

# Revised Council Agenda

## Revised Items are Italicized.

Meeting Number: 13  
June 25, 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.*

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### 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 - JUNE 12, 2019

16

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

#### 4. PRESENTATIONS

#### 5. DEPUTATIONS

#### 6. COMMUNICATIONS

##### 6.1 24-2019 SPECIAL OCCASION LIQUOR PERMIT FOR GREEK ORTHODOX COMMUNITY OF MARKHAM (WARD 6) (3.21)

39

Requesting approval from the City of Markham to designate the Annual Greek Summer Festival being held from July 19-21 and July 26 to 28, 2019 at 11359 Warden Avenue 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.

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,
2. That the City of Markham recognize the Annual Greek Summer Festival, being held at 11359 Warden Avenue at the following dates and times, as an event of "Municipal Significance":
  - July 19, 2019, 5:00 pm – July 20, 2019, 2:00 am
  - July 20, 2019, 5:00 pm – July 21, 2019, 2:00 am
  - July 21, 2019, 5:00 pm – July 22, 2019, 1:00 am
  - July 26, 2019, 5:00 pm – July 27, 2019, 2:00 am
  - July 27, 2019, 5:00 pm – July 28, 2019, 2:00 am
  - July 28, 2019, 5:00 pm – July 29, 2019, 1:00 am.

6.2 25-2019 MEMORANDUM - NEAMSBY INVESTMENTS INC., 1375 DENISON STREET, ZONING BY-LAW AMENDMENT

40

Memorandum dated June 25, 2019 from the Commissioner of Development Services regarding the Zoning By-law Amendment for Neamsby Investments Inc., 1375 Denison Street, recommending the Zoning By-law Amendment with respect thereto.

1. That the Memorandum dated June 25, 2019 from the Commissioner of Development Services regarding the Zoning By-law Amendment for Neamsby Investments Inc., 1375 Denison Street, be received.

(By-law 2019-76)

6.3 26-2019 LIQUOR LICENCE APPLICATION - SHIN JIN HOTPOT CHICKEN (WARD 3) (3.21)

45

(New Liquor Licence for indoor areas)

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

6.4 27-2019 MEMORANDUM GEMTERRA (WOODBINE) INC., OFFICIAL

53

*PLAN AND ZONING BY-LAW AMENDMENT*

Memorandum dated June 25, 2019 from the Commissioner of Development Services regarding the Gemterra (Woodbine) Inc., Official Plan and Zoning By-law Amendment Applications, 9064 to 9110 Woodbine Avenue, recommending the Official Plan and Zoning By-law Amendment with respect thereto.

(Item 8.1.1, Report No. 16, April 30, 2019 Council Meeting).

1. That the memorandum dated June 25, 2019 and titled “Gemterra (Woodbine) Inc., Official Plan and Zoning By-law Amendment Applications to permit 33 townhouses at 9064 to 9110 Woodbine Avenue File Nos. OP/ZA 17 153653 (Ward 2)” be received, and,
2. That the proposed amendment to the 2014 Markham Official Plan, attached as Appendix ‘A’, be approved; and,
3. That the amendments to Zoning By-laws 19-94 and 177-96, as amended be approved and the draft implementing Zoning By-law, attached as Appendix ‘B’, be finalized and enacted without further notice; and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

(By-law 2019-81 and 2019-82)

## **7. PROCLAMATIONS**

## **8. REPORT OF STANDING COMMITTEE**

### **8.1 REPORT NO. 27 DEVELOPMENT SERVICES COMMITTEE (JUNE 10, 2019)**

Please refer to your June 10, 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):

#### **8.1.1 RECOMMENDATION REPORT: RENAME THE SECTION OF MEADOWVIEW AVENUE BETWEEN YONGE STREET AND DONCASTER AVENUE TO DONCASTER AVENUE (10.14)**

74

1. That the report entitled “Rename the section of Meadowview Avenue between Yonge Street and Doncaster Avenue to Doncaster Avenue”, dated June 10, 2019, be received; and,
2. That Development Services Committee authorize Staff to initiate the process for renaming the City owned section of

Meadowview Avenue between Yonge Street and Doncaster Avenue to Doncaster Avenue; and,

3. That a letter be sent via registered mail to the land owners abutting the affected section of Meadowview Avenue about the proposed renaming and that if the land owners have any questions or concerns to contact staff; and,
4. That Staff report back to Council prior to the proposed street name change; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to these resolutions.

## 8.2 REPORT NO. 29 GENERAL COMMITTEE (JUNE 17, 2019)

Please refer to your June 17, 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 4):

### 8.2.1 AWARD OF REQUEST FOR PROPOSAL 012-R-19 SUPPLY AND DELIVERY OF WORKPLACE UNIFORMS FOR STAFF & MARKHAM BRANDED PRODUCTS (7.12)

79

1. That the report entitled “Award of Request for Proposal 012-R-19 Supply and Delivery of Workplace Uniforms for Staff & Markham Branded Products” be received; and,
2. That the contract for Supply and Delivery of Workplace Uniforms for Staff & Markham Branded Products be awarded to the highest ranked / lowest priced bidder, The Planet Group Inc; and,
3. That the term of the contract be for three (3) years with an option to renew for an additional two (2) years in the total award amount of \$809,880 (inclusive of HST);

2019 - \$80,988 (July 1 - December 31)\*

2020 - \$161,976\*

2021 - \$161,976\*

2022 - \$161,976\*

2023 - \$161,976\*\*

2024 - \$80,988 (January 1 – June 30) \*\*

Total: \$809,880

\*For the three (3) year contract term (July 1, 2019 – June 30,



2022), costs will be at the same itemized pricing.

\*\*The two (2) optional renewal years (July 1, 2022 – June 30, 2024), costs will be adjusted based on the Consumer Price Index for All Items Toronto for the twelve (12) month period ending December in the applicable year. 2020 - 2024 is subject to Council approval; and,

4. That the contract be funded from various City Department's Operating and Capital Budget's as identified within the Financial Consideration Section of this report, any future years 2020 – 2024 will be subject to Council approval of the annual budget: and,
5. That the City Clerk, Director, Legislative Services & Corporate Communications, and Senior Manager of Procurement & Accounts Payable be authorized to exercise the option to renew the contract in year 4 and 5 subject to performance and Council approval of the annual budget; and further,
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

#### 8.2.2 STATUS OF CAPITAL PROJECTS AS OF APRIL 30, 2019 (7.5)

84

1. That the report dated June 17, 2019 titled "Status of Capital Projects as of April 30, 2019" be received; and,
2. That the amount of \$7,794,731 from the closure of capital projects be transferred to the sources of funding as listed on Exhibit A; and,
3. That the closure of projects as outlined on Exhibit B and C be approved; and,
4. That the Non-Development Charge Capital Contingency Project be topped up from the Life Cycle Replacement and Capital Reserve Fund by \$444,488 to the approved amount of \$250,000; and,
5. That the Engineering Capital Contingency Project be topped up from the City-Wide Hard Development Charges Reserve by \$98,993 to the approved amount of \$100,000; and,
6. That the Design Capital Contingency Project be topped up from the Development Charges Reserve by \$55,057 to the approved amount of \$100,000; and,

7. That the Waterworks Capital Contingency Project be topped up from the Waterworks Stabilization/Capital Reserve by \$5,522 to the approved amount of \$100,000; and,
8. That the estimated shortfall of \$350,000 in Capital Project 19264 – Asphalt Cement (AC) Index Premium Asphalt Resurfacing be funded from the Gas Tax Reserve, increasing the project budget from \$225,200 to \$575,200; and further,
9. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

8.2.3 IMPROVING ACCESS TO DIGITAL PUBLICATIONS IN PUBLIC LIBRARIES – A CAMPAIGN OF THE CANADIAN URBAN LIBRARY COUNCIL (3.19)

99

1. That Markham Council endorse the following motion of support for the Canadian Urban Library Council Accessing Digital Publications Government Relations Campaign:

Whereas, the City of Markham recognizes the important role that libraries play in our community. Libraries and the early literacy programs that they run are integral to developing proficient readers and ensuring that children succeed in school. More and more, digital literacy programs run by libraries also help ensure that citizens can contribute to our digital world. Additionally, vulnerable demographic groups, including seniors, low income families, youth, and new Canadians rely on access to libraries as an important tool for their participation in the community – from education to searching for jobs to consuming Canadian cultural materials, and,

Whereas, libraries in our community recognize that our users increasingly seek to access digital publications offered by multinational publishers, and that access to those publications is too often curtailed by prohibitively high licensing fees or else entirely denied to Canadian libraries, and,

Whereas, libraries must be in a position to offer digital publications to their users as part of their service offering to our community, particularly given the contemporary rapid pace of digitization of educational and cultural materials.

Now, therefore be it resolved that the City of Markham do hereby:

- i. Indicate our support for the Canadian Urban Libraries Council in its efforts to increase access to digital publications for library users in Markham and across Canada;

- ii. Call on the Federal government to investigate the barriers faced by libraries in acquiring digital publications and the problems that poses for vulnerable demographic groups in Canada; and further,
- iii. Ask the Federal government to develop a solution that increases access to digital publications across Canada and assists libraries in meeting the cost requirements to acquire digital publications.

#### 8.2.4 NEW PLAYGROUND CONSTRUCTION – CROSBY PARK (6.5)

102

- 1. That the report entitled “New Playground Construction – Crosby Park” dated June 17, 2019 be received; and,
- 2. That staff establish a new capital project in the amount of \$150,000 for “New Playground Construction – Crosby Park” to be funded in the amount of \$138,000 from the Facility Ramp Up Reserve; and \$12,000 from the Parkview Public School’s Parent Council for the playground construction, to be provided prior to commencement of this project; and further,
- 3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

#### 8.3 *REPORT NO. 30 DEVELOPMENT SERVICES COMMITTEE (JUNE 24, 2019)*

Please refer to your June 24, 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 - 3):

#### 8.3.1 *NASCENT/SHER (9704 MCCOWAN) INC., OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS TO PERMIT AN 8 STOREY MIXED USE APARTMENT BUILDING AND THREE 5 STOREY APARTMENT BUILDINGS AT 9704 MCCOWAN ROAD FILE NOS. OP/ZA 17 174837 (WARD 6) (10.3, 10.5)*

106

- 1. That the memorandum dated June 24, 2019 and titled “Nascent/Sher (9704 McCowan) Inc., Official Plan and Zoning By-law Amendment Applications to permit an 8 storey mixed use apartment building and three 5 storey apartment buildings at 9704 McCowan Road File Nos. OP/ZA 17 174837 (Ward 6)” be received; and,

2. That the communications of Shakeel Walji on behalf of Nascent/Sher (9704 McCowan) Inc. attached as Appendix ‘A’, be received; and,
3. That the proposed amendment to the 2014 Markham Official Plan, attached as Appendix ‘B’, be approved; and,
4. That the amendments to Zoning By-laws 304-87 and 177-96, as amended be approved and the draft implementing Zoning By-law, attached as Appendix ‘C’, be finalized and enacted without further notice; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

(By-law 2019-71 and 2019-79)

**8.3.2 ELGIN MILLS ROAD MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT (WARDS 2, 5 AND 6) (5.7)**

125

1. That the report entitled “Elgin Mills Road Municipal Class Environmental Assessment (Wards 2, 5 and 6)” be received; and,
2. That Capital Account 19033 (Elgin Mills Road Environmental Condition Study) be revised to increase the budget to \$567,000, inclusive of HST impact, and the account be renamed Elgin Mills Road Municipal Class Environmental Assessment project ; and,
3. That the budget increase of \$184,300, inclusive of HST impact, be funded from the Development Charges Reserve; and,
4. That the Development Services Committee update its previous decision in a report entitled “Municipal Road Transfer – Elgin Mills Road Transfer and Donald Cousens Parkway Extension Transportation Planning Study” dated May 14, 2018, to complete the Elgin Mills Class EA , detailed design and construction of a portion or all of Elgin Mills Road, from Victoria Square Boulevard to 1000m east of Kennedy Road, before transferring the road to the Regional Municipality of York; and,
5. That the Regional Municipality of York be informed of Council’s decision; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**8.3.3 REQUEST FOR CHANGES TO PROVINCIALY SIGNIFICANT EMPLOYMENT ZONES (10.0)**

130

***Note:** The following was endorsed by the Development Services Committee at the June 24, 2019 Development Services Committee meeting following a deputation made by a representative of Buttonville Airport lands and the lands at 2938 Major Mackenzie Drive.*

1. Whereas the Province has established the Provincially Significant Employment Zones and continues to accept new requests for mapping changes; and,
2. Whereas a representative of Buttonville Airport lands and the lands at 2938 Major Mackenzie Drive delegated at the Development Services Committee on June 24, 2019 requesting the removal of such lands from the PSEZ; and,
3. Whereas the City of Markham has undertaken significant planning and visioning for the Buttonville Airport lands; and,
4. Whereas certain lands within the City of Markham should be added to or removed from the mapping for the Provincially Significant Employment Zones as summarized in Appendix 'A'; and,
5. Therefore, be it resolved that the report entitled "Request for changes to the Provincially Significant Employment Zones", dated June 25, 2019 be received; and,
6. That the report entitled "Request for changes to the Provincially Significant Employment Zones", dated June 25, 2019 be forwarded to the Assistant Deputy Minister of Municipal Affairs and Housing and York Region; and further;
7. That the City of Markham requests the Ministry of Municipal Affairs and Housing to add to and remove lands identified from the mapping for the Provincially Significant Employment Zones in Appendix 'A' including the Buttonville Airport lands and the lands at 2938 Major Mackenzie Drive East as depicted in Appendix 'D' and 'E.

**8.4 REPORT 31 DEVELOPMENT SERVICES PUBLIC MEETING (JUNE 24, 2019)**

Please refer to your June 24, 2019 Development Services Public Meeting Agenda for reports.

To the Mayor and Members of Council:

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

8.4.1 *PRELIMINARY REPORT, ANGUS GLEN VILLAGE LTD., 4071 AND 4289 MAJOR MACKENZIE DRIVE EAST, SOUTH SIDE OF MAJOR MACKENZIE DRIVE, WEST OF KENNEDY ROAD, ZONING BY-LAW AMENDMENT AND SITE PLAN CONTROL APPLICATIONS TO PERMIT 173 TOWNHOUSES ON THE SUBJECT LANDS*

149

*FILE NO. ZA/SPC 18 154612 (WARD 6) (10.5, 10.6)*

1. That site plan endorsement be delegated to staff for the application submitted by Angus Glen Village LTD. at 4289 and 4071 Major Mackenzie Drive East.

## 9. MOTIONS

### 9.1 DESIGN CHARRETTE FOR MARKHAM ROAD - MOUNT JOY SECONDARY PLAN AREA (10.4)

**Note:** On June 10, 2019 the Development Services Committee considered the motion for the Design Charrette for Markham Road - Mount Joy Secondary Area.

Whereas a number of development applications within the Markham Road - Mount Joy corridor between 16th Avenue and Major Mackenzie Drive are currently under review; and,

Whereas the Official Plan 2014 identifies the Markham Road – Mount Joy Local Corridor as an intensification area, and requires the preparation of a secondary plan for this corridor; and,

Whereas the Study area will extend slightly beyond the boundaries of the Markham Road-Mount Joy Secondary Plan in all directions; and,

Whereas the Stouffville GO line runs through the corridor, with an existing station at Bur Oak Avenue and a potential station at Major Mackenzie Drive; and,

Whereas a Request for Proposals (RFP) is currently being finalized to retain consulting services for a Markham Road – Mount Joy Secondary Plan Study, which will develop a comprehensive development plan and key policy direction for the corridor, addressing land use and urban design, transportation (including transit and active transportation) and municipal servicing; and,

Whereas the results of this Study will form the basis of a new statutory Secondary Plan to be prepared by staff following the Study; and,

Whereas a key component of the Secondary Plan Study is the development of a Demonstration Plan which will identify appropriate land uses (including parks), built form, and the distribution of height and density, among other things; and,

Whereas public engagement is an important component in the development of the Demonstration Plan; and further,

Whereas staff will consider 3-D drawings for the Demonstration Plan for visualization purposes;

Now therefore be it resolved:

1. That the RFP include a provision for a design charrette to develop the Demonstration Plan; and,
2. That the design charrette include residents and other stakeholders; and,
3. That the details of the design charrette, including the appropriate length and specific nature, be confirmed once the successful consulting team is awarded the Study; and,
4. That the Chair and Vice-Chair of Development Services Committee and members of the Markham Sub-Committee be invited to provide input to the successful consulting team and staff on the details of the design charrette; and further,
5. That the City of Markham have regard for the protection of the Markham Village Heritage Conservation District which includes Main Street Markham

## 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 LAND - 6360 16TH AVENUE (8.6)

168

*Notice of Proposed Sale*

*City of Markham*

*Proposed Sale 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 Part of Block 11, Plan 65M-3103, designated as Part 16 on Plan 65R-38061 be confirmed.

(In-Camera Item No. 14.4.2, June 12, 2019 Council Meeting)

## 12. ANNOUNCEMENTS

## 13. BY-LAWS - THREE READINGS

That By-laws 2019-68 to 2019-77, 2019-79, 2019-81 to 2019-83 be given three readings and enacted.

### Three Readings

- |      |  |     |
|------|--|-----|
| 13.1 | <p>BY-LAW 2019-68 A BY-LAW TO AMEND PARKING BY-LAW 2005-188</p> <p>To amend Schedule C of the Parking By-law pertaining to “Prohibited Parking”.</p>   | 169 |
| 13.2 | <p>BY-LAW 2019-69 B. MCGREGOR DEVELOPMENTS LIMITED, PART LOT CONTROL EXEMPTION BY-LAW</p> <p>A by-law to designate part of a certain plan of subdivision not subject to Part Lot Control, Part of Lot 83 and Blocks 90 and 91, Registered Plan 65M-3168; designated as Parts 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 15, 16, 17, 18, and 19 on Reference Plan 65R-38319, located at 57 and 59 Bridlefield Lane.</p> | 170 |
| 13.3 | <p>BY-LAW 2019-70 - ROAD DEDICATION BY-LAW</p> <p>A by-law to establish streets laid out according to Plan of Subdivision 65M-4450 as a public highway Part of Lot 19, Concession 8 (Humbold Properties Limited) City of Markham, Regional Municipality of York.</p>   | 172 |
| 13.4 | <p>BY-LAW 2019-71 NASCENT/ SHER, 9704 MCCOWAN INC., AMENDMENT TO THE IN FORCE OFFICIAL PLAN (REVISED 2014), AS AMENDED</p> <p>A by-law to adopt an Official Plan Amendment to the in force Official Plan (Revised 2014), as amended, to facilitate a mixed use mid-rise development.</p> <p>(Item 8.3.1, Report No. 30)</p>  | 173 |
| 13.5 | <p>BY-LAW 2019-72 ROAD DEDICATION BY-LAW (BUR OAK AVENUE)</p> <p>A By-law to dedicate certain lands as part of the highways of the City of Markham (Block 41, Plan 65M-3634, designated as Part 1, 65R-33092 - Bur Oak Avenue).</p>  | 183 |
| 13.6 | <p>BY-LAW 2019-73 DIGRAM DEVELOPMENTS MARKHAM INC., PART LOT CONTROL BY-LAW</p>  | 185 |



A by-law to designate part of a certain plan of subdivision not subject to Part Lot Control, Part of Block 25 inclusive on Registered Plan 65M-3796, designated as Parts 1 and 2 on Plan 65R-37098, located north of 16th Avenue, on the west side of Williamson Road, within registered plan of subdivision 65M-3796.

- |       |   |     |
|-------|---|-----|
| 13.7  | <p>BY-LAW 2019-74 A BY-LAW TO DEEM CERTAIN LANDS NOT TO BE A REGISTERED PLAN OF SUBDIVISION</p> <p>(Block 64, Registered Plan 65M-3789 and Block 113, Registered Plan 65M-3794)</p>   | 187 |
| 13.8  | <p>BY-LAW 2019-75 NEAMSBY INVESTMENTS INC., SOUTH OF DENISON STREET AND EAST OF BIRCHMOUNT ROAD, AMENDMENT TO THE IN FORCE OFFICIAL PLAN (REVISED 2014), AS AMENDED</p> <p>A by-law to adopt an Official Plan Amendment to the in force Official Plan (Revised 2014), as amended, to provide for sports and fitness recreation use.</p> <p>(Item 8.3.2, Report No. 22, May 14, 2019 Council Meeting).</p> | 189 |
| 13.9  | <p>BY-LAW 2019-76 NEAMSBY INVESTMENTS INC., SOUTH OF DENISON STREET AND EAST OF BIRCHMOUNT ROAD, ZONING BY-LAW AMENDMENT</p> <p>A By-law to amend By-law 108-81, as amended to provide for sports and fitness recreation use.</p> <p>(Item 8.3.2, Report No. 22, May 14, 2019 Council Meeting).</p>   | 198 |
| 13.10 | <p>BY-LAW 2019-77 B. MCGREGOR DEVELOPMENTS INC., 57 AND 59 BRIDLEFIELD LANE, HOLD REMOVAL BY-LAW</p> <p>A By-law to amend By-law 177-96, as amended to allow for the development of single detached dwellings on the subject lands.</p>   | 202 |
| 13.11 | <p>BY-LAW 2019-78 CAN AM EXPRESS, 332 AND 338 JOHN STREET, ZONING BY-LAW AMENDMENT</p> <p><b><i>Note: A postponement of this By-law has been requested.</i></b></p> <p>A By-law to amend Zoning By-law 77-73, as amended to permit outdoor storage of buses and other motor vehicles on a temporary basis.</p> <p>(Item 8.3.1, Report No. 22, May 14, 2019 Council Meeting).</p>                          |     |
| 13.12 | <p>BY-LAW 2019-79 NASCENT/ SHER, 9704 MCCOWAN ROAD, ZONING BY-LAW AMENDMENT</p>   | 205 |

A By-law to amend By-law 304-87, as amended, and By-law 177-96, as amended to facilitate a mixed use mid-rise development.

(Item 8.3.1, Report No. 30)

- 13.13 *BY-LAW 2019-81 GEMTERRA (WOODBINE) INC., WEST OF  
WOODBINE AVENUE, SOUTH OF 16TH AVENUE, AMENDMENT TO  
THE IN FORCE OFFICIAL PLAN (REVISED 2014), AS AMENDED* 209

A by-law to adopt an Official Plan Amendment to the in force Official Plan (Revised 2014), as amended, to provide for townhouse development.

(Item 8.1.1, Report No. 16, April 30, 2019 Council Meeting)

- 13.14 *BY-LAW 2019-82 GEMTERRA (WOODBINE) INC., WEST OF  
WOODBINE AVENUE, SOUTH OF 16TH AVENUE, ZONING BY-LAW  
AMENDMENT* 223

A By-law to amend By-law 19-94, as amended. and By-law 177-96, as amended, to provide for townhouse development.

(Item 8.1.1, Report No. 16, April 30, 2019 Council Meeting)

- 13.15 *BY-LAW 2019-83 A BY-LAW TO REPEAL AND REPLACE BY-LAW  
2002-311 BEING A BY-LAW TO APPOINT DEPUTY CLERKS FOR THE  
CORPORATION OF THE CITY OF MARKHAM* 228

(Appointment of A. Tari, L. Gold, S. Chapman, H. Giantsopoulos, C. Aguila-Wong and L. Bisera.)

## 14. CONFIDENTIAL ITEMS

### 14.1 COUNCIL

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

### 14.2 GENERAL COMMITTEE (JUNE 17, 2019)

- 14.2.1 A PROPOSED OR PENDING ACQUISITION OR DISPOSITION  
OF LAND BY THE MUNICIPALITY OR LOCAL BOARD  
(WARD 8) (8.2) [Section 239 (2) (c)]
- 14.2.2 A PROPOSED OR PENDING ACQUISITION OR DISPOSITION  
OF LAND BY THE MUNICIPALITY OR LOCAL BOARD  
(WARD 8) (8.2) [Section 239 (2) (c)]

*14.3 DEVELOPMENT SERVICES COMMITTEE (JUNE 24, 2019)*

*14.3.1 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD – MINUTES OF SETTLEMENT (DORSAY) (8.0) [Section 239 (2) (e)]*

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

229

That By-law 2019-80 be given three readings and enacted.

Three Readings

BY-LAW 2019-80 A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL MEETING OF JUNE 25, 2019.

**16. ADJOURNMENT**



## Council Minutes

**Meeting Number: 12**  
**June 12, 2019, 2:30 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</p>
Staff	<p>Andy Taylor, Chief Administrative Officer</p> <p>Trinela Cane, Commissioner, Corporate Services</p> <p>Brenda Librecz, Commissioner, Community &amp; Fire Services</p> <p>Catherine Conrad, City Solicitor &amp; Acting Director, Human Resources</p> <p>Biju Karumanchery, Director, Planning &amp; Urban Design</p> <p>Joel Lustig, Treasurer</p>	<p>Bryan Frois, Chief of Staff</p> <p>Andrea Berry, Sr. Manager, Corp Comm &amp; Community Engagement</p> <p>Kimberley Kitteringham, City Clerk</p> <p>Martha Pettit, Deputy City Clerk</p> <p>John Wong, Technology Support Specialist II</p> <p>George Duncan, Senior Heritage Planner</p>

**Alternate formats for this document are available upon request**

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### 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.

The meeting of Council convened at 2:39 PM on June 12, 2019 in the Council Chamber. Mayor Frank Scarpitti presided.

## **2. DISCLOSURE OF PECUNIARY INTEREST**

None disclosed.

## **3. APPROVAL OF PREVIOUS MINUTES**

### **3.1 COUNCIL MINUTES - MAY 28, 2019**

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Khalid Usman

1. That the Minutes of the Council Meeting held on May 28, 2019, be adopted.

**Carried**

## **4. PRESENTATIONS**

There were no presentations.

## **5. DEPUTATIONS**

### **5.1 DEPUTATION - DEMOLITION PERMIT APPLICATION AND INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE ONTARIO HERITAGE ACT - 11251 WOODBINE AVENUE (WARD 2) (16.11.3, 10.13)**

Vincent Santamaura, President of SRN Architects addressed Council on behalf of the applicant and advised Council that his client has withdrawn the application for demolition permit to allow for more discussion.

(Item 8.2.1, Report 27)

See Council's decision on this matter.

Moved by Regional Councillor Jim Jones

Seconded by Councillor Karen Rea

1. That Council receive the deputation of Vincent Santamaura on behalf of the applicant.

**Carried**

## **6. COMMUNICATIONS**

### **6.1 22-2019 LIQUOR LICENCE APPLICATION - DANCING NOODLE (WARD 8) (3.21)**

(New Liquor Licence for indoor areas)

Moved by Councillor Amanda Collucci

Seconded by Councillor Keith Irish

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

**Carried**

### **6.2 23-2019 LIQUOR LICENCE APPLICATION - STARVING ARTIST WAFFLES & ESPRESSO (WARD 4) (3.21)**

(New Liquor Licence for indoor areas)

Moved by Councillor Amanda Collucci

Seconded by Councillor Keith Irish

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

**Carried**

## **7. PROCLAMATIONS**

### **7.1 PROCLAMATIONS AND FLAG RAISING REQUESTS (3.4)**

Moved by Councillor Reid McAlpine

Seconded by Councillor Andrew Keyes

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. Built Green® Day - June 5, 2019
  - b. International Day Against Drug Abuse and Illicit Trafficking - June 26, 2019
  - c. *Indigenous Peoples History Month - June 2019*
  - d. *Indigenous People Day - June 21, 2019*
2. That the following request for a flag to be raised at the Anthony Roman Markham Civic Centre flagpole, approved by the City Clerk in accordance with the City of Markham Community Flag Raisings & Flag Protocol Policy, be received for information purposes:
- a. *Indigenous People Day - June 21, 2019 (Organized by The City of Markham)*

**Carried**

## **8. REPORT OF STANDING COMMITTEE**

### **8.1 REPORT NO. 26 DEVELOPMENT SERVICES COMMITTEE (MAY 27, 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 to 2):

**Carried**

#### **8.1.1 COMMERCIAL FAÇADE IMPROVEMENT GRANT PROGRAM FOR 2019 (16.11)**

Moved by Regional Councillor Jim Jones  
Seconded by Councillor Keith Irish

- 1. That the report entitled “Commercial Façade Improvement Grant Program for 2019”, dated May 27, 2019 be received; and,
- 2. That Council supports a matching grant of up to \$15,000.00 for the re-conditioning of the historic wooden windows and production of historically appropriate new wooden storm windows for 6890 14<sup>th</sup> Ave.; and,

3. That Council supports a matching grant of up to \$3,107.50 for the selective repair and repainting of the historic wooden trims of 40-44 Main Street North, subject to the applicant obtaining a heritage permit; and,
4. That the identified grants be funded from the Commercial Façade Improvement Program Account (620-101-5699-19016) which has a budget of \$15,000.00 for the year 2019; and,
5. That the \$3,107.50 of grant assistance recommended for approval, in excess of the \$15,000.00 available for the 2019 Commercial Façade Improvement Grant program be funded through unallocated funds from the 2019 Designated Heritage Grant program (620-1010-5699-19015); and further,
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

#### 8.1.2 DESIGNATED HERITAGE PROPERTY GRANT APPLICATIONS – 2019 (16.11)

Moved by Regional Councillor Jim Jones

Seconded by Councillor Keith Irish

1. That the report entitled “Designated Property Grant Applications - 2019” dated May 27, 2019, be received; and,
2. That Designated Property Grants for 2019 be approved in the amounts noted for the following properties, totaling \$23,776.90, provided that the applicants comply with eligibility requirements of the program:
  - a. 32 Washington Street, Markham Village-up to \$5,000.00 for construction costs of front veranda as required by Site Plan agreement for rear addition to the existing heritage dwelling; and,
  - b. 6 Wismer Place, Markham Heritage Estates - up to \$7,500.00 for the replacement of the cedar shingle roof; and,
  - c. 111 John Street, Thornhill - up to \$1,276.90 for the production of historically appropriate wooden storm windows and minor repairs to historic wooden sash and siding; and,



- d. 16 George Street, Markham Village – up to \$5,000.00 for re-conditioning of historic wooden windows and repairs to railing and floor deck of front veranda; and,
- e. 180 Main Street North, Markham Village - up to \$5,000.00 for the installation of a historically appropriate wooden front door and storm door; and,
- 3. That the grants be funded through the Designated Heritage Property Grant Project Fund, Account 620-101-5699-19015 (\$30,000.00 available for 2019); and,
- 4. That \$3,107.50 be transferred to the 2019 Commercial Façade Improvement Grant Program (Account 620-101-5699-19016); and,
- 5. That the remaining budget in the amount of \$3,115.60 (\$30,000 - \$23,776.90 - \$3,107.50) be returned to the original funding source; and further,
- 6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## 8.2 REPORT NO. 27 DEVELOPMENT SERVICES COMMITTEE (JUNE 10, 2019)

Moved by Regional Councillor Jim Jones

Seconded by Councillor Keith Irish

That the report of the Development Services Committee be received & adopted, save and except for items 8.2.3 and 8.2.4. (See following items 8.2.3 and 8.2.4).

**Carried**

### 8.2.1 DEMOLITION PERMIT APPLICATION AND INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE ONTARIO HERITAGE ACT DAVID HOPPER HOUSE 11251 WOODBINE AVENUE, WARD 2 FILE NO. 19 115460 DP (16.11.3 & 10.13)

Moved by Councillor Karen Rea

Seconded by Regional Councillor Jack Heath

- 1. That the report dated June 10, 2019 titled “Demolition Permit Application and Intention to Designate a Property under Part IV of the Ontario Heritage Act, David Hopper House, 11251 Woodbine

Avenue, Ward 2, File No. 19 115460 DP, dated June 10, 2019, be received; and,

2. **That Council acknowledge that the applicant has filed a request to withdraw the demolition permit with the Building Standards Department, and,**
3. **That the applicant be directed to ensure that the roof is covered and the building is secured to prevent further deterioration from the elements, and further,**
4. **That the proposed designation of the property be referred back to staff to allow for time to consult with the applicant and discuss next steps.**

**Carried**

(See following to bring matter forward)

Moved by Councillor Karen Rea

Seconded by Regional Councillor Jack Heath

1. That Council consider the matter of "Demolition Permit Application and Intention to Designate a Property under Part IV of the Ontario Heritage Act, David Hopper House, 11251 Woodbine Avenue, Ward 2, File No. 19 115460 DP", immediately following the Deputations with respect thereto.

**Carried**

**Note:** The recommendation below was before Council and was not considered at the meeting:

1. That the report dated June 10, 2019 titled "Demolition Permit Application and Intention to Designate a Property under Part IV of the Ontario Heritage Act, David Hopper House, 11251 Woodbine Avenue, Ward 2, File No. 19 115460 DP, dated June 10, 2019, be received; and,
2. That the Demolition Permit Application for the vacant dwelling at 11251 Woodbine Avenue be refused on the basis of its cultural heritage value or interest; and,

3. That staff be directed to follow through with the enforcement of the Property Standards By-law to ensure the building is repaired to stabilize its condition and secure it from further deterioration; and,
4. That as recommended by Heritage Markham, the David Hopper House at 11251 Woodbine Avenue be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest; and,
5. That the Clerk's Department be authorized to publish and serve Council's Notice of Intention to Designate as per the requirements of the Ontario Heritage Act; and,
6. That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place a designation by-law before Council for adoption; and,
7. That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board; and further,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

8.2.2 YONGE STREET/HIGHWAY 7 REGIONAL CENTRE TRANSIT  
PLANNING OPTIMIZATION VALUE ENGINEERING ADVISORY  
SERVICES (WARD 1) (5.14)

Moved by Regional Councillor Jim Jones

Seconded by Councillor Keith Irish

1. That the report entitled "Yonge Street/Highway 7 Regional Centre Transit Planning Optimization Value Engineering Advisory Services, Wards 1" be received; and,
2. That the tendering process for consulting engineering services for the Yonge Street/Highway 7 Regional Centre Transit Planning Optimization Value Engineering Advisory Services ("Value Engineering Advisory Services") be waived in accordance with Purchasing By-Law 2017-8, Part II, Section 11.1 (h), which states "where it is necessary or in the best interests of the City to acquire non-standard items or Consulting and Professional Services from a

preferred supplier or from a supplier who has a proven track record with the City in terms of pricing, quality and service;” and,

3. That the Value Engineering Advisory Services be awarded to NCE Value Engineers Inc. for an amount not exceeding \$25,000 inclusive of HST impact and contingencies and internal charges; and,
4. That a new 2019 Engineering capital project be created, “Yonge Street/Highway 7 Regional Centre Transit Planning Optimization Value Engineering Advisory Services, Wards 1” in the amount of \$25,000 to be funded from the City-Wide Hard Development Charges Reserve; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

#### 8.2.3 URBAN DESIGN & DEVELOPMENT, NEW YORK NY JULY 2019 (10.16)

Moved by Regional Councillor Jim Jones

Seconded by Councillor Keith Irish

1. That the report dated June 10, 2019 entitled “Urban Design & Development, New York NY July 2019” be received; and,
2. That the **7-person** Markham delegation to conduct site visits to view urban design & development in New York City be approved, and the City of Markham be represented by the Mayor, the Chair and Deputy Chair of Development Services, **Regional Councillor Joe Li**, the Chief Administrative Officer, the Commissioner of Development Services, and the Director of Planning & Urban Design; and,
3. That the total cost of the delegation to New York, NY not exceed **\$11,500.00** and be expensed from within the 2019 Business Travel account 610-9985201; and further
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried as Amended**

Council consented to revise Recommendation Nos. 2 and 3 from:

2. *That the 6-person Markham delegation to conduct site visits to view urban design & development in New York City be approved, and the City of Markham be represented by the Mayor, the Chair and Deputy Chair of Development Services, the Chief Administrative Officer, the Commissioner of Development Services, and the Director of Planning & Urban Design; and,*
3. *That the total cost of the delegation to New York, NY not exceed \$10,000.00 and be expensed from within the 2019 Business Travel account 610-9985201; and further,*

to:

2. *That the **7-person** Markham delegation to conduct site visits to view urban design & development in New York City be approved, and the City of Markham be represented by the Mayor, the Chair and Deputy Chair of Development Services, **Regional Councillor Joe Li**, the Chief Administrative Officer, the Commissioner of Development Services, and the Director of Planning & Urban Design; and,*
3. *That the total cost of the delegation to New York, NY not exceed **\$11,500.00** and be expensed from within the 2019 Business Travel account 610-9985201; and further,*

#### 8.2.4 MARKHAM DELEGATION TO NORDLINGEN GERMANY SEPTEMBER 2019 (10.16)

Moved by Regional Councillor Jim Jones

Seconded by Councillor Keith Irish

1. That the report dated June 10, 2019 entitled “Markham Delegation to Nordlingen Germany September 2019” be received; and,
2. That the Markham delegation to attend the Wall Festival in Nordlingen Germany, September 5-8, 2019 be approved and Mayor and City Council be represented by a two-person delegation comprised of Regional Councillor Jack Heath and Ward 4 Councillor Karen Rea, and,

3. That the total cost of the delegation to Nordlingen Germany not exceed \$4,900.00 and be expensed from within the 2019 Business Travel account 610-9985201; and further,
4. 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 (12:1))

**Recorded Vote (12:1)**

**YEAS:**

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

**NAYS:**

Deputy Mayor Don Hamilton (1)

8.2.5 MARKHAM FOUNDATION FOR THE PERFORMING ARTS (6.2)

Moved by Regional Councillor Jim Jones

Seconded by Councillor Keith Irish

1. That the report “Markham Foundation for the Performing Arts” be received; and,
2. That Council approve the “Markham Foundation for the Performing Arts Business Case” (Appendix B); and,
3. That staff be authorized to apply for incorporation for a not-for-profit, Municipal Services Corporation which will operate under the corporate name the “Markham Foundation for the Performing Arts”; and,
4. That Council approve the appointment of the City’s Chief Administrative Officer, Treasurer, and Director, Economic, Growth, Culture & Entrepreneurship as the initial directors of the Markham Foundation for the Performing Arts; and,

5. That Staff be authorized to apply to Canada Revenue Agency (CRA) to register the Markham Foundation for the Performing Arts as a charity; and,
6. That Staff be authorized to establish a nomination committee composed of Mayor, Ward 2 Councillor Alan Ho, Ward 1 Councillor Keith Irish, and two (2) current members of the Flato Markham Theatre Advisory Board (Aleem Israel, Justin Reid) to identify suitable director candidates for the Board of Directors of the Markham Foundation for the Performing Arts; and,
7. That Council approve the advertising cost of the Board of Directors regular recruitment process to a maximum of \$3,000.00, which will be funded from the approved 2019 Professional Fees account # 560 560 5699; and further,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

### 8.3 REPORT NO. 28 GENERAL COMMITTEE (JUNE 11, 2019)

Moved by Regional Councillor Jack Heath

Seconded by Councillor Andrew Keyes

That the report of the General Committee be received & adopted. (Items 1 to 7):

**Carried**

#### 8.3.1 2020 BUDGET SCHEDULE (7.0)

Moved by Regional Councillor Jack Heath

Seconded by Councillor Andrew Keyes

1. That the report dated June 11, 2019 titled “2020 Budget Schedule” be received; and,
2. That the following schedule for the 2020 Budget be approved with the dates and times below:
  - **Meeting #1** – Tuesday, September 24, 2019 (9:00 a.m. to 12:00 p.m. Council Chamber)

- **Meeting #2** – Friday, September 27, 2019 (9:00 a.m. to 12:00 p.m. – Council Chamber)
  - **Meeting #3** – Friday, October 4, 2019 (9:00 a.m. to 12:00 p.m. – Council Chamber)
  - **Meeting #4** – Tuesday, October 29, 2019 (9:00 a.m. to 12:00 p.m. – Council Chamber)
  - **Meeting #5** – Friday, November 1, 2019 (9:00 a.m. to 12:00 p.m. – Council Chamber)
  - **Meeting #6** – Tuesday, November 5, 2019 (9:00 a.m. to 12:00 p.m. – Council Chamber)
  - **Meeting #7** – Friday, November 8, 2019 (9:00 a.m. to 12:00 p.m. – Council Chamber)
  - **Meeting #8** – Tuesday, November 12, 2019 (3:00 p.m. to 5:00 p.m. – Council Chamber)
  - **General Committee** – Monday, November 18, 2019 (9:30 a.m. – Council Chamber)
    - Draft presentation of the proposed 2019 Budget for the public meeting
  - **Meeting #9** – Tuesday, November 19, 2019 (9:00 a.m. to 12:00 p.m. – Council Chamber)
  - **Public Meeting** – Wednesday, November 27, 2019 (7 p.m. to 9 p.m. – Council Chamber)
    - Feedback from the public meeting will be incorporated into the report to Council
  - **Council Decision** – Tuesday, December 10, 2019 (1:00 p.m. – Council Chamber)
  - **Press Conference** – Wednesday, December 11, 2019 (2 p.m. – Canada Room); and,
3. That the following schedule for the 2020 Water & Wastewater Rate be approved with the dates and times below:
- **General Committee** – Monday, October 7, 2019 (9:30 a.m. – Council Chamber)



- **Public Meeting** – November 5, 2019 (6:30 p.m. – Council Chamber)
    - Feedback from the public meeting will be incorporated into the report to Council
  - **Council Decision** – Wednesday, November 13, 2019 (1:00 p.m. – Council Chamber); and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

### 8.3.2 QUALITY MANAGEMENT SYSTEM - MANAGEMENT REVIEW (5.3)

Moved by Regional Councillor Jack Heath

Seconded by Councillor Andrew Keyes

1. That the report titled “Quality Management System - Management Review” be received; and,
2. That Council, as the Owner of the City’s drinking water system, acknowledge and support the outcome and action items identified from the Management Review; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

### 8.3.3 PROVINCE OF ONTARIO AUDIT AND ACCOUNTABILITY FUND (7.0)

Moved by Regional Councillor Jack Heath

Seconded by Councillor Andrew Keyes

1. That the report dated June 11, 2019 entitled “Province of Ontario Audit and Accountability Fund” be received; and,
2. That staff be directed to apply for funding from the Provincial Audit and Accountability Fund for service delivery and modernization opportunity reviews;

- a. Development process related to the Building, Engineering, and Planning department
  - b. New parks delivery and parks maintenance processes; and,
  - c. **Recreation services process review; and further,**
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried as Amended**

Council consented to amend Recommendation No. 2 to add:

***2c. Recreation services process review.***

8.3.4 DESTINATION MARKETING ORGANIZATION UPDATE (7.0)

Moved by Regional Councillor Jack Heath

Seconded by Councillor Andrew Keyes

1. That the report “Destination Marketing Organization Update” be received; and,
2. That Council approve naming the City of Markham’s recently incorporated non-share capital corporation “Destination Markham Corporation”; and,
3. That Council approve a Board of Directors composition of nine (9) Directors, which will be comprised of six (6) independent Directors and three (3) non-independent Directors (being the Mayor and two (2) Members of Council); and,
4. That Council approve the advertising cost of the Board of Directors recruitment process to a maximum of \$20,000, which will be funded from the DMO’s share of 2019 MAT revenue; and,
5. That Staff be authorized to establish a Nominating Committee comprised of the Mayor, and the Chairs and Vice-Chairs of both the Economic Development and Budget Committees, to identify suitable candidates for the Board of Directors of the Destination Markham Corporation; and,

6. That Staff report back to Council in the fall of 2019 with recommendations for the selection of the six (6) independent Director positions; and further,
7. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

### 8.3.5 ONTARIO'S MAIN STREET REVITALIZATION INITIATIVE FUND (5.0)

Moved by Regional Councillor Jack Heath

Seconded by Councillor Andrew Keyes

1. That the report, "Ontario's Main Street Revitalization Initiative Fund," dated May 26, 2019, be received; and,
2. That Council approve the projects noted below (by Main Street Area) for the *Main Street Revitalization Initiative* funded by the Province of Ontario in the amount of \$320,609.39, as administered by the Association of Municipalities of Ontario with projects to be completed prior to March 31st 2020:

**Main Street Unionville** – Total of \$140,304.53 to be allocated among three projects

- i. Access Gate Between Parkview Public School property and Main Street Unionville (to permit access during special events);
- ii. Bandstand extension of hard surfacing for seating areas, site improvements and flagpole;
- iii. Greening of laneway on Main Street.

**Main Street Markham** – Total of \$140,304.53 to be allocated among three projects:

- iv. Replacement of the planter/landscaping at Main Street and Robinson Street;
- v. Heritage Style Clock (2 sided) as an entrance feature on the island south of Highway #7;
- vi. Self-watering planters for streetscape.

