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Doctor Wesley Robinson	available	Region of York Report	No	05-Dec-1998		Street	
Doten	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	5
Duke Of Kent Way	reserved for West Team	Reserved by Developer	No	13-Mar-1998		Street	6
Dunlevy	reserved for South Team	Reserved by Developer	No	10-Jun-2004		Street	7
Dunsheath	reserved for East Team	Unknown Source	No	13-Mar-1998		Street	
Eaglesnest Road	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	
East Valley Drive	reserved for Central Team	Reserved by Developer	No	29-Aug-2006		Street	3
Eastcote	reserved for West Team	Reserved by Developer	No	23-Mar-2004		Street	4
Eastern Skies Court	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	

strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Edward Booth	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	
Edward Sanderson	available	Region of York Report	No	05-Dec-1998		Street	
Eelam	available	Requested by Councillor	No	01-Sep-2011		Street	
Elgin Hisey	available		Yes	13-Mar-1998		Street	
Elm Green	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Elmer Natrass	available	Veterans List	Yes	27-Aug-2004		Street	
Embankment	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Empress of Australia Avenue	reserved for West Team	Reserved by Developer	No	21-Nov-2005		Street	6
Erdman Beynon	available	Veterans List	Yes	27-Aug-2004		Street	
Ernest Jones	available	Veterans List	Yes	27-Aug-2004		Street	
Ernest Street	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Eugene Breuls	available	Veterans List	Yes	27-Aug-2004		Street	
Evelyn Hughes Street	reserved for 19TM-16004 4031 16th Avenue (Unionville) Inc.	Requested by Mayor	No	26-May-2016		Street	
Fairamilia Court	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Fairchild Lane	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	5
Fairgreen Gate	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Fairtree Gate	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Faithful Way	reserved for South Team	Veterans List	Yes	27-Aug-2004		Street	8
Falloway	reserved for South Team	Reserved by Developer	No	10-Jun-2004		Street	7
Farrington Drive	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	5
Farrow Drive	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Ferndown	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Fernhill	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Finsbury Park	reserved for East Team	Requested by Developer	No	04-Jun-2003		Street	5
Floyd Ford	available	Veterans List	Yes	27-Aug-2004		Street	
Forest Bay Way	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Forest Meadow Lane	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	
Fortess Drive	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Frank Collins	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	
Fred LaBlanc	available	Veterans List	Yes	27-Aug-2004		Street	
Fred Poole	reserved for West Team	Veterans List	Yes	27-Aug-2004		Street	
Freeman Williams	available	Veterans List	Yes	27-Aug-2004		Street	
Freshwater Road	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Frisinger	available	Region of York Report	No	05-Dec-1998		Street	
Frontage Street	reserved for Central Team	Requested by Central Team	No	05-Sep-2013		Street	3
Gable Hurst Way	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Ganzhou	available	Requested by Councillor Li	No	18-Nov-2013		Street	
Gardon Avenue	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Garnet Vanzant	available	Veterans List	Yes	13-Mar-1998		Street	
Gary	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Gaythorne Hardy	available	Veterans List	Yes	27-Aug-2004		Street	
Gehman	available	Region of York Report	No	14-Sep-1999		Street	

strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
George Crossley	available	Veterans List	Yes	27-Aug-2004		Street	
Ghandi Avenue	available	Requested by Councillor Kanapathi	No	20-Jan-2012		Street	
Giannone Street	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Gilbert Wright	available	Veterans List	Yes	27-Aug-2004		Street	
Glen Eagle Drive	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Glencastle	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	5
Glenwood Street	reserved for East Team	Reserved by Developer	No	11-Sep-2007		Street	5
Godfrey Willis	available	Veterans List	Yes	27-Aug-2004		Street	
Gohn	reserved for East Team	Region of York Report	No	05-Dec-1998		Street	
Golf Terrace Gates	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	5
Gooseberry Road	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Gordon Gunn	available	Veterans List	Yes	27-Aug-2004		Street	
Gordon Ogden	available	Veterans List	Yes	27-Aug-2004		Street	
Gordon Underwood	available	Veterans List	Yes	27-Aug-2004		Street	
Greencastle	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Greenton Street	reserved for East Team	Reserved by Developer	No	11-Sep-2007		Street	5
Guardhouse Court	available	Unknown Source	No	08-Jul-1997		Street	
Gypsy	available	Unknown Source	No	08-Jul-1997		Street	
Harbour Court	reserved for East Team	Requested by Developer	No	04-Jun-2003		Street	5
Harold Coakwell	reserved for South Team	Reserved by Developer	No	03-Nov-2004		Street	7
Harold Humphrey	available	Requested by resident through Mayor's office	No	18-Sep-2008		Street	
Harold Mackie	available	Veterans List	Yes	27-Aug-2004		Street	
Harvard	reserved for East Team	Requested by Developer	No	29-Sep-2016		Street	6
Harvey Bunker	available	Veterans List	Yes	27-Aug-2004		Street	
Harvey Latimer	available	Veterans List	Yes	27-Aug-2004		Street	
Haute Street	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Herbert Baron	reserved for South Team	Reserved by Developer	No	23-Jul-2001		Street	
Herbert Luesby	available	Veterans List	Yes	27-Aug-2004		Street	
Herbert Thomas	reserved for East Team	Reserved by Developer	No	22-Sep-2003		Street	5
Herman Gilroy	available	Veterans List	Yes	27-Aug-2004		Street	
Heston	reserved for West Team	Reserved by Developer	No	23-Mar-2004		Street	4
Hethery Norris	available	Veterans List	Yes	27-Aug-2004		Street	
Highworth Road	reserved for West Team	Requested by Developer	No	26-Apr-2017		Street	2
Hillsview Drive	reserved for East Team	Requested by Developer	No	04-Jun-2003		Street	5
Hobor	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Hollycroft Drive	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Hyderabad	reserved for East Team	Requested by Councillor	No	25-Nov-2011		Street	
Imran Khan Niazi Road	Reserved for East Team	Requested by Councillor Usman	No	08-Apr-2019 1st Quarter 2019		Street	7
Inn Trail	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	5
Innovation	reserved for Markham Centre	Reserved by Developer	No	17-Jan-2006		Street	3
Iqbal Avenue	Reserved for East Team	Requested by Councillor Usman	No	08-Apr-2019 1st Quarter 2019		Street	7
Irwin Selleck	available	Veterans List	Yes	27-Aug-2004		Street	

strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Island Glen	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Island Green	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Jack Carson	available	Request by Mayor for contributions to Markham Veterans List	No	10-Apr-2007		Street	
Jack German	available		Yes	27-Aug-2004		Street	
Jackson Eli Way	reserved for East Team	Requested by Developer	No	22-Apr-2013		Street	7
Jacob Heise	reserved for West Team	Requested by relative of former resident	No	29-Oct-2008		Street	
James Farr	reserved for East Team		Yes	13-Mar-1998		Street	
Jason-Robert Road	reserved for East Team	Requested by Developer	No	22-Aug-2016		Street	5
Jayne	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Jean Gordon	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Jenkins Farm Road	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Jenny Street	reserved for West Team	Reserved by Developer	No	10-Jan-2007		Street	6
Jerusalem	reserved for West Team	Unknown Source	No	08-Jul-1997		Street	
Jessica Antonella	available	Unknown Source	No	13-Mar-1998		Street	
Jiangmen	available	Requested by Councillor Li	No	18-Nov-2013		Street	
Jinnah Avenue	Reserved for East Team	Requested by Councillor Usman	No	08-Apr-2019 1st Quarter 2019		Street	7
Jocov Avenue	reserved for West Team	Reserved by Developer	No	10-Jan-2007		Street	6
Joelco	reserved for East Team	Region of York Report	No	14-Sep-1999		Street	
Johann	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
John Anthony	reserved for Central Team	Requested by Developer	No	01-Mar-2016		Street	2
John Canning Road	available	Region of York Report	No	14-Sep-1999		Street	
John Ferrara	reserved for Central Team	Requested by Staff	No	15-Jun-2017		Park	8
John Rolph	available	Veterans List	Yes	27-Aug-2004		Street	
Jolivia	reserved for East Team	Reserved by Developer	No	06-Jul-2006		Street	7
Jonas Ramer	available	Request by Heritage Staff	No	21-Mar-2003		Street	
Josslyn Street	reserved for South Team	Reserved by Developer	No	21-Jun-2004		Street	7
Kai Ping Avenue	available	Requested by Councillor Ho	No	30-Jan-2018		Street	2
Kamil Sadiq	available	Request by Mayor Seniors service award	No	24-Jul-2007		Street	
Kathleen McKay Lane	reserved for Unionville Lane	Requested by Mayor to honour art donations	No	11-Aug-2008		Street	3
Kentgrove Street	reserved for South Team	Reserved by Developer	No	21-Jun-2004		Street	7
Killbear	reserved for East Team	Region of York Report	No	05-Dec-1998		Street	
Kingscrossing	reserved for South Team	Reserved by Developer	No	10-Jun-2004		Street	7
Kirkyton	available	Unknown Source	No	08-Jul-1997		Street	
Koch Road	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	4
Kohn	available	Unknown Source	No	08-Jul-1997		Street	
Konyen	reserved for West Team	Reserved by Developer	No	25-Sep-2007		Street	6
Kraemer	reserved for West Team	Requested by Developer	No	12-Aug-2011		Street	4
Kylemore	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Labrador Street	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Lali Vij	available	Requested by resident	No	12-Apr-2011		Street	
Lathrop	available	Unknown Source	No	08-Jul-1997		Street	
Leaside Drive	reserved for Central Team	Requested by Developer	No	29-Nov-2010		Street	3

strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
LeeAnne Way	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Lepp	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Leslie Richards	available	Veterans List	Yes	27-Aug-2004		Street	
Lewisview Way	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Liam Lane	reserved for East Team	Requested by Developer	No	22-May-2018		Street	7
Lillidale Road	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Lillybeth Court	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Loconda	reserved for East Team	Reserved by Developer	No	14-Sep-1999		Street	4
Logano	reserved for East Team	Reserved by Developer	No	14-Sep-1999		Street	5
Longacres	reserved for Central Team	Requested by Developer	No	22-Jan-2014		Street	3
Longridge	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Lord Stanley Way	reserved for Central Team	Requested by Developer	No	12-May-2017		Street	3
Lorne Glen	reserved for West Team	Veterans List	Yes	27-Aug-2004		Street	4
Lount's	available	Region of York Report	No	05-Dec-1998		Street	
Lowry Crescent	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	5
Madawaska	reserved for East Team	Reserved by Developer	No	05-Dec-1998		Street	7
Mallavi	available	Requested by Councillor	No	01-Sep-2011		Street	
Malpeque Way	reserved for East Team	Reserved by Developer	No	12-Apr-2001		Street	5
Maple Wood Drive	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Maplelain Farm	reserved for South Team	Reserved by Developer	No	03-Nov-2004		Street	7
Marconi Road	reserved for Central Team	Requested by Mayor	No	01-Apr-2014		Street	
Markham Live	reserved for Central Team	Requested by Staff	No	17-Oct-2011		Street	3
Markham Uptown Drive	reserved for Central Team	Requested by Staff	No	16-Mar-2011		Street	3
Markham Veteran's	available	Requested by Veterans' Association	No	07-Oct-2013		Street	
Marquis Avenue	reserved for 19TM05002 ph3 Crown of Markham Inc.	Reserved by Developer	No	01-Mar-2004		Street	6
Mason Way	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Matunin	available	Requested by Councillor Hamilton	No	10-Nov-2015		Street	
Maxfield Street	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Maximillian	reserved for Central Team	Unknown Source	No	08-Jul-1997		Street	
Mayor Roman Drive	available	Unknown Source	No	08-Jul-1997		Street	
Maytime Lane	reserved for West Team	Reserved by Developer	No	21-Nov-2005		Street	6
McElwain	reserved for East Team	Reserved by Developer	No	29-Sep-2005		Street	5
McGriskin Farm Road	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
McGriskin Road	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
McHenry Place	available	Unknown Source	No	08-Jul-1997		Street	
Mears	reserved for East Team	Reserved by Developer	No	29-Sep-2005		Street	5
Meizhou	available	Requested by Councillor Li	No	18-Nov-2013		Street	
Merrymount Drive	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Mikayla	reserved for East Team	Requested by Developer	No	19-Sep-2017		Street	5
Miko	reserved for Central Team	Unknown Source	No	08-Jul-1997		Street	
Mile Road Court	available	Unknown Source	No	08-Jul-1997		Street	
Milnesplace	available	Unknown Source	No	08-Jul-1997		Street	

strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Mindanao	available	Requested by Councillor Chiu	No	03-Feb-2010		Street	
Minnie	available	Unknown Source	No	08-Jul-1997		Street	
Mission Cap	reserved for Central Team	Requested by Developer	No	07-Jun-2017		Street	3
Mona Mathews	available	Request by Resident	No	17-Jan-2006		Street	
Monarch Road	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Moon Glow Court	reserved for South Team	Reserved by Developer	No	05-Dec-1998		Street	7
Moraine Mews Avenue	reserved for Central Team	Reserved by Developer	No	29-Aug-2006		Street	3
Morningside Drive	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Moses White	available	Region of York Report	No	05-Dec-1998		Street	
Mourant Mews	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Mullai	reserved for East Team	Requested by Councillor	No	01-Sep-2011		Street	
Mumbai Drive	reserved for street along Aaniin Community Centre	Requested by Council	No	22-Jul-2011		Street	
Mumford Crescent	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	4
Muriel Williams	available	Requested by Councillor Heath	No	20-Jan-2012		Street	
Murray Wellman	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	
Nairn	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Nanak	reserved for East Team	Requested by Councillor	No	01-Sep-2011		Street	
Nanhai	reserved for Central Team	Requested by Councillor Chiu	No	27-Nov-2012		Street	8
Nanjing Avenue	available	Requested by Councillor Ho	No	21-Apr-2016		Street	
Nannyberry Crescent	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Nassau Street	reserved for Central Team	Unknown Source	No	08-Jul-1997		Street	
Nigh	reserved for East Team	Region of York Report	No	05-Dec-1998		Street	
Nightingale Drive	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Noerdingen	available	Request by Mayor to honour Markham's Twin City	No	21-Sep-1998		Street	
Norman Bethune Avenue	reserved for Hwy 404 flyover	Requested by Councillor Hamilton	No	20-Jan-2012		Street	
Norman Maxwell Street	reserved for South Team	Veterans List	Yes	27-Aug-2004		Street	8
North Angus	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
North Berwick	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
North Links	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Northglen	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Norton Downs	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Oakland Road	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Old Course	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Oriental Crescent	reserved for Central Team	Unknown Source	No	08-Jul-1997		Street	
Orlando Avenue	reserved for West Team	Requested by Engineering Dept.	No	25-May-2017		Street	2
Orville Caruthers	available	Veterans List	Yes	27-Aug-2004		Street	
Oscar Steeper	available	Veterans List	Yes	27-Aug-2004		Street	
Palace	reserved for Central Team	Reserved by Developer	No	25-Aug-2008		Street	8
Palmdale Avenue	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Paradigm	reserved for East Team	Region of York Report	No	14-Sep-1999		Street	
Parkgate Road	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Paul Martin Sr Boulevard	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6

strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Paul Weed	available	Unknown Source	No	01-Feb-901		Street	
Pearl	reserved for Central Team	Reserved by Developer	No	25-Aug-2008		Street	8
Percheron Court	available	Unknown Source	No	08-Jul-1997		Street	
Percy Rye	available	Veterans List	Yes	27-Aug-2004		Street	
Periwinkle Street	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	4
Peter Ramer Street	available	Requested by Heritage Planning	No	29-May-2009		Street	
Petly Court	reserved for Central Team	Unknown Source	No	13-Mar-1998		Street	
Pevensey	available	Unknown Source	No	08-Jul-1997		Street	
Pfeiffer	available	Region of York Report	No	14-Sep-1999		Street	
Philipp Eckardt	reserved for West Team	Requested by Developer	No	12-Aug-2011		Street	4
Phillipsen	available	Region of York Report	No	14-Sep-1999		Street	
Pierre Elliott Trudeau	reserved for East Team	Request by Mayor in honour of Prime Minister	No	23-Feb-2001		Street	5
Pimlico	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Pinestone Drive	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Pinner	reserved for West Team	Reserved by Developer	No	23-Mar-2004		Street	4
Pope John Paul II Square North	reserved for West Team	Reserved by Developer	No	21-Nov-2005		Street	6
Pope John Paul II Square South	reserved for West Team	Reserved by Developer	No	21-Nov-2005		Street	6
Pope John Paul II Square West	reserved for West Team	Reserved by Developer	No	21-Nov-2005		Street	6
Port Down	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Port Vale	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Portstewart	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Prince Charles	reserved for West Team	Reserved by Developer	No	12-Apr-2001		Street	4
Princess Of Wales	reserved for South Team	Reserved by Developer	No	16-Sep-1997		Street	
Professional	reserved for South Team	Reserved by Developer	No	10-Jun-2004		Street	7
Queen Emma Drive	reserved for West Team	Requested by Developer	No	25-May-2017		Street	2
Quigg Drive	reserved for Central Team	Unknown Source	No	08-Jul-1997		Street	
Quiplow	available	Unknown Source	No	08-Jul-1997		Street	
Rabin	reserved for South Team	Reserved by Developer	No	08-Jul-1997		Street	7
Ralph Hicks	available	Veterans List	Yes	27-Aug-2004		Street	
Ralph Madill	available	Veterans List	Yes	13-Mar-1998		Street	
Ralph Westland	available	Veterans List	Yes	27-Aug-2004		Street	
Rampart Boulevard	reserved for East Team	Requested by Developer	No	16-Feb-2011		Street	5
Ramsey Road	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Raymond Schell	available	Veterans List	Yes	27-Aug-2004		Street	
Read's Corners Boulevard	reserved by West Team	Request by Staff for future by-passed Woodbine	No	18-Dec-2006		Street	5
Reesorton	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Regence Street	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Reno Street	reserved for East Team	Requested by Developer	No	16-Feb-2011		Street	5
Research Road	reserved for Markham Centre	Request by Staff for Markham Centre	No	13-Feb-2006		Street	3
Restoule	available	Region of York Report	No	14-Sep-1999		Street	
Richard Pedrick	available		Yes	13-Mar-1998		Street	
Rigfoot Farm Road	available	Unknown Source	No	08-Jul-1997		Street	

strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Roberge Road	available	Unknown Source	No	06-Apr-2004		Street	
Robert Baker Drive	reserved for West Team	Veterans List	Yes	27-Aug-2004		Street	4
Robert Dunks	available	Veterans List	Yes	27-Aug-2004		Street	
Robert Eaton	reserved for East Team		Yes	13-Mar-1998		Street	
Romandale	reserved for West Team		No	13-Mar-1998		Street	6
Rombauer	available	Unknown Source	No	14-Sep-1999		Street	
Ron Moran	available	Region of York Report	No	18-Dec-2009		Street	
Roselake Terrace	reserved for East Team	Requested by daughter of former Councillor	No	16-Feb-2011		Street	5
Rouge Terrace	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Rouge Valley Drive East	reserved for Central Team	Requested by Developer	No	29-Aug-2006		Street	3
Rover House	available	Region of York Report	No	14-Sep-1999		Street	
Roy Avenue	reserved for West Team	Reserved by Developer	No	10-Jan-2007		Street	6
Roy Mustard	available	Veterans List	Yes	27-Aug-2004		Street	
Royal Aberdeen	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Royal Dornach	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Royal Portcawl	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Ruskov Lane	reserved for West Team	Requested by Developer	No	20-Jan-2012		Street	6
Rustridge	reserved for East Team	Reserved by Developer	No	14-Sep-1999		Street	7
Ruth Gordon	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Saddle	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Saddledown	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Saigen	available	Region of York Report	No	14-Sep-1999		Street	
Salma	reserved for East Team	Requested by Developer	No	12-May-2017		Street	5
Sampaguita	available	Requested by Councillor Chiu	No	03-Feb-2010		Street	
Sauder	reserved for East Team	Region of York Report	No	14-Sep-1999		Street	
Schmidt	available	Region of York Report	No	14-Sep-1999		Street	
Scotthelen	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Shefford Road	reserved for West Team	Requested by Developer	No	26-Apr-2017		Street	2
Shen Zhen Avenue	available	Requested by Councillor Ho	No	20-Feb-2018		Street	2
Sheridan	reserved for Central Team	Requested by Central Team	No	15-Jul-2013		Street	3
Shiverham	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Shunde Street	reserved for West Team	Requested by Councillor Ho	No	28-Oct-2013		Street	
Silverberry Road	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Simcoe Promenade	reserved for Central Team	Requested by Staff	No	15-Feb-2017		Street	3
Sir Isaac Brock	available	Region of York Report	No	14-Sep-1999		Street	
Sissons	available	Unknown Source	No	13-Mar-1998		Street	
Skibow Castle	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Smith Farm Road	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Smithwood Road	reserved for East Team	Requested by Developer	No	16-Feb-2011		Street	5
Snider Farm Road	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Snider Heights Boulevard	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
South Angus	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6

strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Southglen	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Spartan	reserved for East Team	Reserved by Developer	No	06-Jul-2006		Street	7
Spring Mountain Trail	reserved for West Team	Reserved by Developer	No	12-Nov-2002		Street	6
St. James Palace Road	available	Unknown Source	No	12-Apr-2001		Street	
Starlane Avenue	reserved for South Team	Reserved by Developer	No	13-Mar-1998		Street	7
Startrail Crescent	reserved for South Team	Reserved by Developer	No	14-Sep-1999		Street	7
State Street	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Stauffer	reserved for East Team	Region of York Report	No	14-Sep-1999		Street	
Stephen B Roman Boulevard	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Stepwood Road	reserved for East Team	Reserved by Developer	No	11-Sep-2007		Street	5
Stoeber	available	Region of York Report	No	14-Sep-1999		Street	
Stollery	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Stratburn Way	reserved for West Team	Requested by Developer	No	25-Mar-2019 1st Quarter 2019		Street	6
Sweetgrass Road	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Swinley Forest	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Swiss Cottage	reserved for East Team	Requested by Developer	No	04-Jun-2003		Street	5
Tara Green	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Tatra Lane	reserved for West Team	Reserved by Developer	No	21-Nov-2005		Street	6
Tees Side	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Thomas Catterall	available	Veterans List	Yes	27-Aug-2004		Street	
Thomas Clayton	reserved for West Team	Veterans List	Yes	27-Aug-2004		Street	6
Thomas Griffiths	available	Veterans List	Yes	27-Aug-2004		Street	
Thomas Hope	available		Yes	13-Mar-1998		Street	
Thomas Lynch	available	Veterans List	Yes	27-Aug-2004		Street	
Thomas Wakeling	available	Veterans List	Yes	27-Aug-2004		Street	
Thoroughbred Drive	reserved for West Team	Reserved by Developer	No	13-Mar-1998		Street	4
Tianhe Road	available	Requested by Councillor Ho	No	27-Apr-2017		Street	
Tobias	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	7
Todman Lane	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	4
Tommy Thompson Avenue	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Tomor Drive	available	Unknown Source	No	13-Mar-1998		Street	
Trans	available	Unknown Source	No	08-Jul-1997		Street	
Traulsen	available	Region of York Report	No	14-Sep-1999		Street	
Traynor	reserved for East Team	Reserved by Developer	No	06-Jul-2006		Street	7
Tulocay	available	Region of York Report	No	14-Sep-1999		Street	
Universal	reserved for Central Team	Requested by Developer	No	07-Jun-2017		Street	3
University	reserved for Central Team	Requested by Developer	No	07-Jun-2017		Street	3
Urmv	reserved for East Team	Reserved by Developer	No	14-Sep-1999		Street	4
Vancise	available	Unknown Source	No	08-Jul-1997		Street	
Vandaam Street	reserved for West Team	Reserved by Developer	No	21-Nov-2005		Street	6
Vanderbergh	available	Region of York Report	No	14-Sep-1999		Street	
Vanderheyden	available	Unknown Source	No	08-Jul-1997		Street	

strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Vanni	reserved for Councillor Kanapathi	Requested by Councillor	No	01-Sep-2011		Street	
Ventura Drive	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Vice Chancellor Road	available	Unknown Source	No	08-Jul-1997		Street	
Victor Herbert Lane	reserved for West Team	Reserved by Developer	No	21-Nov-2005		Street	6
Victor Hopwood	available	Veterans List	Yes	27-Aug-2004		Street	
Victoria Chase	reserved for West Team	Requested by Developer	No	02-Nov-2009		Street	6
Victoria Square Boulevard	reserved for West Team	Request by Staff for future by-passed Woodbine	No	19-Feb-2007		Street	6
Victoria Square By-Pass	reserved for West Team	Request by Staff for future by-passed Woodbine	No	29-Mar-2007		Street	6
Visayas	available	Requested by Councillor Chiu	No	03-Feb-2010		Street	
Vysoka Street	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Wahba Way	reserved for East Team	Requested by Developer	No	17-Dec-2009		Street	7
Wallen McBride	available		Yes	13-Mar-1998		Street	
Walleye Drive	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Walton Heath	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Warmouth Avenue	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Warrington Drive	reserved for West Team	Reserved by Developer	No	08-Jul-1997		Street	4
Water Rock	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Waters Edge Boulevard	reserved for East Team	Reserved by Developer	No	08-Sep-2004		Street	5
West Angus	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
West Valley Drive	reserved for Central Team	Reserved by Developer	No	29-Aug-2006		Street	3
West Village	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Western Gables	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Westmeath	reserved for East Team	Region of York Report	No	14-Sep-1999		Street	
Whitechapel Road	reserved for West Team	Requested by Developer	No	26-Apr-2017		Street	2
Wilhelm	reserved for West Team	Requested by Developer	No	02-Nov-2009		Street	6
William Bradley	available	Requested by Councillor Horchik to honour resident	No	19-Sep-2008		Street	
William Keough	available	Veterans List	Yes	27-Aug-2004		Street	
William Lickorish	available	Veterans List	Yes	27-Aug-2004		Street	
William Lyon	reserved for East Team	Unknown Source	No	13-Mar-1998		Street	
William Meleta	available	Requested by Councillor Hamilton	No	14-Nov-2018		Street	3
William Shearn	reserved for West Team	Requested by Resident	No	11-Nov-2015		Street	6
William Thomas	reserved for East Team	Reserved by Developer	No	22-Sep-2003		Street	
Wimbleton	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	7
Woodbine By-Pass	reserved for West Team	Request by Staff for Woodbine by-pass road	No	29-Mar-2007		Street	6
Woodbrook	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Woodhole Spa	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Woods Alley	reserved for East Team	Reserved by Developer	No	02-May-2011		Street	5
Woodstock	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Wulff Road	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Wycombe	reserved for West Team	Reserved by Developer	No	23-Mar-2004		Street	4
Xiamen (Amoy)	available	Requested by Councillor Chiu	No	12-Mar-2015		Street	
Yarl	reserved for East Team	Requested by Councillor	No	01-Sep-2011		Street	

strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Yellow Brick	reserved for East Team	Requested by Developer	No	04-Jun-2003		Street	5
Yogapuram	available	Requested by Councillor	No	01-Sep-2011		Street	
Youngbranch	reserved for East Team	Requested by Developer	No	04-Jun-2003		Street	5

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Ackerman	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Aisha	reserved for East Team	Requested by Developer	No	12-May-2017		Street	5
Alan Francis	available	Veterans List	Yes	27-Aug-2004		Street	
Albans	reserved for West Team	Reserved by Developer	No	23-Mar-2004		Street	4
Albert Firman	available	Veterans List	Yes	27-Aug-2004		Street	
Albert Ley	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	
Albert Newell	available	Veterans List	Yes	27-Aug-2004		Street	
Albert Shank	available		Yes	13-Mar-1998		Street	
Albert Travis	available	Veterans List	Yes	27-Aug-2004		Street	
Alec Cloke Boulevard	available	Unknown Source	No	08-Jul-1997		Street	
Alexander Donaldson	available	Veterans List	Yes	27-Aug-2004		Street	
Alexander Raab	available	Request by Mayor for contributions to Markham	No	16-Aug-2004		Street	
Alf Hill	available	Unknown Source	No	08-Jul-1997		Street	
Alfred Bothwright	available	Veterans List	Yes	27-Aug-2004		Street	
Alfred Dukes	available	Veterans List	Yes	27-Aug-2004		Street	
Alfred Pope	reserved for East Team	Veterans List	Yes	13-Mar-1998		Street	4
Alfredo	reserved for Central Team	Unknown Source	No	08-Jul-1997		Street	
Allah-Rakha Rahman	available	Requested through Culture Services	No	12-Aug-2013		Street	
Allegheny	reserved for West Team	Requested by Developer	No	12-Aug-2011		Street	4
Alyaan	reserved for East Team	Requested by Developer	No	12-May-2017		Street	5
Amsler	reserved for West Team	Reserved by Developer	No	27-Nov-2007		Street	6
Anchorway Road	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Andon Court	reserved for Central Team	Requested by Developer	No	01-Oct-2008		Street	8
Andress Street	available	Unknown Source	No	08-Jul-1997		Street	
Angus West	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Archibald Hopkins	available	Veterans List	Yes	13-Mar-1998		Street	
Aristotle Avenue	reserved for 404-407 ramp extension by Mayor	Requested by Mayor	No	04-Apr-2014		Street	
Arthur Glen	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Arthur Latcham Way	reserved for East Team	Requested by Markham Stouffville Hospital	No	11-Sep-2015		Street	5
Arthur Plaxton	available	Veterans List	Yes	27-Aug-2004		Street	
Arthur White	available	Veterans List	Yes	27-Aug-2004		Street	
Attenborough Drive	reserved for West Team	Requested by Developer	No	26-Apr-2017		Street	2
Avaleena	reserved for Central Team	Reserved by Developer	No	27-Nov-2007		Street	3
Baderow Road	available	Unknown Source	No	08-Jul-1997		Street	
Batticaloa	available	Requested by Councillor	No	01-Sep-2011		Street	
Baum	reserved for West Team	Requested by Developer	No	02-Nov-2009		Street	6
Beaufort	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Benjamin Fowlie	available	Veterans List	Yes	27-Aug-2004		Street	
Benjamin Sauder	available	Veterans List	Yes	27-Aug-2004		Street	
Benjamin Wilmot	available	Region of York Report	No	05-Dec-1998		Street	
Betty Ellen Lane	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Billy Bishop	reserved for Buttonville Airport development	Requested by Councillor Hamilton	Yes	20-Jan-2012		Street	

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Birdsfoot	reserved for South Team	Reserved by Developer	No	08-Jul-1997		Street	
Birmingham Drive	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Black Angus	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Blacknose Drive	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Blackoak Drive	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Blackwood	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Blanche	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Blue Hill Road	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Blueberry Hill Drive	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Bousfield Gate	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Boyington Street	reserved for Central Team	Region of York Report	No	05-Dec-1998		Street	
Brian	reserved for Central Team	Region of York Report	No	14-Sep-1999		Street	
Briggin Hill	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	4
Brownell Avenue	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Bruce Boyd	reserved for East Team	Unknown Source	No	13-Mar-1998		Street	
Brumwell Street	reserved for 19TM05002 ph3 Crown of Markham Inc.	Reserved by Developer	No	01-Mar-2004		Street	6
Buckendahl	available	Region of York Report	No	05-Dec-1998		Street	
Calcutta	available	Requested by Councillor	No	25-Nov-2011		Street	
Canadian Open	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Canmore	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Carl Tipe	available	Veterans List	Yes	13-Mar-1998		Street	
Carmine	reserved for East Team	Reserved by Developer	No	13-Mar-1998		Street	7
Carnegie Mellon	reserved for East Team	Requested by Developer	No	29-Sep-2016		Street	6
Carneros	reserved for East Team	Region of York Report	No	05-Dec-1998		Street	
Carole Bell	available	Unknown Source	No	13-Mar-1998		Street	
Caseley	reserved for Central Team	Region of York Report	No	05-Dec-1998		Street	
Castleford	reserved for East Team	Reserved by Developer	No	14-Sep-1999		Street	5
Castlemill Drive	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Cecil Sinclair	available		Yes	13-Mar-1998		Street	
Celebration Drive	reserved for South Team	Reserved by Developer	No	31-Mar-2005		Street	8
Chang Le	available	Requested by Councillor Chiu	No	12-May-2016		Street	
Channel Street	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Chappellet	available	Region of York Report	No	05-Dec-1998		Street	
Charles Kellett	available	Veterans List	Yes	27-Aug-2004		Street	
Charleston	Reserved for East Team	Reserved by Developer	No	05-Dec-1998		Street	5
Chellew	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	7
Chennai	available	Requested by Councillor	No	25-Nov-2011		Street	
Chisholm	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	4
Clare Westcott Drive	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Clarence Burkholder	available	Veterans List	Yes	27-Aug-2004		Street	
Claude Wright	available	Veterans List	Yes	27-Aug-2004		Street	
Clifford Andrews	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Clifford Coathup	available	Veterans List	Yes	13-Mar-1998		Street	
Clifford Gate	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Coleluke Lane	reserved for East Team	Requested by Developer	No	17-Dec-2009		Street	7
Collinson Drive	reserved for West Team	Reserved by Developer	No	08-Jul-1997		Street	6
Colonel Lapeyre	reserved for East Team	Requested by Developer	No	04-Jun-2003		Street	5
Comely Court	reserved for Central Team	Unknown Source	No	08-Jul-1997		Street	
Concanmar Drive	available	Unknown Source	No	08-Jul-1997		Street	
Constable Styles Avenue	reserved for West Team	Requested by Staff	No	30-Nov-2015		Street	5
Convergence	reserved for Markham Centre	Reserved by Developer	No	17-Jan-2006		Street	3
Cora Avenue	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Corev Trail	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Cornell Fields	reserved for East Team	Requested by Developer	No	04-Jun-2003		Street	5
Cornfield Road	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Corporate Drive	reserved for South Team	Reserved by Developer	No	10-Jun-2004		Street	7
Courtyard Drive	reserved for Markham Centre	Reserved by Developer	No	12-Aug-2005		Street	6
Craig Kielburger	available	Requested by Councillor Shore	No	15-Mar-2012		Street	
Creativity	reserved for Markham Centre	Reserved by Developer	No	17-Jan-2006		Street	3
Creekside	reserved for East Team	Reserved by Developer	No	14-Sep-1999		Street	5
Creekvalley	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Cropfield Avenue	reserved for East Team	Reserved by Developer	No	11-Sep-2007		Street	5
Crows Nest Drive	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Dawn Street	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Dearie Drive	reserved for Central Team	Unknown Source	No	13-Mar-1998		Street	
Debbi Wilkes	available	Requested by Councillor Hamilton	No	20-Jan-2012		Street	
Denarius	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Denholme Drive	reserved for West Team	Requested by Developer	No	26-Apr-2017		Street	2
Detective Constable Robert Plunkett	available	Requested by resident	No	07-Nov-2016		Park	7
Devereux Road	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Diamond Leaf Drive	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Diamondwood	reserved for East Team	Requested by Developer	No	22-Aug-2016		Street	5
Digreen	reserved for East Team	Requested by Developer	No	15-Jun-2015		Street	5
Disraeli Street	available	Request by Heritage Staff	No	29-Apr-2003		Street	
Doctor Mary Hickman Drive	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Doctor Wesley Robinson	available	Region of York Report	No	05-Dec-1998		Street	
Doten	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	5
Duke Of Kent Way	reserved for West Team	Reserved by Developer	No	13-Mar-1998		Street	6
Dunlevy	reserved for South Team	Reserved by Developer	No	10-Jun-2004		Street	7
Dunsheath	reserved for East Team	Unknown Source	No	13-Mar-1998		Street	
Eaglesnest Road	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	
East Valley Drive	reserved for Central Team	Reserved by Developer	No	29-Aug-2006		Street	3
Eastcote	reserved for West Team	Reserved by Developer	No	23-Mar-2004		Street	4
Eastern Skies Court	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Edward Booth	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	
Edward Sanderson	available	Region of York Report	No	05-Dec-1998		Street	
Eelam	available	Requested by Councillor	No	01-Sep-2011		Street	
Elgin Hisey	available		Yes	13-Mar-1998		Street	
Elm Green	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Elmer Natrass	available	Veterans List	Yes	27-Aug-2004		Street	
Embankment	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Empress of Australia Avenue	reserved for West Team	Reserved by Developer	No	21-Nov-2005		Street	6
Erdman Beynon	available	Veterans List	Yes	27-Aug-2004		Street	
Ernest Jones	available	Veterans List	Yes	27-Aug-2004		Street	
Ernest Street	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Eugene Breuls	available	Veterans List	Yes	27-Aug-2004		Street	
Evelyn Hughes Street	reserved for 19TM-16004 4031 16th Avenue (Unionville) Inc.	Requested by Mayor	No	26-May-2016		Street	
Fairamilia Court	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Fairchild Lane	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	5
Fairgreen Gate	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Fairtree Gate	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Faithful Way	reserved for South Team	Veterans List	Yes	27-Aug-2004		Street	8
Fallway	reserved for South Team	Reserved by Developer	No	10-Jun-2004		Street	7
Farrington Drive	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	5
Farrow Drive	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Ferndown	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Fernhill	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Finsbury Park	reserved for East Team	Requested by Developer	No	04-Jun-2003		Street	5
Floyd Ford	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	
Forest Bay Way	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Forest Meadow Lane	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	
Fortess Drive	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Frank Collins	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	
Fred LaBlanc	available	Veterans List	Yes	27-Aug-2004		Street	
Fred Poole	reserved for West Team	Veterans List	Yes	27-Aug-2004		Street	
Freeman Williams	available	Veterans List	Yes	27-Aug-2004		Street	
Freshwater Road	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Frisinger	available	Region of York Report	No	05-Dec-1998		Street	
Frontage Street	reserved for Central Team	Requested by Central Team	No	05-Sep-2013		Street	3
Gable Hurst Way	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Ganzhou	available	Requested by Councillor Li	No	18-Nov-2013		Street	
Gardon Avenue	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Garnet Vanzant	available	Veterans List	Yes	13-Mar-1998		Street	
Gary	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Gaythorne Hardy	available	Veterans List	Yes	27-Aug-2004		Street	
Gehman	available	Region of York Report	No	14-Sep-1999		Street	

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
George Crossley	available	Veterans List	Yes	27-Aug-2004		Street	
Ghandi Avenue	available	Requested by Councillor Kanapathi	No	20-Jan-2012		Street	
Giannone Street	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Gilbert Wright	available	Veterans List	Yes	27-Aug-2004		Street	
Glen Eagle Drive	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Glencastle	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	5
Glenwood Street	reserved for East Team	Reserved by Developer	No	11-Sep-2007		Street	5
Godfrey Willis	available	Veterans List	Yes	27-Aug-2004		Street	
Gohn	reserved for East Team	Region of York Report	No	05-Dec-1998		Street	
Golf Terrace Gates	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	5
Gooseberry Road	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Gordon Gunn	available	Veterans List	Yes	27-Aug-2004		Street	
Gordon Ogden	available	Veterans List	Yes	27-Aug-2004		Street	
Gordon Underwood	available	Veterans List	Yes	27-Aug-2004		Street	
Greencastle	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Greenton Street	reserved for East Team	Reserved by Developer	No	11-Sep-2007		Street	5
Guardhouse Court	available	Unknown Source	No	08-Jul-1997		Street	
Gypsy	available	Unknown Source	No	08-Jul-1997		Street	
Harbour Court	reserved for East Team	Requested by Developer	No	04-Jun-2003		Street	5
Harold Coakwell	reserved for South Team	Reserved by Developer	No	03-Nov-2004		Street	7
Harold Humphrey	available	Requested by resident through Mayor's office	No	18-Sep-2008		Street	
Harold Mackie	available	Veterans List	Yes	27-Aug-2004		Street	
Harvard	reserved for East Team	Requested by Developer	No	29-Sep-2016		Street	6
Harvey Bunker	available	Veterans List	Yes	27-Aug-2004		Street	
Harvey Latimer	available	Veterans List	Yes	27-Aug-2004		Street	
Haute Street	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Herbert Baron	reserved for South Team	Reserved by Developer	No	23-Jul-2001		Street	
Herbert Luesby	available	Veterans List	Yes	27-Aug-2004		Street	
Herbert Thomas	reserved for East Team	Reserved by Developer	No	22-Sep-2003		Street	5
Herman Gilroy	available	Veterans List	Yes	27-Aug-2004		Street	
Heston	reserved for West Team	Reserved by Developer	No	23-Mar-2004		Street	4
Hethery Norris	available	Veterans List	Yes	27-Aug-2004		Street	
Highworth Road	reserved for West Team	Requested by Developer	No	26-Apr-2017		Street	2
Hillsview Drive	reserved for East Team	Requested by Developer	No	04-Jun-2003		Street	5
Hobor	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Hollycroft Drive	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Hyderabad	reserved for East Team	Requested by Councillor	No	25-Nov-2011		Street	
Inn Trail	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	5
Innovation	reserved for Markham Centre	Reserved by Developer	No	17-Jan-2006		Street	3
Iqbal Avenue	Reserved for East Team	Requested by Councillor Usman	No	08-Apr-2019	1st Quarter 2019	Street	7
Irwin Selleck	available	Veterans List	Yes	27-Aug-2004		Street	
Island Glen	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Island Green	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Jack Carson	available	Request by Mayor for contributions to Markham	No	10-Apr-2007		Street	
Jack German	available	Veterans List	Yes	27-Aug-2004		Street	
Jackson Eli Way	reserved for East Team	Requested by Developer	No	22-Apr-2013		Street	7
Jacob Heise	reserved for West Team	Requested by relative of former resident	No	29-Oct-2008		Street	
James Farr	reserved for East Team		Yes	13-Mar-1998		Street	
Jason-Robert Road	reserved for East Team	Requested by Developer	No	22-Aug-2016		Street	5
Jayne	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Jean Gordon	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Jenkins Farm Road	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Jenny Street	reserved for West Team	Reserved by Developer	No	10-Jan-2007		Street	6
Jerusalem	reserved for West Team	Unknown Source	No	08-Jul-1997		Street	
Jessica Antonella	available	Unknown Source	No	13-Mar-1998		Street	
Jiangmen	available	Requested by Councillor Li	No	18-Nov-2013		Street	
Jinnah Avenue	Reserved for East Team	Requested by Councillor Usman	No	08-Apr-2019	1st Quarter 2019	Street	7
Jocov Avenue	reserved for West Team	Reserved by Developer	No	10-Jan-2007		Street	6
Joelco	reserved for East Team	Region of York Report	No	14-Sep-1999		Street	
Johann	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
John Anthony	reserved for Central Team	Requested by Developer	No	01-Mar-2016		Street	2
John Canning Road	available	Region of York Report	No	14-Sep-1999		Street	
John Ferrara	reserved for Central Team	Requested by Staff	No	15-Jun-2017		Park	8
John Rolph	available	Veterans List	Yes	27-Aug-2004		Street	
Jolivia	reserved for East Team	Reserved by Developer	No	06-Jul-2006		Street	7
Jonas Ramer	available	Request by Heritage Staff	No	21-Mar-2003		Street	
Josslyn Street	reserved for South Team	Reserved by Developer	No	21-Jun-2004		Street	7
Kai Ping Avenue	available	Requested by Councillor Ho	No	30-Jan-2018		Street	2
Kamil Sadiq	available	Request by Mayor Seniors service award	No	24-Jul-2007		Street	
Kathleen McKay Lane	reserved for Unionville Lane	Requested by Mayor to honour art donations	No	11-Aug-2008		Street	3
Kentgrove Street	reserved for South Team	Reserved by Developer	No	21-Jun-2004		Street	7
Killbear	reserved for East Team	Region of York Report	No	05-Dec-1998		Street	
Kingscrossing	reserved for South Team	Reserved by Developer	No	10-Jun-2004		Street	7
Kirkyton	available	Unknown Source	No	08-Jul-1997		Street	
Koch Road	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	4
Kohn	available	Unknown Source	No	08-Jul-1997		Street	
Konyen	reserved for West Team	Reserved by Developer	No	25-Sep-2007		Street	6
Kraemer	reserved for West Team	Requested by Developer	No	12-Aug-2011		Street	4
Kylemore	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Labrador Street	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Lali Vij	available	Requested by resident	No	12-Apr-2011		Street	
Lathrop	available	Unknown Source	No	08-Jul-1997		Street	
Leaside Drive	reserved for Central Team	Requested by Developer	No	29-Nov-2010		Street	3
LeeAnne Way	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Lepp	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Leslie Richards	available	Veterans List	Yes	27-Aug-2004		Street	
Lewisview Way	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Liam Lane	reserved for East Team	Requested by Developer	No	22-May-2018		Street	7
Lillidale Road	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Lillybeth Court	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Loconda	reserved for East Team	Reserved by Developer	No	14-Sep-1999		Street	4
Logano	reserved for East Team	Reserved by Developer	No	14-Sep-1999		Street	5
Longacres	reserved for Central Team	Requested by Developer	No	22-Jan-2014		Street	3
Longridge	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Lord Stanley Way	reserved for Central Team	Requested by Developer	No	12-May-2017		Street	3
Lorne Glen	reserved for West Team	Veterans List	Yes	27-Aug-2004		Street	4
Lount's	available	Region of York Report	No	05-Dec-1998		Street	
Lowry Crescent	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	5
Madawaska	reserved for East Team	Reserved by Developer	No	05-Dec-1998		Street	7
Mallavi	available	Requested by Councillor	No	01-Sep-2011		Street	
Malpeque Way	reserved for East Team	Reserved by Developer	No	12-Apr-2001		Street	5
Maple Wood Drive	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Maplelain Farm	reserved for South Team	Reserved by Developer	No	03-Nov-2004		Street	7
Marconi Road	reserved for Central Team	Requested by Mayor	No	01-Apr-2014		Street	
Markham Live	reserved for Central Team	Requested by Staff	No	17-Oct-2011		Street	3
Markham Uptown Drive	reserved for Central Team	Requested by Staff	No	16-Mar-2011		Street	3
Markham Veteran's	available	Requested by Veterans' Association	No	07-Oct-2013		Street	
Marquis Avenue	reserved for 19TM05002 ph3 Crown of Markham Inc.	Reserved by Developer	No	01-Mar-2004		Street	6
Mason Way	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Matunin	available	Requested by Councillor Hamilton	No	10-Nov-2015		Street	
Maxfield Street	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Maximillian	reserved for Central Team	Unknown Source	No	08-Jul-1997		Street	
Mayor Roman Drive	available	Unknown Source	No	08-Jul-1997		Street	
Maytime Lane	reserved for West Team	Reserved by Developer	No	21-Nov-2005		Street	6
McElwain	reserved for East Team	Reserved by Developer	No	29-Sep-2005		Street	5
McGriskin Farm Road	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
McGriskin Road	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Mchenry Place	available	Unknown Source	No	08-Jul-1997		Street	
Mears	reserved for East Team	Reserved by Developer	No	29-Sep-2005		Street	5
Meizhou	available	Requested by Councillor Li	No	18-Nov-2013		Street	
Merrymount Drive	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Mikayla	reserved for East Team	Requested by Developer	No	19-Sep-2017		Street	5
Miko	reserved for Central Team	Unknown Source	No	08-Jul-1997		Street	
Mile Road Court	available	Unknown Source	No	08-Jul-1997		Street	
Milnesplace	available	Unknown Source	No	08-Jul-1997		Street	
Mindanao	available	Requested by Councillor Chiu	No	03-Feb-2010		Street	