**Yonge Street Thornhill** – Total of \$40,000.33 to be allocated among two projects:

- vii. Heritage themed banners
  - viii. Self-watering planters for streetscape; and,
3. That Council authorize the Director of Operations to sign a Memorandum of Understanding with the owner of 98 Main Street Markham North to seek authority to use the property for public features and to outline the responsibility of the City to continue to maintain the planter and its contents subject to the review of the City Solicitor and the Commissioner of Community & Fire Services; and further,
  4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

#### 8.3.6 WASTE MANAGEMENT COLLECTION CONTRACT EXTENSION (5.1)

Moved by Regional Councillor Jack Heath

Seconded by Councillor Andrew Keyes

1. That the report entitled “Waste Management Collection Contract Extension” be received; and,
2. That the Request for Proposal process be waived in accordance with Purchasing By-Law 2017-8, Part II, Section 11.1(c), Non Competitive Procurement, when the extension of an existing contract would prove more cost-effective or beneficial; and,
3. That Council approve an additional six (6) month contract extension to the Miller Waste Collection Contract, from December 1, 2020 to May 31, 2021, for the provision of residential curbside and multi-residential waste management collection services, on substantially the same terms and conditions as the current contract extension; and,
4. That the Mayor and Clerk be authorized to execute the contract extension agreement, in a form satisfactory to the Commissioner of Community & Fire Services and the City Solicitor; and,

5. That Staff report back to Council before November 2019 on the process to finalize a long-term contract for waste management collection services following the Regional Government Review by the Provincial Government, or as potential changes resulting from the review become more clear; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

#### 8.3.7 COMMUNITY CENTRE BOARDS MEMORANDUM OF UNDERSTANDING UPDATE (6.6)

Moved by Regional Councillor Jack Heath

Seconded by Councillor Andrew Keyes

1. That the report entitled “Community Centre Boards Memorandum of Understanding Update” be received; and,
2. That Council authorize the Mayor and Clerk to execute an updated “Memorandum of Understanding” between the City and the Community Centre Boards , in accordance with this Report and in a form approved by the Commissioner of Community and Fire Services and the City Solicitor; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## 9. MOTIONS

There were no motions.

## 10. NOTICE OF MOTION TO RECONSIDER

There were no notices of motions.

## 11. NEW/OTHER BUSINESS

### 11.1 NEW/ OTHER BUSINESS: DECLARATION OF SURPLUS LAND - 56 BERNADOTTE DRIVE LAND EXCHANGE

Moved by Regional Councillor Jack Heath

Seconded by Councillor Khalid Usman

1. That the notice of proposed sale for the City owned lands legally described as Part of Block 39 on Plan 65M -3780, designated as Part 3 on Plan 65R-38470, City of Markham, Regional Municipality of York, be confirmed.

(In-Camera Item No. 13.5, December 12, 2018 Council Meeting)

**Carried**

### 11.2 NEW/ OTHER BUSINESS: ALCOHOL CONSUMPTION IN MUNICIPAL PARKS

Councillor Amanda Collucci raised a concern related to alcohol consumption in public places under the Alcohol Liquor Licence Act in Ontario. It was noted that a Bill regarding this matter recently received Royal Assent, however regulations have not been released. Staff confirmed that no changes are in effect as of this date and that staff will report back once regulations are released.

## 12. ANNOUNCEMENTS

There were no announcements.

## 13. BY-LAWS - THREE READINGS

Moved by Regional Councillor Joe Li

Seconded by Councillor Isa Lee

That By-law 2019-66 be given three readings and enacted.

**Carried**

### **Three Readings**

#### 13.1 BY-LAW 2019-66 A BY-LAW TO STOP UP AND CLOSE THE LANDS DESCRIBED AS RESERVE BLOCKS 7 AND 8, PLAN 65M-4458

**Carried****14. CONFIDENTIAL ITEMS**

Council consented to not resolve into confidential session.

**14.1 APPROVAL OF CONFIDENTIAL COUNCIL MINUTES - MAY 28, 2019  
(10.0)**

Moved by Regional Councillor Jack Heath

Seconded by Councillor Khalid Usman

1. That the Council confidential minutes dated May 28, 2019 be confirmed.

**Carried**

**14.2 COUNCIL - JUNE 12, 2019**

**14.2.1 PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL,  
INCLUDING MUNICIPAL OR BOARD EMPLOYEES (BOARD/  
COMMITTEE APPOINTMENTS) (16.24) [Section 239 (2) (b)]**

Moved by Regional Councillor Jack Heath

Seconded by Councillor Khalid Usman

1. That Councillor Andrew Keyes be appointed to Information Markham Board of Directors with a term ending November 14, 2022.

**Carried**

**14.2.2 PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL,  
INCLUDING MUNICIPAL OR BOARD EMPLOYEES (BOARD/  
COMMITTEE APPOINTMENTS) (16.24) [Section 239 (2) (b)]**

Moved by Councillor Keith Irish

Seconded by Councillor Reid McAlpine

1. That the following person be appointed to the Heintzman House Community Centre Board:

**Name**

**Term**

Renata Richardson

November 30, 2021

**Carried**

#### 14.3 DEVELOPMENT SERVICES COMMITTEE - JUNE 10, 2019

##### 14.3.1 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD – COMMITTEE OF ADJUSTMENT APPEAL, 2403502 ONTARIO INC. (WARD 2) (8.0) [Section 239 (2) (e)]

Moved by Councillor Alan Ho

Seconded by Councillor Khalid Usman

1. That the confidential report on the Litigation or Potential Litigation, Including Matters Before Administrative Tribunals, Affecting The Municipality or Local Board – Committee Of Adjust Appeal, 2403502 Ontario Inc. (Ward 2) be received; and further,
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

#### 14.4 GENERAL COMMITTEE - JUNE 11, 2019

##### 14.4.1 PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL, INCLUDING MUNICIPAL OR LOCAL BOARD EMPLOYEES (WARDS 1-8) (6.3) [Section 239 (2) (b)]

Moved by Regional Councillor Jack Heath

Seconded by Regional Councillor Jim Jones

1. That the report on Personal Matters about an identifiable individual, including Municipal or Local Board Employees (Wards 1-8) be received, and,
2. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

##### 14.4.2 THE SECURITY OF THE PROPERTY OF THE MUNICIPALITY OR LOCAL BOARD (WARD 5) (8.6) [Section 239 (2) (a)]

Moved by Councillor Andrew Keyes

Seconded by Councillor Karen Rea



1. That the report regarding Security of the Property of the Municipality or local Board (Ward 5) be received, and further,
2. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

14.4.3 A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF  
LAND BY THE MUNICIPALITY OR LOCAL BOARD (WARD 8) (8.6)  
[Section 239 (2) (c)]

Moved by Councillor Isa Lee

Seconded by Councillor Khalid Usman

1. That the Proposed or Pending Acquisition or Disposition of Land by the Municipality or Local Board (Ward 8) be received, and further,
2. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

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

Moved by Councillor Isa Lee

Seconded by Councillor Keith Irish

That By-law 2019-67 be given three readings and enacted.

Three Readings

BY-LAW 2019-67 A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE  
COUNCIL MEETING OF JUNE 12, 2019.

No attachment

**Carried**

**16. ADJOURNMENT**

Moved by Councillor Isa Lee

Seconded by Councillor Keith Irish

That the Council meeting be adjourned at 3:22 p.m.

**Carried**

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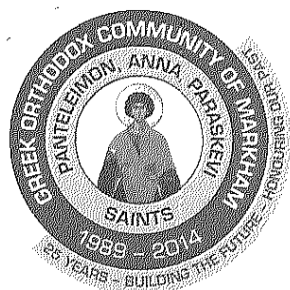
Kimberley Kitteringham

City Clerk

---

Frank Scarpitti

Mayor



June 10, 2019

The City of Markham  
Ms. Lucy Haw – Town Clerk  
101 Town Centre Boulevard  
Markham, Ontario  
L3R 9W3

Via Fax: 905-479-7771

Dear Ms. Haw,

Once again we would like to bring to your attention that the Greek Orthodox Community of Markham - Sts. Panteleimon, Anna & Paraskevi is holding our Annual Greek Summer Festival and this year will mark our 30<sup>th</sup> Anniversary! This Festival is one of the main Fundraising Events for our Church and is held during the last 2 weekends of the month of July at our Church grounds located at 11359 Warden Avenue (just North of Elgin Mills Road).

The dates and times are as follows:

July 19, 2019 5:00 pm - 2:00 am  
July 20, 2019 5:00 pm - 2:00 am  
July 21, 2019 5:00 pm - 1:00 am

July 26, 2019 5:00 pm - 2:00 am  
July 27, 2019 5:00 pm - 2:00 am  
July 28, 201 5:00 pm - 1:00 am

It will be an Event attended by more than 20,000 people! We would like to request a Special Occasion Permit for this Event to obtain our Liquor License and any other related Permits.

If you have any further questions, please contact Irene Sideris at our office at 905-887-7311.

Thank You,

*Tom Kotsopoulos*

Tom Kotsopoulos  
Chairperson – Festival 2019  
Sts. Panteleimon, Anna & Paraskevi  
Greek Orthodox Community of Markham



ΙΕΡΟΣ ΝΑΟΣ ΑΓΙΩΝ  
ΠΑΝΤΕΛΕΗΜΟΝΟΣ, ΑΝΝΗΣ  
ΚΑΙ ΠΑΡΑΣΚΕΥΗΣ

Greek Orthodox Community  
of Markham (York Region)

11323 Warden Avenue  
Markham, Ontario L6C 1M9  
T. 905.887.7311  
F. 905.887.0611  
stpanmarkham@rogers.com  
www.stpangoc.org



## MEMORANDUM

TO: Mayor and Members of Council

FROM: Arvin Prasad, Commissioner of Development Services

PREPARED BY: Sabrina Bordone, Senior Planner, Central District

REVIEWED BY: Richard Kendall, Manager, Central District

DATE: June 25, 2019

RE: Neamsby Investments Inc.  
1375 Denison Street  
File Nos. OP/ZA 18 177790

---

### Background

Attached please find a Zoning By-law Amendment which implements a proposed two-storey building for recreational and athletic purposes, with badminton as the main use, for lands located on the south side of Denison Street, east of Birchmont Road (municipally known as 1375 Denison Street). This Zoning By-law Amendment application was approved by Development Services Committee (DSC) at the May 7, 2019 public meeting.

### Reduction in required parking

In accordance with the City's Parking Standards By-law 28-97, as amended, the number of parking spaces required for the proposed development is 78, which is based on a ratio of 1 parking space per 30 m<sup>2</sup> of net floor area ( $839.8 \text{ m}^2 \text{ NFA} / 30 \text{ m}^2 = 28 \text{ parking spaces}$ ) and 5 parking spaces per badminton court (5 spaces x 10 courts = 50 parking spaces). Since the Public Meeting, the Applicant has advised staff that the need to accommodate a transformer at a certain location has resulted in the loss of 1-2 parking spaces, for a total of 76 parking spaces on site.

This results in an adjusted parking ratio from 1 parking space per 30 m<sup>2</sup> of net floor area to 1 parking space per 32 m<sup>2</sup> of net floor area, with the parking provided per court remaining unchanged. With this modified ratio, the total provided parking on site is 76 parking spaces [ $(839.8 \text{ m}^2 \text{ NFA} / 32 \text{ m}^2 = 26 \text{ parking spaces})$  and 5 parking spaces per badminton court (5 spaces x 10 courts = 50 parking spaces)]. This reduction is supported by a number of Traffic Demand Management strategies proposed by the Applicant, including the provision of bicycle parking spaces and carpool parking spaces on site, and is reflected in the attached by-law.

### Conclusion

Staff recommend that the attached Zoning By-law Amendment be enacted.



**BY-LAW 2019-\_\_\_\_\_**

**A By-law to amend By-law 108-81, as amended**

---

The Council of the Corporation of the City of Markham hereby enacts as follows:

1. By-law 108-81, as amended, is hereby further amended as it applies to the lands outlined in Schedule ‘A’ as follows:

1.1 By rezoning the lands outlined on Schedule ‘A’ attached hereto

from:  
**Select Industrial and Limited Commercial [M.C.(40%)] Zone**  
to  
**Select Industrial and Limited Commercial [M.C.(60%)] Zone**

1.2 By adding the following subsection to Section 8 - EXCEPTIONS

**“8.101 Neamsby Investments Inc.  
1375 Denison Street**  
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted on Schedule ‘A’ to this by-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

**8.101.1 Additional Permitted Use**

a) HEALTH CENTRE

**8.101.2 Special Zone Standards**

The following specific zone standards apply:

- a) Minimum SETBACKS:
  - i. Minimum SIDE YARD SETBACK from east LOT LINE – 6 metres
- b) LOADING SPACE requirements:
  - i. LOADING SPACES required – 1
  - ii. Length of LOADING SPACE – 10 metres
- c) Minimum depth of LANDSCAPED OPEN SPACE adjoining any STREET – 4 metres
- d) Minimum GROSS GROUND FLOOR AREA per BUILDING – 990 m<sup>2</sup>
- e) The maximum permitted GROSS FLOOR AREA of all RESTAURANT and RETAIL STORE uses, accessory to a HEALTH CENTRE, shall not exceed 15% of the GROSS FLOOR AREA of the BUILDING.

- f) Notwithstanding Section 4.3.8, RETAIL SALES (or a RETAIL STORE) is permitted accessory to a HEALTH CENTRE
  
- g) For the purpose of this by-law, *Health Centres* shall be parked at the following rate:

1 *parking space* per 32 square metres of *net floor area*; 5 *parking spaces* per racquet court.

Read a first, second and third time and passed on June 25, 2019.

\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk

\_\_\_\_\_  
Frank Scarpitti  
Mayor



**EXPLANATORY NOTE**

**BY-LAW 2019-\_\_\_\_\_**

**A By-law to amend By-law 108-81, as amended**

**Neamsby Investments Inc.**  
**1375 Denison Street**  
**ZA 18 177790**

**Lands Affected**

The proposed by-law amendment applies to a parcel of lands with an approximate area of 0.51 ha (1.27 ha), which is located on the south side of Denison Street, east of Birchmount Road, municipally known as 1375 Denison Street.

**Existing Zoning**

The subject lands are zoned Select Industrial and Limited Commercial [M.C.(40%)] under By-law 108-81, as amended.

**Purpose and Effect**

The purpose and effect of this By-law is to rezone the subject lands under By-law 108-81, as amended as follows:

from:

**Select Industrial and Limited Commercial [M.C.(40%)] Zone**

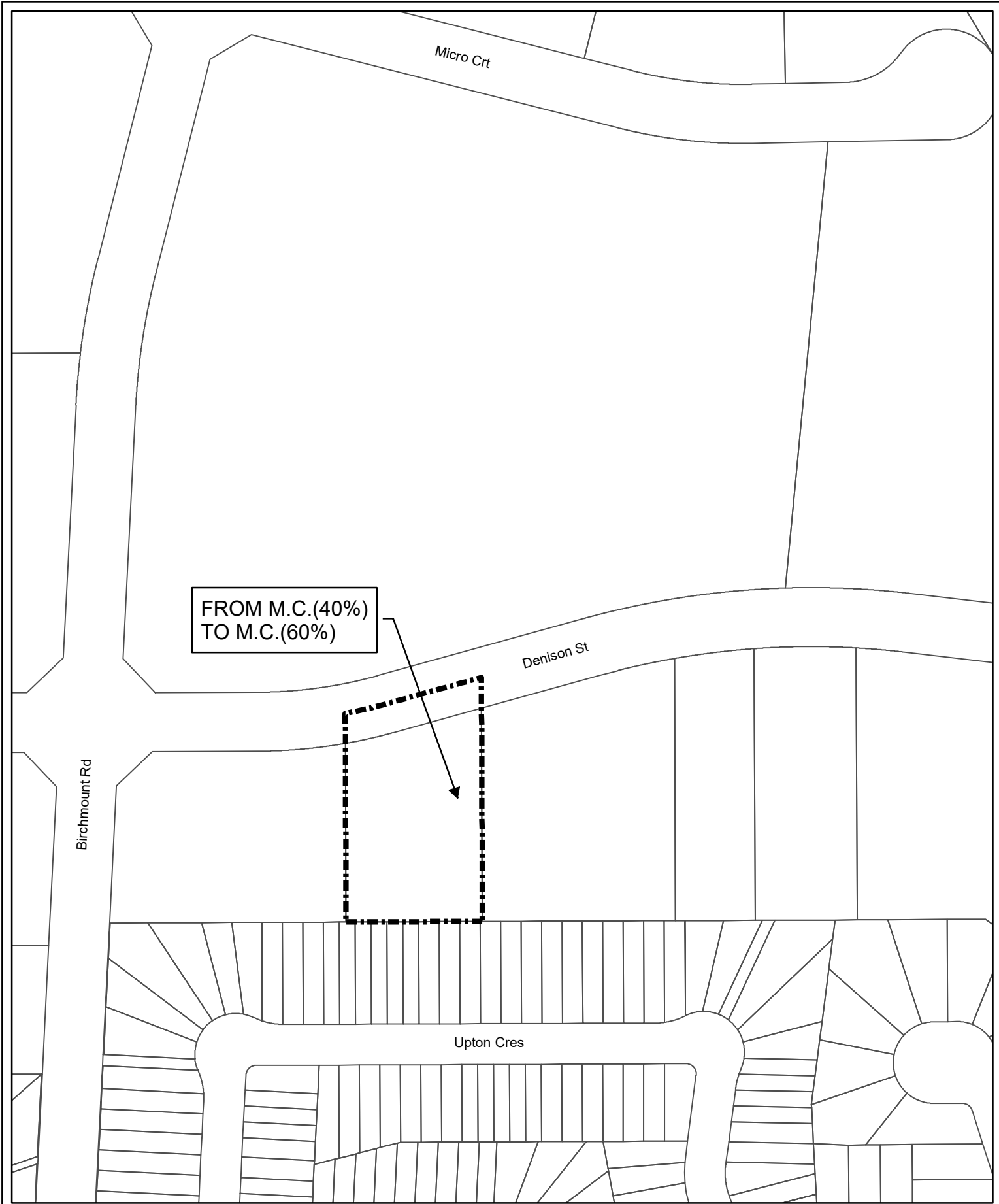
to:

**Select Industrial and Limited Commercial [M.C.(60%)] Zone**

and to introduce a Health Centre as a permitted use and implement site specific development and parking standards for the site in order to allow the subject lands to be developed with a badminton facility.

**Note Regarding Further Planning Applications on this Property**

The Planning Act provides that no person shall apply for a minor variance from the provisions of this by-law before the second anniversary of the day on which the by-law was amended.



# SCHEDULE "A" TO BY-LAW AMENDING BY-LAW 108-81 DATED



**-----** BOUNDARY OF AREA COVERED BY THIS SCHEDULE

**M.C.** Select Industrial with Limited Commercial

THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by -law, the information contained in the text of the zoning by -law of the municipality shall be deemed accurate.

Q:\Geomatics\New Operation\By-Laws\ZA\ZA18177790\ZA18177790.mxd

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office





Return completed  
form to:  
Alcohol and Gaming  
Commission of Ontario  
90 SHEPPARD AVE E  
SUITE 200  
TORONTO ON M2N 0A4

Remplir et retourner cette  
formule à :  
Commission des alcools  
et des jeux de l'Ontario  
90 AV SHEPPARD E  
BUREAU 200  
TORONTO ON M2N 0A4

## Municipal Information Renseignements municipaux

The information requested below is required in support of all applications for a **new** liquor licence or outdoor areas being added to an **existing** liquor licence.

Les renseignements sont recueillis conjointement à toute demande de **nouveau** permis d'alcool ou d'ajout de zones de plein air à un permis d'alcool existant.

### Section 1 - Application Details

### Section 1 - Détails de la demande

Establishment name / Nom de l'établissement <u>SHI JIN Hotpot CHICKEN</u>		Establishment tel. no. / N° de tél. de l'établissement <u>905-943-8889</u>	
Contact name / Nom de la personne à contacter <u>Huan Chang Fu</u>		Contact's tel. no. / N° de tél. de la personne à contacter <u>647-673-3166</u>	
Exact location of establishment (not mailing address) / Emplacement exact de l'établissement (non l'adresse postale)			
Street Number / Numéro <u>8360</u>	Street Name / Nom de rue <u>Kennedy Rd</u>	Street Type / Genre de rue	Direction / Orientation de rue
Lot/Concession/Route / Lot/concession/route rurale		City/ Town/Municipality / Ville/village/municipalité <u>Markham</u>	Suite/Floor/Apt. / Bureau/étage/app. <u>B02</u>
		Postal Code / Code postal <u>L3R 9W4</u>	
Does the application for a liquor licence include: / La demande de permis d'alcool porte-t-elle entre autres sur :			
<input checked="" type="checkbox"/> indoor areas / des zones intérieures <input type="checkbox"/> outdoor areas / des zones de plein air			

### Section 2 - Municipal Clerk's official notice of application for a liquor licence in your municipality

### Section 2 - Avis officiel de demande de permis d'alcool dans votre municipalité à l'intention du (de la) secrétaire municipal(e)

Municipal Clerk:  
please confirm the "wet/damp/dry" status below.

Secrétaire municipal(e) :  
Confirmer le statut de la région ci-dessous.

Name of village, town, township or city where taxes are paid / Nom du village, de la ville ou du canton à qui les impôts sont versés :  
(If the area where the establishment is located was annexed or amalgamated, provide the name of the Village, Town, Township or City was known as)  
(Si la région où se trouve l'établissement a été annexée ou fusionnée, nom sous lequel le village, la ville ou le canton était connu)

Is the area where the establishment is located: / La vente de boissons alcooliques est-elle autorisée dans la région où se trouve l'établissement?  
☐ Wet (for spirits, beer, wine) / Oui (spiritueux, bière, vin) ☐ Damp (for beer and wine only) / Oui (bière et vin seulement) ☐ Dry / Non

#### Note:

Specify concerns regarding zoning, non-compliance with bylaws, or general objections to the application by council or elected municipal representatives, must be clearly outlined, in a separate submission or letter within 30 days of this notification.

#### Remarque :

Toute question particulière concernant le zonage, la non-conformité aux règlements municipaux ou toute objection générale relative à la demande de la part de membres du conseil ou de représentants municipaux élus doit être décrite clairement dans un document distinct ou une lettre à l'intérieur d'une période de 30 jours après la remise du présent avis.

Signature of municipal official / Signature du (de la) représentant(e) municipal(e)	Title / Poste
Address of municipal office / Adresse du bureau municipal	
Date	



# Liquor Licence Questionnaire

The Corporation of the City of Markham

To evaluate your Liquor Licence Application, you are required to complete this Questionnaire.

Submit the all required documentation to the Clerk's Office by mail or in-person to the address below.

City of Markham  
Clerk's Office  
Legislative Services Department  
101 Town Centre Boulevard  
Markham, Ontario  
L3R 9W3

**Attention:** Public Services Assistant

If you have any questions about this Questionnaire, please call 905-477-7000 ext. 2366.

## Liquor Licence Questionnaire Checklist

The following items **must** be submitted with this completed Questionnaire to the Clerk's Office:

- ✓ Applicable fee;
- ✓ A sample menu; and
- ✓ Copy of the floor plan showing the layout; areas that require licensing; seating arrangements; washrooms (show fixtures) and exits.

## Applicant Contact Information

First Name <i>Huancheng</i>		Last Name <i>Fu</i>	
Street Number <i>225</i>	Street Name <i>Page Ave</i>		Suite/Unit Number
City <i>Toronto</i>	Postal Code <i>M2K 2B3</i>	Province <i>Ontario</i>	
Telephone Number	Mobile Number <i>647-673-3166</i>	Email <i>huanchengfu@gmail.com</i>	

## Restaurant Information

Name of Restaurant <i>SHIJI HOTPOT CHICKEN</i>			
Street Number <i>8360</i>	Street Name <i>Kennedy Rd</i>		Suite/Unit Number <i>B02</i>
City <i>Markham</i>	Postal Code <i>L3R 9W4</i>	Province <i>Ontario</i>	

Page 1 of 2

Rev. Jan/17

Information on this form is collected under the authority of Section 11 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and Section 12 of the Liquor Licence Act, R.S.O. 1990, Chapter L.19, as amended. The information you have provided will be used to contact you and process your Liquor Licence Application. If you have questions about this collection contact the Access & Privacy Manager, Legislative Services Development, 101 Town Centre Boulevard, Markham, Ontario, L3R 9W3, 905-477-5530.

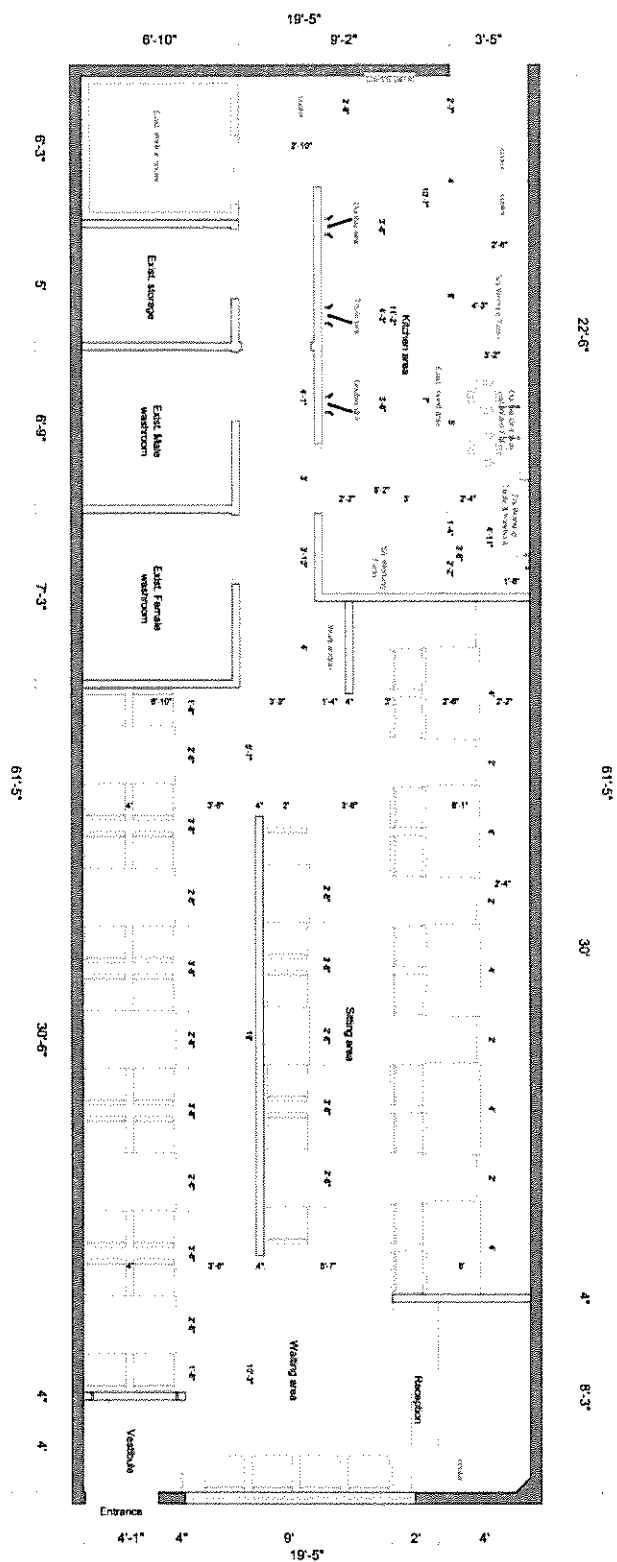
What is the closest major intersection to the restaurant? <u>Kennedy and Hwy 7</u>	What is the distance between the restaurant and the closest residential area? (in kilometres)
Does the restaurant have a valid Business Licence issued by the City of Markham?  Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Business Licence Number: <u>19120537 EE</u>	Does the restaurant have a working Fire Alarm System?  Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If no, please note that a Business Licence is required.	
Type of restaurant (select one) Family Roadhouse Sports Bar Fine Dining <input checked="" type="checkbox"/> Take Out Cafe	
What, if any, entertainment or amusements will be provided in the restaurant? (select all that apply) Karaoke Live Entertainment Casino Off-Track Betting Arcade	
Is the liquor licence application for an expansion of the existing operations?  Yes <input type="checkbox"/> No <input type="checkbox"/>  If yes, please provide the <u>current</u> existing maximum seating capacity: _____ If no, please provide the <u>planned</u> existing maximum seating capacity: _____	
<b>Location History</b>	
Has a Building Permit been applied for or obtained for this location?  Yes Building Permit Number: <u>18237472</u>  No <input type="checkbox"/>	
Was the location previously used as a restaurant? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If no, a Building Permit is required. Contact Building Services at 905-477-7000 ext. 4870 for more information.	
If the location was previously used as a restaurant, has construction or alteration been proposed?  Yes <input type="checkbox"/> No <input type="checkbox"/>  If yes, please provide Alteration Permit Number: _____	

[Signature]

Applicant's Signature

May 17, 2019

Date



1 FLOOR PLAN  
A1.1 SCALE

316-1

MEMO  
一切關於各案往來函件，均須以英法德俄國  
文書，承其主君名義，上達於該國內務大臣，如該  
國使臣有前在巴達維亞或海牙內務大臣，可接  
持此書轉呈該國，不得作任何修改增補。  
此等文書必須，不取閱於巴達維亞，而由該  
國政府官員，直接送達於該國內務大臣，以保  
其絕對秘密性。此等文書，在送達以前，不  
得與該國政府官員，討論其內容。此等文書，  
不得被轉讓與任何第三國，亦不得被轉讓與  
任何個人。

PROJECT AREA

STYLING: JESSICA WILSON

CONTRACTOR

DESIGNER

DRAL

比例尺

DATE 2018.05.23

DECEMBER 1991

1000

THESE

...

100

\*\*\*\*\*

DRAWING TITLE

PAGE 10

# 食锦火锅系列

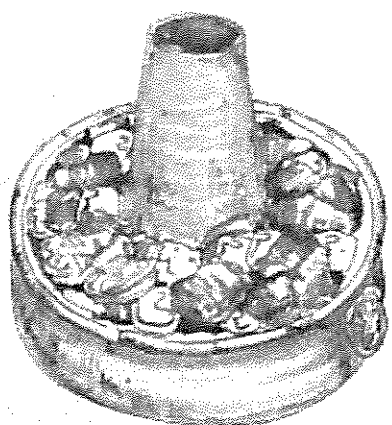
## SHI JIN HOTPOT

辣度  
SPICY

微辣



辣



麻辣火锅鸡

\$48.99/份

Spicy Hotpot Chicken

御膳鸡煲 (酱香味)

\$48.99/份

Chicken in casserole

鲜辣腿&翅锅

\$52.99/份

Fresh Spicy Legs-Wing Pot

酱香腿&翅锅

\$52.99/份

Sauce-flavored Legs-Wing Pot

香辣排骨锅

\$48.99/份

Spicy sparerib pot

火锅猪蹄

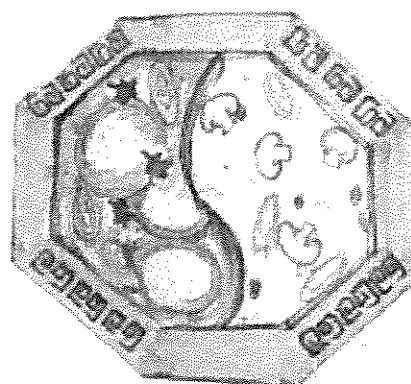
\$48.99/份

Pot pot hoof

鸳鸯锅

\$52.99/份

Two-flavor hot pot



**A 组** \$ 1.99 / 份

土豆

Potato

豆腐皮

Tofu skin

宽粉

Vernicelli

油菜

Lettuce

金针菇

Enoki

豆腐

Tofu

白菜

Cabbage

豆泡

Fried Tofu

腐竹

Tofu Stick

冻豆腐

Frozen Tofu

藕片

Lotus root

笋

Bamboo shoot

白萝卜

Turnip

魔芋丝

Magic Jade

黄瓜片

Cucumber slices

冬瓜

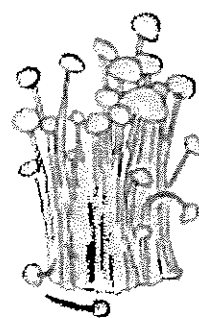
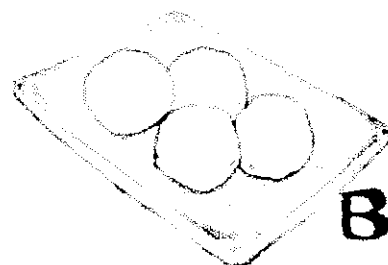
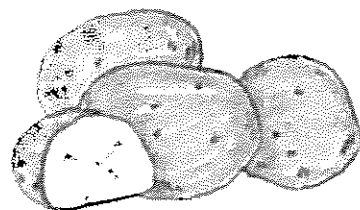
Dax gourd

木耳

Fungus

生菜

Romaine Lettuce



配菜

GARNISH

单点



**B 组** \$ 3.99 / 份

鱼豆腐

Fish Tofu

午餐肉

Lunch Meat

牛肉丸

Beef Ball

墨鱼丸

Cuttlefish ball

大虾

Shrimp

海带

Seaweed

鹌鹑蛋

Quail Egg

肥肠

Intestine

蟹棒

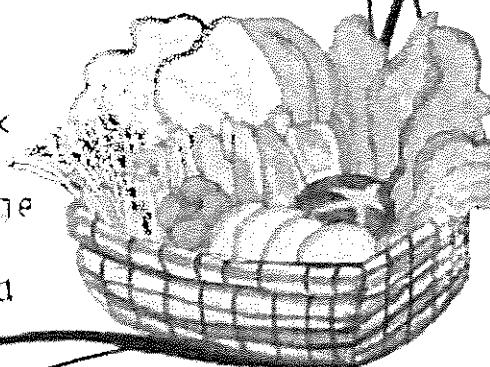
Crab Stick

红肠

Red sausage

鸭血

Duck blood



飲品  
DRINK

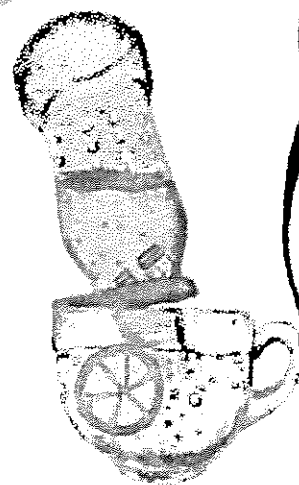
可樂 \$ 1.59 / 罐  
Coke/Diet Coke

雪碧 \$ 1.59 / 罐  
Sprite

檸檬茶 \$ 1.59 / 罐  
Nestea

橙汁 \$ 1.59 / 罐  
C-plus

薑汁汽水 \$ 1.59 / 罐  
Canada Dry



綠茶 \$ 1.59 / 罐  
Arizona

冰豆漿 \$ 2.99 / 杯  
Ice Soy Milk

王老吉 \$ 2.99 / 罐  
Herbal Tea

北冰洋 \$ 3.99 / 罐  
Arctic ocean

酸梅湯 \$ 3.99 / 罐  
Plum juice

## 酒精饮品 Alcohols

### 啤酒 Beer

青岛 Tsingtao	\$4.95
-------------	--------

一六六四 1664	\$5.95
-----------	--------

喜力 Heineken	\$4.95
-------------	--------

科罗娜 Corona	\$5.95
------------	--------

Canadian	\$4.95
----------	--------

Budweiser	\$4.95
-----------	--------

Coors light	\$4.95
-------------	--------

扎啤	\$9.95
----	--------

### 白酒 White wine

红星二锅头 Red star	\$66.95
Erguotou	

牛栏山	\$25.95
-----	---------

汾酒 Fen Chiew	\$32.95
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韩国烧酒 Charm Soju	\$16.95
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## M E M O R A N D U M

To: Mayor and Members of Council

From: Arvin Prasad, Commissioner, Development Services

Prepared by: Rick Cefaratti, Planner II, Planning and Urban Design Department

Date: June 25, 2019

**Re:** Gemterra (Woodbine) Inc., Official Plan and Zoning By-law Amendment Applications to permit 33 townhouses at 9064 to 9110 Woodbine Avenue File Nos. OP/ZA 17 153653 (Ward 2)

---

### RECOMMENDATION:

1. THAT the memorandum dated June 25, 2019 and titled “Gemterra (Woodbine) Inc., Official Plan and Zoning By-law Amendment Applications to permit 33 townhouses at 9064 to 9110 Woodbine Avenue File Nos. OP/ZA 17 153653 (Ward 2)” be received
2. THAT the proposed amendment to the 2014 Markham Official Plan, attached as Appendix ‘A’, be approved;
3. THAT the amendments to Zoning By-laws 19-94 and 177-96, as amended be approved and the draft implementing Zoning By-law, attached as Appendix ‘B’, be finalized and enacted without further notice;
4. AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

### BACKGROUND:

Development Services Committee (DSC) received a Recommendation Report on April 1, 2019, recommending approval of a proposed 33 unit common element condominium townhouse development at 9064, 9074, 9084, 9100 and 9110 Woodbine Avenue. At the meeting, residents of the adjacent condominium townhouse development to the north expressed their concerns with respect to the height of the proposed townhouses (3 storeys, 13.5 m or 44.29 ft.). In addition, DSC members requested that the applicant consider the following matters:

- enhancing connectivity between the subject property and adjacent townhouse complexes through the construction of a walkway connection between the proposed development and Melissa Way;
- the possibility of relocating the proposed on-site visitor parking spaces away from the amenity area to provide for additional buffering and separation between the proposed development and the adjacent townhouses to the north;

- ensuring a dedicated space for on-site snow storage that meets environmental requirements and does not obstruct visitor parking;
- restricting the maximum height of the proposed units immediately adjacent to the abutting townhouse complex to the north to ensure appropriate transitioning;

To provide the applicant an opportunity to consult with the adjacent condominium board, and to work with Staff to revise the proposal, DSC resolved that the proposal go to the April 30, 2019 Council meeting. At the Council meeting, residents of the adjacent two storey condominium townhouse development to the north expressed their concerns with respect to the height of the proposed townhouses (3 storeys, 13.5 metres). The applicant advised Council that matters including providing connectivity between subject property and adjacent townhouses as well as the relocation of proposed onsite visitor parking could not be addressed in a practical manner. In addition, the applicant provided renderings to demonstrate the height relationship between the existing townhouses to the north and the proposed townhouses on the subject lands. Council directed the applicant to continue to work with staff to explore the opportunity to reduce building height for units 32 and 33.

The applicant met with Staff and representatives of the adjacent townhouse development to the north on June 3, 2019 to discuss the proposal. At the meeting, the applicant agreed to lower the height for Unit 33 from 3 to 2 storeys (Unit 33 is located closest to the adjacent townhouses to the north). The applicant has indicated that a great deal of effort has been made to address the concerns noted above and has requested that all the implementing documents be referred to the Council meeting on June 25, 2019, for approval. At the meeting, the residents' group, of the above noted townhouse development, indicated they are generally satisfied with the proposed height, but have requested a copy of the site plan drawings, including building elevations, prior to final site plan approval.

## **CONCLUSION**

Planning staff recommend that the Official Plan and the Zoning By-law amendment documents attached as Appendix 'A' and Appendix 'B' be approved.

**CITY OF MARKHAM**

**OFFICIAL PLAN AMENDMENT NO. XXX**

To amend the City of Markham Official Plan 2014, as amended.

**Gemterra (Woodbine) Inc.**

**June, 2019**

**CITY OF MARKHAM**  
**OFFICIAL PLAN AMENDMENT NO. XXX**

To amend the City of Markham Official Plan 2014, as amended.

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. ----20xx-xx---- in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the ----- day of June, 2019.

---

Kimberley Kitteringham  
City Clerk

---

Frank Scarpitti  
Mayor



**By-law 2019-----**

Being a by-law to adopt Amendment No. XXX  
to the City of Markham Official Plan 2014, as amended

---

THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM,  
IN ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT,  
R.S.O., 1990 HEREBY ENACTS AS FOLLOWS:

- 1. THAT Amendment No. XXX to the City of Markham Official Plan 2014, as amended, attached hereto, is hereby adopted.
- 2. THAT this by-law shall come into force and take effect on the date of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS xx  
DAY OF JUNE, 2019.

\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk  
(Signed)

\_\_\_\_\_  
Frank Scarpitti  
Mayor

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## **PART I - INTRODUCTION**

(This is not an operative part of Official Plan Amendment No. XXX)

## **PART I - I NTRODUCTION**

### **1.0 GENERAL**

- 1.1** PART I - INTRODUCTION, is included for information purposes and is not an operative part of this Official Plan Amendment.
- 1.2** PART II - THE OFFICIAL PLAN AMENDMENT, including Schedules “A”, “B” and “C” attached hereto, constitutes Official Plan Amendment No. XXX to the City of Markham Official Plan 2014, as amended. Part II is an operative part of this Official Plan Amendment.

### **2.0 LOCATION**

This Amendment applies to the 0.95 hectare (2.35 acre) subject lands municipally known as 9064, 9074, 9100 and 9110 Woodbine Avenue as shown on Schedule “A”. The property is located on the west side of Woodbine Avenue, south of 16<sup>th</sup> Avenue. The subject lands are located within the Heritage Centre – Buttonville Heritage Conservation District.

### **3.0 PURPOSE**

The purpose of this Official Plan Amendment is to provide for townhouse development with a maximum building height of three (3) storeys. This amendment also removes a legend and arrow denoting a future public or private street from the Buttonville Heritage Conservation District policies of the Official Plan 2014.

### **4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT**

The subject lands are currently designated ‘Residential Low Rise’ and ‘Greenway’ in the Official Plan 2014. These lands are subject to the Area and Site Specific Policy 9.4.6 which limits the maximum building height to a maximum of two (2) storeys and requires new development to adhere to the development criteria contained in Sections 8.2.3.5 and 8.2.3.6 and the Buttonville Heritage Conservation District Plan. This Official Plan Amendment will facilitate a thirty-three (33) unit common element condominium townhouse development with a height of three (3) storeys. The proposed townhouses will be compatible and consistent with the character of the surrounding area and generally conform to the Buttonville Heritage Conservation District Plan.

The amendment to remove the reference to a future public or private street from the Buttonville Heritage Conservation District policies is warranted as a connection to provide access to the adjacent valley lands to the west is not feasible.





**PART II - THE OFFICIAL PLAN AMENDMENT**

(This is an operative part of Official Plan Amendment No. XXX)

## PART II - THE OFFICIAL PLAN AMENDMENT

### PART II – THE OFFICIAL PLAN AMENDMENT

#### 1.0 THE OFFICIAL PLAN AMENDMENT

- 1.1 Map 3 – Land Use of the Official Plan 2014, as amended, is hereby amended by re-designating a portion of the subject lands from ‘Residential Low Rise’ to ‘Greenway’ as shown on Schedule “A” attached hereto.
- 1.2 Map 4 – Greenway System, Map 5 – Natural Heritage Features and Landforms and Map 6 – Hydrologic Features of the Official Plan 2014, as amended, are hereby amended by modifying the boundary of the ‘Greenway System’ and ‘Other Greenway System Lands Including Certain Naturalized Stormwater Management Facilities’ to include lands as shown on Schedule “B” attached hereto.
- 1.3 Map 1 – Markham Structure and Map 2 – Centres and Corridors and Transit Network, Appendix B – Headwater Drainage Features and Appendix C – Community Facilities of the Official Plan 2014, as amended, are hereby amended by modifying the boundary of the ‘Greenway System’ to include lands as shown on Schedule “C” attached hereto.
- 1.4 Section 9.4.6 of the Markham Official Plan 2014, as amended, is hereby amended by:
  - a) Amending Figure 9.4.6 by:
    - i) adding cross-hatching to lands subject to site specific height provisions; and,
    - ii) removing the arrow and legend denoting a future public or private street, and adding a new legend;
 as follows:

“

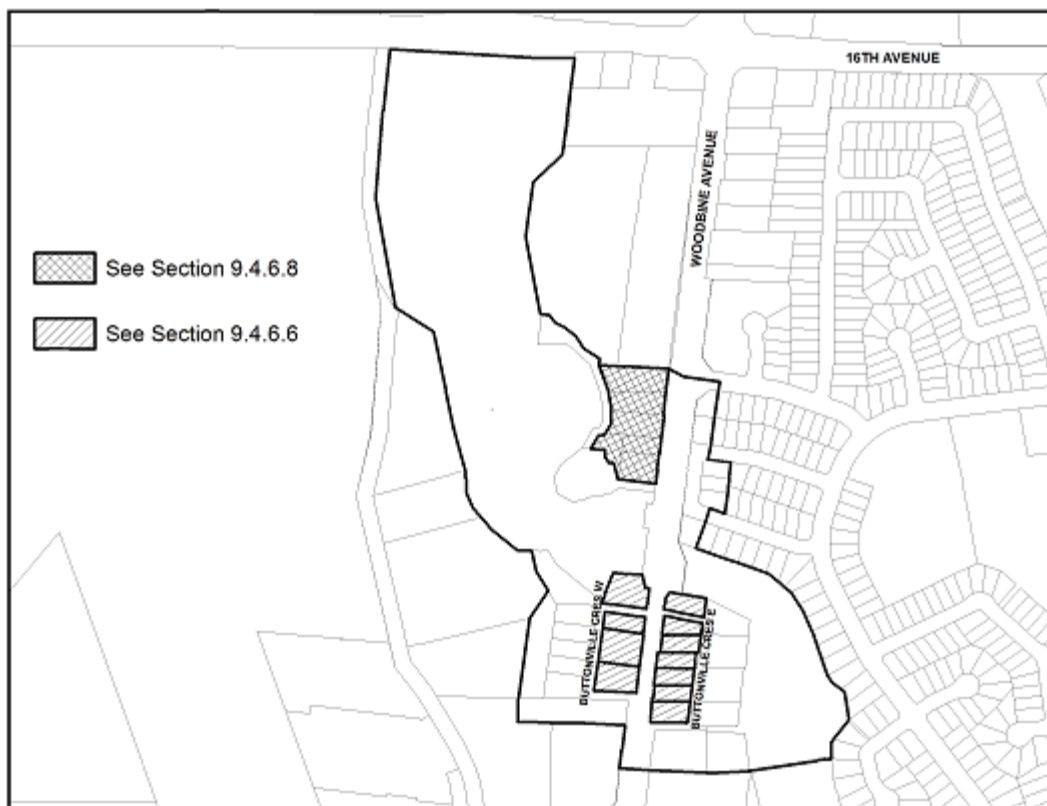


Figure 9.4.6”

b) Removing Section 9.4.6.8 and adding a new Section 9.4.6.8 as follows:

9.4.6.8 “On the ‘Residential Low Rise’ lands shown in cross-hatching in Figure 9.4.6:

- a) The maximum building height of a townhouse shall be three (3) storeys.

## 2.0 IMPLEMENTATION AND INTERPRETATION

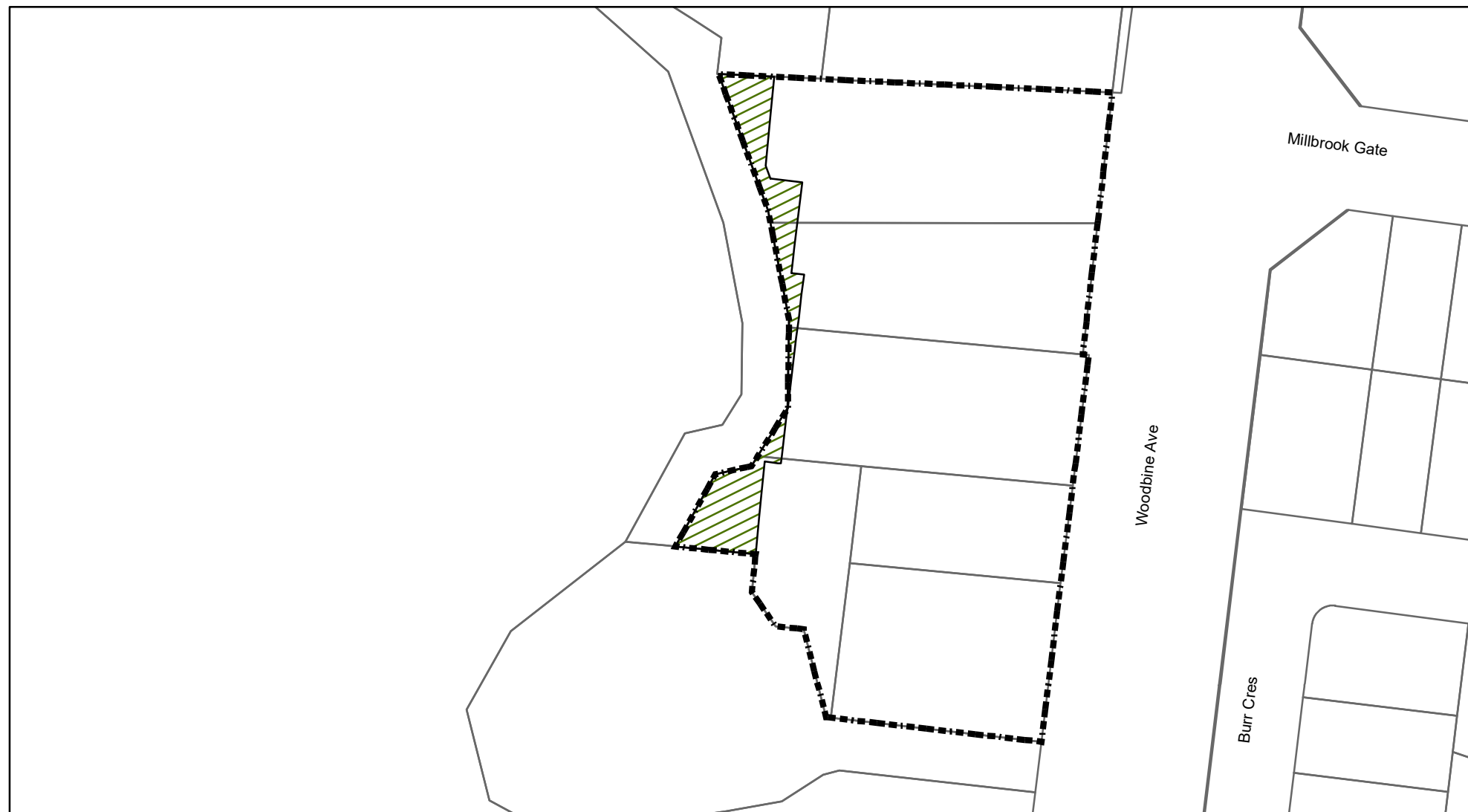
The provisions of the Official Plan, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

This Amendment shall be implemented by an amendment to the Zoning By-law and Site Plan approval and other Planning Act approvals, in conformity with the provisions of this Amendment.

This Amendment to the City of Markham Official Plan 2014, as amended, is exempt from approval by the Region of York. Following adoption of the Amendment, notice of Council's decision will be given in accordance with the Planning Act, and the decision of Council is final, if a notice of appeal is not received before or on the last day for filing an appeal.

Prior to Council's decision becoming final, this Amendment may be modified to incorporate technical amendments to the text and associated figure(s) and schedule(s). Technical amendments are those minor changes that do not affect the policy or intent of the Amendment. The notice provisions of Section 10.7.5 of the 2014 Markham Official Plan, as amended, shall apply.

**JUNE 2019**



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## AMENDMENT TO MAP 3 - LAND USE, CITY OF MARKHAM OFFICIAL PLAN 2014, as amended



BOUNDARY OF AREA COVERED BY THIS AMENDMENT

FROM 'RESIDENTIAL LOW RISE' TO 'GREENWAY'



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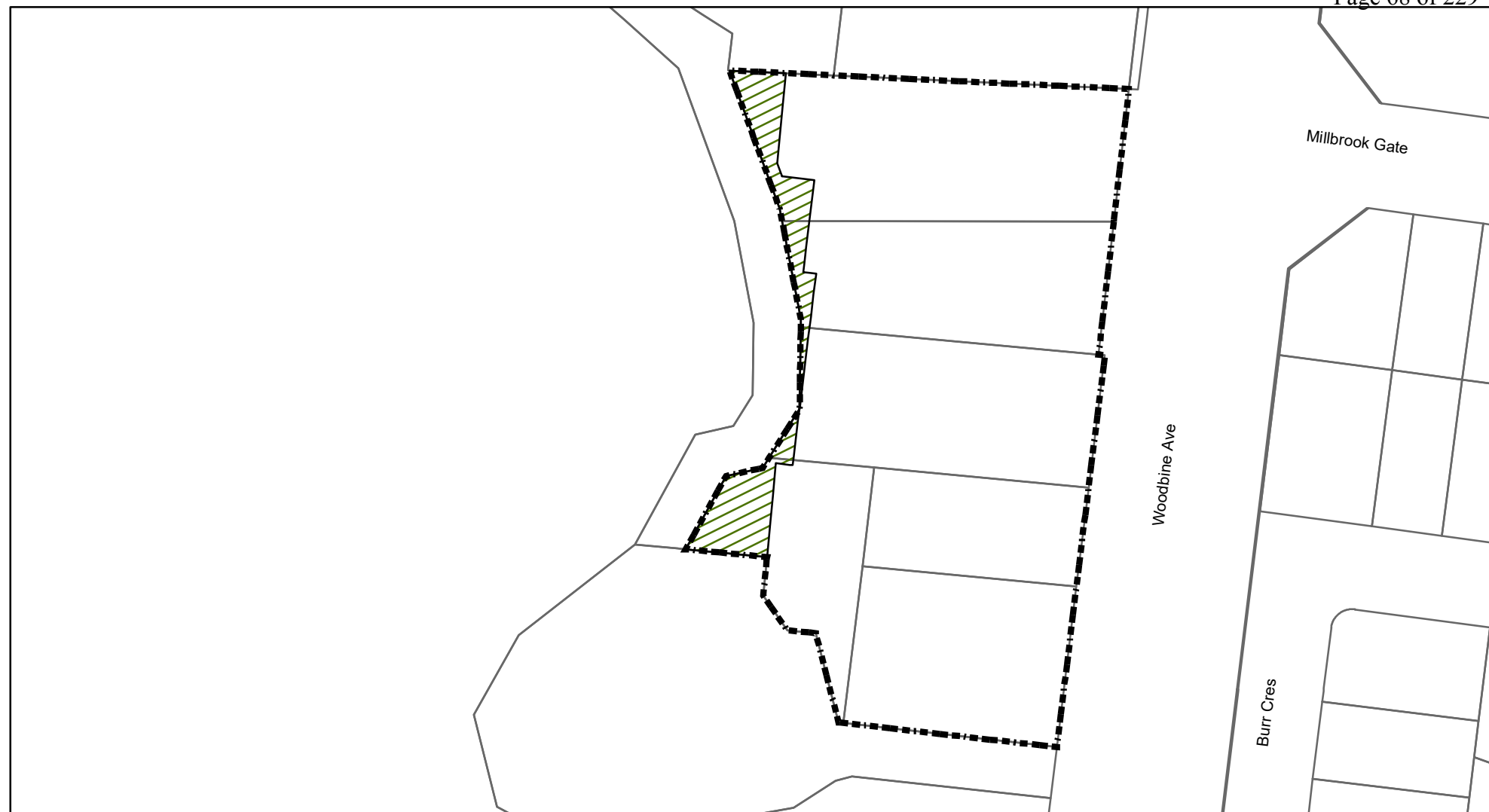
AMENDMENT TO MAP 4 - GREENWAY SYSTEM,  
 MAP 5 - NATURAL HERITAGE FEATURES AND LANDFORMS  
 AND MAP 6 - HYDROLOGIC FEATURES  
 CITY OF MARKHAM OFFICIAL PLAN 2014, as amended



BOUNDARY OF AREA COVERED BY THIS AMENDMENT



ADD TO OTHER 'GREENWAY SYSTEM' LANDS INCLUDING CERTAIN NATURALIZED STORMWATER MANAGEMENT FACILITIES



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AMENDMENT TO MAP 1 - MARKHAM STRUCTURES  
 MAP 2 - CENTRES AND CORRIDORS AND TRANSIT NETWORK  
 AND APPENDIX B - HEADWATER DRAINAGE FEATURES  
 AND APPENDIX C - COMMUNITY FACILITIES  
 CITY OF MARKHAM OFFICIAL PLAN 2014, as amended

--- BOUNDARY OF AREA COVERED BY THIS AMENDMENT

▨ LANDS TO BE INCLUDED IN THE GREENWAY SYSTEM







## BY-LAW 2019-\_\_\_\_\_

**A By-law to amend By-law 19-94, as amended**  
*(to delete lands from the designated area of By-law 19-94)*  
**and to amend By-law 177-96, as amended**  
*(to incorporate lands into the designated area of By-law 177-96)*

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The Council of the Corporation of the City of Markham hereby enacts as follows:

1. That By-law 19-94, as amended, is hereby further amended as follows:

- 1.1 By deleting the lands shown on Schedule 'A' attached hereto from the designated area of By-law 19-94, as amended.
- 1.2 By rezoning the lands shown hatching on Schedule 'A' attached hereto:

from:

**Residential Medium Density One – RMD1**

to:

**Open Space (Environmental Buffer) (O3)**

2. By-law 177-96, as amended, is hereby further amended as follows:

- 2.1 By expanding the designated area of By-law 177-96, as amended, to include the lands as shown on Schedule "A" attached hereto.
- 2.2 By rezoning the lands outlined on Schedule 'A' attached hereto from:

from:

**Residential Medium Density One – RMD1**

**Open Space (O2)**

**under By-law 19-94**

to:

**Residential Two\*625 (R2) Zone under By-law 177-96**

**Open Space (O3) under 19-94**

## 2.3 By adding the following subsection to Section 7 - EXCEPTIONS

Exception 7.625	Gemterra (Woodbine) Inc. 9064, 9074, 9084, 9100 and 9110 Woodbine Avenue	Parent Zone R2
File ZA 17 153653		Amending By-law 2019-XX
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *625 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
<b>7.625.1 Only Permitted Uses</b>		
The following uses are the only permitted uses:		
a)	<i>Dwelling, Townhouse</i>	
b)	<i>Dwelling, Single-Detached</i>	
c)	<i>Home Occupation</i>	
d)	<i>Park, Private</i>	
<b>7.625.2 Special Zone Standards</b>		
The following specific Zone Standards shall apply:		
a)	Notwithstanding any further division or partition of the land subject to this Section, all lands zoned with Exception *625 shall be deemed to be one lot for the purposes of this By-law.	
b)	For the purposes of this By-law, the <i>lot line</i> abutting Woodbine Avenue shall be deemed to be the <i>front lot line</i> .	
c)	Minimum <i>lot frontage</i> – 40 metres	
d)	Minimum <i>front yard</i> – 3.0 metres	
e)	Minimum <i>rear yard</i> – 5.0 metres	
f)	Minimum north <i>side yard</i> – 4.5 metres	
g)	Minimum south <i>side yard</i> – 2.5 metres	
h)	Maximum <i>Height</i> – 13.5 m	
i)	Notwithstanding h) above, units within 9 metres of the north lot line shall have a maximum height of 11 metres	
j)	Maximum garage width - 6.1 metres	
k)	Minimum width of any <i>Townhouse Dwelling</i> unit- 6.0 metres	
l)	Minimum <i>private park area</i> – 285 m <sup>2</sup>	
m)	Maximum number of <i>Townhouse Dwelling</i> - 33	
p)	Minimum number of visitor parking spaces - 8	
q)	provisions of Table B2 shall not apply	

## 3. SECTION 37 AGREEMENT

A contribution by the Owner to the City of \$1,425.00 per residential unit in 2019 dollars, based on the total number of units, to be indexed to the Ontario rate of inflation as per the consumer price index (CPI), in accordance with Section 37 of the Planning Act, as amended, shall be required. Payments shall be collected in accordance with the terms of an agreement to secure for the Section 37 contribution. Nothing in this section shall prevent the

issuance of a building permit as set out in Section 8 of the Building Code Act or its successors.

Read a first, second and third time and passed on \_\_\_\_\_,  
2019.

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Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor

AMANDA File No.: ZA 17 153653



## EXPLANATORY NOTE

### BY-LAW 2019-\_\_\_\_\_

#### **A By-law to amend By-laws 19-94 and 177-96, as amended**

**9064, 9074, 9084, 9100 and 9110 Woodbine Ave  
CON 3 PT LOT 14 PT LOT 15 RS64R7192 PART 1 RS65R16211 PART 3  
(Proposed Townhouse Development)**

#### **Lands Affected**

The proposed by-law amendment applies to 0.95 hectares (2.35 acres) of land comprised of 5 properties located on the west side of Woodbine Avenue at Millbrook Gate, and municipally known as 9064, 9074, 9084, 9100 and 9110 Woodbine Avenue.

#### **Existing Zoning**

By-law 19-94, as amended, currently zones the subject lands as Residential Medium Density One – RMD1 and Open Space – O2 under By-law 19-94.

#### **Purpose and Effect**

The purpose and effect of this By-law is to delete portions of the subject lands from the designated area of By-law 19-94, amend By-law 177-96 to incorporate lands into the designated area of By-law 177-96, and to rezone the subject property as follows:

from:

**Residential Medium Density Two – RMD1  
Open Space (O2) under By-law 19-94**

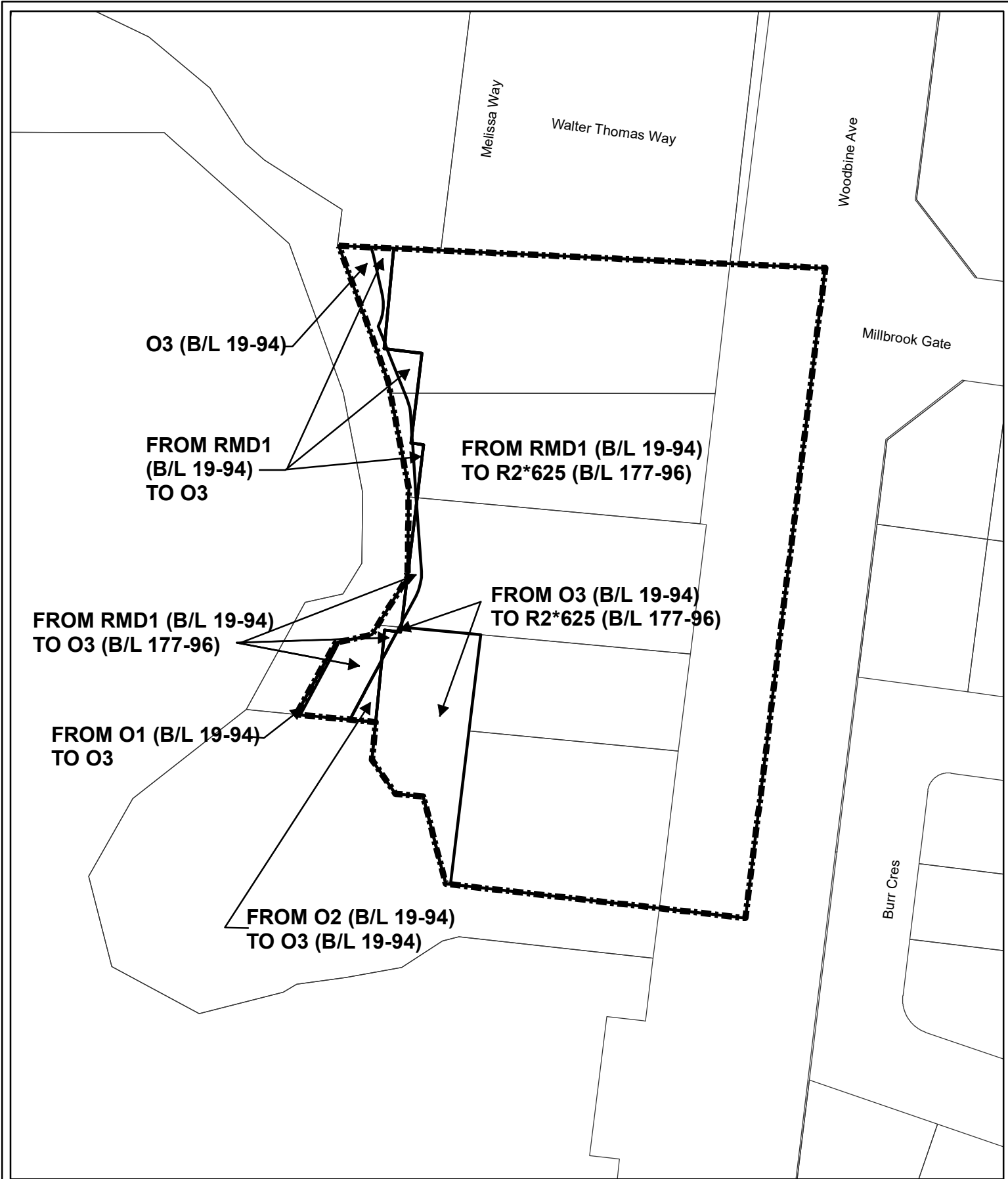
to:

**Residential Two\*625 (R2) under By-law 177-96  
Open Space (O3) under By-law 19-94**

In order to permit the development of thirty three (33) three townhouses on the subject lands. The existing heritage dwelling (Buttonville Mill House) will remain on these lands.

#### **Note Regarding Further Planning Applications on this Property**

The *Planning Act* provides that no person shall apply for a minor variance from the provisions of this by-law before the second anniversary of the day on which the by-law was amended, unless the Council has declared by resolution that such an application is permitted.



# SCHEDULE "A " TO BY-LAW

## AMENDING BY-LAWS 19-94 & 177-96 DATED



- BOUNDARY OF AREA COVERED BY THIS SCHEDULE
- BOUNDARY OF ZONE DESIGNATION(S)
- R2 Residential Two
- RMD1 Residential Medium Density One
- O1 Open Space One
- O2 Open Space Two
- O3 Open Space Three
- \*No. Exception Section Number

THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by -law, the information contained in the text of the zoning by -law of the municipality shall be deemed accurate.

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NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office



Report to: Development Services Committee

Meeting Date: June 10, 2019

**SUBJECT:** RECOMMENDATION REPORT: Rename the section of Meadowview Avenue between Yonge Street and Doncaster Avenue to Doncaster Avenue Ward 1

**PREPARED BY:** Robert Tadmire, Coordinator of Geomatics/GIS Advocate ext. 6810

**REVIEWED BY:** Ron Blake, Senior Development Manager ext. 2600

**RECOMMENDATION:**

1. That the report entitled “Rename the section of Meadowview Avenue between Yonge Street and Doncaster Avenue to Doncaster Avenue”, dated June 10, 2019, be received;
2. That Development Services Committee authorize Staff to initiate the process for renaming the City owned section of Meadowview Avenue between Yonge Street and Doncaster Avenue to Doncaster Avenue;
3. That a public consultation meeting be held to inform and obtain comments from land owners abutting the affected section of Meadowview Avenue about the proposed renaming;
4. That Staff report back to Council regarding the results of the public information meeting and obtain direction regarding the proposed street name change;
5. And that Staff be authorized and directed to do all things necessary to give effect to these resolutions.

**EXECUTIVE SUMMARY:**

Not applicable.

**PURPOSE:**

This report requests approval for Staff to initiate the process for a street name change for the City owned section of Meadowview Avenue between Yonge Street and Doncaster Avenue to Doncaster Avenue (See Location Map).

**BACKGROUND:**

Meadowview Avenue originally ran continuously as one street from Yonge Street to a point just east of Jewel Street. The section of Meadowview Avenue between Yonge Street and Doncaster Avenue (Figure 1) was separated from the remainder of Meadowview Avenue to the east and connected to Doncaster Avenue when Doncaster Avenue was constructed. That section of road was to serve as an extension of Doncaster Avenue to Yonge Street, but the name was never altered to reflect that change. The resulting transition in street names created an awkward situation that was only marginally improved by the recent construction of a signalized intersection near the location of the

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name change to serve as an access point to a mixed use development (World on Yonge) on the north east corner of Meadowview Avenue and Yonge Street.

There are currently 11 residential properties along the south side of Meadowview Avenue and one municipal park on the north side that are addressed onto the street.

In order to approve a street name change, the following steps should be followed:

- 1) Staff submit a report to Development Services Committee requesting an initiation of the street name change process.
- 2) The Ward Councillor convenes a meeting with affected land owners to inform them of the intended street name change and obtain their feedback.
- 3) Staff submit a subsequent report to Development Services Committee indicating what transpired from the meeting with the Ward Councillor and the land owners along with recommendations for how to proceed. A draft street name change by-law will be included as an attachment to the report should Committee decide to proceed with the street name change.
- 4) Should Development Services Committee decide to proceed with a street name change, the Clerks Department will provide assistance with a public notification for the passing of a street renaming by-law. All affected land owners will be notified of the change to their municipal addresses. Internal Departments, all utilities and relevant outside agencies will also be notified.
- 5) The Operations Department will be contacted to make the necessary street sign change(s).

### **OPTIONS/ DISCUSSION:**

Earlier this year Staff was approached by Ward 1 Councillor Keith Irish to look into clearing up the confusing street name change between Meadowview Avenue and Doncaster Avenue by naming the entire length of the street as Doncaster Avenue. The two street names presents an operational issue for the Fire Department, as they are required to send out two separate fire trucks, one to the eastern section and one to the western section, for instances where calls are dropped and it is not known where along Meadowview Avenue the emergency response is required.

Prior to approving a street name change a public consultation meeting should be held with land owners along the affected section of Meadowview Avenue to inform them about and obtain their comments on the recommended name change. This would provide an opportunity for the Ward Councillor and Staff to gauge the public sentiment and report back to Council in the fall, prior to Council providing a final direction regarding the name change proposal.

After the consultation meeting, should Council direct Staff to proceed with a name change, the Clerks Department will be engaged to assist with public notification for the passing of a street renaming by-law. In order to reduce some of the impacts of the street name change the existing municipal address numbers will be retained, as they do not affect the procession of numbers along Doncaster Avenue.

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It is recommended that Development Services Committee authorize Staff to initiate the process for renaming of the section of Meadowview Avenue between Yonge Street and Doncaster Avenue to Doncaster Avenue, and that a public consultation meeting be held with affected land owners as soon as possible to assess public sentiment for the street renaming. It is further recommended that Staff be directed to report back to Council on the results of the consultation meeting.

**FINANCIAL CONSIDERATIONS**

There are no financial implications for the Corporation.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

Not applicable.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The Legal Department and the Clerks Department were consulted with respect to street name change procedures. The Engineering, Fire and Operations Departments were also consulted and have no concerns.

**RECOMMENDED BY:**

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

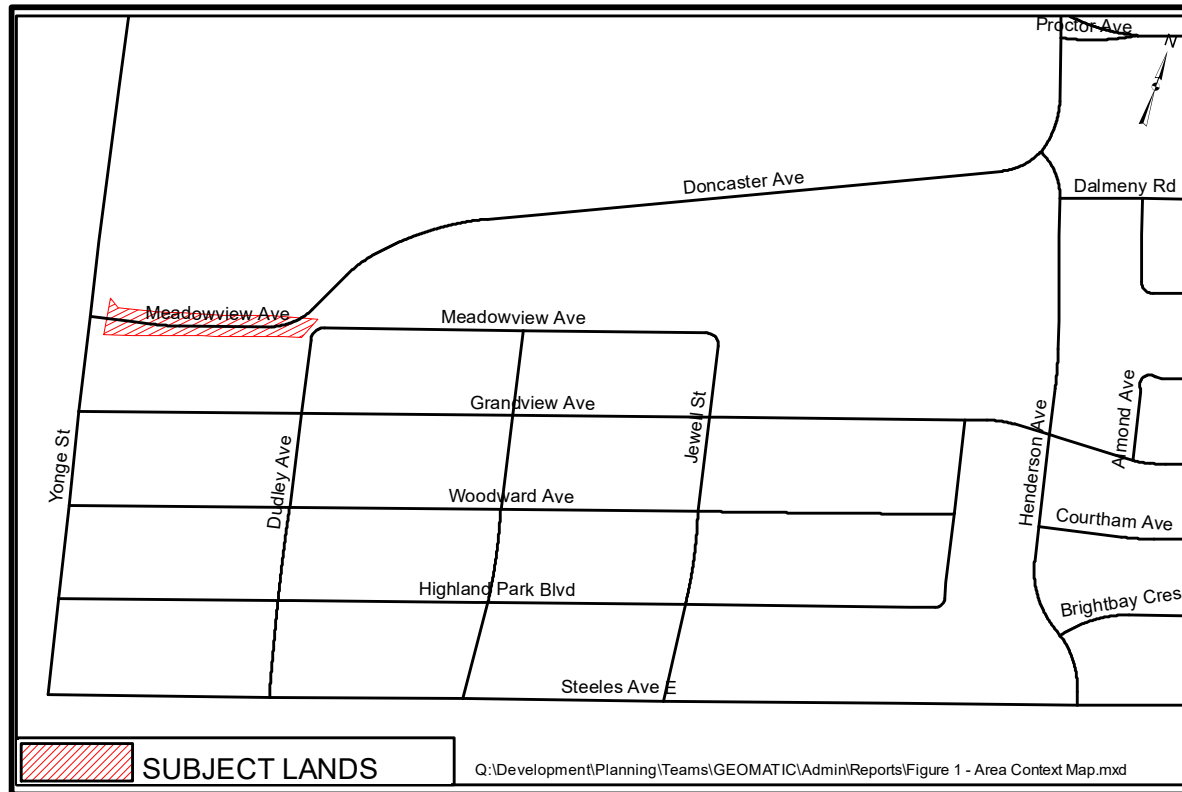
Arvin Prasad, M.C.I.P. R.P.P.  
Commissioner of  
Development Services

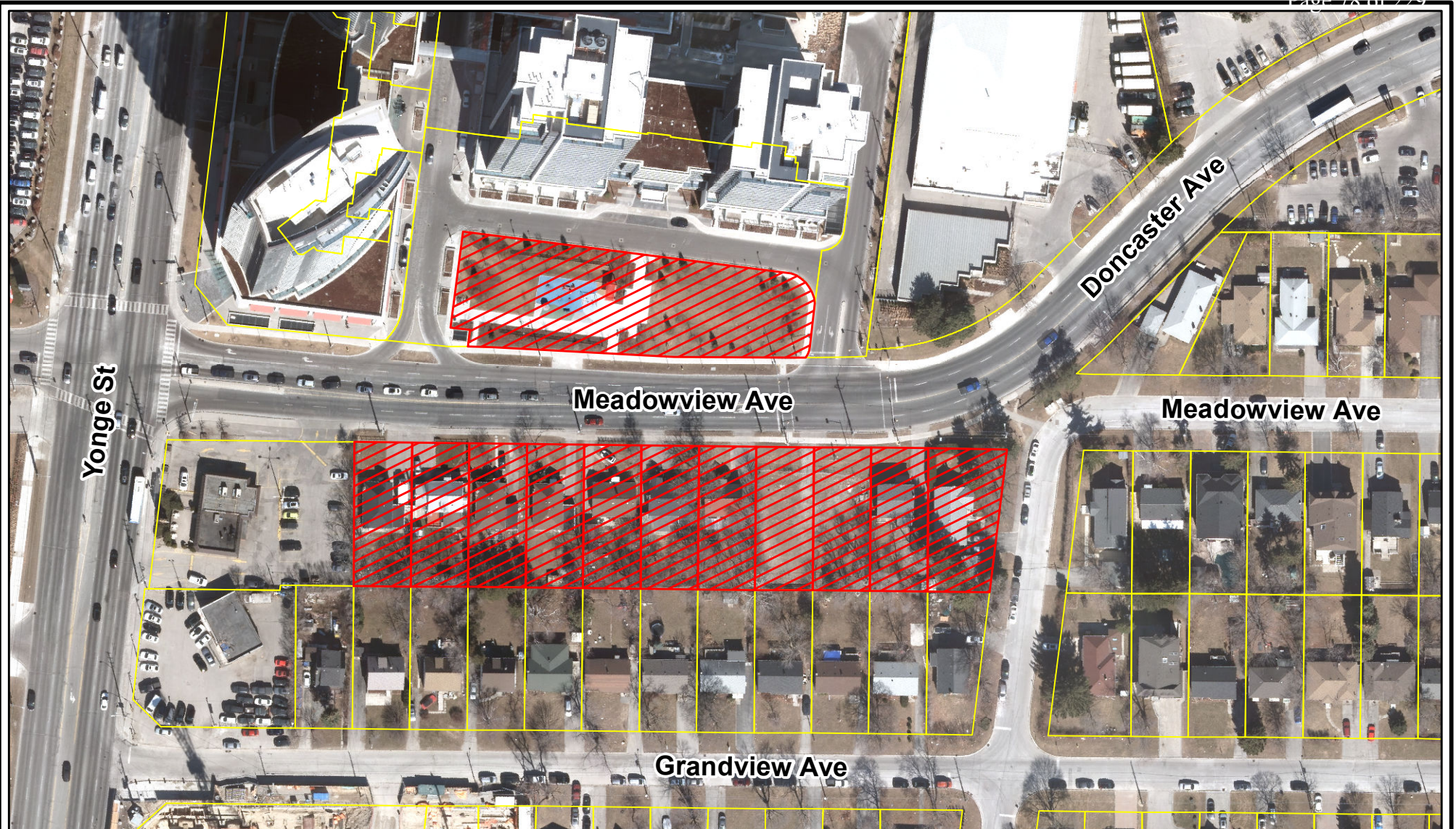
**ATTACHMENTS:**

Location Map

Figure 1 – Area Context Map







# AREA CONTEXT

APPLICANT: Corporation of the City of Markham

 Properties with Meadowview Avenue Addresses





Report to: General Committee

Meeting Date: June 17, 2019

**SUBJECT:** Award of Request for Proposal 012-R-19 Supply and Delivery of Workplace Uniforms for Staff & Markham Branded Products

**PREPARED BY:** Darius Chung, Senior Buyer, Ext. 2025

**RECOMMENDATION:**

- 1) That the report entitled “Award of Request for Proposal 012-R-19 Supply and Delivery of Workplace Uniforms for Staff & Markham Branded Products” be received; and,
- 2) That the contract for Supply and Delivery of Workplace Uniforms for Staff & Markham Branded Products be awarded to the highest ranked / lowest priced bidder, The Planet Group Inc; and,
- 3) That the term of the contract be for three (3) years with an option to renew for an additional two (2) years in the total award amount of \$809,880 (inclusive of HST);
  - 2019 - \$80,988 (July 1 - December 31)\*
  - 2020 - \$161,976\*
  - 2021 - \$161,976\*
  - 2022 - \$161,976\*
  - 2023 - \$161,976\*\*
  - 2024 - \$80,988 (January 1 – June 30) \*\*
  - Total: \$809,880

\*For the three (3) year contract term (July 1, 2019 – June 30, 2022), costs will be at the same itemized pricing.

\*\*The two (2) optional renewal years (July 1, 2022 – June 30, 2024), costs will be adjusted based on the Consumer Price Index for All Items Toronto for the twelve (12) month period ending December in the applicable year. 2020 - 2024 is subject to Council approval.
- 4) That the contract be funded from various City Department’s Operating and Capital Budget’s as identified within the Financial Consideration Section of this report, any future years 2020 – 2024 will be subject to Council approval of the annual budget; and,
- 5) That the Director, Legislative Services & Communications, and Senior Manager of Procurement & Accounts Payable be authorized to exercise the option to renew the contract in year 4 and 5 subject to performance and Council approval of the annual budget; and further,
- 6) That staff be authorized and directed to do all things necessary to give effect to this resolution.

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**EXECUTIVE SUMMARY:**

Not Applicable

**PURPOSE:**

The purpose of this report is to obtain approval to award the contract for Supply and Delivery of Workplace Uniforms for Staff & Markham-Branded Products for a term of three (3) years with an option to renew for an additional two (2) years.

**BACKGROUND:****Workplace Uniforms**

Workplace uniforms are utilized by various departments (identified within the Financial Considerations section) as a visual identifier when interacting with the public as part of day-to-day performance of duties. They ensure that all staff members are clearly identifiable as Markham employees while in our facilities, or out in the community.

Workplace uniforms perform a safety function for both our employees and residents. Children that participate in programs are able to easily identify staff for assistance and in addition, parents can identify whom to approach if in need of help or information.

Uniforms also ensure a common image for Markham staff as part of customer service transactions. Standardized uniforms ensure Staff have a professional appearance and promote resident confidence and trust. City volunteers supporting City events also wear Markham uniforms.

It is critical that customers and residents are able to clearly recognize a staff member both in day-to-day operations and in the event of an emergency situation. In the case of Recreation Staff, regulation 565 of the Ontario Pools Regulation requires identification of lifeguards. All staff responsible for the care and supervision of children should also be identifiable for the safety of those participating. Additionally, the current CUPE collective agreement requires the Employer to provide some types of workplace apparel for selected outside workers.

Workplace uniforms for staff include: short-sleeve shirts, long-sleeve shirts, winter coats, spring jackets, summer caps and winter toques. The applicable department Director oversees all staff requests through an established internal review procedure and tracking process to approve all orders and ensure proper frequency of replacement.

Currently, workplace uniforms for Staff & Markham-branded products are funded through multiple accounts across all departments. Markham Fire & Emergency Services Department and By-law Enforcement Officer Uniforms are covered under separate contracts, and are excluded from this RFP.

**OPTIONS/DISCUSSION:****BID INFORMATION:**

Bids closed on	March 29, 2019
Number picking up bid document	5
Number responding to bid	4

**PROPOSAL EVALUATION:**

The evaluation team was comprised of Staff from Corporate Communications & Community Engagement and Recreation Services departments with Purchasing Staff acting as the facilitator. The evaluation was based on pre-established evaluation criteria as detailed in the Request for Proposal: 35 points for project delivery and performance measures, 15 points for bidder's experience in similar/related projects, 15 points for experience of the account manager, 5 points for website design and online ordering system, and 30 points for price, totaling 100 points with resulting score as follows:

Bidders	Total	Overall Ranking
	Score	
	(100 points)	
<b>The Planet Group Inc.</b>	<b>90</b>	<b>1</b>

**FINANCIAL CONSIDERATIONS:**

The contract award for supply and delivery of workplace branded apparel for Staff & Markham branded products totals \$809,880 (inclusive of HST) over a five year term (three (3) year term with an option to review for an additional two (2) one (1) year terms).

2019 - \$80,988 (July 1 - December 31)\*  
 2020 - \$161,976\*  
 2021 - \$161,976\*  
 2022 - \$161,976\*  
 2023 - \$161,976\*\*  
 2024 - \$80,988 (January 1 – June 30) \*\*  
 Total: \$809,880

\*For the three (3) year contract term (July 1, 2019 – June 30, 2022), costs will be at the same itemized pricing.

\*\*The two (2) optional renewal years (July 1, 2022 – June 30, 2024), costs will be adjusted based on the Consumer Price Index for All Items Toronto for the twelve (12) month period ending December in the applicable year. 2020 - 2024 is subject to Council approval.

In comparison to the 2018 contract and based on the top 50 products procured, this contract represents an average of 26% reduction for the same products. Staff will monitor the 2019 expenditures and make any required adjustment for the 2020 budget.

**FINANCIAL CONSIDERATION AND TEMPLATE:**

<b>Subcategory</b>	<b>Department</b>	<b>Account</b>	<b>Budget Allocated</b>
<b>Branded Workplace Apparel (Uniforms)</b>	Recreation	500-998-4260	\$65,000.00
	Building Standards	600-998-4260	\$9,500.00
	Waterworks	760-998-4260	\$9,000.00
	Engineering	640-998-4260	\$5,500.00
	Operations	700-998-4260	\$5,150.00
	Museum	520-521-4260	\$3,100.00
	Asset Management & Sustainability	270-998-4260	\$1,156.00
	By-laws (Not including officers)	310-323-4260	\$1,050.00
	Planning and Urban Design	620-998-4260	\$500.00
<b>SUB-TOTAL:</b>			<b>\$99,956.00</b>
<b>Markham-Branded Products**</b>	Environmental Services - Waste (Public Education)	770-998-4238	\$15,000.00
	Environmental Services - Markham Environment Sustainability Fund - Zero Waste Program	770-101-4299-19450	\$10,000.00
	Environmental Services - FOG Program	760-101-5399-19247	\$10,000.00
	Economic Development	610-998-5808	\$10,000.00
	Human Resources	200-998-3303	\$10,000.00
	Markham Cycling Event	640-101-5699-19030	\$6,000.00
	Varley Art Gallery	540-542-4210	\$460.00
	Flato Markham Theatre	530-534-5661	\$360.00
	United Way Annual Fundraising - Event	795-796-5685	\$200.00
<b>SUB-TOTAL:</b>			<b>\$62,020.00</b>
<b>TOTAL:</b>			<b>\$161,976.00</b>

\*These dollar amounts are included in a larger budget number under each account.

\*\* Markham-Branded Products include but are not limited to: recycled tire pencils, pens, expandable drinking bottles, flash drives, button pins, lanyards, and tumblers.

- Environmental Services use branded products to publicly promote programs such as zero waste and the fat, oil, grease (FOG) program.
- Economic Development use the promotional materials to market City of Markham through various City corporate partners, businesses and international business development missions.
- Human Resources use branded products through the City's employee recognition program that helps support a culture that appreciates and recognizes the efforts and contributions of staff. This program is called Recognizing Incredible Staff Endeavors (RISE).
- By-law uses branded products to identify field staff excluding officers.

**HUMAN RESOURCES CONSIDERATIONS:**

Not Applicable

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

Not Applicable

**BUSINESS UNITS CONSULTED AND AFFECTED:**

Recreation; Economic Development; Engineering; Sustainability; Waste Management; Waterworks; Operations; Planning; Finance; Corporate Communications & Community Engagement; Building Standards.

**RECOMMENDED BY:**

Kimberley Kitteringham  
Director, Legislative Services & Communication

Trinela Cane  
Commissioner, Corporate Services

**ATTACHMENTS:**

Not Applicable



Report to: General Committee

Meeting Date: June 17, 2019

**SUBJECT:** Status of Capital Projects as of April 30, 2019  
**PREPARED BY:** Sandra Skelcher, Senior Manager, Financial Planning and Reporting, ext. 3880  
 Jemima Lee, Senior Financial Analyst, ext. 2963

**RECOMMENDATION:**

- 1) That the report dated June 17, 2019 titled “Status of Capital Projects as of April 30, 2019” be received; and,
- 2) That the amount of \$7,794,731 from the closure of capital projects be transferred to the sources of funding as listed on Exhibit A; and,
- 3) That the closure of projects as outlined on Exhibit B and C be approved; and,
- 4) That the Non-Development Charge Capital Contingency Project be topped up from the Life Cycle Replacement and Capital Reserve Fund by \$444,488 to the approved amount of \$250,000; and,
- 5) That the Engineering Capital Contingency Project be topped up from the City-Wide Hard Development Charges Reserve by \$98,993 to the approved amount of \$100,000; and,
- 6) That the Design Capital Contingency Project be topped up from the Development Charges Reserve by \$55,057 to the approved amount of \$100,000; and,
- 7) That the Waterworks Capital Contingency Project be topped up from the Waterworks Stabilization/Capital Reserve by \$5,522 to the approved amount of \$100,000; and,
- 8) That the estimated shortfall of \$350,000 in Capital Project 19264 – Asphalt Cement (AC) Index Premium Asphalt Resurfacing be funded from the Gas Tax Reserve, increasing the project budget from \$225,200 to \$575,200; and further,
- 9) 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 provide a status update of capital projects as of April 30, 2019, and obtain Council approval for the transfer of funds to Reserves and Reserve Funds.



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**OPTIONS/ DISCUSSION:**

In an effort to promote timely closure of projects and the return of surplus funds, Staff conducted a status review of all open capital projects as of April 30, 2019. As a result, 169 projects are identified for closure, with a total budget remaining of \$7,794,731 to be returned to the original sources of funding.

A detailed listing of projects to be closed and the funding amounts to be transferred are included in the following exhibits:

Exhibit A – Summary of funding from closed capital projects to be returned to funding sources as of April 30, 2019

Exhibit B – Details of capital projects to be closed with funding to be returned to funding sources as of April 30, 2019

Exhibit C – Summary of capital projects to be closed that are fully expended as of April 30, 2019

Details within Exhibit A include the following:

**Life Cycle Replacement & Capital Reserve Fund**

The closure of capital projects identifies funds in the amount of \$1,728,282 to be returned to the Life Cycle Replacement & Capital Reserve Fund. Below are highlights of the capital projects listed in Exhibit B with surplus funds of more than 50% of the approved budget as well as other projects that will be returned to the Life Cycle Replacement & Capital Reserve Fund.

a) Engineering

Project 16042 – Highway 7 Streetscaping – Budget of \$3,712,858 with remaining Life Cycle funds of \$416,158 (11% of project budget). This project is 90% funded through the Development Charges Reserve and 10% funded through the Life Cycle Replacement & Capital Reserve Fund. Refer to project status under Development Charges Reserves.

b) Engineering

Project 17043 – Main Street Markham – Road Restoration – Budget of \$360,839 with remaining Life Cycle funds of \$81,045 (22% of project budget). Use of contingency and provisional items were lower than anticipated.

c) Environmental Services – Infrastructure

Project 16224 – Streetlights – Underground Cable Replacement/Repair – Budget of \$1,870,389 with remaining funds of \$96,770 (5% of project budget). Use of contingency and provisional items were lower than anticipated.