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Minnie	available	Unknown Source	No	08-Jul-1997		Street	
Mission Cap	reserved for Central Team	Requested by Developer	No	07-Jun-2017		Street	3
Mona Mathews	available	Request by Resident	No	17-Jan-2006		Street	
Monarch Road	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Moon Glow Court	reserved for South Team	Reserved by Developer	No	05-Dec-1998		Street	7
Moraine Mews Avenue	reserved for Central Team	Reserved by Developer	No	29-Aug-2006		Street	3
Morningside Drive	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Moses White	available	Region of York Report	No	05-Dec-1998		Street	
Mourant Mews	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Mullai	reserved for East Team	Requested by Councillor	No	01-Sep-2011		Street	
Mumbai Drive	reserved for street along Aaniin Community Centre	Requested by Council	No	22-Jul-2011		Street	
Mumford Crescent	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	4
Muriel Williams	available	Requested by Councillor Heath	No	20-Jan-2012		Street	
Murray Wellman	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	
Nairn	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Nanak	reserved for East Team	Requested by Councillor	No	01-Sep-2011		Street	
Nanhai	reserved for Central Team	Requested by Councillor Chiu	No	27-Nov-2012		Street	8
Nanjing Avenue	available	Requested by Councillor Ho	No	21-Apr-2016		Street	
Nannyberry Crescent	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Nassau Street	reserved for Central Team	Unknown Source	No	08-Jul-1997		Street	
Nigh	reserved for East Team	Region of York Report	No	05-Dec-1998		Street	
Nightingale Drive	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Noerdlingen	available	Request by Mayor to honour Markham's Twin City	No	21-Sep-1998		Street	
Norman Bethune Avenue	reserved for Hwy 404 flyover	Requested by Councillor Hamilton	No	20-Jan-2012		Street	
Norman Maxwell Street	reserved for South Team	Veterans List	Yes	27-Aug-2004		Street	8
North Angus	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
North Berwick	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
North Links	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Northglen	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Norton Downs	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Oakland Road	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Old Course	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Oriental Crescent	reserved for Central Team	Unknown Source	No	08-Jul-1997		Street	
Orlando Avenue	reserved for West Team	Requested by Engineering Dept.	No	25-May-2017		Street	2
Orville Caruthers	available	Veterans List	Yes	27-Aug-2004		Street	
Oscar Steeper	available	Veterans List	Yes	27-Aug-2004		Street	
Palace	reserved for Central Team	Reserved by Developer	No	25-Aug-2008		Street	8
Palmdale Avenue	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Paradigm	reserved for East Team	Region of York Report	No	14-Sep-1999		Street	
Parkgate Road	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Paul Martin Sr Boulevard	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Paul Weed	available	Unknown Source	No	01-Feb-901		Street	

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Pearl	reserved for Central Team	Reserved by Developer	No	25-Aug-2008		Street	8
Percheron Court	available	Unknown Source	No	08-Jul-1997		Street	
Percy Rye	available	Veterans List	Yes	27-Aug-2004		Street	
Periwinkle Street	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	4
Peter Ramer Street	available	Requested by Heritage Planning	No	29-May-2009		Street	
Petly Court	reserved for Central Team	Unknown Source	No	13-Mar-1998		Street	
Pevensey	available	Unknown Source	No	08-Jul-1997		Street	
Pfeiffer	available	Region of York Report	No	14-Sep-1999		Street	
Philipp Eckardt	reserved for West Team	Requested by Developer	No	12-Aug-2011		Street	4
Phillipsen	available	Region of York Report	No	14-Sep-1999		Street	
Pierre Elliott Trudeau	reserved for East Team	Request by Mayor in honour of Prime Minister	No	23-Feb-2001		Street	5
Pimlico	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Pinestone Drive	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Pinner	reserved for West Team	Reserved by Developer	No	23-Mar-2004		Street	4
Pope John Paul II Square North	reserved for West Team	Reserved by Developer	No	21-Nov-2005		Street	6
Pope John Paul II Square South	reserved for West Team	Reserved by Developer	No	21-Nov-2005		Street	6
Pope John Paul II Square West	reserved for West Team	Reserved by Developer	No	21-Nov-2005		Street	6
Port Down	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Port Vale	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Portstewart	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Prince Charles	reserved for West Team	Reserved by Developer	No	12-Apr-2001		Street	4
Princess Of Wales	reserved for South Team	Reserved by Developer	No	16-Sep-1997		Street	
Professional	reserved for South Team	Reserved by Developer	No	10-Jun-2004		Street	7
Queen Emma Drive	reserved for West Team	Requested by Developer	No	25-May-2017		Street	2
Quigg Drive	reserved for Central Team	Unknown Source	No	08-Jul-1997		Street	
Quiplow	available	Unknown Source	No	08-Jul-1997		Street	
Rabin	reserved for South Team	Reserved by Developer	No	08-Jul-1997		Street	7
Ralph Hicks	available	Veterans List	Yes	27-Aug-2004		Street	
Ralph Madill	available	Veterans List	Yes	13-Mar-1998		Street	
Ralph Westland	available	Veterans List	Yes	27-Aug-2004		Street	
Rampart Boulevard	reserved for East Team	Requested by Developer	No	16-Feb-2011		Street	5
Ramsey Road	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Raymond Schell	available	Veterans List	Yes	27-Aug-2004		Street	
Read's Corners Boulevard	reserved by West Team	Request by Staff for future by-passed Woodbine	No	18-Dec-2006		Street	5
Reesorton	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Regence Street	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Reno Street	reserved for East Team	Requested by Developer	No	16-Feb-2011		Street	5
Research Road	reserved for Markham Centre	Request by Staff for Markham Centre	No	13-Feb-2006		Street	3
Restoule	available	Region of York Report	No	14-Sep-1999		Street	
Richard Pedrick	available		Yes	13-Mar-1998		Street	
Rigfoot Farm Road	available	Unknown Source	No	08-Jul-1997		Street	
Roberge Road	available	Unknown Source	No	06-Apr-2004		Street	

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Robert Baker Drive	reserved for West Team	Veterans List	Yes	27-Aug-2004		Street	4
Robert Dunkes	available	Veterans List	Yes	27-Aug-2004		Street	
Robert Eaton	reserved for East Team		Yes	13-Mar-1998		Street	
Romandale	reserved for West Team	Unknown Source	No	13-Mar-1998		Street	6
Rombauer	available	Region of York Report	No	14-Sep-1999		Street	
Ron Moran	available	Requested by daughter of former Councillor	No	18-Dec-2009		Street	
Roselake Terrace	reserved for East Team	Requested by Developer	No	16-Feb-2011		Street	5
Rouge Terrace	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Rouge Valley Drive East	reserved for Central Team	Reserved by Developer	No	29-Aug-2006		Street	3
Rover House	available	Region of York Report	No	14-Sep-1999		Street	
Roy Avenue	reserved for West Team	Reserved by Developer	No	10-Jan-2007		Street	6
Roy Mustard	available	Veterans List	Yes	27-Aug-2004		Street	
Royal Aberdeen	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Royal Dornach	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Royal Portcawl	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Ruskov Lane	reserved for West Team	Requested by Developer	No	20-Jan-2012		Street	6
Rustridge	reserved for East Team	Reserved by Developer	No	14-Sep-1999		Street	7
Ruth Gordon	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Saddle	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Saddledown	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Saigen	reserved for East Team	Region of York Report	No	14-Sep-1999		Street	
Salma	reserved for East Team	Requested by Developer	No	12-May-2017		Street	5
Sampaguita	available	Requested by Councillor Chiu	No	03-Feb-2010		Street	
Sauder	reserved for East Team	Region of York Report	No	14-Sep-1999		Street	
Schmidt	available	Region of York Report	No	14-Sep-1999		Street	
Scotthelen	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Shefford Road	reserved for West Team	Requested by Developer	No	26-Apr-2017		Street	2
Shen Zhen Avenue	available	Requested by Councillor Ho	No	20-Feb-2018		Street	2
Sheridan	reserved for Central Team	Requested by Central Team	No	15-Jul-2013		Street	3
Shiverham	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Shunde Street	reserved for West Team	Requested by Councillor Ho	No	28-Oct-2013		Street	
Silverberry Road	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Simcoe Promenade	reserved for Central Team	Requested by Staff	No	15-Feb-2017		Street	3
Sir Isaac Brock	available	Region of York Report	No	14-Sep-1999		Street	
Sissons	reserved for East Team	Unknown Source	No	13-Mar-1998		Street	
Skibow Castle	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Smith Farm Road	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Smithwood Road	reserved for East Team	Requested by Developer	No	16-Feb-2011		Street	5
Snider Farm Road	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Snider Heights Boulevard	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
South Angus	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Southglen	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Spartan	reserved for East Team	Reserved by Developer	No	06-Jul-2006		Street	7
Spring Mountain Trail	reserved for West Team	Reserved by Developer	No	12-Nov-2002		Street	6
St. James Palace Road	available	Unknown Source	No	12-Apr-2001		Street	
Starlane Avenue	reserved for South Team	Reserved by Developer	No	13-Mar-1998		Street	7
Startrail Crescent	reserved for South Team	Reserved by Developer	No	14-Sep-1999		Street	7
State Street	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Stauffer	reserved for East Team	Region of York Report	No	14-Sep-1999		Street	
Stephen B Roman Boulevard	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Stepwood Road	reserved for East Team	Reserved by Developer	No	11-Sep-2007		Street	5
Stoeber	reserved for East Team	Region of York Report	No	14-Sep-1999		Street	
Stollery	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Stratburn Way	reserved for West Team	Requested by Developer	No	25-Mar-2019	1st Quarter 2019	Street	6
Sweetgrass Road	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Swinley Forest	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Swiss Cottage	reserved for East Team	Requested by Developer	No	04-Jun-2003		Street	5
Tara Green	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Tatra Lane	reserved for West Team	Reserved by Developer	No	21-Nov-2005		Street	6
Tees Side	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Thomas Catterall	available	Veterans List	Yes	27-Aug-2004		Street	
Thomas Clayton	reserved for West Team	Veterans List	Yes	27-Aug-2004		Street	6
Thomas Griffiths	available	Veterans List	Yes	27-Aug-2004		Street	
Thomas Hope	available		Yes	13-Mar-1998		Street	
Thomas Lynch	available	Veterans List	Yes	27-Aug-2004		Street	
Thomas Wakeling	available	Veterans List	Yes	27-Aug-2004		Street	
Thoroughbred Drive	reserved for West Team	Reserved by Developer	No	13-Mar-1998		Street	4
Tianhe Road	available	Requested by Councillor Ho	No	27-Apr-2017		Street	
Tobias	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	7
Todman Lane	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	4
Tommy Thompson Avenue	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Tomor Drive	available	Unknown Source	No	13-Mar-1998		Street	
Trans	available	Unknown Source	No	08-Jul-1997		Street	
Traulsen	available	Region of York Report	No	14-Sep-1999		Street	
Traynor	reserved for East Team	Reserved by Developer	No	06-Jul-2006		Street	7
Tulocay	available	Region of York Report	No	14-Sep-1999		Street	
Universal	reserved for Central Team	Requested by Developer	No	07-Jun-2017		Street	3
University	reserved for Central Team	Requested by Developer	No	07-Jun-2017		Street	3
Urmy	reserved for East Team	Reserved by Developer	No	14-Sep-1999		Street	4
Vancise	available	Unknown Source	No	08-Jul-1997		Street	
Vandaam Street	reserved for West Team	Reserved by Developer	No	21-Nov-2005		Street	6
Vanderbergh	available	Region of York Report	No	14-Sep-1999		Street	
Vanderheyden	available	Unknown Source	No	08-Jul-1997		Street	
Vanni	reserved for Councillor Kanapathi	Requested by Councillor	No	01-Sep-2011		Street	

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Ventura Drive	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Vice Chancellor Road	available	Unknown Source	No	08-Jul-1997		Street	
Victor Herbert Lane	reserved for West Team	Reserved by Developer	No	21-Nov-2005		Street	6
Victor Hopwood	available	Veterans List	Yes	27-Aug-2004		Street	
Victoria Chase	reserved for West Team	Requested by Developer	No	02-Nov-2009		Street	6
Victoria Square Boulevard	reserved for West Team	Request by Staff for future by-passed Woodbine	No	19-Feb-2007		Street	6
Victoria Square By-Pass	reserved for West Team	Request by Staff for future by-passed Woodbine	No	29-Mar-2007		Street	6
Visayas	available	Requested by Councillor Chiu	No	03-Feb-2010		Street	
Vysoka Street	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Wahba Way	reserved for East Team	Requested by Developer	No	17-Dec-2009		Street	7
Wallen McBride	available		Yes	13-Mar-1998		Street	
Walleye Drive	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Walton Heath	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Warmouth Avenue	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Warrington Drive	reserved for West Team	Reserved by Developer	No	08-Jul-1997		Street	4
Water Rock	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Waters Edge Boulevard	reserved for East Team	Reserved by Developer	No	08-Sep-2004		Street	5
West Angus	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
West Valley Drive	reserved for Central Team	Reserved by Developer	No	29-Aug-2006		Street	3
West Village	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Western Gailes	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Westmeath	reserved for East Team	Region of York Report	No	14-Sep-1999		Street	
Whitechapel Road	reserved for West Team	Requested by Developer	No	26-Apr-2017		Street	2
Wilhelm	reserved for West Team	Requested by Developer	No	02-Nov-2009		Street	6
William Bradley	available	Requested by Councillor Horchik to honour resident	No	19-Sep-2008		Street	
William Keough	available	Veterans List	Yes	27-Aug-2004		Street	
William Lickorish	available	Veterans List	Yes	27-Aug-2004		Street	
William Lyon	reserved for East Team	Unknown Source	No	13-Mar-1998		Street	
William Meleta	available	Requested by Councillor Hamilton	No	14-Nov-2018		Street	3
William Shearn	reserved for West Team	Requested by Resident	No	11-Nov-2015		Street	6
William Thomas	reserved for East Team	Reserved by Developer	No	22-Sep-2003		Street	
Wimbledon	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	7
Woodbine By-Pass	reserved for West Team	Request by Staff for Woodbine by-pass road	No	29-Mar-2007		Street	6
Woodbrook	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Woodhole Spa	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Woods Alley	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Woodstock	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Wulff Road	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Wycombe	reserved for West Team	Reserved by Developer	No	23-Mar-2004		Street	4
Xiamen (Amoy)	available	Requested by Councillor Chiu	No	12-Mar-2015		Street	
Yarl	reserved for East Team	Requested by Councillor	No	01-Sep-2011		Street	
Yellow Brick	reserved for East Team	Requested by Developer	No	04-Jun-2003		Street	5

Appendix 'A'

14/05/2019

strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Yogapuram	available	Requested by Councillor	No	01-Sep-2011		Street	
Youngbranch	reserved for East Team	Requested by Developer	No	04-Jun-2003		Street	5



Report to: Development Services Committee

Meeting Date: May 13, 2019

SUBJECT: Amendment to Enterprise Boulevard Construction Agreement and Assumption of Enterprise Boulevard (Ward 3)

PREPARED BY: Ronji Borooah, City Architect, ext. 8340
Brian Lee, Director of Engineering, ext. 7507

RECOMMENDATION:

1. That the report entitled “Amendment to Enterprise Boulevard Construction Agreement and Assumption of Enterprise Boulevard (Ward 3)” be received; and
2. That Council revise the obligation for Ruland Properties Inc. to install the streetscape improvements along Enterprise Boulevard (“Enterprise”) as part of the Enterprise Boulevard Construction Agreement between Ruland Properties Inc. and the Corporation of the Town of Markham (2005) (“Agreement”) to include that obligation as a part of future site plan applications, and return any existing letters of credit for streetscape improvements to Ruland Properties Inc.; and
3. That the Mayor and Clerk be authorized to execute an Amendment to the Agreement (“Amendment Agreement”) based on the terms and conditions described in this report, and to the satisfaction of the Director of Engineering and the City Solicitor; and
4. That Council, upon Ruland Properties Inc. executing the Amendment Agreement, assume Enterprise Boulevard as outlined in this report, and pass any necessary bylaws for traffic control, parking restrictions and speed limits; and further,
5. That staff be directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to obtain Council’s authority/endorsement:

- to revise the streetscape improvement obligation from the 2005 Construction Agreement, and include that obligation as part of any future site plan application for a property along Enterprise,
- for the Mayor and Clerk to execute an amendment to the Agreement;
- to assume Enterprise after Ruland Properties Inc. satisfies all the obligations for assumption under the Agreement and Amendment Agreement;

BACKGROUND:

The construction of Enterprise Boulevard (“Enterprise”) in Markham Centre within the Ruland Properties Inc. (“Ruland”) lands, from Warden Avenue to approximately the Stouffville GO Line, was implemented through the Enterprise Boulevard Construction Agreement (“Agreement”) dated Nov 25, 2005 between the then Town of Markham (“Markham”) and Ruland. The terms and conditions were financially secured through several letters of credit (“LCs”). The Agreement further described the conditions for the acceptance for maintenance and assumption of Enterprise by Markham.

OPTIONS/ DISCUSSION:

Reasons for Amending the Agreement

The Agreement did not anticipate certain realities of construction, such as the timing and phasing of the various streetscape components of Enterprise. While the engineering component of Enterprise has been completed by Ruland, the streetscape component is being built-out in phases coinciding with the parcels fronting Enterprise. A considerable portion of streetscape works along Enterprise between Warden Avenue and Andre De Grasse Street has now been completed, while the portion easterly to the Stouffville GO Line has not. Completion of the streetcape work will depend on future development phasing of the lands fronting Enterprise, which will take many years. As written in the Agreement, the streetcape portion of the LCs cannot be released until the streetscape works are completed. Ruland has requested that the City release the outstanding letters of credit for the streetscape works, and have indicated that it believes that it is not reasonable for Ruland to continue to maintain and repair the unassumed portion of Enterprise for normal wear and tear, when it has been opened and is used by the general public. An amendment to the Agreement (‘Amendment Agreement’) is required to allow for greater flexibility for the release of LC’s tied to the completed portions of work, and assumption by transferring the obligations of all outstanding streetscape works to be completed as a part of future site plan approvals. The outstanding streetscape works will be financially secured through site plan applications.

Further, the streetscape works for Enterprise, as described in the Agreement, need to be updated. The original streetscape works, endorsed by Council on December 7, 2004, recommended four categories of finish: Platinum, Gold, Silver, and Bronze. These four categories were subsequently streamlined into three categories, Gold, Silver and Bronze and endorsed by Council on November 22, 2011. The Amending Agreement specifies these new categories and references the approved drawings for future streetscape works.

Assumptions of Enterprise Boulevard

Enterprise Boulevard is completely constructed between the concrete curbs (the roadway portion) and the full length from Warden Avenue to the Stouffville GO Line can be assumed. Streetscape work was also constructed for certain sections of the boulevard as shown in Attachment “A” – Areas for Assumption. It is recommended that Council

assume the roadway and certain boulevard sections of Enterprise as shown in the attachment.

FINANCIAL CONSIDERATIONS

There is no financial impact with adopting the recommendations of this report.

HUMAN RESOURCES CONSIDERATIONS

There are no Human Resources impact with adopting the recommendations of this report.

ALIGNMENT WITH STRATEGIC PRIORITIES:

This report unbundles Ruland's streetscape obligation from the 2005 Construction Agreement because it is unreasonable for Ruland to continue to operate and maintain Enterprise Boulevard until all streetscape works are completed. Streetscape work cannot be installed until site plan fronting onto Enterprise Boulevard is developed. This report reflects Council Strategic Priorities to streamline development process

BUSINESS UNITS CONSULTED AND AFFECTED:

The Legal Department has reviewed this report and worked collaboratively to prepare the Amending Agreement.

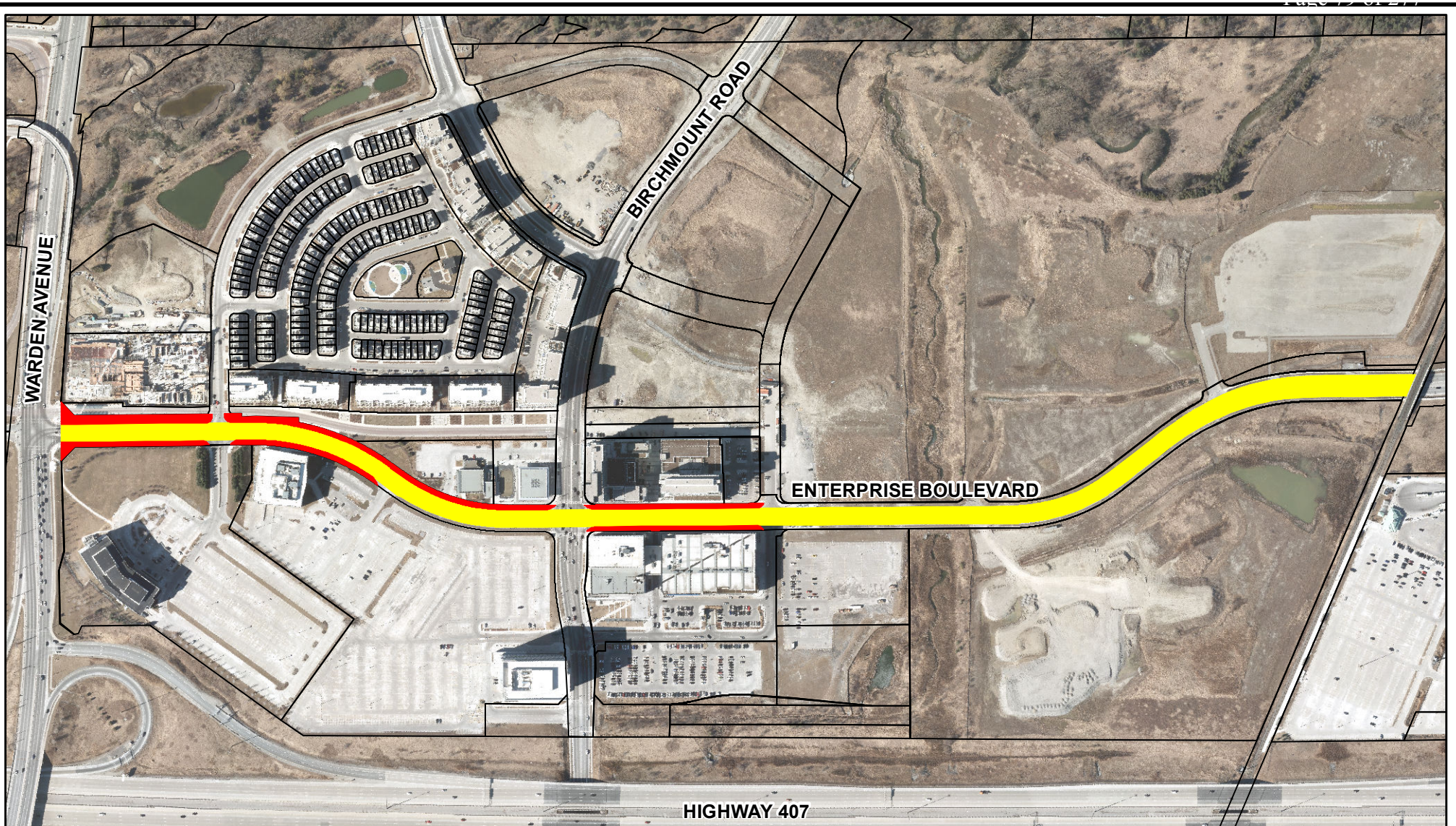
RECOMMENDED BY:

Brian Lee, P. Eng.
Director, Engineering

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

ATTACHMENTS:

Attachment "A" – Area for Assumption



AREA OF ASSUMPTION

- Assume Curb-to-Curb
- Assume Boulevard



DEVELOPMENT SERVICES COMMISSION

NOT TO SCALE

Drawn By: RT

Checked By: BL

DATE: 18/04/2019

Attachment 'A'



Report to: Development Services

Meeting Date: May 13, 2019

SUBJECT: Flato Markham Theatre Brand Strategy – A New and Fresh Identity
PREPARED BY: Eric Lariviere, x7546

RECOMMENDATION:

1. THAT the report “Flato Markham Theatre Brand Strategy – A New and Fresh Identity” be received;
2. THAT Council approve the new logo and brand strategy; and,
3. THAT staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The new Flato Markham Theatre (FMT) brand strategy supports the Destination Markham strategy in reaching new audiences to showcase a vibrant community with globally competitive companies, new infrastructure, attractive amenities, convenient transportation links, a growing population, a highly educated workforce, and attractive shopping and entertainment districts.

A new brand identity and strategy will:

- ✓ Strengthen FMT’s marketing position,
- ✓ Align with FMT’s strategic plan “Leader in Diversity and Innovation”,
- ✓ Align with the City “Destination Markham” strategy,
- ✓ Improve marketing channels and database,
- ✓ Implement a coordinated and seamless marketing approach for both the print elements and the digital presence.

BACKGROUND:

Markham Theatre first opened its doors in the 1984 when Markham’s population was 60,000. At that time, the Markham Theatre was state-of-the-art and an important investment in building a cultural and creative sector in York Region. It was one of the first municipally owned and operated performing arts centres in the Greater Toronto Area (GTA) and its interconnectivity to a municipal and educational infrastructure was unparalleled.

Today, Markham has evolved into a dynamic and leading city in the GTA with over 354,000 residents and a truly cosmopolitan make-up with a wide variety of cultures.

With the continuing sponsorship and commitment of Flato Developments and the change of its name from Markham Theatre to Flato Markham Theatre, the time has come to launch a new identity to brand the theatre as the premier performing arts destination for

visitors to be inspired and entertained by world-class performers in a professional-calibre and intimate setting.

The Flato Markham Theatre brand is well established in Markham, in the immediate surrounding area, and increasingly in the GTA as an admired cultural destination. The reach of the theatre is constantly being expanded and enhanced through ongoing marketing efforts to reach all the diverse community groups inside and outside of Markham, York Region and the GTA.

The new logo and branding were selected and approved by the Theatre Advisory Board and endorsed by the theatre's sponsor Flato Developments. The adoption of a fresh new brand and logo is a statement of how the theatre has continued to evolve and build on its reputation and ability to attract new and diverse audiences year in and year out. The new brand identity is to reflect what the theatre, as the leading performing arts centre in York Region, is today, and strengthen its position as a "leader in diversity and innovation".

This new brand identity will assist with promoting greater awareness of the Flato Markham Theatre. The new brand identity will not only refresh its current audiences but will also attract new audiences and generate excitement for upcoming seasons and community engagement.

OPTIONS/ DISCUSSION:

The new logo and branding is a product of the recommendations made in the Flato Markham Theatre's 2016-2020 Strategic Plan adopted by Council in 2018. It enhances Flato Markham Theatre's reputation for relevant contemporary programming, while building new audiences inside and outside of the City of Markham. As well, the new logo and brand identity acknowledges and celebrates the continued financial support of Flato Developments for the Theatre. It meets the sponsor's request to incorporate the main colour of their corporate branding into the Flato Markham Theatre's identity.

To capture FMT's connection to the arts sector and to demonstrate progress and leadership, the logo depicts an offset square that points upwards. The text moving towards the border of the square emphasizes a connection to the entire community and demonstrates that the theatre is moving beyond the box.

The refreshed logo and brand strategy will help the theatre stay current and stand out from the cluttered performing arts centre market that exists within the theatre's catchment area. Once approved, staff will take the necessary legal steps to protect the intellectual property of the theatre's new logo and brand by registering the required trademarks and/or copyrights.

The recommended new brand identity and logo are presented below:



where art comes alive.



A presentation of the logo and brand identity in use on stationery, on brochures and as signage is presented in Appendix A to this report.

FINANCIAL CONSIDERATIONS

No new costs are anticipated. The new logo and branding will be introduced as and when the theatre produces materials for the new season and installs Council-approved signage.

HUMAN RESOURCES CONSIDERATIONS

N/A

ALIGNMENT WITH STRATEGIC PRIORITIES:

Flato Markham Theatre Strategic Plan

Culture Plan

Integrated Leisure Master Plan

BUSINESS UNITS CONSULTED AND AFFECTED:

N/A

RECOMMENDED BY:

Stephen Chait
Economic Growth, Culture &
Entrepreneurship

Arvin Prasad, Commissioner
Development Services

ATTACHMENTS:

- A. Examples of Flato Markham Theatre Logo in use
- B. Flato Markham Theatre Strategic Plan



where art comes alive.



PANTONE
485C



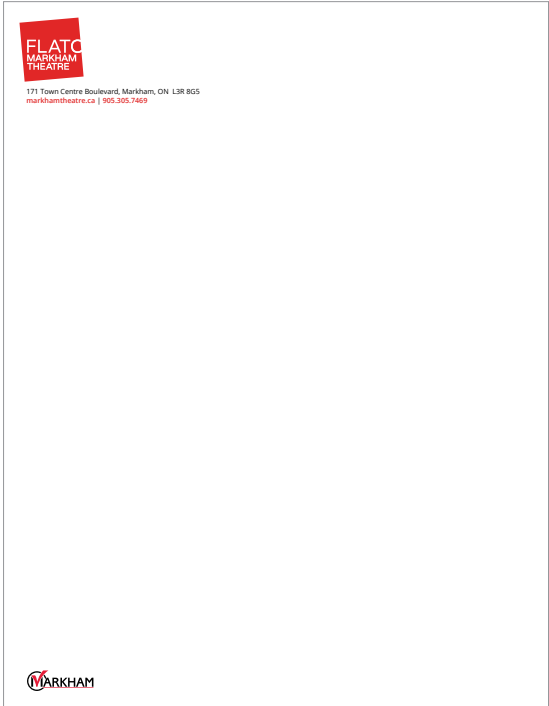
C6 M98 Y100 K0



R225 G39 B39



Hex #e12727



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Weins Canada presents
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BRILLIANT PERFORMANCES

1920

FLATCO MARKHAM THEATRE **MARKHAM**

FLATO DEVELOPMENTS INC.

Weins Canada presents
DIAMOND SEASON
BRILLIANT PERFORMANCES

Howie Mandel

Wednesday, April 17 | 8 pm

Howie Mandel has remained a constant force in show business for more than 30 years. Mandel currently serves as executive producer and host of the game show "Deal or No Deal," which returned with exciting, brand new episodes in December 2018 on CNBC. He can also be seen as a judge on the global winter edition of the series, "America's Got Talent: The Champions," airs Mondays on NBC. Howie has served as a judge for nine seasons on NBC's hit summer talent competition series, "America's Got Talent," which recently wrapped its milestone 13th season. Howie will also be releasing his first solo special in 20 years "Howie Mandel Presents Howie Mandel at the Howie Mandel Comedy Club" on Showtime on Friday, January 18th. He has also hosted his own syndicated talk show, "The Howie Mandel Show," and continues to be a mainstay on the talk show circuit. He also continues to perform as many as 200 stand up comedy shows each year throughout the U.S. and Canada.

BUY TICKETS

FLATCO MARKHAM THEATRE



2017-2021 STRATEGIC PLAN AND BRAND REVIEW

APRIL 11, 2017

Acknowledgment:

Flato Markham Theatre Advisory Board – Strategic Plan Task Force:

John Tidball
Stephen Timms
Arun Mathur
Deborah Jestin
Aleem Israel

Flato Markham Theatre Management: Eric Lariviere, General Manager

Interkom Consultants: Brian McCurdy and Martin van Zon

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EXECUTIVE SUMMARY

GOAL #1

Explore the Feasibility of Developing a New Theatre Complex

In the late 1970s a group of visionary citizens started the process that would result in the construction of what would become the Flato Markham Theatre; Markham was a community of approximately 60,000 citizens with the majority as German, Irish, Scottish and English decent. Diverse populations were a small percentage of the total community.

The Flato Markham Theatre is now over 30 years old and lacks many of the amenities necessary for a truly first-class audience experience. The lack of a fly tower limits the type and scope of performances possible, or doesn't allow a performance to be experienced at full production impact. With just 527 seats, performance revenues are limited and therefore the type of performers the theatre can attract are limited by the ticket revenue potential. Additionally, due to these issues, the theatre is not as attractive to potential commercial renters. In a seats per capita comparison in the GTA, Markham is by far the lowest.

Municipality	Seats per Capita
Kingston	0.0070 seats per capita
Burlington	0.0053 seats per capita
Richmond Hill	0.0034 seats per capita
Brampton	0.0030 seats per capita
Oakville	0.0026 seats per capita
Markham	0.0017 seats per capita

With Markham's population of over 300,000 as a primary market, there is ample market base for a 800-1,000 seat theatre. For example, the 775-seat Grand Theatre in Kingston has a population base of only 123,000 and the 730-seat Burlington Performing Arts Centre has a population base of 175,000.

The Flato Markham Theatre is located in a district made up of municipal buildings and a high school and is somewhat remote from the Markham downtown. This location does not lend itself to creating a vibrant urban lifestyle and limits the positive economic impact that a better located facility would have.

"With globally competitive companies, new infrastructure, attractive amenities, convenient transportation links, an exploding population, and a highly educated workforce, Downtown Markham will be the leading shopping and entertainment address in the Greater Toronto Area (GTA) by 2025," according to Remington Group. A new performing arts facility could be a welcome addition to this vision for Markham.

Planning is currently underway for a new York University campus in Markham. Programs that will be located at the Markham campus of particular interest to this strategic plan will be a Bachelor of Arts including Games & New Entertainment Media, Interactive Information Design, and Digital Cultures & Creative Industries.

The City of St. Catharines and Brock University have developed a model that could help form a potential relationship between York University and the City of Markham. The recently opened Marilyn I Walker School of Fine and Performing Arts at Brock University and FirstOntario Performing Arts Centre have a unique relationship that gives the University priority use of two of the four venues at the FirstOntario Performing Arts Centre. The University has access to two state-of-the-art venues and the FirstOntario Performing Arts Centre receives over \$750,000 in annual support for the next 10 years from Brock.

As part of a feasibility study for a new performing arts facility, the City of Markham should examine the possibility of incorporating a facility within the performing arts centre that could meet the technological needs of York University's media program and additionally meet the needs of local artists using cutting edge technology in their work.

This could position Markham at the leading edge of the convergence of performing arts, diversity and technology — a natural development for a community with so many leading technology companies, including over 72% visible minorities. It would also position a new performing arts centre in Markham as a unique facility within the GTA and the country.

OBJECTIVE #1

Carry Out a Feasibility Study for A New Performing Arts Facility

RATIONALE

Municipalities plan for cultural facilities based on the projected needs of the community twenty years into the future. With the necessary planning horizons and fundraising needs, a five-year planning process is generally the minimum necessary to develop feasibility studies, plan, implement capital campaigns, and develop building plans, etc. Added to that is a two-year construction time frame. At the end of that 20-year planning horizon, the population of Markham will probably be well over half a million people.

Currently, the Flato Markham Theatre cannot meet the needs of the present day market, let alone what that market will be in twenty years. It would be prudent for the City or Flato Markham Theatre community leaders to start the planning process now for those future needs.

ACTIONS

1. Implement a Needs Assessment study to more accurately predict the current and future facility needs for a performing arts venue(s) in Markham
2. Look at potential locations for new facilities that can most positively impact the development of Markham as a culturally vibrant and exciting community to live
3. Look at development and funding models including Public-Private Partnerships
4. Access Federal Heritage facility planning funding
5. Begin a dialogue with real estate developers and community leaders to examine interest and options in a performing arts centre redevelopment, possibly in the new Downtown Markham currently under development
6. As part of a feasibility study for a new performing arts facility, the City of Markham should examine the possibility of incorporating a facility within the performing arts centre that could meet the technological needs of York University's media program and additionally meet the needs of local artists using cutting edge technology in their work
7. Position Markham at the leading edge of the convergence of performing arts and technology, a natural development for a community with so many leading technology companies
8. Position a new performing arts centre in Markham as a unique facility within the GTA and the country

GOAL #2

**Create an Industry
Leading Program and
Organization that
Champions the Diversity
and Innovation of
Markham**

Markham is recognized as Canada's most diverse city with visible minorities being over 72% of the population; predominantly Chinese (38%) and South Asian (19%) and 40% list English as their mother tongue. The Non Visible Minority represents 28% of the population (2011 Census).

Markham's Diversity is reflected in the City's Culture Plan, Markham Diversity Action Plan, the 2015-2019 Strategic Plan "Building Markham's Future Together", and the Integrated Leisure Master Plan. The need for program equity was seen as an opportunity for community development and creating greater social cohesion.

Markham's Culture Plan "Vision for the Future" states that "Markham will continue to lead GTA edge cities in cultural participation and engagement as a place where people can come together to share and celebrate the rich diversity of cultural expression and experience that is unique to Markham."

In the performing arts sector, the temptation to program almost exclusively to the non-visible minorities can be overwhelming. Presenters are familiar with these markets, their likes and dislikes, as well as how to effectively market to them, and there is a long history in Markham of successfully appealing to this market. Indeed, almost all of the presenting industry is set to serve this market.

Programming to a diverse audience is much more of a challenge. Lack of artistic knowledge, audience preferences, and communication channels on the part of the presenter are a barrier. Artists may not be found through the trusted and familiar mechanisms and relationships with artist managements and partnering with other presenters is a challenge. Risk financing becomes necessary as the presenter builds networks to find work and build programs to reach out to diverse audiences.

Markham is recognized as a leading innovation city with many head offices of the country's leading technology companies. Technology is playing a major role in the performing arts, as arts producing companies use it in new and innovative ways. Montreal is currently the field leader with artists like Robert Lepage and 4D Arts stretching the boundaries of computer technology. York University will play a leading role in this development – fostering synergies between the Theatre, the high tech community, and York University could catapult Markham and its performing arts facility at the forefront of new trends.

The Flato Markham Theatre, and by extension the City of Markham, can be a leader in the field in Canada by creating a program that truly reflects the community's diversity and innovation technologies.

OBJECTIVE #2

Develop a Comprehensive Diversity Plan

RATIONALE

Markham is recognized as Canada's most diverse City with visible minorities being over 72% of the population. The Non Visible Minority represents only 28% of the population. These trends will accelerate and even the current 2011 StatsCan data does not reflect the 2016 reality. The Flato Markham Theatre, like many of the regional theatres in the GTA, is somewhat dependent on the Non Visible Minority as both audiences and staff. The long term success of the Theatre will depend on building relationships and audiences within Markham's diverse communities.

ACTIONS

9. Develop a five-year plan to diversify staff beginning with front of house ushers and ticket takers
10. Continue to build direct relationships with Markham's diverse communities to help diversify staff and audiences
11. Create bilingual or multilingual marketing materials
12. Continue to enhance programming plan within the Diamond Series to expand the offerings of performers that reflect the diversity of Markham, with a focus on Asian and South Asian communities
13. Develop a commissioning plan to develop work from Canadian performing arts groups that reflect Markham's diversity
14. Take the lead in helping develop tours for diverse artists within touring networks like Ontario Presents
15. Build direct relationships in collaboration with local businesses and arts organizations abroad that can bring performances of interest to Markham's audiences, with a priority focused on Hong Kong, mainland China, Taiwan, India and south Asian based organizations

OBJECTIVE #3

Develop a Five-Year Plan to Expand the *Discovery* Programs

RATIONALE

A key strategy that the Flato Markham Theatre has developed in order to build arts awareness in diverse communities in Markham, is to start with the youth in the community, who reflect the future diversity in the community. To have the maximum impact on youth in the community the expansion of the “Every Child, Every Year” should grow to cover all primary grades. Performances programmed should also reflect the diversity of the audience. The “Discovery Camps” have also been a successful way of building future audiences for the arts in a diverse youth cohort. By reaching out to community centres, more youth will feel comfortable participating in these programs and indicates the willingness of the Flato Markham Theatre to reach out to the entire community.

ACTIONS

16. Create an Endowment Fund to support the long term development of the “Every Child, Every Year” program for all students in Grades 1-8
17. Review rental strategies to enable the Theatre to expand the number of dates available for this program
18. Add an additional grade annually
19. Continue to grow the “Camp” of the Theatre through use of community centres as staff and resources become available
20. Develop “Camp” programs that also include artistic disciplines that connect Markham’s diverse communities

OBJECTIVE #4

Integrate Technology and Innovation into Theatre Programming

RATIONALE

Markham is recognized as a leading innovation city with many head offices of the country's leading technology companies. Technology is playing a major role in the performing arts, as arts producing companies use it in new and innovative ways. Montreal is currently the field leader with artists like Robert Lepage and 4D Arts stretching the boundaries of computer technology. York University can play a leading role in this development – fostering synergies between the Theatre, the high-tech community, and York University could catapult Markham and its performing arts facility at the forefront of new trends.

ACTIONS

21. Explore international cultural partnership opportunities to introduce cutting edge technology in performing arts production and position Markham as a leader within the GTA and in the country
22. Examine the possibility of incorporating technology and innovation in the performing arts centre that could meet the technological needs of York University's media program and additionally meet the needs of local artists using cutting edge technology in their work
23. Connect and build relationships with many leading technology companies in Markham for innovation in performing arts production and audience experience

GOAL #3

Building a Sustainable Infrastructure

The Flato Markham Theatre experienced exponential programmatic growth over the past seven years. The number of days of use of the theatre has increased to 340 in 2015, and the number of performances in the Professional Entertainment Series has increased to 60 in the current 2016/17 season, not including the educational performances. Theatre rental revenues have increased by 36% or \$218,460, and ticket sales for the Professional Entertainment Series and children camp registrations have increased from \$592,971 to \$1,193,493, or 101%. Contributed income (fundraising) has increased from \$115,062 to \$372,578 or 224%. In addition, “in kind” donations have increased significantly as well.

The Discovery program for youth offered 14 free “Every Child, Every Year” performances for all Markham schools’ grades 1-3. Over 8,000 attended the Discovery matinees, workshops, masterclasses, and showcases. Over 800 youth participated in the youth camps.

All of this growth has been accomplished with little corresponding growth in full time staff and an actual decrease in funding by the City of 6%. With inflation averaging 1.68% during that time period, the actual reduction in municipal funding is over 18%.

It is apparent that the Flato Markham Theatre is operating at or beyond capacity, both from theatre date availability and staff and resources to support the programming. In order to move forward, it is critical for the staff, the Theatre’s Advisory Board and the City to address building an adequate supporting infrastructure to maintain the growth that has occurred.

OBJECTIVE #5

Create a Sustainable Staffing Model

RATIONALE

The long-term success and growth of the Flato Markham Theatre is dependent on a skilled and committed staff and a sustainable staffing model. The Theatre's days-of-use are at a maximum and the ability of the current staff to meet current demand is questionable in the long term. Several management positions have multiple roles, where the level of expertise in one of the roles may not be adequate to support the current and/or future growth. There is also the need of a succession plan to maintain the smooth transition of staff in the future.

ACTIONS

24. Identify current staffing needs and align future programmatic growth to a sustainable staffing model
25. Develop business case rationale for new support
26. Identify strategies for addressing the staffing shortfalls through FTE's, contract employees or contracting out work
27. Develop a succession plan for key staff
28. Look at hiring a fundraiser or a fundraising consultant
29. Review skills and training needs to support a more data driven, evidence based organization in marketing, fundraising and box office

OBJECTIVE #6

Establish a Programming Policy for a Sustainable Professional Entertainment Series

RATIONALE

While the programming of the Professional Entertainment Series (known as the Diamond Series in the Flato Markham Theatre's programming) is at a high level, there needs to be a clearly articulated programming policy endorsed by the Advisory Board and the City. A Presenting Programming policy aligned more closely with the Mission will help clarify programming decisions and solidify ongoing support for the Presenting program and establish programming direction for the future.

ACTIONS

30. Create a guiding policy for programming
31. Define program goals and mix
32. Develop 5-year programming plan that aligns resources to program that creates a sustainable model and takes into consideration staff resources and theatre availability

OBJECTIVE #7

Strengthen Relationship with the Community and Update Rental Policies

RATIONALE

The number of use days for the Flato Markham Theatre are realistically at a maximum. Any ongoing expansion of programming will probably require a corresponding reduction of theatre use in other areas. In order to make the best decisions on theatre access, a revised theatre rental policy is necessary. The future success of the Flato Markham Theatre will depend on the success, growth and quality of community based organizations.

ACTIONS

33. Revise the first-come, first-served rental policy and develop a new matrix for rental priority that aligns more closely with the organization's mission
34. Develop policies that address the balance of rentals, Diamond Series (Professional Entertainment Series) and education initiatives in alignment with the organizational mission
35. Explore ways to support the community program providers through special artistic initiatives, shared marketing support, and production skills development
36. Explore ways to cultivate new community program providers especially from diverse communities that may not be represented in the current mix of theatre users

OBJECTIVE #8

Establish a Charitable Foundation

RATIONALE

An arms-length Charitable Foundation will be more successful in raising funds, as many individuals and corporations are reluctant to donate to a municipality that they feel is supported through property taxes. Many granting organizations and government agencies will not fund City organizations, but will fund an arms-length Foundation. A Foundation can also establish and manage endowment funds in support of programming priorities and hire fundraising staff or fundraising consultant.

ACTIONS

37. Explore the feasibility of establishing a Foundation including transitioning the current Advisory Board to a Foundation Board
38. Explore steps needed for incorporation and charitable status
39. Explore the feasibility of maintaining funds at the Toronto Community Foundation prior to receiving charitable status from Canada Revenue Agency
40. Develop endowment and investment policies
41. Develop endowments in support of the Diamond Series and Every Child Every Year program
42. Look at hiring a fundraiser or a fundraising consultant reporting to the Foundation

OBJECTIVE #9

Develop a Brand Identity that Accurately Reflects the Current Theatre Reality

RATIONALE

The Flato Markham Theatre brand is well established in Markham and the immediate surrounding area. Yet the reach of the theatre needs to be enhanced through efforts to reach all the diverse community groups. The branding over time has been developed with an outside creative agency with direction provided by theatre marketing staff. As part of the brand review, we recommend the development of a new stand-alone website, the creation of a new logo, and a new style guide that will pull together the print elements and the digital presence of the Flato Markham Theatre. This will assist with the increased awareness and enhance the brand identity, which will allow the Flato Markham Theatre to reach new audiences and generate excitement for upcoming seasons.

ACTIONS

43. Create a new or updated identity to be launched in 2017
44. Develop and launch a stand-alone website that will allow Flato Markham Theatre to have its own consumer focused brand presence*
45. Increase integration of digital platforms, including social media into the marketing communications plan
46. Add analytics to the marketing activities which will allow for better marketing investment measurement and management
47. Actively build and manage the Theatre database, including patron list, rental client list, members list, partners & sponsors lists
48. Rework the marketing planning process based on an audience segmentation strategy, with the goal of changing demographic and consumer behaviour

* The Theatre's website is ranked the second as the source to obtain information about performances, events, etc. (based on the Patron Survey conducted in November 2016). However, the current online experience is not optimal.

OBJECTIVE #10

Develop an Effective Communications Strategy Directed at Council, City Administration, and Theatre Stakeholders

RATIONALE

The Flato Markham Theatre has over 30 years of successful operation. However, a comprehensive communications strategy needs to be developed and implemented in order to more effectively communicate to City Council, senior City Administrators, patrons, donors, and sponsors of the operational success that the Theatre has experienced and more clearly articulate the impact (culturally, socially and economically) that the Flato Markham Theatre has on the community.

ACTIONS

49. Develop a strategy to communicate directly with City Council and senior City Administration on a biannual basis in a face-to-face meeting with the Chair of the Advisory Committee and the General Manager to more effectively educate these key authorizers on theatre operations, successes, and priorities
50. Publish an Annual Report outlining accomplishments over the preceding year and including audited financial statement and theatre use statistics
51. Commission an Economic Impact Study to quantify the economic impact of the theatre on the community
52. Simplify and reduce the number of key indicators that the Theatre tracks and reports on annually for more effective communication

THE 2017-2021 STRATEGIC PLAN

HISTORY

Flato Markham Theatre (previously Markham Theatre for Performing Arts)

Markham Theatre for Performing Arts opened its doors for the first time in October of 1984. The inaugural gala performance featured renowned Canadian artists Haygood Hardy and Moe Kaufman, among others.

One of the 'claims to fame' that Markham Theatre boasts is that for 6 years, during the summer, it was home to the television series the "Super Dave Show". This show allowed many superstars to showcase on Markham Theatre's stage including: The Smothers Brothers, Ray Charles, K.D. Lang and Celine Dion. Of course this is nothing compared with the many live albums and radio shows that have been recorded at the Theatre.