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d) Fire

Project 18110 – Air Monitor Devices – Budget of \$44,900 with remaining funds of \$28,095 (63% of budget). Calibration and docking stations for devices budgeted but not replaced based on condition assessment.

e) Operations – Parks

Project 18221 – Bleachers (Metal) Replacement at Featherstone Park – Budget of \$10,800 with remaining funds of \$6,468 (60% of project budget). Project award was lower than budget as installation costs included in budget were not required because installation was conducted by City staff.

f) Operations - Parks

Project 18229 – Goal Posts Replacement – Budget of \$12,900 with remaining funds of \$10,458 (81% of project budget). Goal Posts at Riseborough Park were not replaced due to being on school district property.

g) Operations – Roads

Project 17132 – City Owned Entrance Feature Rehabilitation – Budget of \$32,400 with remaining funds of \$27,923 (86% of project budget). Work completed on entrance features requiring immediate repairs, but rehabilitation work on majority of entrance features deferred due to Operations undertaking a review of the entrance feature program including outreach to residents.

h) Operations – Roads

Project 18204 – Don Mills Storm Channel – Budget of \$19,000 with remaining funds of \$10,869 (57% of project budget). Emergency work and maintenance for the Storm Channel was less than anticipated based on condition assessment.

i) Operations - Roads

Project 18214 – Retaining Walls Program – Budget of \$10,200 with remaining funds of \$6,737 (66% of project budget). Repair work required was less than anticipated based on condition assessment.

j) Operations - Roads

Project 18216 – Stormwater Retention Pond Maintenance Program – Budget of \$26,500 with remaining funds of \$14,656 (55% of project budget). Maintenance work required was less than anticipated based on condition assessment.

k) Operations - Roads

Project 17302 – Operations Roads – Asset Management Plan – Budget of \$35,616 with remaining funds of \$24,045 (68% of project budget). Consultant fees anticipated were less than budget.

l) Recreation

Project 16097 – Camps and Programs Review – Budget of \$40,700 with remaining funds of \$38,258 (94% of project budget). Consultant hired left project, significant development work had been completed which was completed by City staff.

## m) Recreation

Project 18138 – Crosby Community Centre Gas Monitors – Budget of \$12,000 with remaining funds of \$7,203 (60% of project budget). Project awarded was less than budget based on condition assessment and competitive process.

## n) Recreation

Project 17123 – Unionville Train Station Door Replacement – Budget of \$13,800 with remaining funds of \$9,628 (70% of project budget). Change in project scope. Original project was to replace key lock entry door with a door containing a keypad system that would randomize passcodes for entry. Staff discovered that WiFi was not set up in the heritage building, and significant infrastructure and electrical work would be required, so door was replaced with existing traditional key lock door.

## o) Recreation

Project 18140 – Crosby Community Centre West Overhead Doors – Budget of \$20,000 with remaining funds of \$13,586 (68% of project budget). Project awarded was less than budget as contractor initially expected to conduct structural work to relocate motors.

## p) Recreation

Project 18190 – Unionville Train Station Refurbishments – Budget of \$11,000 with remaining funds of \$6,955 (63% of project budget). Change in project scope as eaves trough and down spouts replacement were removed from project due to condition assessment.

## q) Sustainability Asset Management – Facility Assets

Project 16199 – Other Facility Improvements – Budget of \$125,800 with remaining funds of \$64,981 (52% of project budget). Projects savings realized through cost sharing with Museum Project 16197 – “Markham Little Theatre Structural Repairs”.

## r) Sustainability Asset Management – Facility Assets

Project 18103 – Tennis Clubhouse Improvements – Budget of \$10,200 with remaining funds of \$10,200 (100% of project budget). Project deferred at request of Armadale Tennis Club.

### **Return of Funds to the Life Cycle Replacement & Capital Reserve Fund**

Contract awards greater than \$25,000 with surplus funds are returned to the original funding source(s).

Since the last report on Status of Capital Projects tabled at General Committee in December 2019, \$168,134 has been returned to the Life Cycle Replacement & Capital Reserve Fund from contract awards.

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**Development Charges (DC) Reserves**

The closure of capital projects identifies funds in the amount of \$2,927,824 to be returned to the Development Charges (DC) Reserve Fund. Below are highlights of the capital projects listed in Exhibit B with surplus funds of more than 50% of the approved budget as well as other projects that will be returned to the Development Charges (DC) Reserve Fund.

a) Design

Project 9085 – Design – Angus Glen Community Park – Construction Final Phase – Budget of \$4,544,406 with remaining funds of \$202,546 (5% of project budget). Use of contingency was lower than anticipated.

b) Design

Project 16030 – Leitchcroft Community Park Phase 2 of 2 - Construction – Budget of \$1,234,165 with remaining funds of \$444,252 (36% of project budget). Construction of maintenance building was removed from project.

c) Engineering

Project 10052 – Illumination Requests – Budget of \$1,340,000 with remaining funds of \$147,590 (17% of project budget). This project was created for City-wide illumination and was carried over each year. Since 2012, the process has been improved by utilizing annual budgets for illumination projects.

d) Engineering

Project 16042 – Highway 7 Streetscaping – Budget of \$3,712,858 with remaining funds of \$1,472,202 (40% of project budget). This project is 90% funded through the Development Charges Reserve and 10% funded through the Life Cycle Replacement & Capital Reserve Fund. Project budget was an estimate determined by Region of York based on anticipated capital works. Initial cost estimates from the contractor were over budget so City staff negotiated savings to be within budget. Prior to construction, City staff further reduced the scope of work as a cost savings initiative on the future operating maintenance of the streetscape work.

e) Engineering

Project 18052 – Standardizing Capital Works/Capital Specs for Projects – Budget of \$126,900 with remaining funds of \$126,900 (100% of project budget). Cancelled. Project to be requested in 2021 pending the outcome of the Regional review.

f) Engineering

Project 18053 – Streetlight Design Criteria & Standards Update – Budget of \$64,200 with remaining funds of \$64,200 (100% of project budget). Cancelled. Project to be requested in 2021 pending the outcome of the Regional review.

**Waterworks Stabilization/Capital Reserve**

Funds in the amount of \$1,337,161 will be returned to the Waterworks Stabilization/Capital Reserve resulting from the closure of capital projects. Below are highlights of the capital

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projects listed in Exhibit B with surplus funds of more than 50% of the approved budget as well as other projects that will be returned to the Waterworks Stabilization/Capital Reserve.

a) Environmental Services - Stormwater

Project 16246 – Watermain Construction and Replacement Program – Budget of \$4,201,822 with remaining funds of \$943,064 (22% of project budget). Use of contingency and provisional items were lower than anticipated.

b) Environmental Services - Stormwater

Project 14479 – Watermain Detailed Design – Phase 1C & Phase 2 – Budget of \$175,238 with remaining funds of \$108,125 (62% of project budget). Expenditures that were grant eligible under the West Thornhill Flood Control project were transferred to the grant funded project.

### **Other Reserves and Reserve Funds**

Funds in the amount of \$1,801,464 will be returned to other Reserves and Reserve Funds resulting from the closure of capital projects. Below are highlights of the capital projects listed in Exhibit B with surplus funds of more than 50% of the approved budget as well as other projects that will be returned to Reserve Funds.

a) Environmental Services - Stormwater

Project 15014 – West Thornhill Phase 1B& 1C – Flood Control – Budget of \$7,442,216 with remaining funds of \$770,539 (10% of project budget). Use of contingency was lower than anticipated.

b) Environmental Services - Stormwater

Project 16210 – West Thornhill Phase 2A – Flood Control Construction – Budget of \$4,904,187 with remaining funds of \$774,932 (16% of project budget). Use of contingency and provisional items were lower than anticipated.

### **CAPITAL CONTINGENCY PROJECTS**

In accordance with the Capital Budget Control Policy, the five (5) Capital Contingency Projects are topped up to the maximum approved funding amount through the semi-annual Status of Capital Projects Report to Council.

#### **1. Non-DC Capital Contingency**

The Non-DC Capital Contingency Project was approved to a maximum of \$250,000. Currently, the account has a negative balance of (\$194,488). Therefore a top-up of \$444,488 is required from the Life Cycle Replacement & Capital Reserve Fund.

The use of the contingency account was necessitated by the following projects:

a) Engineering

Project 18043 – Downstream Improvement Work Program - \$41,043 – Excavation and removal of contaminated material from Markham Greens Golf Course during

erosion restoration work. This project is 35% funded through the Non-DC Capital Contingency, and 65% funded through the Engineering Capital Contingency and \$76,223 was drawn from the Engineering Capital Contingency.

b) Environmental Services - Infrastructure

Project 18266 – Culverts Rehabilitation (2 Structures) – Design and Construction – \$74,863– Increase in project scope requiring detailed design work for the replacement of Huntington Park Twin Culvert with Pedestrian Bridge per lease amending agreement with Infrastructure Ontario.

c) Sustainability Asset Management – Facility Assets

Project 17182 – Library Facility Improvements - \$16,919 – Design proposed for Library improvements did not initially include catch basins to buffer flow of storm water into storm water system.

d) Sustainability Asset Management – Facility Assets

Project 18093 – Fire Facility Improvements – \$56,388 - Additional concrete removal and investigation around live electrical conduits required during replacement of trench drains at fire station 92 (\$45,953) and furnace repair to address Carbon Monoxide leak into mechanical room at fire station 94 (\$10,435).

e) Sustainability Asset Management – Facility Assets

Project 18101 – Roofing Replacement Projects - \$143,433 - Additional structural repairs required to address bowing masonry wall in the library clerestory during Milliken Mills Community Centre skylight replacement (\$96,076) and project award was higher than budget due to higher than estimated market prices for framing and remediation materials (wood, concrete and steel) (\$47,357).

f) Recreation

Project 18169 – Recreation Program Equipment - \$20,764 – Recreation Program Equipment budget is based on 3-year historical average but replacement of equipment depends on condition assessment. Project awarded was higher than budget due to purchase of PanAm event barriers (300 barriers) and higher volume of specialized floor safety mat replacements (720 Hatashita mats) used for programs.

g) Recreation

Project 18186 – Thornlea Gymnasium HVAC - \$20,623 – Additional funds required to remove asbestos found during HVAC replacement.

The remaining draws totaling \$70,455 were each under \$15,000.

## 2. Engineering DC Capital Contingency

The Engineering DC Capital Contingency Project was approved to a maximum of \$100,000. The project currently has a balance of \$1,007, therefore requiring a top up of \$98,993 from the City-Wide Hard DC Reserve.

The use of the contingency account was necessitated by the following projects:

## a) Engineering

Project 18043 – Downstream Improvement Work Program - \$76,223 – Excavation and removal of contaminated material from Markham Greens Golf Course during erosion restoration work. This project is 65% funded through the Engineering Capital Contingency, and 35% funded through the Non-DC Capital Contingency and \$41,043 was drawn from the Non-DC Capital Contingency.

## b) Engineering

Project 18045 – John Street MUP Design - \$22,770 – Change of scope. Allowance added to project for subsurface utility engineering for investigations on ten locations.

**3. Design DC Capital Contingency**

The Design DC Capital Contingency Project was approved to a maximum of \$100,000. The project currently has a balance of \$44,943 therefore requiring a top up of \$55,057 from the Admin Capital Growth Studies DC Reserve.

The use of the contingency account was necessitated by the following projects:

## a) Design

Project 17001 – Boxgrove Community Centre Park Phase 2 of 2 Construction - \$26,963 – Increase in scope from addition of accessibility ramp railing to original design.

## b) Design

Project 18035 – Parking Lot Adjacent Yarl Cedarwood Park – Design and Construction - \$24,344 – Project awarded was higher than budgeted to meet environmental protection regulations during construction.

The remaining draw was under \$4,000.

**4. Planning DC Capital Contingency**

The Planning DC Capital Contingency Project was approved to a maximum of \$50,000. It is currently at the maximum balance and as such, no top up is required at this time.

**5. Waterworks Capital Contingency**

The Waterworks Capital Contingency Project was approved to a maximum of \$100,000. The project currently has a balance of \$94,478 therefore requiring a top-up of \$5,522 from the Waterworks Stabilization/Capital Reserve.

The use of the contingency account was necessitated by the following project:

## a) Environmental Services – Waterworks

Project 18301 – Sanitary Sewers – Syphons Structural Lining - \$5,522 – Increase in project scope from repairing the structural lining of three syphon pipes on

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Woodbine Avenue without excavation, to replacement of all three pipes due to ground water infiltrating the syphon.

**ADDITIONAL FUNDING FOR ASPHALT CEMENT (AC) INDEX PREMIUM**

Capital Project 19264 “Asphalt Cement (AC) Index Premium” – Additional funding of \$350,000 to increase budget from \$225,200 to \$575,200.

The Ministry of Transportation Ontario publishes Asphalt Cement (AC) index rates on a monthly basis, which are then used to calculate the amount of payment adjustment per tonne of new asphalt cement supplied by the asphalt rehabilitation contractor. A payment adjustment per tonne of asphalt cement is calculated for each month where the price index for the month differs by more than \$15/tonne from the base AC price index (as set at the time of the contract award).

Additional funds of \$350,000 are estimated in order to meet the 2019 service level. Higher prices are due to higher AC index rates resulting from higher crude oil prices and higher demand within the oil refining industry.

Staff recommend that additional funds of \$350,000 be funded from the Gas Tax Reserve Fund which is consistent with the original funding source for Project 19264 “Asphalt Cement (AC) Index Premium”. Actual costs will be based on AC index for the months of May to November 2019 as well as tonnage of new AC used in each of those months. Any discrepancy between actual AC index premium and estimated amount will be addressed in the Q4 Status of Capital Project Update to Council.

The 2020 budget will reflect an accurate estimate for the AC index premium.

**STATUS OF OPEN CAPITAL PROJECTS**

After the closure of 169 projects, there are 650 open capital projects/project groups with a total budget of \$615.0M as of April 30, 2019. The term “open” refers to approved projects that have not started, or are at various stages of project completion.

In comparison to the April 2018 status update, there were 647 open projects with a total budget of \$719.0M.

Of the 650 open capital projects as at April 30, 2019, 78% of the projects were approved in 2017 to 2019. (Refer to **TABLE A**).



**TABLE A**

<b>Project approval year</b>	<b># of open projects</b>	<b>% of open projects</b>	<b>Unencumbered \$ in M</b>	<b>% of Unencumbered \$</b>
2019	263	40%	\$97.4	53%
2018	166	26%	\$24.9	14%
2017	78	12%	\$20.2	11%
2016	53	8%	\$9.7	5%
2015 and prior	90	14%	\$31.9	17%
	650	100%	\$184.1	100%

The following summarizes the status of open capital projects:

**TABLE B**

(in millions)	<b>Q1 2019</b>		<b>Q1 2018</b>	
Encumbered/Committed	\$ 430.8	70%	\$ 495.1	69%
Unencumbered/Uncommitted	\$ 184.1	30%	\$ 223.9	31%
Total Open Capital	\$ 615.0		\$ 719.0	

**Encumbered/Committed**

The total 2019 encumbered amount of \$430.8M includes expenditures of \$344.4M (80%) and commitments of \$86.5M (20%). (Expenditures refer to payments issued for goods/services received and commitments refer to purchase orders on file with the Procurement Department.)

**Unencumbered/Uncommitted**

Major projects, defined as a multi-year one time projects account for \$115.4M (63% of \$184.1M) of the total unencumbered amount which includes the following projects:

- Rodick Road Reconstruction and Extension – Miller to 14<sup>th</sup> Avenue
- Storm sewer, sanitary sewer and watermain construction and replacement
- Whistling Cessation Program
- Official Plan and Secondary Plan engineering studies
- Hwy 404 mid-block crossing, North of Hwy 7
- West Thornhill flood control implementation
- Enterprise Asset Management and Digital Markham Strategic implementation
- Box Grove Community, Kirkham Drive, and Wismer Community park construction
- Sidewalk program, multi-use pathways and intersection improvements

## FINANCIAL CONSIDERATIONS

The net amount of \$7,190,671 as summarized in the following table will be transferred to/(draw from) Reserves and Reserve Funds as a result of closing capital projects, return of surplus funds from open projects and top-up of capital contingency projects.

	Return to Reserves / Reserve Funds from Closed Projects (A)	Top up Contingency Projects from Reserves / Reserve Funds (B)	Net Change to Reserves / Reserve Funds (C)=(A)+(B)
Life Cycle Replacement & Capital Reserve	\$1,728,282	(\$444,488)	\$1,283,794
Development Charge Reserves	\$2,927,824	(\$154,050)	\$2,773,774
Waterworks Stabilization / Capital Reserve	\$1,337,161	(\$5,522)	\$1,331,639
Other Reserves & Reserve Funds	\$1,801,464	-	\$1,801,464
<b>Net Change to Reserves &amp; Reserve Funds</b>	<b>\$7,794,731</b>	<b>(\$604,060)</b>	<b>\$7,190,671</b>

Since the last report on Status of Capital Projects tabled at General Committee in December 2019, \$168,134 has been returned to the Life Cycle Replacement & Capital Reserve Fund from contract awards.

## BUSINESS UNITS CONSULTED AND AFFECTED:

All business units managing capital projects have been consulted in the development of the capital status update.

## RECOMMENDED BY:

Joel Lustig  
Treasurer

Trinela Cane  
Commissioner, Corporate Services

## ATTACHMENTS:

Exhibit A – Summary of funding from closed capital projects to be returned to original funding sources as of **Error! Reference source not found.**<sup>9</sup>

Exhibit B – Details of projects to be closed with funding to be returned to original funding sources as of **Error! Reference source not found.**<sup>9</sup>

Exhibit C – Summary of capital projects to be closed that are fully expended as of **Error! Reference source not found.**<sup>9</sup>

## Exhibit A

### SUMMARY OF FUNDING FROM CLOSED CAPITAL PROJECTS TO BE RETURNED TO ORIGINAL FUNDING SOURCES AS OF April 30, 2019

	Amount to be Transferred
<b>1. LIFE CYCLE REPLACEMENT AND CAPITAL RESERVE</b>	<b>1,728,282</b>
<b>2. DEVELOPMENT CHARGES</b>	<b>2,927,824</b>
<b>3. WATERWORKS STABILIZATION/CAPITAL</b>	<b>1,337,161</b>
<b>4. OTHER RESERVES &amp; RESERVE FUNDS</b>	
Stormwater Fee Reserve	1,558,528
Non-DC Growth	185,695
Heritage Preservation	50,900
Environmental Sustainability	3,136
Development Fees Reserve	2,873
Ramp Up Reserve	332
	<b>1,801,464</b>
<b>TOTAL TO BE TRANSFERRED</b>	<b>7,794,731</b>

## Exhibit B

**DETAILS OF CAPITAL PROJECTS TO BE CLOSED  
WITH FUNDING TO BE RETURNED TO FUNDING SOURCES  
AS OF April 30, 2019**

						Return Remaining Funds to:				
Department	Project #	Project Name/Group	Budget	Actual	Remaining Budget	Life Cycle	Development Charges	Waterworks Reserve	Other Reserves & Reserve Funds	
Community & Fire Services										
ES - Infrastructure	16224	Streetlights - Underground Cable Replacement/ Repair	1,870,389	1,773,619	96,770	96,770	-	-	-	
	16246	Watermain Construction and Replacement Program	4,201,822	3,258,758	943,064	-	-	943,064	-	
	17203	Culverts Replacement (14 Structures) - Design & Const.	126,183	115,563	10,620	10,620	-	-	-	
ES - Stormwater	18269	ROW Assets - Structures Program-FTE	136,900	135,852	1,048	1,048	-	-	-	
	14479	Watermain Detailed Design-Ph1C & Ph2	175,238	67,113	108,125	-	-	108,125	-	
	15014	West Thornhill Phase 1B & 1C - Flood Control	7,442,216	6,671,676	770,540	-	-	-	770,540	
	15272	SWM Pond Cleaning - ID#7 and ID#59	945,284	911,414	33,870	33,870	-	-	-	
	15301	Watermain Construction and Replacement Program - West Thornhill	1,875,668	1,862,889	12,779	-	-	12,779	-	
	16210	West Thornhill Phase 2A - Flood Control Construction	4,904,187	4,129,255	774,932	0	-	-	774,932	
	17196	Stormwater Facility - Condition Inspection	51,900	48,663	3,237	3,237	-	-	-	
	17199	Water Quality Monitoring	51,900	50,640	1,260	1,260	-	-	-	
	17200	Watercourse Management Study	155,700	150,559	5,141	5,141	-	-	-	
	18278	Water Quality Improvements and Geese Control	26,500	24,539	1,961	1,961	-	-	-	
ES - Waste Management	18321	West Thornhill Flood Control Ph2C Cont Internal PM	114,692	101,636	13,056	-	-	-	13,056	
	18322	MESF 2018 - Zero Waste Program at 10 Schools	25,000	21,864	3,136	-	-	-	3,136	
ES - Waterworks	16238	Sanitary System Downspout Disconnection Prog phase 4 of 4	75,670	66,754	8,916	-	-	8,916	-	
	17215	IMS - Data Processing Phase 2 of 2	115,000	104,168	10,832	-	-	10,832	-	
	17222	Wastewater Flow Monitoring - Annual Program	81,400	42,537	38,863	-	-	38,863	-	
	18291	Cathodic Protection of Ductile Iron Watermains	556,400	488,488	67,912	-	-	67,912	-	
	18293	Curb Box Inspection and Replacement Program	454,444	389,228	65,216	-	-	65,216	-	
	18296	Online Chlorine Analyzers (2)	56,000	40,667	15,333	-	-	15,333	-	
	18299	Sanitary Sewers - Laterals Inspection	156,300	154,135	2,165	-	-	2,165	-	
	18303	Water Meters - Replacement Program	725,500	688,351	37,149	-	-	37,149	-	
	Fire	18110	Air Monitor Devices	44,900	16,805	28,095	28,095	-	-	-
		18111	Bunker Gear Life Cycle Replacement	149,555	134,674	14,881	14,881	-	-	-
Operations - Fleet	17164	Corporate Fleet Replacement - Non-Fire - Annual Program	396,090	394,430	1,660	1,660	-	-	-	
	18245	Corporate Fleet Refurbishing	37,100	35,614	1,486	1,486	-	-	-	
	18248	Ice Resurfacing Machine Replacement	189,175	170,786	18,389	18,389	-	-	-	
Operations - Parks	18251	Waterworks Fleet Replacement	707,930	704,833	3,097	-	-	3,097	-	
	15225	Parks Backflow Prevention Program- Year 1 of 2	117,631	108,710	8,921	8,921	-	-	-	
	16163	Court Resurfacing/Reconstruction	269,252	248,136	21,116	21,116	-	-	-	
	16172	Parks Backflow Prevention Program- Year 2 of 2	72,490	69,166	3,324	3,324	-	-	-	
	17151	Floodlights, Poles, Cross Arms Replacemt.-Annual Program	452,762	413,867	38,895	38,895	-	-	-	
	17153	John Daniels Park-Fountain, Gazebo & Trellis Replacement	957,035	933,044	23,991	20,676	2,984	-	332	
	17157	Playstructure and Rubberized Surface Replacement - Annual	1,201,600	1,181,562	20,038	20,038	-	-	-	
	18221	Bleachers (Metal) Replacement at Featherstone Park	10,800	4,332	6,468	6,468	-	-	-	
	18222	Bridge Structure Preventative Maintenance-Parks	24,300	17,391	6,909	6,909	-	-	-	
	18223	City Park Furniture / Amenities	164,900	160,807	4,093	4,093	-	-	-	
Operations - Roads	18229	Goal Posts Replacement	12,900	2,442	10,458	10,458	-	-	-	
	18238	Replacement of Recycling Containers	80,400	72,785	7,615	7,615	-	-	-	
	18243	Rejuvenation of Community Centres Landscapes - Yr 1 of 3	60,000	35,748	24,252	24,252	-	-	-	
	18262	Public Realm-Markham's Shared Places Our Spaces	31,400	24,345	7,055	7,055	-	-	-	
	16159	Public Works Facility Master Plan	61,100	35,441	25,659	-	25,659	-	-	
	17132	City Owned Entrance Feature Rehab. - Annual Program	32,400	4,477	27,923	27,923	-	-	-	
	17302	Operations Roads - Asset Mgmt Plan	35,616	11,571	24,045	24,045	-	-	-	
	17315	2017 Preservation	500,000	482,998	17,002	17,002	-	-	-	
	18202	Bridge Structure Preventative Maintenance - Roads	24,300	19,979	4,321	4,321	-	-	-	
	18204	Don Mills Storm Channel	19,000	8,131	10,869	10,869	-	-	-	
Recreation Services	18205	Emergency Repairs	205,100	203,233	1,867	1,867	-	-	-	
	18207	City Owned Entrance Feature Repairs	33,100	22,448	10,652	10,652	-	-	-	
	18208	Guiderail- Install/Repair/Upgrade	190,400	146,284	44,116	44,116	-	-	-	
	18209	Localized Repairs - curb & Sidewalk	827,244	789,057	38,187	38,187	-	-	-	
	18214	Retaining Walls Program	10,200	3,463	6,737	6,737	-	-	-	
	18215	Storm Sewer Inspection	105,800	104,776	1,024	1,024	-	-	-	
	18216	Storm Water Retention Pond Maintenance Program	26,500	11,844	14,656	14,656	-	-	-	
	18307	2018 A/C Premium	485,367	458,921	26,446	26,446	-	-	-	
	18308	2018 Route & Seal	127,345	127,345	0	0	-	-	-	
	18310	2018 Interlock	230,000	229,957	43	43	-	-	-	
Recreation Services	18312	2018 Material Testing	25,000	24,859	141	141	-	-	-	
	16097	Camps and Programs Review	40,700	2,442	38,258	38,258	-	-	-	
	17091	Crosby Arena HVAC Replacement	88,528	75,048	13,480	13,480	-	-	-	
	17123	Unionville Train Station Door Replacement	13,800	4,172	9,628	9,628	-	-	-	
	17321	Improvement of Stiver Mill CC	445,127	435,174	9,953	9,953	-	-	-	

Department	Project #	Project Name/Group	Budget	Actual	Remaining Budget	Return Remaining Funds to:			
						Life Cycle	Development Charges	Waterworks Reserve	Other Reserves & Reserve Funds
	17332	Thornhill CC 2nd Flood Emergency Work	288,188	282,057	6,131	6,131	-	-	-
	18134	Clatworthy Arena Painting	18,000	13,188	4,812	4,812	-	-	-
	18137	Crosby C.C. Painting Exterior Metal Siding	30,000	24,931	5,069	5,069	-	-	-
	18138	Crosby C.C. Gas Monitors	12,000	4,797	7,203	7,203	-	-	-
	18140	Crosby C.C. West Overhead Doors	20,000	6,414	13,586	13,586	-	-	-
	18141	Markham Village Arena Heater Replacement	30,000	17,804	12,196	12,196	-	-	-
	18150	Milliken Mills C.C. Visual Equipment Replacement	12,200	9,151	3,049	3,049	-	-	-
	18155	Mt Joy Heated Glycol Pump	9,000	4,946	4,054	4,054	-	-	-
	18190	Unionville Train Station Refurbishments	11,000	4,045	6,955	6,955	-	-	-
	18341	Civic Centre Outdoor Rink Rubber Mats	22,800	18,520	4,280	4,280	-	-	-
<b>Community &amp; Fire Services Total</b>			<b>33,284,328</b>	<b>29,615,322</b>	<b>3,669,007</b>	<b>764,917</b>	<b>28,643</b>	<b>1,313,452</b>	<b>1,561,995</b>
<b>Corporate Services</b>									
ITS	16057	Planning - 3D Modelling Program	81,178	74,967	6,211	-	4,554	-	1,657
	17062	WW - Backflow Prevention Portal & BPMS Enhancement	35,100	32,701	2,399	-	-	2,399	-
	18078	Infrastructure Support Specialist	120,700	114,809	5,891	4,715	-	588	588
	18317	Core IT Infrastructure 2018 iPads	15,875	11,385	4,490	3,592	-	270	628
SAM - Sustainability Office			307,768	267,184	40,584	40,584	-	-	-
SAM - Facility Assets	14064	Community Food Projects	65,100	49,258	15,842	15,842	-	-	-
	16199	Other Facility Improvements	125,800	60,819	64,981	64,981	-	-	-
	16250	Main Street Unionville Washrooms	35,600	30,645	4,955	4,955	-	-	-
	17171	Accessibility Retrofit Program	56,600	34,369	22,231	22,231	-	-	-
	17185	Operations Facilities Improvements	316,618	279,525	37,093	37,093	-	-	-
	17188	Recycling Depot Improvements	39,000	22,318	16,682	16,682	-	-	-
	17191	Satellite Community Centre Improvements	157,314	114,062	43,253	43,253	-	-	-
	17193	Works Yard - Emergency Power Backup Generator	363,336	359,147	4,189	2,095	2,094	-	-
	18088	Building Envelope/Structural Review	51,362	32,487	18,875	18,875	-	-	-
	18100	Roofing Maintenance and Repair	91,857	56,208	35,649	35,649	-	-	-
	18103	Tennis Clubhouse Improvements	10,200	-	10,200	10,200	-	-	-
<b>Corporate Services Total</b>			<b>1,873,408</b>	<b>1,539,884</b>	<b>333,524</b>	<b>320,746</b>	<b>6,648</b>	<b>3,257</b>	<b>2,873</b>
<b>Development Services</b>									
Arts Centre Design	17340	Varley Art Gallery HVAC RTU Replacement	155,742	150,772	4,970	4,970	-	-	-
	9085	Design - Angus Glen Community Park - Construction Final Phase	4,544,406	4,337,964	206,442	3,896	202,546	-	-
	13879	Streetscape Improvement - Yonge & Colborne Heritage	129,077	117,675	11,402	11,402	-	-	-
	14026	Design - Wismer Donald Mingay Woodlot Park - Design	95,473	76,462	19,011	1,901	17,110	-	-
	15009	Design - Wismer Donald Mingay Woodlot Park - Construction	928,853	898,509	30,344	3,035	27,309	-	-
	15027	Berczy Square Park - Design & Construction	574,582	573,496	1,086	108	978	-	-
	15029	Box Grove Hill South East Parkette - Design	103,600	57,697	45,903	-	41,313	-	4,590
	15031	Cornell Madison Rouge / Riverlands North and South - Design	36,300	26,419	9,881	0	8,893	-	988
	15037	Yonge & Colborne Heritage Streetscape Improvements	156,113	147,205	8,908	8,908	-	-	-
	16026	Design - Cornell Madison Rouge Blvd. Park South - Construction	300,904	247,782	53,122	5,312	47,810	-	-
Engineering	16027	Design - Cornell Madison Rouge Blvd. Park South - Design	39,200	34,471	4,729	473	4,257	-	-
	16030	Leitchcroft Community Park Phase 2 of 2 - Construction	1,234,165	740,551	493,614	0	444,252	-	49,362
	16032	Design - Main St. Milliken NW Parkette (Design and Construction)	253,037	228,497	24,540	2,454	22,086	-	-
	8159	Hagerman Diamond - Municipal Services Relocation	1,711,699	1,640,299	71,400	53,546	-	-	17,854
	10052	Illumination Requests	1,340,000	1,109,688	230,312	-	147,590	-	82,722
	10054	Main Street, Markham - 16th Ave to Major Mackenzie (Design)	852,121	850,673	1,448	-	1,448	-	-
	10055	Main Street, Markham - Hwy 7 to Church St. (Detailed Design)	175,440	118,775	56,665	33,041	15,355	-	8,268
	11448	Hwy 7 Streetscape (Verclaire to Sciberras)	1,750,000	1,719,472	30,528	-	30,528	-	-
	12048	Main Street Markham - Hwy 7 to Bullock Drive (Const)	2,022,677	2,021,871	806	806	-	-	-
	13701	Watermain Construction and Replacement Prog - Hwy7	3,778,682	3,758,230	20,452	-	-	20,452	-
	14054	Illumination Program	1,175,600	1,099,253	76,347	1,824	52,612	-	21,911
	14405	Cycling and Trails EA - Thornhill/Milliken	170,908	154,279	16,629	2,809	13,820	-	-
	15050	Highway 7 Streetscaping	324,600	274,056	50,544	-	50,544	-	-
	15063	Municipal Rd. South of 14th. Middlefield to 14th (Con)	3,700,000	3,609,842	90,158	-	90,158	-	-
	16042	Highway 7 Streetscaping	3,712,858	1,824,498	1,888,360	416,158	1,472,202	-	-
Planning Theatre	17041	Enterprise Blvd - Pumping Station Grading	49,684	44,304	5,380	0	5,380	-	-
	17043	Main Street Markham - Road Restoration	360,839	279,794	81,045	81,045	-	-	-
	17051	SWM Guideline Update	37,800	33,856	3,944	-	3,944	-	-
	18051	Smart Commute Markham - Richmond Hill	76,300	75,000	1,300	-	1,300	-	-
	18052	Standardizing Capital Works/Capital Specs for Projects	126,900	-	126,900	-	126,900	-	-
	18053	Streetlight Design Criteria & Standards Update	64,200	-	64,200	-	64,200	-	-
	18056	Traffic Operational Improvements - Annual	40,700	32,139	8,561	8,561	-	-	-
	17035	Markham Village Heritage Conservation District Plan	50,900	-	50,900	-	-	-	50,900
	18004	Stage Equipment Replacement	85,600	83,232	2,368	2,368	-	-	-
<b>Development Services Total</b>			<b>30,158,960</b>	<b>26,366,761</b>	<b>3,792,199</b>	<b>642,619</b>	<b>2,892,534</b>	<b>20,452</b>	<b>236,595</b>
<b>TOTAL</b>			<b>65,316,696</b>	<b>57,521,966</b>	<b>7,794,730</b>	<b>1,728,282</b>	<b>2,927,824</b>	<b>1,337,161</b>	<b>1,801,464</b>

## Exhibit C

**DETAILS OF CAPITAL PROJECTS TO BE CLOSED  
THAT ARE FULLY EXPENDED  
AS OF April 30, 2019**

Commission	Department	Project #	Project Name/Group	Budget
<b>Community &amp; Fire Services</b>				
	ES - Infrastructure	17300	ES-ROW-Streetlights	137,357
		18265	Bridges and Culverts - Condition Inspection	33,300
		18268	MNRF Monitoring for Capital Projects at Water Crossings	15,900
		18270	Storm Sewer Culvert Inspection	17,200
	ES - Stormwater	17329	Consulting Engineering - Cast Iron Watermain Rehabilitation	282,778
	Fire	17073	Firefighting Tools & Equipment Replacement	95,000
		17075	Special Rescue - Confined Space	25,400
		17076	Water Rescue Equipment	12,400
		18112	Firefighting Tools & Equipment Replacement	96,700
	Library	18196	Library Collections	1,856,267
		18197	Library Furniture, Equipment & Shelving (Phase 3 of 3)	138,200
		18306	Library Collections - E-resources & Periodicals	793,083
	Operations - Fleet	18253	Corporate Fleet Growth - Non Fleet	10,200
	Operations - Parks	12371	Milne Dam Conservation Area Master Plan	30,000
		17159	Replacement/New Boulevard/Park Trees-Annual Program	185,596
		18240	Sportsfield Maintenance & Reconstruction	132,200
	Operations - Roads	17310	2017 AC Index	138,955
		18201	Boulevard Repairs	55,100
		18314	2018 FTE Asphalt Resurfacing	61,949
		18337	RWIS Rehab Rodick Road	28,947
	Recreation	18121	Angus Glen C.C. Drinking Fountains	10,500
		18126	Armada C.C. Boiler Pump Replacement	8,200
		18139	Crosby C.C. Hot Water Storage Tank	8,000
		18164	Pingle House Exterior Refurbishment	10,400
		18165	Recreation AED program	11,100
		18166	Recreation Aquatic Equipment	85,000
		18168	Recreation Pool Grouting	54,407
		18169	Recreation Program Equipment	97,000
		18170	Recreation Table and Chairs replacement	53,700
		18175	Thornhill C.C Gymnasium Hardwood Floor Refinishing	13,200
<b>Community &amp; Fire Services Total</b>				<b>4,498,039</b>
<b>Corporate Services</b>				
	ITS	11116	Enterprise - Asset Management Phase 2 Implementation	152,600
		16070	WW - Hansen 8 Upgrade	234,000
	Financial Services	18080	Internal Project Management	960,600
	SAM - Facility Assets	18087	Building Condition Audit - FTE	141,100
<b>Corporate Services Total</b>				<b>1,488,300</b>
<b>Development Services</b>				
	Culture Services	15112	Culture Public Art	98,243
		16078	Culture Public Art Program	55,957
		18000	Culture Public Art Coordinator	45,000
	Engineering	12052	Illumination Program	1,524,400
		15052	Intersection Improvements	495,700
		16272	Houghton Blvd - Local Improvement	22,430
		17044	Markham Centre MESP Additional Scope	53,900
		17346	Future Urban Area TRCA Staff Recovery	200,000
		18060	2018 Engineering Salary Recovery	924,000
	Theatre	18009	Intelligent Lighting Replacement	69,914
		18010	Lighting Console & Fixtures Replacement	149,670
<b>Development Services Total</b>				<b>3,639,214</b>
<b>TOTAL</b>				<b>9,625,553</b>



## MEMORANDUM

**To:** Mayor and Members of Council

**From:** Catherine Biss, CEO, Markham Public Library

**Copy to:** Brenda Librecz, Commissioner, Community and Fire Services

**Date:** June 17, 2019

**Re:** **Improving Access to Digital Publications in Public Libraries – A Campaign of the Canadian Urban Library Council**

### Purpose

To request, on behalf of the Markham Public Library Board, and pursuant to pricing issues regarding digital publications, that Markham Council endorse the following motion of support for the Canadian Urban Library Council Accessing Digital Publications Government Relations Campaign:

WHEREAS, the City of Markham recognizes the important role that libraries play in our community. Libraries and the early literacy programs that they run are integral to developing proficient readers and ensuring that children succeed in school. More and more, digital literacy programs run by libraries also help ensure that citizens can contribute to our digital world. Additionally, vulnerable demographic groups, including seniors, low income families, youth, and new Canadians rely on access to libraries as an important tool for their participation in the community – from education to searching for jobs to consuming Canadian cultural materials, and

WHEREAS, libraries in our community recognize that our users increasingly seek to access digital publications offered by multinational publishers, and that access to those publications is too often curtailed by prohibitively high licensing fees or else entirely denied to Canadian libraries, and

WHEREAS, libraries must be in a position to offer digital publications to their users as part of their service offering to our community, particularly given the contemporary rapid pace of digitization of educational and cultural materials,

Now, there be it resolved that the City of Markham do hereby:

1. Indicate our support for the Canadian Urban Libraries Council in its efforts to increase access to digital publications for library users in Markham and across Canada;
2. Call on the Federal government to investigate the barriers faced by libraries in acquiring digital publications and the problems that poses for vulnerable demographic groups in Canada; and

3. Further ask the Federal government to develop a solution that increases access to digital publications across Canada and assists libraries in meeting the cost requirements to acquire digital publications.

### Discussion

**Digital content – including ebooks and digital audiobooks – is the fastest growing area of borrowing for public libraries.** At Markham Public Library, eBook and digital audiobook use in 2018 increased by 50% over the previous year and continues to grow.

However, the **restrictive pricing models and high prices of digital content** as set by multinational publishers are creating significant budget challenges for public libraries. This jeopardize the ability of Canadian public libraries to offer universal access to content.

- Multinational publishers, sometimes referred to as the “Big Five”, include Harper Collins, Hachette, Penguin Random House, Macmillan, and Simon and Schuster.
- Some of these, including Hachette, offer perpetual licenses that sometimes exceed six times the retail eBook price paid by consumers, or the “list price.”
- Other publishers offer limited term licenses for 26 circulations (e.g. Harper Collins) or 52 circulations/2 years, whichever comes first (e.g. Macmillan).

The City of Markham has recognized the issue of pricing for digital library materials and generously provided support – through a capital project entitled *Customer Service Improvement (E-Resources)* – approved through the annual budget process from 2015 to 2019, to help build MPL’s ebook collection. In 2015, it was anticipated that the ebook pricing issue would be resolved within five years. However, this has not happened.

An equally concerning issue has recently emerged regarding **access to, and pricing of, digital audiobooks**.

- Some publishers are not negotiating rights for digital audiobooks for the Canadian market, thereby denying access for Canadian public libraries to purchase the digital audiobook format as soon as it is released to consumers.
- Instead, rights have been licensed strictly for pay-per-use subscription services including Audible.ca and Kobo.
- The digital audiobooks available for purchase by libraries are very costly, with a single copy priced as high as \$140.
- Digital audiobooks are the fastest growing sector of the publishing industry.
- They are also a popular choice for individuals learning English, with low literacy skills, or with a print disability.

To provide a unified **advocacy** voice across Canada, the Coalition of Canadian Public Libraries for Fair eBook Pricing (Coalition) was established in 2015. Its primary purpose was to lobby multinational publishers, Members of Parliament, and Members of Provincial Parliament, and engage in discussions to find sustainable solutions for the provision of eBook, digital audiobook, and electronic resources through Canadian public libraries.

Although the Coalition was disbanded in 2016, the Canadian Urban Library Council (CULC) Digital Content Taskforce continues this important advocacy work.



Earlier this year, from January 14 to 25, 2019, under the leadership of CULC, Canadian public libraries joined forces to advocate for stronger digital content for libraries, drawing attention to the issues of digital audiobook access and fair digital content pricing. The campaign objectives were to:

- Raise awareness of issues facing Canadian public libraries with regard to digital access and pricing;
- Engage public libraries (and their customers) across the country in a discussion around the issues; and,
- Encourage multinational publishers to open a dialogue with public libraries.

The main campaign components were social media and media outreach, encouraging Canadians to use #eContentForLibraries to spread the word, and to voice concerns directly to the multinational publishers.

However, **the pricing challenges remain unresolved**. Despite advocacy work and repeated attempts to discuss the situation with publishers, multinational publishers have not significantly adjusted their practices in the past eight years.

CULC is now launching the **next phase of its campaign**. This phase will focus on extending public library outreach to municipal and federal political leaders in an effort to attract attention, gain public support and advocate for solutions that can assist public libraries in providing digital publications to communities across Canada. Through government support to alleviate or eliminate the digital access problem, it is hoped that public libraries will be better able to sustainably procure the resources necessary to build their collections and provide modern, digitized services.

Accordingly, the Markham Public Library Board requests the City of Markham Council to approve a motion of support (as per page 1-2 of this memorandum) for the Canadian Urban Library Council Accessing Digital Publications Government Relations Campaign

#### Next Steps

Subject to Council's endorsement of the motion, the Library Board will forward the approved motion to local Members of Parliament and all candidates in this October's federal election. The intent is that federal MPs be aware that municipal leaders are **allies** in CULC's campaign to find a solution to the digital access issue.

In the longer term, CULC will develop and offer specific proposed **policy solutions** to the Federal government in advance of the 2020 federal budget to overcome the barriers that Canadian libraries face in accessing digital publications.



Report to: General Committee

Meeting Date: June 17, 2019

**SUBJECT:** New Playground Construction – Crosby Park  
**PREPARED BY:** David Plant – Operations Senior Manager Parks, Horticulture and Forestry Division ext. 4893

### **RECOMMENDATION:**

1. That the report entitled “New Playground Construction – Crosby Park” dated June 17, 2019 be received; and,
2. That staff establish a new capital project in the amount of \$150,000 for “New Playground Construction – Crosby Park” to be funded in the amount of \$138,000 from the Facility Ramp Up Reserve; and \$12,000 from the Parkview Public School’s Parent Council for the playground construction, to be provided prior to commencement of this project; and further,
3. 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 the report is to obtain Council approval to construct a new playground at Crosby Park.

### **BACKGROUND:**

The City of Markham was made aware that the senior age playground at Parkview Public School would soon be decommissioned and removed. This playground has served not only the school but also the community from the catchment area for many years and it is the only playground within the general area.

The Integrated Leisure Master Plan (ILMP), approved by Council, in 2010, has a provision target for playgrounds, which states that Markham would where possible ensure the placement of playgrounds within 400 metres of homes or roughly a 5-minute walk, a standard provision target utilized by many municipalities. In this case, the removal of the playground will affect the surrounding neighbourhood leaving it without a senior playground. Staff undertook an evaluation of options to address the impact and at this time, the best option for a new location would be at Crosby Park adjacent to Parkview School.

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**OPTIONS/ DISCUSSION:**

Staff and the local Councillor met with Parkview Public School's Parent Council and they have agreed to provide some funding to this project if it was located close to the school. This partnership opportunity recognizes the Parent Council contributing \$12,000 in funding to partially offset the cost to provide the playground at Crosby Park in the amount of \$150,000.

As part of the due diligence, staff consulted with the user groups of the Crosby Park baseball diamond for comment on vertically extending the outfield fence as the new playground would be placed in close proximity to the baseball diamond. With positive feedback received, staff proceeded to perform a preliminary site layout to ensure compliance with our standards and safety of our children using the equipment.

Realizing that the junior playground at Parkview Public School would likely also be decommissioned in the near future, the design would include both junior/senior combined playground equipment, which will better serve the needs of the community over the long term.

In discussion with the Ward Councillor and senior staff, a parent/student consultation session was held at Crosby Arena after school on May 29<sup>th</sup>. At the engagement session facilitated by the Recreation Department, staff obtained feedback from children about the individual play elements to include in the new playground.

Following approval to proceed, the project would be tendered together with the 2019 playground replacement project to maximize economies of scale. Playground installation expected to proceed in late Fall 2019.

**FINANCIAL CONSIDERATIONS**

Playground construction and outfield fence extension is estimated to cost approximately \$150,000 and the funding source would be the Facility Ramp Up Reserve. The cost estimate was based on recent tender awards.

Parkview Public School's Parent Council will fund \$12,000 of this cost and will provide funding prior to commencement of this project.