The theatre was initially planned as a joint project between the York Region Board of Education and the Town of Markham. As the project continued to develop in the early 1980's, it became a facility wholly owned and operated by the Town of Markham. Some of the organizations in the Town who lobbied Town Council for the building of the theatre included Markham Concert Band, Markham Little Theatre and Markham Men of Harmony. These

groups still call Markham Theatre 'home'.

When it initially opened, the theatre was expected to operate with a staff of four and be used for about 100 days a year. Over the past 30 plus years, the staff has grown to eleven people and in 2015, there were over 340 uses of the theatre with over 130,000 people coming through the doors.

The Theatre is equipped with up-to-date technology for technical components, such as lighting and sound, for all events. It features an intimate atmosphere with 527 seats. The furthest seat is only 65 feet away from centre stage, never leaving a bad seat in the house. The warm modern architecture makes the Theatre a multi-faceted venue for everything from corporate meetings to weddings, when shows aren't on stage.

Since 1987, Markham Theatre's Professional Entertainment has featured a diverse mix of performers as part of the annual October to April season. Many stars have appeared on the Markham Theatre's stage including: Tafelmusik, Les Ballet Jazz De Montreal, Marcel Marceau, Royal Winnipeg Ballet,

The Irish Rovers, The Vienna Choir Boys, André-Phillipe Gagnon, Canadian Brass, The Chinese Golden Dragon Acrobats, Burton Cummings, Natalie MacMaster, Stuart McLean, Shanghai Acrobats, Rita Coolidge, Jesse Cook, Jann Arden, Colin James, The Nutcracker, Bruce Cockburn, Holly Cole, John McDermott, Lawrence Gowan, Cleo Laine, Lighthouse, Second City, Leahy, Pat Metheny, José Feliciano, Jim Cuddy, Emanuel Ax, Midori, Kaha:wi Dance Theatre, Yamato Drummers of Japan, Hong Kong Ballet, Abdullah Ibrahim & Ekaya, U-Theatre of Taiwan, Randy Bachman, Lizt Alfonso Dance Cuba, Colm Wilkinson, Russian National Ballet Theatre, Preservation Hall Jazz Band, Chucho Valdes, Oliver Jones, Emilie-Claire Barlow, Bela Fleck and many, many more.

With almost 300 live performances each year, the Theatre is busier now more than it has ever been. Live theatre, concerts, comedy shows and family entertainment features an ever changing array of performing arts. Flato Markham Theatre continues to honour respected artists and their Canadian talent in series of performances offered all through the season.

Since its opening in 1984, the Markham Theatre for Performing Arts has been truly a gem in the Town of Markham. Its recent financial success and positive feedback from audiences, have stormed the community with a variety of widely attended programs. Featuring the best in professional performances, Markham Theatre has incorporated itself into the community and educational presentations.

The Theatre also offers Drama camp to students in July and August. In 2016, over 800 students engaged in activities

including rehearsing, writing and presenting a production on the stage for family and friends. The Markham Theatre for Performing Arts is one of the most active and successful community theatres in Canada.

Public Policy Content

Building Markham's Future Together
2015-2019 Strategic Plan

City of Markham Culture Policy & Plan
2012

Everyone Welcome – Markham
Diversity Action Plan

Integrated Leisure Master Plan

Markham's Green Print Sustainability
Plan

2011-2015 Markham Theatre Strategic
Plan

Definitions

Readers unfamiliar with the organization of performing arts centres may wish to familiarize themselves with the following terminology.

Artists – Performers whether individual or ensemble

Backstage – The non-public areas of the Theatre including stage, dressing rooms, offices etc.

Catchment Area – The population base the Theatre serves

Complimentary Ticket – Admission ticket provided at no charge to the users

Contributed Income – Revenue stream from sponsorships, playbill advertising sales, Annual Gala, live & silent auctions, and donations at all levels

Discovery Series – Name encompassing all Markham Theatre's educational and community outreach programs, including school matinees, workshops, masterclasses, lectures, artists' residencies, youth camps, workshops, & family programs

Event – Any number of activities occurring in the Theatre including live performance, rehearsal, educational program, meeting whether open to the public or private

Fly Tower – Area above stage containing rigging for lifting scenic elements out of sight

Front of House – The lobbies and other public spaces

Headliner – Usually a famous individual artist

Masterclass – In-depth training session by a performer usually offered to trained students and/or professional artists in the performing arts

Main Stage – The auditorium and stage

Theatre Management – The staff lead by the Theatre General Manager

Marketing Plan – Promotional plan in support of ticket sales and rentals

Offerings – Events which are offered to the ticket buying public

Presenter – Anyone who organizes an event and takes the financial risk

Product – The content of any event offered for sale to the public

Program – Generally refers to all events

Production – General term referring to preparation and staging of the event

PES – Professional Entertainment

Series, Programs presented by the Theatre and for which the Theatre assumes the risk, for example, Diamond Series and Discovery Education program

Renter – Organization or individual who purchases use of the theatre for a specified period for an event

School Matinees – Educational staged performance, usually 60 minutes and aligned with school curriculum. Study guides are usually provided to prepare students

Season – The period of highest activity beginning after Labour Day and continuing until Victoria Day

Sponsor – Business or Individual who provides cash or in kind services in return for exposure in the season brochure, event advertising, event playbill, complimentary tickets etc.

The Theatre – Flato Markham Theatre

Theatre Endowment – The total balance recorded at the year end from the Theatre Endowment including the Capital Improvement Reserve and the Theatre Endowment Reserve Fund

City Subsidy – The percentage of the total financial participation from the Corporation over the total cost of the Theatre operation

Utilization Rate – Number of events in relation to available dates

Workshops – Short (usually one hour) educational program most likely offered to amateur artists, students or interested stakeholders

Youth Camps – March Break and summer theatre camps, actors' workshops and Junior Stars Camp and any other camps provided by the Flato Markham Theatre

THE FLATO MARKHAM THEATRE STRATEGIC PLAN 2011-2015

The Strategic Plan for 2011-2015 defined the Theatre's:

Vision

Live arts matter to all.

Mission

To cultivate a vibrant Creative Community through live arts.

Values/Guiding Principles

1. Artistic Excellence

- Position as a centre of excellence for the performing arts
- Enable community organizations to achieve artistic excellence
- Strive in presenting artists recognized for their highest artistic integrity and standards
- Include programs with exclusive and innovative presentations
- Embrace diversity through various performing arts forms and genres

2. Community Engagement

- Recognize the civic role and strive to serve and give access to as many residents as possible
- Embrace the rich diversity of the City of Markham
- Engage local artists and community groups
- Take live arts to the community

3. Knowledge

- Educate audiences to appreciate presentations regardless of the genre and/or aesthetic
- Prioritize the engagement of youth
- Enhance skills, knowledge, and opportunities for youth
- Enhance education offerings through partnership with schools, colleges, and universities

4. Partnership

- Create and maintain meaningful, dynamic partnerships with our community
- Bring Markham to the world and the world to Markham

5. Sound Management and Governance

- Commit to operate with a balanced budget with continuity of sound financial support from the City of Markham
- Develop and implement a rigorous fundraising process and infrastructure
- Ensure that financial planning includes building capacity to earn and raise income

FLATO MARKHAM THEATRE AFTER 30+ YEARS OF OPERATION

Utilization

In 2015, the final year of the 5-year strategic plan, the Theatre was in use 340 days, with 115 event uses presented by the Flato Markham Theatre including the Diamond Series, the Discovery Series and Summer Camps. Programming provided by the community equalled 225 days of use, including 114 days of use by commercial renters and 111 by community renters. Available days (Dark Days) dropped from 65 to 35 over the past 5 years.

Financial Performance

The end-of-year financial statements for 2015 show revenues of \$2,429,584 and expenses of \$2,994,398 for a net cost of \$564,814. The theatre has consistently maintained the originally targeted level of net costs for programming.

Programming

In 2015, the programming was almost exactly 1/3 commercial rentals, 1/3 community rentals, and 1/3 by the presenting and education program of the Theatre. Approximately 60% of the presenting program is market supported, i.e. with the objective of generating a profit, and 40% risk program or more fine arts oriented.

THE FLATO MARKHAM THEATRE IN 2021

The Strategic Plan for 2016-2021 for the Flato Markham Theatre took place over a six-month time period from June to November 2016. The intention of the Strategic Plan is to identify strategies and goals, which will consolidate and grow the development of the Flato Markham Theatre over the coming five years.

In the broadest terms, these strategies should produce the following outcomes over the next five years:

- Create a sustainable staffing model
- A programming philosophy and policy to reflect the intentions and current programming practice of the Professional Entertainment Series
- A revised rental policy
- A revised governance structure to create a Foundation in support of programming initiatives
- A diversity strategy for programming and staffing
- An expanded development/fundraising plan including the establishment of an endowment in support of the Discovery Series to expand the Every Child, Every Year program
- Examine the feasibility of a 2nd or new theatre space(s)

Observations On The Last Strategic Plan

Background

Since its opening over 30 years ago, the Flato Markham Theatre has established itself as a major performing arts facility in the north eastern corner of the Greater Toronto Area (GTA). Its use has expanded and adapted to the growing and changing demographics of the area. It is currently operating at full capacity with over 340 use days in 2015.

This review process began with a review of relevant planning background documents including the Building Markham's Future Together 2015-2019 Strategic Plan, City of Markham Culture Policy & Plan 2012, Everyone Welcome – Markham Diversity Action Plan, Integrated Leisure Master Plan, Markham's Green Print Sustainability Plan and the 2011-2015 Markham Theatre Strategic Plan.

The process also included confidential conversations with the Mayor, City Councillors, City staff, Flato Markham Theatre staff, the Theatre Advisory Board and various community partners. Conversations were focused on whether the Theatre was meeting community expectations and the future needs of the community and the Theatre's ability to meet those future needs.

COMMUNITY PERCEPTIONS OF THE FLATO MARKHAM THEATRE

Audience survey responses indicate a high level of satisfaction to the performances presented by the Theatre. The Flato Markham Theatre is perceived as a major asset to the community and is recognized by Council and Senior City staff as a successful organization that provides excellent return on municipal investment.

At the same time, there is the perception that the Theatre is at a crossroads in its ability to meet the needs of the community. As the population of Markham has increased from approximately 60,000 to over 300,000 over the life span of the Theatre, the number of use days has reached the practical maximum days available. Organizations that wish to use the Theatre have been turned away due to lack of available rental dates. As current users have priority to book dates for future years, new groups are unable to access the Theatre and find their ability to grow their organizations and audiences limited as a consequence.

In addition, the growth of diverse populations within Markham has reshaped the demographics of the City to the point where Markham is recognized as the most diverse community in Canada. The Theatre's ability to grow new audiences within these diverse communities and not to

be overly reliant on the shrinking non diverse community is recognized as a major challenge and opportunity.

Urban Context

The Flato Markham Theatre is located in a district made up of a municipal building and a high school and was originally conceived as an addition to the high school. The current location of the theatre does not lend itself to creating a vibrant urban lifestyle and limits the positive economic impact that a better located facility would have.

"Downtown Markham is positioned to become the epicenter of Markham – a world class community located a short distance from Canada's economic engine, Toronto. With globally competitive companies, new infrastructure, attractive amenities, convenient transportation links, exploding population, and a highly educated workforce, Downtown Markham will be the leading shopping and entertainment address in the Greater Toronto Area (GTA) by 2015." (Remington Group)

MARKET CONTEXT

Strategic Location

The City of Markham sits on the north east corner of the Greater Toronto Area

and the south eastern corner of the Region of York. Markham's strategic position has the advantage of sitting just north of the City of Toronto with a population (2011) of 2.615 million people. It is one of the five cities along the 407 corridor along with the Town of Richmond Hill, the City of Vaughan, City of Mississauga and the City of Brampton. It is part of the region of York with a population of 1.2 million residents.

Catchment Areas

The Flato Markham Theatre's primary market is the City boundaries whose residents are more fully aware of activities within their community. This primary market runs on a north-south axis, with strong market penetration into the southern end of Whitchurch-Stouffville.

The secondary market is a radius of approximately 15 kilometres from the theatre with good market penetration

easterly into Pickering. This may be due to the lack of a similar strong presenting program to the East. Around a 20 kilometres radius, there are several competing performing arts venues including:

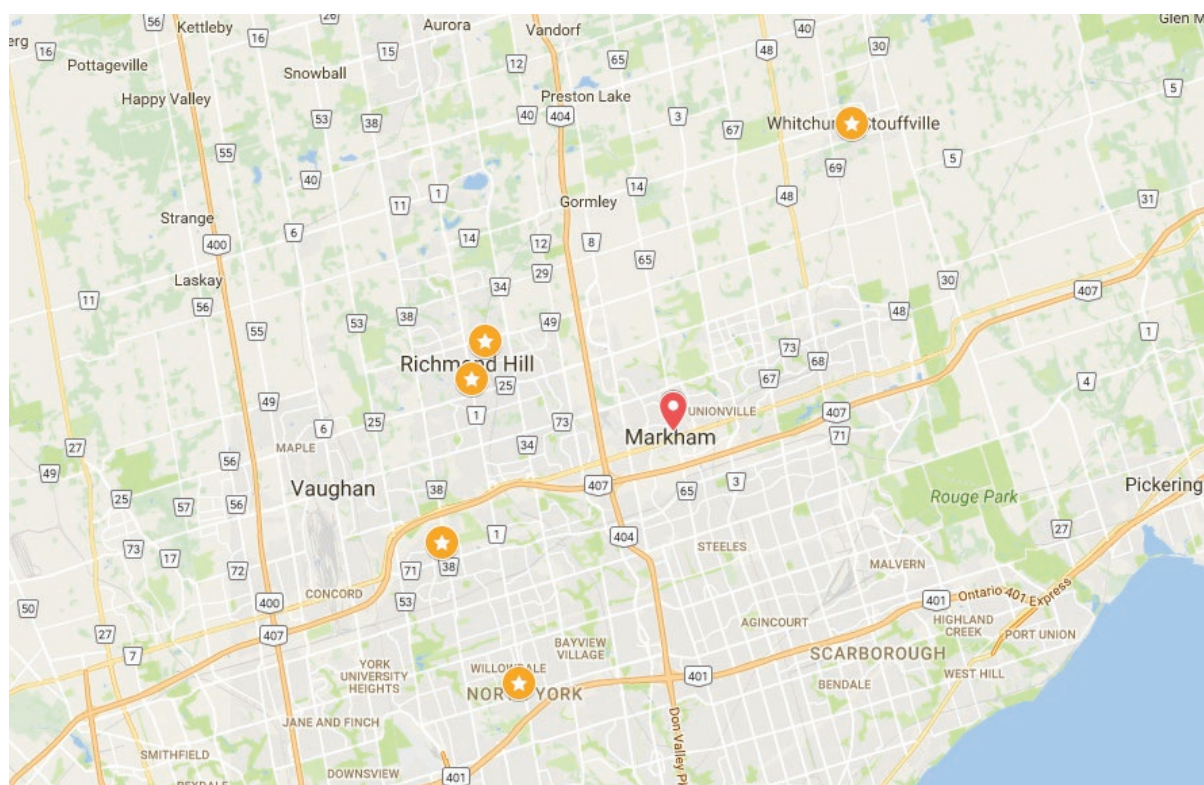
Toronto Centre for the Arts,
North York (4 venues)
1,036, 550, 183, 296 seats

Richmond Hill Performing Arts Centre,
Richmond Hill (2 venues)
631, 150 Seats

Vaughan City Playhouse
Vaughan
390 Seats

The Curtain Club
Richmond Hill
150 Seats

Lebovic Centre for Arts & Entertainment
Whitchurch-Stouffville
150 Seats



The Lebovic Centre for Arts and Entertainment and The Curtain Club are small venues that are not a main competitor. The Vaughan City Playhouse has 74% of the seating capacity of Markham and does not appear to have an active presenting program. The Toronto Centre for the Arts is in the process of a major renovation of their large theatre space with the creation of two new theatres of 550 seats and 296 seats. The Toronto Centre for the Arts does not have a presenting program, and is strictly a rental house.

The Richmond Hill Performing Arts Centre is the most direct competitor with a larger seating capacity in the large theatre space, plus an additional 150-seat black box. The Centre also has a full fly tower, and is over 20 years newer. However, the Flato Markham Theatre has a long, well established history and a presenting program with an excellent reputation. It would clearly appear that both Richmond Hill and Markham have their established audience within their respective City boundaries and their audiences don't overlap to the degree that one might expect. Markham's greatest secondary market success is to

the north and east of the venue where there are no direct competitors.

However, future projects could possibly impact the growth of the market to the southeast of Markham. Two projects are currently under study, including a new performing arts centre in Whitby and the "Durham Live" project in Pickering. The Whitby project has been described in a media coverage as follows: "Whitby has the potential to assume a leadership position in Durham, and certainly the eastern part of the GTA, for the development of a purpose-built performing arts centre because of its central location and its potential advantageous position in the market. The facility will be about 7,000 square metres, with capacity for 1,100 patrons, a stage tower and orchestra pit."

Based on the information on the Durham Live project website (<http://dlive.ca/>), the complex would be located in Pickering and would be home to a massive new tourist development that includes a casino, hotel, waterpark, performing arts centre, and outdoor amphitheatre.

In addition, it appears that the City



of Vaughan is studying the possibility of a new performing arts centre in the new downtown emerging in the Jane Street and Hwy. 7 area, at the doorstep of the Spadina subway extension. It has been recommended that the City should explore opportunities to forge new partnerships with nearby institutions, such as York University, and with other countries — such as Italy, China and Israel — that Vaughan has built relationships with already.

It was also recommended to City of Vaughan Council members that the first step for the city is to look at updating its so-called cultural plan; the City completed one about five years ago, which some Councillors were admittedly unaware of. Council members voted to have city staff bring forward the original cultural plan for review by Council and prepare a report outlining a proposal for developing a “nurturing and supportive cultural framework for the city.” Several Councillors emphasized the need to move quickly.

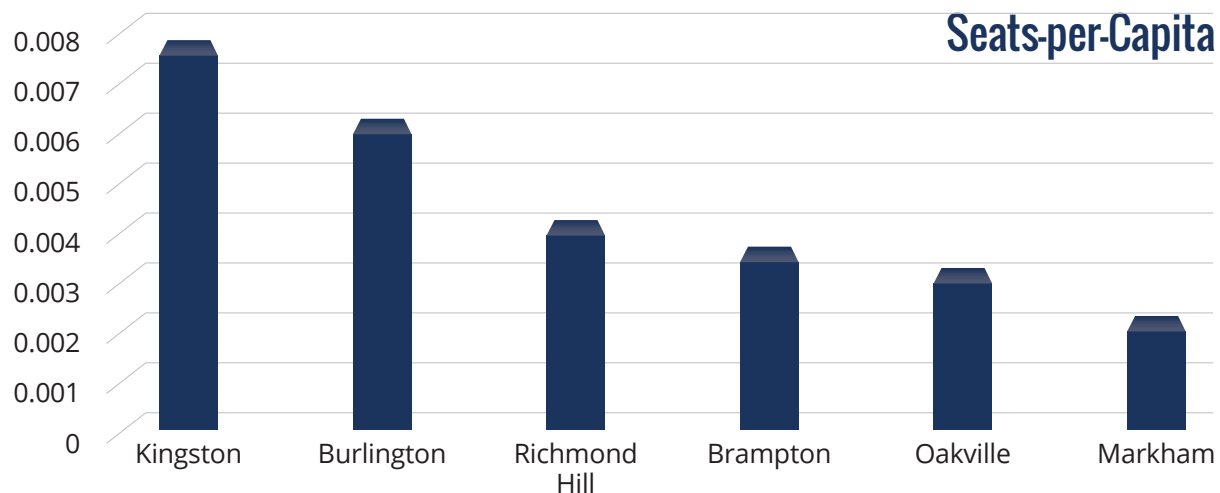
While the Flato Markham Theatre has a significant head start over its competitors, it seems likely that larger, state-of-the-art performing arts facilities may be built in the region in the coming years. Newer facilities could have a major competitive advantage over the Flato Markham Theatre.

Market Capacity

The total number of theatre seats available within the Flato Markham Theatre market catchment area is 4,064. This number is within a market catchment population of more than 1.5 million people within the primary and secondary markets within 20 kilometres.

For comparison by seats per capita in the GTA, Markham is by far the lowest in the GTA:

Municipality	Seats per Capita
Kingston	0.0070 seats per capita
Burlington	0.0053 seats per capita
Richmond Hill	0.0034 seats per capita
Brampton	0.0030 seats per capita
Oakville	0.0026 seats per capita
Markham	0.0017 seats per capita



With a primary market in excess of 300,000, there is more than an ample market base for a theatre seating 527. For example, the 775-seat Grand Theatre in Kingston has a population base of only 123,000 and the 730-seat Burlington Performing Arts Centre has a population base of 175,000.

Strengths in the Primary Market

Using household income as an indicator of potential attendance, Markham scores very high with over 54% of households have an income in excess of \$80K, 42% over \$100K, and 21% over \$150k. Over 33% of the market has a University Degree compared to 27% nationally and over 55% have a University degree or college diploma. A combination of higher wealth and education are positive indicators of higher attendance at cultural events.

Observation

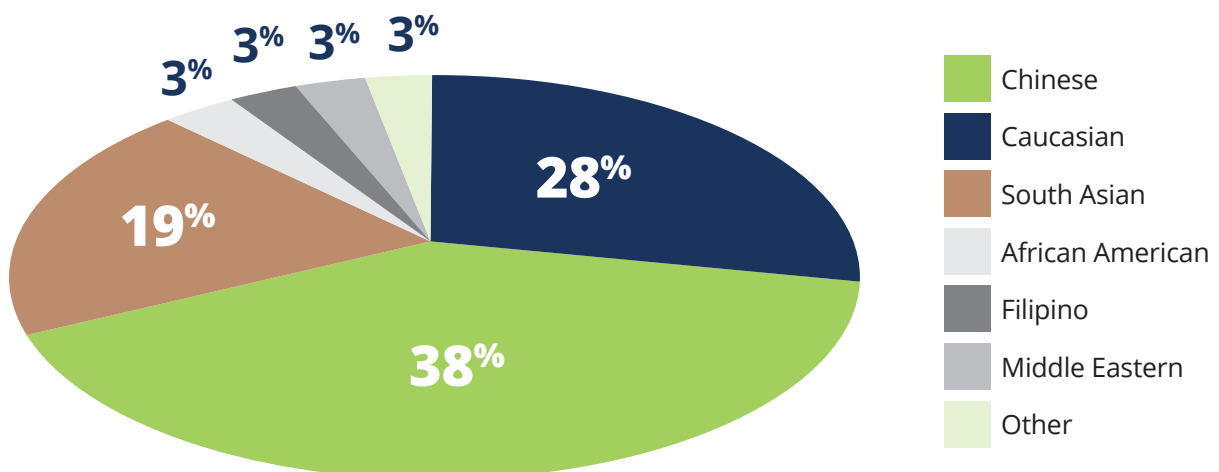
There would appear to be plenty of capacity within the Flato Markham Theatre's market to support a 527-seat theatre. In fact, it would be easy to make the argument that the market could support a larger multi-theatre venue, especially given the growth in the market and the time frame needed to plan and build such a venue.

DIVERSITY AND DEMOGRAPHICS

Markham is recognized as Canada's most diverse City, with over 72% of the population being visible minorities. The largest diverse community is Chinese at 38% of the total populations, followed by the South Asian population at 19%, with 40% list English as their mother tongue. The Non Visible Minority represents 28% of the population (2011 Census).

Demographics

Total Markham Population 2011	300,140	100%
Non Visible Minority	83,040	28%
Visible Minorities		
Chinese	114,950	38%
South Asian	57,375	19%
Black	9,715	3%
Filipino	9,020	3%
West Asian/Middle East	6,185	2%
Arab	3,400	1%
Korean	3,160	1%
South East Asia	2,750	1%
Latin America	1,600	1%
Japanese	1,145	0%



The level of awareness of the diverse nature of Markham is reflected in their Culture Plan, Markham Diversity Action Plan, the 2015-2019 Strategic Plan "Building Markham's Future Together", and the Integrated Leisure Master Plan. *The need for program equity was seen as an opportunity for community development and creating greater social cohesion.*

The Markham Culture Plan "Vision for the Future" says "Markham will continue to lead GTA edge cities in cultural participation and engagement as a place where people can come together to share and celebrate the rich diversity of cultural expression and experience that is unique to Markham."

All the performing arts centres in the GTA are being challenged to develop a program that more accurately reflects their community's diversity. It would be incorrect to assume that diverse communities are only interested in their own culture. For example, there is a significant interest in classical western music within the Asian community, and second and third generation visible minorities may be more fully integrated into the popular mainstream arts and entertainment.

However, recent research suggests that the desire for integration into mainstream cultural activities is counter-balanced to a considerable degree by a desire for some heritage retention among second-generation Chinese Youth. When asked "How do you feel about your Chinese heritage," over 50% of all respondents actually used the same word "proud" to describe their feelings about their heritage. They used words such as, "proud to be who I am because it adds another dimension to who I am," "proud because it defines who I am," "proud because of the

culture, art, and moral teachings," "proud, and enjoy participating in celebrations and learning about it from my parents." (*ETHNIC IDENTITY AND SEGMENTED ASSIMILATION AMONG SECOND-GENERATION CHINESE YOUTH*, Harry H. Hiller & Verna Chow)

It is clear that the presentation of programming that reflects the diversity of Markham is critical to several generations of immigrants in establishing and celebrating their cultural roots. It could also be of interest to the "non-visible minority" in understanding the rich culture of their neighbours and fellow citizens.

Four of the top 10 most diverse cities in Canada, as a percentage of population, including Markham, Brampton, Richmond Hill and Mississauga, lie along the 407 corridor. The temptation to program almost exclusively to the non-visible minorities in these communities can be overwhelming. Presenters are familiar with these markets, their likes and dislikes, as well as how to effectively market to them. There is a long history in Markham of successfully appealing to this market. Indeed, almost all of the presenting industry is set to serve this market.

Programming to a more diverse audience is much more of a challenge. Lack of artistic knowledge, audience preferences, and communication channels on the part of the presenter are a barrier. Artists may not be found through the trusted and familiar mechanisms and relationships with artist managements and partnering with other presenters is a challenge. Risk financing will be necessary as the presenter builds networks to find work and build audiences for more diverse programming.

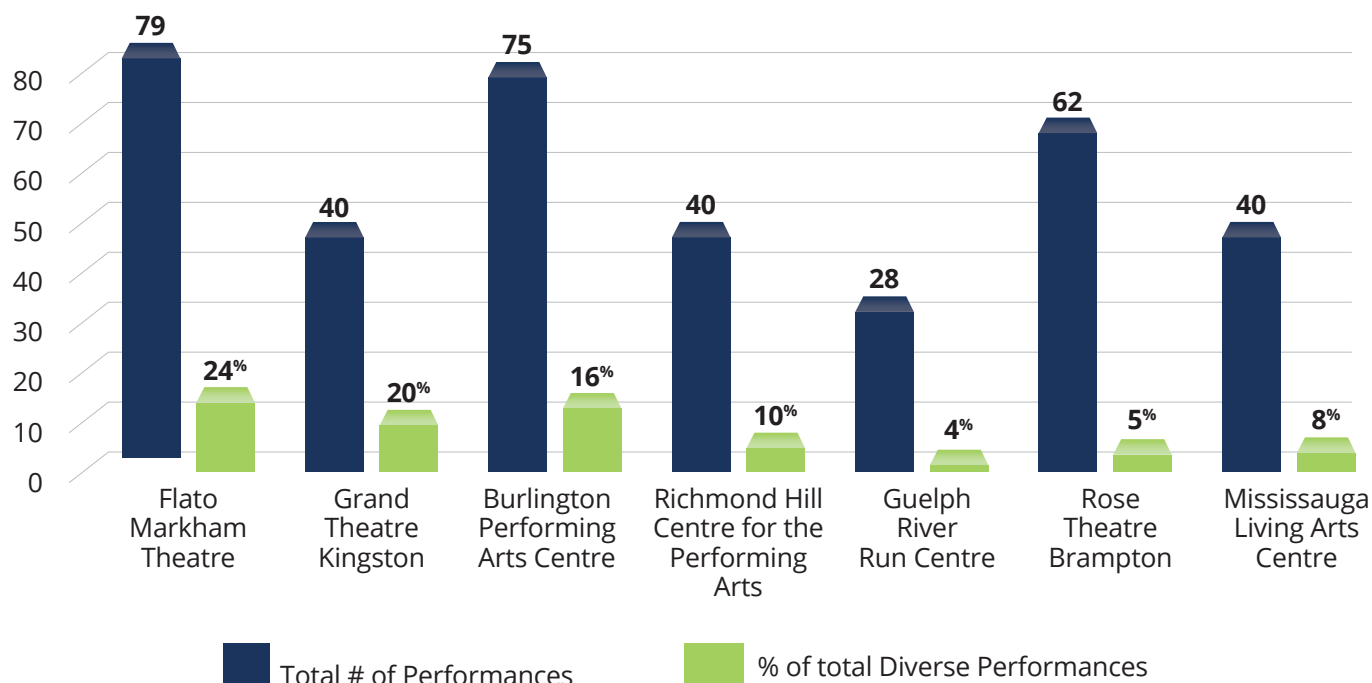
In comparing the diversity of programming in their respective “Presenting Season”, it is apparent that many of the performing arts centres in the top 10 most diverse cities in Canada program little that is specifically targeted at their diverse communities. The end result is that these facilities are overly dependent on their shrinking “non-visible minority” communities to support the vast majority of their programming.

Even taking the broadest definition of diversity, most venues are clearly not targeting their diverse communities. It is somewhat ironic that Burlington and Kingston, with the lowest percentage of diversity, have some of the highest programming targeted to diverse communities.

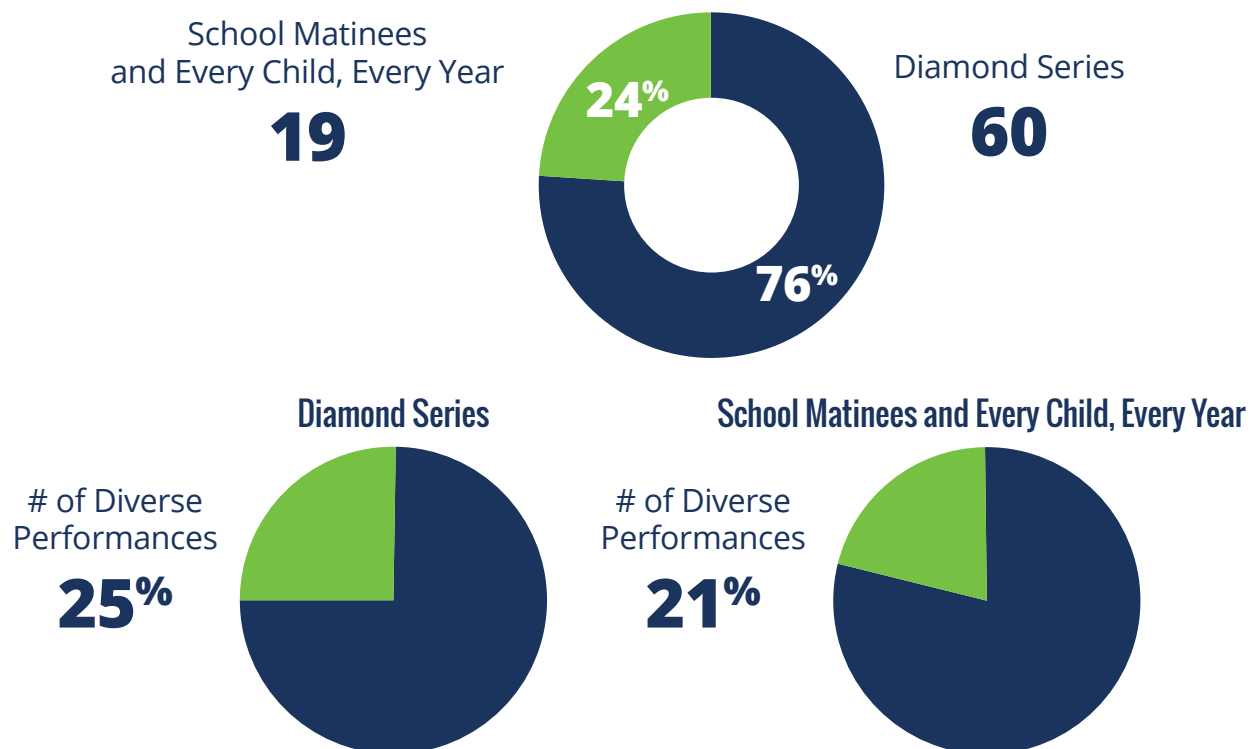
2016/2017 Presenting Season

Theatre	Total # of Performances	% of Total Diverse Performances	Shows
Flato Markham Theatre	79	24%	Jane Bunnett & Maqueque, Forever Tango, Hiromi, Shanghai Acrobats, Sampradaya, Maceo Parker, KasheDance, Shaun Majumder, Balé Folclórico de Bahia, Shanghai Dance Theatre, Immortal Chi
Grand Theatre Kingston	40	20%	Gypsy Sound Revolution, Maceo Parker, Los Lobos, Ladysmith Black Mambazo, Balé Folclórico de Bahia, Kaha:wi, Immortal Chi, Tanya Tagaq
Burlington Performing Arts Centre	75	16%	Crystal Shauwanda, Jane Bunnett & Maqueque, Forever Tango, Shanghai Acrobats, Maceo Parker, Los Lobos, Stewart Goodyear, African Guitar Summit, Balé Folclórico de Bahia, Eliana Cuevas, Kaha:wi, Shaolin Warriors
Richmond Hill Centre for the Performing Arts	40	10%	Los Lobos, Kaha:wi, Jackie Richardson, Tariq Harb
Guelph River Run Centre	28	4%	Shaun Majumder
Rose Theatre Brampton	62	5%	Shaun Majumder, Gypsy Sound Machine, Jarvis Church & Divine Brown
Mississauga Living Arts Centre	40	8%	Shaun Majumder, Barrio Flamenco, Kite Runner

2016/2017 Season Performances



Total # of Performances at FMT



It is clear that the Flato Markham Theatre has developed one of the more diverse offerings among their aspirational peer venues. While much of this programming can be targeted at the broader community as well as specific diverse communities, Markham is clearly a leader in this area. Their initiative in presenting Sampradaya, KasheDance, and Shanghai Dance Theatre in the 2016/17 season are good examples of taking risks to meet diversity goals and audience development objectives.

In addition, the Flato Markham Theatre has also presented multiple programs over the years to connect with the diverse communities, including many "tribute" programs, the Russian Ballet, and the Theatre's performing arts camps. It's part of the core strategy to reach out to and engage Markham's communities.

Recommendation

That a fund be established to support the commissioning of new work from nationally recognized diverse performing arts organizations for performance at the Flato Markham Theatre, and that the Theatre Manager take the leadership in working with other presenters in Ontario and with Ontario Presents Block Booking process to help build tours for these artists. Special relationships should be developed between the Theatre Manager with internationally recognized performing groups from China, Hong Kong, Taiwan and India to develop touring opportunities to Markham and to North America.

Staffing Diversity

It is critical that the Flato Markham Theatre make efforts to diversify its

staff to better reflect the diverse nature of their community. While it may take some time to diversify the full time staff, efforts should be made to diversify the part time front of house and box office staff. Since this is the staff that the customer is more likely to encounter while attending performances, a significant impact could be made in a short period of time.

Engaging with community groups and building relationships with organizations within the community could help identify perspective employees. Since front of house staff require only minimal training, diversifying this group of employees could be relatively straight forward. Having employees with language skills in Mandarin or Cantonese would also be an asset.

As stated in the Markham Diversity Action Plan, "The Familiarity Factor: Our focus groups told us that new immigrant seniors are more likely to attend programs if there is a dedicated staff member from their community who looks as they do and can speak the same language."

The Flato Markham Theatre, and by extension the City of Markham, can be a leader in the field in Canada by creating a program that truly reflects the community's diversity and innovation.

SITUATION ANALYSIS

Strengths

- Audience survey responses indicate a high level of satisfaction with performances presented by the Theatre
- The Flato Markham Theatre is perceived as a major asset to the community and is recognized by Council and Senior City staff as a successful organization that provides excellent return on municipal investment
- The Flato Markham Theatre has developed one of the more culturally diverse offerings among their peer regional venues
- Ticket sales for the Professional Entertainment Series and Discovery program have increased from \$592,971 to \$1,193,493, or 101%
- Contributed income (fundraising) has increased from \$115,062 to \$372,578 or 224%
- The Flato Markham Theatre delivers tremendous value for money with the lowest level of City support compared to peer venues in the region
- The Flato Markham Theatre has one of the highest utilization rates compared to peer venues in the region with over 340 days of use; This high utilization rate is being achieved with only one theatre space, compared to 2-3 rental spaces in comparative venues
- The Professional Entertainment Series (Diamond Series) program is recognized as one of the best in the municipally supported programs in Ontario, presenting well-known national and international artists as well as a willingness to take artistic risks with new and emerging artists
- The Discovery program, with its Drama and Performing Arts Camps, is a regional leader in offering opportunities for youth to participate in the performing arts
- There would appear to be plenty of capacity within the Flato Markham Theatre's market to support a 527-seat theatre. In fact, it would be easy to make the argument that the market could support a larger multi-theatre venue, especially given the growth in the market and the time frame needed to plan and build such a venue

Challenges

- The Flato Markham Theatre is now over 30 years old and lacks many of the amenities necessary for a truly first-class audience experience
- The lack of a fly tower limits the type of performances possible, or doesn't allow a performance to be experienced at full production impact
- With just 527 seats, performance revenues are limited and therefore the type of performers the theatre can attract are limited by the ticket revenue potential

- The Flato Markham Theatre is located in a district made up of a municipal building and a high school and is somewhat remote from the Markham downtown and does not lend itself to creating a vibrant urban lifestyle and limits the positive economic impact that a better located facility would have
- It seems likely that larger, state-of-the-art performing arts facilities may be built in the region in the coming years and newer facilities could have a major competitive advantage over the Flato Markham Theatre
- The Theatre is at a crossroads in its ability to meet the needs of the community; As the population of Markham has increased from approximately 60,000 to over 300,000 over the life span of the Theatre, the number of use days has reached the practical maximum days available
- Organizations that wish to use the Theatre have been turned away due to a lack of available rental dates
- As current users have priority to book dates for future years, new groups are unable to access the Theatre and find their ability to grow their organizations and audiences limited as a consequence
- For comparison by performing arts seats per capita in the GTA, Markham is by far the lowest in the GTA
- If one looks at the diversity issue through the lenses of equity, with only three programs targeted at the Chinese Community who make up 38% of the market, there is clearly room for growth and development
- The Flato Markham Theatre remains somewhat reliant of the “non-visible minority” market that is shrinking as a percentage of the total population of Markham
- The Theatre is unable to take the financial risks of bringing more interesting, challenging and diverse programming to the community
- Budgetary support from the City is inadequate to support the ambitions of the Theatre to grow audiences from diverse communities in Markham
- Economic pressures force the Theatre to give financial objectives priority over community development goals
- Staffing is inadequate to meet the increased demands of Theatre use; The Flato Markham Theatre also has multiple job responsibilities within a single position
- The ability to sustain the current level of activity, let alone grow the program will be severely limited by the current level of staffing
- While in its day the Markham Theatre for the Performing Arts was state-of-the-art and met the needs of the community, in the modern context, it cannot realistically be expected to meet the needs of a 21st century
- Markham is a diverse community that is approximately 5 times the population size of the early 80’s and recognized as the most diverse community in Canada

SWOT Analysis

Strengths

The Flato Markham Theatre has a hard working and dedicated staff and an experienced and knowledgeable General Manager. It is located within a large, affluent and educated market that is growing at a fast pace. It has a well-developed presenting program and strong demand for rental use from both commercial and community clients. The Theatre is growing its educational offerings as well as its arts camps with a positive market response. Financially the Theatre is providing real value to the City at a very low cost to tax payers.

Weaknesses

Seating capacity is limited in relation to the market size. The lack of a fly tower limits the Theatre's capability to support certain type of performances. Staffing is inadequate to meet the increased demands of Theatre use. Budgetary support from the City is inadequate to support the ambitions of the Theatre to grow audiences from diverse communities in Markham. Use of the Theatre has reached its maximum capacity.

Opportunities

The Flato Markham Theatre has the opportunity to take the lead in the Country in developing a program that more accurately reflects the current diversity of Canada. Through the commissioning of new work and taking the leadership in building touring opportunities, the Flato Markham Theatre could be recognized nationally and internationally as a leader in this area.

Threats

Due to lack of investment capacity, the Flato Markham Theatre remains overly reliant of the "non-visible minority" market that is shrinking as a percentage of the total population of Markham. Due to increased financial pressure from the City, the Theatre is unable to take the financial risks of bringing more interesting, challenging and diverse programming to the community. Economic pressures force the Theatre to give financial objectives priority over community development goals. Proposed new performing arts facilities in the region could pose a competitive challenge.

GOVERNANCE

Options For Operating Structure

City Department Model

The Flato Markham Theatre is currently operated as a department within Culture and Economic Development, with the Theatre's General Manager reporting directly to the Director of Culture and Economic Development.

Under this model, the City provides supporting resources including financial, human resources, and technology, as well as ongoing financial support. This model gives the City full control over the facility and final responsibility for financial performance. While this model is prevalent in Ontario, it is much less common in the rest of the country.

Arm's Length Model

More common in the rest of the country is the arm's length model. Examples in Ontario include The Burlington Performing Arts Centre, the Centre in the Square in Kitchener, the Thunder Bay Community Auditorium, and the Capitol Centre in North Bay Ontario. This model generally functions through a Memorandum of Understanding (MOU) between the municipality and a single purpose non-profit entity responsible for the management of the performing arts centre with the theatre's general manager reporting directly to a Board of Directors. Under this model, the City remains as the owner of the facility and is responsible for the physical entity.

Privatised Model

Several Canadian municipalities have explored the privatization of their performing arts facilities including, most recently Brampton and Vaughan, although none have been successful in implementing this model. Recently the City of Hamilton was successful in privatizing its arena and performing arts centre as one entity. However, it was the revenues generated by the arena that made it possible to operate the performing arts centre. The performing arts centre, the 1,800-seat Hamilton Place, has seen a significant drop in usage and has lost many of the local professional performing groups like Opera Hamilton and is generally unaffordable for amateur community groups. The lack of experienced facility operators for performing arts centres as well as the economics of live performance in smaller venues and municipalities make this model unrealistic.

Evolving Model

The Flato Markham Theatre appears to have an effective Advisory Board that has been helpful in fundraising and engaging with the community, as well as advising on operational and programming issues. While the Theatre has been very effective growing its fundraising, both in sponsorship and individual giving, with the number of head offices in the community, there should be room for significant additional growth.

As a first step, an arms-length Foundation might be a more effective mechanism to grow the fundraising. Individuals and corporations might be more willing to give to an arms-length Foundation than the City, who they may perceive they already support through their taxes. Many Foundations and Governments funding bodies do not fund municipalities, but would fund an arms-length charity. Additionally, as an incorporated entity, the Foundation could have the option of employing a full time development manager, where the City might not be prepared to make that investment. A Foundation could also create endowment funds to support specific programming initiatives.

As the arms-length foundation gains the experience of this more enhanced role, and the City becomes more comfortable with this model, an evolution to a full arms-length governance model could become a realistic possibility.

Recommendation

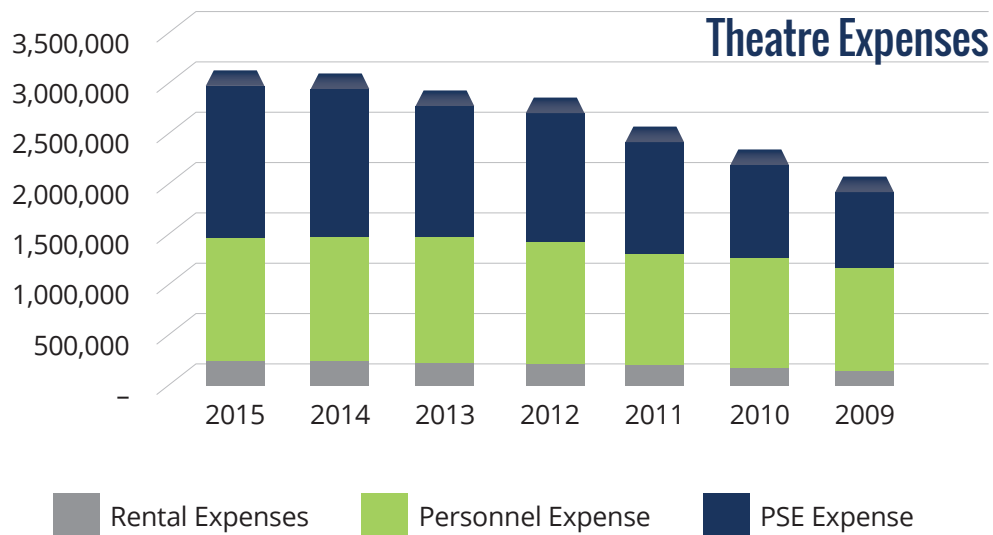
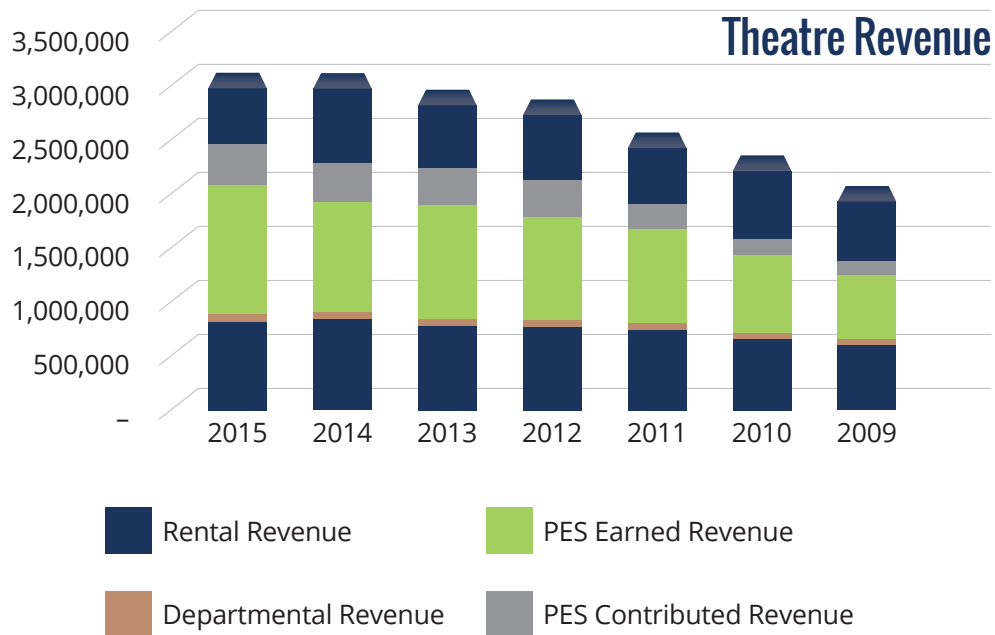
The Theatre Advisory Board, in cooperation with the City, to look into the option of incorporating as a charitable Foundation.

FLATO MARKHAM THEATRE BUDGET OVERVIEW

Observations on the Budget

The past seven years have seen significant positive growth in the budget of the Flato Markham Theatre. Theatre rental revenues have increased by 36% or \$218,460, and net revenue for rentals are up 30% or \$138,127 since 2009. Ticket sales for the Professional Entertainment Series have increased from \$592,971 to \$1,193,493, or 101%. Contributed income (fundraising) has increased from \$115,062 to \$372,578 or 224%. Expenses for the Professional Entertainment Series have correspondingly increased from \$805,643 to \$1,561,222, leaving a net revenue increase of \$102,459 or 105% for the Professional Entertainment Series. Departmental expenses have increased from \$960,855 to \$1,163,862 or 21%. The City investment has fluctuated from a high of \$711,007 in 2014 to a low of \$564,814 in 2015.

However, much of the significant growth occurred between 2009 and 2011. As potential “use days” have reached their maximum in 2012 and clearly levelled off over the past 4 years, growth has plateaued. The only recent significant growth has been in earned income in the Professional Entertainment Series between 2014 and 2015. The 2015 year was a good year for most presenting programs in the province, and it may be unrealistic to expect to sustain this level of revenues over expenses in the Professional Entertainment Series in future years.

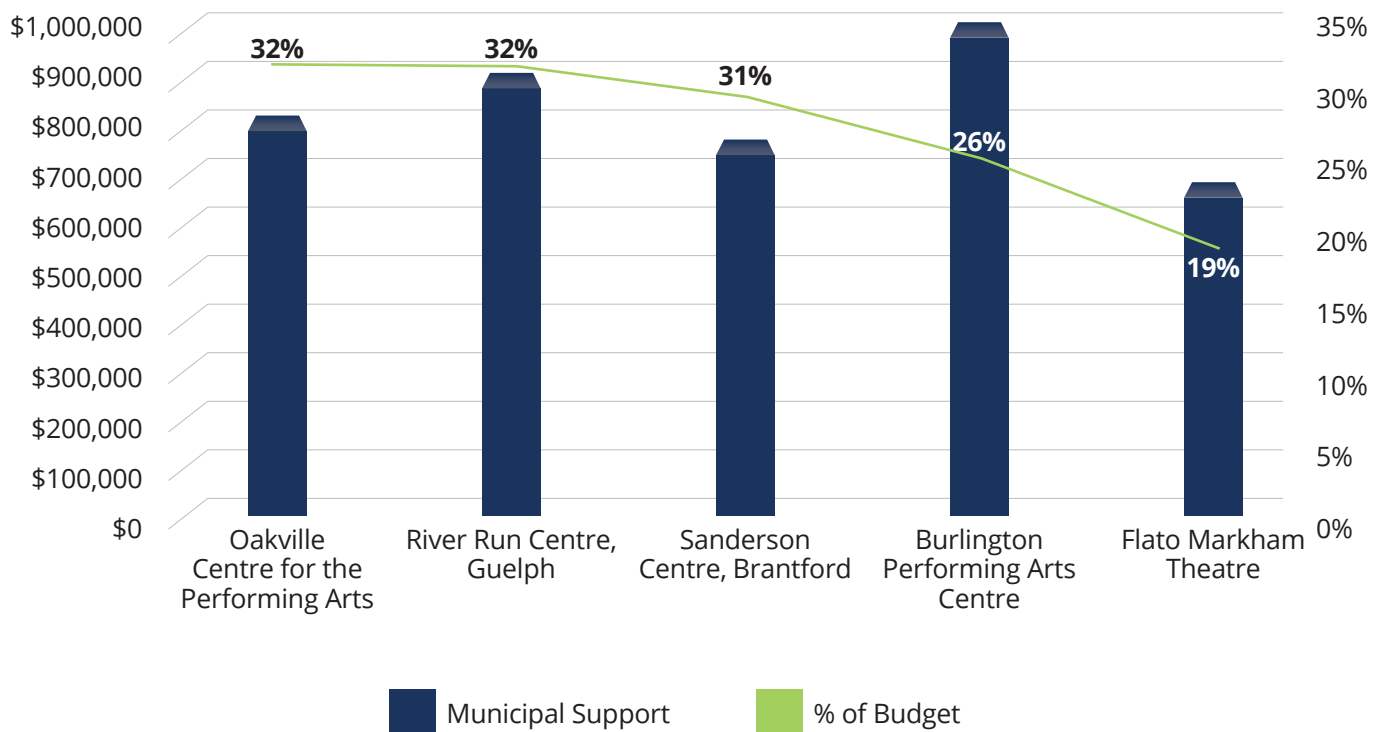


Investment by The Municipality*

Theatre	Revenues	Expenses	Municipal Support	% of Budget	Notes
Flato Markham Theatre	\$2,454,584	3,019,398	\$564,814	19%	City provides support in accounting, IT, Human Resources, snow removal, grounds maintenance
Burlington Performing Arts Centre	\$2,707,010	\$3,659,171	\$952,161	26%	Stand alone, non-profit organization must pay for all building, grounds, snow removal, building maintenance, annual audit, downtown parking levy, etc.
Oakville Centre for the Performing Arts	\$1,587,421	\$2,333,421	\$746,000	32%	City provides support in accounting, IT, Human Resources, snow removal, grounds maintenance, building maintenance, professional development, and some marketing support
Sanderson Centre, Brantford	1,503,291	\$2,180,267	\$676,976	31%	City provides support in accounting, IT, Human Resources, building maintenance. No grounds or snow removal expenses
River Run Centre, Guelph	\$1,771,200	\$2,601,405	\$830,205	32%	City provides support in accounting, IT, Human Resources, building maintenance

* Based on the availability of data

Investment by Municipality



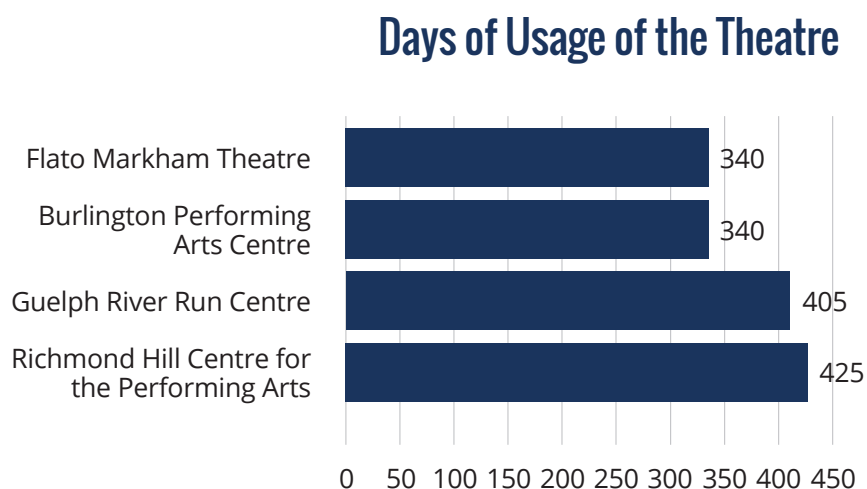
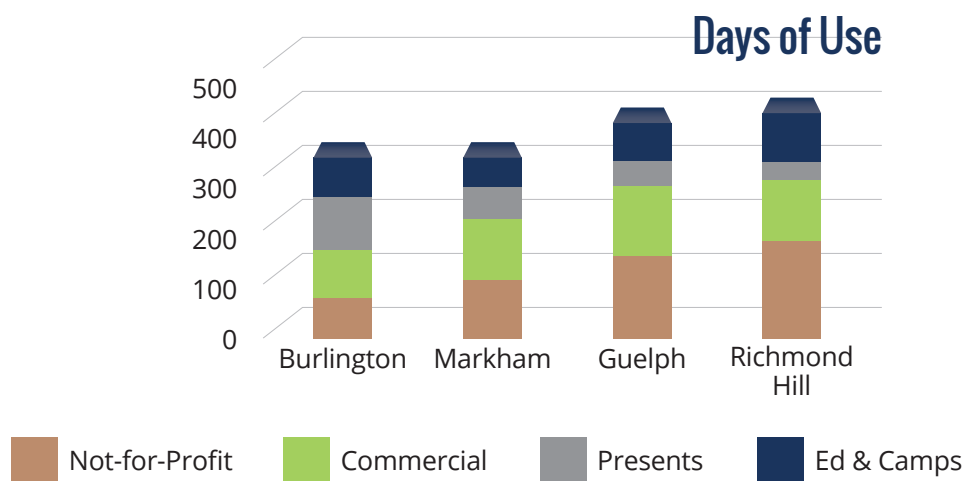
While it is difficult to get an “apples to apples” comparison, it is clear that the City of Markham has the lowest percentage of City support compared to peer venues in the area. However, it should be noted that in 2014 City support was \$711,007, equalling 24% of expenses and that the seven-year average has been around 24%. Some additional municipal support would still leave the Flato Markham Theatre at the lower end of municipal support in the region.

FLATO MARKHAM THEATRE UTILIZATION - 2015 CALENDAR YEAR

The Flato Markham Theatre is very heavily used and is, for all intents and purposes, at capacity. The Theatre has turned away over 100 potential rentals due to the lack of available dates. Taking into consideration little demand for dates in early September, late December and early January, and summer camp usage in July and August, there are literally no dates available.

Comparison to Peer Venues in Southern Ontario 2015 Season

Theatre	Large Theatre	Small Theatre	Lobby	Education Programs	Camps & Engagement	Total
Flato Markham Theatre (only has one theatre space in the venue)						
Not-for-Profit	111	0	0			111
Commercial	114	0	0			114
Presents	60	0	0			60
Education & Camps				17	38	55
Total	285	0	0	17	38	340
Guelph River Run Centre						
Not-for-Profit	42	61	14		40	157
Commercial	73	50	07			130
Presents	21	22	05		0	48
Education & Camps				56	14	70
Total	136	187	26	56	40	405
Burlington Performing Arts Centre						
Not-for-Profit	33	32	12			77
Commercial	55	28	9			92
Presents	45	53	0			98
Education & Camps				13	60	93
Total	133	113	21	13	60	340
Richmond Hill Centre for the Performing Arts						
Not-for-Profit	146	37	0			183
Commercial	99	16	0			115
Presents	27	06	0			33
Education & Camps				30	64	94
Total	272	59	0	30	64	425



Observation

It is always difficult to get an “apples-to-apples” comparison as every venue seems to count their usage in different ways. However, the four venues compared have a very high utilization rate ranging from 340 days of use in Markham to 425 days of use in Richmond Hill. High utilization is one sign of success but cannot be an end in itself if the mission of the organization and community development needs are not being met.

What is remarkable about the Flato Markham Theatre is that this high utilization rate is being achieved with only one theatre space compared to 2-3 rental spaces in the comparative venues. This high utilization rate in only one space will put a significant amount of wear and tear on the building and equipment and increase capital expenditures in the long run.

Theatre rental use has been driven by historic use where the previous year’s renters have the first opportunity to book similar dates for the following year. With the lack of rental dates available, this could result in stagnation of the development of local performing organizations and prove difficult to meet the organizational mission and community development needs.

Recommendation

It is recommended that the Flato Markham Theatre look at curating their rentals through the development of a rental policy that articulates programming and community development priorities and that potential rentals be evaluated against the policy priorities.

OVERVIEW OF PROGRAM OFFERINGS

Flato Markham Theatre Presentations - Diamond Series (Professional Entertainment Series) (PES)

PES Summary

The Flato Markham Theatre presents approximately 50 productions annually with a total of 60 performances, due to multiple performances of some productions. Productions are organized by genre with series names of Special Attractions, World Stage, Totally Classical, All That Jazz, Great Canadian Performers, Fabulous Footwork, Nostalgia, Family Fun, and Classics Rock.

Productions offer a good mix of market based programming and more risky arts oriented programming. The program is recognized as one of the best in the municipally supported programs in Ontario, presenting well-known national as well as international artists. The seating capacity is a limiting factor on the type of artist's fees the venue can pay, and thus limits the choice of artists the venue can present. Additionally, the venue limitation of no fly tower precludes the presentation of some performances, or prevents the

optimal performance experience for the audience. Limited technical set up time in the theatre, due to time constraints, has also negatively impacted the optimum performance by the artists.

The Diamond Series would appear to be at its maximum number due to lack of availability of dates in the Theatre and the capacity of the staff to manage the additional marketing and production demands that a large presenting season poses for staff. Programming 50 productions per year as well as the education program is also very demanding of the General Manager's time.

The lack of programming for Millennials has also been identified as a potential issue. Most programming that is of interest to Millennials operates on a much shorter lead time than other programming. It is doubtful that it makes sense for the Theatre to hold back dates for that type of potential presentation when the demand for dates is already so intense. That being said, there is interest from similar types of venues in Ontario, to program performances targeting Millennials that are not part of their regular season presentations. It is possible that some of the shows might fall into an open date at the Flato Markham Theatre.

Observation

While the Flato Markham Theatre offers more programming targeted to the

diverse communities than any other municipal performing arts centres in the region, expansion of this type of programming will be necessary to truly serve all of the citizens of Markham and build the audiences of the future.

Recommendation

The Flato Markham Theatre should develop an endowment fund from municipal, corporate and individual sources to support the expansion of programming targeting diverse communities in Markham and promoting innovation.

Discovery Program

The Discovery program has three components: the School programs (matinees and Every Child Every Year), Youth Performing Arts Camps, and education and community outreach (workshops, masterclasses, informances, etc.). School Matinees are generally performers that are already scheduled for evening performances from the Professional Entertainment Series and then held over for an additional school performance during the day. There are usually three productions in the School Matinee Series and a student is charged \$10 per ticket.

Every Child, Every Year is a free program offered to all Grades 1-3 in the City of Markham. There are generally three productions with 4-6 performances of each production. This program is modelled after the Linamar for the Performing Arts program in Guelph at the River Run Centre which presents 56 free performances to every child in Grades 1-8 every year.

Observation

If the long-term goal is to expand the Every Child, Every Year program to all primary grades, it will have a significant impact on available rental dates. The decision to expand the program must be guided by the overall mission and objectives of the Flato Markham Theatre.

Recommendation

That the Flato Markham Theatre create an Endowment Fund to support the long term development of the Every Child, Every Year program and develop a plan to expand the current Discovery program over the next five years.

The New Presentation Model

Performing Arts Centres in a municipally supported environment have a unique mandate of community cultural development that is different from facilities that are run by the private sector, or Universities, or managed by non-profit producing organizations that are often the facilities' major users. Municipal performing arts centres play many roles. They are a venue, a presenter, a cultural developer, an educator, a public place, and a builder of community social equity.

On any given day they host and present artists and performing arts companies from across Canada and the world, collaborate with local artists and companies, introduce children to their first experiences with the arts, create moments of context that bridge the space between artist and audience, and all the while ensure the centre remains healthy, sustainable and dynamic.

Many municipal performing arts centres now fulfill the role of cultural developer in their communities, curating and developing presenting seasons of touring professional performers that bring cultural offerings not met either by commercial rentals or local performing groups.

As the field of presenting professional touring artists has matured and developed in sophistication, the presenting programs of many municipally supported performing arts centres are moving away from the old model of a transactional, profit-focused programming and moving toward mission-driven, curated programming aimed at supporting important artistic work and community cultural development.

Demographic, technological and lifestyle changes over the past 20 years has made the transactional model of presenting less and less viable in theatre across North America, and many theatres are looking at new models of presenting. Canadian demographics are evolving in such a way as to make the demographic make-up of our communities unique.

“Off the shelf” buying of performances in an industry dominated by the U.S., will no longer meet the evolving needs of our Canadian communities. New models of partnership, commissioning and collaboration will be necessary to meet future needs.

Review of Programming In Ontario Theatres

Survey of Programming at Comparable Municipal Theatres

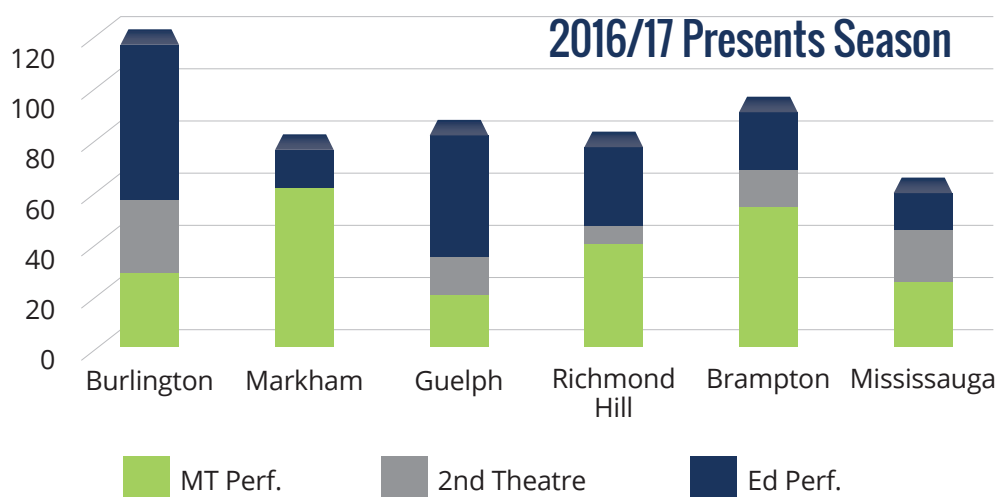
In order to put Flato Markham Theatre’s presentations into an industry context, the review surveyed the season “presenting” programs offerings at six comparable Ontario municipal performing arts centres; Richmond Hill Centre for the Performing Arts, The Burlington Performing Arts Centre, Kingston Grand Theatre, Guelph’s River Run Centre, Brampton’s Rose Theatre and Mississauga’s Living Arts Centre. “Presenting” programs are where the theatre selects the artists, pays all the artist fees, marketing and production costs and retains all ticketing revenues, thus taking on all financial risks.

Seating Capacities

Community	Population 2011 Census	Theatre Name	Theatre 1 Seating Capacity	Theatre 2 Seating Capacity
Markham	301,700	Flato Markham Theatre	527	0
Burlington	175,800	The Burlington Performing Arts Centre	730	200
Kingston	123,400	Grand Theatre	775	90
Richmond Hill	185,500	Richmond Hill Centre for the Performing Arts	631	150
Guelph	121,700	River Run Centre	785	300
Brampton	523,900	Rose Theatre	870	150
Mississauga	713,400	Living Arts Centre	1,315	310

The Professional Presenting Program 2016/17 Season

2016 - 2017 Season	Large Theatre # Prod.	Large Theatre # Perf.	Small Theatre # Prod.	Small Theatre # Perf.	Education # of Prod.	Education # of Perf.	Total # Prod.	Total # Perf.
Flato Markham Theatre	50	60	0	0	6	19	56	77
Kingston Grand Theatre	38	38	2	12	6	6	46	56
Burlington Performing Arts Centre	51	56	24	39	11	22	86	117
Richmond Hill Centre for the Performing Arts	34	40	6	6	13	32	47	78
River Run Centre Guelph	20	20	8	14	8	56	36	90
Rose Theatre Brampton	49	53	13	14	13	24	75	91
Mississauga Living Arts Centre	23	25	17	19	6	16	46	60



The balance of programming between large theatre/small theatre and public programs/education programs has a significant impact on operational departments. With only the one large theatre, the Flato Markham Theatre has the most large theatre programs to present compared to its peer venues.

Programming in the small theatre spaces would impact operational departments like marketing, box office, front of house and production much less than a large theatre production. Education performances tend

to be multiple performances of the same production. For example, the River Run Centre in Guelph presents eight different productions in their education program, but presents each production up to 7 times, lowering the impact on production staff. Also, tickets are free, negating the need for extensive marketing efforts, and box office. Additionally, the impact on the General Manager's time is much greater to program, schedule and contract 50 large theatre productions.

STAFFING LEVELS

Staffing	Burlington Performing Arts Centre	Flato Markham Theatre	Guelph River Run Centre	Richmond Hill Centre for the Performing Arts	Grand Theatre Kingston
Executive Director/ General Manager/ Theatre Manager/ Facility	1	1	1	1	1
Executive Assistant/ Administrative Assistant/Assistant	1	1	0	1	0.75
Manager of Operations/ Production Supervisor	1	1	1	0	1
Programming/ Performing Arts Manager	.5	0	0	0	1
Development/ Sponsorship	.5	0	0.5	1	0.5
Patron and Client Services/Front of House Manager/Event Services	1	1	1	1	1
Audience Services Associate/Front of House Coordinator/Volunteer	0.5	0	1.5	0	0.5
Marketing Manager	.5	1	0.5	1	1
Marketing Coordinator/ Communications/ Assistant	2	1	1	2	1
Rental Manager/ Bookings Associate	1	1	0	0	0
Technical Supervisor/ Production	1	0	1	1	1
Accountant/Analyst/ Finance Clerk/Business Co-ordinator	.75	0	0	1	0.75
Education/Outreach/ Engagement/Discovery	.75	0	0	1	1
Box Office Manager/ Box Office Supervisor/ Coordinator	1	0	1	1	1
Box Office Assistant/ Clerk		1			1
Technical Staff	3	2	3	0 - PT	2
Total Staff	15.5	10	11.5	11	14.5

It is difficult to get an “apples to apples” comparison on staffing levels. For example, Richmond Hill has no technical staff listed but obviously this must be filled by part-time staff on a seasonal basis and would employ a number equivalent to the 3 full time staff employed by others. Also, the pattern of use has a large impact on staffing levels. The 56 school performances at the River Run Centre have a much lower impact on staffing than 56 individual rentals of the large theatre space of the Flato Markham Theatre.

Communities that are older and more remote from Toronto have a longer history of local performing groups who take a large number of rental dates in the venue compared with the newer suburbs where the performances tend to be all individual “one-offs” with far greater impact administratively, managing contracts and billings, constant production changes, and more performances and fewer rehearsals.

For example, the “small theatre” usage in Guelph is very high, yet the Symphony has 26 days of rehearsal time, Guelph Dance 20 days, including 10 days of dance camp, and Royal City Musical Productions has 9 days of use. Administering 3 contracts is far simpler than 55 individual contracts.

As well, rehearsals and dance camps have minimal impact on production and Front of House staff and no impact on marketing and box office. Compare that with approximately 170 distinct groups that the Flato Markham Theatre has to work with and one can see the much greater staff impact in all areas.

The Flato Markham Theatre also has multiple job responsibilities within a single position. For example, the General Manager is responsible for programming, fundraising and general management of the organization. The Theatre would appear to be heavily dependent on this one position, leaving them vulnerable to a staff change.

As well, a single employee, the Client

Services Manager, oversees both the Box Office and Front of House, a heavy load of responsibility and brings into question the level of equal expertise in both areas of responsibilities. This could result in a long term impact on data and customer data management negatively impacting marketing and fundraising capabilities and potential.

The Business Coordinator has responsibilities for administration, finance, human resources and assisting in fundraising as well as general project support for the General Manager.

Observation

The ability to sustain the current level of activity, let alone grow the program will be severely limited by the current level of staffing.

Recommendation

The Flato Markham Theatre look to hire a full-time fundraiser or contract a consultant, to grow the organizations capacity to raise additional funds from individuals, corporations, foundations and other levels of Government. If a Foundation is established, perhaps the Fundraiser could be an employee/contractor of the Foundation if the City is reluctant to hire an FTE.

The Flato Markham Theatre review their current box office staffing to ensure that they have the level of expertise needed to support future growth in marketing and fundraising initiatives. If the current level of expertise is not adequate to support future growth, a Box Office Supervisor or Manager should be added to the staff. The Flato Markham Theatre should consider having the box office reporting to the Marketing Manager to better coordinate between marketing department and box office. The Flato Markham Theatre should develop a succession plan for the General Manager especially to develop a strategy to maintain the high level of programming in the PES series.

THE FLATO MARKHAM THEATRE FACILITY

In the late 1970s when some visionary citizens started the process that would result in the construction of what would become the Flato Markham Theatre, Markham was a community of approximately 60,000 citizens, the majority of German, Irish, Scottish and English decent. Diverse populations were a small percentage of the total community. Some of the organizations in the Town who lobbied Town Council for the building of the theatre included Markham Concert Band, Markham Little Theatre and Markham Men of Harmony.

The then Markham Theatre for the Performing Arts was, along with the Oakville Centre for the Performing Arts, one of the first suburban performing arts facilities in the Greater Toronto Area (GTA). When it initially opened, the theatre was expected to operate with a staff of four and be used for about 100 days a year. Over the past 30 plus years, the staff has grown to eleven people and in 2015, there were over 340 uses of the theatre with over 130,000 people coming through the doors.

While in its day the Markham Theatre for the Performing Arts was state-of-the-art and met the needs of the community, in the modern context it cannot realistically be expected to meet the needs of a 21st century, diverse community that is approximately 5 times the population size of the early 80's and recognized as the most diverse community in Canada.

In the past few years, new venues have been constructed in Brampton, Richmond Hill, Burlington, and St. Catharines that provide the audience and performers amenities that surpass the earlier venues in Markham and Oakville. The City of Oakville is currently in the feasibility study phase for a new performing arts facility, as are the City of Vaughan, Pickering and Whitby.

The Flato Markham Theatre is over 30 years old and lacks many of the amenities necessary for a truly first class audience experience. The lack of a fly tower limits the type of performances possible, or doesn't allow a performance to be experienced at full production impact. The facility has cramped lobby spaces and inadequate office and storage spaces.

The Flato Markham Theatre is very heavily used and is, for all intents and purposes, at capacity. The Theatre has turned away over 100 potential rentals due to the lack of available dates. The lack of a second, smaller space not only limits the dates available for use, but limits the use of the 527-seat theatre to groups that can fill that size venue. This inhibits the growth of emerging arts groups that could develop and grow in a smaller venue.

With just 527 seats, performances revenues are limited and therefore the type of performers the theatre can attract limited by the ticket revenue

potential. Additionally, due to these limitations, the theatre is not as attractive to potential commercial renters.

With a primary market in excess of 300,000, there is more than ample market base for a theatre seating closer to 800-1,000 as well as a smaller black box type venue seating 175-250. For example, the 775-seat Grand Theatre in Kingston has a population base of only 123,000 and the 730-seat and 160-seat Burlington Performing Arts Centre has a population base of 175,000.

The Flato Markham Theatre is located in a district made up of a municipal building and a high school and is somewhat remote from the Markham downtown and does not lend itself to creating a vibrant urban lifestyle and limits the positive economic impact that a better located facility would have. A viable option for a new performing arts centre could be the new downtown currently under development by The Remington Group.

In their marketing materials the developer states, "Markham downtown is positioned to become the epicenter of Markham – a world class community located a short distance from Canada's economic engine, Toronto. With globally competitive companies, new infrastructure, attractive amenities, convenient transportation links, exploding population, and a highly educated workforce, Downtown

Markham will be the leading shopping and entertainment address in the Greater Toronto Area (GTA) by 2015." A new performing arts facility could be a welcome addition to this vision for Markham.

York University Markham Centre Campus

Planning is currently underway for a new York University campus in Markham. Programs that will be located at the Markham campus of particular interest to this strategic plan will be a Bachelor of Arts including Games & New Entertainment Media, Interactive Information Design and Digital Cultures & Creative Industries.

The City of St. Catharines and Brock University have developed a model that could help form a potential relationship between York University and the City of Markham. The recently opened Marilyn I Walker School of Fine and Performing Arts at Brock University and FirstOntario Performing Arts Centre have a unique relationship that gives the University priority of using two of the four venues at the FirstOntario Performing Arts Centre. The University has access to two state-of-the-art venues and the FirstOntario Performing Arts Centre receives over \$750,000 in annual support for the next 10 years from Brock.



As part of a feasibility study for a new performing arts facility, the City of Markham should examine the possibility of incorporating a facility within the performing arts centre that could meet the technological needs of York University's media program and additionally meet the needs of local artists using cutting edge technology in their work. This could position Markham at the leading edge of the convergence of performing arts and technology, a natural development for a community with so many leading technology companies. It would also position a new performing arts centre in Markham as a unique facility within the GTA and the country.

Observation

In planning for the needs of cultural facilities, communities try and plan based on the projected needs of the community twenty years in the future. With the necessary planning horizons and fundraising needs, a five-year planning process is generally the minimum necessary to develop feasibility studies, plan and begin to implement capital campaigns, and develop building plans etc. Added to that is a two-year construction time frame.

By 2031, the population of Markham is expected to be 421,600. What we know now is that the Flato Markham Theatre cannot meet the needs of the current market, let alone what that market will be in twenty years. This timing would also fit within the planning horizons of the new York University Markham campus. It would be prudent for the City or community leaders to begin to plan for those future needs.

Recommendation

The City of Markham carry out a Feasibility Study for a new performing arts facility. Work closely with York University to examine the feasibility of incorporating their needs into this study.

Vision for Flato Markham Theatre

Leader in Diversity and Innovation!

- By 2031, the population of Markham is expected to be 421,600
- What we know now is that today the Flato Markham Theatre cannot meet the needs of the current market, let alone what that market will be in five, ten or twenty years
- The timing of planning for the FMT's future needs should also align within the planning horizon of the York University Markham campus
- It would be prudent for the City of Markham and the Flato Markham Theatre community leaders to start the planning process now for those future needs
- Just like Markham officials did some 35 years ago when they planned and approved the construction of the current Flato Markham Theatre

THE BRAND REVIEW

For the purpose of this strategic plan development and brand review, we have conducted research with stakeholders, current patrons and rental clients to understand how they perceive the current brand, services, communications and brand interactions. The overall goal of the brand review is to strengthen the marketing opportunities for Flato Markham Theatre and to build stronger customer relationships. A number of recommendations have been incorporated as a result of this review, yet we hasten to recommend that annual surveys be conducted to keep the brand current, up-to-date and relevant. Marketing strategy, channels and tactics need to be adjusted based on current and changing consumer behaviour and adapted to marketing trends.

An effective brand review addresses where Flato Markham Theatre is and why, where Flato Markham Theatre should be, and how does Flato Markham Theatre get there. The following pages provide details on those points.

Situation Analysis

The current brand identity for the Flato Markham Theatre has been developed over time and has primarily followed a set of graphic standards that have been executed by the current graphic design company that has been on board for a number of years.

Since digital marketing was executed by a separate digital agency, some consistency was not evident. In addition, for the Flato Markham Theatre's presenting programming – Diamond Series, separate performance profile pages were created and were used to promote individual shows, without a direct correlation to the Season Brochure or the Flato Markham Theatre's web presence on the City of Markham website.

No formal brand guidelines seem to exist for the Flato Markham Theatre, that we are aware. If we compare Flato Markham Theatre's brand with other municipally owned performing arts venues, very few performing arts centres actually have or adhere to formal guidelines. They rely heavily on municipal communication departments, or in-house marketing resources, to manage any formal branding. It appears that management likes the idea of changing up the branding every year, and only the logo remains a constant icon in the brand strategy.

KEY ISSUES

Branding

Flato Developments, being the naming patron for the Markham Theatre, was not consulted when the current Flato Markham Theatre logo was developed. One of our recommendations will be to re-visit the current identity and to look at formalized brand guidelines, which will allow the Flato Markham Theatre to stand out from the cluttered performing arts centre market in their own catchment area.

Marketing & Outreach Channels

Based on the review of past marketing activities and annual budget, mass marketing advertising takes a prominent role in overall marketing. The disadvantage of using newspaper advertising is that no accurate tracking mechanism was in place to measure whether the advertising spending is effective; or would that budget be better off used on more targeted marketing approach. In addition, given the Flato Markham Theatre's efforts of trying to advertise to audience with diverse ethnic background, many newspaper, radio and TV outlets were engaged for marketing; however, it may further dilute the effectiveness by satisfying advertising frequency.

The Theatre employed digital marketing activities in recent years, however, the effectiveness of the digital marketing agency is questionable after reviewing the contract of former digital agency and activities.

Database Management

Flato Markham Theatre celebrated its 30th year anniversary in 2015. For operating over 30 years, one can expect that the Theatre possess a large amount of patron data that can be drawn upon for marketing the season annually. However, it seems the total patron database only represent a fraction of total visitors through the doors over the years – this could be partly due to CASL compliance. The ticketing software – TixHub has been used by the Theatre for 12 years; the ticketing system is used for patron information capture and depository, ticket order process (online or via box office), issuing tickets, ticket purchase details and history, etc.

The mailing information of patrons can be used for direct mail marketing or general mailing; the email addresses captured can be used for any e-marketing initiatives (with patrons' opt-in permission and consent). Our observation is that the Theatre could make much improvement in applying data mining practices to distill the business intelligence contained in the database and utilizing for targeted marketing efforts.

VISION PURPOSE GOAL

The Flato Markham Theatre's 2011-2015 strategic plan listed the vision as:

Live arts matter to all.

The Mission was then defined as:

To cultivate a vibrant Creative Community through live arts.

The goal for the brand review is not to revisit these statements, but through adherence of a proposed brand guidelines to have the communication elements deliver on the brand promise. For now, **'Live Arts Matters'** has been used as the brand promise.

Brand Vision

The Flato Markham Theatre has clearly demonstrated that through innovative and community oriented programming, it has carved out a niche in finding a special resonance with a loyal group of ticket buyers. In our patron survey, we were able to engage almost 800 ticket buyers, which indicate that the Theatre has a very loyal connection to their current patrons. This means that the brand does not need a wholesale change, but more of a tweak instead.

Brand Identity & Assets

Here are a few options of the new brand identity for consideration:



The modern treatment of the new proposed brand identity positions the theatre's iconic name in a narrow red field. This closeness, between the text and the object, creates a sense of intimacy, which embodies the feeling of attending a performance at the theatre. The rebranding creates an opportune moment for the Theatre to add to Flato Markham Theatre's innovative performing arts program that is known far and wide.



The proposed version positions the entirety of the new identity within a square space. This offset square upward positioning is illustrative of the progress and leadership that the venue offers to the arts sector in the Toronto area.

Having part of the text moving towards the border of the square emphasizes Flato Markham Theatre's connection to the entire community.



The identity uses a casual script to suggest movement, similar to the performers who come alive on stage at Flato Markham Theatre. Once again, the narrow red field alludes to the intimate performance space found within the venue. This option also allows for an easily recognizable logo, which can be used in a variety of communications channels as a wordmark.

The following are some examples of how the new brand identity can be applied in print advertising and digital marketing:



FLATO MARKHAM THEATRE

where art comes alive.

A CELTIC FAMILY CHRISTMAS

THURS, DEC 15 | 8PM

"Nothing short of jaw dropping... performances that will raise you up and performances that will leave you misty-eyed." - The Guardian







CALL OUR BOX OFFICE AT 905-305-7469 (SHOW) TODAY!



FLATO MARKHAM THEATRE

where art comes alive.

A CELTIC FAMILY CHRISTMAS

THURS, DEC 15 | 8PM

"Nothing short of jaw dropping... performances that will raise you up and performances that will leave you misty-eyed." - The Guardian







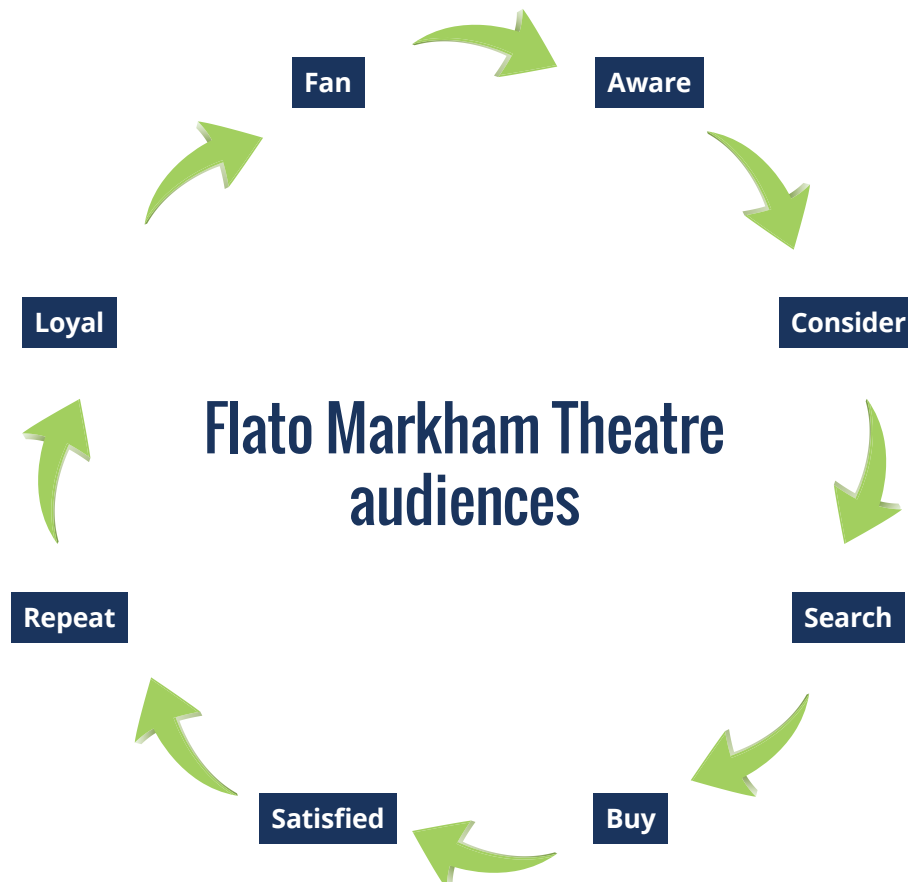
CALL OUR BOX OFFICE AT 905-305-7469 (SHOW) TODAY!

Examples of digital marketing on Google, Facebook, etc:



STRATEGIES

Based on the competitive market analysis, it is apparent that the marketing mix needs to be updated to deal with the current market realities. We recommend matching the marketing strategy and execution to audiences' buying behaviour and lifestyle cycle.



- Solidify awareness of the Flato Markham Theatre's position in audience's mind
- Use public relations, content marketing, and Search Engine Optimization to assist audiences with finding the performance and ticketing information and making an informed purchasing decision
- Provide audiences with an easy-to-use website interface and box office interaction during the ticket buying process
- Deliver a satisfied audience experience before, during, and after the performance
- Sampling programs and convert free trial users into ticket buyers and patrons
- Reward loyal customers and drive repeat sales
- Delight patrons and build a fan base and a Flato Markham Theatre community

The Patron Survey results pointed out that the season brochure remains the most important tool to connect with the ticket buyers. The website is the second most important element and there we see ample opportunity to make it a more effective tool. Given that Markham is part of the Toronto media market, it remains very expensive to utilize traditional mass media, like Radio and TV to reach current and new audiences, nor does it seem to be very effective given the responses received through our surveys. Even though PR and particularly PR generated through the agent representatives of the various artists, may allow us to tap into these opportunities, with significant resources, mass media investments are best avoided, unless special opportunity presents itself.

We recommend that the season brochure distribution strategy will be modified to take advantage of current and past box office statistics, plus Environics research to ensure that the Theatre maximizes its effectiveness. In addition, we recommend that the Theatre be able to have their own branded website, independent from the City of Markham, that will be more user-centric. The website experience should be seamless, easy to access and integrated with the social media and digital marketing strategies. Thirdly we recommend a mid-season launch event to support a final push for ticket sales for the Diamond Series to be held after the traditional year-end holiday season.

Community newspapers, mobile ads, e-newsletters, house programs and digital marketing will round out the marketing strategy. Revising the house program to fewer times a year, since the development of the content takes a lot of staff time. Unless it can be finalized before the season gets underway; or it is mandatory to keep the current arrangement with the publisher in tact and receive this free of charge, we recommend only two to four issues a year to cut down on staff involvement.

Due to the timing of the alignment of the cultural assets and the Economic Development department, one would suspect that there are efficiencies that should present itself when it comes to sharing of audiences. It is paramount that patrons that support the Flato Markham Theatre could also be potential supporters of the Varley Art Gallery and the Museum. All three are complimentary as key pillars of the Destination Markham strategy, which is a key pillar of the City of Markham's strategic plan.

EXECUTION

While we were developing the strategic plan, the Flato Markham Theatre was temporarily without the services of a dedicated marketing manager (and soon after, a marketing assistant). While this normally would present a major set back and jeopardize marketing effectiveness resulting in loss of revenue, an outside marketing agency was quickly engaged to fill the roles of managing and taking over the marketing activities temporarily.

By doing so, it was discovered quickly that marketing staff have little time to be strategic, since a lot of decisions are driven by historical behaviour, not necessarily based on patron profiles. Important Box Office data is unavailable, because certain standard reports cannot be generated. Staff are not well trained and there is no measurement built-in regarding the effectiveness of many tactics. There is too much emphasis on building an annual marketing plan vs. setting up a simple flexible marketing activity matrix that can be implemented on a seasonal or monthly basis.

It was recommended that a work plan template be followed, that will allow the theatre management to be informed at all times which marketing tactics are being deployed by season and by show. That way, the plan can be adjusted

quickly and efficiently without having to rewrite the plan or having large media investments in place that are not effective. An external specialized marketing agency partner should be deployed to pull together and add resources that perhaps cannot be accessed by internal marketing staff. In this case, management will have access to a valuable resource, which can assist with sudden staff attrition cases.

- Focus on Flato Markham Theatre's marketing activities by prioritizing return-on-investment and effort (ROI and ROE)
- A good marketing execution plan should include a brand budget, marketing goals, calendar of coordinated marketing activities, and project work plans

MEASUREMENT

Measurement on branding and marketing activities in most cases is financially oriented. When it comes to the Diamond Series season, one has to take into account the opportunity that exists to introduce new patrons to the Flato Markham Theatre, since a large percentage (30%) of patrons are 65 and older.

By partnering with major sponsors and developing cross marketing opportunities, the Flato Markham Theatre brand and seasonal offerings can be introduced to a wide variety of audiences that perhaps have not yet been reached. Weins Canada (Automotive) and Flato Developments (Real Estate) are just two of the Theatre's sponsors. Weins Platinum Plus Rewards members must be seen as a premium audience to approach for sampling the Flato Markham Theatre brand offering. A formalized test program should be put in place for the 2017/18 season.

Another major opportunity exists with large employers of head offices in Markham. Introducing the Flato Markham Theatre Diamond Series and other programs (Discovery Program, etc.) to these head office employees, would drastically enhance ticket and sponsor opportunities.

The Key Performance Indicators are identified and included in the Addenda.

SOURCES AND REFERENCES

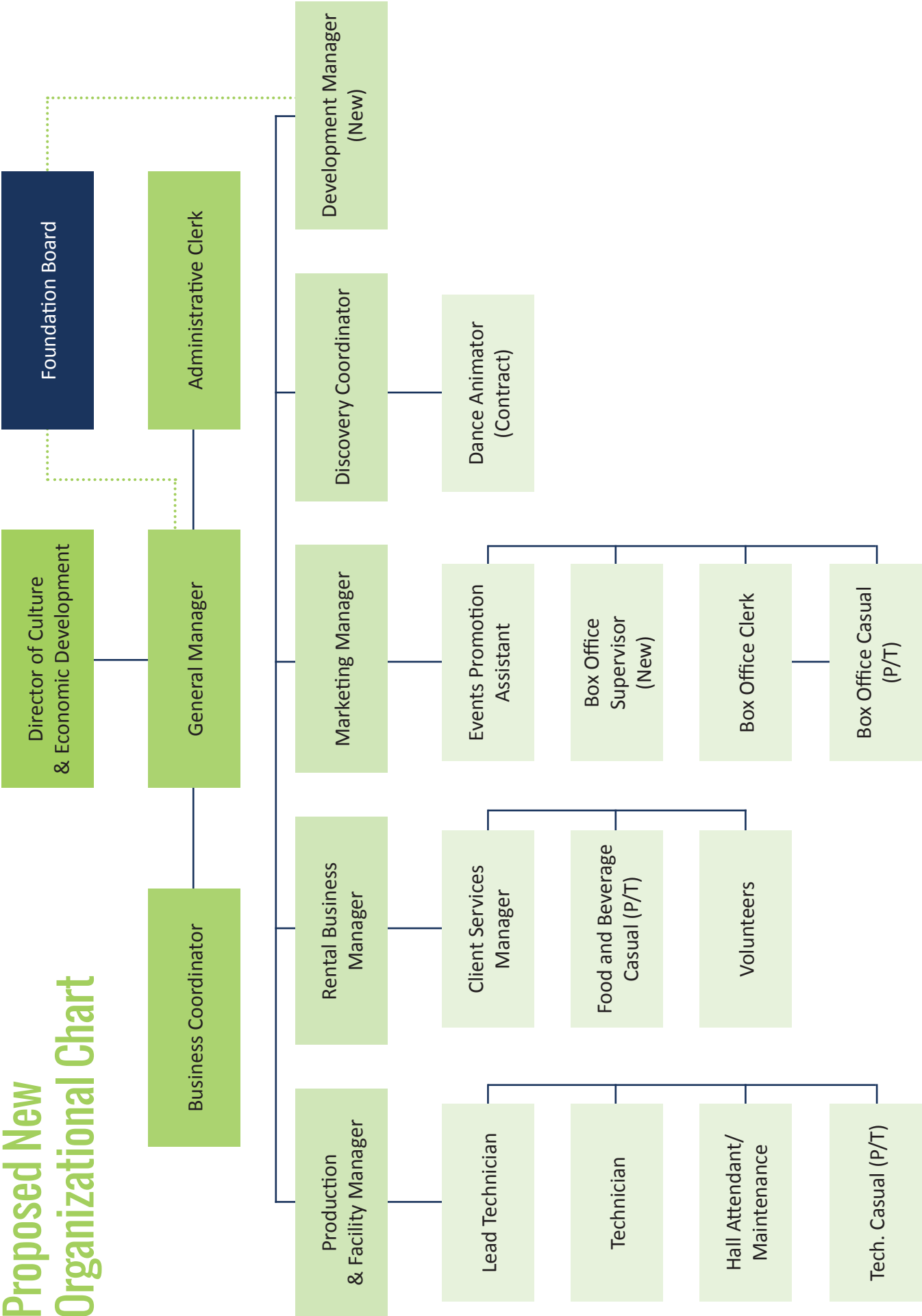
Flato Markham Theatre season programming and website
Richmond Hill Performing Arts Centre programming and website
The Curtain Club (Richmond Hill) programming and website
Toronto Centre for the Arts (North York) programming and website
Vaughan City Playhouse programming and website
Lebovic Centre for Arts & Entertainment (Whitchurch-Stouffville)
programming and website
The Burlington Performing Arts Centre programming and website
Oakville Centre for the Performing Arts programming and website
Guelph River Run Centre programming and website
Sanderson Centre, Brantford programming and website
Rose Theatre Brampton programming and website
Mississauga Living Arts Centre programming and website
Grand Theatre Kingston programming and website
City of Markham website
York University – Markham Centre website (<http://markhamcentre.info.yorku.ca/>)
Durham Live project website (<http://dlive.ca/>)
City of Vaughan website
Statistics Canada website – Census info

DOCUMENTS AND REPORTS REVIEWED

City of Markham Building Markham Future Strategy
City of Markham Integrated Leisure Master Plan
City of Markham Culture Policy and Plan
City of Markham Diversity Action Plan
City of Markham Greenprint Sustainability Plan
City of Markham 2015 Annual Report
Building Markham's Future Together 2015-2019 Strategic Plan
Flato Markham Theatre's currently available infrastructure drawing(s)
Flato Markham Theatre's 2011-2015 Strategic Plan
Flato Markham Theatre's 2010-2015 metrics
Flato Markham Theatre's 2015-2016 partners list
Flato Markham Theatre's 2014-2015 events listings
Flato Markham Theatre's Diamond Series Programs
(2013/14 Season, 2014/15 Season, 2015/16 Season, 2016/17 Season)
Flato Markham Theatre's 2015/16 marketing and advertising samples
(ads and newspaper inserts)

ADDENDA

Proposed New Organizational Chart



Proposed Key Performance Indicators

1. Net revenue from the Diamond Series
(ticket sales minus direct presenting expenses)
2. Net rental revenues
3. Total attendance and participation
4. Annual breakdown of days of use between Commercial, Community, Education & Camps, and Presenting season
5. Revenues from fundraising including: sponsorship, grants from other sources, and in-kind
6. Total income minus total expenses = Municipal support
7. Growth of diversity of new rental clients, staff and PES program
8. Growth of Discovery Program
9. Tracking of # events, # performances
10. Marketing performance indicators

Stakeholders Consulted

Mayor Frank Scarpitti, City of Markham

Jack Heath, Deputy Mayor, Regional Councillor, City of Markham

Nirmala Armstrong, Regional Councillor, City of Markham

Joe Li, Regional Councillor, City of Markham

Valerie Burke, Ward 1 Councillor, City of Markham

Alan Ho, Ward 2 Councillor, City of Markham

Don Hamilton, Ward 3 Councillor, City of Markham

Karen Rea, Ward 4 Councillor, City of Markham

Colin Campbell, Ward 5 Councillor, City of Markham

Amanda Collucci, Ward 6 Councillor, City of Markham

Logan Kanapathi, Ward 7 Councillor, City of Markham

Alex Chiu, Ward 8 Councillor, City of Markham

Andy Taylor, Chief Administrative Officer, City of Markham

Brenda Librecz, Commissioner, Community and Fire Services, City of Markham

Trinela Cane, Commissioner, Corporate Services, City of Markham

Jim Baird, Commissioner, Development Services, City of Markham

Joel Lustig, Treasurer, City of Markham

Stephen Chait, Director of Culture and Economic Development, City of Markham

Dennis Flaherty, Director of Corporate Communications & Community Relations

Shakir Rematullah, President, Flato Developments Inc.