***Operating and Life Cycle Impact***

The playground equipment has a life cycle of 17 years and \$150,000 will be added to the 2020 Life Cycle Reserve Study for replacement of playground equipment once within the next 25 years. There is incremental impact of \$1,000 per year to the Parks operating budget beginning in year 2020 for playground equipment inspections and miscellaneous playground maintenance work.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

This initiative aligns with all of the goals of Building Markham's Future Together and in meeting the needs of the community as advanced in the Integrated Leisure Master Plan.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

Recreation and, Finance Departments

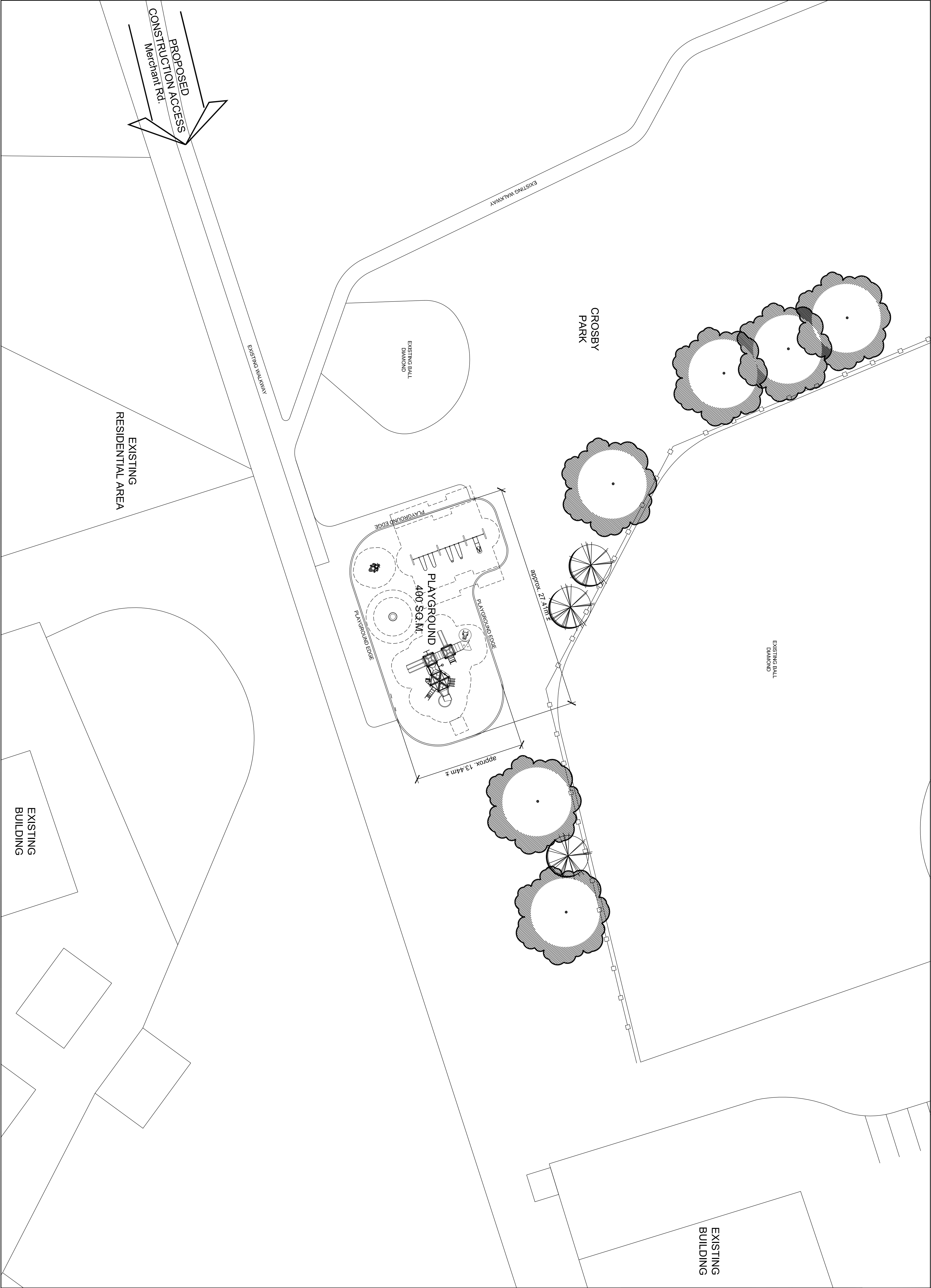
**RECOMMENDED BY:**

Morgan Jones – Director Operations

Brenda Librecz – Commissioner  
Community Fire Services

**ATTACHMENTS:**

Crosby Park Site Map



CLIENT



LANDSCAPE ARCHITECT

SERDIKA CONSULTING INC.

1650 Elgin Mills Road East

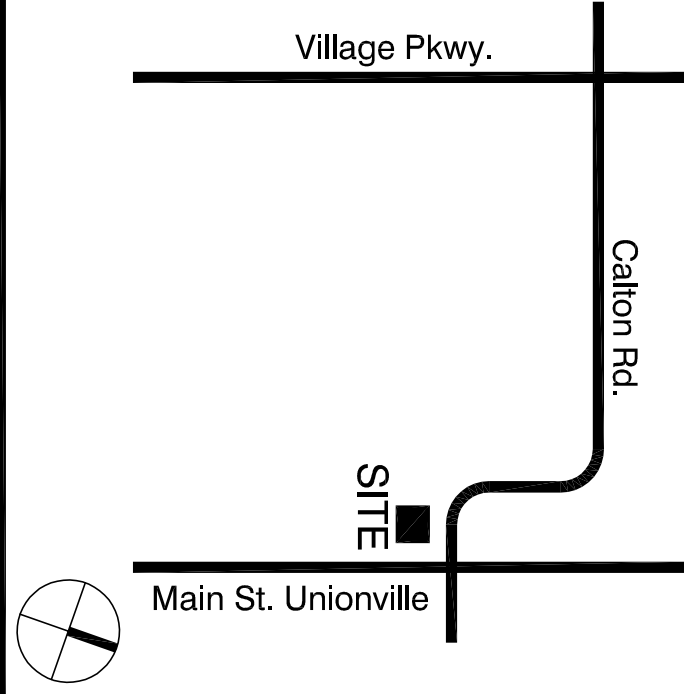
Unit 309

Richmond Hill, ON L4S 0B2

(416) 272-7712

info@serdika.ca

LOCATION MAP (NTS)



DRAWING NOTES

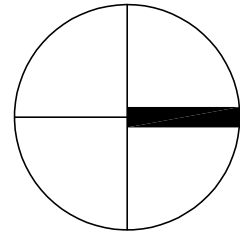
1. ALL EXISTING PLAY EQUIPMENT WILL BE REMOVED BY OTHERS. ALL SITE WORK WILL BE BY OTHERS. PRICING TO BE FOR THE SUPPLY AND THE INSTALLATION OF THE NEW PLAY EQUIPMENT ONLY.

REVISIONS

No.	BY	DESCRIPTION	DATE
1	ZP	-	-
2	BY	-	-
3	BY	-	-
4	BY	-	-
5	BY	-	-
6	BY	-	-
7	BY	-	-
8	BY	-	-
9	BY	-	-
10	BY	-	-
11	BY	-	-
12	BY	-	-
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14	BY	-	-
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16	BY	-	-
17	BY	-	-
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89	BY	-	-
90	BY	-	-
91	BY	-	-
92	BY	-	-
93	BY	-	-
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96	BY	-	-
97	BY	-	-
98	BY	-	-
99	BY	-	-
100	BY	-	-

STAMP

NORTH ARROW



VALID ONLY IF SIGNED

PROJECT TITLE & LOCATION

CROSBY PARK

DRAWING TITLE

SITE WORK PLAN

SCALE 1 : 200 DRAWING NUMBER P.19



## M E M O R A N D U M

To: Mayor and Members of Council

From: Arvin Prasad, Commissioner, Development Services

Prepared by: Rick Cefaratti, Planner II, Planning and Urban Design Department

Date: June 24, 2019

**Re:** Nascent/Sher (9704 McCowan) Inc., Official Plan and Zoning By-law Amendment Applications to permit an 8 storey mixed use apartment building and three 5 storey apartment buildings at 9704 McCowan Road File Nos. OP/ZA 17 174837 (Ward 6)

---

### RECOMMENDATION:

1. THAT the memorandum dated June 24, 2019 and titled “Nascent/Sher (9704 McCowan) Inc., Official Plan and Zoning By-law Amendment Applications to permit an 8 storey mixed use apartment building and three 5 storey apartment buildings at 9704 McCowan Road File Nos. OP/ ZA 17 174837 (Ward 6)” be received;
2. THAT the communications of Shakeel Walji on behalf of Nascent/Sher (9704 McCowan) Inc. attached as Appendix ‘A’, be received;
3. THAT the proposed amendment to the 2014 Markham Official Plan, attached as Appendix ‘B’, be approved;
4. THAT the amendments to Zoning By-laws 304-87 and 177-96, as amended be approved and the draft implementing Zoning By-law, attached as Appendix ‘C’, be finalized and enacted without further notice;
5. AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

### BACKGROUND:

Development Services Committee (DSC) received a Recommendation Report on April 29, 2019, recommending approval of a proposed mixed use residential development consisting of an 8 storey mixed use apartment building fronting on to McCowan Road and three 5 storey apartments at the rear of the subject property. At the meeting, Ben Quan of QX4 Investments spoke on behalf of the property owner of the adjacent daycare (Radiant Way Montessori School) to the north. Mr. Quan indicated that his client was concerned with the impacts of the construction of the proposed development on his daycare. He requested that the Official Plan and Zoning By-law Amendment

applications not be referred to Council for approval until such time that the applicant and owner of Radiant Way Montessori School had reached a mutually satisfactory resolution to outstanding concerns.

On April 29, 2019, DSC recommended that Council approve the Official Plan and Zoning Amendment applications, conditional on an agreement between the applicant and the neighbouring property owner to the north being reached that would mitigate the potential impacts to Radiant Way Montessori during the construction period of the proposed development. The applicant has now provided confirmation that the two property owners have reached an agreement on this issue, and on matters relating to providing municipal service connections to the Montessori school property (see Appendix 'A'). The applicant is concerned that any further delays to the proposed amendments to the Official Plan and Zoning By-law (see Appendix 'B' and Appendix 'C') will jeopardize the viability of the proposal. Consequently, the applicant has requested that all the implementing documents be referred to the Council meeting on June 25, 2019, for approval.

## **CONCLUSION**

Planning staff recommend that the Official Plan and the Zoning By-law amendment documents be referred to the next Council meeting for approval.

Rick Cefaratti, M.C.I.P., R.P.P.  
 Planner II  
 Planning & Urban Design Department  
**CITY OF MARKHAM**  
 101 Town Centre Boulevard  
 Markham, Ontario L3R 9W3

June 12, 2019

**RE: Settlement between 9704 McCowan Rd and 9718 McCowan Rd**

The DSC Meeting held on April 29th, 2019, 9704 McCowan Rd received approval for the Rezoning Application (ZA-17 174837), Official Plan Amendment (OP-17 174837) and Site Plan in principle. The approval by the DSC committee was based on reaching a settlement with the neighbour to the north, 9718 McCowan Rd, Markham, known as Radiant Way Montessori.

Here is the list of items that have been agreed upon by 9704 McCowan Rd, Markham to satisfy 9718 McCowan Rd, owners Behram and Anahita Farooq, Radiant Way Montessori:

**CONDITIONS THAT CONFIRM AN AGREEMENT BETWEEN THE PARTIES INVOLVED.**

- 1) During the redevelopment, services found on the municipal easement abutting the property known as 9704 McCowan Rd at the north west corner, will be brought forward, approximately to the middle of the northern property line for 9718 McCowan Rd to utilize as deemed necessary by 9718 McCowan Rd. Services are defined as Storm connection, Sanitary connection and Domestic water connection.
- 2) A private access easement will be granted that permits 9718 McCowan to come onto 9704 McCowan Rd lands to repair, maintain their service connections, noted as (1).
- 3) At the request of 9718 McCowan Rd, the domestic water line will be increased to 150 mm diameter from 100 mm.
- 4) A sanitary connection will be made during the redevelopment of 9704 McCowan Rd. for the offices of 9718 McCowan Rd. The existing septic tank would also be decommissioned prior to making the connection.
- 5) Prior to demolition and construction, a temporary fast fence structure, will be erected on 9704 McCowan Rd property defined as 8ft high for the entire length of the 9718 McCowan Rd property. The fence structure will also have a privacy screen attached to the structure to minimize dust transfer and act as a screen for parents and children. Upon completion of the underground portion of the work, and the start of the above ground work, the fast fence system would be removed and replaced by the permanent fence along the property line, as per City by-laws.
- 6) Power washing of the asphalt paving at 9718 McCowan Rd, the building located thereon, as well as the side facing south, every four weeks during the construction phase of the redevelopment. The privacy screen on the temporary fast fence will also be washed as needed.
- 7) Forthwith upon demand by 9718 McCowan Rd, acting reasonably, clean up any debris, marks or construction waste that falls onto their property. Repair any damage that results from the redevelopment of the 9704 McCowan Rd.



- 8) On the lands known as 9704 McCowan Rd, an inter-connection driveway is accommodated for 9718 McCowan Rd and would be made available with the redevelopment of their property.
- 9) For pedestrian safety, an encroachment agreement would be in place, that permits scaffolding over the sidewalk to be extended approximately 3 metres north of 9704 McCowan Rd onto 9718 McCowan, as per City by-laws.
- 10) No crane swing agreement will be provided for the redevelopment of 9704 McCowan Rd by 9718 McCowan Rd.
- 11) Prior to entering into a tieback agreement, 9718 McCowan Rd requires 9704 McCowan Rd to grant a right of access by way of an easement on our lands, as noted on (8), as per City by-laws and York Region.
- 12) Once the redevelopment is completed, the condominium corporation will grant an easement in favour of the occupants of 9718 McCowan Rd to enter on to and seek shelter in an event of an emergency situation.
- 13) 9718 McCowan Rd acknowledges that in order to develop 9704 McCowan Rd, the City of Markham and/or the Regional Municipality of York may require a possible alteration in the existing curb cut in order to all access for emergency and waste removal vehicles onto the property. Any changed curb cut will have a radius of approximately 9 meters, a portion of which will be in front of the 9718 McCowan Rd lands.
- 14) 9704 McCowan Rd is required to incur legal, planning costs and expenses for 9718 McCowan Rd as a result of the development. Upon execution of the agreement, 9704 McCowan Rd will pay, pursuant to invoices, all legal costs for 9718 McCowan Rd.
- 15) 9704 McCowan Rd shall take out and keep in full force and in effect at all times during the term, comprehensive general liability insurance naming 9718 McCowan Rd as an insured party with limits in an amount of not less than \$2,000,000 per occurrence, on an occurrence basis, with the usual provisions for cross-liability and severability of interests and including coverage for personal injury liability, bodily injury liability, contractual liability, death and damage to property, including loss of use thereof.

All items listed reflect the settlement of demands by 9718 McCowan Rd. The owners will then sign a letter of support and therefore will not object to the redevelopment of 9704 McCowan Rd.

I hope this is to the satisfaction of the City of Markham. If you wish to discuss any of these points, feel free to call me at anytime.

Sincerely,  
 Shakeel Walji, P.Eng  
 Partner. Creative.  
 Nascent Sher (9704 McCowan) Inc.

cc: Dave Miller, City of Markham  
 Ronald Blake, City of Markham  
 Biju Krumanchery, City of Markham  
 Arvin Prasad, City of Markham  
 Mohammed Rawra, Nascent Sher (9704 McCowan) Inc

**CITY OF MARKHAM**

**OFFICIAL PLAN AMENDMENT NO. XXX**

To amend the City of Markham Official Plan 2014, as amended.

Nascent/Sher (9704 McCowan) Inc.

June 2019

**CITY OF MARKHAM**  
**OFFICIAL PLAN AMENDMENT NO. XXX**

To amend the City of Markham Official Plan 2014, as amended

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. \_\_\_\_\_ - \_\_\_\_ in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the XX day of May, 2019.

\_\_\_\_\_  
Kimberley Kitteringham  
CITY CLERK

\_\_\_\_\_  
Frank Scarpitti  
MAYOR

**THE CORPORATION OF THE CITY OF MARKHAM**

**BY-LAW NO. \_\_\_\_\_**

Being a by-law to adopt Amendment No. XXX to the City of Markham Official Plan 2014, as amended.

THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM, IN ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT, R.S.O., 1990 HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. XXX to the City of Markham Official Plan 2014, as amended, attached hereto, is hereby adopted.
2. THAT this by-law shall come into force and take effect on the date of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS 25<sup>th</sup> DAY OF JUNE, 2019.

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Kimberley Kitteringham  
CITY CLERK

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Frank Scarpitti  
MAYOR

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## **PART I - INTRODUCTION**

(This is not an operative part of Official Plan Amendment No. XXX)

## **PART I - INTRODUCTION**

### **1.0 GENERAL**

- 1.1** PART I - INTRODUCTION, is included for information purposes and is not an operative part of this Official Plan Amendment.
- 1.2** PART II - THE OFFICIAL PLAN AMENDMENT, constitutes Official Plan Amendment No. XXX to the City of Markham Official Plan 2014, as amended. Part II is an operative part of this Official Plan Amendment.

### **2.0 LOCATION**

This Amendment applies to the 0.43 hectare (1.06 acre) subject lands municipally known as 9704 McCowan Road as shown on Figure 9.3.15. The property is located on the west side of McCowan Road, north of Bur Oak Avenue. The subject lands are located within the Berczy Village/Wismer Commons/Greensborough/Swan Lake District.

### **3.0 PURPOSE**

The purpose of this Official Plan Amendment is to provide for a maximum density of 3.0 FSI over the subject lands to facilitate a mixed use mid-rise development including an eight (8) storey apartment building with ground floor commercial uses along McCowan Road, and three five (5) storey apartment buildings to the rear.

### **4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT**

This amendment will provide for a mixed use mid-rise development on the subject lands that is compatible with adjacent development. It will facilitate the development of an eight (8) storey building that will establish a strong urban edge along McCowan Road together with ground floor commercial uses to enhance the pedestrian environment on McCowan Road in this location. This amendment will also allow for the development of three (3) five (5) storey apartment buildings at the rear of the property that will provide an appropriate transition to adjacent developments.

The maximum site density of 3.0 FSI is appropriate in this location and is comparable to adjacent development. The increased site density represents good planning as the subject property is located on an arterial road with access to the transportation network and public transit. The property is sufficient in size to accommodate infill development.





**PART II - THE OFFICIAL PLAN AMENDMENT**

(This is an operative part of Official Plan Amendment No. XXX)

## PART II – THE OFFICIAL PLAN AMENDMENT

### 1.0 THE OFFICIAL PLAN AMENDMENT

1.1 Section 9.3 of the Official Plan 2014, as amended, is hereby amended by:

- a) Amending Section 9.3.1 to add a reference to a new Section 9.3.15 in Figure 9.3.1 as follows:

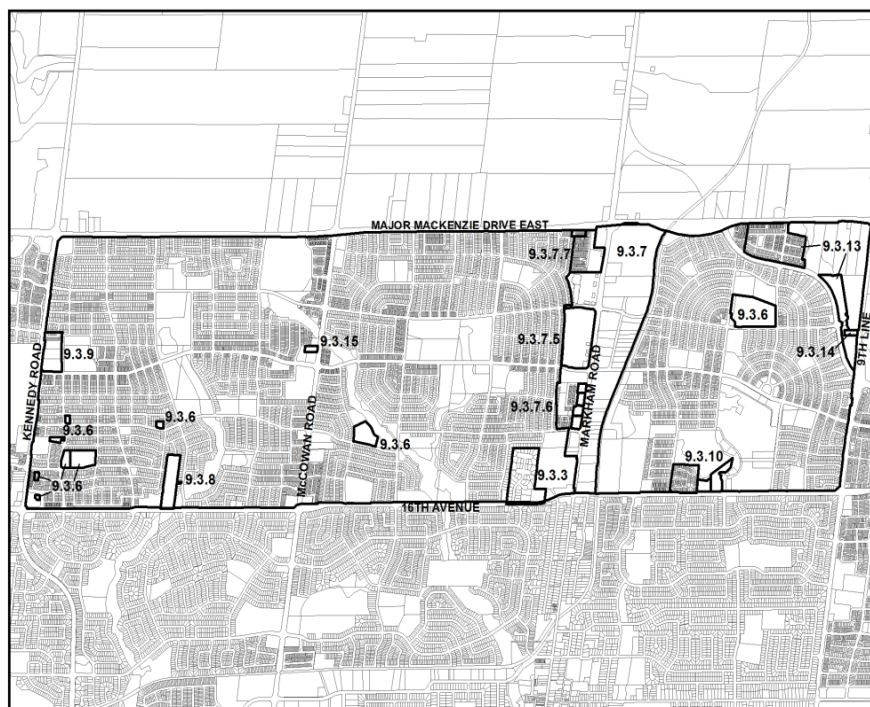


Figure 9.3.1

- b) Adding a new subsection 9.3.15 and Figure 9.3.15 as follows:

“9704 McCowan Road

- a) The total *floor space index* for all buildings shall not exceed 3.0 FSI.



Figure 9.3.15”

## 2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

This Amendment shall be implemented by an amendment to the Zoning By-law and Site Plan approval and other Planning Act approvals, in conformity with the provisions of this Amendment.

This Amendment to the City of Markham’s Official Plan 2014, as amended, is exempt from approval by the Region of York. Following adoption of the Amendment, notice of Council’s decision will be given in accordance with the Planning Act, and the decision of Council is final, if a notice of appeal is not received before or on the last day for filing an appeal.

Prior to Council’s decision becoming final, this Amendment may be modified to incorporate technical amendments to the text and associated figure(s) and schedule(s). Technical amendments are those minor changes that do not affect the policy or intent of the Amendment. The notice provisions of Section 10.7.5 of the 2014 Markham Official Plan, as amended, shall apply.



## ZBA - 9704 McCowan Road.docx

**A By-law to amend By-law 304-87, as amended**  
*(to delete lands from the designated area of By-law 304-87)*  
**and to amend By-law 177-96, as amended**  
*(to incorporate lands into the designated area of By-law 177-96)*

---

The Council of the Corporation of the City of Markham hereby enacts as follows:

1. That By-law 304-87, as amended, is hereby further amended as follows:
  - 1.1 By deleting the lands shown on Schedule 'A' attached hereto from the designated area of By-law 304-87, as amended.
2. By-law 177-96, as amended, is hereby further amended as follows:
  - 2.1 By expanding the designated area of By-law 177-96, as amended, to include the lands as shown on Schedule "A" attached hereto.
  - 2.2 By rezoning the lands outlined on Schedule 'A' attached hereto from:  
     from:  
     **Agriculture One Zone (A1)**  
     **under By-law 304-87**  
     to:  
     **Community Amenity Two\*628 (CA2\*628) Zone**  
     **under By-law 177-96**
  - 2.3 By adding the following subsection to Section 7 – EXCEPTIONS

Exception 7.628	Nascent/Sher (9704 McCowan) Inc. 9704 McCowan Road	Parent Zone CA2
File ZA 17 174837		Amending By-law 2019-XX
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the land shown on Schedule "A" attached to this By-law 2019-XX. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
<b>7.628.1 Special Definitions</b>		
The following special definition shall apply:		
a)	"Dwelling, Apartment" means a <i>dwelling unit</i> in a <i>building</i> containing three or more <i>dwelling units</i> , some of which share a common external access to the outside through a common vestibule and a common corridor system, and	

	others which may have independent entrances to the front or rear of the <i>building</i> .
<b>7.628.2 Special Zone Standards</b>	
The following specific Zone Standards shall apply:	
a)	Notwithstanding any further division or partition of the land subject to this Section, all lands zoned with Exception *628 shall be deemed one lot for the purposes of this By-law.
b)	For the purposes of this By-law, the <i>lot line</i> abutting McCowan Road shall be deemed to be the <i>front lot line</i> .
c)	Minimum <i>lot frontage</i> – 45 metres
d)	Minimum <i>front yard</i> – 0.5 metres
e)	Minimum <i>rear yard</i> – 3.0 metres
f)	Minimum north <i>side yard</i> – 1.0 metres
g)	Minimum south <i>side yard</i> – 1.0 metres
h)	Maximum <i>Height</i> – 16 metres, 5 storeys
i)	Maximum <i>Height</i> within 45 metres of the centerline of McCowan Road – 32 metres, 8 storeys
i)	Minimum <i>landscaped open space</i> – 35 %
j)	The minimum <i>yard</i> requirements shall not apply to any portion of a building including a parking garage located entirely below grade.

### 3. SECTION 37 AGREEMENT

A contribution by the Owner to the City per residential unit in 2019 dollars, based on the total number of units, to be indexed to the Ontario rate of inflation as per the consumer price index (CPI), in accordance with Section 37 of the Planning Act, as amended, shall be required. Payments shall be collected in accordance with the terms of an agreement to secure for the Section 37 contribution. Nothing in this section shall prevent the issuance of a building permit as set out in Section 8 of the Building Code Act or its successors.

Read a first, second and third time and passed on \_\_\_\_\_, 2019.

\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk

\_\_\_\_\_  
Frank Scarpitti  
Mayor



## EXPLANATORY NOTE

**BY-LAW 2019-\_\_\_\_\_**

**A By-law to amend By-laws 304-87 and 177-96, as amended**

**9704 McCowan Road  
CON 6 PT LOT 18 RS64R6311 PART 1  
(Proposed Mixed Used Mid-Rise Development)**

### **Lands Affected**

The proposed by-law amendment applies to 0.43 hectares (1.06 acres) of land on the west side of McCowan Road north of Bur Oak Avenue, and municipally known as 9704 McCowan Road.

### **Existing Zoning**

By-law 304-87, as amended, currently zones the subject lands as Agricultural One Zone (A1).

### **Purpose and Effect**

The purpose and effect of this By-law is to delete the property from the designated area of By-law 304-87, amend By-law 177-96 to incorporate lands into the designated area of By-law 177-96, and to rezone the subject property as follows:

from:

**Agriculture One Zone (A1)  
under By-law 304-87**

to:

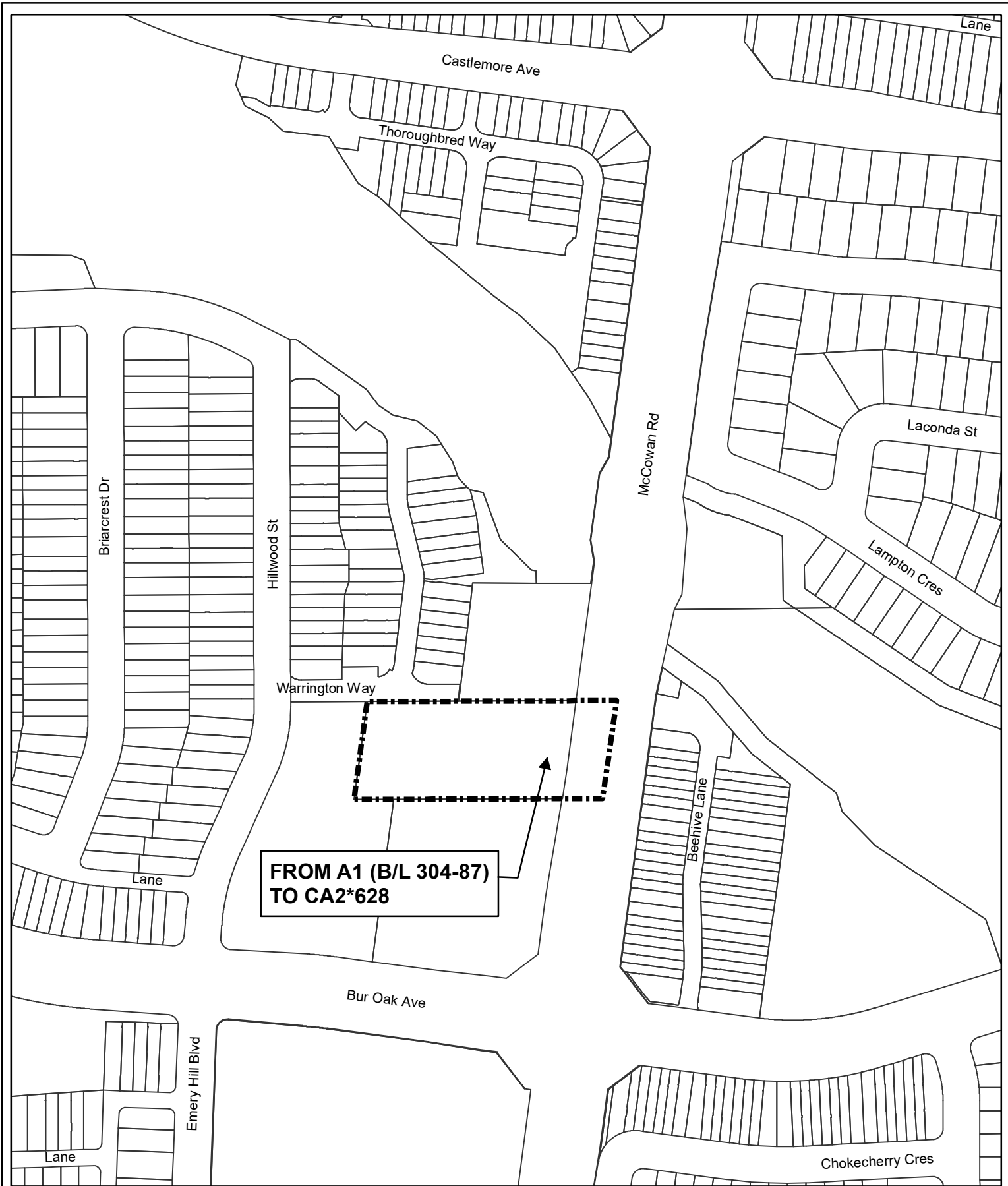
**Community Amenity Two\*628 (CA2\*628) Zone  
under By-law 177-96**

In order to permit the development of an eight (8) storey mixed use apartment building and 3 five (5) storey residential apartment buildings on the subject lands.

### **Note Regarding Further Planning Applications on this Property**

The *Planning Act* provides that no person shall apply for a minor variance from the provisions of this by-law before the second anniversary of the day on which the by-law was amended, unless the Council has declared by resolution that such an application is permitted.

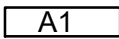
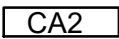
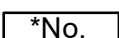




# SCHEDULE "A" TO BY-LAW

## AMENDING BY-LAWS 304-87 AND 177-96 DATED

 BOUNDARY OF AREA COVERED BY THIS SCHEDULE  
TO BE DELETED FROM 304-87 AND ADDED TO 177-96

-  Agricultural One
-  Community Amenity Two
-  Exception Section Number

THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by -law, the information contained in the text of the zoning by -law of the municipality shall be deemed accurate.

Q:\Geomatics\New Operation\By-Laws\ZA\ZA17174837\ZA17174837.mxd

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office





Report to: Development Services Committee

Meeting Date: June 24, 2019

**SUBJECT:** Elgin Mills Road Municipal Class Environmental Assessment (Wards 2, 5 and 6)

**PREPARED BY:** Alain Cachola, P. Eng., Senior Manager, Infrastructure and Capital Works, Ext. 2711

**RECOMMENDATION:**

1. That the report entitled “Elgin Mills Road Municipal Class Environmental Assessment (Wards 2, 5 and 6)” be received; and,
2. That Capital Account 19033 (Elgin Mills Road Environmental Condition Study) be revised to increase the budget to \$567,000, inclusive of HST impact, and the account be renamed Elgin Mills Road Municipal Class Environmental Assessment project ; and,
3. That the budget increase of \$184,300, inclusive of HST impact, to be funded from the Development Charges Reserve; and,
4. That the Development Services Committee update its previous decision in a report entitled “Municipal Road Transfer – Elgin Mills Road Transfer and Donald Cousens Parkway Extension Transportation Planning Study” dated May 14, 2018, to complete the Elgin Mills Class EA , detailed design and construction of a portion or all of Elgin Mills Road, from Victoria Square Boulevard to 1000m east of Kennedy Road, before transferring the road to the Regional Municipality of York; and,
5. That the Regional Municipality of York be informed of Council’s decision; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

This purpose of this report is to obtain Council approval to:

- Revise Capital Account 19033 (Elgin Mills Road Environmental Condition Study) to increase the budget to \$567,000 and the account be renamed Elgin Mills Road Municipal Class Environmental Assessment;
- That the budget increase of \$184,300, for Elgin Mills Municipal Class Environmental Assessment be funded from the Development Charges Reserve; and
- Seek Council’s concurrence to allow staff to complete the Elgin Mills Class EA, Detailed Design, and construction of a portion, or all of, Elgin Mills Road before transferring the road to the Regional Municipality of York.

**BACKGROUND:**

With the anticipated development in the North District (formerly known as Future Urban Area or FUA), it is expected that certain regional and municipal roads and intersections are required to be built or widened in order to accommodate the development.

The following are the arterial roads and intersections identified for improvements as part of the North District development, the current road jurisdiction, and the anticipated completion date.

**Roads**

- Elgin Mills Road – Victoria Square to 1,000 metres East of Kennedy Road (Markham – 2024 to 2027)
- Warden Avenue – Major Mackenzie Drive to 19<sup>th</sup> Avenue (York - 2027)
- Kennedy Road – Major Mackenzie Drive to Elgin Mills Road (York - 2028)
- 19<sup>th</sup> Avenue – Woodbine Avenue to Warden Avenue (Markham - TBD)

**Intersection**

- Victoria Square Boulevard (former Woodbine Avenue) and Elgin Mills Avenue
- Warden Avenue and Elgin Mills Road
- Kennedy Road and Elgin Mills Road
- Woodbine Avenue and 19<sup>th</sup> Avenue

In addition to the improvements listed above, the City has also commenced the EA for Victoria Square Boulevard, from Woodbine Avenue (South) to Woodbine Avenue (North). This collector road is a link to the transportation network for the North District as it connects to two of the minor collector roads that extends into the North District (Stony Hill Boulevard and Vine Cliff Boulevard).

**OPTIONS/ DISCUSSION:**

The North District landowners approached the City of Markham and the Regional Municipality of York to request both municipalities to accelerate the transportation network to support the new development.

**Elgin Mills Road (Victoria Square to 1000m East of Kennedy Road)**

Elgin Mills Road, from Victoria Square to 1,000 metres east of Kennedy Road, has been identified through the Conceptual Master Plan for the Future Urban Area (DSC Report October 17, 2017) and the FUA Transportation, Water and Wastewater Master Plan Class Environmental Assessment Study (Phases 1 and 2) (DSC Report November, 19, 2018) to be a major east-west arterial road that will have a regional transportation function and will need to be widened to a four lane urban cross-section. This road is currently under the City of Markham jurisdiction as a major collector, and has been earmarked to be uploaded to the Regional Municipality of York in the May 14, 2018 Development Services Committee Meeting (“Municipal Road Transfer – Elgin Mills Road Transfer and Donald Cousens Parkway Extension Transportation Planning Study”). A 2019 Capital Account (Account 19033 – Elgin Mills Road Environmental Condition Study)

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was created to complete the corridor and environmental condition assessment of Elgin Mills Road as required under the Regional Municipality of York's Regional Road Assumption Policy Update (2014) prior to the jurisdictional transfer. This section of Elgin Mills Road is included in the City of Markham's 2017 Development Charges Background Study and is identified to be constructed between 2024 and 2027 to an arterial road standard.

Staff has reviewed the request to accelerate the Environmental Assessment of Elgin Mills Road, from Victoria Square Boulevard to Kennedy Road with Regional staff. Regional staff agrees that Elgin Mills Road will function as an arterial road with significant inter-municipal traffic and therefore it is reasonable to be included in the Regional road network. However, there is less certainty on when this road can be widened under the current Regional fiscal constraint. It was jointly decided by Markham and Region's staff that the timing of the road improvement can be assured if the widening is undertaken by Markham. Therefore, staff recommends that funding be made available to commence this work before the end of the year. There is cost savings because the Elgin Mills Road Environmental Condition Study will not be required for the EA section prior to the jurisdictional transfer.

Staff also recommends that the proposed transfer of Elgin Mills Road as identified in the May 14, 2018 DSC report, be postponed to allow the City to complete the Environmental Assessment, Detailed Design, and construction of a portion, or all of, Elgin Mills Road. A separate report will be provided to Council once the Environmental Assessment is completed and an update on the next steps (i.e. detailed design, property acquisition and construction).

### **Elgin Mills Road (Woodbine By-pass to Victoria Square Boulevard)**

This section of Elgin Mills Road is within the Regional Municipality of York's jurisdiction. Improvements has been made on this section of Elgin Mill Road, but were focused mainly at the intersections (i.e. Woodbine By-pass and Prince Regent Street). This section is required to be widened to the 4 lane arterial road.

Staff recommends that this section of Elgin Mills Road be included in the proposed Elgin Mills Class EA. Markham staff will continue to review this section of Elgin Mills Road with York Region staff to confirm the Region's schedule for constructing this section of Elgin Mills Road.

### **Tentative Schedule**

The following are tentative dates for the EA, detailed design and construction for Elgin Mills Road:

- Environmental Assessment (Q4 2019 to Q2 2021)
- Detailed Design (Q2 2021 to Q2 2022)
- Construction (Q2 2022 to Q2 2025, construction phasing to be determined)

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Note that the EA and detailed design will be completed for the entire section of Elgin Mills Road from Victoria Square Boulevard to 1000m E of Kennedy Road. However, the construction will be phased, based on which section of Elgin Mills Road is required to support development.

### **FINANCIAL CONSIDERATIONS**

Staff recommend that Capital Account 19033 (Elgin Mills Road Environmental Condition Study) be revised to increase the budget to \$567,000 and the account be renamed Elgin Mills Road Municipal Class Environmental Assessment.

The 2017 Development Charge Background Study includes the illumination, sidewalk, intersection, roads, watermain and properties for Elgin Mills Road at an estimate of \$44,408,357.06.

### **HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

### **ALIGNMENT WITH STRATEGIC PRIORITIES:**

The proposed work for Elgin Mills Road will be required to accommodate the proposed development of the North District. The North District expansion will accommodate a portion of Markham's growth to 2031 as identified in the Markham Official Plan 2014 and York Region Official Plan 2010.

### **BUSINESS UNITS CONSULTED AND AFFECTED:**

Finance Department was consulted and their comments have been addressed in this report.

### **RECOMMENDED BY:**

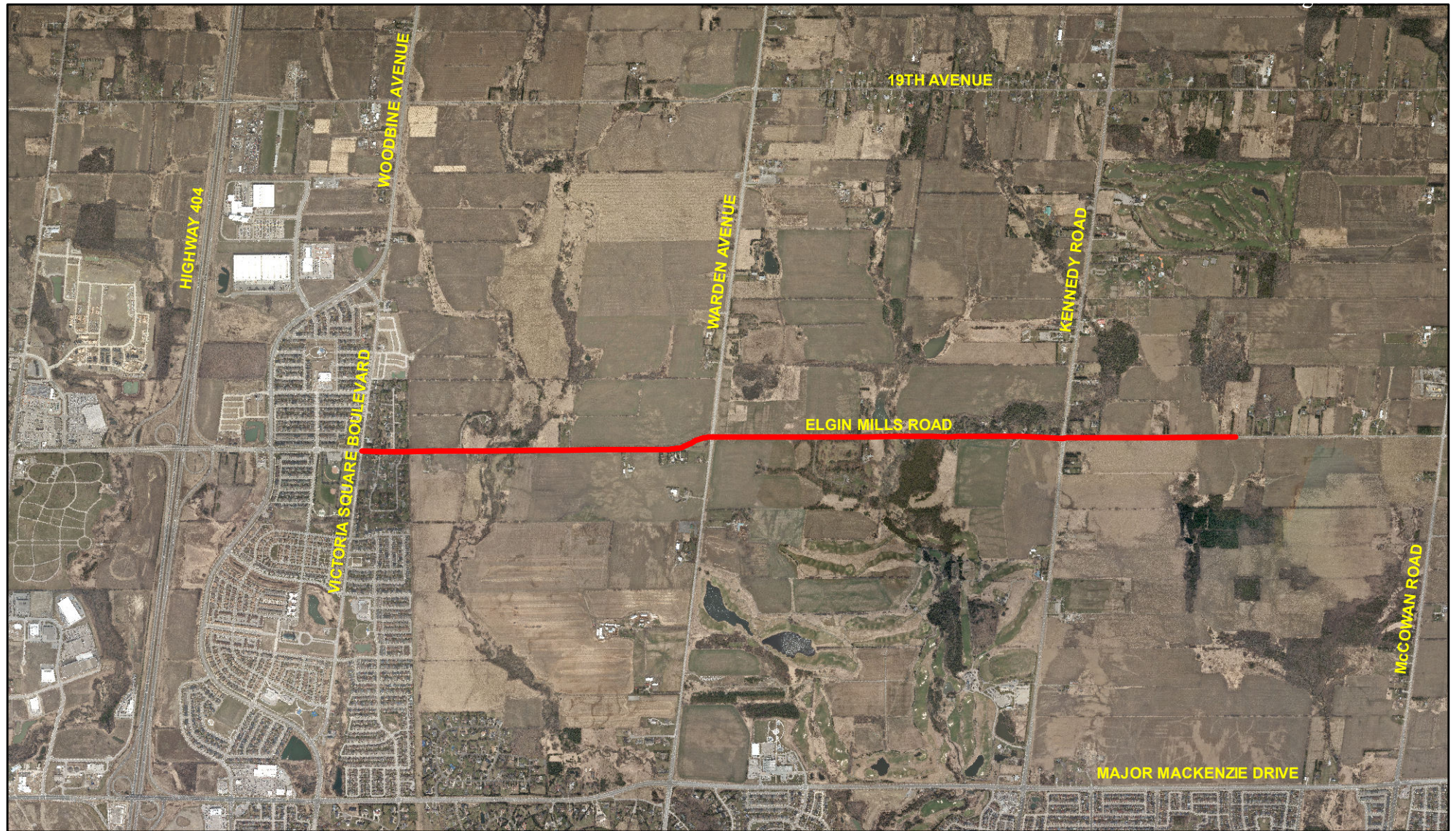
Brian Lee, P.Eng.  
Director of Engineering

Arvin Prasad, MCIP, RPP  
Commissioner, Development Services


### **ATTACHMENTS:**

Figure 1 – Map of Elgin Mills Road





# ELGIN MILLS EA

 Victoria Square Boulevard to 1000m east of Kennedy Road







## M E M O R A N D U M

From: Arvin Prasad, Commissioner of Development Services

To: Mayor and Members of Council

Prepared by: John Yeh, Manager of Strategy and Innovation, Development Services

Date: June 25, 2019

Re: Request for changes to Provincially Significant Employment Zones

### RECOMMENDATION:

1. Whereas the Province has established the Provincially Significant Employment Zones and continues to accept new requests for mapping changes; and,
2. Whereas a representative of Buttonville Airport lands and the lands at 2938 Major Mackenzie Drive delegated at the Development Services Committee on June 24, 2019 requesting the removal of such lands from the PSEZ; and,
3. Whereas the City of Markham has undertaken significant planning and visioning for the Buttonville Airport lands; and,
4. Whereas certain lands within the City of Markham should be added to or removed from the mapping for the Provincially Significant Employment Zones as summarized in Appendix 'A'; and,
5. Therefore, be it resolved that the report entitled "Request for changes to the Provincially Significant Employment Zones", dated June 25, 2019 be received; and,
6. That the report entitled "Request for changes to the Provincially Significant Employment Zones", dated June 25, 2019 be forwarded to the Assistant Deputy Minister of Municipal Affairs and Housing and York Region; and,
7. That the City of Markham requests the Ministry of Municipal Affairs and Housing to add to and remove lands identified from the mapping for the Provincially Significant Employment Zones in Appendix 'A' including the Buttonville Airport lands and the lands at 2938 Major Mackenzie Drive East as depicted in Appendix 'D' and 'E.

### BACKGROUND:

On January 15, 2018 the Province released Proposed Amendment 1 to the Growth Plan 2017 which introduced several key policy changes and released draft mapping for the Provincially Significant Employment Zones (PSEZ) which are employment areas that cannot be converted to other land uses prior to the municipal comprehensive review without a more comprehensive assessment approved by the Province.

The commenting period ended on February 28, 2019 and staff prepared comments on the PSEZ. These comments included requests for boundary refinements and previous Council decisions that were submitted



to the Province in April 2019 after further questions and clarification for Provincial staff on the purpose of the PSEZ (Attached Appendix 'A'). The PSEZ comments were attached to a staff memo entitled "Decision on Proposed Amendment 1 to the Growth Plan 2017 (A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019)" for the May 27, 2019 Development Services Committee and was received by Council.

### **DISCUSSION:**

On May 2, 2019 the Province released its decision on Proposed Amendment 1 but advised additional requests can be provided for adjustments to the PSEZ from 1) municipalities and 2) the private sector, landowners, stakeholders, or others with an interest. The Province noted requests from municipalities should include council support for the change and that consensus and agreement has been reached between the upper- and lower-tier municipalities that confirm municipal positions and identifying support from both tiers. Requests from the private sector, landowners, stakeholders, or others with an interest require a council-endorsed letter noting agreement between the requestor and the upper and lower-tier municipality.