Wayne Chan, VP, Commercial & Residential Property Investments,
Remington Group

Sophia Sun, President of Phoenix International Inc.

President of Canadian Chinese Investment Association, Phoenix International Inc.

Amin Tejani, Vice President, Weins Canada

Karyn Toon, Director, Corporate Relations, Allstate Insurance Company of Canada

Eric Fagen, Vice-President, Corporate Communications, PowerStream Inc.

2016 Theatre Advisory Board Members

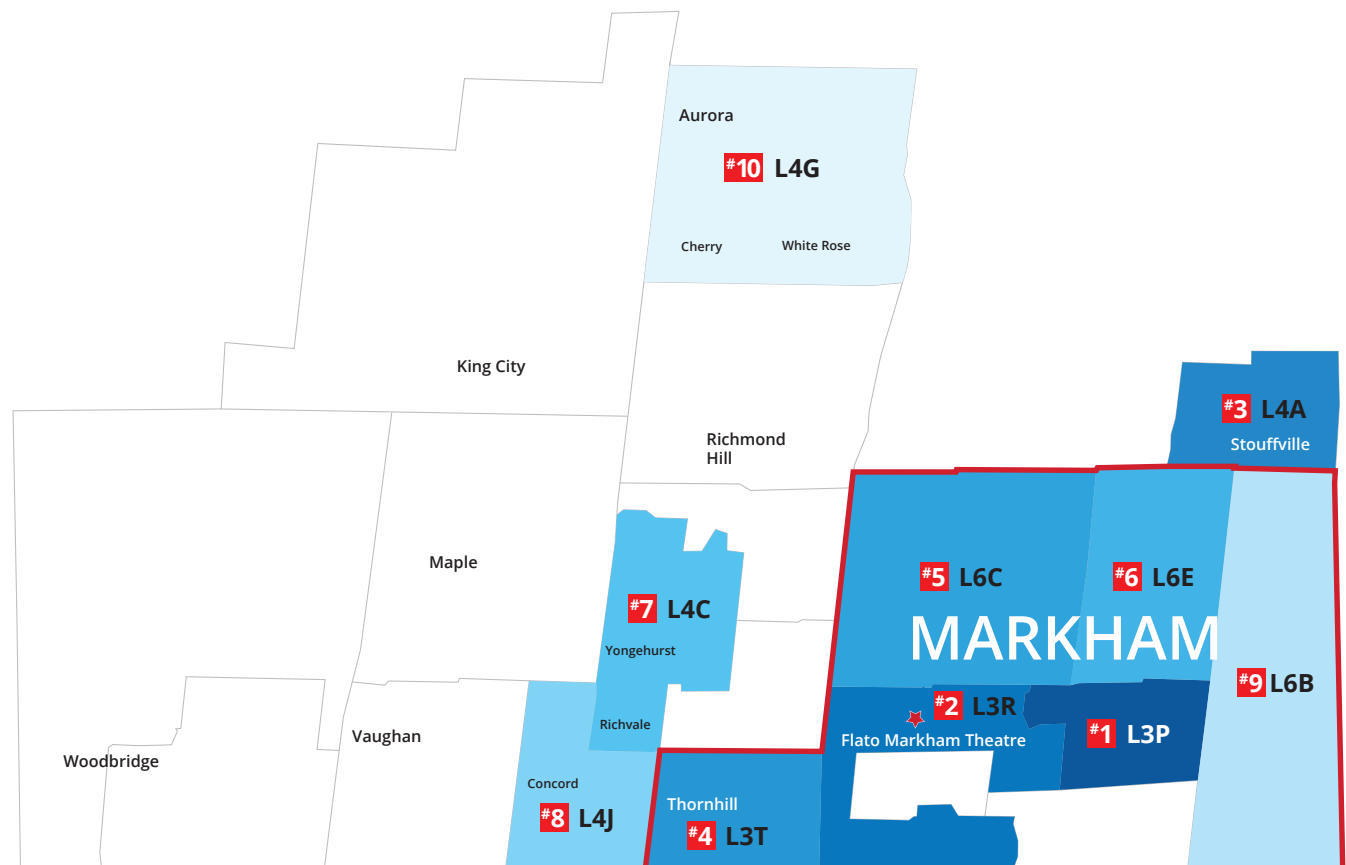
Mayor Frank Scarpitti, City of Markham
Councillor Alex Chiu, Ward 8, City of Markham
Stephen Chait, Director, Culture & Economic Development
Councillor Amanda Collucci, Ward 6, City of Markham
Councillor Alan Ho, Ward 2, City of Markham
Billy Pang, YRDSB Trustee-Markham
Maureen Weaver, Principal, Unionville High School
Eric Lariviere, General Manager, Flato Markham Theatre
Eric Fagen, PowerStream
Anne Gilligan, Weins Canada
Aleem Israel, AFINA Capital Management Inc.
Deborah Jestin
Arun Mathur, Gerald Duthie & Co, LLP
Ronald Minken, Minken Employment Lawyers
Heather Reading
Justin Reid, Sulliden Mining Capital
Shaun Sauve, Metroland Media
Sophia Sun, Phoenix International Inc.
John Tidball, Miller Thomson LLP, Theatre Board Chair
Stephen Timms, IBM
Karyn Toon, Allstate Insurance Company of Canada
Scott Hill, Business Rental Manager, Flato Markham Theatre
Andrew Rosenfarb, Production & Facility Manager, Flato Markham Theatre

Flato Markham Theatre Staff

Eric Lariviere, General Manager
Scott Hill, Rental Business Manager
Janet Cahais, Client Service Manager
Cortney Harkin, Marketing Manager (at the time of the consultation)
Helen Mah, Business Coordinator
Ashley Van Eysinga, Discovery Coordinator

Patron Survey Questionnaire and Findings

Flato Markham Theatre - Patrons

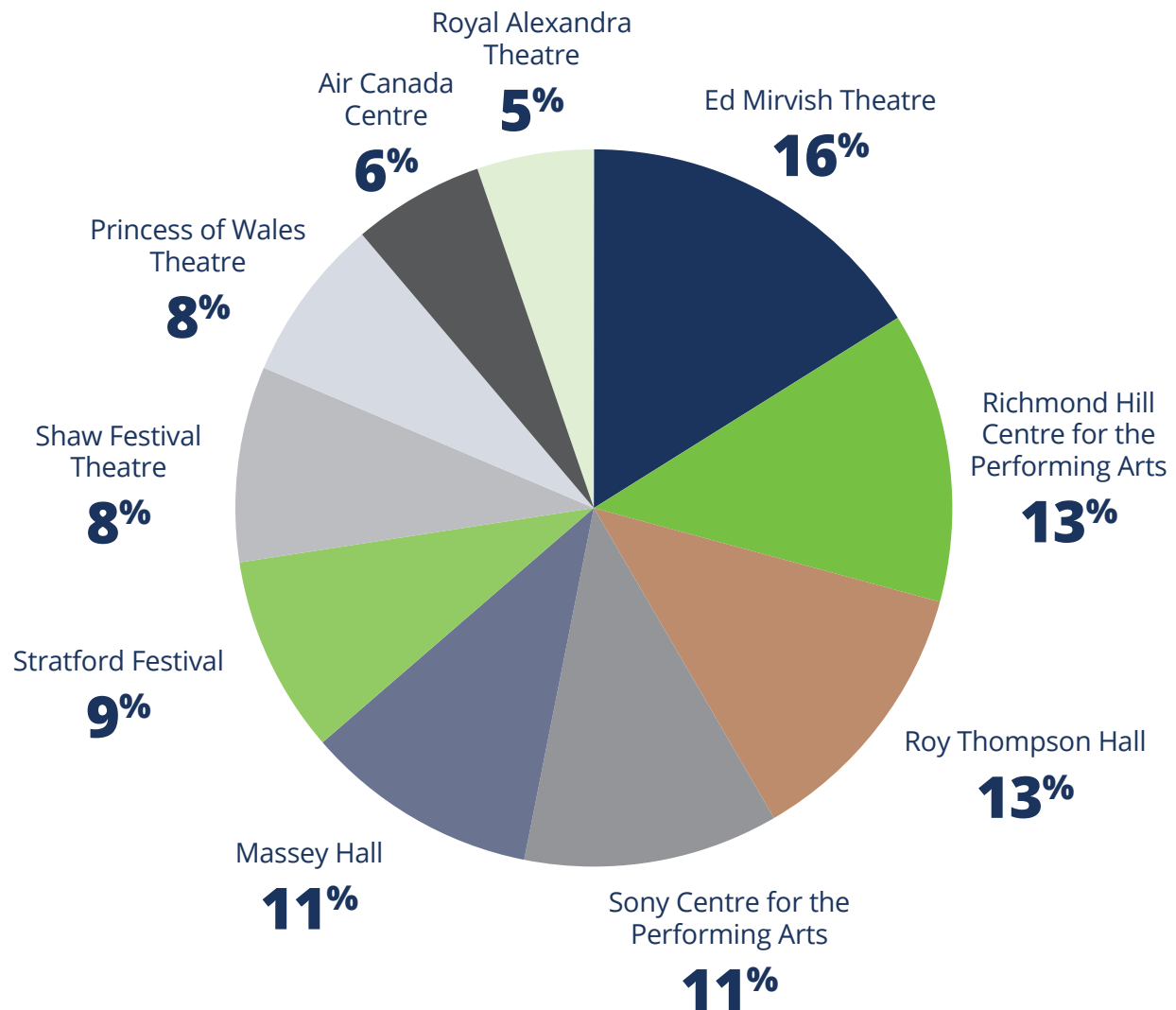


FMT patrons locations based on Patron Survey – Top 10 ranking
– the darker blue colour represents the higher patron concentration

Flato Markham Theatre - Competition

In the Patron Survey we conducted, we asked “**In addition to the Flato Markham Theatre, what other performing arts centre(s) do you visit?**”

Here are the top 10 answers.





Report to: General Committee

Meeting Date: May 21, 2019

SUBJECT: 2019 Unionville Business Improvement Area and Markham Village Business Improvement Area Operating Budgets
PREPARED BY: Sandra Skelcher, Senior Manager, Financial Planning and Reporting, ext. 3880

RECOMMENDATION:

- 1) That the report titled “2019 Unionville Business Improvement Area and Markham Village Business Improvement Area Operating Budgets” dated May 21, 2019 be received; and
- 2) That the 2019 Operating Budget in the amount of \$210,999 for the Unionville Business Improvement Area (UBIA) be approved; and
- 3) That the 2019 Operating Budget in the amount of \$331,417 for the Markham Village Business Improvement Area (MBIA) be approved; and
- 4) That the Special Tax Rate levy, in the amount of \$214,221 for the UBIA members and \$239,322 for the MBIA members be included in the 2019 Tax Levy By-law; and
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

To obtain Council approval for the UBIA and MBIA 2019 Operating Budgets.

BACKGROUND:

The Business Improvement Areas (BIAs) are geographical areas encompassing the Main Street of Unionville and the Main Street of Markham. The associations co-ordinate promotion of the businesses within the areas.

The Management Boards for the UBIA and MBIA have approved the 2019 operating expenditure budgets in the amounts of \$210,999 (Exhibit I) and \$331,417 (Exhibit II) on March 7, 2019 and April 18, 2019, respectively.

The majority of funding for the operating budgets of the BIA will be raised by means of a Special Tax Rate applied to commercial and industrial properties within each respective Business Improvement Area boundary.

Each property within the BIA boundary pays a portion of the total levy, based on their proportionate assessment share to the total BIA assessment base. The following example outlines how the Special Tax Rate and the BIA levy for an individual property is calculated. It also illustrates the effects of assessment appeals on the BIA funding:

If an operating budget of \$200,000 is approved and the BIA has a total property assessment base of \$50,000,000 then the Special Tax Rate is calculated to be 0.4% ($\$200,000 \div \$50,000,000$).

A property with an assessment value of \$1,000,000 will have a BIA levy of \$4,000 ($\$1,000,000 \times 0.4\%$).

If the aforementioned property successfully appeals their property assessment and has it reduced to \$750,000 then their BIA levy would also be reduced accordingly to \$3,000 ($\$750,000 \times 0.4\%$). Therefore, the actual funding recovered by the BIA through the levy would be \$1,000 less than budgeted (\$4,000-\$3,000).

Operating Budget Approved	\$200,000	(A)
BIA Total Property Assessment Base	\$50,000,000	(B)
Special Tax Rate	0.4%	(C) = (A) ÷ (B)
Assessment Value of a Property	\$1,000,000	(D)
BIA Tax Levy of the Property	\$4,000	(E) = (D) x (C)
Assessment Value Revised Due to Appeal	\$750,000	(F)
Revised BIA Tax Levy of the Property	\$3,000	(G) = (F) x (C)
Levy Decrease Due to Appeal	(\$1,000)	(G) - (E)

Finance Staff have provided a status of completed tax adjustments and a forecast of potential outstanding tax adjustments for both the UBIA and the MBIA.

The authority to establish this tax rate and to levy taxes for the two BIAs will be included in the 2019 levying by-law.

DISCUSSION:

Unionville BIA Operating Budget

The UBIA approved an operating expenditure budget of \$210,999. Details of the 2019 budget in comparison with the 2018 budget and audited actuals are outlined in Exhibit I. The UBIA ended 2018 with an accumulated deficit of (\$16,222). To address this, the Board approved a 4% increase in the 2019 special tax rate and further reviewed expected revenues. The Board is committed, through their 2019 budget, to reduce expenditures and to return the UBIA to a balanced financial position.

When compared to the 2018 budget, there is an overall decrease in revenue of \$52,161 due to a combination of the following items:

	2019	2018	Incr. /
	<u>Budget</u>	<u>Budget</u>	<u>(Decr.)</u>
Member Tax Levy	214,221	205,982	8,239
Advertising Sales	3,000	-	3,000
Fundraising & Other Revenues	10,000	73,400	(63,400)

The 2019 expenditure budget decreased by \$72,757 mainly due to the following items:

	2019	2018	Incr. /
	<u>Budget</u>	<u>Budget</u>	<u>(Decr.)</u>
Street Beautification	12,000	25,000	(13,000)
Advertising	51,000	66,318	(15,318)
Event & Entertainment Promotion	58,150	97,047	(38,897)

The Management Board of the UBIA approved the budget on March 7, 2019 (Exhibit III).

Markham Village BIA Operating Budget

The MBIA approved an operating expenditure budget of \$331,417. Details of the 2019 budget in comparison with the 2018 budget and audited actuals are outlined in Exhibit II. The MBIA made 2019 budget revisions & re-allocations based on 2018 results and 2019 plans.

When compared to the 2018 budget, there is an increase in revenue of \$45,882 due to the following items:

	2019	2018	Incr. /
	<u>Budget</u>	<u>Budget</u>	<u>(Decr.)</u>
Event Promotion	17,483	18,622	(1,139)
Grants and Interest Income	52,021	5,000	47,021

The 2019 expenditure budget decreased by \$116,883 mainly due to the following items:

	2019	2018	Incr. /
	<u>Budget</u>	<u>Budget</u>	<u>(Decr.)</u>
Salaries & Benefits	88,602	20,798	67,804
Street Beautification	17,000	58,500	(41,500)
Contracted Services	15,984	64,747	(48,763)
Advertising	41,517	98,257	(56,740)
Property Tax Adjustments	10,000	30,000	(20,000)

The Management Board of the MBIA approved the budget on April 18, 2019 (Exhibit IV).

FINANCIAL CONSIDERATIONS:

A report on the annual tax levy and by-law will be brought forward to General Committee and will include the BIA's special tax rate for Council approval.

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:

Exhibit I - Unionville Business Improvement Area 2019 Budget

Exhibit II - Markham Village Business Improvement Area 2019 Budget

Exhibit III - Unionville Business Improvement Area 2019 Budget Board Meeting
minutes

Exhibit IV - Markham Village Business Improvement Area 2019 Budget Board Meeting
minutes

EXHIBIT I

**UNIONVILLE BUSINESS IMPROVEMENT AREA
2019 BUDGET**

	<u>2019 Budget</u>	<u>2018 Budget</u>	<u>2018 Actual</u>	<u>2019 Budget vs. 2018 Budget Incr./((Decr.))</u>
Revenues				
Member Tax Levy	214,221	205,982	205,982	8,239
Advertising Sales	3,000	-	-	3,000
Fundraising & Other Revenues:				
Celebrate Markham Grant (Olde Tyme X'mas)	-	8,000	8,000	(8,000)
Central Counties Tourism Grant	-	25,000	23,602	(25,000)
Summer Career Placement Grant	10,000	10,400	7,403	(400)
Sponsorships	-	18,000	1,000	(18,000)
Sundry Revenue	-	12,000	12,691	(12,000)
Total Revenues	227,221	279,382	258,678	(52,161)
Expenditures				
Office Expenses	12,814	20,467	26,632	(7,653)
Audit Fees	2,035	1,924	1,995	111
Street Beautification	12,000	25,000	14,728	(13,000)
Advertising	51,000	66,318	21,798	(15,318)
Event & Entertainment Promotion	58,150	97,047	135,955	(38,897)
Contracted Services	71,000	69,000	78,194	2,000
Property Tax Adjustments	4,000	4,000	(28)	-
Total Expenditures	210,999	283,756	279,274	(72,757)
Net Revenues / (Expenses)	16,222	(4,374)	(20,596)	20,596
Accumulated Surplus / (Deficit), beginning of year	(16,222)	4,374	4,374	(20,596)
Accumulated Surplus / (Deficit), end of year	-	-	(16,222)	16,222

EXHIBIT II

**MARKHAM VILLAGE BUSINESS IMPROVEMENT AREA
2019 BUDGET**

	<u>2019 Budget</u>	<u>2018 Budget</u>	<u>2018 Actual</u>	2019 Budget vs. 2018 Budget Incr./ (Decr.)
Revenues				
Member Tax Levy	239,322	239,322	240,268	-
Event Promotion	17,483	18,622	20,829	(1,139)
Grants and Interest Income	52,021	5,000	8,943	47,021
Washroom Maintenance Recovery	22,591	22,591	22,591	-
Total Revenues	<u>331,417</u>	<u>285,535</u>	<u>292,631</u>	<u>45,882</u>
Expenditures				
Salaries & Benefits	88,602	20,798	56,240	67,804
Office Expenses	34,389	38,905	32,331	(4,516)
Audit Fees	2,000	2,000	1,995	-
Street Beautification	17,000	58,500	16,943	(41,500)
Advertising	41,517	98,257	25,847	(56,740)
Event Promotion	102,925	115,093	85,246	(12,168)
Contracted Services	15,984	64,747	20,435	(48,763)
Washroom Maintenance	19,000	20,000	18,797	(1,000)
Property Tax Adjustments	10,000	30,000	33,749	(20,000)
Total Expenditures	<u>331,417</u>	<u>448,300</u>	<u>291,583</u>	<u>(116,883)</u>
Net Revenues / (Expenses)	-	(162,765)	1,048	162,765
Accumulated Surplus / (Deficit), beginning of year	163,813	162,765	162,765	1,048
Accumulated Surplus / (Deficit), end of year	<u>163,813</u>	<u>-</u>	<u>163,813</u>	<u>-</u>



Unionville BIA Minutes

March 7, 2019

Old Country Inn - 198 Main Street

BIA Members: Sarah Gratta, Sarah Iles, Rob Kadlovski, Tony Lamana, Sylvia Morris, Shibani Sahney, Dave Tucci, Tom Vasilovsky

Regrets: Larry Mariani

1. Call to order - 6:45 Tony Lamana
2. Motion to change agenda
 - Item 7 becomes item 5 and 9 to 7
 - RK 1st, SM 2nd
 - Approved
3. Approval of 2017 AGM minutes
 - RK 1st, SM 2nd
 - Approved
4. Motion to approve 2017 audited financial statements
 - SG 1st, RK 2nd
 - Approved
5. Proposed 2019 Annual Budget - Shawna Ferguson presented the 2019 budget proposal.
 - SG 1st, SM 2nd
 - Approved
6. Election of Directors for Board of Directors
 - SG presented motion to accept 11 nominees (9 positions)
 - The City of Markham explained the election process
 - Each nominee was given 1 minute to present who they are and why they want to be on the UBIA board
 - Nine board members were voted onto the new board
 1. Natasha Usher - Old Firehall Confectionary
 2. Niina Felusko - Insightful Financial
 3. Sarah Gratta - Too Good General Store
 4. Roger Randa - Pretty Things
 5. Tom Vasilovsky - Unionville Arms
 6. Shibani Sahney - Silver Tulip
 7. Sylvia Morris - Century 21
 8. Rob Kadlovski - Nicholby's
 9. Tony Lamana - Flavours of Unionville



SETTLED IN 1794

7. George from Ledgemark Homes gave an update on the progress of Hart Haus.

- Precess is taking longer than expected
- The goal remains minimizing impact on Main Street in peak season as possible
- Currently working on tree removal, erecting a fence and other minor work
- Working with Crosby CC to create a staging area for the larger trucks
- Excavation to start 2nd week of June, will take approximately 2 weeks
- Work will be done Monday - Friday
- Goal is start to finish 12 months

8. SF presented the year in review

9. 2019 - looking ahead

- New website with better functionality
- Focus on driving people to the street
- Reviewed calendar of events

10. Other business

- Next board meeting will take place at 9am on Wednesday March 20, 2019 at the UBIA office.
- Motion to keep existing signing officers until March 20th when new board will vote on a new executive to ensure smooth transition.
 - SG 1st, SM 2nd
 - Approved

Meeting adjourned.

**MARKHAM VILLAGE B.I.A.
REGULAR BOARD MEETING MINUTES
April 18 , 2019 7:30 AM
EXCERPT**

Present:

Paul Cicchini (Chair)

Brian Rowsell (Secretary)

Councillor Karen Rea (Ward 4)

Councillor Andrew Keyes (Ward 5)

Tony Paul

Carolina Billings

Linda Tseng

Guests: Phil Howes

Regrets: Danny Imbrogno

1. CALL TO ORDER

The meeting was called to order at 7:45 a.m. by Chairman Paul Cicchini. .

2. DECLARATION OF TAX AND ENVIRONMENTAL OBLIGATIONS

The board was advised by the Chair that to the best his knowledge and abilities the BIA is meeting all taxation and environmental obligations.

3. DISCLOSURE OF PECUNIARY INTEREST

The Chair requested that Board Members advise of any conflicts of interest as they arise throughout the meeting.

4. ADOPTION OF THE MINUTES

Minutes of the Board Meeting held February 21, 2019 had been previously distributed. Motion by Carolina Billings, seconded by Tony Paul to adopt the minutes of the February 21, 2019 meeting. Carried.

5. FINANCE

The final 2019 Budget as approved at the Annual General Meeting on March 4 2019 was presented for final approval. Motion to approve the 2019 budget by Carolina Billings, seconded by Tony Paul. Carried.



Report to: General Committee

Meeting Date: May 21, 2019

SUBJECT: Award of Construction Tender 023-T-19 Cast Iron Watermain and Sanitary Sewer Replacement

PREPARED BY: Prathapan Kumar, Senior Manager, Environmental Services, Ext. 2989
Flora Chan, Senior Buyer, Ext. 3189

RECOMMENDATION:

1. THAT the report entitled “Award of Construction Tender 023-T-19 Cast Iron Watermain and Sanitary Sewer Replacement” be received;
2. AND THAT the contract for Tender 023-T-19 Cast Iron Watermain and Sanitary Sewer Replacement be awarded to the lowest priced Bidder, Clearway Construction Inc. in the amount of \$12,387,460.53, inclusive of HST;
3. AND THAT a 7% contingency in the amount of \$867,122.24 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;
4. AND THAT the construction award in the amount of \$13,254,582.77 (\$12,387,460.53 + \$867,122.24) be funded from the capital project 053-6150-19243-005 “CI Watermain and Sanitary Sewer Replacement” with budget available of \$13,287,150.00;
5. AND THAT the remaining balance of \$32,567.23 (\$13,287,150.00 - \$13,254,582.77) be returned to original funding source;
6. AND THAT a 5-year moratorium be placed on any major servicing and utility installation along restored areas including Valloncliffe Road (Bayview Glen Park to Steeles Avenue East), and Viburnum Place (Daffodil Avenue to Bayview Glenn Park);
7. AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not Applicable

PURPOSE:

The purpose of this report is to obtain Council approval to award the contract for the 2019 Cast Iron Watermain and Sanitary Sewer Replacement.

BACKGROUND:**Watermain Replacement:**

Watermain break records and assessments indicate that the cast iron pipes structural condition is close to the end of its lifecycle and need replacement at Valloncliffe Road, Limcombe Drive, Huckleberry Lane, Lafayette Place, Seinecliffe Road, Old English Lane, Doncrest Drive, Hampshire Court, Carriage Hill Court and McCowan Road (from HWY 7 to Bullock Dr), Heritage Road (from McCowan Road to Laidlaw Blvd). Re-servicing of 8 lots on Church St. and Sir Lancelot Dr is also required. A total of 4,718 metres of existing cast iron watermain have been identified for replacement.

Sanitary Sewer Replacement:

As part of the City-wide Wastewater Master Servicing Plan study, sanitary sewer on Valloncliffe Road/ Old English Lane area have been identified as deficient and require upgrades (890 metres). Since Staff will be replacing the cast iron watermain, it is recommended to coordinate the sanitary sewer upgrade at the Valloncliffe Road/ Old English Lane area to take place at the same time.

Construction Tender

Due to the scope of the project, contractors were prequalified to ensure that they had the necessary qualifications, experience and resources to complete the work in accordance with the City's requirements and within the specified timelines. Prequalification 066-P-17 was issued in accordance with the Purchasing By-law 2017-8.

Pre-Qualification Information (066-P-17)

Prequalification closed on	January 26, 2017
Number of Contractors picking up the Pre-qualification document	34
Number of Contractors responding to the Pre-qualification	16
Number of Contractors Pre-qualified	9

Construction Tender Information (023-T-19)

Bids closed on	April 30, 2019
Number picking up the Bid document	6
Number responding to the Bid	3

Note: Three (3) bidders that were pre-qualified did not pick up the bid document or submit a bid.

Price Summary

Bidder	Bid Price (Incl. of HST)
Clearway Construction Inc.	\$ 12,387,460.53
Lancorp Construction Co Ltd.	\$ 13,225,705.99
KAPP Infrastructure Inc.	\$ 15,729,314.49

OPTIONS/ DISCUSSION:**Watermain Replacement**

The existing cast iron watermain on Huckleberry Lane, Lafayette Place, Seinecliffe Road, Limcombe Drive, Old English Lane, Carriage Hill Court, Hampshire Court, Doncrest Drive, Valloncliffe Road, McCowan Road (from Hwy 7 to Bullock Dr) and Heritage Road are close

to the end of their life cycle. Combined replacement of services (watermain & sanitary sewer) will minimize disruption to the local community by avoiding replacement of watermains and repair of the roadway at a later date.

The replacement of cast iron watermains is consistent with the City's strategy to upgrade aged and deficient watermains to improve supply capacity and reliability. Replacement of these old cast iron watermains will also offer improved reliability (less risk of breaks) as well as improve water quality and flows for domestic and fire demand. Based on experience, cast iron watermains are susceptible to internal and external corrosion as they age which leads to poor water quality and increased watermain breaks. The new watermain replacement material will be PVC pipe, which has a service life of 90 years and is superior as it is heat resistant, chemical resistant and non-corrosive.

Public Input

A Public Information Committee (PIC) meeting was held on March 6, 2019 to provide an update to the area residents and businesses, as well as to address any potential issues or concerns that the public may have on the proposed construction.

Traffic Management Plan

The objective of the traffic management plan is to limit the traffic within the construction zone (only local traffic will be allowed) and divert through traffic onto adjacent roadways.

Communications Plan

Staff will be providing regular updates to the affected stakeholders as well as providing early notification for any disruptions to driveway access or municipal services. The City's website will also be updated as required to provide up-to-date information on the status of the project.

Construction Moratorium

In early 2018, Environmental Services staff advised all utility companies (e.g. Alectra Utilities Enbridge, Rogers and Bell Canada) that all upgrades to their infrastructure be completed prior to permanent restoration of roads in 2020.

Environmental Services staff is requesting that Council approve a 5-year moratorium on major construction work within the following roadway, which is to be enforced immediately after construction is complete. Minor and emergency repairs would be permitted. The moratorium would not affect any utility projects within the boulevard area.

- Valloncliffe Road (Bayview Glen Park to Steeles Avenue East),
- Viburnum Place (Daffodil Avenue to Bayview Glenn Park)

Project Schedule:

- End of June - Issue of Purchase Order
- Early July 2019 - Commencement of work
- December 20, 2019 - Completion of 70% work to base asphalt
- January to Spring 2020 - Winter Shutdown
- Spring 2020 to Summer 2020 - Complete remaining 30% work, top asphalt, restoration etc.

FINANCIAL CONSIDERATIONS

The following table summarizes the financial considerations for the project:

Budget allocation	\$13,730,800.00	053-6150-19243-005 “CI Watermain and Sanitary Sewer Replacement “
Budget available for this project (A)	\$13,287,150.00	
Less: construction cost (B)	\$12,387,460.53	} Awarded to Clearway Construction Inc. (023-T-19)
Less: contingency (7%) (C)	\$ 867,122.24	
Total cost (D) = (B) + (C)	\$13,254,582.77	
Budget remaining (E) = (A) – (D)	\$ 32,567.23	

The remaining balance of \$32,567.23 will be returned to original funding source.

Operating Budget and Life Cycle Reserve Impact

The constructed sanitary sewer pipes and associated infrastructure is estimated to last 90 years and the PVC watermain service life is estimated to last 90 years. As such, there is no incremental impact to the Life Cycle Reserve Study over the next 25 years. There is no incremental impact to the operating budget.

HUMAN RESOURCES CONSIDERATIONS

Not Applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed watermain and sanitary sewer replacement program is aligned with City’s goal to provide better quality services to the public and is consistent with the Building Markham’s Future Together strategic priority on the “Environment” as it considers sustainability on the built environment.

BUSINESS UNITS CONSULTED AND AFFECTED:

Finance department has been consulted and their comments have been incorporated.

RECOMMENDED BY:

Phoebe Fu
Director of Environmental Services

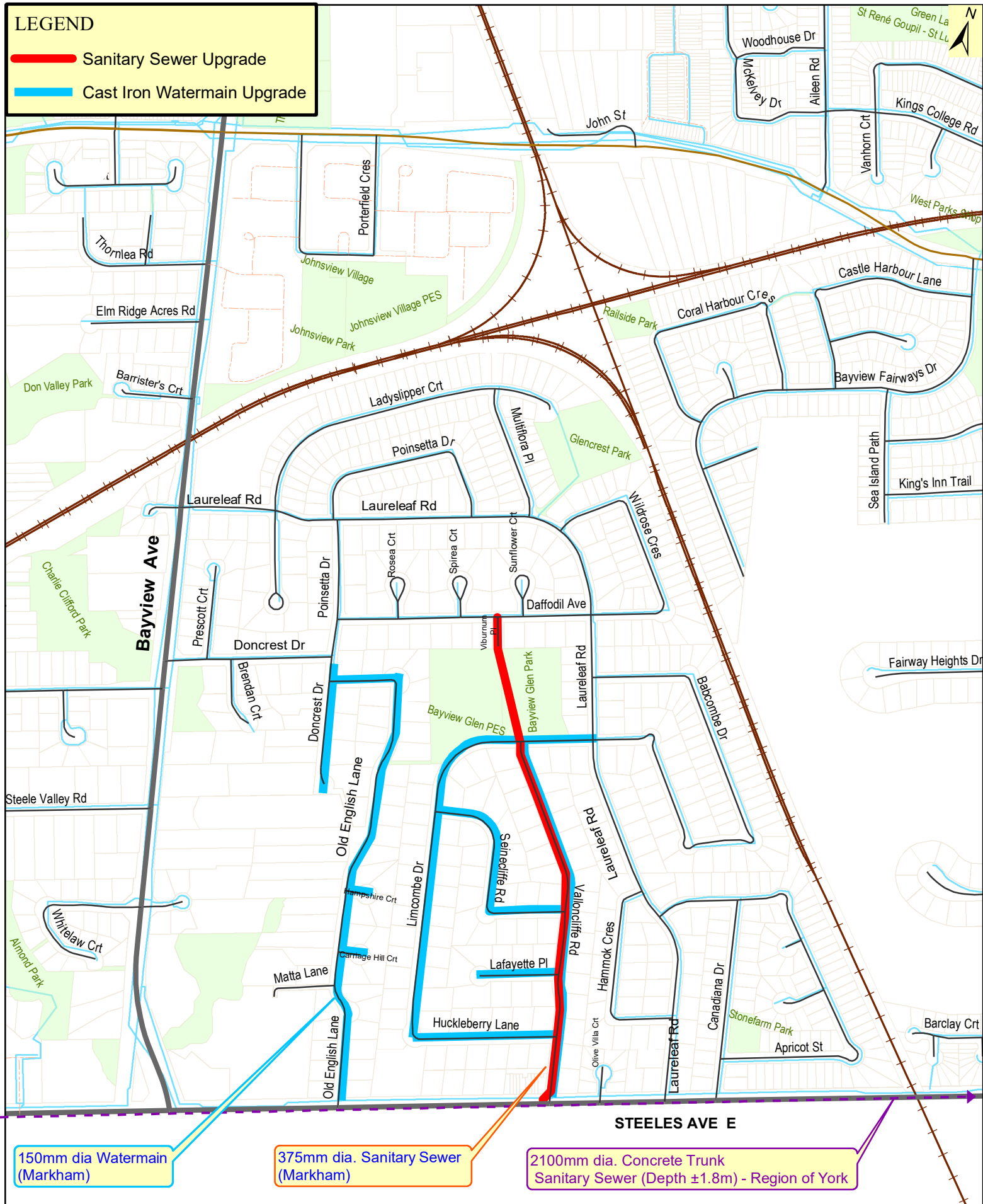
Brenda Librecz
Commissioner, Community & Fire Services

ATTACHMENTS:

Attachments A, B & C – Location Map

LEGEND

- Sanitary Sewer Upgrade
- Cast Iron Watermain Upgrade





Location Map
Cast Iron Watermain Replacement (Const.)

Attachment "B" : McCowan Rd and Heritage St.




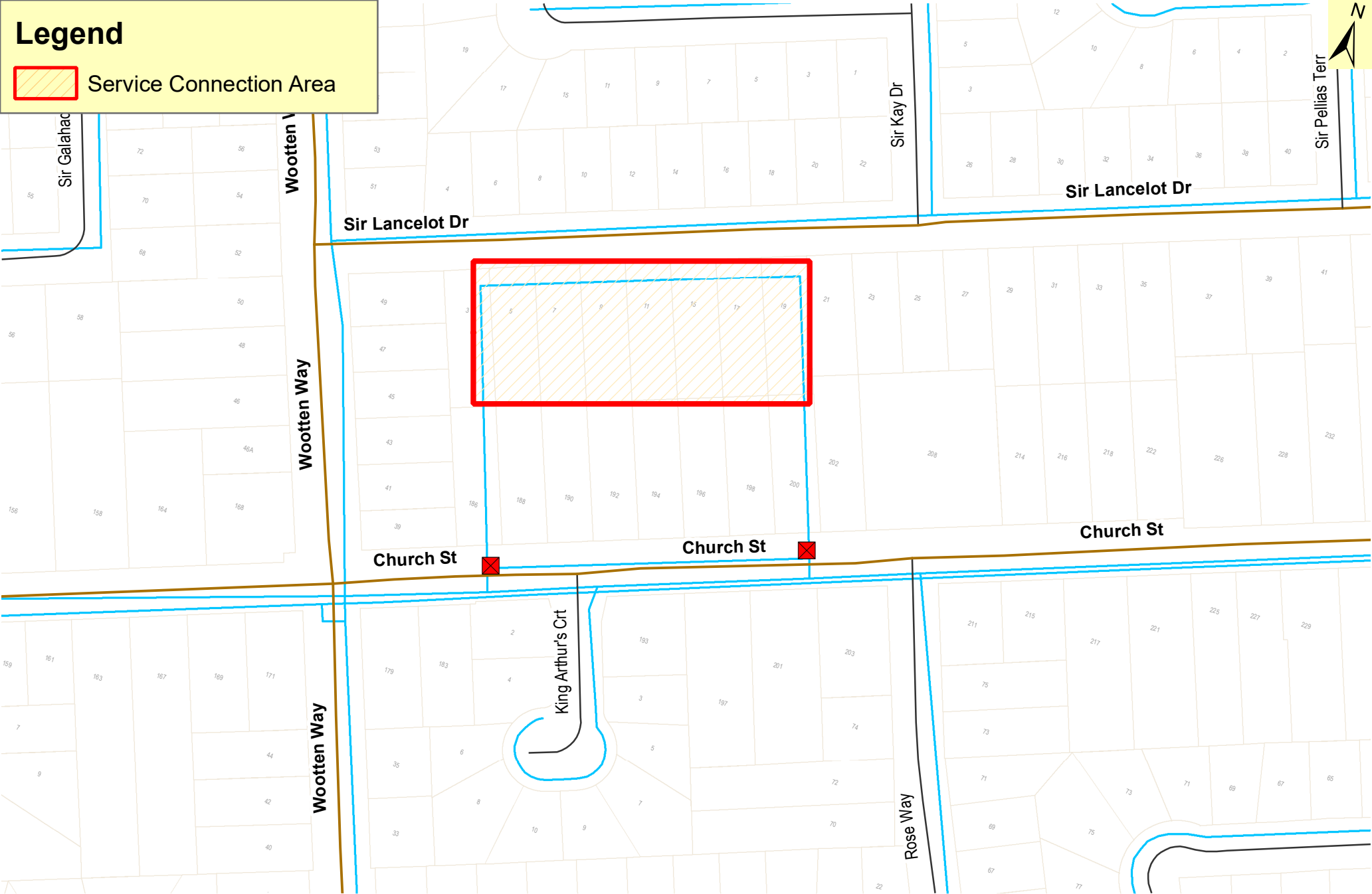


**Location Map
Water Service Connections**

Attachment "C" : Sir Lancelot Service Connections

Legend

 Service Connection Area





Report to: General Committee

Meeting Date: May 21, 2019

SUBJECT: 2019 Tax Rates and Levy By-law**PREPARED BY:** Shane Manson, Senior Manager, Revenue & Property Tax**RECOMMENDATION:**

1. That the report “2019 Tax Rates and Levy By-law” be received; and,
2. That a by-law to provide for the levy and collection of property taxes totalling \$732,240,135 required by the City of Markham, the Regional Municipality of York, Province of Ontario (Education) and Business Improvement Areas, in a form substantially similar to Appendix A (attached), satisfactory to the City Solicitor and provides for the mailing of notices and requesting payment of taxes for the year 2019, as set out as follows, be approved; and,

Taxation Category	2019 Levy Amount
City of Markham	\$157,927,379
Region of York	\$327,536,871
Province of Ontario (Education)	\$246,322,343
Markham Village BIA	\$239,322
Unionville BIA	\$214,221
Total	\$732,240,135

3. That staff be authorized to levy against Markham Stouffville Hospital and Seneca College the annual levy pursuant to Section 323 of the *Municipal Act, 2001*, as outlined in Section 9 of the attached by-law once the required information is received from the Ministry of Training, Colleges and Universities; and,
4. That the attached by-law be passed to authorize the 2019 Tax Rates and Levy By-law; and further,
5. 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 obtain authorization for the adoption of the tax rates for the 2019 tax year for the levy requirements of the City of Markham, the Regional Municipality of York and the Province of Ontario (Education).

BACKGROUND

The *Municipal Act, 2001* provides that the Council of a local municipality shall, after the adoption of estimates for the year, pass a by-law to levy a separate tax rate upon all property assessed in the local municipality rateable for local municipal purposes, upper tier purposes and education purposes, as may be appropriate.

OPTIONS/ DISCUSSION

Council has approved its 2019 Budget estimates for City services, requiring property taxes to be levied as follows:

2019 City of Markham Tax Levy:	\$157,927,379
2019 Markham Village BIA:	\$239,322
2019 Unionville BIA:	\$214,221

The Regional Municipality of York has approved its 2019 Budget estimates requiring property taxes, Railway Rights of Way and Utilities to be levied as follows:

2019 Regional Municipality of York total requisition:	\$1,133,034,976
2019 City of Markham % share:	28.91%
2019 City of Markham \$ share:	\$327,536,871

All the required regulations establishing the Education tax rates for the 2019 property tax levy have been passed by the Province of Ontario and received by the Municipality. The total 2019 levy to be raised for education purposes is \$246,322,343.

DUE DATES

The 2019 final tax instalment due dates for the residential class are July 5 and August 6. The non-residential properties are billed later in 2019 due to added provincial legislated requirements. The tax instalment due dates for Commercial, Industrial and Multi-Residential classes are October 7 and November 5.

PROPERTY TAX RATES BY CLASSIFICATION AND LEVYING BODIES

Levying Body	Residential	% of Tax Rate	Commercial	% of Tax Rate	Industrial	% of Tax Rate
City	0.162273%	24.59%	0.207612%	13.22%	0.254833%	14.05%
Region	0.336549%	51.01%	0.430581%	27.43%	0.528517%	29.15%
Education	0.161000%	24.40%	0.931834%	59.35%	1.030000%	56.80%
Total	0.659822%	100.00%	1.570027%	100.00%	1.813350%	100.00%

FINANCIAL CONSIDERATIONS

The proposed tax rates have been calculated to achieve the tax revenue requirements of the 2019 budgets, as approved by the Councils of the City of Markham and the Regional Municipality of York. The education tax rates are established via a Regulation issued by the Province of Ontario.

HUMAN RESOURCES CONSIDERATIONS

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not applicable

BUSINESS UNITS CONSULTED AND AFFECTED:

Legal Services Department

RECOMMENDED BY:

Joel Lustig
Treasurer

Trinela Cane
Commissioner, Corporate Services

ATTACHMENTS:

Appendix A - Draft Levy By-law

APPENDIX A: 2019 TAX RATES AND LEVY BY-LAW

THE CORPORATION OF THE CITY OF MARKHAM DRAFT BY-LAW **NO. 2019-XXX**

BEING A BY-LAW TO PROVIDE FOR THE LEVY AND COLLECTION OF SUMS REQUIRED BY THE CORPORATION OF THE CITY OF MARKHAM FOR THE YEAR 2019 AND TO PROVIDE FOR THE MAILING OF NOTICES REQUIRING PAYMENT OF TAXES FOR THE YEAR 2019.

WHEREAS Subsection 312(2) of the *Municipal Act, 2001* provides that the Council of a local municipality shall, after the adoption of estimates for the year, pass a by-law each year to levy a separate tax rate on the assessment in each property class in the local municipality rateable for local municipal purposes; and,

WHEREAS Sections 307 and 308 of the said *Act* require taxes to be levied upon the whole of the assessment for real property according to amounts assessed under the *Assessment Act* and that tax rates to be established in the same proportion to tax ratios; and,

WHEREAS estimates have been prepared showing the sum of \$157,927,379 raised for the lawful purpose of The Corporation of the City of Markham for the year 2019, \$327,536,871 for the Region of York and \$246,322,343 and for the Boards of Education; and,

WHEREAS the Assessment Roll made in 2018 and upon which 2019 taxes are to be levied, was returned by the Municipal Property Assessment Corporation and is the last revised Assessment Roll; and

WHEREAS the total taxable assessment within the City of Markham is \$93,981,124,540; and,

NOW THEREFORE the Council of The Corporation of the City of Markham enacts as follows:

1. **THAT** the following property tax ratios are to be applied in determining tax rates for taxation in 2019:

Property Class	2019 Tax Ratio
Residential	1.000000
Multi-Residential	1.000000
Commercial	1.279400
Landfill	1.100000
Industrial	1.570400
Pipeline	0.919000
Farmland	0.250000
Managed Forest	0.250000

2. **THAT** the sum of **\$157,927,379** shall be levied and collected for the **City of Markham** purposes for the year 2019, such amount to be provided for as follows:

CLASS	ASSESSMENT	TAX RATE	TAXES
Residential (RT)	80,511,170,090	0.162273%	130,647,683
Residential Shared as PIL (RH)	2,206,000	0.162273%	3,580
Residential Farm Awaiting Development (R1)	5,172,500	0.040568%	2,098
Multi-Residential (MT)	953,854,444	0.162273%	1,547,846
Commercial (CT/DT/ST/GT)	8,842,836,677	0.207612%	18,358,768
Commercial (XT/YT/ZT)	1,614,870,928	0.207612%	3,352,662
Commercial (CU/DU/SU)	77,097,819	0.145328%	112,045
Commercial (XU/YU/ZU)	42,934,040	0.145328%	62,395
Commercial (CJ)	3,934,175	0.145328%	5,717
Commercial (CH)	18,637,350	0.207612%	38,693
Commercial (CX)	242,260,212	0.145328%	352,072
Commercial (C1)	38,069,075	0.040568%	15,444
Industrial (IT/LT)	1,032,625,204	0.254833%	2,631,471
Industrial (IH)	53,796,750	0.254833%	137,092
Industrial (JH)	4,577,250	0.254833%	11,664
Industrial (IU)	11,523,325	0.165642%	19,087
Industrial (IK)	3,340,600	0.165642%	5,533
Industrial (IX)	201,752,317	0.165642%	334,186
Industrial - New Occupied (JT)	28,534,050	0.254833%	72,714
Industrial (I1)	54,727,675	0.040568%	22,202
Pipelines (PT)	90,452,756	0.149129%	134,891
Farmland (FT)	144,563,808	0.040568%	58,647
Managed Forest (TT)	2,187,495	0.040568%	887
Total	\$93,981,124,540		\$157,927,379

3. **THAT** the sum of **\$327,536,871** shall be levied and collected for the City of Markham's share of **the Regional Municipality of York Budget** for the year 2019, such amount to be provided for as follows:

CLASS	ASSESSMENT	TAX RATE	TAXES
Residential (RT)	80,511,170,090	0.336549%	270,959,538
Residential Shared as PIL (RH)	2,206,000	0.336549%	7,424
Residential Farm Awaiting Development (R1)	5,172,500	0.084137%	4,352
Multi-Residential (MT)	953,854,444	0.336549%	3,210,188
Commercial (CT/DT/ST/GT)	8,842,836,677	0.430581%	38,075,575
Commercial (XT/YT/ZT)	1,614,870,928	0.430581%	6,953,327
Commercial (CU/DU/SU)	77,097,819	0.301407%	232,378
Commercial (XU/YU/ZU)	42,934,040	0.301407%	129,406
Commercial (CJ)	3,934,175	0.301407%	11,858
Commercial (CH)	18,637,350	0.430581%	80,249

Commercial (CX)	242,260,212	0.301407%	730,189
Commercial (C1)	38,069,075	0.084137%	32,030
Industrial (IT/LT)	1,032,625,204	0.528517%	5,457,600
Industrial (IH)	53,796,750	0.528517%	284,325
Industrial (JH)	4,577,250	0.528517%	24,192
Industrial (IU)	11,523,325	0.343536%	39,587
Industrial (IK)	3,340,600	0.343536%	11,476
Industrial (IX)	201,752,317	0.343536%	693,092
Industrial - New Occupied (JT)	28,534,050	0.528517%	150,807
Industrial (I1)	54,727,675	0.084137%	46,046
Pipelines (PT)	90,452,756	0.309289%	279,760
Farmland (FT)	144,563,808	0.084137%	121,632
Managed Forest (TT)	2,187,495	0.084137%	1,840
Total	\$93,981,124,540		\$327,536,871

4. **THAT** the sum of **\$246,322,343** shall be levied and collected for the City of Markham's share of the **Province of Ontario (Education)** Budget for the year 2019, such amount to be provided for as follows:

CLASS	ASSESSMENT	TAX RATE	TAXES
Residential (RT)	80,511,170,090	0.161000%	129,622,984
Residential Farm Awaiting Development (R1)	5,172,500	0.040250%	2,082
Multi-Residential (MT)	953,854,444	0.161000%	1,535,706
Commercial (CT/DT/ST/GT)	8,842,836,677	0.931834%	82,400,559
Commercial (XT/YT/ZT)	1,614,870,928	0.931834%	15,047,916
Commercial (CU/DU/SU)	77,097,819	0.792059%	610,660
Commercial (XU/YU/ZU)	42,934,040	0.792059%	340,063
Commercial (CX)	242,260,212	0.792059%	1,918,844
Commercial (C1)	38,069,075	0.040250%	15,323
Industrial (IT/LT)	1,032,625,204	1.030000%	10,636,040
Industrial (IU)	11,523,325	0.849750%	97,919
Industrial (IX)	201,752,317	0.849750%	1,714,390
Industrial - New Occupied (JT)	28,534,050	1.030000%	293,901
Industrial (I1)	54,727,675	0.040250%	22,028
Pipelines (PT)	90,452,756	1.290000%	1,166,841
Farmland (FT)	144,563,808	0.040250%	58,187
Managed Forest (TT)	2,187,495	0.040250%	880
Total	\$93,894,632,415		\$245,484,322
Plus: Taxable – Full Share PIL (CH, CJ, RH, IH, JH, IK)			
Taxed at education rate but revenue retained by City			\$838,021
Total Education Levy			\$246,322,343

5. **THAT** a Waste Collection and Disposal Grant totaling **\$152,583** shall be provided proportionately to the following Residential Condominium properties.