At the June 24, 2019 Development Services Committee meeting, the Hon. Peter Van Loan of Aird & Berlis deputed to the Committee as a representative of Cadillac Fairview for the Buttonville Airport lands and Loblaw Properties Limited lands at 2938 Major Mackenzie Drive East. These landowners have requested their lands not to be included as PSEZ, and have requested that Council pass a resolution supporting the exclusion of their lands from PSEZ (Attached Appendix 'B' and 'C').

The Committee directed staff at the June 24, 2019 Committee meeting to prepare a recommendation to request the Province to add and remove areas from the mapping for the PSEZ that were reflected in the staff letter to the Province from April 2019 (Appendix 'A') including the Buttonville Airport lands and the lands at 2938 Major Mackenzie Drive East as depicted in Appendix 'D' and Appendix 'E' as noted in Recommendation 7, above.

### **NEXT STEPS:**

The City may receive further requests from landowners and other stakeholders to add or remove mapping from the PSEZ. The Province has not indicated a deadline for additional requests for changes to the PSEZ but staff will aim to report back in Fall 2019 should requests be submitted to the City of Markham in Summer 2019. City staff will follow up with York Region regarding 1) consensus and agreement between the two municipalities for municipally initiated requests and 2) and agreement between a requestor from the private sector, that is a landowner, or that is a stakeholder and the upper- and lower-tier municipality.

### **ATTACHMENTS:**

- Appendix 'A': Additional Markham Staff comments on the Proposed Framework for the Provincially Significant Employment Zones Supporting Proposed Amendment 1 to the Growth Plan
- Appendix 'B': Request for Reconsideration Provincially Significant Employment Zone Growth Plan for The Greater Golden Horseshoe Buttonville - Airport Lands



Appendix 'C': Request for Reconsideration Provincially Significant Employment Zone Growth Plan for The  
Greater Golden Horseshoe 2938 Major Mackenzie Drive

Appendix 'D': Map of Buttonville Airport Lands

Appendix 'E': Map of Loblaw Properties Limited lands at 2938 Major Mackenzie Drive East





## Development Services Commission

April 4, 2019

Charles O'Hara  
 Director, Growth Policy, Planning and Analysis Branch  
 Ontario Growth Secretariat  
 Ministry of Municipal Affairs and Housing  
 777 Bay Street, College Park, Suite 2304  
 Toronto, ON M5G 2E5

**Re: Additional Markham staff comments on the Proposed Framework for the Provincially Significant Employment Zones Supporting Proposed Amendment 1 to the Growth Plan**

Dear Mr. O'Hara, *Charles*

Thank you for the opportunity to provide comments in Proposed Amendment 1 to the Growth Plan. Markham Council comments were submitted to the Province on February 28, 2019. This letter provides additional staff comments on the proposed Provincially Significant Employment Zones (PSEZ).

Recommendation 9 from the original City comments noted that prior to providing recommendations on PSEZ mapping changes, discussion occur with Provincial staff regarding the criteria used to select the areas for mapping, intent and use of the PSEZ, and refinement to the mapping to reflect local planning considerations.

On March 12, 2019 Markham and Ministry of Municipal Affairs and Housing staff had a teleconference to discuss the issues noted above. It was confirmed by Ministry staff that the initial purpose of the PSEZ is related to Proposed Amendment 1 policy 2.2.5.10 to protect employment areas identified by the PSEZ from being converted to other uses outside of a Municipal Comprehensive Review (MCR). It was communicated to Markham staff the long-term use of the PSEZ after the next MCR (2041) is still to be determined.

The City's comments on Proposed Amendment 1 and the PSEZ noted support for inclusion of employment area mapping in the Growth Plan, only if it afforded a higher level of protection than that already provided for in the York Regional Official Plan. Since this does not appear to be the case and the long-term purpose of the PSEZ has not been established, the amount of employment lands identified as PSEZ is recommended to be kept to a minimum if the Province retains the PSEZ.

It is requested that the following modifications be made to the proposed PSEZ mapping for accuracy purposes: Appendix A illustrates PSEZ lands in Markham that should be modified and a GIS shapefile reflecting the modifications is included with this letter.

- Round out the boundaries of the PSEZ to ensure employment areas remain connected to each other and to be consistent with the employment designations from Markham's Official Plan;
- Include Markham's Greenway System as part of the PSEZ where they maintain a contiguous area between employment areas;



## Development Services Commission

- Remove lands from PSEZ that are not designated as employment in Markham's Official Plan. An example is land designated Commercial. Commercial lands are intended to have more intensive building forms and office, retail, and service uses, while remaining compatible within Markham's structure as part of the employment areas;
- Remove Buttonville Airport lands from PSEZ; and
- Remove municipally owned lands at the north west side of Warden Avenue and Highway 407.

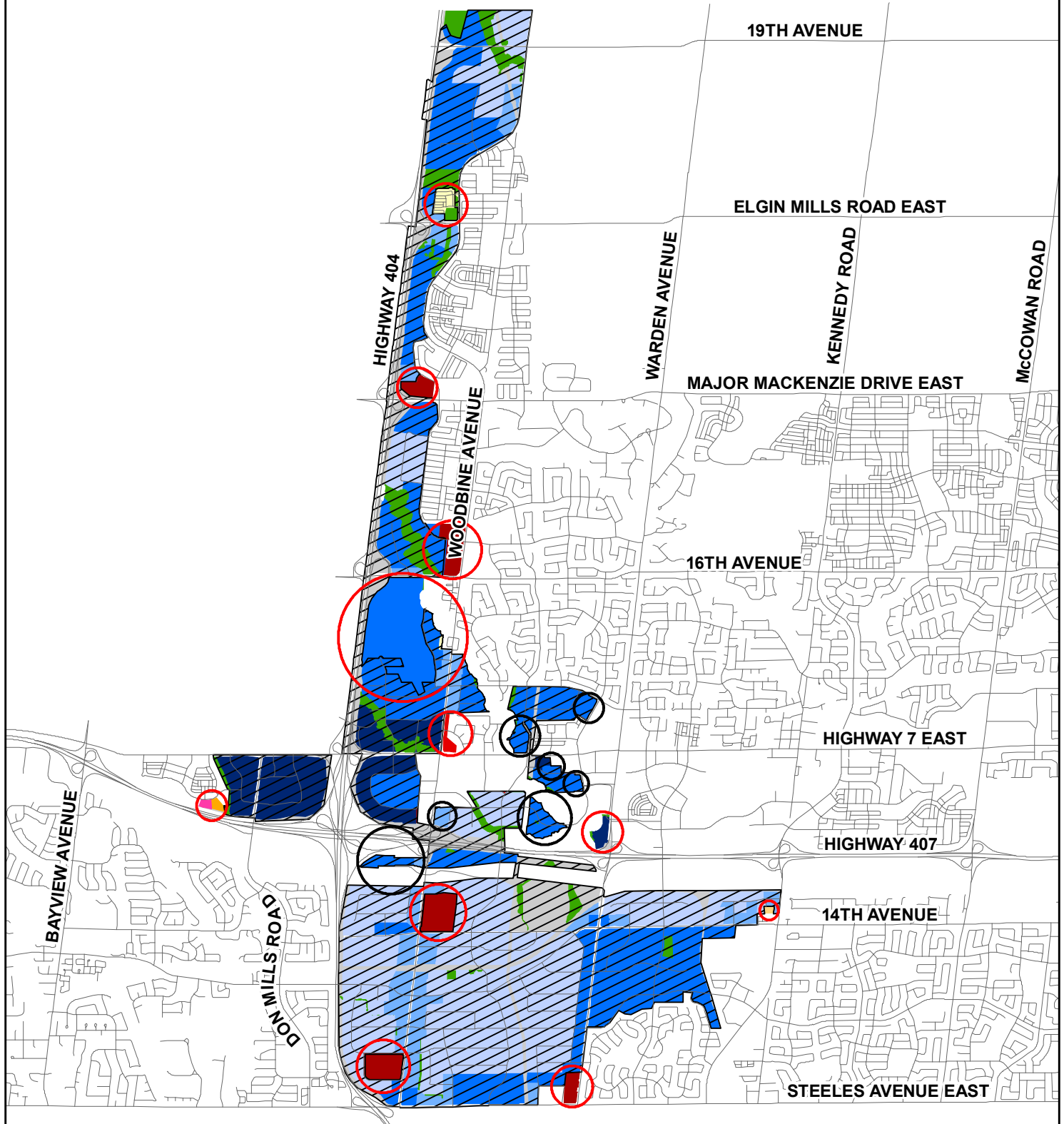
Markham staff appreciated the opportunity to discuss with Municipal Affairs and Housing staff the issues noted for the proposed PSEZ to help inform additional comments. I trust the recommended mapping modifications to the proposed PSEZ will help the Province to refine the mapping of the PSEZ. If you have questions regarding the mapping modifications, please contact Marg Wouters at 905-477-7000 ext.2909, or at [mwouters@markham.ca](mailto:mwouters@markham.ca) or John Yeh at 905-477-7000 ext.7922, or at [jyeh@markham.ca](mailto:jyeh@markham.ca).

Sincerely,

Arvin Prasad, RPP, MCIP, MPA  
Commissioner, Development Services Commission  
905-477-7000 ext.4875  
[aprasad@markham.ca](mailto:aprasad@markham.ca)

c.c.

Biju Karumanchery, Director, Planning and Urban Design, City of Markham  
Marg Wouters, Senior Manager, Policy and Research, City of Markham  
Stewart Chisholm, Senior Associate, Growth Policy, Ontario Growth Secretariat, Ministry of Municipal Affairs and Housing



## CITY OF MARKHAM

Proposed Markham Version of Provincially Significant Employment Zones (PSEZ)

### Official Plan Map 3 - Land Use

- Business Park Office Priority Employment
- Business Park Employment
- General Employment
- Service Employment

- Commercial
- Mixed Use High Rise
- Mixed Use Mid Rise
- Residential High Rise

- Residential Low Rise
- Residential Mid Rise
- Greenway
- Transportation and Utilities

- Recommended Additions to PSEZ
- Recommended Deletions from PSEZ



DEVELOPMENT SERVICES COMMISSION





Hon. Peter Van Loan  
Direct: 416.865.3418  
E-mail: PVanLoan@airdberlis.com

June 20, 2019

DELIVERED

Our File No.: 148851

Chair of the Development Services Committee, City of Markham  
101 Town Centre Boulevard  
Markham, ON L3R 9W3  
C/O City Clerk

Attention: City Clerk

**Re: Request for Deputation Development Services Committee Meeting June 24, 2019  
Request for Reconsideration Provincially Significant Employment Zone  
Growth Plan for The Greater Golden Horseshoe  
Buttonville – Airport Lands**

---

We act for Cadillac Fairview, who have an interest in the above captioned property. We are writing to request that we be able to make a deputation to Development Services Committee requesting a resolution from the Town supporting the removal of our client's lands from the Provincially Significant Employment Zone Designation.

Planning Staff have Indicated Support for Removal of Property from PSEZ Designation

On May 27, 2019, Development Services Committee considered a report titled "Decision on Proposed Amendment 1 to the Growth Plan 2017 (A Place to Grow: Growth Plan for The Greater Golden Horseshoe 2019).

In the May 27 report, staff address the question of Provincially Significant Employment Zone Designations that have been made and mapped in the Growth Plan for The Greater Golden Horseshoe. Staff also advised Development Services Committee, in that report, of discussions they have had with Ministry staff regarding possible changes to the Provincially Significant Employment Zone Designations in the City of Markham.

Attached to this letter is a copy of a schedule prepared by Markham planning staff which indicates lands identified for deletion from the Provincially Significant Employment Zones (as well as proposed additions to the Provincially Significant Employment Zone).

That schedule indicates that our client's lands – the Buttonville Airport Site – are recommended to be deleted from a Provincially Significant Employment Zone. This



June 20, 2019

Page 2

recommendation aligns with requests we have made directly to the Ministry of Municipal Affairs and Housing requesting deletion.

Province is Seeking Municipal Resolutions Regarding Requests for Reconsideration

The Minister of Municipal Affairs has indicated that a process has commenced to deal with requests like those of our client to be removed from the Provincially Significant Employment Zone Designation. As part of this process, consideration will be given to the position of municipalities – especially as articulated through council resolution.

However, the May 27 report before Development Services Committee was simply received by the Committee and as such there is no council resolution, as yet, addressing Markham's position on our client's request for removal from Provincially Significant Employment Zone. We are asking that Development Services Committee and Council approve a resolution (a copy of which is attached) indicating support for such removal.

Airport Operation is Anticipated to End

As you know, in April of 2009, the Greater Toronto Airport Authority ceased funding to the Buttonville Airport, bringing into question its long-term viability. At that time, the owners indicated an intention to run the airport for "as long as it makes economic sense". However, they also indicated an intention to redevelop the airport lands "to a higher use". The City of Markham has endorsed long-term change of land use on this site to a mix of highly urban uses.

The City of Markham has Approved in Principle the Redevelopment of the Buttonville Airport Lands

The City of Markham has conducted a Planning Study in response to the proposal from Cadillac-Fairview for the redevelopment of the Buttonville Airport lands for a mix of urban uses. That study resulted in a report supporting the redevelopment of the site. Planning staff endorsed the redevelopment of the site for urban uses.

The Planning Report dated May 7, 2013, summarizes the Cadillac-Fairview proposal as follows:

"The proposed redevelopment of Buttonville Airport comprises an employment and high density mixed-use district".

In the words of the Planning Report at page 5, "generally the overall master plan organizes the site around a mixed-use office retail and residential core area located at the centre of development and iconic residential point tower (conceptually shown up to 60 storeys) as being proposed in this area".

**June 20, 2019**

**Page 3**

Page 6 of the Report includes a projected table of uses and their associated floor areas. In addition to almost four million square feet of residential, significant areas of development would include a convention centre, hotel, retail uses and major institutional and office uses.

This represented a shift from the previous designation of this site for Industrial – Business Park.

Council endorsed this Planning Report on May 13, 2013.

Region of York Policy Contemplates Redevelopment of the Site

The Region of York Official Plan has a specific policy, 7.5.92 which reads as follows:

“That the Buttonville Municipal Airport Lands are designated for business park use, in the City of Markham Official Plan, including permission to operate an airport. When airport operations of the Buttonville airport cease, the significant majority of the subject lands shall be retained for business park use, and the balance for a mix of urban uses. The City of Markham, in consultation with the Region, will determine the details of the future use of those lands through an implementing secondary plan process”.

“The reuse of the airport site is intended to generate a range of quality employment opportunities and expand upon the number of jobs planned for this site”.

This policy reflects a highly urban wide-range mix of uses for this site in the future including a hotel, retail, conference centre, major institutional and other job creating uses as well as residential uses.

Provincially Significant Employment Zone Designation is Contrary to Both Markham and York Region Policies

The long-term vision as endorsed by Markham Council and York Region is not consistent with the Provincially Significant Employment Zone Designation. The intention of such designation is to protect core employment uses such as manufacturing uses and transportation and distribution related uses.

**In conclusion we ask that the City of Markham endorse the attached resolution so that it may be provided to the Province as soon as possible.**

**June 20, 2019**

**Page 4**

It is anticipated that the bulk of decision making related to Provincially Significant Employment Zone Designations will take place over the summer. As such, a delay until consideration in the fall at the next round of Committee and Council meetings will be significantly prejudicial to our client's interest. As such we would ask that you move forward with resolution at this time.

Thank you very much for your attention to this matter.

Yours truly,

AIRD & BERLIS LLP



Hon. Peter Van Loan

PVL

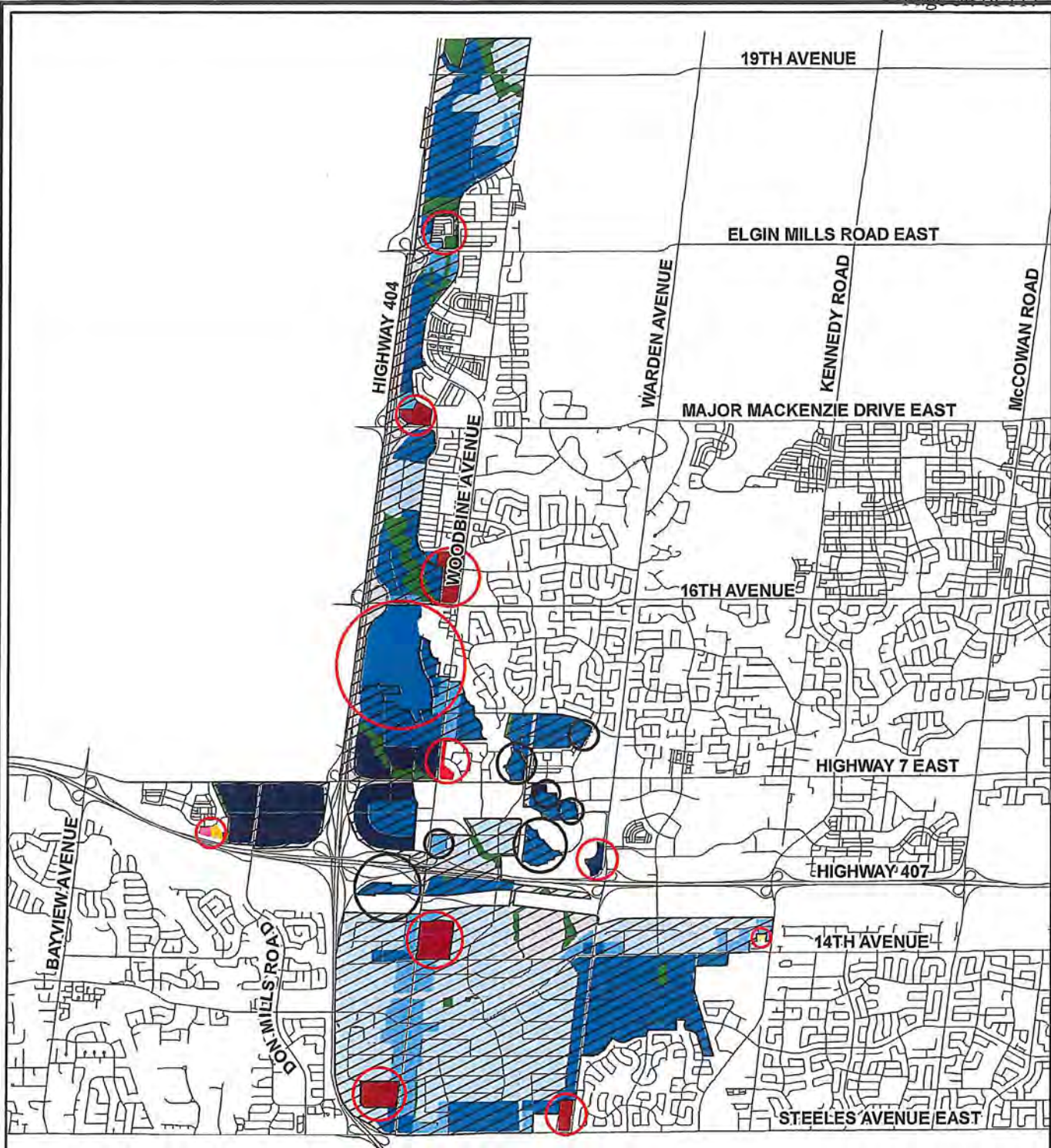
Attachs.

c. Margaret Wouters  
John Yeh

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AIRD BERLIS





**CITY OF MARKHAM**

Proposed Markham Version of Provincially Significant Employment Zones (PSEZ)

**Official Plan Map 3 - Land Use**

- |  |                       |                              |
|--|-----------------------|------------------------------|
| Business Park Office Priority Employment | Commercial            | Residential Low Rise         |
| Business Park Employment                 | Mixed Use High Rise   | Residential Mid Rise         |
| General Employment                       | Mixed Use Mid Rise    | Greenway                     |
| Service Employment                       | Residential High Rise | Transportation and Utilities |



Council Resolution

Be it resolved that: the City of Markham indicate to the Ministry of Municipal Affairs and Housing, its support for the requests of Cadillac Fairview, and Loblaw Properties Ltd., that their properties located at Buttonville Airport lands, and at 2938 Major Mackenzie Drive East in the City of Markham, respectively, be removed from the mapping for the Provincially Significant Employment Zone Designation.

**AIRD BERLIS**

Hon. Peter Van Loan  
Direct: 416.865.3418  
E-mail: PVanLoan@airdberlis.com

June 20, 2019

DELIVERED

Our File No.: 149543

Chair of the Development Services Committee, City of Markham  
101 Town Centre Boulevard  
Markham, ON L3R 9W3  
C/O City Clerk

Attention: City Clerk

**Re: Request for Deputation Development Services Committee Meeting June 24, 2019  
Request for Reconsideration Provincially Significant Employment Zone  
Growth Plan for The Greater Golden Horseshoe  
2938 Major Mackenzie Drive**

---

We act for Loblaw Properties Limited, who have an interest in the above captioned property. We are writing to request that we be able to make a deputation to Development Services Committee requesting a resolution from the Town supporting the removal of our client's lands from the Provincially Significant Employment Zone Designation.

Planning Staff have Indicated Support for Removal of Property from PSEZ Designation

On May 27, 2019, Development Services Committee considered a report titled "Decision on Proposed Amendment 1 to the Growth Plan 2017 (A Place to Grow: Growth Plan for The Greater Golden Horseshoe 2019).

In the May 27 report, staff address the question of Provincially Significant Employment Zone Designations that have been made and mapped in the Growth Plan for The Greater Golden Horseshoe. Staff also advised Development Services Committee, in that report, of discussions they have had with Ministry staff regarding possible changes to the Provincially Significant Employment Zone Designations in the City of Markham.

Attached to this letter is a copy of a schedule prepared by Markham planning staff which indicates lands identified for deletion from the Provincially Significant Employment Zones (as well as proposed additions to the Provincially Significant Employment Zone).

That schedule indicates that our client's lands – 2938 Major Mackenzie Drive – are recommended to be deleted from a Provincially Significant Employment Zone. This

**June 20, 2019**

**Page 2**

recommendation aligns with requests we have made directly to the Ministry of Municipal Affairs and Housing requesting deletion.

Province is Seeking Municipal Resolutions Regarding Requests for Reconsideration

The Minister of Municipal Affairs has indicated that a process has commenced to deal with requests like those of our client to be removed from the Provincially Significant Employment Zone Designation. As part of this process, consideration will be given to the position of municipalities – especially as articulated through council resolution.

However, the May 27 report before Development Services Committee was simply received by the Committee and as such there is no council resolution, as yet, addressing Markham's position on our client's request for removal from Provincially Significant Employment Zone. We are asking that Development Services Committee and Council approve a resolution (a copy of which is attached) indicating support for such removal.

Existing Official Plan and Zoning Contemplate Retail Use

The site at 2938 Major Mackenzie Drive East is located immediately southeast of a low-rise residential area and immediately west of a retail centre containing a Canadian Tire, Starbucks, Montana's, Harvey's, Shoppers Drug Mart, Boston Pizza, amongst a variety of other retail shops and services.

In December 2005, the Local Planning Appeal Tribunal (formerly the Ontario Municipal Board) approved a site-specific official plan amendment and zoning by-law amendment to permit a large-format shopping centre on the site, including two large format stores. A retail store may have a maximum net floor area of 6,000 square metres and one retail store on the site may have a maximum net floor area of 16,350 square metres. A garden centre associated with one of the retail stores.

The approved retail uses, together with the existing retail centre to east, are intended to function as a retail destination for the surrounding residential community rather than as retail uses ancillary to employment uses. Additionally, the approved retail uses on the site do not contribute to the types or density of employment which is regionally significant and do not contribute to the importance of the proposed 404 407 (Markham) Zone. The proposed Provincially Significant Employment Zone designation for the site is inconsistent with the approved land uses.

In December 2013, City of Markham Council adopted a new Official Plan, which was approved by York Region in June 2014. Under the new Official Plan, the site is designated "Commercial" which applies to lands that accommodate existing or approved large-format retail development. The site-specific policies permitting large-format retail on the site, as approved by the Tribunal in 2005, have been carried over into the new Official Plan and remains applicable to the site.



**June 20, 2019****Page 3**

Given the approved retail uses on the site and its proximity to residential and other retail uses, it is inappropriate to include the site within an Provincially Significant Employment Zone. The proposed 404 407 (Markham) Zone 7 should be amended to remove 2938 Major Mackenzie Drive.

Provincially Significant Employment Zone Designation is Contrary Markham Policies

The existing land use policies for 2938 Major Mackenzie Drive East are not consistent with the Provincially Significant Employment Zone Designation. The intention of such designation is to protect core employment uses such as manufacturing uses and transportation and distribution related uses.

**In conclusion we ask that the City of Markham endorse the attached resolution so that it may be provided to the Province as soon as possible.**

It is anticipated that the bulk of decision making related to Provincially Significant Employment Zone Designations will take place over the summer. As such, a delay until consideration in the fall for consideration during the next round of Committee and Council Meetings will be significantly prejudicial to our client's interest. As such we would ask that you move forward with resolution at this time.

Thank you very much for your attention to this matter.

Yours truly,

AIRD & BERLIS LLP



Hon. Peter Van Loan

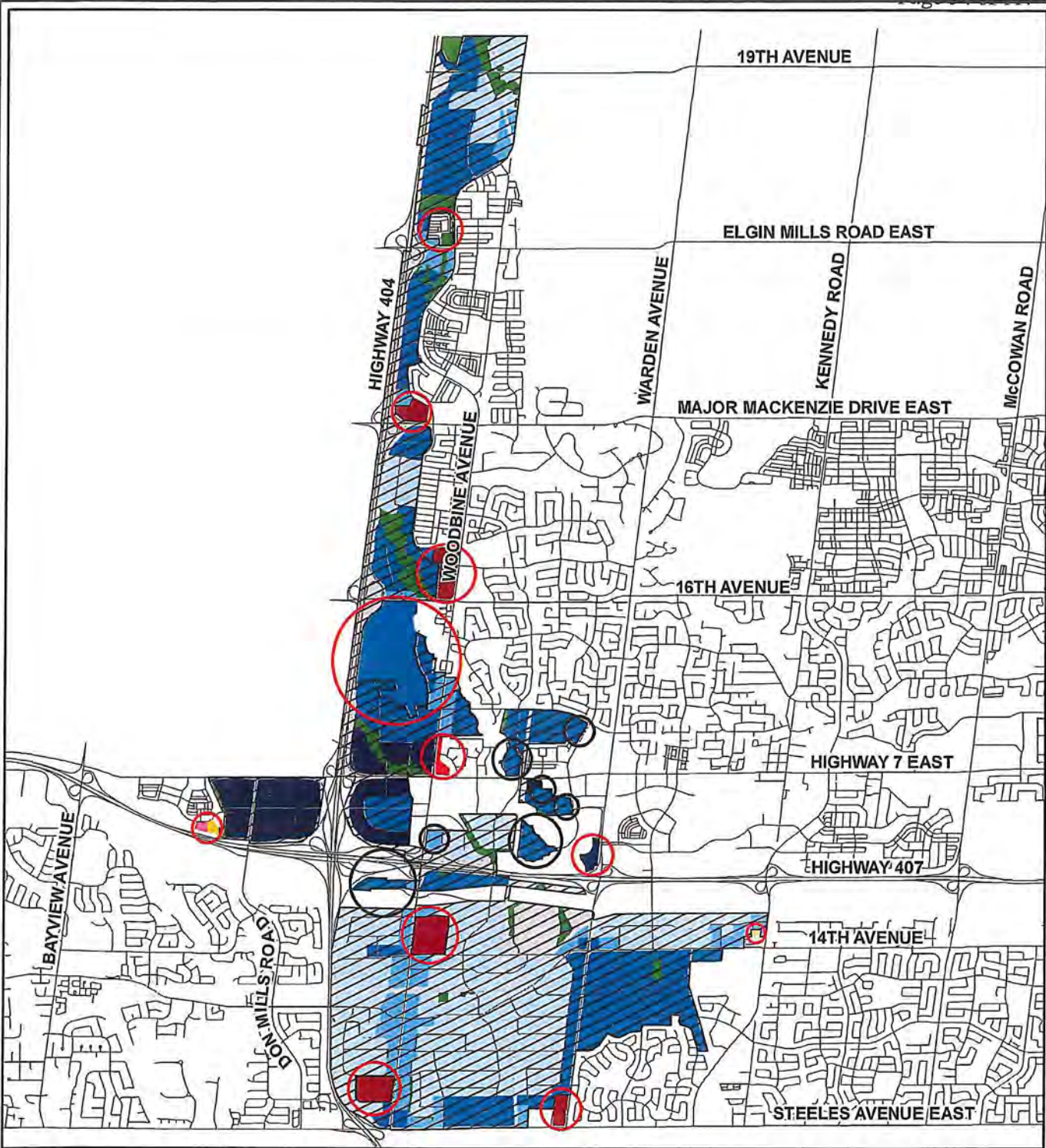
PVL

Attachs.


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John Yeh

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AIRD BERLIS



**CITY OF MARKHAM**

 Proposed Markham Version of Provincially Significant Employment Zones (PSEZ)

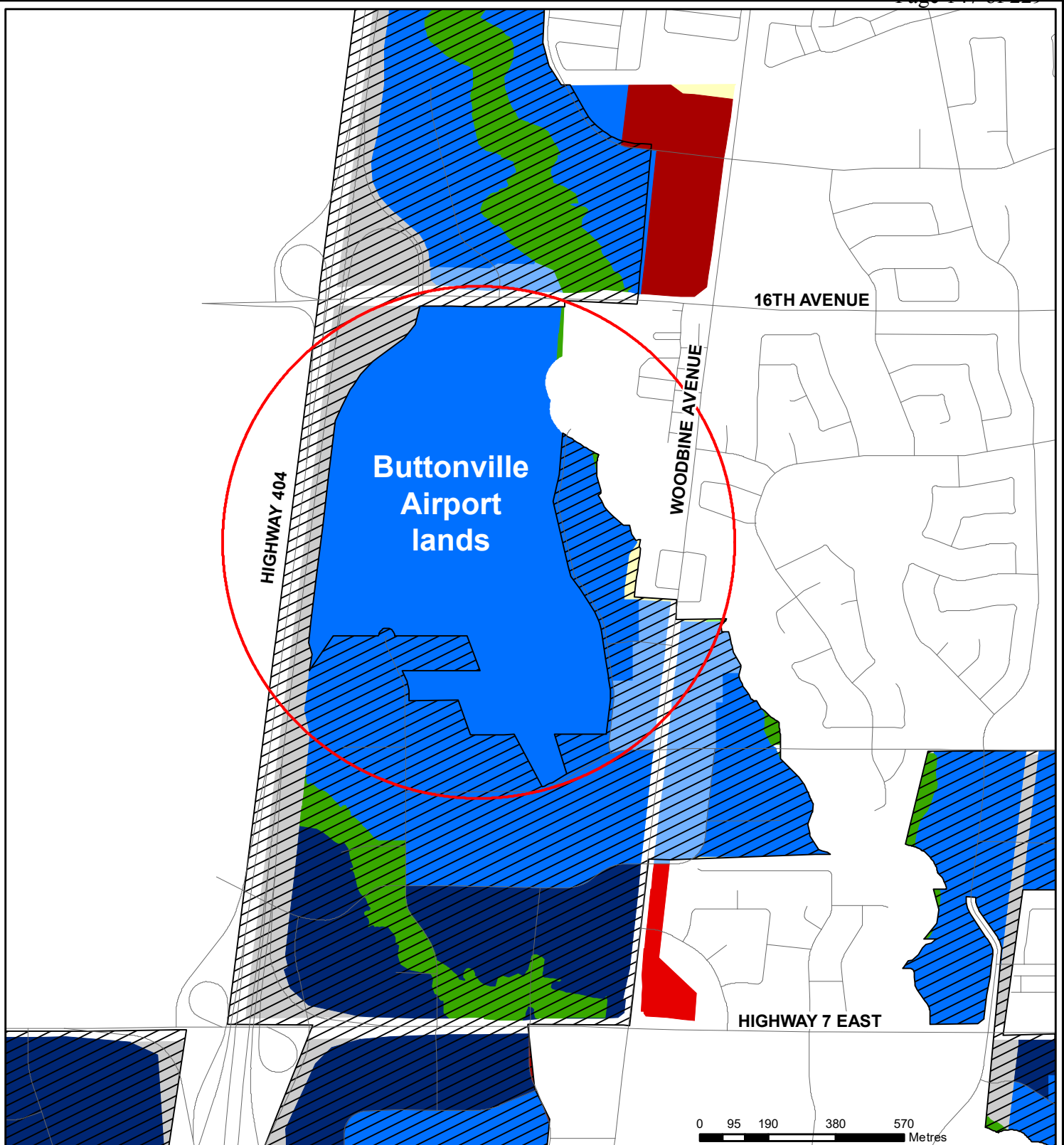
**Official Plan Map 3 - Land Use**

- |  |   |  |
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|  Service Employment                       |  Residential High Rise |  Transportation and Utilities |

Council Resolution

Be it resolved that: the City of Markham indicate to the Ministry of Municipal Affairs and Housing, its support for the requests of Cadillac Fairview, and Loblaw Properties Ltd., that their properties located at Buttonville Airport lands, and at 2938 Major Mackenzie Drive East in the City of Markham, respectively, be removed from the mapping for the Provincially Significant Employment Zone Designation.













## CITY OF MARKHAM



 Proposed Markham Version of Provincially Significant Employment Zones (PSEZ)

### Official Plan Map 3 - Land Use

 Business Park Office Priority Employment  
 Business Park Employment  
 General Employment  
 Service Employment

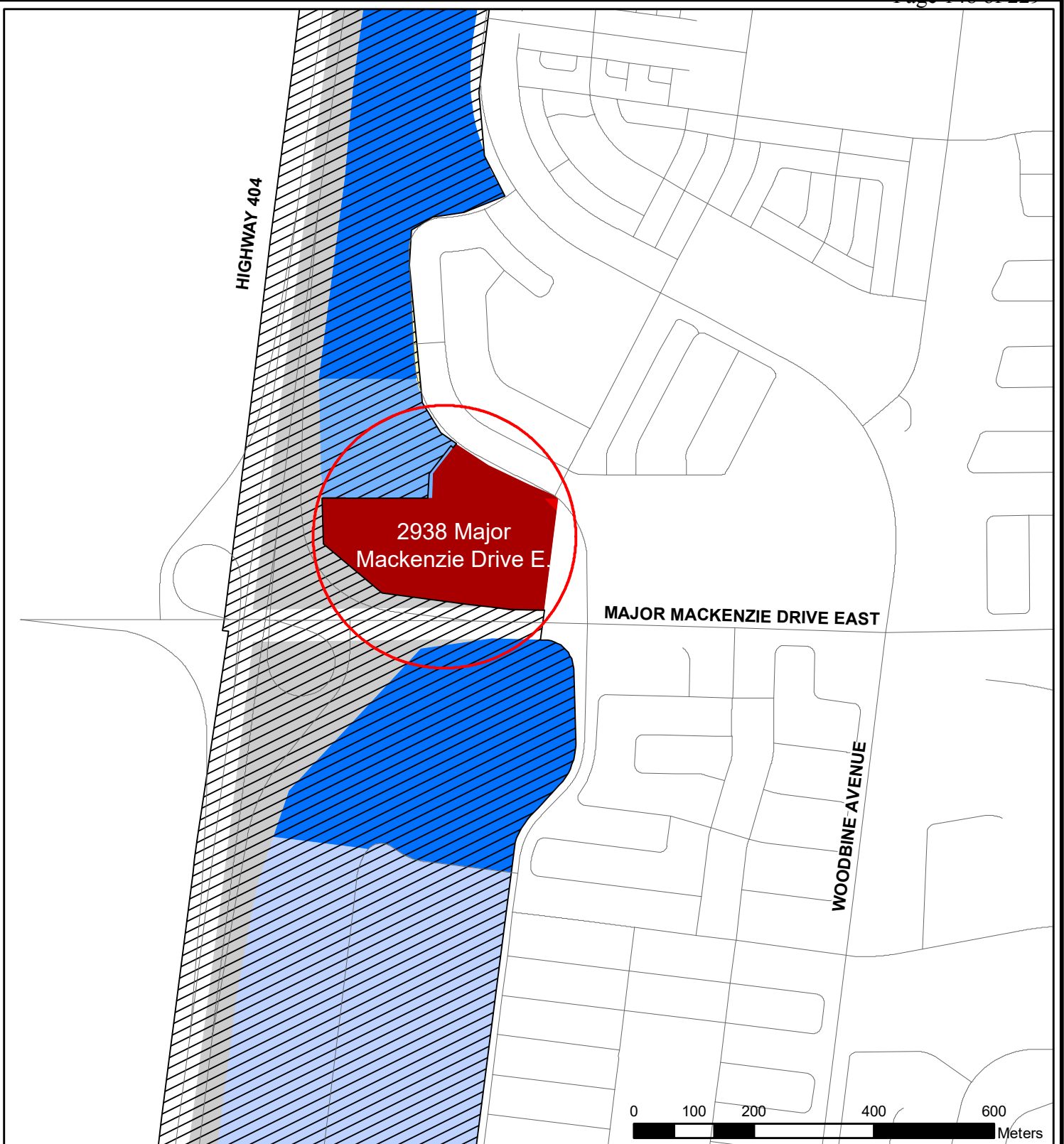
 Commercial  
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 Mixed Use Mid Rise  
 Residential High Rise

 Residential Low Rise  
 Residential Mid Rise  
 Greenway  
 Transportation and Utilities


 Recommended Additions to PSEZ  
 Recommended Deletions from PSEZ







DEVELOPMENT SERVICES COMMISSION







## CITY OF MARKHAM



 Proposed Markham Version of Provincially Significant Employment Zones (PSEZ)

### Official Plan Map 3 - Land Use

 Business Park Office Priority Employment  
 Business Park Employment  
 General Employment  
 Service Employment

 Commercial  
 Mixed Use High Rise  
 Mixed Use Mid Rise  
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 Residential Low Rise  
 Residential Mid Rise  
 Greenway  
 Transportation and Utilities

 Recommended Additions to PSEZ  
 Recommended Deletions from PSEZ



DEVELOPMENT SERVICES COMMISSION





Report to: Development Services Committee

Meeting Date: June 10, 2019

**SUBJECT:** PRELIMINARY REPORT, Angus Glen Village Ltd., 4071 and 4289 Major Mackenzie Drive East, south side of Major Mackenzie Drive, west of Kennedy Road, Zoning By-law Amendment and Site Plan Control Applications to permit 173 townhouses on the subject lands, File No. ZA/SPC 18 154612 (Ward 6)

**PREPARED BY:** Rick Cefaratti, MCIP, RPP, Planner II, West District, (ext. 3675)

**REVIEWED BY:** Dave Miller, MCIP, RPP, Manager, West District, (ext. 4960)

**RECOMMENDATION:**

That the report dated June 10, 2019 entitled “PRELIMINARY REPORT, Angus Glen Village Ltd., 4071 and 4289 Major Mackenzie Drive East, south side of Major Mackenzie Drive, west of Kennedy Road, Zoning By-law Amendment and Site Plan Control Applications to permit 173 townhouses on the subject lands, File No. ZA/SPC 18 154612”, be received.

**PURPOSE:**

This report provides preliminary information on the applications and contains general information in regards to applicable Official Plan or other policies as well as other issues. The report should not be taken as Staff’s opinion or recommendation on the applications.

**The applications have been deemed complete:**

The applications submitted by Angus Glen Village Ltd. were deemed complete on January 7, 2019.

**Next Steps:**

1. A Statutory Public Meeting will be held on June 24, 2019.
2. Recommendation Report on the zoning by-law amendment and site plan approval applications.
3. Site Plan Endorsement by the Development Services Committee and Enactment of the zoning by-law if approved by Council.
4. Site Plan approval issued by Staff.
5. Submission Draft Plan of Condominium application required to establish ownership of the internal road network, private amenity areas and any other features associated with the proposed townhouse development.

**BACKGROUND:****Property and Area Context**

The subject lands consist of 7.5 ha. (18.6 ac.) located on the south side of Major Mackenzie Drive, west of Kennedy Road, within the Angus Glen West Village (see Figures 1, 2 and 3). The subject lands are part of the final unregistered phase of Plan of Subdivision 19TM-03004. Previous phases of this subdivision have been registered and developed. Located to the north, across Major Mackenzie Drive, is vacant land that forms part of the Future Urban Area. To the south is the Angus Glen Golf Club and the York Downs Golf & Country Club

which is proposed to be redeveloped as a new residential neighbourhood. To the east is a rural single detached dwelling with access from Major Mackenzie Drive. To the west is the Bruce Creek Valley corridor and single detached dwellings.

## **PROPOSAL**

The applicant is proposing a 173 unit common element condominium townhouse development on an approximately 4.5 ha. (11.1 acres) tableland portion of the subject lands (see Figure 4). The remaining lands contain natural features, including an environmental buffer and valley lands, which will be conveyed to the City with the registration of this final phase of the Plan of Subdivision. Access is proposed via a private road that connects to Major Mackenzie Drive East. Vehicular access to the townhouse units will be from a network of private lanes. An application for Draft Plan of Condominium approval will be required to establish ownership of the internal road network, private amenity areas and any other features associated with the proposed townhouse development. The proposal as illustrated in Figures 4, 5, 6 and 7 comprise:

- Townhouses with a frontage of 4.7 m (15.4 ft.) – 43 units
- Townhouses with a frontage of 5.8 m (19.0 ft.) – 57 units
- Townhouses with a frontage of 7.0 m (23.0 ft.) – 73 units

### Proposed Parking Supply

The proposal includes 2 residential parking spaces per townhouse unit and 1 visitor space for every 4 townhouse units or 44 visitor spaces, which will comply with the Parking Standards By-law.

### Private Open Space

The applicant is proposing 4 private open space amenity areas within the proposed townhouse development. Table 1 below provides the approximate size proposed for each of the 4 private open space amenity areas which are identified on the Site Plan (Figure 4):

Table 1

<b>Private Open Space Area</b>	<b>Approximate Size</b>
Area 1	475 m <sup>2</sup> (5,113 ft <sup>2</sup> )
Area 2	348 m <sup>2</sup> (3,746 ft <sup>2</sup> )
Area 3	163 m <sup>2</sup> (1,755 ft <sup>2</sup> )
Area 4	103 m <sup>2</sup> (1,109 ft <sup>2</sup> )

## **OFFICIAL PLAN**

### 2014 Official Plan

The subject lands are designated 'Residential Mid-Rise' and 'Greenway' in the 2014 Markham Official Plan (as partially approved on November 24, 2017 and updated on April 9, 2018). The Residential designation provides for townhouses, including back to back townhouses, small multiplex buildings containing 3 to 6 units, stacked townhouses and mid-rise apartment buildings. Staff note that the 2014 Official Plan identifies Major Mackenzie Drive as a Regional Rapid Transit Corridor.

---

**ZONING**

These lands are currently zoned R4\*387(H2) – Residential Four\*387 Holding Two Zone and OS1 – Open Space One Zone under By-law 177-96, as amended, which permits residential development including townhouses and apartment buildings, subject to the current zone provisions under the above noted parent by-law.

The applicant is proposing to rezone the developable portion of the subject lands from R4\*387(H2) – Residential Four\*387 Holding Two Zone to an R2-Residential Two Zone category to permit a townhouse development with a number of exceptions from the zone provisions provided in the parent by-law (see Appendix 'A'). The owner is also proposing to revise the limits of the Open Space zoning for the valley land, woodlot, and open space areas. The boundary revisions to the Open Space are being requested to permit the proposed townhouse development to encroach approximately 0.11 ha. (0.27 ac.) into the valley land and woodlot areas on the subject lands. The applicant is proposing to convey approximately 0.30 ha. (0.74 ha.) of tableland along the western, southern and eastern boundaries of the subject lands to compensate for the above-noted encroachment.

Staff note that a previous application to permit 54 single detached dwellings on the subject lands has been abandoned (File No. ZA 15 107807) and replaced with the current Zoning By-law Amendment application.

**Revised Draft Plan of Subdivision Required**

Revisions to Draft Plan of Subdivision 19TM-03004 will be required to reflect the proposed boundary adjustments to the natural feature areas including the valley land, woodlot and environmental buffer(s). In addition, staff note that the previous Draft Plan approval conditions require that prior to final registration of the Plan of Subdivision an easement for public access across Block 178 to be conveyed to the City in order to connect Blocks 182 and 190 (see Appendix 'B'). Staff are reviewing the previous Draft Plan approval conditions to determine whether any revisions are required to facilitate the current proposal.

**OPTIONS/ DISCUSSION:**

The following is a list or preliminary summary of concerns/ issues raised to date. Other matters that are identified through the detailed review of these applications will be discussed in a future recommendation report. Some of the issues identified include, but are not limited to:

**Planning and Urban Design**

- a) The applicant should revise the site plan to orient townhouse units to front onto valley lands, parks and open space, to eliminate back lotting.
- b) The applicant should consider making some of the proposed townhouses more accessible by including layouts that support future elevators, provide main floor master bedrooms, and at grade entrances.

- 
- c) A public access easement should be provided connecting from Major Mackenzie Drive through the central open space to the valley lands and trail system at the south end of the site.
  - d) Snow storage areas should be identified.
  - e) No parkland dedication is provided through this proposed development. However, a parkland dedication summary, submitted by the applicant, for all phases of Plan of Subdivision 19TM-03004, is currently under review by staff to determine whether there is a requirement for an additional contribution of parkland, or cash-in-lieu of parkland.

### Development Engineering

Engineering advises that stormwater management infrastructure and a retaining wall is shown within areas of the property that are proposed to be in public ownership. Engineering staff recommends that these components be relocated to areas that will remain in private ownership.

### Natural Heritage

- a) Natural Heritage staff are satisfied with an Environmental Impact Study (dated October 2018), subject to the submission of a revised report that provides a conceptual buffer restoration plan including planting locations, quantities and recommended species.
- b) Natural Heritage staff are satisfied with the findings and recommendations of the Woodlot Management Plan (dated December 2017), subject to the submission of revised landscape plans that include restoration of the woodlot and valley land buffers.

### Fire Department

The Fire Department requires two independent street access points to Major Mackenzie Drive East. York Region Transportation staff will not allow a second connection to Major Mackenzie Drive East (see York Region comments provided below).

### Waste Management

Waste Management staff is concerned about the ability of Waste Management vehicles to enter/exit the townhouse development via the private lane connection at the west end of the plan.

### External Agencies

#### York Region

- a) York Region's Transportation Engineering staff has advised that the proposed west access to Major Mackenzie Drive East will not be permitted.

- 
- b) The site plan drawings should be revised to demonstrate the proposed central full moves access, to Major Mackenzie, will align with the collector road identified in the Angus Glen Secondary Plan Area to the north, within the Future Urban Area.
  - c) A westbound left turn lane to the site from Major Mackenzie Drive with a 130.0 m (426.5 ft.) taper, 50.0 m (164.0 ft.) parallel lane, and a 15.0 m (49.2 ft.) minimum storage length with a width of 4.0 m (13.1 ft.), is to be provided.
  - d) An eastbound right turn lane from Major Mackenzie Drive East to the site with a 70.0 m (229.6 ft.) taper and a 40.0 m (131.2 ft.) storage length, is to be provided.

Toronto and Region Conservation Authority (“TRCA”)

- a) TRCA staff advise that the existing woodlot contains an unevaluated wetland which contributes to an occupied reach of Redside Dace. The woodlot could qualify as Regionally Significant due to its size (0.5 ha. or 1.2 ac.), intersection with a watercourse, and its proximity to a wetland (within 30.0 m or 98.4 ft.).
- b) TRCA staff requires more details be provided on the proposed encroachment into the valleyland and the tableland area proposed to be added to the overall natural heritage system.

**FINANCIAL CONSIDERATIONS:**

Not applicable

**HUMAN RESOURCES CONSIDERATIONS:**

Not applicable

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

Environment – Natural heritage and buffer areas (valley lands and woodlot) would be conveyed into public ownership.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The applications have been circulated to various City departments and external agencies and are currently under review.

**RECOMMENDED BY:**

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

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

**ATTACHMENTS:**

Figure 1 – Location Map  
Figure 2 – Area Context/Zoning  
Figure 3 – Air Photo  
Figure 4 – Site Plan  
Figure 5 – Building Elevations  
Figure 6 – Building Elevations  
Figure 7 – Building Elevations

**APPENDICES:**

Appendix 'A' – Proposed Zoning Exceptions (Applicant's Draft Zoning By-law)

Appendix 'B' – Draft Plan of Subdivision 19TM-03004

**OWNER:**

Kylemore Communities (West Village) Ltd.

C/O Mike Montgomery

9980 Kennedy Rd.

Markham, ON

Phone: (905) 887- 5799, ext. 409

Fax: (905) 887-5197

Email: [mmontgomery@angusglen.com](mailto:mmontgomery@angusglen.com)

**APPLICANT/AGENT:**

Gatzios Planning + Development Consultants Inc.

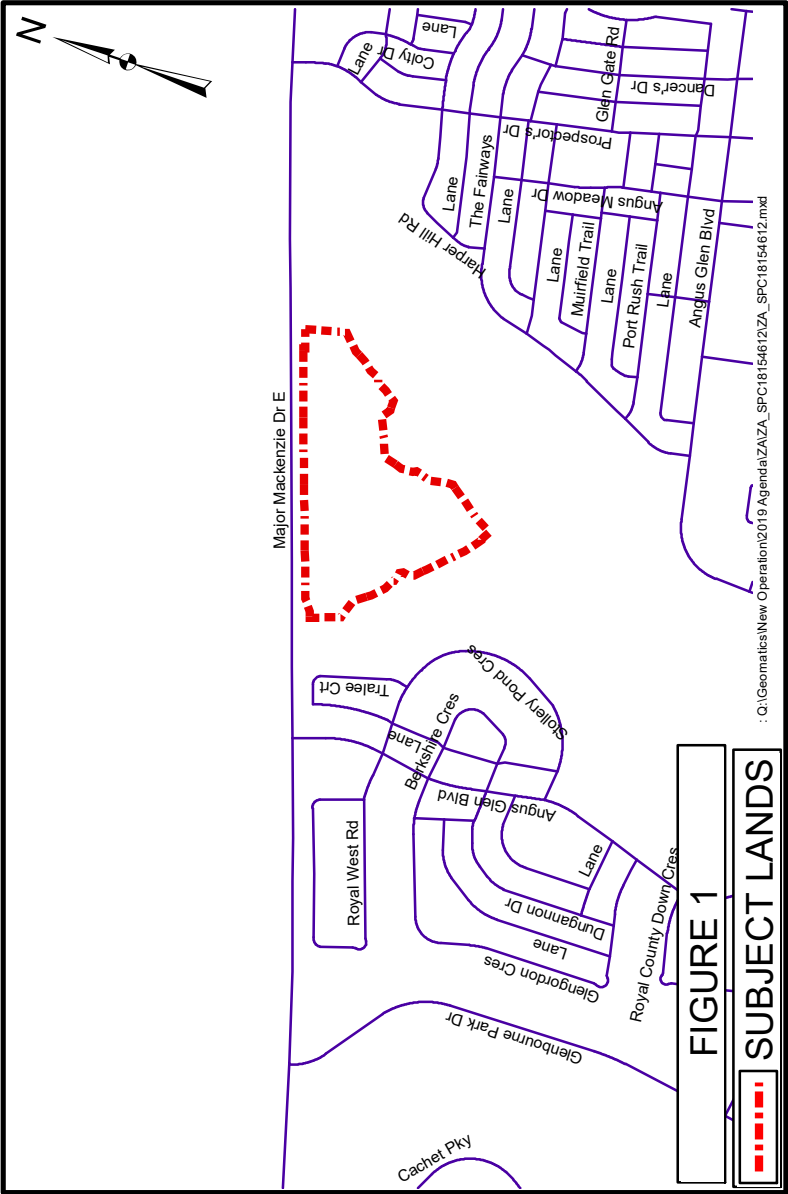
C/O James Koutsovitis

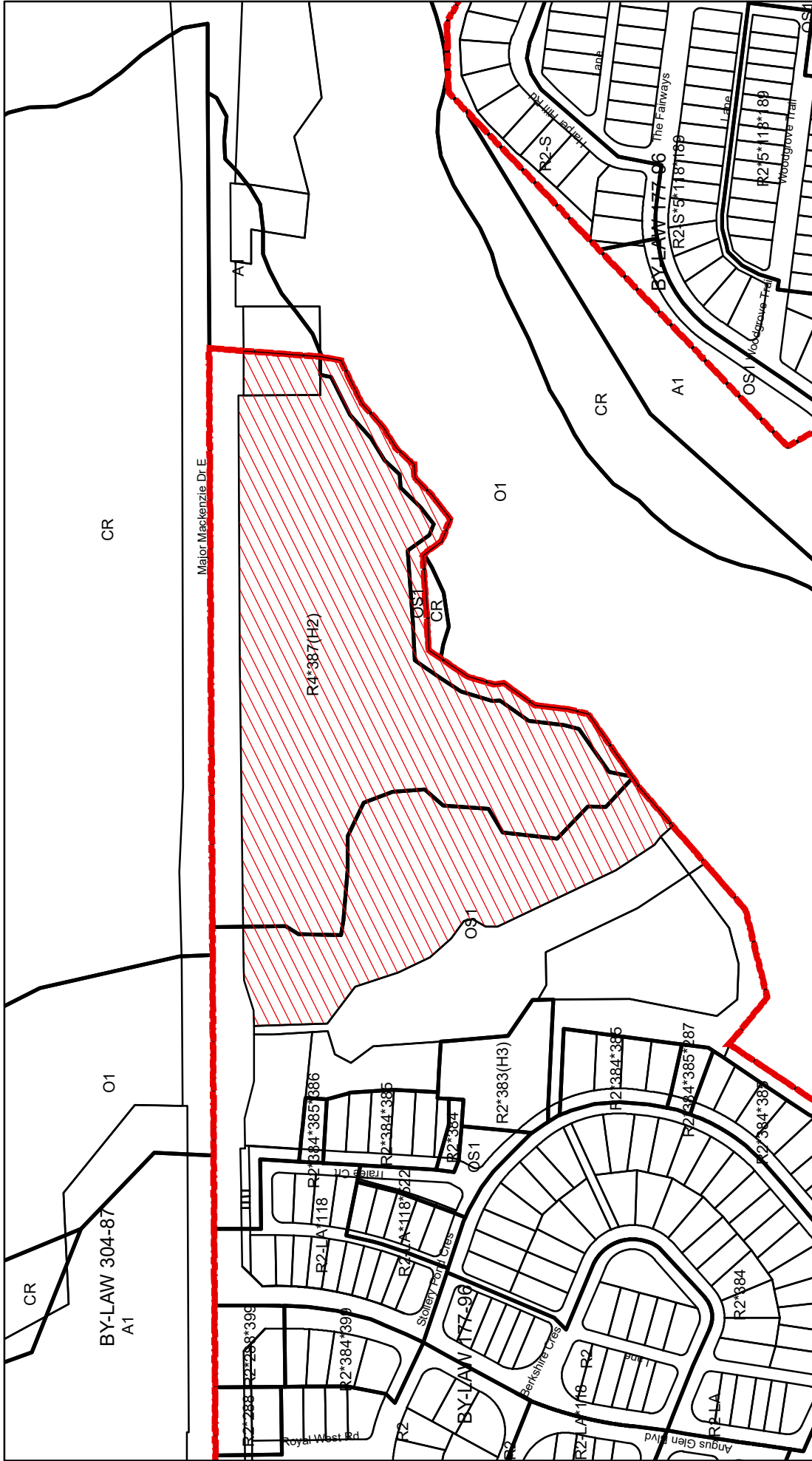
701 Mount Pleasant Road Unit 3

Toronto, Ontario M4S 2N4

Phone (647) 748-9466, ext. 5

Email: [james@gatziosplanning.com](mailto:james@gatziosplanning.com)






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# AREA CONTEXT/ZONING

APPLICANT: ANGUS GLEN VILLAGE LTD.  
4071 & 4289 MAJOR MACKENZIE DR. E.

FILE No: ZA\_SPC18154612 (RC)

 SUBJECT LANDS

DATE: 05/14/19

FIGURE No. 2





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# AREA CONTEXT/ZONING

APPLICANT: ANGUS GLEN VILLAGE LTD.  
4071 & 4289 MAJOR MACKENZIE DR. E.

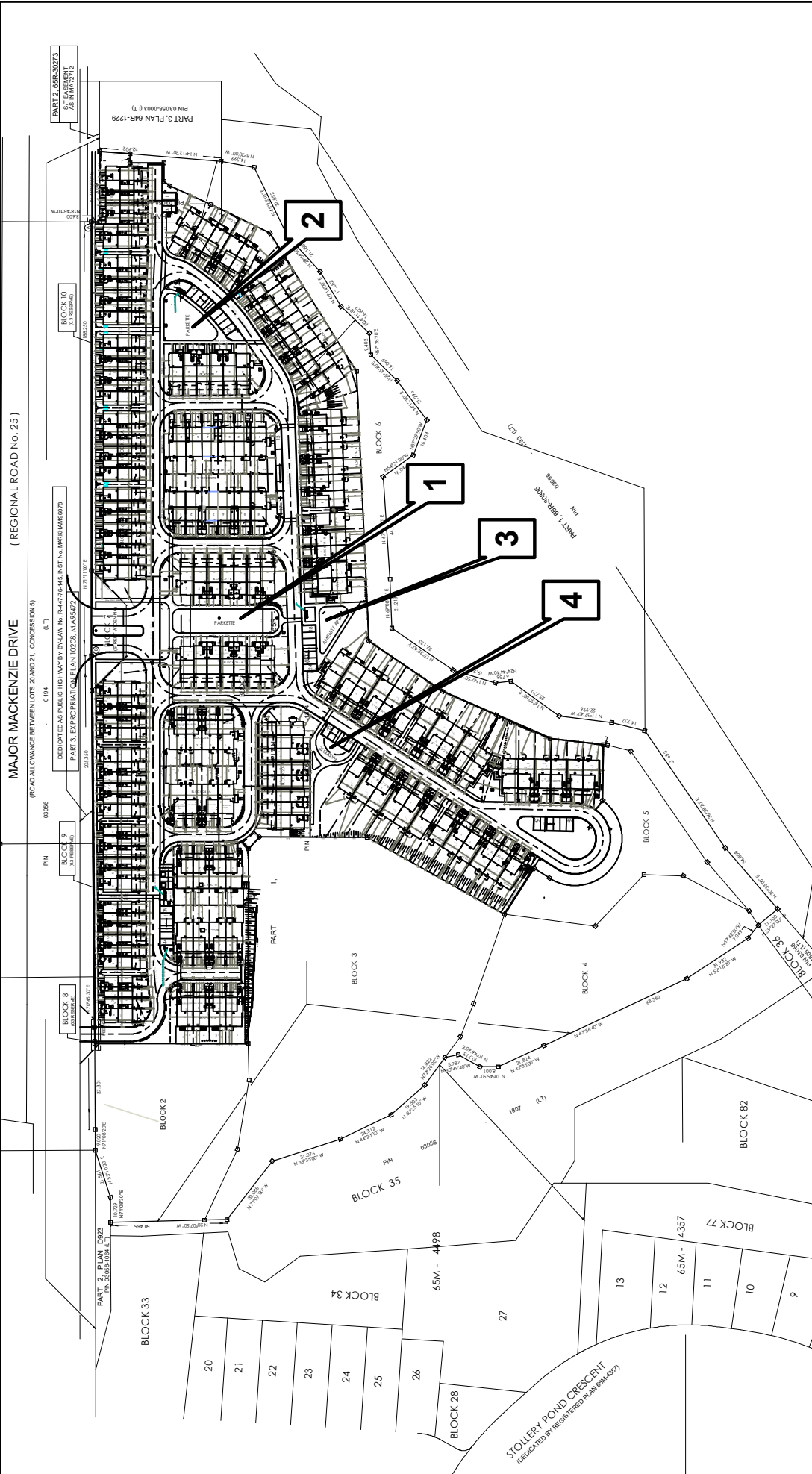
 SUBJECT LANDS

FILE No: ZA\_SPC18154612 (RC)

DATE: 05/14/19

FIGURE No. 3





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# SITE PLAN

APPLICANT: ANGUS GLEN VILLAGE LTD.

4071 & 4289 MAJOR MACKENZIE DR. E.

FILE No: ZA\_SPC18154612 (RC)

1234 PRIVATE OPEN SPACE

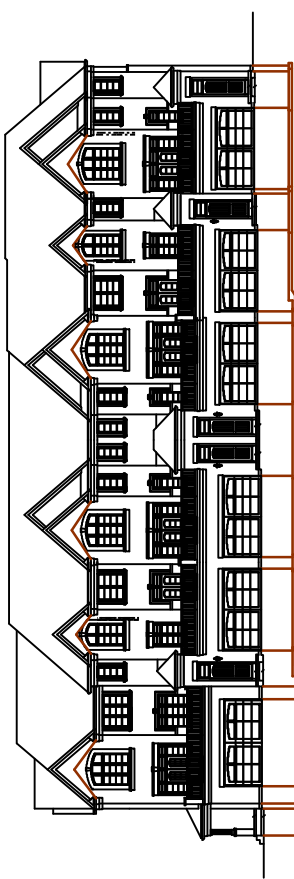
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FIGURE No. 4

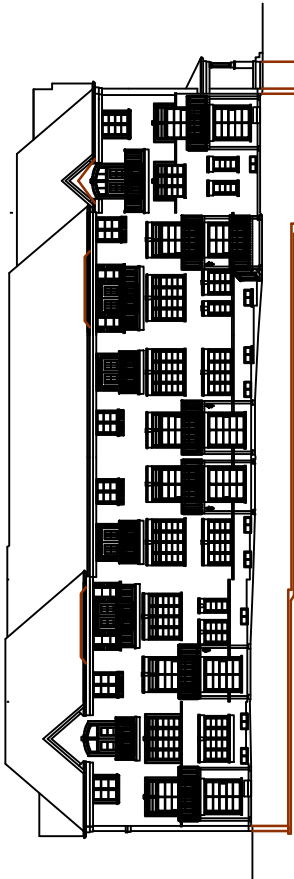
MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By:DD

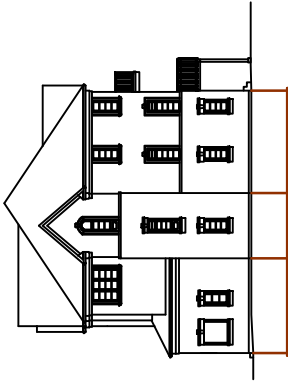
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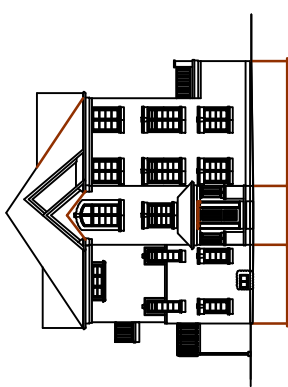
FRONT BLK 29



REAR BLK 29



RIGHT BLK 29



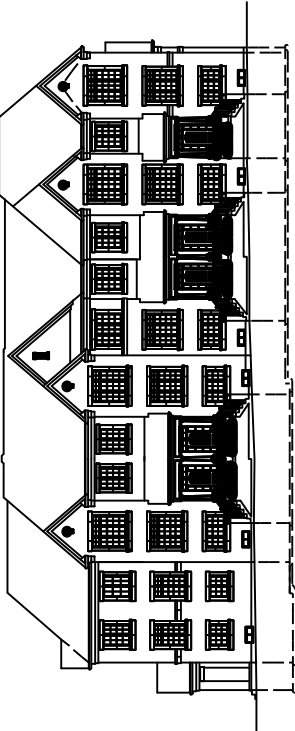
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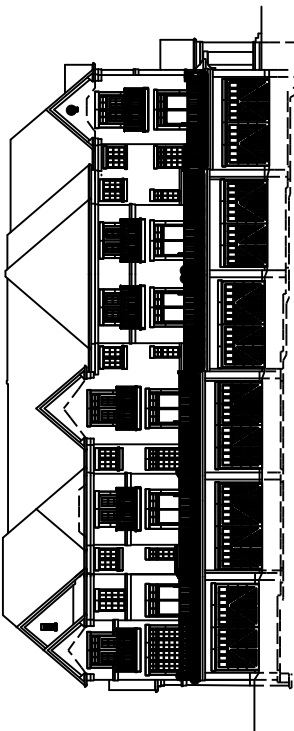
# ELEVATIONS

APPLICANT: ANGUS GLEN VILLAGE LTD.  
4071 & 4289 MAJOR MACKENZIE DR. E.

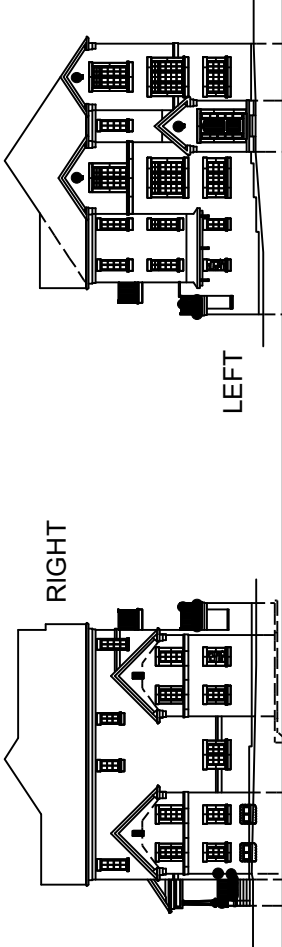
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FRONT



REAR



RIGHT

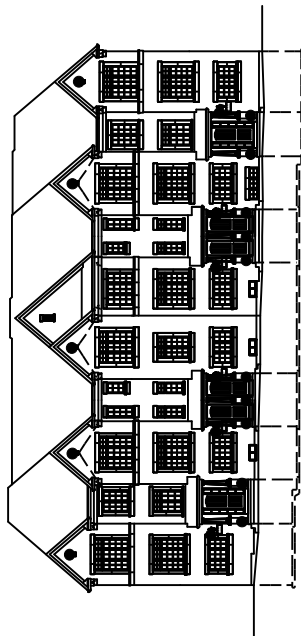
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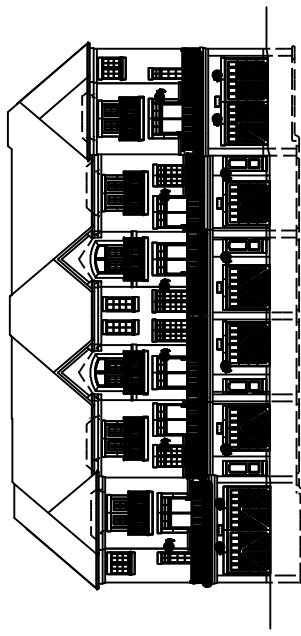
# ELEVATIONS

APPLICANT: ANGUS GLEN VILLAGE LTD.  
4071 & 4289 MAJOR MACKENZIE DR. E.

FILE No: ZA\_SPC18154612 (RC)



FRONT BLK 7



REAR



LEFT

RIGHT

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# ELEVATIONS

APPLICANT: ANGUS GLEN VILLAGE LTD.  
4071 & 4289 MAJOR MACKENZIE DR. E.

FILE No: ZA\_SPC18154612 (RC)



**DRAFT SUBJECT  
TO REVISION**

## **BY-LAW 2018-\_\_\_\_\_**

**A By-law to amend By-law 177-96, as amended by By-law 2010-106**

The Council of The Corporation of the City of Markham hereby enacts as follows:

1. That By-law 177-96, as amended, is hereby further amended as it applies to the lands outlined on Schedule 'A' as follows:
  - 1.1 By zoning the subject lands, as outlined on Schedule 'A' attached to By-law #### as follows:
 

"Residential Two (R2) zone \*AAA  
Residential Two (R2) zone \*BBB  
Residential Two (R2) zone \*CCC  
Open Space One (OS1) zone"
  - 1.2 By adding to Section 7 – Exceptions, the following new subsection:
 

**"7.## Angus Glen Village Ltd.  
4071 & 4289 Major Mackenzie Drive  
South of Major Mackenzie Drive, west of Kennedy Road  
Plan of Subdivision 19TM-03004**

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to the subject lands, as shown on Schedule 'A' attached to By-law. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

### **7.##.1 Special Site Provisions**

- 7.##.1.1 The following additional provision shall apply to the Residential Two (R2) zone \*AAA:
 

(Blocks 1-4, 7-10, 20, 26-27,30)

  - a. For the purposes of this by-law, the rear yard shall be considered the yard abutting the private lane.
  - b. Minimum lot frontage on a lot accessed by a lane:
    - i. Interior unit: 4.5 metres
    - ii. End unit: 6.0 metres
    - iii. End unit on a corner lot: 8.0 metres
  - c. Minimum front yard on a lot accessed by a lane: 2.0 metres
  - d. Minimum interior side yard:
    - i. Interior unit: 0 metres
    - ii. End unit: 1.2 metres
    - iii. Flanking a lane: 1.2 metres
  - e. Minimum rear yard on a lot accessed by a lane: 2.0 metres
  - f. Maximum building height: 13.0 metres
  - g. Maximum garage width and driveway width for a lot accessed by a lane: 6.0 metres
  - h. Notwithstanding Section 6.6, porches are permitted to encroach in the required front yard a distance no less than 0.8 metres to the front lot line.
  - i. Notwithstanding Section 6.6, porches may be permitted to have a maximum height of 6.0 metres, with the height being measured from the established grade to the underside of the rafters, or ceiling of the porch.

**DRAFT SUBMITTAL  
TO REVISION**

By-law 2018-\_\_\_\_  
Page 2

**7.##.1.2** The following additional provision shall apply to the Residential Two (R2) zone \*BBB:

(Blocks 5 and 6)

- a. For the purposes of this by-law, the rear yard shall be considered the yard abutting the private lane.
- b. Minimum lot frontage on a lot accessed by a lane:
  - i. Interior unit: 4.5 metres
  - ii. End unit: 6.0 metres
  - iii. End unit on a corner lot: 8.0 metres
- c. Minimum front yard on a lot accessed by a lane: 2.0 metres
- d. Minimum interior side yard:
  - i. Interior unit: 0 metres
  - ii. End unit: 1.2 metres
  - iii. Flanking a lane: 2.4 metres
  - iv. To the daylighting triangle: 0.6 metres
- e. Minimum rear yard on a lot accessed by a lane: 2.0 metres
- f. Maximum building height: 13.0 metres
- g. Maximum garage width and driveway width for a lot accessed by a lane: 6.0 metres
- h. Notwithstanding Section 6.6, porches are permitted to encroach in the required front yard a distance no less than 0.8 metres to the front lot line.
- i. Notwithstanding Section 6.6, porches may be permitted to have a maximum height of 6.0 metres, with the height being measured from the established grade to the underside of the rafters, or ceiling of the porch.

**7.##.1.3** The following additional provision shall apply to the Residential Two (R2) zone \*CCC:

(Blocks 11-19, 21, 21-25, 28-29)

- a. For the purposes of this by-law, the front yard shall be considered the yard abutting the private lane.
- b. Minimum lot frontage on a lot accessed by a lane:
  - i. Interior unit: 7.0 metres
  - ii. End unit: 8.3 metres
  - iii. End unit on a corner lot: 9.0 metres
- c. Minimum front yard on a lot accessed by a lane: 3.0 metres
- d. Minimum interior side yard:
  - i. Interior unit: 0 metres
  - ii. End unit: 1.2 metres
  - iii. Flanking a lane: 2.0 metres
- e. Minimum rear yard on a lot accessed by a lane: 5.0 metres
- f. Maximum building height: 14.0 metres
- g. Maximum garage width and driveway width for a lot accessed by a lane: 6.0 metres
- h. Notwithstanding Section 6.6, porches may be permitted to have a maximum height of 6.0 metres, with the height being measured from the established grade to the underside of the rafters, or ceiling of the porch.

- 2. All other provisions of By-law 177-96, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

**DRAFT SUBJECT  
TO REVISION**

By-law 2018-\_\_\_\_  
Page 3

Read a first, second and third time and passed on \_\_\_\_\_, 2018.

\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk

\_\_\_\_\_  
Frank Scarpitti  
Mayor



By-law 2018-\_\_\_\_  
Page 4

**DRAFT SUBJECT  
TO REVISION**



#### **EXPLANATORY NOTE**

**BY-LAW 2018-\_\_\_\_**

**A By-law to amend By-law 177-96, as amended by By-law 2010-106**

**Angus Glen Village Ltd.,  
4071 & 4289 Major Mackenzie Drive  
South of Major Mackenzie Drive, west of Kennedy Road  
Plan of Subdivision 19TM-03004**

#### **Lands Affected**

This by-law amendment applies to 7.5 hectares of land, located on the south side of Major Mackenzie Drive, west of Kennedy Road. The subject lands are municipally known as 4071 & 4289 Major Mackenzie Drive.

#### **Existing Zoning**

The lands are zoned Residential Four (R4) zone\*387 (H2) and Open Space One (OS1) zone by By-law 177-96, as amended by By-law 2010-106.

#### **Purpose and Effect**

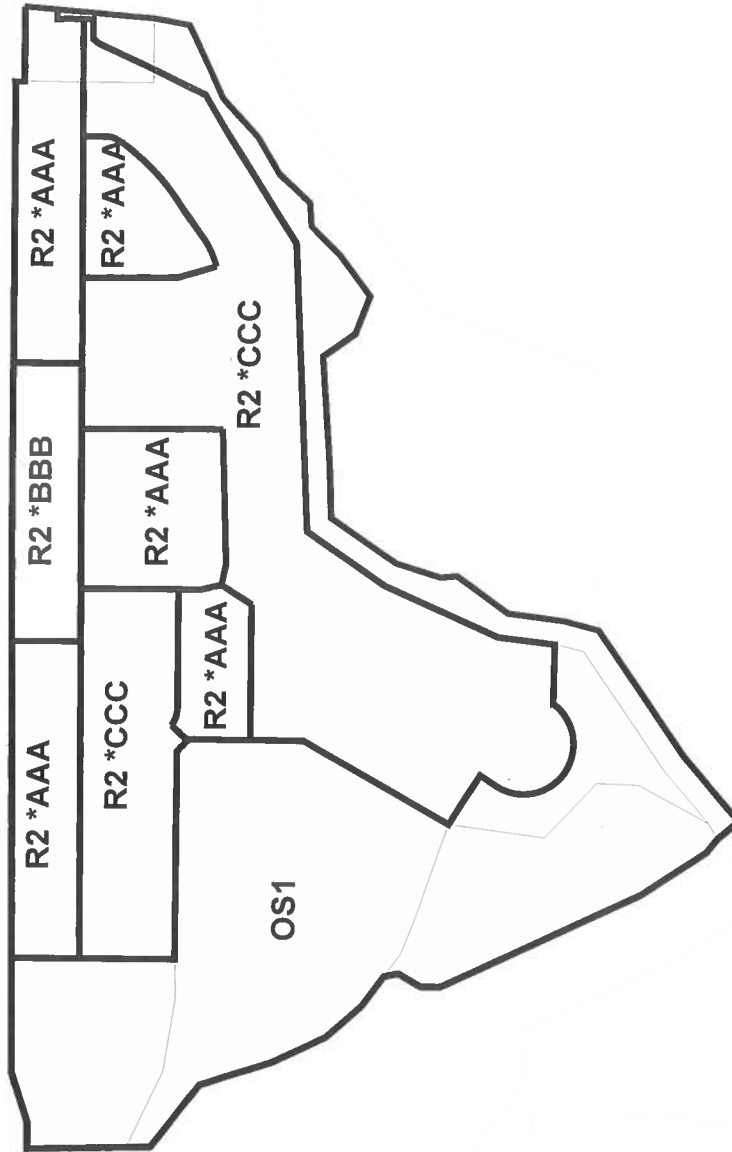
The purpose and effect of this Zoning By-law amendment is to revise the existing zone categories and introduce site-specific exceptions to the zone standards to permit the development of townhouses on the subject lands.

#### **Note Regarding Further Planning Applications on this Property**

The *Planning Act* provides that no person shall apply for a minor variance from the provisions of this by-law before the second anniversary of the day on which the by-law was amended, unless the Council has declared by resolution that such an application is permitted.

**DRAFT SUBJECT  
TO REVISION**

MAJOR MACKENZIE DRIVE



ST. LLER POND CRESCE . T

# **BY-LAW SCHEDULE "A" TO BY-LAW AMENDING BY-LAW 177-96**

BOUNDARY OF ZONE DESIGNATION(S)

BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

R2 RESIDENTIAL TWO

OS1 OPEN SPACE

DEVELOPMENT SERVICES COMMISSION

MARKHAM

DRAWN BY:

CHECKED BY:

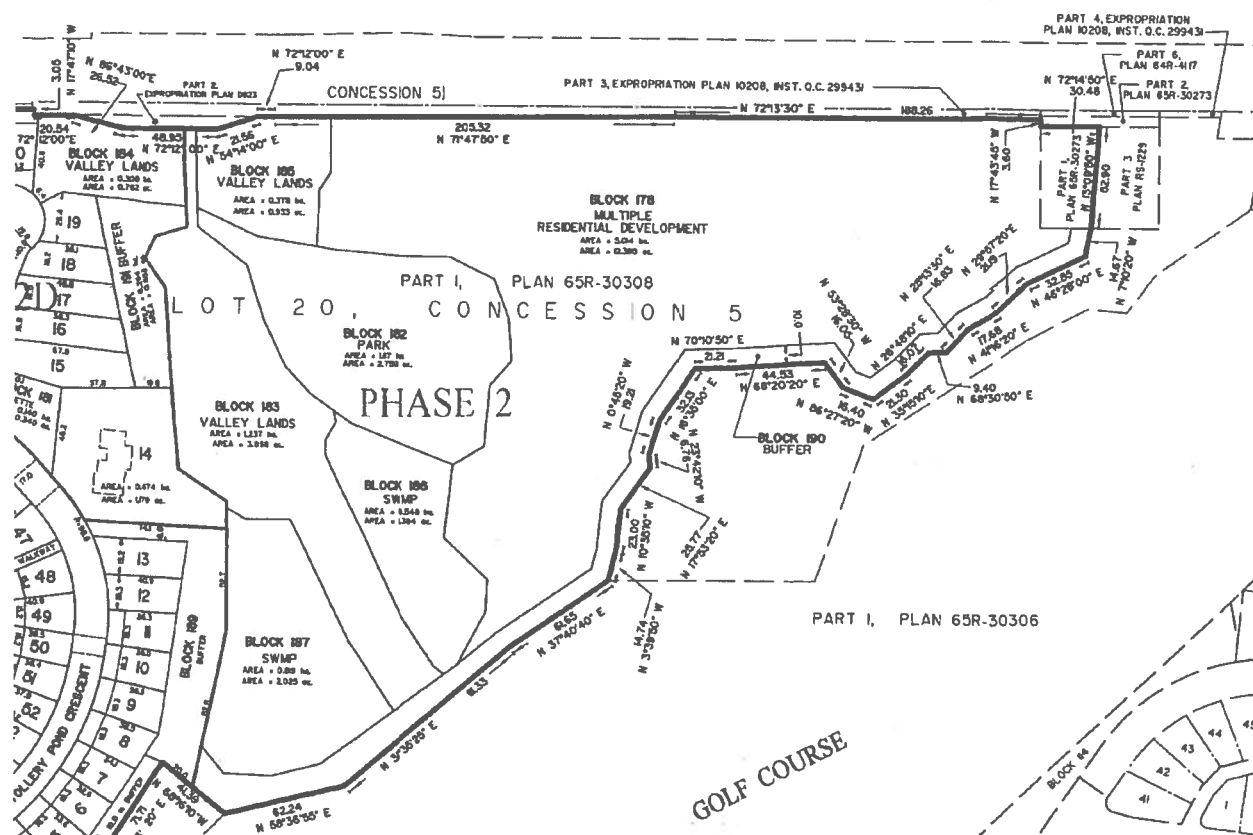
DATE:

0 12.5 25 Meters

THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems in the event of a discrepancy between the zoning information contained on the Schedule and the text of the zoning by-law, the information contained in the text of the zoning by-law of the municipality shall be deemed accurate.



## Appendix 'B'





Attachment No. 1

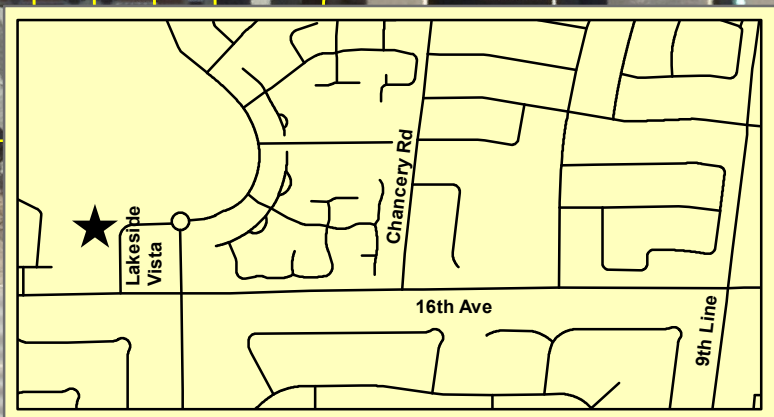
Subject Property

6360

6380

Lakeside Vista Way

16th Ave







By-law 2019-68

A BY-LAW TO AMEND PARKING BY-LAW 2005-188

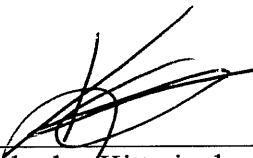
BE IT ENACTED BY THE COUNCIL OF THE COPORATION OF THE CITY OF MARKHAM THAT Parking By-Law 2005-188 be and the same is hereby amended as follows:


1. That Schedule C of Parking By-Law 2005-188 pertaining to “Prohibited Parking” be amended by adding the following:

<u>COLUMN 1</u> <u>LOCATION</u>	<u>COLUMN 2</u> <u>SIDE(S)</u>	<u>COLUMN 3</u> <u>BETWEEN</u>	<u>COLUMN 4</u> <u>PROHIBITED</u> <u>TIME OR</u> <u>DAY</u>
Cheswick Court	West/East	85m north of Alfred Paterson Dr. and 125m north of Alfred Paterson Dr.	Anytime
Warton Court	West/East	37m north of Alfred Paterson Dr. and 82m north of Alfred Paterson Dr.	Anytime

2. The By-Law shall come in and force and effect upon receiving the third reading by the Council of the City of Markham and also when authorized signs have been erected.

Read a first, second, and third time and passed on June 25, 2019.

  
\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk

  
\_\_\_\_\_  
Don Hamilton  
Deputy 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:  
  
Part of Lot 83 and Blocks 90 and 91, Registered Plan 65M-3168; designated as Parts 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 15, 16, 17, 18, and 19 on Reference Plan 65R-38319 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 on -----.

\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk

\_\_\_\_\_  
Frank Scarpitti  
Mayor



**EXPLANATORY NOTE**

BY-LAW NO: 2019-xxxxxxxxxx  
**Part Lot Control Exemption By-law**

**B. McGregor Developments Limited**

**(Seven Unit Single Detached Common Element Condominium Residential Development)**

**Lands Affected**

The proposed by-law amendment applies to Part of Lot 83 and Blocks 90 and 91 on Registered Plan 65M-3168, Parts 1, 2, 3, 4, 5, 6, 7, 8 , 9, 11, 15, 16, 17, 18 and 19 on Reference Plan 65R-38319 . The proposed development will consist of a seven (7) unit single detached Common Element Condominium Residential Development located on the north side of 16<sup>th</sup> Avenue, west of Stone bridge Drive, and municipally known as 57 and 59 Bridlefield Lane.

The purpose of this by-law is to exempt the subject blocks from the part lot control provisions of the Planning Act.

The effect of this by-law is to allow for the conveyance of seven (7) single detached dwelling units.



**By-law 2019-xx**

A by-law to establish streets laid out according  
to Plan of Subdivision 65M-4450 as a public highway  
Part of Lot 19, Concession 8  
(Humbold Properties Limited)  
City of Markham, Regional Municipality of York

---

Whereas by plan of subdivision registered in the Land Registry Office for the Land Titles Division of York Region (No. 65) as No. 65M-4450, the streets laid out in accordance with the said plan of subdivision have been dedicated for highway purposes;

Now therefore the Council of The Corporation of the City of Markham hereby enacts as follows:

- 1. That the streets named Cheswick Court and Warton Court, as laid out and dedicated in accordance with the Plan of Subdivision registered in the Land Registry Office for the Land Titles Division of York Region (No. 65) as Plan No. 65M-4450 is hereby adopted for public use and declared to be and form part of the City of Markham highway system.

Read a first, second, and third time and passed on -----.

\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk

\_\_\_\_\_  
Frank Scarpitti  
Mayor



**CITY OF MARKHAM**

**OFFICIAL PLAN AMENDMENT NO. XXX**

To amend the City of Markham Official Plan 2014, as amended.

Nascent/Sher (9704 McCowan) Inc.

June 2019

**CITY OF MARKHAM**  
**OFFICIAL PLAN AMENDMENT NO. XXX**

To amend the City of Markham Official Plan 2014, as amended

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. \_\_\_\_\_ - \_\_\_\_ in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the XX day of May, 2019.

\_\_\_\_\_  
Kimberley Kitteringham  
CITY CLERK

\_\_\_\_\_  
Frank Scarpitti  
MAYOR

**THE CORPORATION OF THE CITY OF MARKHAM**

**BY-LAW NO. \_\_\_\_\_**

Being a by-law to adopt Amendment No. XXX to the City of Markham Official Plan 2014, as amended.

THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM, IN ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT, R.S.O., 1990 HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. XXX to the City of Markham Official Plan 2014, as amended, attached hereto, is hereby adopted.
2. THAT this by-law shall come into force and take effect on the date of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS 25<sup>th</sup> DAY OF JUNE, 2019.

---

Kimberley Kitteringham  
CITY CLERK

---

Frank Scarpitti  
MAYOR

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3. PURPOSE.....6

4. BASIS .....6

**PART II - THE OFFICIAL PLAN AMENDMENT**

1. THE OFFICIAL PLAN AMENDMENT.....8

2. IMPLEMENTATION AND INTERPRETATION.....9

## **PART I - INTRODUCTION**

(This is not an operative part of Official Plan Amendment No. XXX)

## **PART I - INTRODUCTION**

### **1.0 GENERAL**

- 1.1** PART I - INTRODUCTION, is included for information purposes and is not an operative part of this Official Plan Amendment.
- 1.2** PART II - THE OFFICIAL PLAN AMENDMENT, constitutes Official Plan Amendment No. XXX to the City of Markham Official Plan 2014, as amended. Part II is an operative part of this Official Plan Amendment.

### **2.0 LOCATION**

This Amendment applies to the 0.43 hectare (1.06 acre) subject lands municipally known as 9704 McCowan Road as shown on Figure 9.3.15. The property is located on the west side of McCowan Road, north of Bur Oak Avenue. The subject lands are located within the Berczy Village/Wismer Commons/Greensborough/Swan Lake District.

### **3.0 PURPOSE**

The purpose of this Official Plan Amendment is to provide for a maximum density of 3.16 FSI over the subject lands to facilitate a mixed use mid-rise development including an eight (8) storey apartment building with ground floor commercial uses along McCowan Road, and three five (5) storey apartment buildings to the rear.

### **4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT**

This amendment will provide for a mixed use mid-rise development on the subject lands that is compatible with adjacent development. It will facilitate the development of an eight (8) storey building that will establish a strong urban edge along McCowan Road together with ground floor commercial uses to enhance the pedestrian environment on McCowan Road in this location. This amendment will also allow for the development of three (3) five (5) storey apartment buildings at the rear of the property that will provide an appropriate transition to adjacent developments.

The maximum site density of 3.16 FSI is appropriate in this location and is comparable to adjacent development. The increased site density represents good planning as the subject property is located on an arterial road with access to the transportation network and public transit. The property is sufficient in size to accommodate infill development.



**PART II - THE OFFICIAL PLAN AMENDMENT**

(This is an operative part of Official Plan Amendment No. XXX)



## PART II – THE OFFICIAL PLAN AMENDMENT

### 1.0 THE OFFICIAL PLAN AMENDMENT

1.1 Section 9.3 of the Official Plan 2014, as amended, is hereby amended by:

- a) Amending Section 9.3.1 to add a reference to a new Section 9.3.15 in Figure 9.3.1 as follows:

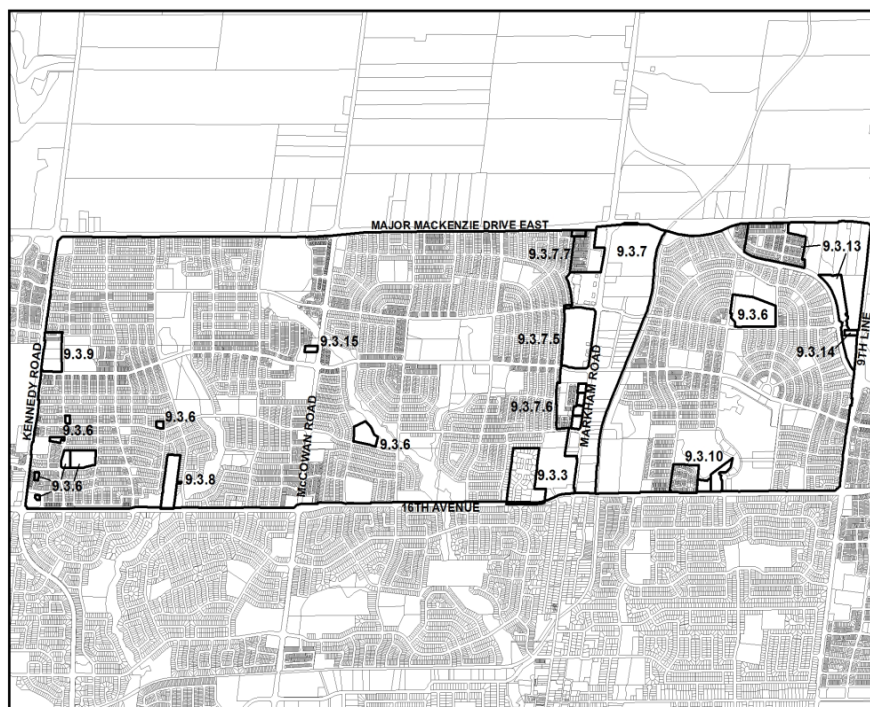


Figure 9.3.1

- b) Adding a new subsection 9.3.15 and Figure 9.3.15 as follows:

“9704 McCowan Road

- a) The total *floor space index* for all buildings shall not exceed 3.16 FSI.