CONDOMINIUM NUMBER	ADDRESS	UNITS
YRC #226	7811 Yonge Street	148
YRC #344	8111 Yonge Street	199
YRC #550	7451 Yonge Street	21
YRC #618	55 Austin Drive	142
YRC #636	25 Austin Drive	149
YRC #784	7805 Bayview Avenue	341
YRC #792	610 Bullock Drive	235
YRC #794	7825 Bayview Avenue	337

6. **THAT** the sum of **\$239,322** shall be levied on non-residential properties located within the boundaries of the City of Markham's **Main Street Markham Business District Improvement Area** for the year 2019, such amount to be provided for as follows:

CLASSES	ASSESSMENT	TAX RATE	TAXES
Commercial	\$81,270,475	0.294476%	\$239,322

7. **THAT** the sum of **\$214,221** shall be levied on non-residential properties located within the boundaries of the City of Markham's **Unionville Business Improvement Area** for the year 2019, such amount to be provided for as follows:

CLASS	ASSESSMENT	TAX RATE	TAXES
Commercial	\$54,558,825	0.392642%	\$214,221

8. **THAT** the sum of **\$1,286** shall be levied against all properties in the Farmland Class and collected for membership fees in the **Federation of Agriculture** for the Region of York for the year 2019, such amount to be provided for as follows:

CLASS	ASSESSMENT	TAX RATE	TAXES
Farmland (FT)	\$144,563,808	0.000890%	\$1,286

9. **THAT** there shall be a levy upon the **Markham Stouffville Hospital** in the amount of **\$25,200** pursuant to Subsection 323(3) of the *Municipal Act, 2001*, such amount being the sum of \$75.00 for each of the 336 provincially rated beds and a levy upon **Seneca College** in the estimated amount of **\$126,600** pursuant to Subsection 323(1) of the *Municipal Act, 2001*, such sum being \$75.00 for each of the estimated 1,688 full time enrolled students as determined by the Minister of Training, Colleges and Universities.

- 10. THAT** there shall be levied upon **Utility Transmission Lines (UH)** the sum of **\$764,105** for the year 2019, such amount to be provided for as follows:

DESCRIPTION	ACRES	RATE PER ACRE	CITY	REGION	EDUCATION	TOTAL
Hydro One	374.07	\$834.02	\$101,491	\$210,490	--	\$311,982
Hydro One	374.07	\$1,208.66	--	--	\$452,123	\$452,123
Total			\$101,491	\$201,490	\$452,123	\$764,105

* Education revenue retained by City

- 11. THAT** there shall be levied upon **Railway Rights of Ways (WT)** the sum of **\$480,180** for the year 2019, such amount to be provided for as follows:

DESCRIPTION	ACRES	RATE PER ACRE	CITY	REGION	EDUCATION	TOTAL
Canadian National Railways	246.66	\$624.33	\$50,097	\$103,900	--	\$153,997
Canadian National Railways	246.66	\$822.69	--	--	\$202,925	\$202,925
Canadian Pacific Railways	48.42	\$624.33	\$9,834	\$20,396	--	\$30,230
Canadian Pacific Railways	48.42	\$822.69	--	--	\$39,835	\$39,835
Metrolinx	85.20	\$624.33	\$17,304	\$35,889	--	\$53,193
Total			\$77,236	\$160,185	\$242,760	\$480,180

- 12. THAT** for the purposes of paying the owners' portion of debt charges pursuant to section 391 of the *Municipal Act, 2001*, as authorized by the following by-law, the amounts listed below shall be levied and collected from the owners of the properties liable therefore:

EFFECTIVE – EXPIRE DATES	PURPOSE	AMOUNT
(2006-2025)	Buttonville	\$6,178.67

- 13. THAT** for the purposes of paying the owners' portion of debt charges pursuant to Section 391 of the *Municipal Act, 2001* as authorized by the following by-laws, the amounts listed below shall be levied and collected from the owners of the properties liable therefore:

EFFECTIVE – EXPIRE DATES	PURPOSE	AMOUNT
(2007-2021)	Milmar Court	\$6,838.24
(2010-2024)	Robinson St	\$3,791.88
(2013-2022)	Glenridge	\$54,568.47
(2016-2025)	Main Street	\$7,229.40
TOTAL		\$72,427.99

14. THAT pursuant to Regional By-law No. A-0303-2002-020, a tax rebate totaling \$7,051.85 (City share is \$1,734.29) be provided to the Markham District Veterans Association for its property located at 7 Washington Street for 2019 upon the provision of documentation in a form satisfactory to the Treasurer.

15. THAT the Treasurer shall add to the Collector's Roll, all or any arrears for service provided by: the *Power Commission Act* (hydro-electric power), the *Weed Control Act*, the *Ditches and Watercourses Act*, the *Public Utilities Act*, the *Tile Drainage Act*, and the *Ontario Building Code*; and any other collection agreements charges approved by Council which shall be collected by the Collector in the same manner and at the same time as all other rates and levies.

16. THAT the Interim Tax Levies which were payable in two instalments on February 5, 2019, and March 5, 2019 shall be shown as a reduction on the final levy.

17. THAT the net amount of taxes levied by this By-law shall be due and payable in equal instalments as follows.

PROPERTIES	INSTALMENTS
Residential, Farmland and Pipelines	1. July 5, 2019 2. August 6, 2019
Commercial, Industrial and Multi-Residential	1. October 7, 2019 2. November 5, 2019

18. THAT those residential property owners who have applied and meet the conditions for the Pre-authorized Payment Program for taxes as approved by Council will have the taxes levied under this By-law paid by automatic withdrawal in six (6) equal instalments:

- i. July 1, 2019;
- ii. August 1, 2019;
- iii. September 1, 2019;
- iv. October 1, 2019;
- v. November 1, 2019; and
- vi. December 1, 2019.

19. THAT those residential property owners who have applied and meet the conditions for the Pre-authorized Payment Program for taxes as approved by Council will have the taxes levied under this By-law paid by automatic withdrawal in three (3) equal instalments:

- i. July 5, 2019;
- ii. August 6, 2019; and
- iii. September 5, 2019.

20. THAT those commercial, industrial and multi-residential property owners who have applied and meet the conditions for the Pre-authorized Payment Program for taxes as approved by Council will have the taxes levied under this By-law paid by automatic withdrawal in three (3) equal instalments:

- i. October 7, 2019;
- ii. November 5, 2019; and
- iii. December 5, 2019.

21. THAT those residential property owners who have applied and meet the conditions for the Pre-authorized Payment Program for taxes as approved by Council will have the taxes levied under this By-law paid by automatic withdrawal in two (2) equal instalments:

- i. July 5, 2019; and
- ii. August 6, 2019.

22. THAT those commercial, industrial and multi-residential property owners who have applied and meet the conditions for the Pre-authorized Payment Program for taxes as approved by Council will have the taxes levied under this By-law paid by automatic withdrawal in two (2) equal instalments:

- i. October 7, 2019; and
- ii. November 5, 2019.

23. THAT as provided in Subsections 345(1) and (2) of the *Municipal Act 2001*, if the taxes or any class or instalment thereof so levied in accordance with this By-law remain unpaid following the due date, a penalty of one per cent (1.00%) on the fourth day of default and one quarter per cent (1.25%) per month (15% per annum), on the first day each calendar month thereafter, of the taxes remaining unpaid shall be levied until December 31, 2019.

24. THAT as provided in Subsection 345(3) of the *Municipal Act, 2001*, if any taxes levied pursuant to this By-law remain unpaid as at December 31, 2019, interest at the rate of one and one quarter per cent (1.25%) per month (15% per annum) of the unpaid taxes shall be levied from January 1, 2020 and for each month or fraction thereof until such taxes are paid.

25. THAT all taxes levied by any By-law and which remain unpaid as at the date of passing this By-law, shall have interest charged at the same rate of one and one quarter per cent (1.25%) per month (15% per annum) calculated on the unpaid taxes, on the first day of each calendar month for so long as the taxes remain unpaid.

26. THAT the Treasurer of The Corporation of The City of Markham is hereby authorized and directed to serve personally or to mail or cause to be mailed notices of the taxes hereby levied to the person or persons taxed at the person's residence or place of business or upon the premises in respect of which the taxes are payable by such person, or the ratepayer's mortgage company or third party designated by the property owner.

27. THAT taxes are payable to The Corporation of The City of Markham, 101 Town Centre Boulevard, Markham, Ontario, L3R 9W3. Upon payment of any applicable fee, and if paid on or before the due date imprinted on the bill, taxes may also be paid at most chartered banks in the Province of Ontario.

28. AND THAT those residents who qualify for the Low Income Seniors and Low Income Disabled Tax Deferral program shall apply to the City of Markham – Property Tax Division in accordance with the program policies as established by the Regional Municipality of York. The amount of deferral for 2019 will be determined once the application has been received and approved. The deferral amount may not be reflected on the 2019 final tax billing issued in accordance with this By-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS **XXTH** DAY OF **XX**, 2019.

X_____
KIMBERLEY KITTERINGHAM
CITY CLERK

X_____
FRANK SCARPITTI
MAYOR

City of Markham Comments on Proposed Bill 108, *More Homes, More Choice Act 2019*

May 27, 2019 Development Services Committee

Bill 108 *More Homes, More Choice Act 2019*

- May 2, 2019 Provincial release of the More Homes, More Choice: Ontario Housing Supply Action Plan – aims to make it faster and easier to build housing under these themes: speed, cost, mix, rent, innovation
- To support the Action Plan, Bill 108, *More Homes, More Choice Act, 2019* also released
- 8 of 13 Acts (underlined) are proposed to be amended that impact local planning and funding for provision of community services from new development
 - *Planning Act*
 - *Development Charges Act*
 - *Local Planning Appeal Tribunal Act*
 - *Conservation Authorities Act*
 - *Endangered Species Act*
 - *Ontario Heritage Act*
 - *Education Act*
 - *Environmental Assessment Act*
 - *Cannabis Control Act*
 - *Labour Relations Act*
 - *Occupational Health & Safety Act*
 - *Workplace Safety & Insurance Act*
 - *Environmental Protection Act*

Bill 108 *More Homes, More Choice Act* 2019

- The proposals for the *Planning Act*, *Development Charges Act* and *Ontario Heritage Act* are posted on the Environmental Registry of Ontario (ERO) website with a commenting deadline of June 1, 2019 (30-day period)
- Separate opportunities for consultation on the *Conservation Authorities Act*, *Endangered Species Act*, and *Environmental Assessment Act* also provided on ERO website and commenting has closed
- Regulations containing critical implementation details regarding the proposed changes to the statutes have not been released
- Regulations are needed to assess the financial impacts and impacts to land use planning and development approval processes



Proposed Bill 108 – Financial Issues

CURRENT



HARD DEVELOPMENT CHARGES



SOFT DEVELOPMENT CHARGES



PARKLAND & CASH IN-LIEU



SECTION 37 CHARGES

PROPOSED



Development Charges (*Development Charges Act*)



Community Benefits Charge (*Planning Act*)

Proposed Bill 108 – Financial Issues

- The expectation is that the community benefits charge will be lower than what City can currently charge, or obtain, independently for soft development charges, section 37 and parkland.
 - Less funding available to fund required growth facilities and services at the current level of service
- City will be unable to collect the community benefits charge if it also receives parkland as part of a subdivision

PROPERTY TAX



SERVICE LEVELS



- **Recommendation**

- That the cap on the community benefits charge should be set to include the full recovery for soft infrastructure costs and parkland dedication as now obtained under the current statutes. To ensure that growth pays for growth, a municipality should be allowed to levy both the community benefits charge and receive parkland in a residential development.

Proposed Bill 108 – Shortened Timeframe for Council Decisions on Development Applications

Application	Current Timelines	Proposed Bill 108 Timeline
Official Plan/Official Plan Amendment	210 days	120 days
Zoning Bylaw Amendment	150 days	90 days
Draft Plan of Subdivision	180 days	120 days

- Recommendation**

- The proposed reduction in timelines for decisions on development applications is not supported as appeals for non-decisions to the Local Planning Appeal Tribunal removes decision making authority on development applications from Council, and may result in potentially longer decision timelines

Proposed Bill 108 – Additional Residential Units on a Lot

- Require official plan policies to authorize an additional residential unit in a detached house, semi-detached house, or row house as well as an additional unit in a building or structure ancillary
- This permits a third residential unit on a lot
- **Recommendation**
 - That municipalities retain their current authority to review and determine appropriate locations for dwelling units in ancillary buildings on a lot and within the municipality, and retain their current authority to refuse additional dwelling units where there are insufficient services to support the increased density, or apply appropriate development charges to facilitate construction of the required services

Proposed Bill 108 - Inclusionary Zoning Permitted in Only Major Transit Station Areas and Areas with a Development Permit System

- The proposed amendment would eliminate the City's ability to identify and apply inclusionary zoning provisions outside of protected major transit station areas, or areas subject to a development permit system
- **Recommendation**
 - Municipalities should continue to have ability to apply inclusionary zoning to development in areas other than protected major transit station areas or areas subject to a development permit system

Proposed Bill 108 - The Local Planning Appeal Tribunal reverts back to a “de novo” hearing process

- A “de novo” hearing is when the Local Planning Appeal Tribunal can consider a development proposal as if no decision had been made by a council (e.g. new evidence can be introduced that a council did not have access to or was available when making a decision)
- **Recommendation**
 - The Province should carry forward the current test for the appeal of a Planning Act application requiring the Local Planning Appeal Tribunal to evaluate a municipal decision on a planning application based on its consistency with the Provincial Policy Statement, and conformity with Provincial Plans, as well as Regional and local Official Plans

Proposed Bill 108 – Ontario Heritage Act

- Proposed changes impact the way property listing, designation, alteration and demolition applications are processed and tracked through Markham's heritage conservation program
 - Provincial direction is to be provided to municipalities in the form of Principles prescribed by a Regulation for future decision-making
 - Notice is to be provided after a property is listed on the municipal Heritage Register with appeal opportunities for the owner
 - A timeline is to be introduced for issuing a notice of intention to designate a property - 90 days from a prescribed event (submission of a planning application).
 - Appeals to designating an individual property, amendments to the by-law and alterations to these properties will be reviewed by the Local Planning Appeal Tribunal (currently Conservation Review Board)
- **Recommendation:** Given the extent of the proposed changes and absence of the Regulations, it is suggested that the amendments be deferred, and the Ministry of Culture undertake a full and meaningful consultation

Proposed Bill 108 – Core Mandatory Services for Conservation Authorities

- Core mandatory functions for conservation authorities will be limited to: hazard land protection and management (valleyland and floodplains); conservation and management of conservation authority lands; drinking water source protection; and protection of Lake Simcoe watershed (the latter not applicable to Markham)
- Activities outside of a conservation authorities' core mandate would no longer receive funding from the Province and would require dedicated funding agreements between the conservation authority and the benefitting party (i.e. municipality and/or other stakeholder)
- **Recommendation**
 - Provincial efforts are supported to clarify the role and accountability of conservation authorities and the Province is urged to support the Ministry of Natural Resources and Forestry, Ministry of Environment, Conservation and Parks and municipalities with enhanced natural heritage protection and watershed planning tools to fill the potential gap in natural resource, climate change and watershed planning services resulting from the proposed modified mandate of the TRCA.

Next Steps

- June 3, 2019 – Bill 108 to be referred to Standing Committee on Justice Policy for a public hearing and clause-by-clause consideration
- June 4, 2019 - Bill 108 will be received by the House on June 4, 2019
- Bill 108 is then expected to proceed to Third Reading and Royal Assent thereafter





Report to: Development Services Committee

Meeting Date: May 27, 2019

SUBJECT: City of Markham Comments on Proposed Bill 108, More Homes, More Choice Act 2019

PREPARED BY: Policy and Research Group
 Planning and Urban Design Department
 Infrastructure and Capital Projects
 Financial Strategy and Investment
 Legal Services
 Contact: John Yeh, MCIP, RPP, Manager, Policy (ext.7922)

RECOMMENDATION:

1. That the report entitled, “City of Markham Comments on Proposed Bill 108, *More Homes, More Choice Act 2019*”, dated May 27, 2019, be received; and,
2. That this report, including the 39 recommendations from the City of Markham on Proposed Bill 108, *More Homes, More Choice Act 2019*, as summarized in Appendix ‘A’, be forwarded to the Assistant Deputy Minister of Municipal Affairs and Housing and to York Region as the City of Markham’s comments on Bill 108; and,
3. That the City of Markham supports the Province of Ontario’s proposed measures to streamline the planning process while retaining appropriate public consultation during the planning process as long as these measures can be reasonably implemented and avoid negative impacts such as potential delays; and,
4. That the cap on the community benefits charge should be set to include the full recovery for soft infrastructure costs and parkland dedication as now obtained under the current statutes. To ensure that growth pays for growth, a municipality should be allowed to levy both the community benefits charge and receive parkland in a residential development.; and,
5. That the City of Markham does not support any proposed legislative changes that would in effect reduce a municipality’s ability to collect funds to ensure that growth pays for growth;
6. That the City of Markham supports the Province of Ontario’s proposed changes to increase resourcing for the Local Planning Appeal Tribunal but does not support the re-introduction of “de novo” hearings as part of the Local Planning Appeal Tribunal process; and,
7. That the City of Markham supports the Province of Ontario’s efforts to clarify the role and accountability of conservation authorities and urges the Province to support the Ministry of Natural Resources and Forestry, Ministry of Environment, Conservation and Parks, and municipalities with enhanced natural heritage

protection and watershed planning tools to fill the potential gap in natural resource, climate change and watershed planning services resulting from the proposed modified mandate of the TRCA; and further,

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

EXECUTIVE SUMMARY:

The Province is proposing changes to several statutes that support the Province's new More Homes, More Choice: Ontario Housing Supply Action Plan. The Action Plan aims to make it faster and easier for municipalities, non-profits and private firms to build housing. The proposed changes to the statutes are consolidated in Bill 108, *More Homes, More Choice Act, 2019*.

The following Schedules to Bill 108 contain proposed changes that impact the municipal land use planning and development approval process, and funding mechanism for provision of community services resulting from new development: *Planning Act*, *Development Charges Act*, *Local Planning Appeal Tribunal Act*, *Conservation Authorities Act*, *Endangered Species Act*, *Ontario Heritage Act*, *Education Act*, and *Environmental Assessment Act*. Implementation details in the form of proposed Regulations accompanying Bill 108 have not been provided for any of the statutes proposed to be amended.

Staff generally supports changes to the *Planning Act* and other legislation that would streamline the planning process and bring more housing to the market more quickly, but safeguards have to remain in place to ensure continued protection of the natural environment and cultural heritage, appropriate public consultation during the planning process, and the adherence to the principle that growth pays for growth.

One of the main components of Bill 108 are changes to the *Planning Act* and *Development Charges Act* which will allow municipalities to charge directly for community facilities, likely to be services such as libraries, recreation, and park development. This charge would replace section 37 of the *Planning Act*, perhaps some parkland dedication, and development charges for discounted soft services (e.g. library, recreation, parks). Given that a number of community services are proposed to be grouped together and capped, it would be reasonable to expect that the amounts collected for these services will be lower than what municipalities can currently charge independently for soft development charges, section 37 and parkland. It is recommended the Province defer consideration of the community benefits charges by-law until such time as the associated Regulations are released so that the financial impacts, planning and development approval impacts, and impacts to provision of community services resulting from growth can be determined and analyzed with a view to ensure that growth pays for growth.

Proposed changes to the *Planning Act* also shorten the timeframe for councils to make a decision on a development application before an appeal can be filed to the Local Planning Appeal Tribunal. For example, for official plan amendments the timeline is proposed to be reduced from 210 days to 120 days. Given the complexity of the development applications that the City receives, and given the fact that the City is responsible for coordinating comments from a number of external agencies, it will be a challenge to meet the proposed reduced timeframes. Staff does not support the proposed reduction in timelines for decisions on development applications as appeals for non-decisions to the LPAT removes decision making authority on development applications from Council, and may result in potentially longer decision timelines.

The *Planning Act* is also proposed to be amended to require official plan policies to authorize an additional residential unit in a detached house, semi-detached house, or row house as well as an additional unit in a building or structure ancillary. This change would permit a third residential unit on a lot. Examples of units in ancillary buildings are coach houses or garden suites. Staff recommend municipalities retain their current authority to review and determine appropriate locations for dwelling units in ancillary buildings on a lot and within the municipality, and retain their current authority to refuse additional dwelling units where there are insufficient services to support the increased density, or apply appropriate development charges to facilitate construction of the required services.

Proposed amendments to the *Planning Act* also direct the application of inclusionary zoning to protected major transit station areas and to areas that are the subject of a development permit system. Inclusionary zoning provides for the inclusion of affordable housing units within residential buildings. The proposed amendment would eliminate the City's ability to identify and apply inclusionary zoning provisions outside of protected major transit station areas, or areas subject to a development permit system. While staff support the application of inclusionary zoning in major transit station areas, as these are likely to represent the majority of a municipality's intensification areas, there may also be intensification areas outside of major transit station areas where inclusionary zoning would also be appropriate. Staff recommend municipalities should continue to have ability to apply inclusionary zoning to development in areas other than protected major transit station areas or areas subject to a development permit system.

The proposed changes to the *Local Planning Appeal Tribunal Act* largely bring back the procedures that were in place under the previous Ontario Municipal Board which include "de novo" hearings in which the Local Planning Appeal Tribunal can consider a development proposal as if no decision had been made by a council. Staff do not support the return of "de novo" hearings. Instead, the Province should carry forward the current test for the appeal of a *Planning Act* application requiring the Local Planning Appeal Tribunal to evaluate a municipal decision on a planning application based on its consistency with the Provincial Policy Statement, and conformity with Provincial Plans, as well as Regional and local Official Plans. If the Province is unwilling to restore the current appeal test, the Province should revise Bill 108 to provide for more deference to Council's decisions.

The proposed changes to the *Ontario Heritage Act* will impact the manner in which property listing, designation, alteration and demolition applications are processed and tracked through Markham's heritage conservation program.

Provincial direction is to be provided to municipalities in the form of principles prescribed by a Regulation for future decision-making. Staff are suggesting that this be accomplished through enhanced educational materials rather than through a Regulation. Notice is to be provided after a property is listed on the municipal Heritage Register with appeal opportunities for the owner. Staff are recommending that a time limit be introduced as to when an objection can be submitted.

Appeals to designating an individual property, amendments to the by-law and alterations to these properties will no longer be reviewed by the Conservation Review Board with Council as the ultimate decision-maker. These are to be considered by the Local Planning Appeal Tribunal which is removing Council's ability to protect what is considered to be of value from a heritage perspective and reflective of the local community. Staff is recommending that at a minimum, the Province maintain the Conservation Review Board as the non-binding appeal body for individual designation by-laws and amendments to their content, with the municipality having the final decision. The Local Planning Appeal Tribunal can address objections to alterations and demolition but need to be resourced accordingly with expertise in heritage matters.

Given the extent of the proposed changes to the *Ontario Heritage Act* and the absence of the Regulations, it is suggested that the amendments be deferred, and the Ministry of Culture undertaking a full, meaningful consultation, including a review of the proposed Regulations, with all stakeholders similar to that undertaken when the *Act* was last amended.

Bill 108 also proposes changes to the role of conservation authorities in natural heritage and watershed planning. Core mandatory functions for conservation authorities will be limited to hazard land protection and management (valleyland and floodplains); conservation and management of conservation authority lands; drinking water source protection; and protection of Lake Simcoe watershed (the latter not applicable to Markham).

Activities outside of a conservation authorities' core mandate would no longer receive funding from the Province and would require dedicated funding agreements between the conservation authority and the benefitting party (i.e. municipality and/or other stakeholder). For non-core functions, the City will need to determine how to address the gap in services, which could include revised agreements with the Toronto and Region Conservation Authority (TRCA), additional City staffing resources, or consulting services given that the City does not employ the appropriate technical expertise to address all natural heritage and watershed planning matters.

Provincial efforts are supported to clarify the role and accountability of conservation authorities and the Province is urged to support the Ministry of Natural Resources and Forestry, Ministry of Environment, Conservation and Parks and municipalities with

enhanced natural heritage protection and watershed planning tools to fill the potential gap in natural resource, climate change and watershed planning services resulting from the proposed modified mandate of the TRCA.

Staff recommend the Province provide a minimum 30 day commenting period once proposed Regulations are released to allow an opportunity to more fully assess the financial impacts, planning and development approval impacts, and impacts to provision of community services arising from Bill 108.

It is recommended that this report be forwarded to the Ministry of Municipal Affairs and Housing as the City of Markham's comments on Bill 108, *More Homes, More Choice Act 2019*, prior to the June 1, 2018 commenting deadline.

PURPOSE:

This report provides staff comments in response to the Province's proposed Bill 108, *More Homes, More Choice Act, 2019*.

BACKGROUND:

On May 2, 2019 the Province released the More Homes, More Choice: Ontario Housing Supply Action Plan that aims to make it faster and easier for municipalities, non-profits and private firms to build housing.

The release of the Housing Supply Action Plan follows the release of a broad consultation document in November 2018, which staff reported on at the January 21, 2019 and February 4, 2019 General Committee meetings, and the February 12, 2019 Council meeting. The consultation document sought comments on how to increase the supply of housing under the themes of speed, cost, mix, rent and innovation.

Recent changes to the Provincial Growth Plan, which Council also commented on in February 2019, and which are documented in a separate memorandum to Committee dated May 27, 2019, are also intended to support increasing the supply of housing.

In support of the Housing Supply Action Plan, the Province introduced Bill 108, *More Homes, More Choice Act, 2019* which proposes to amend thirteen different statutes. Eight of the thirteen statutes (those underlined below) impact the municipal land use planning and development approval process, and funding mechanism for provision of community services resulting from new development.

- Planning Act
- Development Charges Act
- Local Planning Appeal Tribunal Act
- Conservation Authorities Act
- Endangered Species Act
- Ontario Heritage Act
- Education Act
- Environmental Assessment Act
- Cannabis Control Act
- Labour Relations Act
- Occupational Health & Safety Act
- Workplace Safety & Insurance Act
- Environmental Protection Act

The Province has provided a 30 day commenting period for the proposed changes to the *Planning Act*, *Development Charges Act* and *Ontario Heritage Act*, which closes on June 1, 2019. Separate opportunities for consultation on the *Conservation Authorities Act*, *Endangered Species Act* and *Environmental Assessment Act* were provided through the Provincial Environmental Registry and have already closed.

Implementation details in the form of proposed Regulations accompanying Bill 108 have not been provided for any of the statutes proposed to be amended.

OPTIONS/ DISCUSSION:

The proposed changes in Bill 108 affecting municipal land use planning and development approval processes and the funding mechanism for provision of community services are grouped into the following statutes. According to the Province, the intended outcomes are:

- *Planning Act* – streamline development approvals process and facilitate faster decisions, make charges for community benefits more predictable, support a range and mix of housing, and increase housing supply
- *Development Charges Act* – support a range and mix of housing options, increase housing supply, increase cost certainty of development, and reduce costs to build certain types of homes
- *Local Planning Appeal Tribunal (LPAT) Act* and *Planning Act*, LPAT Practices and Procedures – allow LPAT to make decisions based on the best planning outcome by giving the Tribunal the authority to make final determination on appeals of major land use planning matters
- *Ontario Heritage Act* – support streamlining development approvals and increase the housing supply while continuing to empower municipalities and communities to identify and conserve their cultural heritage resources
- *Environmental Assessment Act* – modernize the environmental assessment program to eliminate duplication, streamlining processes, provide clarity to applicants, and improve service standards to reduce delays
- *Conservation Authorities Act* – clearly define core mandatory programs and services provided by conservation authorities and increase transparency in how conservation authorities levy municipalities for mandatory and non-mandatory programs and services
- *Endangered Species Act* - create new tools to streamline processes, reduce duplication and ensure costs incurred by clients are directed towards actions that will improve outcomes for the species or its habitat
- *Education Act* – allow localized education development agreements between a landowner and school board where a landowner can provide pupil accommodation as an alternative to development charges

The proposed changes to certain statutes need to be read together in order to understand the impacts on land use planning and the provision of community services. For example, the types of facilities and services that can be imposed under the *Planning Act* for the community benefits charge by-law (outlined in more detail below) cannot include services set out in the *Development Charges Act*.

The proposed changes in Bill 108, staff comments on the implications, and recommendations are provided for each statute and subject area involving multiple statutes are outlined below.

1. Implementation details in the form of proposed Regulations accompanying Bill 108 have not been provided for any of the statutes proposed to be amended

As mentioned, Regulations containing critical implementation details regarding the proposed changes to the statutes have not yet been released. As indicated in more detail below, staff have not been able to assess the full impact of the proposed changes in Bill 108 in the absence of the Regulations, and request the opportunity to comment on draft Regulations before they are finalized.

Recommendation 1: That the deadline for comments on Bill 108 be extended to a minimum of 30 days after the Regulations are released to allow for sufficient time to assess financial impacts, planning and development approval impacts, and impacts to provision of community services resulting from growth.

2. Planning Community Services and Amenities and Collecting Development Charges (Proposed Changes to the *Development Charges Act* and *Planning Act* from Schedules 3 and 12 of Bill 108)

The Province has indicated that it will maintain the general principle that growth pays for growth but has the aim of improving the predictability and transparency of the development charge process. The proposed changes would move discounted services (i.e. soft services) from the development charges framework to be recovered instead through a new community benefits charge, which would also include density bonusing provisions in the *Planning Act* (i.e. section 37) and perhaps some parkland dedication. Changes are also proposed in the *Development Charges Act* to have the amount of development charges established earlier in the development process and, for certain types of applications, to be paid in six annual installments.

Hard services including water, wastewater, stormwater, and roads will remain, and still be recovered through the *Development Charges Act*. Some soft services such as fire services, public works, and waste diversion will also remain in the *Development Charges Act*. Waste diversion is now proposed to be a 100% development charge recoverable service – the 10% discount is being removed as per paragraph 10 of subsection 2(4) of the *Development Charges Act*.

Staff had previously reported to Council that the Province was potentially examining eliminating water infrastructure from the development charge rates. This would have been a major impact to every resident's water bill. Fortunately, it appears as if the Province has decided not to make this change, nor impact any other development charge hard service. While waste management is only a small portion of Markham's development charge rates (i.e. less than 1%), it is worth noting that the elimination of the 10% discount is a positive change for municipalities.

A new community benefits charge is being proposed under the *Planning Act* to recoup capital costs for soft services (e.g. library, parks, recreation)

A proposed new community benefits charge will be created under the *Planning Act*, which will allow municipalities to charge directly for community facilities, likely to be services such as libraries, recreation, and park development. This charge would replace section 37 of the *Planning Act*, perhaps some parkland dedication, and development charges for discounted soft services (e.g. library, recreation, parks). The proposed community benefits charge is proposed to be a per unit levy (similar to a Development Charge) which is to be capped based on a percentage of the appraised value of the land that is subject to an application. There is currently no information regarding what percentage of the total land value will form the basis of this cap. Given that a number of community services are proposed to be grouped together and capped, it would be reasonable to expect that the amounts collected for these services will be lower than what municipalities can currently charge independently for soft development charges, section 37 and parkland.

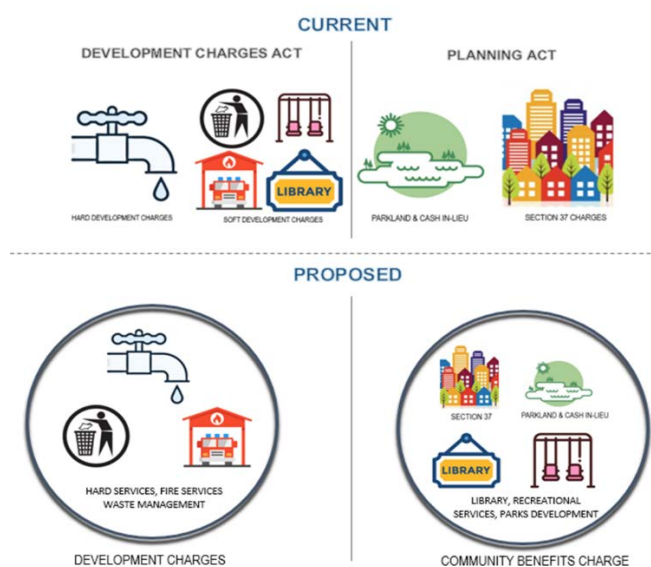
The City will be required to pass a community benefits charge by-law to facilitate collection of the charges, which are intended to recoup the capital cost of facilities, services and matters required as a result of development and redevelopment in the City. A list of services to be excluded from the community benefits charge may be included in the Regulations.

A community benefits charge by-law will be required to be approved by Council before a date to be prescribed in the Regulations. Before the passage of the community benefits charge by-law, the City will be required to prepare a community benefits charge strategy that identifies the facilities, services and matters that will be funded from the community benefits charge. A municipality will be required to spend or allocate at least 60% of the monies in the community benefits charge special account at the beginning of the year. Under the proposed legislation, there is no right to appeal a community benefits charge by-law.

A landowner may be allowed to provide municipal facilities, services or matters (in-kind contributions) the value of which will be deducted from the community benefits charge assessed on the site.

On the day a municipality passes a community benefits charge by-law, all monies in the development charge reserve fund related to services to be subject to the community benefit charge, are to be allocated to a special fund account.

The following image summarizes what is believed to be the major Bill 108 funding changes:



Bill 108 has the potential to significantly alter, and likely reduce, the financial tools available to the City to ensure that growth pays for growth. By removing the soft services from development charges and including it with a larger "community benefits" framework which includes parkland acquisition/dedication, which will then be subjected to a cap, there will more than likely be less funding available to fund required growth facilities and services at the current level of service. The services being removed from development charges comprise approximately 40% of the City's residential development charge recoveries. For example, the City's development charge rate for a single detached home will be reduced by approximately \$14,280/unit (from \$36,260 to \$21,980). The community benefit charge provision would have to equate to this reduction, plus providing for parkland, for the City to be able to cover the cost of growth. A reduction in growth-related cost recovery will negatively impact the City's ability to provide these services without harnessing other funding sources (e.g. property taxes).

Of note is the 10-year capital program (as per the 2017 Development Charges Background Study) for the anticipated impacted services of growth studies, library, indoor recreation, park development and, parking which totals \$380.5 million, consisting mainly of indoor recreation and park development services which make up approximately \$306.7 million (or 80%) of the capital cost. Under the community benefits charge by-law, the funding for these capital programs could be at risk.

Of particular concern, is the cap on collections to be imposed under the community benefits charge by-law (percentage of appraised land value), which may reduce the overall combined revenue for development charges soft services, density bonusing and parks dedication. If this occurs, the City may find itself in a position where it has to choose to:

- 1) Fund shortfalls from property taxes or other revenue sources
- 2) Reduce the current level of service for certain services



There is currently no information on whether the cap on total community benefits charge collected relate to the City only, or also includes the Region and School Boards.

At this time, there are no details on which soft services from development charges will be captured by the community benefits charge by-law – this information will be prescribed in the Regulations however it is anticipated that library services, parks and indoor recreation will be included. The Regulations can preclude services from the community benefits charge and this will be reported to Council when that information is made available.

A proposed change to the *Planning Act* (conveyance of land for parks and parkland for subdivision of land) indicates that the City will not be able to levy the community benefits charge if it also receives parkland as part of a subdivision. The City would be in a position where a choice has to be made between obtaining parkland or collecting contributions towards facilities and services (e.g. soft services). The City would collect parkland from a developer, but not be eligible to collect the community benefits charge for other community based services, including improvements on that parkland.

Recommendation 2: That the Province defer consideration of the community benefits charges by-law until such time as the proposed Regulations are released so that the financial impacts, planning and development approval impacts, and impacts to provision of community services resulting from growth can be determined and analyzed with a view to ensure that growth pays for growth.

Recommendation 3: That the cap on the community benefits charge should be set to include the full recovery for soft infrastructure costs and parkland dedication as now obtained under the current statutes. To ensure that growth pays for growth, a municipality should be allowed to levy both the community benefits charge and receive parkland in a residential development.

Recommendation 4: That a transition provision be adopted to allow for a 3-year term from the date of enactment of Bill 108, or until a community benefit by-law is enacted, as the implementation timeline is a concern given the number of municipalities that will have to study, develop and enact a community benefits charge by-law.

Recommendation 5: That for developments and secondary plans that were approved by Council prior to the enactment of Bill 108, the existing *Planning Act* provisions for height/density bonusing and parkland dedication continue to apply.

Recommendation 6: That if the development charges reserves are currently negative due to the pre-emplacement of facilities, municipalities should be allowed to use existing Reserve balances for *Planning Act* density bonusing provision (section 37) and Cash-in-Lieu to offset current development charge debt.

Removing permission to apply an alternative parkland dedication rate

The Province is proposing significant changes to the acquisition of parkland through development. As discussed earlier, there are changes to the *Development Charges Act* preventing the City from using any development charges to fund parks or other recreational facilities. Once a community benefits charge by-law has been enacted by the City, the parkland dedication by-law under section 42 of the *Planning Act* is no longer in-force and effect. The community benefits charge will have to include both land acquisition cost and any growth related costs that were previously a part of the “soft” services for development charges. Where a parkland dedication by-law is applied, the Province has removed permission for the City to apply an alternative parkland dedication rate, maintaining only the base rate of 2% for commercial and industrial, and 5% for all other uses, including residential.

Staff are unable to provide a detailed analysis of what impact the changes may have on the City’s ability to obtain parkland, or develop recreational facilities at this time. The proposed changes to density bonusing from section 37 of the *Planning Act* suggest that funds collected under the community benefits charge could be used to develop park and recreational facilities. However, these benefits are proposed to be capped. The Province has not yet provided Regulations outlining what the cap would be, so the impacts cannot be adequately measured.

Recommendation 7: That the proposal to not permit parkland dedication and a community benefits charge at the same time is not supported as municipalities may be forced into a position to choose either obtaining parkland or collecting contributions towards facilities and services (e.g. soft services) as it is not clear if Regulations prescribing services would include parkland.

Recommendation 8: That where a parkland dedication by-law is applied to a development, the City retain the authority under *Planning Act* section 42 (3) and 51.1 (2), and to apply an alternative parkland dedication rate.

Development charge rates to be established earlier in the development process and to be paid in six annual installments for certain types of development

It is proposed that development charge rates will be established at an earlier point in the development process (i.e. when an application is made for the later of a site plan or zoning approval), as opposed to the current process where development charge rates are determined on the date of issuance of the first building permit. Development charges will continue to be paid at the time of building permit issuance.

Payment installments are also proposed for development charges to be paid in six annual equal installments beginning on the earlier of the issuance of a building permit authorizing occupancy or the date the building is first occupied, and continuing on the five anniversaries of that date for rental housing, institutional development, industrial development, commercial development and, non-profit housing development.

A municipality may charge interest on the installments from the date the development charges would have been payable (e.g. building permit issuance) to the date the instalment is paid. The maximum interest rate will be prescribed in the Regulations. Amounts due can be added to the tax roll if unpaid.

The setting of development charge rates earlier and payment installments will likely result in the City receiving less revenue than anticipated, with rates locked in early in the development process and payments protracted over six installments. With less revenue, the City may be placed in a position to choose one service or facility over another, or necessitate increased borrowing. Continued prudent management of the City's cash resources will be important under this new framework to manage the pay down of the existing indoor recreation negative reserves resulting from the construction of recreation facilities in advance and in anticipation of future growth.

It is unclear whether the proposed changes to the *Development Charges Act* will have an impact on housing supply or price, or whether savings from these proposed changes will be passed down to home purchasers. Developers, who will now benefit from price certainty and lower costs, will likely continue to price their housing units for what the market will bear, not based on input cost.

Recommendation 9: That for development charge rates set earlier in the development process, there should be a sunset clause on the length of time permitted between a site plan and/or zoning application and building permit issuance – this could be in the range of 2 years to act as a disincentive for landowners who may want to apply but not proactively proceed with their development. Municipalities should also be allowed to index or charge interest from the date an application is deemed complete until a building permit is issued for all applications held for over a year.

Recommendation 10: That for developments subject to the six annual installment payment regime, the sale of the property should result in the immediate requirement to pay the remaining development charges due, by the original owner. Municipalities should be allowed to register the obligation on title to prevent transfer without the City being notified.

Recommendation 11: That the interest rate to be prescribed in the Regulations should be one that provides reasonable compensation to the City for the timing delay in receiving cash, as this may result in borrowing to fund growth-related requirements.

3. Permitting Up to Three Residential Units on a Lot (Proposed Changes to the *Development Charges Act* and *Planning Act* from Schedules 3 and 12 of Bill 108)

Currently, the *Planning Act* requires official plans to contain policies authorizing second residential units (referred to as secondary suites in the Markham Official Plan) and authorizes either two residential units in a detached house, semi-detached house, or row house with no residential unit in an ancillary building or structure, or one additional residential unit in a building or structure ancillary to a house containing a single residential unit. In either case, only two residential units on a lot are permitted.

The *Planning Act* is proposed to be amended to require official plan policies authorizing an additional residential unit in a detached house, semi-detached house, or row house as well as an additional unit in a building or structure ancillary to a detached house, semi-detached house, or row house. This permits a third residential unit on a lot. Examples of units in ancillary buildings are coach houses or garden suites.

To support this, the *Development Charges Act* is proposed to be amended to exempt the creation of a second dwelling unit in prescribed classes of new residential buildings, including structures ancillary to dwellings (e.g. coach houses), from development charges. The classes of residential buildings that will be eligible for this exemption will be prescribed in the Regulation.

Addressing impacts from permitting additional residential units

Ontario Regulation 384/94 currently outlines criteria that may or may not be applied by the City to second residential units through zoning provisions. References in this Regulation are limited to a second residential unit, and include caps on the number of parking spaces that can be required, and limits on the minimum floor area required for a dwelling unit. No draft Regulations have been provided at this time to outline any such criteria that may be applicable to a third residential unit in an ancillary building. Further, it is unclear if the permission for a residential unit in an ancillary structure would be accompanied by Regulations requiring the City to permit this type of building, where it may not be currently permitted.

In May, 2018, Staff reported to Council recommending the adoption of a zoning by-law (3A) to permit accessory dwelling (residential) units in single detached, semi-detached, and rowhouses. The City's Official Plan supports the permission of coach houses over garages on lane based dwellings where the lot has a frontage of greater than 9.75 metres. The City's Official Plan also speaks to criteria when approving zoning for a second suite. Section 8.13.8 of the City's Official Plan specifically references a second suite, however Subsection 8.13.8.1 c) directs Council to consider the number of dwelling units permitted on the same lot, in review of such an application.

The impact of the proposed amendments on servicing is unknown at this time. Through the Comprehensive Zoning By-law Phase 3A process, the City's consultant evaluated the impact of permitting second units in established neighbourhoods by using case studies of other jurisdictions, the potential uptake of an additional unit by property owners, and projecting population per unit based on census data. Staff are not aware of any Cities that have incorporated permissions for a third unit on a broad

scale to evaluate uptake or other impacts on servicing capacity. As development charges are also proposed to be waived on accessory dwelling units in new construction, it is unknown if there will be cumulative impact on the City's ability to provide services in a particular neighbourhood, whether in an established, or proposed new subdivision, based on the proposed changes.

Through review of the Official Plan, the City has contemplated coach houses on lane based dwelling units, however it has not contemplated coach houses or garden suites in the rear yard of established front loaded dwelling units. Lane based garages are incorporated into the initial design and development of a subdivision, and take into account such issues as access by the Fire Department, storm water management, and private outdoor amenity space. Where a unit is not accessed by a lane, units in an accessory building or structure may not be as readily accessible by the Fire Department, and may create a less than desirable built form in a rear yard.

The City's parking by-law currently requires two spaces for the main residential dwelling unit, and one space for each accessory dwelling unit. Should a site be permitted three dwelling units, as contemplated by the proposed amendment, four parking spaces would be required on the site. Staff recommended a reduction of the required parking space for accessory dwelling units during the 3A project. Staff have not contemplated the potential impact of three units on a lot, or the number of parking spaces required to appropriately accommodate the potential new tenancies.

As public safety is a primary responsibility of the City, it should be the priority of the City to retain the ability to review and permit or deny the establishment of units in accessory buildings or structures, and to restrict the establishment of additional dwelling units where servicing is limited.

Recommendation 12: That municipalities retain their current authority to review and determine appropriate locations for dwelling units in ancillary buildings on a lot and within the municipality.

Recommendation 13: That municipalities retain their current authority to refuse additional dwelling units where there are insufficient services to support the increased density, or apply appropriate development charges to facilitate construction of the required services.

Recommendation 14: That municipalities retain their current authority to apply minimum parking requirements, to primary and accessory dwelling units.

Recommendation 15: That municipalities retain their current authority to apply zoning provisions to construction accommodating additional dwelling units, to ensure the proposed development is compatible with the built form of the neighbourhoods in which they are located.

Recommendation 16: That second units should be subordinate to, or accessory to, a main residential building in order to be identifiably differentiated from other residential development such as stacked townhouses.

4. Inclusionary Zoning Permitted in Only Major Transit Station Areas and Areas Subject to a Development Permit System (Proposed Changes to the *Planning Act* from Schedule 12 of Bill 108)

Proposed amendments to the *Planning Act* direct the application of inclusionary zoning to protected major transit station areas and to areas that are the subject of a development permit system. Inclusionary zoning provides for the inclusion of a minimum number affordable housing units within residential construction.

The proposed amendment would eliminate the City's ability to identify and apply inclusionary zoning provisions outside of protected major transit station areas, or areas subject to a development permit system. While it is reasonable to assume that inclusionary zoning would be effective in major transit station areas, as these are likely to represent the majority of a municipality's intensification areas, there may also be intensification areas outside of major transit station areas, where inclusionary zoning would also be appropriate.

It should be noted that under current legislation, inclusionary zoning provisions are limited if they are also subject to a by-law under section 37 density bonusing of the *Planning Act*. The proposed amendment to remove density bonusing, establishing new requirements for a community benefits charge, eliminates this prohibition, and it is not yet clear whether inclusionary zoning and community benefits charge will be permitted in the same development application as the Regulations may address this.

Should the proposed amendments be passed as proposed, Council may wish to refine the boundaries of the proposed protected major transit station areas to ensure properties are appropriately captured within the legislative framework.

Proposed amendments to development permit system provisions continue to authorize the Minister to require a local municipality to establish a development permit system but removes the ability of an upper-tier municipality to require the same. A development permit system streamlines and expedites the planning process by providing a 'one-stop' planning service combining zoning, site plan, and minor variance processes into one application and approval.

The proposed legislation also permits the Minister to specify the delineation of the area's boundaries or the area surrounding and including a specified location in the case the Province does not delineate the area's boundaries. Also it is proposed that a development permit system would not be appealable to the Local Planning Appeal Tribunal.

Recommendation 17: That municipalities should continue to have ability to apply inclusionary zoning to development in areas other than protected major transit station areas or areas subject to a development permit system.

5. **Application Review Timelines and Local Planning Appeal Tribunal Practices and Procedures (Proposed Changes to the *Local Planning Tribunal Act* and *Planning Act* from Schedules 9 and 12 of Bill 108)**

The proposed changes aim to shorten the development application and appeal process. Combined, the changes in the *Local Planning Appeal Tribunal Act* and the *Planning Act* remove the previous “two-stage” appeal process, reduce application review timelines, and roll-back many of the changes brought forward when the new LPAT was introduced (under previous Bill 139). A “two-stage” appeal process involves Stage 1 – written hearing reviewing whether Council made a decision consistent with Provincial Policy, and conforming to Provincial Plans and Local/Regional Official Plans, and decision sent back to Council for reconsideration, then Stage 2 – formal hearing to determine the same question.

Shorter timeframe for a municipality to consider a development application

The proposed changes shorten the timeline for Council to make a decision on a development application. After the time has expired, the applicant may file an appeal to the Local Planning Appeal Tribunal. The proposed timelines are now shorter than the current timelines, as set out in the table below.

Application	Current Timelines	Proposed Bill 108 Timeline
Official Plan/Official Plan Amendment	210 days	120 days
Zoning Bylaw Amendment	150 days	90 days
Draft Plan of Subdivision	180 days	120 days

As development applications have become more complex and integrated, the current review timelines provide a better opportunity to comprehensively review applications. Given the complexity of the development applications that the City receives, and given the fact that the City is responsible for collecting comments from other government agencies and utilities, it will be a challenge to meet the proposed reduced timeframes. Reduced timelines may result in more applications being in a position to be appealed for non-decision, ultimately resulting in not only a loss of local control over development decisions, but also potentially longer approval times if more applications are approved through the Local Planning Appeal Tribunal.

Recommendation 18: That the proposed reduction in timelines for decisions on development applications is not supported as appeals for non-decisions to the LPAT removes decision making authority on development applications from Council, and may result in potentially longer decision timelines.

Recommendation 19: That rather than reducing timelines for Council decisions on applications, the Province provide sufficient resources to provincial ministries and agencies to allow for timely comments on development applications, thereby ensuring expedient reviews.

The Local Planning Appeal Tribunal reverts back to a “de novo” hearing process
 The Province’s proposed changes to the *Local Planning Appeal Tribunal Act* largely bring back the procedures that were in place under the previous Ontario Municipal Board. The *Local Planning Appeal Tribunal Act* maintains the Local Planning Appeal Tribunal as the appeal body for Council’s decisions regarding planning applications.

The proposed changes to the *Planning Act* have re-introduced the “de novo” hearing where the Local Planning Appeal Tribunal can consider a development proposal as if no decision were made by a council. The changes also allow an applicant a greater ability to modify the application after it has been appealed, with provisions for Council to consider the modification for approval.

Under the changes previously enacted under Bill 139, the ability to modify a development application after it has been appealed was limited, and the Local Planning Appeal Tribunal was required to make its decision on the application based on whether the application was consistent with the Provincial Policy Statement, and conformed to the Growth Plan and City’s Official Plan. The intended effect of the Bill 139 changes was to give greater deference to Council’s decisions regarding development applications, and to the City’s Official Plan policies, when the Local Planning Appeal Tribunal considers an appeal. Also, Bill 139 sought to move more development matters quicker through the appeals process and eliminate the significant backlog of matters at the OMB at that time. The proposed Bill 108 rolls back the changes intended to give greater deference to municipal decisions regarding *Planning Act* applications in an appeal.

Other changes to the *Planning Act* include the limitation of the persons or corporations who can bring a third party appeal of an application for a Draft Plan of Subdivision. It is proposed that a third party appeal may now only be brought forward by public utilities, private oil or gas utilities, telecommunications providers, and railway companies in the vicinity of the application.

Major proposed changes to the *Local Planning Appeal Tribunal Act* include the power for the Local Planning Appeal Tribunal to require mandatory mediation of an appeal, and limitations to public participation. The *Local Planning Appeal Tribunal Act* now limits non-parties (also known as participants) to an appeal to providing written submissions in an appeal, where they were previously able to testify in person before the Local Planning Appeal Tribunal. Participants are typically local residents, ratepayer groups, and/or neighbouring landowners.

In the past, the Local Planning Appeal Tribunal has given less weight to written submissions by participants than to testimony given in-person. It is unclear whether

the Local Planning Appeal Tribunal will change this practice. If it does not, the effect will likely be a significant limitation on effective public participation in the appeal process. This change may also encourage participants to become parties, which will result in further delays of the hearing process. Should public participation continue to be limited to written submissions, staff recommend that Bill 108 include a provision in the *Local Planning Appeal Tribunal Act* requiring written submissions by participants (non-parties) be given the same consideration as in-person testimony.

Recommendation 20: That the proposed Local Planning Appeal Tribunal process that reverts back to a “de novo” hearing process is not supported. The Province should carry forward the current test for the appeal of a *Planning Act* application requiring the Local Planning Appeal Tribunal to evaluate a municipal decision on a planning application based on its consistency with the Provincial Policy Statement, and conformity with Provincial Plans, as well as Regional and local Official Plans, or if the Province is unwilling to restore the appeal test, the Province should revise Bill 108 to provide for more deference to Council’s decisions.

Recommendation 21: That there be a provision in the *Local Planning Appeal Tribunal Act* permitting oral testimony for participants (non-parties); otherwise, written submissions by participants should be given the same consideration as in-person testimony by the Local Planning Appeal Tribunal in the hearing of an appeal.

6. Proposed Changes to the *Ontario Heritage Act* (Schedule 11 of Bill 108)

The proposed changes to the *Ontario Heritage Act* will impact the manner in which property listing, designation, alteration and demolition applications are processed and tracked through Markham’s heritage conservation program.

According to the Province the changes to the *Ontario Heritage Act* seek to improve consistency, transparency and efficiency for communities, property owners and development proponents. Amendments and new guidance is being proposed that according to the Province will:

- Enhance Provincial direction to municipalities on how to use the tools provided in the *Act* and manage compatible change
- Provide clearer rules and improved tools to facilitate timely and transparent processes for decision-making
- Create consistent appeals processes

Provincial direction for municipalities to consider prescribed principles when making decisions

The proposed legislation will require the council of a municipality to consider any principles that may be prescribed by Regulation when exercising decision-making under prescribed provisions of both Part IV (individual property) or Part V (Heritage Conservation District). The Province’s rationale is that there is a lack of clearly articulated policy objectives to guide municipalities when protecting properties.

Requiring a municipal council to consider principles prescribed by a Regulation is unprecedented in enabling legislation. Since the principles have not been released there is no opportunity to comment on what the principles would involve and/or require, and their potential effect on heritage decision-making.

Recommendation 22: That the Province provide direction through enhanced educational materials to better guide heritage conservation objectives, including updating the Ontario Heritage Toolkit, as opposed to introducing principles by Regulation.

Require notice to a property owner within 30 days after being listed on the Register

The proposed legislation will require notice to a property owner within 30 days after being listed on the Register as well as providing a right of objection by the owner to the municipality. Also, the Province aims to provide improved guidance on listing best practices. The *Ontario Heritage Act* is currently silent on how heritage value is determined and there are no notice requirements to the property owner.

Originally “listing” had no legal implications and was intended as a planning tool to help municipalities identify all the properties in a community that were of potential cultural heritage value (basically those that had not been afforded protection through designation). In 2006, an amendment to the *Ontario Heritage Act* added a requirement for owners of listed properties to provide the municipality with 60-days notice before demolition could occur.

It is reasonable that owners be given notice of listing. It should allow the municipality to resolve any disagreements or confusion at an early stage. However, for the proposed amendments, the right to object to listing is open-ended and could result in multiple objections over time by current/future owners causing an undue administrative burden on municipal resources and potentially impeding listing initiatives.

The Province is recommending that notice be provided once Council has agreed to add the property to the Register. Recently Markham Council considered the option of providing notice to the owner prior to Council’s consideration of listing the property, but wanted to find a mechanism to ensure that a demolition permit could not be initiated upon notification.

Recommendation 23: That the Province consider the option of requiring notice to property owners prior to the matter being considered by Council with the condition that once notification of listing is given, the property owner would be prevented from submitting a demolition permit application until after Council has considered the recommendation for listing the property on the Register.

Recommendation 24: That the provision of enhanced guidance to municipalities on best practices for listing properties through education materials is supported.

Recommendation 25: That if the Province proceeds with the option of requiring notification to the property owner after Council has listed a property on the Register, the legislation should be amended to provide a time limit on the period when an objection to the listing can be submitted (as opposed to in perpetuity).

Designation by-laws to comply with requirements prescribed by Regulation

It is proposed that designation by-laws are required to comply with requirements prescribed by Regulation, including requirements related to describing the cultural heritage value or interest of the property and its heritage attributes. Although criteria for determining if a property has cultural heritage value is provided by existing Regulation, the Province proposes providing direction on the content of designation by-laws.

The current legislation already indicates that the municipality must provide a statement explaining the cultural heritage value of the property and a description of heritage attributes. The Ontario Heritage Toolkit also currently provides educational guidance on what is to be included in these subject areas.

The Regulation associated with this proposed change is not available at this time for review, and it may include “such other requirements as may be prescribed”. Better direction that results in more consistent and clear by-laws is supportive, but it could be provided through educational materials rather than through Regulation.

Markham has only identified physical heritage attributes in its designation by-laws, but if the concern from the Province is that non-physical features have been included by some municipalities, the Province may wish to address the matter by amending the definition in the *Ontario Heritage Act* of “heritage attributes” to clarify they are physical attributes.

Recommendation 26: That the Province defer consideration of the amendment concerning prescribed requirements by Regulation for designation by-laws until such time as the Regulation has been drafted and available for consultation.

Recommendation 27: That the Province consider providing clarity in the *Ontario Heritage Act* by further defining what constitutes “heritage attributes”.

Timelines for designation (individual properties) – 90 day time limit for municipality to issue notice of intention to designate and 120 days to designate after issuing notice

The legislation provides for a 90 day time limit for a municipality to issue a notice of intention (NOI) to designate where certain prescribed events have occurred on the property (these are to be identified by regulation and are anticipated to include certain applications under the *Planning Act*, subject to limited exceptions also prescribed by regulation). It also provides for a 120 day time limit for a municipality to pass a designation by-law after issuing a NOI subject to limited exceptions as prescribed by Regulation.

The current process in Markham for reviewing planning applications which affect a non-designated cultural heritage resource is to evaluate the resource and if considered worthy of protection and incorporation into the development, recommend designation as a condition of development approval (i.e. conditions of subdivision approval, a requirement in a Subdivision Agreement or condition of Site Plan Approval or provision in the Site Plan Agreement).

Under the proposed legislation, if a cultural heritage resource is to be protected, staff would have to prepare the designation by-law, prepare a staff report and recommend that Council approve a NOI to designate within 90 days of the beginning of the planning application (and more likely than not prior to Council considering the planning application).

Currently there are no limits placed on when Council may provide a NOI to designate and what constitutes a “prescribed event” has yet to be defined by Regulation.

Also from a practical perspective, if the designation by-law must be addressed and registered at an early stage and is part of a large development project, the by-law would have to be registered on title to the large development parcel as opposed to later in the development process when it could be registered against an identified lot or block. The development community does not prefer a designation by-law that is registered against all their property holdings.

The introduction of new statutory time limits in relation to the provision of various notices, decision-making and passing of designation by-laws will require the City to introduce an enhanced tracking tool to ensure that all civic departments and participants undertake their responsibilities in a timely manner. The failure to meet the new timelines could affect the protection of cultural heritage resources.

Recommendation 28: That the protection and incorporation of a cultural heritage resource should be considered as part of the final report on a planning application that is presented to a council so it can be considered in a holistic manner and not in a piecemeal approach (within the first 90 days).

Ability to appeal to the Local Planning Appeal Tribunal on decisions for designation by-laws

It is proposed there be a new right of appeal to the Local Planning Appeal Tribunal from final decisions related to designation by-laws passed by Council, as well as final decisions made by Council on applications for alterations on individually designated properties. Similar changes regarding appeal rights are made for amendments to designation by-laws and de-designation requests.

The Conservation Review Board currently reviews objections to such matters as designation and alterations to designated properties (Part IV) and their recommendations are not binding, but provide a review mechanism to ensure

Council's decisions are sound and appropriate from a heritage perspective. Council still has the final decision making authority, which ensures that decisions on what is of value from a heritage perspective is reflective of the local community and not of a provincial tribunal.

Replacing the Conservation Review Board's recommendations with the Local Planning Appeal Tribunal's decisions takes decision-making away from the local community on what is important from a heritage perspective and transfers the final decision to an unelected, unaccountable provincial body. The Conservation Review Board by all accounts works well, is less expensive for all parties and has adjudicators with heritage experience.

Municipal councils may be less likely to designate in response to owner opposition due to the formality, expense, delay and uncertainty of the Local Planning Appeal Tribunal process relative to the Conservation Review Board. This can also have an impact of municipal staff resources and the Local Planning Appeal Tribunal's ability to hold hearings in a timely manner.

Under the Bill's proposal, owners will have the right to appeal both alteration and demolition/removal decisions to the Local Planning Appeal Tribunal for a binding decision (this would treat alterations to individually designated properties consistently with alterations to properties in a heritage conservation district). However, the ability to appeal the initial individual designation to the Local Planning Appeal Tribunal in the first instance represents a significant and unnecessary change.

Recommendation 29: That at a minimum, the Province maintain the Conservation Review Board as the non-binding appeal body for individual designation and amendments to the content of designation by-laws with the municipal council having the final decision on what is considered to be of heritage value in the local community. The Local Planning Appeal Tribunal could address objections related to requested alterations and demolition requests (as it does currently for properties within heritage conservation districts).

Recommendation 30: That if the Conservation Review Board is replaced by the Local Planning Appeal Tribunal, the Province should ensure that Tribunal members assigned to *Ontario Heritage Act* appeals possess cultural heritage expertise and an understanding of the *Ontario Heritage Act*.

60 day timeline for a municipality to notify an applicant whether an application for alteration or demolition of a designated property is complete

A 60 day timeline is proposed for a municipality to notify the applicant whether an application for alteration or demolition of a designated property is complete. Minimum submission requirements can be established (either by the Province through Regulation or by the municipality). If the municipality fails to provide notice as prescribed, then the 90 day review period for Council to make a final decision begins immediately following the end of the 60 days.

At present in Markham, the “heritage permit” review process is incorporated into the review of *Planning Act* applications and Building Permit applications, a streamlined approach to heritage review that has offered efficiencies and cost/time savings for applicants (no separate applications or fees are required). The proposed changes will likely result in changes to our review/approval processes, and may require a more formal heritage application process.

Recommendation 31: That the amendments regarding the introduction of complete application provisions and specified timelines for alteration and demolition applications are supported.

The loss of heritage attributes will no longer be considered alterations

The legislation proposes to clarify that “demolition or removal” under sections 34 (individual properties) and 42 (properties in a district) will now include demolition or removal of heritage attributes as well as demolition or removal of a building or structure. The loss of heritage attributes will no longer be considered “alterations”. This change restricts the removal or demolition of heritage attributes without municipal approval and will allow municipalities to seek maximum fines for the unapproved removal or demolition of identified heritage attributes.

However, according to section 69(5 and 5.1) of the *Act*, the municipality can only recover restoration costs from the owner of the property (in addition to any other penalty imposed under the *Act*) if the property is “altered” in contravention of the *Act*. The legislation should be addressed to ensure that “altered” in this part of section 69 is removed and defined to include “removal or demolition of heritage attributes”. The removal of the word “altered” in both section 69(5)(a) and (b) may address this issue.

Recommendation 32: That the identified clarification in the legislation indicating that “demolition and removal” will also include demolition and removal of heritage attributes is supported, but that Section 69(5) which deals with offences and restoration costs should be amended to remove the reference to “altered” to ensure that a municipality can recover restoration costs associated with the removal or loss of heritage attributes if a property has been impacted by a contravention of the *Act*.

Request deferral of *Ontario Heritage Act* Amendments

Given that the proposed changes to the *Act* are extensive and were introduced with minimal time allocated for consultation, it is suggested that the amendments be deferred and that the Ministry undertake meaningful consultation with all stakeholders as was done when the 2005 and 2006 changes were made to the legislation. The proposed changes need to be fully tested as to their applicability and usefulness by working with heritage planners who use the current legislation on a daily basis as well as development proponents. There are some useful changes that

could make the Act work better and a fulsome consultation could produce a set of useful amendment with broad support.

Recommendation 33: That the changes to the *Ontario Heritage Act* be removed from Bill 108 or deferred to allow the Ministry to undertake meaningful consultation with all stakeholders on both improvements to the legislation and allow feedback on the future content of the identified Regulations.

7. Proposed Changes to the *Environmental Assessment Act* (Schedule 6 of Bill 108)

The proposed changes to the *Environmental Assessment Act* provide exemptions to certain undertakings and specified categories of undertakings within the class from the Act. The proposed changes also provide a new process governing amendments to approved class environmental assessments.

A number of proposed amendments and new subsection of the Act would specify when the Minister could issue orders under section 16 of the Act. An order under section 16 could require a proponent of an undertaking subject to a class environmental assessment process to carry out further study. The amendments would also provide that the Minister must make an order within any deadlines, as may be prescribed and should the Minister fail to do so, that written reasons be provided.

The proposed amendments also imposes limitations on persons making requests for orders under section 16 by requiring that the person be a resident of Ontario and make the request within a prescribed deadline.

The proposed exempted categories are supported, as long as environmental protection measures are maintained, for the following reasons:

- Provides the ability for some infrastructure projects to be exempt from the Environmental Assessment process. This will accelerate the process (i.e. detailed design to construction) if the requirement to carry out an Environmental Assessment is removed from the overall process. With these proposed changes, projects can move straight to detailed design stage and subsequently to construction
- Provide clarity in dealing with orders by allowing the proponent of an undertaking to carry out further study
- Provides deadlines for issuing orders

Recommendation 34: That the proposed exempted categories are supported as long as environmental protection measures are maintained.

8. Proposed Changes to the *Conservation Authorities Act* (Schedule 2 of Bill 108)

The proposed changes to the *Conservation Authorities Act* will clearly define the core mandatory programs and services provided by the conservation authorities.

The Province proposes to amend the prohibited activities of the existing Regulation to include low risk development in areas related to natural hazards such as floodplains, shorelines, wetlands and hazardous lands and interference with or alterations to a watercourse or wetland.

The Province also proposes a new Regulation defining the ability of a conservation authority to regulate prohibited development and other activities for impacts to the control of flooding and other natural hazards. Other changes include improving financial transparency and accountability of conservation authorities.

Reduced functions and optional activities of conservation authorities

The following are proposed core mandatory functions of a conservation authority which would continue to be partially funded by the Province:

- Hazard land protection and management (valleyland and floodplains)
- Conservation and management of conservation authority lands
- Drinking water source protection
- Protection of Lake Simcoe watershed (not applicable to Markham)

This would reduce the role of conservation authorities in natural heritage and watershed planning. The City will need to determine how to address the gap in services which could include revised agreements with the TRCA, additional City staffing resources, or consulting services given that the City does not employ the appropriate technical expertise to address all natural heritage and watershed planning matters.

Activities outside of a conservation authorities' core mandate would no longer receive funding from the Province and would require dedicated funding agreements between the conservation authority and the benefitting party (i.e., municipality and/or other stakeholder), would need to determine if Provincial funding exists and if additional costs need to be borne by the City, TRCA, and/or other stakeholders.

The City currently benefits from numerous activities provided by the Toronto and Region Conservation Authority (TRCA) which would be considered non-mandatory under the proposed changes including:

- Natural heritage restoration planning and implementation
- Design and rehabilitation of certain stormwater management infrastructure/emergency repairs
- Sustainability programs (Sustainable Neighbourhoods Action Plan, Sustainable Technologies Evaluation Program, Mayor's Megawatt Challenge)
- Technical advice on City-led studies and plans (e.g., Subwatershed Study).

Existing and new service agreements between the City and the TRCA will have to be reviewed within the allocated 18 – 24 month transition period and reviewed at regular intervals as specified in the *Act*.

Recommendation 35: That Provincial efforts are supported to clarify the role and accountability of conservation authorities and that the Province is urged to support the

Ministry of Natural Resources and Forestry, Ministry of Environment, Conservation and Parks and municipalities with enhanced natural heritage protection and watershed planning tools to fill the potential gap in natural resource, climate change and watershed planning services resulting from the proposed modified mandate of the TRCA.

Exempting certain low risk activities from permitting within natural hazards ('Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses')

The changes to the Regulation exempts certain low risk activities from requiring a conservation authority permit for works within the regulated hazard lands and will also permit conservation authorities to exempt further low risk development activities. The Regulation reduces restrictions within the 30 - 120 m boundary area of wetlands. The impact of reducing development restrictions in floodplains as we continue to address changing climatic conditions and severe storm events, is not fully understood which carries to property and people and the liability associated with it. The integrated watershed planning approach adopted by the TRCA has assisted the City in bringing clear, appropriate and balanced natural heritage policies in the City's Official Plan 2014.

Given the deadline for commenting on proposed changes to the *Conservation Authorities Act* by May 21, 2019, which were not provided in full detail prior to the release of proposed Bill 108, staff level comments as attached in Appendix 'B' have been forwarded to the Ministry of the Environment, Conservation and Parks.

9. Proposed Changes to the *Endangered Species Act* (Schedule 5 of Bill 108)

The proposed changes to the *Endangered Species Act* include:

- Enhancing government oversight and enforcement powers to ensure compliance with the *Act*
- Improving transparent notification of new species' listings
- Appropriate consultation with academics, communities, organizations and Indigenous peoples across Ontario on species at risk recovery planning
- Creating new tools to streamline processes, reduce duplication and ensure costs incurred by clients are directed towards actions that will improve outcomes for the species or its habitat.

Additional permitting tools are generally supported by staff with revisions

The proposed changes to the *Endangered Species Act* will provide two additional permitting tools to allow proponents (including the City) to protect and address impacts to species at risk. The first permitting tool is a 'landscape agreement' which will allow proponents to carry out multiple compensation/restoration activities to offset negative impacts to species at risk within a specified geographic area. This approach provides opportunities for proponents to work together and address natural heritage requirements in a coordinated fashion. While staff support the notion of a landscape agreement, it is suggested that improvements can be made to this section of

the legislation. As currently proposed, impacts to species at risk may not be fully mitigated in certain scenarios and staff recommend that refinements be made to ensure that impacts to each species at risk are fully offset.

The second permitting tool are 'species conservation charges' which are payments made to the proposed Species at Risk Conservation Trust which would be tasked with implementing on-the-ground activities to protect and recover species at risk. The amount to be paid would be determined based on the cost that the proponent would have otherwise incurred to mitigate and compensate for the adverse impacts to species at risk. Staff support the option to offset impacts to species at risk through a cash-in-lieu payment, however it is recommended that certain safeguards need to be put in place to ensure proper management and administration of this agency.

There is a need to ensure that 'species conservation charges' lead to on-the-ground improvements for species at risk and that necessary administration and staffing costs be appropriately taken into account. If the Province intends to recover administration and staff expenses, then the additional costs must be factored into account and charged to the proponents. In addition, projects funded by the agency should prioritize the recovery of species that have been impacted and for which a 'species conservation charge' has been collected. It is recommended that the agency provide annual reporting to clearly document all actions undertaken by the Trust to recover species at risk.

Recommendation 36: That refinements be made to section 16.1(2) of the proposed *Endangered Species at Risk Act* to ensure that landscape agreements are required to result in an overall net benefit to each impacted species at risk.

Recommendation 37: That the Species at Risk Conservation Trust be required to publish a regular report to provide an open and transparent accounting of the collection and spending of species conservation charges.

Preserving a precautionary approach to Ontario's biodiversity and species at risk

Species at risk populations in Ontario are facing risks due to climate change, invasive species and habitat alterations. Staff have identified a number of proposed changes to the *Endangered Species Act* which may have an overall undesirable impact on the recovery of species at risk in Ontario. These include the consideration of the condition of the species outside of Ontario; the ability to suspend protection of newly listed species at risk for up to three years; and, the ability to, by Regulation, limit the level of protection of newly listed species. Staff suggest that these changes be carefully reviewed in consultation with industry experts to ensure the overall purpose and intent of the *Endangered Species Act* is not compromised.

Given the deadline for comments on May 18, 2019, staff level comments as attached in Appendix 'C' have been forwarded to the Ministry of Environment, Conservation, and Parks.

Recommendation 38: That the changes proposed for the *Endangered Species Act* (proposed sections 5(4)(b), 8.1, 9(1.1)) be carefully reviewed in consultation with experts to ensure the purpose and intent of the *Endangered Species Act* is not compromised.

10. Proposed Changes to the *Education Act* (Schedule 4 of Bill 108)

Proposed changes to the *Act* provide for alternative projects that, if requested by a board and approved by the Minister, would allow the allocation of revenue from education development charge by-laws for projects that would address the needs of the board for pupil accommodation and would reduce the cost of acquiring land.

Localized education development agreements would be permitted that, if entered into between a board and an owner of land, would allow the owner to provide a lease, real property or other prescribed benefit to be used by the board to provide pupil accommodation in exchange for the board agreeing not to impose education development charges against the land.

The Province is defining Alternative Projects as: a project, lease or other prescribed measure, approved by the Minister that would address the needs of the board for pupil accommodation and would reduce the cost of acquiring land. Pupil accommodation is defined as a building to accommodate pupils or an addition or alteration to a building that enables the building to accommodate an increased number of pupils.

Alternative projects may have an impact on broader issues related neighbourhood planning and design

The potential impact of the proposed legislation on the City or its ability to provide services is not known at this time, and will depend on the form an alternative project takes within the City. As the project types and impact are unknown, and may have an impact on broader issues related to neighbourhood planning and design, the City should seek to be a party to any localized education development agreement to ensure the broader interests of a neighbourhood or community are maintained.

Recommendation 39: That if a landowner and a school board enter into an agreement for an alternative project, the municipality should be consulted on the alternative project.

11. Decision on Proposed Amendment 1 to the Growth Plan 2017

A staff Memorandum with summary of the Province's decision on Proposed Amendment 1 to the Growth Plan 2017 is included with the May 27, 2019 Development Services Committee agenda. In January 2019 the Province released Proposed Amendment 1 to the Growth Plan 2017 which proposed a number of key policy changes. On May 2, 2019, the Province released its decision on Proposed Amendment 1 in the form of A Place to Grow: The Growth Plan for the Greater Golden Horseshoe 2019. Key changes from the Growth Plan 2019 are meant to address housing supply:

-
- Minimum intensification target for the City of Hamilton and Regions of York, Peel, Durham, Halton, Waterloo and Niagara is 50% to the year 2041
 - Minimum designated greenfield area target of 50 residents and jobs per hectare for the City of Hamilton and Regions of York, Peel, Durham, Halton, Waterloo and Niagara
 - Allows upper and single-tier municipalities, in consultation with lower-tier municipalities, a one-time window to undertake some employment land conversions in advance of the next Municipal Comprehensive Review (MCR) subject to criteria
 - Allow municipalities to undertake expansions that are no larger than 40 hectares outside the MCR process, subject to specific criteria
 - Introducing new policy that allows minor rounding out of rural settlements not in the Greenbelt Area, outside of an MCR subject to criteria

NEXT STEPS:

It is recommended that this report be forwarded to the Ministry of Municipal Affairs and Housing as the City of Markham's comments on Bill 108, *More Homes, More Choice Act 2019*, prior to the June 1, 2018 commenting deadline. The Bill will be referred to the Standing Committee on Justice Policy on June 3, 2019 for a public hearing and clause-by-clause consideration. It will be received by the House on June 4, 2019. The Bill is then expected to proceed to Third Reading and Royal Assent thereafter.

Forthcoming Regulations implementing the amendments to the various statutes in Bill 108 are expected leading up to the Provincial Legislature's decision on Bill 108. The full impacts and detailed conclusions regarding Bill 108 can be assessed once the proposed Regulations are released. As noted in the report it is requested the Province provide an additional 30 days commenting period once proposed Regulations are released to allow for more time to assess financial impacts, planning and development approval impacts, and impacts to provision of community services resulting from growth.

Staff will report back to the Development Services Committee once the proposed Regulations supporting implementation of Bill 108 are released and once the final Bill 108 is released.

FINANCIAL CONSIDERATIONS

There will be financial impacts associated with Bill 108 due to the creation of the community benefits charge, the setting of the development charge rate earlier in the development process and, the institution of six year installment payments for some developments. In order to fully assess the impact of these changes, staff requires more information and this will ostensibly be included in the Regulations.

HUMAN RESOURCES CONSIDERATIONS

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

The comments in this report on proposed Bill 108, *More Homes, More Choice 2019* support the City's efforts to enable a strong economy, manage growth, protect the natural environment, and ensure growth related services are fully funded, which are the key elements of the Engaged, Diverse and Thriving City; Safe and Sustainable Community; and Stewardship of Money and Resources strategic priorities.

BUSINESS UNITS CONSULTED AND AFFECTED:

Comments from the Planning & Urban Design, Engineering, Finance, and Legal Departments were included in this report.

RECOMMENDED BY:

Mark Visser
Acting Treasurer

Brian Lee, P. Eng.
Director, Engineering

Biju Karumanchery, MCIP, RPP
Director, Planning and Urban Design

Catherine Conrad
City Solicitor and Acting Director,
Human Services

Trinela Cane
Commissioner Corporate Services

Arvin Prasad, MCIP, RPP
Commissioner Development Services

ATTACHMENTS:

Appendix 'A' - Consolidated Recommendations from Staff Report "City of Markham Comments on Proposed Bill 108, *More Homes, More Choice Act 2019*", dated May 27, 2019

Appendix 'B' – Staff Comments on proposed changes to the *Conservation Authorities Act*

Appendix 'C' – Staff Comments on proposed changes to the *Endangered Species Act*

Consolidated Recommendations from Staff Report “City of Markham Comments on Proposed Bill 108, More Homes, More Choice Act 2019”, dated May 27, 2019 (in response to ERO 019-0016, ERO 019-0017, 019-0021, 013-5018, 013-5033)

Recommendation 1: That the deadline for comments on Bill 108 be extended to a minimum of 30 days after the Regulations are released to allow for sufficient time to assess financial impacts, planning and development approval impacts, and impacts to provision of community services resulting from growth.

Planning Community Services and Amenities and Collecting Development Charges (Proposed Changes to the *Development Charges Act* and *Planning Act* from Schedules 3 and 12 of Bill 108)

Recommendation 2: That the Province defer consideration of the community benefits charges by-law until such time as the proposed Regulations are released so that the financial impacts, planning and development approval impacts, and impacts to provision of community services resulting from growth can be determined and analyzed with a view to ensure that growth pays for growth.

Recommendation 3: That the cap on the community benefits charge should be set to include the full recovery for soft infrastructure costs and parkland dedication as now obtained under the current statutes. To ensure that growth pays for growth, a municipality should be allowed to levy both the community benefits charge and receive parkland in a residential development.

Recommendation 4: That a transition provision be adopted to allow for a 3-year term from the date of enactment of Bill 108, or until a community benefit by-law is enacted, as the implementation timeline is a concern given the number of municipalities that will have to study, develop and enact a community benefits charge by-law.

Recommendation 5: That for developments and secondary plans that were approved by Council prior to the enactment of Bill 108, the existing *Planning Act* provisions for height/density bonusing and parkland dedication continue to apply.

Recommendation 6: That if the development charges reserves are currently negative due to the pre-emplacement of facilities, municipalities should be allowed to use existing Reserve balances for *Planning Act* density bonusing provision (section 37) and Cash-in-Lieu to offset current development charge debt.

Recommendation 7: That the proposal to not permit parkland dedication and a community benefits charge at the same time is not supported as municipalities may be forced into a position to choose either obtaining parkland or collecting contributions towards facilities and services (e.g. soft services) as it is not clear if Regulations prescribing services would include parkland.

Recommendation 8: That where a parkland dedication by-law is applied to a development, the City retain the authority under *Planning Act* section 42 (3) and 51.1 (2), and to apply an alternative parkland dedication rate.

Recommendation 9: That for development charge rates set earlier in the development process, there should be a sunset clause on the length of time permitted between a site plan and/or zoning application and building permit issuance – this could be in the range of 2 years to act as a disincentive for landowners who may want to apply but not proactively proceed with their development. Municipalities should also be allowed to index or charge interest from the date an application is deemed complete until a building permit is issued for all applications held for over a year.

Recommendation 10: That for developments subject to the six annual installment payment regime, the sale of the property should result in the immediate requirement to pay the remaining development charges due, by the original owner. Municipalities should be allowed to register the obligation on title to prevent transfer without the City being notified.

Recommendation 11: That the interest rate to be prescribed in the Regulations should be one that provides reasonable compensation to the City for the timing delay in receiving cash, as this may result in borrowing to fund growth-related requirements.

Permitting Up to Three Residential Units on a Lot (Proposed Changes to the Development Charges Act and Planning Act from Schedules 3 and 12 of Bill 108)

Recommendation 12: That municipalities retain their current authority to review and determine appropriate locations for dwelling units in ancillary buildings on a lot and within the municipality.

Recommendation 13: That municipalities retain their current authority to refuse additional dwelling units where there are insufficient services to support the increased density, or apply appropriate development charges to facilitate construction of the required services.

Recommendation 14: That municipalities retain their current authority to apply minimum parking requirements, to primary and accessory dwelling units.

Recommendation 15: That municipalities retain their current authority to apply zoning provisions to construction accommodating additional dwelling units, to ensure the proposed development is compatible with the built form of the neighbourhoods in which they are located.

Recommendation 16: That second units should be subordinate to, or accessory to, a main residential building in order to be identifiably differentiated from other residential development such as stacked townhouses.

Inclusionary Zoning Permitted in Only Major Transit Station Areas and Areas Subject to a Development Permit System and Removing Provision for Upper-Tier Municipalities to Require a Local Municipality to Establish a Development Permit System (Proposed Changes to the *Planning Act* from Schedule 12 of Bill 108)

Recommendation 17: That municipalities should continue to have ability to apply inclusionary zoning to development in areas other than protected major transit station areas or areas subject to a development permit system.

Application Review Timelines and Local Planning Appeal Tribunal Practices and Procedures (Proposed Changes to the *Local Planning Tribunal Act* and *Planning Act* from Schedules 9 and 12 of Bill 108)

Recommendation 18: That the proposed reduction in timelines for decisions on development applications is not supported as appeals for non-decisions to the LPAT removes decision making authority on development applications from Council, and may result in potentially longer decision timelines.

Recommendation 19: That rather than reducing timelines for Council decisions on applications, the Province provide sufficient resources to provincial ministries and agencies to allow for timely comments on development applications, thereby ensuring expedient reviews.

Recommendation 20: That the proposed Local Planning Appeal Tribunal process that reverts back to a “de novo” hearing process is not supported. The Province should carry forward the current test for the appeal of a Planning Act application requiring the Local Planning Appeal Tribunal to evaluate a municipal decision on a planning application based on its consistency with the Provincial Policy Statement, and conformity with Provincial Plans, as well as Regional and local Official Plans, or if the Province is unwilling to restore the appeal test, the Province should revise Bill 108 to provide for more deference to Council’s decisions.

Recommendation 21: That there be a provision in the Local Planning Appeal Tribunal Act permitting oral testimony for participants (non-parties); otherwise, written submissions by participants should be given the same consideration as in-person testimony by the Local Planning Appeal Tribunal in the hearing of an appeal.

Proposed Changes to the *Ontario Heritage Act* (Schedule 11 of Bill 108)

Recommendation 22: That the Province provide direction through enhanced educational materials to better guide heritage conservation objectives, including updating the Ontario Heritage Toolkit, as opposed to introducing principles by Regulation.

Recommendation 23: That the Province consider the option of requiring notice to property owners prior to the matter being considered by Council with the condition that once notification of listing is given, the property owner would be prevented from submitting a demolition permit

application until after Council has considered the recommendation for listing the property on the Register.

Recommendation 24: That the provision of enhanced guidance to municipalities on best practices for listing properties through education materials is supported.

Recommendation 25: That if the Province proceeds with the option of requiring notification to the property owner after Council has listed a property on the Register, the legislation should be amended to provide a time limit on the period when an objection to the listing can be submitted (as opposed to in perpetuity).

Recommendation 26: That the Province defer consideration of the amendment concerning prescribed requirements by Regulation for designation by-laws until such time as the Regulation has been drafted and available for consultation.

Recommendation 27: That the Province consider providing clarity in the *Ontario Heritage Act* by further defining what constitutes “heritage attributes”.

Recommendation 28: That the protection and incorporation of a cultural heritage resource should be considered as part of the final report on a planning application that is presented to a council so it can be considered in a holistic manner and not in a piecemeal approach (within the first 90 days).

Recommendation 29: That at a minimum, the Province maintain the Conservation Review Board as the non-binding appeal body for individual designation and amendments to the content of designation by-laws with the municipal council having the final decision on what is considered to be of heritage value in the local community. The Local Planning Appeal Tribunal could address objections related to requested alterations and demolition requests (as it does currently for properties within heritage conservation districts).

Recommendation 30: That if the Conservation Review Board is replaced by the Local Planning Appeal Tribunal, the Province should ensure that Tribunal members assigned to *Ontario Heritage Act* appeals possess cultural heritage expertise and an understanding of the *Ontario Heritage Act*.

Recommendation 31: That the amendments regarding the introduction of complete application provisions and specified timelines for alteration and demolition applications are supported.

Recommendation 32: That the identified clarification in the legislation indicating that “demolition and removal” will also include demolition and removal of heritage attributes is supported, but that Section 69(5) which deals with offences and restoration costs should be amended to remove the reference to “altered” to ensure that a municipality can recover restoration costs associated with the removal or loss of heritage attributes if a property has been impacted by a contravention of the Act.

Recommendation 33: That the changes to the *Ontario Heritage Act* be removed from Bill 108 or deferred to allow the Ministry to undertake meaningful consultation with all stakeholders on both improvements to the legislation and allow feedback on the future content of the identified Regulations.

Proposed Changes to the *Environmental Assessment Act* (Schedule 6 of Bill 108)

Recommendation 34: That the proposed exempted categories are supported as long as environmental protection measures are maintained.

Proposed Changes to the *Conservation Authorities Act* (Schedule 2 of Bill 108)

Recommendation 35: That Provincial efforts are supported to clarify the role and accountability of conservation authorities and that the Province is urged to support the Ministry of Natural Resources and Forestry, Ministry of Environment, Conservation and Parks and municipalities with enhanced natural heritage protection and watershed planning tools to fill the potential gap in natural resource, climate change and watershed planning services resulting from the proposed modified mandate of the TRCA.

Proposed Changes to the *Endangered Species Act* (Schedule 5 of Bill 108)

Recommendation 36: That refinements be made to section 16.1(2) of the proposed *Endangered Species at Risk Act* to ensure that landscape agreements are required to result in an overall net benefit to each impacted species at risk.

Recommendation 37: That the Species at Risk Conservation Trust be required to publish a regular report to provide an open and transparent accounting of the collection and spending of species conservation charges.

Recommendation 38: That the changes proposed for the *Endangered Species Act* (proposed sections 5(4)(b), 8.1, 9(1.1)) be carefully reviewed in consultation with experts to ensure the purpose and intent of the *Endangered Species Act* is not compromised.

Proposed Changes to the *Education Act* (Schedule 4 of Bill 108)

Recommendation 39: That if a landowner and a school board enter into an agreement for an alternative project, the municipality should be consulted on the alternative project.



May 17, 2019

Carolyn O'Neill
Ministry of the Environment, Conservation and Parks
Great Lakes and Inland Waters Branch
Great Lakes Office
40 St Clair Avenue West, Floor 10
Toronto, M4V 1M2
glo@ontario.ca

Dear Ms. O'Neil:

Re: Comments on ERO Posting # 013-5018: Modernizing Conservation Authority Operations –
Conservation Authorities Act

The City of Markham is in receipt of ERO Posting 013-5018 and wish to provide comments on this significant change to the mandate and operation of the conservation authorities in Ontario. We note that proposed amendments to the Conservation Authorities Act have been included in the omnibus Bill 108 More Homes, More Choices Act. Given the timeline provided by the Province these comments are prepared by staff and will be followed by a position of Markham Council at our earliest convenience. The Toronto and Region Conservation Authority is the CA with jurisdiction in the City of Markham.

The TRCA is one of the larger CA's in the province and has been a strong leader in conservation planning by ensuring the protection of valleylands and wetlands within their regulatory framework, providing accurate flood plain mapping products, being excellent stewards of their lands, providing guidance documents to help manage natural heritage and hydrological resources, leading the complicated files of source water protection and climate change mitigation and providing vision and leadership in the conservation and management of environmental lands and watershed management. Overall, Markham has benefited from the guidance provided by the TRCA. Staff supports the opportunity to review the role and function of CA's and wish to offer some insight and practical suggestions for consideration.

Transparency and Accountability is Supported

Staff support the rationalization of fees for services and greater accountability. In our experience, we have found that in some areas the TRCA fees required for certain services appear to be overly high. This could be in part due to the same fee applied to smaller or rural municipalities who do not employ environmental engineers or who may not have up to date technical guidelines or subwatershed plans that address current standards. We suggest that future fee structures be based on the level of service needed to address a technical requirement. We also suggest that the fee and approval structure should

recognize the larger municipalities who undertake appropriate technical studies such as Subwatershed Plan and Master Environmental Serving Plans to guide development.

A Comprehensive Approach to Natural Heritage and Hazard Land Protection is Supported

The provincial proposal recommends that the TRCA's broader role in conservation and resource management be eliminated with a focus only on hazard lands (floodplain and erosion) protection. While this is certainly a significant responsibility and its importance is not understated, the City has adopted a new Official Plan 2014 (partially approved on November 24, 2017 and further updated on April 9, 2018) which adopts a systems approach to natural heritage planning and intrinsically links feature based protection (woodlands, wetlands and valleylands which include flood plain hazard lands) in order to address multiple natural heritage requirements (eg. hazard lands protection, natural heritage protection, habitat and species protection). We implement our policies in partnership with the TRCA. This provides the City with the highest level of confidence that development approval decisions will not adversely impact the City's Greenway System. Removing TRCA from its ability to provide input and comments to municipalities on natural heritage planning will create a gap that will need to be addressed. As the City does not employ biologists, hydrogeologists, ecologists and other science-based professionals, this function will need to be addressed at a cost to Markham and other municipalities either through new non-mandatory agreements with TRCA or through the private sector. Municipalities should not be expected to carry the additional financial burden of natural heritage protection alone. Additional tools and resources should be provided by the Province to ensure natural heritage protection is not diminished as a result of the removal of the commenting function of the TRCA on valleyland systems.

Watershed Management and Restoration

Watershed planning and the preparation of watershed plans provide a science-based foundation for responsible decisions on land development. Watershed boundaries cross municipal boundaries and as such conservation authorities are the obvious lead for these planning activities. Combined with their in-house expertise of science based professionals, conservation authorities have been successfully leading watershed plans for decades. Many conservation authorities offer tree planting and restoration programs which are highly valued by residents and landowners. These programs directly support watershed management and the conservation of Ontario's natural resources – a goal of the 'Made-in-Ontario Environment Plan'. We support a continued role for the conservation authorities in these activities.

Conservation and Management of TRCA Owned Lands

The TRCA own and manage a significant portion of lands in Markham (some of which will be transferred to Parks Canada). Adequate funding should be available to ensure that these lands can be managed over the long term, including lifecycle expenditures such as repair of structures in particular heritage buildings and preparation of management plans to ensure their long term function and sustainability.

Non- Mandatory Programs

The City has many project and service agreements with TRCA. These range from tree funding partnerships, invasive species management, culvert works and rehabilitation, SNAP program, STEP

program, Mayor's Megawatt Challenge, Markham Museum Rain Garden, technical advice on Berczy, Bruce, Robinson, Eckardt, Robinson Creek Subwatershed Study and other important initiatives. We are also concerned that the non-mandatory programs will force municipalities to opt-in and opt-out of programs and services based on budget priorities resulting in a potential inconsistent approach between municipalities. We believe a fair and consistent approach towards the protection and management of natural resources is not only beneficial in the implementation of local, regional and provincial policy, it also benefits the development community. Markham supports a balanced approach to growth which allows us to meet our mandated provincial growth targets, while providing us with the tools to protect what is valuable to us.

In terms of local context, and important to Markham, are the challenges associated with protecting and enhancing our already low natural heritage cover (approximately 13.7%). When compared to other Greater Toronto Area municipalities, the historical agricultural land clearing practices and the pace of urbanization has resulted in Markham having the lowest natural heritage cover. Markham and TRCA share a vision for a sustainable and healthy local natural heritage system and work in partnership to address development pressures in a balanced and responsible manner. In this way, Markham can make small strides towards meeting published natural heritage, woodland and tree canopy targets prepared by all levels of governments and natural heritage agencies. Markham supports a role for conservation authorities in the conservation, restoration and management of natural resources within a watershed context.

Sincerely,



Arvin Prasad, RPP, MCIP
Commissioner of Development Services
City of Markham

C. Member of Council
Andy Taylor, CAO, Markham



Development Services Commission

May 17, 2019

Ministry of the Environment, Conservation and Parks
Species Conservation Policy Branch
300 Water Street, Floor 5N
Peterborough, ON K9J 3C7

RE: 10th Year Review of Ontario's Endangered Species Act: Proposed Changes (ERO-013-5033)

Dear Sir/Madam:

Thank you for the opportunity to provide comments on the Province's proposed changes to the Endangered Species Act (ESA). It is understood that the Province is seeking to improve the administration of the ESA through new types of permit and agreements while ensuring positive outcomes for species at risk. While implementation challenges have been expressed in the implementation of the ESA, the Province's Made-in-Ontario Environment Plan also recognizes that species at risk in Ontario are facing increasing strain and pressure due to the effects of climate change, invasive species and habitat alteration. City of Markham staff supports the intent of this Act to reverse negative trends to species at risk populations and have concerns that some of the proposed changes may weaken the level of protection afforded to Ontario's species at risk. We provide the following comments for your consideration.

1. Integration of ESA permitting with land use planning

City of Markham staff support the concept of a 'landscape agreement'. The City is currently planning for the 'Future Urban Area' encompassing approximately 1300 hectares to accommodate growth to 2031 and it is anticipated that numerous ESA permits will be required in support of urban development. To manage the impacts of urban development, the City is requiring that a natural heritage restoration plan be prepared for each of the four community blocks. The option to implement a 'landscape agreement' can assist in a coordinated and strategic approach to the implementation of multiple restoration projects to enhance the natural environment including the habitat for species at risk.

Careful attention must be paid to the implementation of the landscape agreement to ensure that unforeseen impacts to species at risk are not incurred. Staff have concerns that landscape agreements are not required to fully offset impacts to each impacted species at risk as proposed under section 16.1(2) of the ESA. This could result in a difficult scenario where Provincial staff have to choose "winners and losers" amongst species at risk.

2. Species at Risk Conservation Trust

City of Markham staff support the option to offset impacts to species at risk through a dedicated fund, however safeguards need to be put in place to ensure proper management and administration of this agency.

Firstly, it should be ensured that 'species conservation charges' are directed towards beneficial activities for species at risk rather than administration and staffing costs. If the Province intends to recover

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**Development Services Commission**

administration and staff expenses through the 'species conservation charge', then these additional costs should be factored into account.

Secondly, projects funded by the agency should prioritize the recovery of species that have been impacted and for which a 'species conservation charge' has been collected. As proposed, it appears that funds collected under the Species at Risk Conservation Trust may be directed towards any species at risk.

3. Adopting a Precautionary Approach to Ontario's Biodiversity and Species at Risk

While City staff support a number of the proposed changes, other proposed changes could have an undesirable result on the recovery of species at risk in Ontario. These include:

- Consideration of the condition of the species outside of Ontario (s. 5(4)(b))
- Ability to suspend protection of newly listed species at risk for up to three years (s. 8.1)
- Ability to, by regulation, limit the protection of newly listed species (s. 9(1.1))

Species at risk populations are facing increasing risks due to climate change, invasive species and habitat alteration. Staff suggest that these changes be carefully reviewed in consultation with industry experts to ensure that the overall purpose and intent of the ESA is not compromised.

Should you have any questions, please feel free to contact Patrick Wong, Natural Heritage Planner at 905-477-7000 ext. 6922 or patrickwong@markham.ca.

Sincerely,

A handwritten signature in black ink, appearing to read 'Arvin Prasad'.

Arvin Prasad, RPP, MCIP
Commissioner of Development Services
City of Markham

cc. Mr. Brad Allan, District Manager (A), Ministry of Natural Resources and Forestry, Aurora District, 50 Bloomington Rd, Aurora, ON L4G 0L8

REVISED Appendix 'A'

(As amended at the May 27, 2019 Development Services Committee meeting)

Consolidated Recommendations from Staff Report “City of Markham Comments on Proposed Bill 108, More Homes, More Choice Act 2019”, dated May 27, 2019 (in response to ERO 019-0016, ERO 019-0017, 019-0021, 013-5018, 013-5033)

Recommendation 1: That the deadline for comments on Bill 108 be extended to a minimum of **90** days after the **draft** Regulations are released to allow for sufficient time to assess financial impacts, planning and development approval impacts, **impacts on affordable housing**, and impacts to provision of community services resulting from growth.

Planning Community Services and Amenities and Collecting Development Charges (Proposed Changes to the *Development Charges Act* and *Planning Act* from Schedules 3 and 12 of Bill 108)

Recommendation 2: That the Province of Ontario leave development charges as the tool to recover the costs of hard and soft services as currently obtained, and that if a community benefits charge is being considered, that it be restricted to section 37 and parkland dedication as it relates to providing affordable housing in municipalities across Ontario.

Recommendation 3: That in the event that the Province proceeds with the community benefits charge as proposed, the cap on the community benefits charge should be set to include the full recovery for soft infrastructure costs and parkland dedication as now **collected** under the current statutes, and that the cap be tied to land values only for the parkland dedication and current section 37 portions of the community benefits charge. To ensure that growth pays for growth, a municipality should be allowed to levy both the community benefits charge and receive parkland in a development.

Recommendation 4: That a transition provision be adopted to allow for a 3-year term from the date of enactment of Bill 108, or until a community benefit by-law is enacted, as the implementation timeline is a concern given the number of municipalities that will have to study, develop and enact a community benefits charge by-law.

Recommendation 5: That for development **applications deemed complete** and secondary plans that **have been adopted by Council** prior to the enactment of Bill 108, the existing provisions for section 37, parkland dedication, and **development charges** continue to apply, and that any such application withdrawn after the enactment of Bill 108 may be subject to the existing section 37, development charges, and parkland provisions.

Recommendation 6: That if a community benefits charge is enacted by the Province, that municipalities be allowed to use their existing reserve balances for Section 37, Parks Cash-in-lieu, and Development Charges (for those services proposed to move to the community benefits charge) for any service prescribed under the community benefits charge.

REVISED Appendix 'A'

(As amended at the May 27, 2019 Development Services Committee meeting)

Recommendation 7: That the proposal to not permit parkland dedication and a community benefits charge at the same time is not supported as municipalities may be forced into a position to choose either obtaining parkland or collecting contributions towards facilities and services (e.g. soft services) as it is not clear if Regulations prescribing services would include parkland, **except in instances of affordable housing development.**

Recommendation 8: That where a parkland dedication by-law is applied to a development, the City retain the authority under *Planning Act* section 42 (3) and 51.1 (2), and to apply an alternative parkland dedication rate.

Recommendation 9: That for development charge rates set earlier in the development process, there should be a sunset clause on the length of time permitted between a site plan and/or zoning application and building permit issuance – this could be in the range of 2 years to act as a disincentive for landowners who may want to apply but not proactively proceed with their development. Municipalities should also be allowed to index or charge interest from the date an application is deemed complete until a building permit is issued for all applications held for over a year.

Recommendation 10: That for developments subject to the six annual installment payment regime, **except for affordable housing**, the sale of the property should result in the immediate requirement to pay the remaining development charges due, by the original owner. Municipalities should be allowed to register the obligation on title to prevent transfer without the City being notified.

Recommendation 11: That the interest rate to be prescribed in the Regulations should be one that provides reasonable compensation to the City for the timing delay in receiving cash, as this may result in borrowing to fund growth-related requirements.

Permitting Up to Three Residential Units on a Lot (Proposed Changes to the Development Charges Act and Planning Act from Schedules 3 and 12 of Bill 108)

Recommendation 12: That **the City of Markham does not support the proposed amendment to the Planning Act that would permit a third residential unit on a lot as of right, and that** municipalities retain their current authority to review and determine appropriate locations for dwelling units in ancillary buildings on a lot and within the municipality.

Recommendation 13: That municipalities retain their current authority to refuse additional dwelling units where there are insufficient services to support the increased density, or apply appropriate development charges to facilitate construction of the required services.

Recommendation 14: That municipalities retain their current authority to apply minimum parking requirements, to primary and accessory dwelling units.

REVISED Appendix 'A'

(As amended at the May 27, 2019 Development Services Committee meeting)

Recommendation 15: That municipalities retain their current authority to apply zoning provisions to construction accommodating additional dwelling units, to ensure the proposed development is compatible with the built form of the neighbourhoods in which they are located.

Recommendation 16: That second units should be subordinate to, or accessory to, a main residential building in order to be identifiably differentiated from other residential development such as stacked townhouses.

Inclusionary Zoning Permitted in Only Major Transit Station Areas and Areas Subject to a Development Permit System and Removing Provision for Upper-Tier Municipalities to Require a Local Municipality to Establish a Development Permit System (Proposed Changes to the *Planning Act* from Schedule 12 of Bill 108)

Recommendation 17: That municipalities should continue to have ability to apply inclusionary zoning to development in areas other than protected major transit station areas or areas subject to a development permit system.

Application Review Timelines and Local Planning Appeal Tribunal Practices and Procedures (Proposed Changes to the *Local Planning Tribunal Act* and *Planning Act* from Schedules 9 and 12 of Bill 108)

Recommendation 18: That the proposed reduction in timelines for decisions on development applications is not supported as appeals for non-decisions to the LPAT removes decision making authority on development applications from Council, and may result in potentially longer decision timelines.

Recommendation 19: That rather than reducing timelines for Council decisions on applications, the Province provide sufficient resources to provincial ministries and agencies to allow **them to provide their** comments on development applications **to assist municipalities in meeting prescribed timelines.**

Recommendation 20: That the proposed Local Planning Appeal Tribunal process that reverts back to a “de novo” hearing process is not supported, **as it will increase development approval timelines and increase the cost of development.** The Province should carry forward the current test for the appeal of a Planning Act application requiring the Local Planning Appeal Tribunal to evaluate a municipal decision on a planning application based on its consistency with the Provincial Policy Statement, and conformity with Provincial Plans, as well as Regional and local Official Plans, or if the Province is unwilling to restore the appeal test, the Province should revise Bill 108 to provide for more deference to Council’s decisions.

Recommendation 21: That there be a provision in the Local Planning Appeal Tribunal Act permitting oral testimony for participants (non-parties), **and that** written submissions by

REVISED Appendix 'A'

(As amended at the May 27, 2019 Development Services Committee meeting)

participants should be given the same consideration as in-person testimony by the Local Planning Appeal Tribunal in the hearing of an appeal.

Proposed Changes to the *Ontario Heritage Act* (Schedule 11 of Bill 108)

Recommendation 22: That the Province provide direction through enhanced educational materials to better guide heritage conservation objectives, including updating the Ontario Heritage Toolkit, as opposed to introducing principles by Regulation.

Recommendation 23: That the Province consider the option of requiring notice to property owners prior to the matter being considered by Council with the condition that once notification of listing is given, the property owner would be prevented from submitting a demolition permit application until after Council has considered the recommendation for listing the property on the Register.

Recommendation 24: That the provision of enhanced guidance to municipalities on best practices for listing properties through education materials is supported.

Recommendation 25: That if the Province proceeds with the option of requiring notification to the property owner after Council has listed a property on the Register, the legislation should be amended to provide a time limit on the period when an objection to the listing can be submitted (as opposed to in perpetuity).

Recommendation 26: That the Province defer consideration of the amendment concerning prescribed requirements by Regulation for designation by-laws until such time as the Regulation has been drafted and available for consultation.

Recommendation 27: That the Province consider providing clarity in the *Ontario Heritage Act* by further defining what constitutes “heritage attributes”.

Recommendation 28: That the protection and incorporation of a cultural heritage resource should be considered as part of the final report on a planning application that is presented to a council so it can be considered in a holistic manner and not in a piecemeal approach (within the first 90 days).

Recommendation 29: That at a minimum, the Province maintain the Conservation Review Board as the non-binding appeal body for individual designation and amendments to the content of designation by-laws with the municipal council having the final decision on what is considered to be of heritage value in the local community. The Local Planning Appeal Tribunal could address objections related to requested alterations and demolition requests (as it does currently for properties within heritage conservation districts).

REVISED Appendix 'A'**(As amended at the May 27, 2019 Development Services Committee meeting)**

Recommendation 30: That if the Conservation Review Board is replaced by the Local Planning Appeal Tribunal, the Province should ensure that Tribunal members assigned to *Ontario Heritage Act* appeals possess cultural heritage expertise and an understanding of the *Ontario Heritage Act*.

Recommendation 31: That the amendments regarding the introduction of complete application provisions and specified timelines for alteration and demolition applications are supported.

Recommendation 32: That the identified clarification in the legislation indicating that “demolition and removal” will also include demolition and removal of heritage attributes is supported, but that Section 69(5) which deals with offences and restoration costs should be amended to remove the reference to “altered” to ensure that a municipality can recover restoration costs associated with the removal or loss of heritage attributes if a property has been impacted by a contravention of the Act.

Recommendation 33: That the changes to the *Ontario Heritage Act* be removed from Bill 108 or deferred to allow the Ministry to undertake meaningful consultation with all stakeholders on both improvements to the legislation and allow feedback on the future content of the identified Regulations.

Proposed Changes to the *Environmental Assessment Act* (Schedule 6 of Bill 108)

Recommendation 34: That the proposed exempted categories are supported as long as environmental protection measures are maintained.

Proposed Changes to the *Conservation Authorities Act* (Schedule 2 of Bill 108)

Recommendation 35: That Provincial efforts are supported to clarify the role and accountability of conservation authorities and that the Province is urged to support the Ministry of Natural Resources and Forestry, Ministry of Environment, Conservation and Parks and municipalities with enhanced natural heritage protection and watershed planning tools to fill the potential gap in natural resource, climate change and watershed planning services resulting from the proposed modified mandate of the TRCA.

Proposed Changes to the *Endangered Species Act* (Schedule 5 of Bill 108)

Recommendation 36: That refinements be made to section 16.1(2) of the proposed *Endangered Species at Risk Act* to ensure that landscape agreements are required to result in an overall net benefit to each impacted species at risk.

REVISED Appendix 'A'**(As amended at the May 27, 2019 Development Services Committee meeting)**

Recommendation 37: That the Species at Risk Conservation Trust be required to publish a regular report to provide an open and transparent accounting of the collection and spending of species conservation charges.

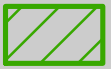
Recommendation 38: That the changes proposed for the *Endangered Species Act* (proposed sections 5(4)(b), 8.1, 9(1.1)) be carefully reviewed in consultation with experts to ensure the purpose and intent of the *Endangered Species Act* is not compromised.

Proposed Changes to the *Education Act* (Schedule 4 of Bill 108)

Recommendation 39: That if a landowner and a school board enter into an agreement for an alternative project, the municipality should be consulted on the alternative project.



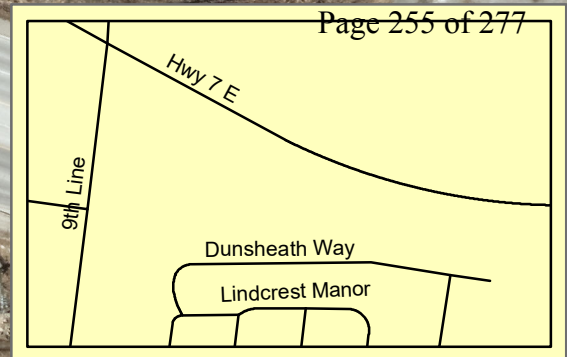
Block 1



Block 2



Subject Properties





Report to: Development Services Committee

Meeting Date: May 13, 2019

SUBJECT: Recommendation Report - Markham's Register of Property of Cultural Heritage Value or Interest, Consideration of Revised Notification Procedures for a Listed Property

PREPARED BY: Regan Hutcheson, Manager, Heritage Planning, ext. 2080

REVIEWED BY: Ron Blake, Senior Development Manager, ext. 2600

RECOMMENDATION:

1. That the report entitled "Recommendation Report, Markham's Register of Property of Cultural Heritage Value or Interest, Consideration of Revised Notification Procedures for a Listed Property", dated May 13, 2019, be received;
2. Where a new property is added to the Markham Register of Property of Cultural Heritage Value or Interest by Council in the future, the property owner be notified in writing, and that such notification will include an educational package explaining the purpose and implications of being on the Register as a listed property.
3. And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

To give consideration to introducing a notification process when a property is added to the Markham Register of Property of Cultural Heritage Value or Interest (the "Register").

BACKGROUND:

Staff were asked to comment on notification matters related to the Register

In November 2018, staff was requested to report back on whether a property owner should be informed prior to their property being listed by Council on the Markham Register.

Ontario Heritage Act requires municipalities to have a register

Section 27 of the *Ontario Heritage Act* (the "Act") indicates that a municipality shall keep a register of property situated in the municipality that is of cultural heritage value or interest. The register must contain all Part IV (individual designations) and may also include property that has not been designated, but that the Council believes may have cultural heritage value or interest. The Council must consult with its municipal heritage committee before including a property on the register or removing the reference to such a property from the register.

The Act also requires the municipality to keep a register of all heritage conservation districts designated under Part V and ensure that the register contains a map or description of the area of each such heritage conservation district.

Markham has an maintained an Inventory or Heritage Register since the 1970s

Identifying properties of cultural heritage value is an essential part of a municipal heritage planning and conservation program, and Markham has been inventorying heritage properties since the late 1970s. Prior to 2008, the municipality had an “*Inventory of Heritage Buildings*” which had been reviewed by the Heritage Markham Committee and adopted by Council resolution in 1991 and 1993.

On January 22, 2008, Markham Council transferred the existing *Inventory* into a new *Markham Register of Property of Cultural Heritage Value or Interest* to comply with the requirements of the Act. The Register includes:

- “listed properties” exhibiting potential cultural heritage value or interest (non-designated properties);
- individually designated properties (under Part IV of the Act);
- properties located in a heritage conservation district (designated under Part V of the Act).

A comprehensive register of cultural heritage properties, including both designated and listed properties has many benefits to a municipality, including:

- Recognizes all properties of cultural heritage value in the municipality;
- Enhances knowledge and an understanding of the community’s cultural heritage
- Provides a document that can be consulted by staff and Council when reviewing development proposals or permit applications;
- Offers easily accessible information about cultural heritage properties for land use planners, property owners, developers, the tourism industry, educators and the general public; and
- Provides demolition protection for properties.

Requests to list a property on a municipal register may come from anyone, including the general public, property owners, municipal heritage committees, staff, resident associations or historical societies. The municipal heritage committee reviews requests and Council decides whether to place on the Register.

Listed properties on the Register

All additions to and removals of property from a Register must be approved by Council after consultation with the municipal heritage committee (i.e. Heritage Markham Committee). The Act only requires a description of the listed property “that is sufficient to readily ascertain the property”.

The owner of a listed property must provide the municipality with at least 60 days notice in writing of their intention to demolish the structure(s) on the property. This only applies if the property is already on the Register prior to the submission of a demolition permit application (under the *Building Code Act, 1992*). The Act also allows a council to require additional information to be submitted along with the notice of intention to demolish.

Beyond the requirements described above, the Act does not include any specific requirements related to listed properties, including any requirement for notification to owners before or after a property is added to the Register. Further, the primary purpose of adding listed properties to the Register is to provide temporary protection of heritage resources against demolition.

Markham Official Plan has policies related to the Register

The Markham Official Plan also has policies indicating that the City will maintain a Register which is accessible to the public, and that the Heritage Markham Committee will review any development application submitted affecting properties on the Register, including listed properties. The Official Plan also recognizes that there may be properties of cultural heritage interest that are not yet identified or designated, or included in the Register, but may still be worthy of conservation and inclusion on the Register.

To ensure consistency and fairness in the identification and evaluation of resources for inclusion in the Register, the Official Plan directs the City to utilize the criteria for determining cultural heritage value or interest established by provincial regulation under the Act. See Appendix “A” for Official Plan policies related to the Register.

A rationale is provided as to why a property is being included in the Register

Although detailed research and evaluation is not required to list a property, it is recommended by the Ministry of Culture that a brief rationale be provided as to why the resource may be important to the community. In Markham, our rationale for inclusion is based on two sources: a) the criteria set out in the Act under Ontario Regulation 9/06 (Criteria for Determining Cultural Heritage Value or Interest), and b) the criteria adopted by Heritage Markham for selecting properties for inclusion on the Register (see Appendices “B” and “C”).

OPTIONS/ DISCUSSION:

Markham has an easily accessible Register

Markham maintains a Register that is easily accessible to the public. Since 2008, the Register has been available on the Markham website, is fully searchable using many different criteria, and is updated in real time. Users can easily generate a summary of all listed properties in the municipality or can search by individual property address to determine the status of a property (listed or designated).

Listing on the Register does not automatically trigger designation

It is important to note that when a property is listed, it does not necessarily mean that it will be subsequently designated. In Markham, designation generally happens within one of three scenarios:

- 1) a property owner gives notice of intention to demolish the listed building and evaluation results in a recommendation to designate;
- 2) a listed property is included within a planning application and subsequent evaluation results in appropriate conservation measures and designation within the planning approval process; and

-
- 3) a property owner wishes to take advantage of one of the City's heritage financial incentive programs, and requests evaluation and designation.

Designation in Markham has been for the most part reactive to situations where the listed resource is being impacted in some manner. For many years, staff has not actively sought out properties to designate.

Notification requirements for designating a property versus listing a property.

Properties being considered for designation

Markham notifies owners of properties that are being recommended to Council for individual designation in a number of ways. Prior to going to Council, the matter is often discussed with the owner as part of a development application. Once a staff report is prepared recommending designation, the owner is again notified and directed to a copy of the report on the Development Services Committee agenda with the opportunity to attend and provide their views to Council.

If Council wishes to proceed to designate a property, the Act requires that a "notice of intention to designate" is served on the owner of the property, the Ontario Heritage Trust and is published in a local newspaper. The owner (or anyone else) is provided with 30 days in which to oppose the proposed designation, which would then be referred to the Conservation Review Board.

Properties being considered for listing in the Register

Markham does not notify owners when their property is being considered for, or placed on, the Register by Council as a listed property. Past Councils never felt the need to inform owners that they were being added to either the former Inventory or the current Register. There are three main reasons for this:

- 1) Red Flag - For listed properties, the Register functions as a "red flag" system so that the City is notified if alterations or demolition are proposed. At that point, staff can work with the owner to try and minimize any negative impact on the heritage resource, and if necessary, decide if the property warrants additional heritage protection (such as designation);
- 2) Consent is not required. The purpose of a register is to include all properties in a municipality believed to be of cultural heritage value or interest, and requiring the consent of owners before being placed on the register would be contrary to this objective.
- 3) Demolition Protection - If an owner is notified of the potential listing prior to Council officially placing the property on the Register, the owner may choose to immediately submit an application for a demolition permit under the *Building Code Act*. The *Ontario Heritage Act* demolition protection provision of 60 day notice would no longer apply. Under the *Building Code Act*, the City would have to process the demolition permit application within 10 business days. Any attempt to

designate the property including the necessary research, consultation with the municipal heritage committee and reporting to Council would be near impossible.

Other municipalities use a variety of approaches regarding notice

Municipalities address the issue of notice as part of listing a property differently across the province. Some such as Barrie, Peterborough and Kitchener have chosen to notify the owner prior to taking the request for listing to Council. Others such as Oakville and Windsor notify owners after the listing is approved. Mississauga, Brampton and Ottawa are similar to Markham and do not consult with property owners.

Heritage staff has received feedback from staff in municipalities who do notify owners either before or after official listing. They have indicated that a number of owners do request removal from listing which has had an impact on staff resources. This includes appeal requests to be heard by Committees or Council which can occupy a fair amount of agenda time and usually with no change to the status of the property being listed. Staff is also aware of owners/developers in other municipalities who have requested demolition once advance notice of pending placement on the Register is given.

The City may wish to provide notification for future listed properties

Three options for notification are presented below:

Option	Comments	Staff Comment
1. No Notification	<ul style="list-style-type: none"> • reflects current process • owner usually only becomes aware of the listing if demolition or major alteration is proposed • a decision on demolition can be delayed for 60 days to allow the City to assess the heritage value of the property, and if necessary Council can consider designation. • owner can become aware if staff is contacted as to the heritage status of the property (i.e. if the property is for sale) 	Supportive of maintaining
2. Notification prior to Heritage Markham and Council Consideration	<ul style="list-style-type: none"> • owner would be notified by staff that the property is being considered for listing and provided information • owner may attend Heritage Markham meeting and Development Services Committee/Council if in opposition • owner may choose to immediately submit a demolition application which would mean the demolition permit would not be 	Not supportive of this process as it puts the heritage resource at risk

	delayed 60 days and instead would have to be processed within 10 business days.	
3. Notification after Council has approved the listing on the Heritage Register	<ul style="list-style-type: none"> • adding the property to the Heritage Register would be reviewed by Heritage Markham and a staff report prepared for Development Services Committee/ Council. • owner would only be notified by staff if Council approves the addition of the property to the Heritage Register • Education information regarding the purpose and use of the Heritage Register would be provided to the owner and the reason why the property merited inclusion on the Register. 	Supportive of Change to process

If notification is desired, staff recommends Option #3

Even though the *Ontario Heritage Act* does not require any notification to owners when properties are listed on the Register, should Council wish to change the City's current procedure staff recommends that going forward, the owner should be notified after Council has added the property to the Register. Staff would recommend also providing the owner with an educational package explaining the purpose and implications of being on the Register as a listed property. The benefit of this approach is that it prevents an owner from seeking an immediate demolition permit (as the 60 day notice would now apply) and the owner would be aware of the listing and have information as to how it affects the property.

FINANCIAL CONSIDERATIONS

Minimal mailing costs and staff time associated with providing notice of Council's decision.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The protection of cultural heritage resources aligns with the Growth Management priority to achieve a quality community by ensuring the City of Markham's cultural heritage resources remain part of the fabric of the City, strengthening the sense of community.

BUSINESS UNITS CONSULTED AND AFFECTED:

Building Standards Department, Legal Services Department

RECOMMENDED BY:

Biju Karumanchery, M.C.I.P., R.P.P.
Director of Planning & Urban Design

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

ATTACHMENTS:

Appendix "A"	Markham Official Plan – Policies Related to the Register
Appendix "B"	Ontario Regulation 09/16,
Appendix "C"	Heritage Markham Criteria for Selecting Properties of Cultural Heritage Value

c

Appendix “A”

Markham Official Plan- Policies Related to the Register

It is the policy of Council:

- 4.5.1.1 **To promote** *conservation* of Markham’s *cultural heritage resources* by:
- a) identifying *cultural heritage resources* and maintaining a *Register of Property of Cultural Heritage Value or Interest*
 - c) adopting and implementing policies and programs for the protection of these resources including:
 - ii. reviewing any application for development approval, building permit or demolition permit that directly affects a *cultural heritage resource* itself and *adjacent lands* to ensure new development, site alteration and additions are contextually appropriate and maintain the integrity of any *cultural heritage resources*;
- 4.5.1.3 **To consult** with and obtain the recommendation of Markham’s municipal heritage committee, Heritage Markham, on matters related to the conservation of Markham’s *cultural heritage resources* outlined in Section 4.5.1.1 of this Plan.
- 4.5.2.2 **To maintain** a *Register of Property of Cultural Heritage Value or Interest* which is accessible to the public and identifies properties to be conserved and maintained consistent with standards and guidelines adopted by Council. It is recognized. It is recognized that there may be properties of cultural heritage interest that are not yet identified or designated, or included in the Register but may still be worthy of *conservation* and inclusion in the Register.
- 4.5.2.4 **To ensure** consistency in the identification and evaluation of *cultural heritage resources* for inclusion in the *Register of Property of Cultural Heritage Value or Interest* and/or for individual property designation, by utilizing the criteria for determining cultural heritage value or interest established by provincial regulation under the Ontario Heritage Act and criteria included in Markham’s Heritage Resources Evaluation System.
- 4.5.3.8 **To circulate** any application for *development approval*, building permit or demolition permit which affects a property on the Register of Property of Cultural Heritage Value or Interest to Markham’s municipal heritage committee, Heritage Markham, for review, unless the review has been delegated to municipal heritage staff.

Appendix “B” Ontario Regulation 9/06

Ministry of Culture’s Designation Criteria

The Government of Ontario on January 25, 2006 passed a regulation (O.Reg. 9/06) 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 one or more of the prescribed criteria.

Criteria
1. 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.
○ Displays a high degree of craftsmanship or artistic merit.
○ Demonstrates a high degree of technical or scientific achievement.
2. 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.
○ Yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
○ Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it:
○ Is important in defining, maintaining or supporting the character of an area.
○ Is physically, functionally, visually or historically linked to its surroundings.
○ Is a landmark.

Appendix “C”
Heritage Markham Criteria
for Selecting Properties of Cultural Heritage Value

**MARKHAM REGISTER OF PROPERTY OF CULTURAL HERITAGE VALUE
OR INTEREST
(formerly the HERITAGE MARKHAM BUILDING INVENTORY)
CRITERIA FOR SELECTING PROPERTIES OF HISTORICAL
OR ARCHITECTURAL VALUE IN MARKHAM**

1. Historical Value

A property or the building or other structure which stands on it, has historical value when one or more of the following criteria are satisfied:

- a) It dates from an early age in the development of the City's communities.
- b) It is an outstanding, representative, early, only or rare example of the work of an architect, builder, landscape architect, interior designer, sculptor, engineer or other environmental designer.
- c) It is associated with (an) owner/occupant(s) who had importance locally or had influence in a broader geographical area.
- d) It served as the place of an event or movement important locally or to a broader geographical area.
- e) It is associated with, and effectively illustrates, the City's social, cultural, political or economic history. Included in this criterion would be: 1) meeting places such as town halls, railway stations, schools and places of worship; and 2) farmsteads.
- f) It affords or protects a significant natural view associated with local history.
- g) It meets such other criteria as may be determined from time to time.

2. Architectural Value

A property, or the building or other structure which stands on it, has architectural value when one or more of the following criteria is satisfied:

- a) It represents an outstanding, typical, early, only or rare method of construction.
- b) It is an outstanding, typical, early, only or rare example of an architectural style, period or type of building or structure.
- c) It exhibits an outstanding, aesthetic exterior design.
- d) It functions as a landmark, terminates a view or contributes in design to a streetscape or plan.
- e) it provides the open space needed to allow for visual appreciation of a building, a structure or a group of buildings or other structures, that is deemed to have historical or architectural value by any of the above criteria.
- f) It offers an outstanding, typical, early, only or rare form of interior design.
- g) It meets such other criteria as may be determined from time to time.

NOTES

The above architectural criteria will be judged against the building's or the structure's surviving integrity. Integrity means a composite quality derived from original materials,

original workmanship, original location and intangible elements of feeling and association.

Buildings include houses, barns, driving sheds, churches, meeting houses, town halls, schools, railway stations, hotels, stores, post offices and industrial buildings. Other structures include fences, bridges and village pumps.

A property selected for inclusion in the Markham Register of Property of Cultural Heritage Value or Interest (formerly the "Heritage Markham Building Inventory") is considered to have architectural or historical value in relation to:

- a) all buildings and structures in the City, or
- b) the historical community in which it is located (e.g. rural, Victoria Square, the Thornhill area), or
- c) all buildings in a heritage conservation district or heritage conservation district study area, or
- d) such other context as may be defined from time to time.

The perception of members of the City's various communities has influence in the determination of historical and architectural value.

Heritage Markham June 25, 1986

Revised as needed since 1986 to update terminology (eg. Town to City)



By-law 2019-xx

A by-law to dedicate certain lands as
part of the highways of the City of Markham

WHEREAS Blocks 34, 35, 36, 37, 38, 39 and 41, Plan 65M-4612, City of Markham, Regional Municipality of York were conveyed to The City of Markham, Regional Municipality of York for public use;

WHEREAS Blocks 7, 8, 9 and 12 Plan 65M-4620, City of Markham, Regional Municipality of York were conveyed to The Corporation of the City of Markham, Regional Municipality of York for public use;

NOW THEREFORE the Council of the Corporation of the City of Markham enacts as follows:

1. THAT Blocks 34 and 41, Plan 65M-4612 and Block 9, Plan 65M-4620, 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 Delft Drive.
2. THAT Block 39, Plan 65M-4612 in the City of Markham, Regional Municipality of York is hereby established and laid out as part of the public highways of the City of Markham and named Mannar Drive.
3. THAT Blocks 35, 36, 37 and 38, Plan 65M-4612 and Blocks 7, 8 and 12, Plan 65M-4620, 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 Lane.

Read a first, second, and third time and passed on May 28, 2019.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor





By-law 2019-xxxxx

2019 TAX RATES AND LEVY BY-LAW

BEING A BY-LAW TO PROVIDE FOR THE LEVY AND COLLECTION OF SUMS REQUIRED BY THE CORPORATION OF THE CITY OF MARKHAM FOR THE YEAR 2019 AND TO PROVIDE FOR THE MAILING OF NOTICES REQUIRING PAYMENT OF TAXES FOR THE YEAR 2019.

WHEREAS Subsection 312(2) of the *Municipal Act, 2001* provides that the Council of a local municipality shall, after the adoption of estimates for the year, pass a by-law each year to levy a separate tax rate on the assessment in each property class in the local municipality rateable for local municipal purposes; and,

WHEREAS Sections 307 and 308 of the said *Act* require taxes to be levied upon the whole of the assessment for real property according to amounts assessed under the *Assessment Act* and that tax rates to be established in the same proportion to tax ratios; and,

WHEREAS estimates have been prepared showing the sum of \$157,927,379 raised for the lawful purpose of The Corporation of the City of Markham for the year 2019, \$327,536,871 for the Region of York and \$246,322,343 and for the Boards of Education; and,

WHEREAS the Assessment Roll made in 2018 and upon which 2019 taxes are to be levied, was returned by the Municipal Property Assessment Corporation and is the last revised Assessment Roll; and

WHEREAS the total taxable assessment within the City of Markham is \$93,981,124,540; and,

NOW THEREFORE the Council of The Corporation of the City of Markham enacts as follows:

1. **THAT** the following property tax ratios are to be applied in determining tax rates for taxation in 2019:

Property Class	2019 Tax Ratio
Residential	1.000000
Multi-Residential	1.000000
Commercial	1.279400
Landfill	1.100000
Industrial	1.570400
Pipeline	0.919000
Farmland	0.250000
Managed Forest	0.250000

2. THAT the sum of **\$157,927,379** shall be levied and collected for the **City of Markham** purposes for the year 2019, such amount to be provided for as follows:

CLASS	ASSESSMENT	TAX RATE	TAXES
Residential (RT)	80,511,170,090	0.162273%	130,647,683
Residential Shared as PIL (RH)	2,206,000	0.162273%	3,580
Residential Farm Awaiting Development (R1)	5,172,500	0.040568%	2,098
Multi-Residential (MT)	953,854,444	0.162273%	1,547,846
Commercial (CT/DT/ST/GT)	8,842,836,677	0.207612%	18,358,768
Commercial (XT/YT/ZT)	1,614,870,928	0.207612%	3,352,662
Commercial (CU/DU/SU)	77,097,819	0.145328%	112,045
Commercial (XU/YU/ZU)	42,934,040	0.145328%	62,395
Commercial (CJ)	3,934,175	0.145328%	5,717
Commercial (CH)	18,637,350	0.207612%	38,693
Commercial (CX)	242,260,212	0.145328%	352,072
Commercial (C1)	38,069,075	0.040568%	15,444
Industrial (IT/LT)	1,032,625,204	0.254833%	2,631,471
Industrial (IH)	53,796,750	0.254833%	137,092
Industrial (JH)	4,577,250	0.254833%	11,664
Industrial (IU)	11,523,325	0.165642%	19,087
Industrial (IK)	3,340,600	0.165642%	5,533
Industrial (IX)	201,752,317	0.165642%	334,186
Industrial - New Occupied (JT)	28,534,050	0.254833%	72,714
Industrial (I1)	54,727,675	0.040568%	22,202
Pipelines (PT)	90,452,756	0.149129%	134,891
Farmland (FT)	144,563,808	0.040568%	58,647
Managed Forest (TT)	2,187,495	0.040568%	887
Total	\$93,981,124,540		\$157,927,379

3. THAT the sum of **\$327,536,871** shall be levied and collected for the City of Markham's share of **the Regional Municipality of York Budget** for the year 2019, such amount to be provided for as follows:

CLASS	ASSESSMENT	TAX RATE	TAXES
Residential (RT)	80,511,170,090	0.336549%	270,959,538
Residential Shared as PIL (RH)	2,206,000	0.336549%	7,424
Residential Farm Awaiting Development (R1)	5,172,500	0.084137%	4,352
Multi-Residential (MT)	953,854,444	0.336549%	3,210,188
Commercial (CT/DT/ST/GT)	8,842,836,677	0.430581%	38,075,575
Commercial (XT/YT/ZT)	1,614,870,928	0.430581%	6,953,327
Commercial (CU/DU/SU)	77,097,819	0.301407%	232,378
Commercial (XU/YU/ZU)	42,934,040	0.301407%	129,406
Commercial (CJ)	3,934,175	0.301407%	11,858
Commercial (CH)	18,637,350	0.430581%	80,249
Commercial (CX)	242,260,212	0.301407%	730,189
Commercial (C1)	38,069,075	0.084137%	32,030
Industrial (IT/LT)	1,032,625,204	0.528517%	5,457,600
Industrial (IH)	53,796,750	0.528517%	284,325
Industrial (JH)	4,577,250	0.528517%	24,192
Industrial (IU)	11,523,325	0.343536%	39,587
Industrial (IK)	3,340,600	0.343536%	11,476
Industrial (IX)	201,752,317	0.343536%	693,092
Industrial - New Occupied (JT)	28,534,050	0.528517%	150,807
Industrial (I1)	54,727,675	0.084137%	46,046
Pipelines (PT)	90,452,756	0.309289%	279,760
Farmland (FT)	144,563,808	0.084137%	121,632
Managed Forest (TT)	2,187,495	0.084137%	1,840

Total	\$93,981,124,540		\$327,536,871
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4. THAT the sum of **\$246,322,343** shall be levied and collected for the City of Markham's share of the **Province of Ontario (Education)** Budget for the year 2019, such amount to be provided for as follows:

CLASS	ASSESSMENT	TAX RATE	TAXES
Residential (RT)	80,511,170,090	0.161000%	129,622,984
Residential Farm Awaiting Development (R1)	5,172,500	0.040250%	2,082
Multi-Residential (MT)	953,854,444	0.161000%	1,535,706
Commercial (CT/DT/ST/GT)	8,842,836,677	0.931834%	82,400,559
Commercial (XT/YT/ZT)	1,614,870,928	0.931834%	15,047,916
Commercial (CU/DU/SU)	77,097,819	0.792059%	610,660
Commercial (XU/YU/ZU)	42,934,040	0.792059%	340,063
Commercial (CX)	242,260,212	0.792059%	1,918,844
Commercial (C1)	38,069,075	0.040250%	15,323
Industrial (IT/LT)	1,032,625,204	1.030000%	10,636,040
Industrial (IU)	11,523,325	0.849750%	97,919
Industrial (IX)	201,752,317	0.849750%	1,714,390
Industrial - New Occupied (JT)	28,534,050	1.030000%	293,901
Industrial (II)	54,727,675	0.040250%	22,028
Pipelines (PT)	90,452,756	1.290000%	1,166,841
Farmland (FT)	144,563,808	0.040250%	58,187
Managed Forest (TT)	2,187,495	0.040250%	880
Total	\$93,894,632,415		\$245,484,322
Plus: Taxable – Full Share PIL (CH, CJ, RH, IH, JH, IK)			
Taxed at education rate but revenue retained by City			\$838,021
Total Education Levy			\$246,322,343

5. THAT a Waste Collection and Disposal Grant totaling **\$152,583** shall be provided proportionately to the following Residential Condominium properties.

CONDOMINIUM NUMBER	ADDRESS	UNITS
YRC #226	7811 Yonge Street	148
YRC #344	8111 Yonge Street	199
YRC #550	7451 Yonge Street	21
YRC #618	55 Austin Drive	142
YRC #636	25 Austin Drive	149
YRC #784	7805 Bayview Avenue	341
YRC #792	610 Bullock Drive	235
YRC #794	7825 Bayview Avenue	337

6. THAT the sum of **\$239,322** shall be levied on non-residential properties located within the boundaries of the City of Markham's **Main Street Markham Business District Improvement Area** for the year 2019, such amount to be provided for as follows:

CLASSES	ASSESSMENT	TAX RATE	TAXES
Commercial	\$81,270,475	0.294476%	\$239,322

7. THAT the sum of **\$214,221** shall be levied on non-residential properties located within the boundaries of the City of Markham's **Unionville Business Improvement Area** for the year 2019, such amount to be provided for as follows:

CLASS	ASSESSMENT	TAX RATE	TAXES
Commercial	\$54,558,825	0.392642%	\$214,221

8. **THAT** the sum of **\$1,286** shall be levied against all properties in the Farmland Class and collected for membership fees in the **Federation of Agriculture** for the Region of York for the year 2019, such amount to be provided for as follows:

CLASS	ASSESSMENT	TAX RATE	TAXES
Farmland (FT)	\$144,563,808	0.000890%	\$1,286

9. **THAT** there shall be a levy upon the **Markham Stouffville Hospital** in the amount of **\$25,200** pursuant to Subsection 323(3) of the *Municipal Act, 2001*, such amount being the sum of \$75.00 for each of the 336 provincially rated beds and a levy upon **Seneca College** in the estimated amount of **\$126,600** pursuant to Subsection 323(1) of the *Municipal Act, 2001*, such sum being \$75.00 for each of the estimated 1,688 full time enrolled students as determined by the Minister of Training, Colleges and Universities.

10. **THAT** there shall be levied upon **Utility Transmission Lines (UH)** the sum of **\$764,105** for the year 2019, such amount to be provided for as follows:

DESCRIPTION	ACRES	RATE PER ACRE	CITY	REGION	EDUCATION	TOTAL
Hydro One	374.07	\$834.02	\$101,491	\$210,490	--	\$311,982
Hydro One	374.07	\$1,208.66	--	--	\$452,123	\$452,123
Total			\$101,491	\$201,490	\$452,123	\$764,105

* Education revenue retained by City

11. **THAT** there shall be levied upon **Railway Rights of Ways (WT)** the sum of **\$480,180** for the year 2019, such amount to be provided for as follows:

DESCRIPTION	ACRES	RATE PER ACRE	CITY	REGION	EDUCATION	TOTAL
Canadian National Railways	246.66	\$624.33	\$50,097	\$103,900	--	\$153,997
Canadian National Railways	246.66	\$822.69	--	--	\$202,925	\$202,925
Canadian Pacific Railways	48.42	\$624.33	\$9,834	\$20,396	--	\$30,230
Canadian Pacific Railways	48.42	\$822.69	--	--	\$39,835	\$39,835
Metrolinx	85.20	\$624.33	\$17,304	\$35,889	--	\$53,193
Total			\$77,236	\$160,185	\$242,760	\$480,180

12. **THAT** for the purposes of paying the owners' portion of debt charges pursuant to section 391 of the *Municipal Act, 2001*, as authorized by the following by-law, the amounts listed below shall be levied and collected from the owners of the properties liable therefore:

EFFECTIVE – EXPIRE DATES	PURPOSE	AMOUNT
(2006-2025)	Buttonville	\$6,178.67

13. **THAT** for the purposes of paying the owners' portion of debt charges pursuant to Section 391 of the *Municipal Act, 2001* as authorized by the following by-laws, the amounts listed below shall be levied and collected from the owners of the properties liable therefore:

EFFECTIVE – EXPIRE DATES	PURPOSE	AMOUNT
(2007-2021)	Milmar Court	\$6,838.24
(2010-2024)	Robinson St	\$3,791.88
(2013-2022)	Glenridge	\$54,568.47
(2016-2025)	Main Street	\$7,229.40
TOTAL		\$72,427.99

14. THAT pursuant to Regional By-law No. A-0303-2002-020, a tax rebate totaling \$7,051.85 (City share is \$1,734.29) be provided to the Markham District Veterans Association for its property located at 7 Washington Street for 2019 upon the provision of documentation in a form satisfactory to the Treasurer.

15. THAT the Treasurer shall add to the Collector's Roll, all or any arrears for service provided by: the *Power Commission Act* (hydro-electric power), the *Weed Control Act*, the *Ditches and Watercourses Act*, the *Public Utilities Act*, the *Tile Drainage Act*, and the *Ontario Building Code*; and any other collection agreements charges approved by Council which shall be collected by the Collector in the same manner and at the same time as all other rates and levies.

16. THAT the Interim Tax Levies which were payable in two instalments on February 5, 2019, and March 5, 2019 shall be shown as a reduction on the final levy.

17. THAT the net amount of taxes levied by this By-law shall be due and payable in equal instalments as follows.

PROPERTIES	INSTALMENTS
Residential, Farmland and Pipelines	1. July 5, 2019 2. August 6, 2019
Commercial, Industrial and Multi-Residential	1. October 7, 2019 2. November 5, 2019

18. THAT those residential property owners who have applied and meet the conditions for the Pre-authorized Payment Program for taxes as approved by Council will have the taxes levied under this By-law paid by automatic withdrawal in six (6) equal instalments:

- i. July 1, 2019;
- ii. August 1, 2019;
- iii. September 1, 2019;
- iv. October 1, 2019;
- v. November 1, 2019; and
- vi. December 1, 2019.

19. THAT those residential property owners who have applied and meet the conditions for the Pre-authorized Payment Program for taxes as approved by Council will have the taxes levied under this By-law paid by automatic withdrawal in three (3) equal instalments:

- i. July 5, 2019;
- ii. August 6, 2019; and
- iii. September 5, 2019.

20. THAT those commercial, industrial and multi-residential property owners who have applied and meet the conditions for the Pre-authorized Payment Program for taxes as approved by Council will have the taxes levied under this By-law paid by automatic withdrawal in three (3) equal instalments:

- i. October 7, 2019;
- ii. November 5, 2019; and

-
- iii. December 5, 2019.
- 21. THAT** those residential property owners who have applied and meet the conditions for the Pre-authorized Payment Program for taxes as approved by Council will have the taxes levied under this By-law paid by automatic withdrawal in two (2) equal instalments:
- i. July 5, 2019; and
 - ii. August 6, 2019.
- 22. THAT** those commercial, industrial and multi-residential property owners who have applied and meet the conditions for the Pre-authorized Payment Program for taxes as approved by Council will have the taxes levied under this By-law paid by automatic withdrawal in two (2) equal instalments:
- i. October 7, 2019; and
 - ii. November 5, 2019.
- 23. THAT** as provided in Subsections 345(1) and (2) of the *Municipal Act 2001*, if the taxes or any class or instalment thereof so levied in accordance with this By-law remain unpaid following the due date, a penalty of one per cent (1.00%) on the fourth day of default and one quarter per cent (1.25%) per month (15% per annum), on the first day each calendar month thereafter, of the taxes remaining unpaid shall be levied until December 31, 2019.
- 24. THAT** as provided in Subsection 345(3) of the *Municipal Act, 2001*, if any taxes levied pursuant to this By-law remain unpaid as at December 31, 2019, interest at the rate of one and one quarter per cent (1.25%) per month (15% per annum) of the unpaid taxes shall be levied from January 1, 2020 and for each month or fraction thereof until such taxes are paid.
- 25. THAT** all taxes levied by any By-law and which remain unpaid as at the date of passing this By-law, shall have interest charged at the same rate of one and one quarter per cent (1.25%) per month (15% per annum) calculated on the unpaid taxes, on the first day of each calendar month for so long as the taxes remain unpaid.
- 26. THAT** the Treasurer of The Corporation of The City of Markham is hereby authorized and directed to serve personally or to mail or cause to be mailed notices of the taxes hereby levied to the person or persons taxed at the person's residence or place of business or upon the premises in respect of which the taxes are payable by such person, or the ratepayer's mortgage company or third party designated by the property owner.
- 27. THAT** taxes are payable to The Corporation of The City of Markham, 101 Town Centre Boulevard, Markham, Ontario, L3R 9W3. Upon payment of any applicable fee, and if paid on or before the due date imprinted on the bill, taxes may also be paid at most chartered banks in the Province of Ontario.
- 28. AND THAT** those residents who qualify for the Low Income Seniors and Low Income Disabled Tax Deferral program shall apply to the City of Markham – Property Tax Division in accordance with the program policies as established by the Regional Municipality of York. The amount of deferral for 2019 will be determined once the application has been received and approved. The deferral amount may not be reflected on the 2019 final tax billing issued in accordance with this By-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS **XXTH** DAY OF **XX**, 2019.

X _____
X _____
KIMBERLEY KITTERINGHAM
CITY CLERK

FRANK SCARPITTI
MAYOR



By-law 2019-xx

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 1 and 2, inclusive, Plan 65M-4618; 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 day of May, 2019.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW NO: 2019-xxxx
xx By-law
Part Lot Control Exemption By-law

Hebrides Structures Design (BT) Ltd.
Blocks 1 and 2, 65M-4618

The proposed by-law applies to 150 townhouse lots located north of 16th Avenue, on the east side of McCowan Rd, within registered plan of subdivision 65M-4618.

The purpose of this by-law is to exempt the subject blocks from the part lot control provisions of the Ontario Planning Act.

The effect of this by-law is to permit the conveyance of individual townhouse units which are part of a common element condominium development. A restriction under Section 118 of the *Land Titles Act*, RSO 1990 c L.5 in favour of the City (consent to be provided by the Director of Planning and Urban Design) is to be registered on title to the subject blocks prior to the registration of this by-law on title to the subject blocks.