Figure 9.3.15”

## 2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

This Amendment shall be implemented by an amendment to the Zoning By-law and Site Plan approval and other Planning Act approvals, in conformity with the provisions of this Amendment.

This Amendment to the City of Markham’s Official Plan 2014, as amended, is exempt from approval by the Region of York. Following adoption of the Amendment, notice of Council’s decision will be given in accordance with the Planning Act, and the decision of Council is final, if a notice of appeal is not received before or on the last day for filing an appeal.

Prior to Council’s decision becoming final, this Amendment may be modified to incorporate technical amendments to the text and associated figure(s) and schedule(s). Technical amendments are those minor changes that do not affect the policy or intent of the Amendment. The notice provisions of Section 10.7.5 of the 2014 Markham Official Plan, as amended, shall apply.



# By-law 2019-xx

A Bylaw to dedicate certain lands  
as part of the highways of the City of Markham

---

The Corporation of the Town of Markham has changed its name to The Corporation of the City of Markham by By-law No. 2012-120 enacted and passed May 29, 2012, effective July 1, 2012, as evidenced in Instrument No. YR1847438 registered June 29, 2012.

AND WHEREAS Block 41, Plan 65M-3634, designated as Part 1, 65R-33092 City of Markham, Regional Municipality of York was conveyed to 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 Part of Block 41, Plan 65M-3434, designated as Part 1, 65R-33092, 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 Bur Oak Avenue.

Read a first, second, and third time and passed on June 25, 2019.

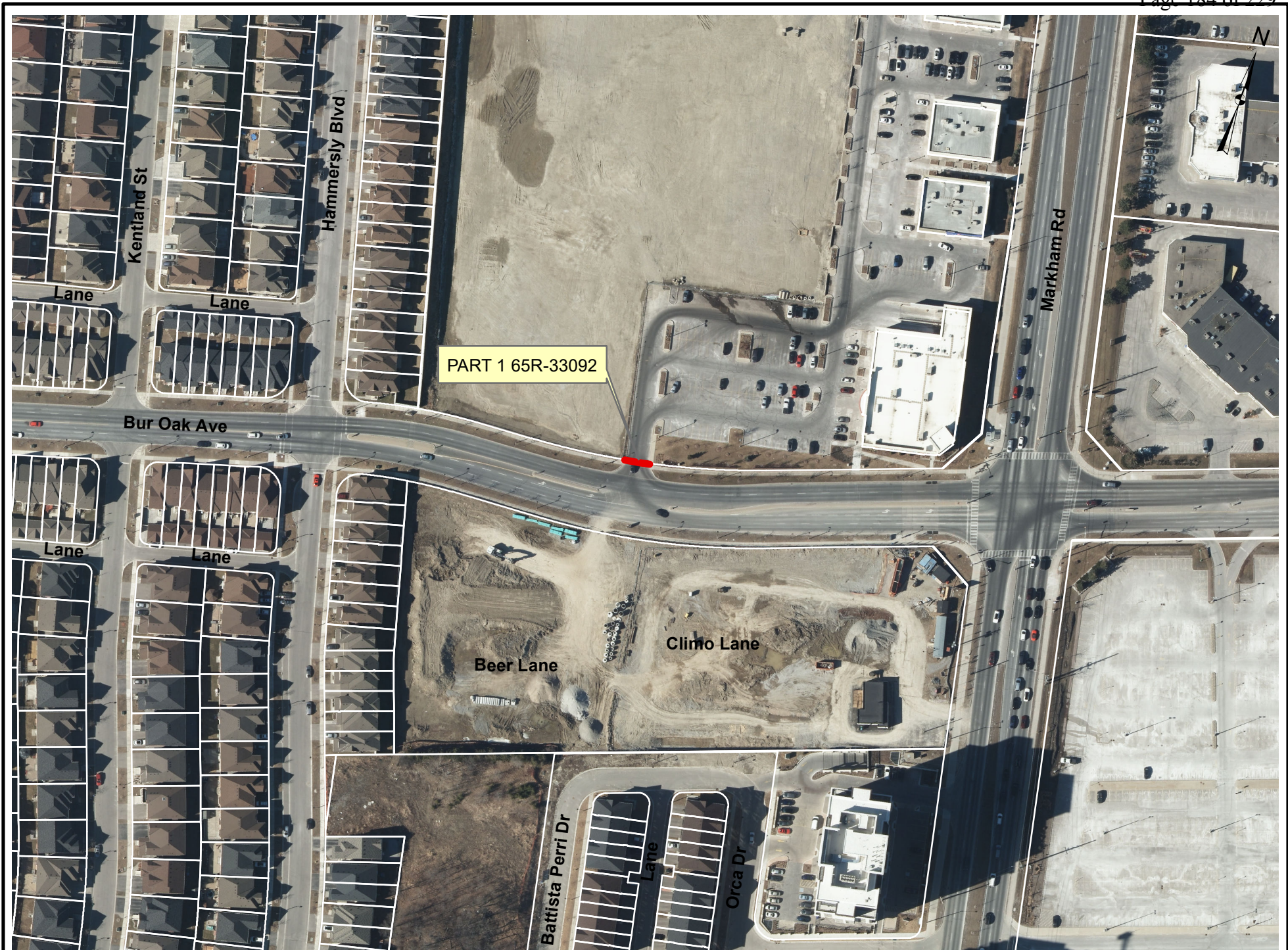
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Kimberley Kitteringham  
City Clerk

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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:

Part of Block 25 inclusive on Registered Plan 65M-3796, designated as Parts 1 and 2 on Plan 65R-37098, 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 on -----.

\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk

\_\_\_\_\_  
Frank Scarpitti  
Mayor



**EXPLANATORY NOTE**

BY-LAW NO: 2019-  
Part Lot Control Exemption By-law

**Digram Developments Markham Inc.**  
Part of Block 25 inclusive on Registered Plan 65M-3796,  
designated as Parts 1 and 2 on Plan 65R-37098

The proposed by-law applies to 3 freehold townhouse lots (Parts 1 and 2, on Plan 65R-37098 municipally addressed as 2 and 4 Hyderabad Lane) located north of 16th Avenue, on the west side of Williamson Road, within registered plan of subdivision 65M-3796.

The purpose of this by-law is to exempt the subject blocks from the part lot control provisions of the Planning Act.

The effect of this by-law is to permit the conveyance of individual townhouse units, which are part of a common element condominium development.



**By-law 2019-xx**

A by-law to deem certain lands not to be  
a registered plan of subdivision for the  
purposes of subsection 50(3) of the *Planning Act*

---

WHEREAS subsection 50(4) of the *Planning Act* permits a local municipality to designate any plan of subdivision, or part thereof, that has been registered for eight years or more, and deem it not to be a registered plan of subdivision for the purpose of subsection 50(3) of the *Planning Act*.

AND WHEREAS Block 64, Registered Plan 65M-3789 and Block 113, Registered Plan 65M-3794, City of Markham, Regional Municipality of York are within a plan of subdivision registered for more than eight years;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM HEREBY ENACTS AS FOLLOWS:

That the following lands are designated and deemed not to be a registered plan of subdivision for the purpose of subsection 50(3) of the *Planning Act*:

Block 64, Registered Plan 65M-3789 and Block 113, Registered Plan 65M-3794, City of Markham, Regional Municipality of York

Read a first, second, and third time and passed on -----.

---

Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor

# EXPLANATORY NOTE

## By-law 2019-

A by-law to deem certain lands not to be a registered plan of subdivision.

### LANDS AFFECTED

The affected property is being part of the lands municipally known as 0 Ralph Chalmers and 24 Ralph Chalmers.

### PURPOSE

The purpose of this By-law is to deem the lands, pursuant to Sub-Section 50(4) of the Planning Act, not to be within a registered plan of subdivision for the purposes of Section 50 (3) of the Planning Act, and to allow Block 64 and Block 113 to merge. Council previously authorized the conveyance of Block 64 on Plan 65M-3789 to the owners of Block 113 on Plan 65M-3794 pursuant to Resolution of Council Meeting No. 7 dated April 2, 2019. As a condition of the conveyance, staff recommended that Block 64 on Plan 65M-3789 be merged with Block 113 on Plan 65M-3794 pursuant to the Planning Act by passing a deeming by-law over the two blocks as it is desirable that the Property be one lot within the meaning and intention of the Planning Act.



**CITY OF MARKHAM**

**OFFICIAL PLAN AMENDMENT NO. XXX**

To amend the City of Markham Official Plan 2014, as amended.

(Nearsby Investments Inc.)

June 2019

**CITY OF MARKHAM**  
**OFFICIAL PLAN AMENDMENT NO. XXX**

To amend the City of Markham Official Plan 2014, as amended.

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. \_\_\_\_\_ - \_\_\_\_ in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the XXth day of June, 2019.

\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk

\_\_\_\_\_  
Frank Scarpitti  
Mayor

**THE CORPORATION OF THE CITY OF MARKHAM**

**BY-LAW NO. \_\_\_\_\_**

Being a by-law to adopt Amendment No. XXX to the City of Markham Official Plan 2014, as amended.

THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM, IN ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT, R.S.O., 1990 HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. XXX to the City of Markham Official Plan 2014, as amended, attached hereto, is hereby adopted.
2. THAT this by-law shall come into force and take effect on the date of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS XXth DAY OF June, 2019.

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Kimberley Kitteringham  
CITY CLERK

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Frank Scarpitti  
MAYOR

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## **PART I - INTRODUCTION**

(This is not an operative part of Official Plan Amendment No. XXX)

## **PART I - I NTRODUCTION**

### **1.0 GENERAL**

- 1.1** PART I - INTRODUCTION, is included for information purposes and is not an operative part of this Official Plan Amendment.
- 1.2** PART II - THE OFFICIAL PLAN AMENDMENT, attached thereto, constitutes Official Plan Amendment No. XXX. Part II is an operative part of this Official Plan Amendment.

### **2.0 LOCATION**

This Amendment applies to a 0.51 hectare property known municipally as 1375 Denison Street. The subject lands are located on the south side of Denison Street, east of Birchmount Road, as shown in Figure 9.15.5.

### **3.0 PURPOSE**

The purpose of this Amendment is to provide for a sports and fitness recreation use as a discretionary use through a new site specific policy applicable to the subject lands.

### **4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT**

The subject lands are vacant and designated 'Business Park Employment' in the Official Plan.

The applicant is proposing a two storey single unit building to be used by a badminton association as a premier facility. The proposed use is unique and will offer members of the community and public at large with recreational opportunities.

Various discretionary uses are contemplated in the 'Business Park Employment' designation subject to the review of a site specific development application for zoning approval. Council has determined that the proposed badminton facility is an appropriate use for the subject lands and has directed staff to prepare an Official Plan Amendment to permit it on a site specific basis.

This amendment provides for a sports and fitness recreation use to be provided on the subject lands as a discretionary use within the 'Business Park Employment' designation, subject to a site specific development application for zoning approval.

**PART II - THE OFFICIAL PLAN AMENDMENT**

(This is an operative part of Official Plan Amendment No. XXX)

## PART II - THE OFFICIAL PLAN AMENDMENT

### 1.0 THE OFFICIAL PLAN AMENDMENT

1.1 Section 9.15 of the Markham Official Plan 2014, as amended is hereby amended by:

- a) Amending Section 9.15.1 to add a reference in Figure 9.15.1 to a new Section 9.15.5 as follows:

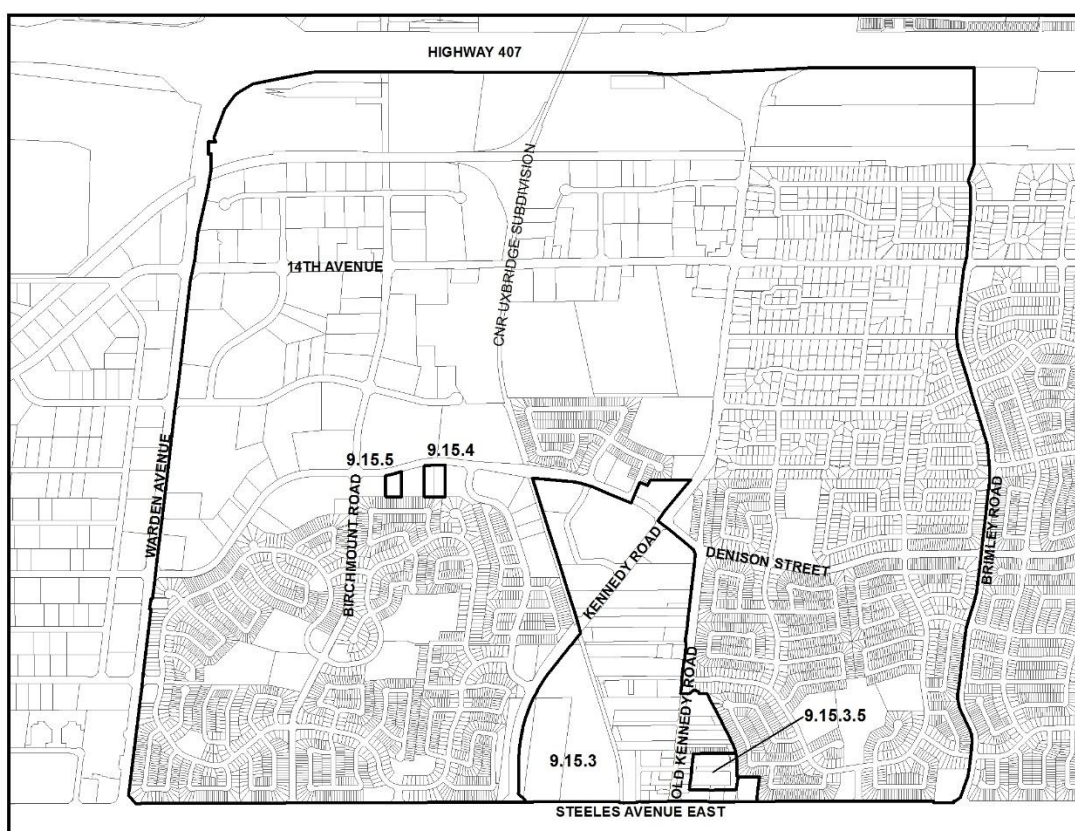


Figure 9.15.1

- b) Adding a new subsection 9.15.5 and a new Figure 9.15.5 as follows:

- 9.15.5 “1375 Denison Street  
A sports and fitness recreation use shall also be permitted as a discretionary use, on the ‘Business Park Employment’ lands shown in Figure 9.15.5. The use will be subject to review of a site-specific development application for zoning approval, and in accordance with Sections 8.5.1.2 and 8.5.1.3.



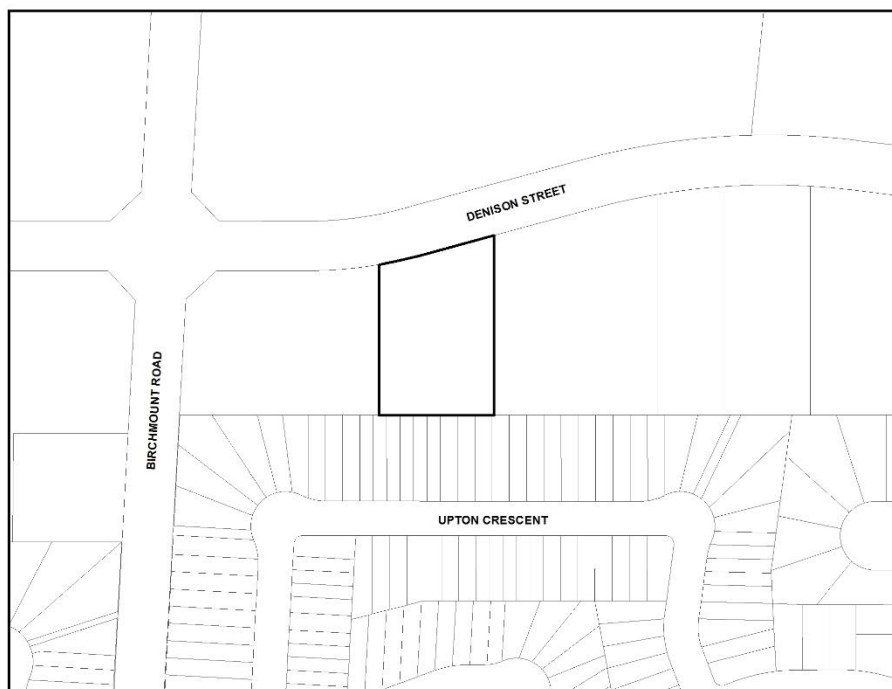


Figure 9.15.5”

## 2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the City of Markham Official Plan 2014, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

This amendment shall be implemented by an amendment to the Zoning By-law and Site Plan approval and other Planning Act approvals, in conformity with the provisions of this Amendment.

This Amendment to the City of Markham Official Plan 2014, as amended, is exempt from approval by York Region. Following adoption, notice of Council’s decision will be given in accordance with the Planning Act, and the decision of Council is final, if a notice of appeal is not received before or on the last day for filing and appeal.

Prior to Council’s decision becoming final, this Amendment may be modified to incorporate technical amendments to the text and maps. Technical amendments are those minor changes that do not affect the policy or intent of the Amendment. For such technical amendments, the notice provisions of Section 10.7.5 of the City of Markham Official Plan 2014, as amended, shall apply.



# BY-LAW 2019-\_\_\_\_

**A By-law to amend By-law 108-81, as amended**

---

The Council of the Corporation of the City of Markham hereby enacts as follows:

1. By-law 108-81, as amended, is hereby further amended as it applies to the lands outlined in Schedule ‘A’ as follows:

1.1 By rezoning the lands outlined on Schedule ‘A’ attached hereto

from:

**Select Industrial and Limited Commercial [M.C.(40%)] Zone**

to

**Select Industrial and Limited Commercial [M.C.(60%)] Zone**

1.2 By adding the following subsection to Section 8 - EXCEPTIONS

**“8.101 Neamsby Investments Inc.  
1375 Denison Street**

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted on Schedule ‘A’ to this by-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

**8.101.1 Additional Permitted Use**

a) HEALTH CENTRE

**8.101.2 Special Zone Standards**

The following specific zone standards apply:

a) Minimum SETBACKS:

i. Minimum SIDE YARD SETBACK from east LOT LINE – 6 metres

b) LOADING SPACE requirements:

i. LOADING SPACES required – 1  
ii. Length of LOADING SPACE – 10 metres

c) Minimum depth of LANDSCAPED OPEN SPACE adjoining any STREET – 4 metres

d) Minimum GROSS GROUND FLOOR AREA per BUILDING – 990 m<sup>2</sup>

e) The maximum permitted GROSS FLOOR AREA of all RESTAURANT and RETAIL STORE uses, accessory to a HEALTH CENTRE, shall not exceed 15% of the GROSS FLOOR AREA of the BUILDING.

- f) Notwithstanding Section 4.3.8, RETAIL SALES (or a RETAIL STORE) is permitted accessory to a HEALTH CENTRE
  
- g) For the purpose of this by-law, *Health Centres* shall be parked at the following rate:

1 *parking space* per 32 square metres of *net floor area*; 5 *parking spaces* per racquet court.

Read a first, second and third time and passed on June 25, 2019.

\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk

\_\_\_\_\_  
Frank Scarpitti  
Mayor



**EXPLANATORY NOTE**

**BY-LAW 2019-\_\_\_\_\_**

**A By-law to amend By-law 108-81, as amended**

**Neamsby Investments Inc.  
1375 Denison Street  
ZA 18 177790**

**Lands Affected**

The proposed by-law amendment applies to a parcel of lands with an approximate area of 0.51 ha (1.27 ha), which is located on the south side of Denison Street, east of Birchmount Road, municipally known as 1375 Denison Street.

**Existing Zoning**

The subject lands are zoned Select Industrial and Limited Commercial [M.C.(40%)] under By-law 108-81, as amended.

**Purpose and Effect**

The purpose and effect of this By-law is to rezone the subject lands under By-law 108-81, as amended as follows:

from:

**Select Industrial and Limited Commercial [M.C.(40%)] Zone**

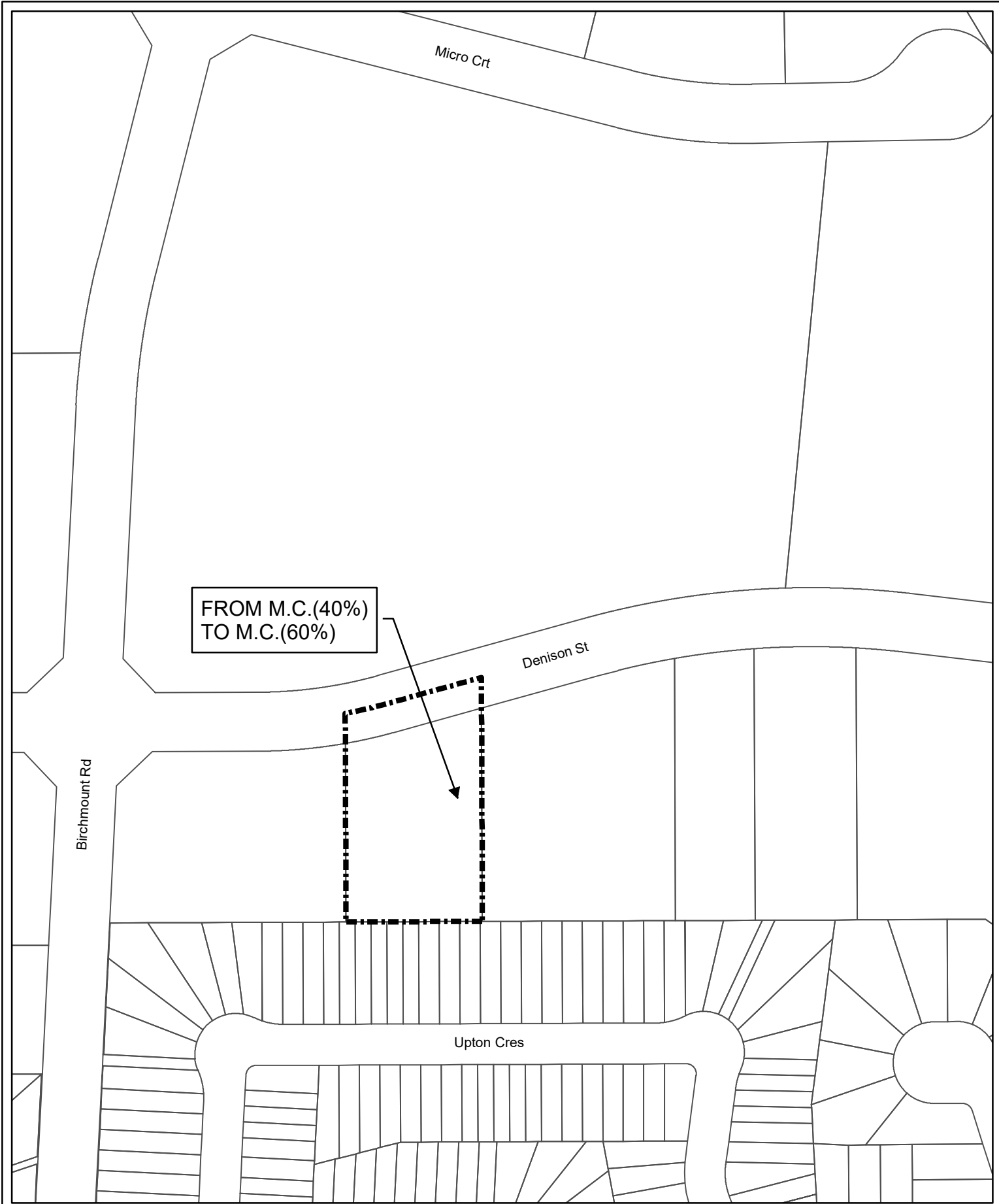
to:

**Select Industrial and Limited Commercial [M.C.(60%)] Zone**

and to introduce a Health Centre as a permitted use and implement site specific development and parking standards for the site in order to allow the subject lands to be developed with a badminton facility.

**Note Regarding Further Planning Applications on this Property**

The Planning Act provides that no person shall apply for a minor variance from the provisions of this by-law before the second anniversary of the day on which the by-law was amended.



# SCHEDULE "A" TO BY-LAW

## AMENDING BY-LAW 108-81 DATED



**-----** BOUNDARY OF AREA COVERED BY THIS SCHEDULE

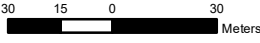
**M.C.** Select Industrial with Limited Commercial

THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by -law, the information contained in the text of the zoning by -law of the municipality shall be deemed accurate.

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DEVELOPMENT SERVICES COMMISSION



Drawn By: CPW    Checked By: SB    DATE: 09/05/2019

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office



**BY-LAW 2019-\_\_\_\_\_**

**A By-law to amend By-law 177-96, as amended  
(Removal of Hold Provision)**

---

WHEREAS Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, permits a Council to pass a by-law prohibiting the use of land, buildings or structures within a defined area or areas; and,

WHEREAS Section 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended, permits a Council to pass a by-law to specify the use to which lands, buildings or structures may be put at such time in the future as the holding symbol is removed by amendment to the by-law; and,

WHEREAS Zoning By-law No. 177-96 is the governing By-law of the Corporation of the City of Markham pertaining to the subject lands; and

WHEREAS the Council of the Corporation of the City of Markham has deemed it advisable to amend Zoning By-law No. 177-96; and,

WHEREAS it has been confirmed to Council that all of the conditions required for the removal of the Holding (H) Symbol from the subject lands have been completed to the satisfaction of the City;

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

- 1. By-law 177-96, as amended, is hereby further amended as follows:
  - 1.1 By removing the Holding (H) provision from the **R2-S\*439 (H) Zone** for the lands outlined on Schedule 'A' attached hereto.
- 2. THAT Zoning By-law No. 177-96 is hereby amended to give effect to the forgoing, but shall in all other respects remain in full force and effect.
- 3. THAT this By-law shall come into effect upon final passing, pursuant to Section 34(21) of the Planning Act, 1990.

Read a first, second and third time and passed on \_\_\_\_\_, 2019.

\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk

\_\_\_\_\_  
Frank Scarpitti  
Mayor



**EXPLANATORY NOTE**

**BY-LAW 2019-\_\_\_\_\_**

**A By-law to amend By-law 177-96, as amended**

**57 and 59 Bridlefield Lane  
PART OF LOT 83 AND BLOCKS 90 AND 91, PLAN 65M-3168  
Parts 1 to 19, Reference Plan 65R-38319  
B. McGregor Developments Limited**

**Lands Affected**

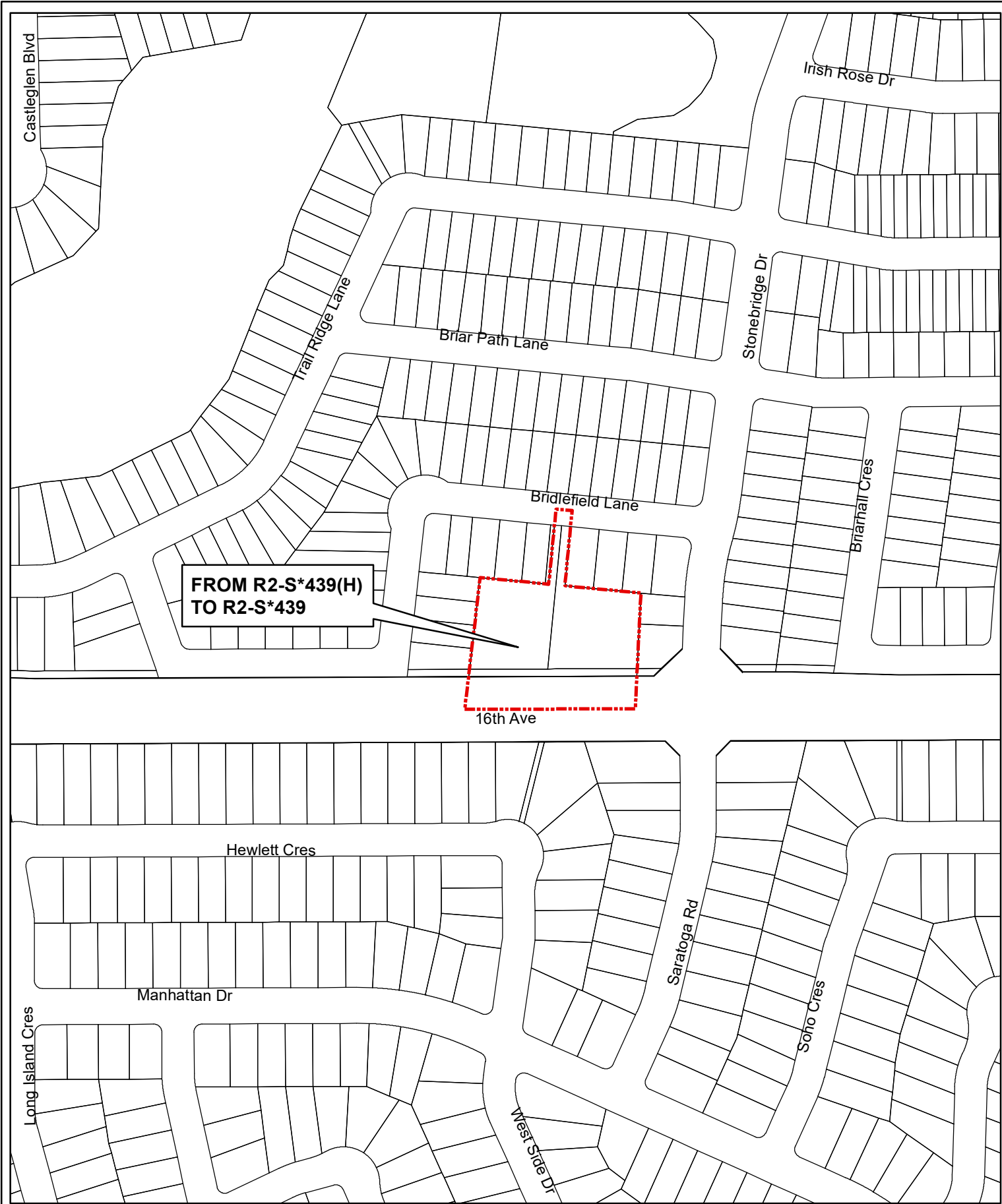
The proposed by-law amendment applies to approximately .47 hectares (1.2 acres) of land comprised of located on the north side of 16<sup>th</sup> Avenue, west of Stonebridge Drive and municipally known as 57 and 59 Bridlefield Lane.

**Existing Zoning**

The subject lands are zoned Residential Two Special (Holding) [R2-S\*439(H)] under By-law 177-96.

**Purpose and Effect**

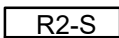
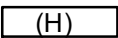
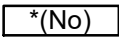
The purpose and effect of this by-law is to remove the Holding (H) symbol provision from the zoning of the subject lands in order to allow for the development of seven (7) single detached on the subject lands.



**BY-LAW SCHEDULE "A" TO BY-LAW**  
**AMENDING BY-LAW 177-96 DATED**

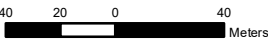


 BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

 R2-S	RESIDENTIAL TWO SPECIAL	 (H)	HOLDING PROVISION
 *(No)	EXCEPTION NUMBER		



DEVELOPMENT SERVICES COMMISSION



Drawn By:DD    Checked By:RC

DATE:06/12/19

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THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by-law, the information contained in the text of the zoning by-law of the municipality shall be deemed accurate.

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office





BY-LAW 2019-\_\_\_\_\_

**A By-law to amend By-law 304-87, as amended**  
*(to delete lands from the designated area of By-law 304-87)*  
**and to amend By-law 177-96, as amended**  
*(to incorporate lands into the designated area of By-law 177-96)*

The Council of the Corporation of the City of Markham hereby enacts as follows:

- 1. That By-law 304-87, as amended, is hereby further amended as follows:
  - 1.1 By deleting the lands shown on Schedule ‘A’ attached hereto from the designated area of By-law 304-87, as amended.
- 2. By-law 177-96, as amended, is hereby further amended as follows:
  - 2.1 By expanding the designated area of By-law 177-96, as amended, to include the lands as shown on Schedule “A” attached hereto.
  - 2.2 By rezoning the lands outlined on Schedule ‘A’ attached hereto from:  
from:  
**Agriculture One Zone (A1)**  
**under By-law 304-87**  
to:  
**Community Amenity Two\*628 (CA2\*628) Zone**  
**under By-law 177-96**
  - 2.3 By adding the following subsection to Section 7 – EXCEPTIONS

Exception 7.628	Nascent/Sher (9704 McCowan) Inc. 9704 McCowan Road	Parent Zone CA2
File ZA 17 174837		Amending By-law 2019-XX
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the land shown on Schedule “A” attached to this By-law 2019-XX. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
<b>7.628.1 Special Zone Standards</b>		
The following specific Zone Standards shall apply:		
a)	The provisions of table B7 shall not apply	
b)	Special provision 3 of table A2 shall also apply to uses located within a <i>multiple dwelling</i>	
c)	Notwithstanding any further division or partition of the land subject to this Section, all lands zoned with Exception *628 shall be deemed one lot for the purposes of this By-law.	
d)	For the purposes of this By-law, the <i>lot line</i> abutting McCowan Road shall be deemed to be the <i>front lot line</i> .	
e)	Minimum <i>lot frontage</i> – 46 metres	
f)	Minimum <i>front yard</i> – 0.0 metres	
g)	Minimum <i>rear yard</i> – 3.0 metres	
h)	Minimum north <i>side yard</i> – 1.0 metres	
i)	Minimum south <i>side yard</i> – 1.0 metres	
j)	Maximum <i>floor space index</i> (FSI) – 3.16	
k)	Maximum <i>building height</i> - 227 metres above sea level, geodetic datum	
l)	Maximum <i>building height</i> within 45 metres of the <i>centerline</i> of McCowan Road - 240 metres above sea level, geodetic datum	
m)	Minimum <i>landscaped open space</i> – 35 %	

n)	No <i>setbacks</i> or <i>yards</i> shall be required for any portion of a <i>parking garage</i> if it is constructed below the <i>established grade</i> . This exemption shall also apply to ventilation shafts and housings, stairways, portions of the <i>parking garage</i> projecting 1.8 metres above <i>established grade</i> , and other similar facilities above <i>established grade</i> associated with below grade <i>parking garages</i> .
o)	Notwithstanding g), h), and i) above, <i>outdoor amenity space</i> or terraces, retaining walls, and privacy screens may encroach into the required rear, north, or south <i>yard setback</i> , provided that no portion is within 0.2 metres of any lot line.

3. SECTION 37 AGREEMENT

A contribution by the Owner to the City per residential unit in 2019 dollars, based on the total number of units, to be indexed to the Ontario rate of inflation as per the consumer price index (CPI), in accordance with Section 37 of the Planning Act, as amended, shall be required. Payments shall be collected in accordance with the terms of an agreement to secure for the Section 37 contribution. Nothing in this section shall prevent the issuance of a building permit as set out in Section 8 of the Building Code Act or its successors.

Read a first, second and third time and passed on \_\_\_\_\_, 2019.

\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk

\_\_\_\_\_  
Frank Scarpitti  
Mayor



**EXPLANATORY NOTE**

**BY-LAW 2019-\_\_\_\_\_**

**A By-law to amend By-laws 304-87 and 177-96, as amended**

**9704 McCowan Road  
CON 6 PT LOT 18 RS64R6311 PART 1  
(Proposed Mixed Used Mid-Rise Development)**

**Lands Affected**

The proposed by-law amendment applies to 0.43 hectares (1.06 acres) of land on the west side of McCowan Road north of Bur Oak Avenue, and municipally known as 9704 McCowan Road.

**Existing Zoning**

By-law 304-87, as amended, currently zones the subject lands as Agricultural One Zone (A1).

**Purpose and Effect**

The purpose and effect of this By-law is to delete the property from the designated area of By-law 304-87, amend By-law 177-96 to incorporate lands into the designated area of By-law 177-96, and to rezone the subject property as follows:

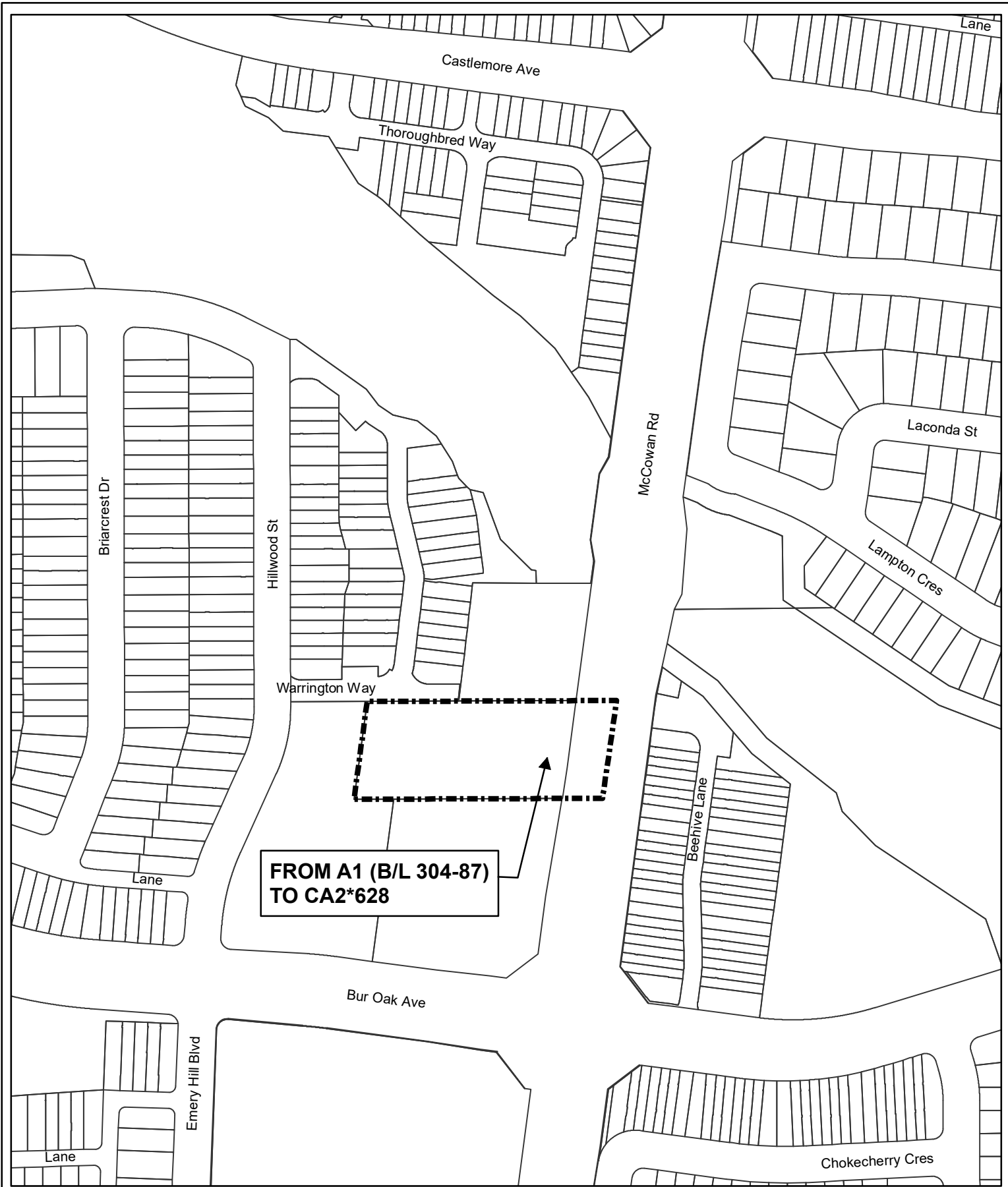
from:  
**Agriculture One Zone (A1)  
under By-law 304-87**

to:  
**Community Amenity Two\*628 (CA2\*628) Zone  
under By-law 177-96**

In order to permit the development of an eight (8) storey mixed use apartment building and 3 five (5) storey residential apartment buildings on the subject lands.

**Note Regarding Further Planning Applications on this Property**

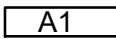
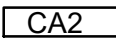

The *Planning Act* provides that no person shall apply for a minor variance from the provisions of this by-law before the second anniversary of the day on which the by-law was amended, unless the Council has declared by resolution that such an application is permitted.



# SCHEDULE "A" TO BY-LAW

## AMENDING BY-LAWS 304-87 AND 177-96 DATED

 BOUNDARY OF AREA COVERED BY THIS SCHEDULE  
TO BE DELETED FROM 304-87 AND ADDED TO 177-96

-  Agricultural One
-  Community Amenity Two
-  Exception Section Number

THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by -law, the information contained in the text of the zoning by -law of the municipality shall be deemed accurate.

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NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office

**CITY OF MARKHAM**  
**OFFICIAL PLAN AMENDMENT NO. XXX**

To amend the City of Markham Official Plan 2014, as amended.

**Gemterra (Woodbine) Inc.**

**June, 2019**

**CITY OF MARKHAM**  
**OFFICIAL PLAN AMENDMENT NO. XXX**

To amend the City of Markham Official Plan 2014, as amended.

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. ----20xx-xx---- in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the ----- day of June, 2019.

---

Kimberley Kitteringham  
City Clerk

---

Frank Scarpitti  
Mayor



**By-law 2019-----**

Being a by-law to adopt Amendment No. XXX  
to the City of Markham Official Plan 2014, as amended

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THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM,  
IN ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT,  
R.S.O., 1990 HEREBY ENACTS AS FOLLOWS:

- 1. THAT Amendment No. XXX to the City of Markham Official Plan 2014, as amended, attached hereto, is hereby adopted.
- 2. THAT this by-law shall come into force and take effect on the date of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS xx DAY  
OF JUNE, 2019.

\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk  
(Signed)

\_\_\_\_\_  
Frank Scarpitti  
Mayor

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SCHEDULES “A”, “B” AND “C”



## **PART I - INTRODUCTION**

(This is not an operative part of Official Plan Amendment No. XXX)

## **PART I - I NTRODUCTION**

### **1.0 GENERAL**

- 1.1** PART I - INTRODUCTION, is included for information purposes and is not an operative part of this Official Plan Amendment.
- 1.2** PART II - THE OFFICIAL PLAN AMENDMENT, including Schedules “A”, “B” and “C” attached hereto, constitutes Official Plan Amendment No. XXX to the City of Markham Official Plan 2014, as amended. Part II is an operative part of this Official Plan Amendment.

### **2.0 LOCATION**

This Amendment applies to the 0.95 hectare (2.35 acre) subject lands municipally known as 9064, 9074, 9100 and 9110 Woodbine Avenue as shown on Schedule “A”. The property is located on the west side of Woodbine Avenue, south of 16<sup>th</sup> Avenue. The subject lands are located within the Heritage Centre – Buttonville Heritage Conservation District.

### **3.0 PURPOSE**

The purpose of this Official Plan Amendment is to provide for townhouse development with a maximum building height of three (3) storeys. This amendment also removes a legend and arrow denoting a future public or private street from the Buttonville Heritage Conservation District policies of the Official Plan 2014.

### **4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT**

The subject lands are currently designated ‘Residential Low Rise’ and ‘Greenway’ in the Official Plan 2014. These lands are subject to the Area and Site Specific Policy 9.4.6 which limits the maximum building height to a maximum of two (2) storeys and requires new development to adhere to the development criteria contained in Sections 8.2.3.5 and 8.2.3.6 and the Buttonville Heritage Conservation District Plan. This Official Plan Amendment will facilitate a thirty-three (33) unit common element condominium townhouse development with a height of three (3) storeys. The proposed townhouses will be compatible and consistent with the character of the surrounding area and generally conform to the Buttonville Heritage Conservation District Plan.

The amendment to remove the reference to a future public or private street from the Buttonville Heritage Conservation District policies is warranted as a connection to provide access to the adjacent valley lands to the west is not feasible.



**PART II - THE OFFICIAL PLAN AMENDMENT**

(This is an operative part of Official Plan Amendment No. XXX)

## PART II - THE OFFICIAL PLAN AMENDMENT

### PART II – THE OFFICIAL PLAN AMENDMENT

#### 1.0 THE OFFICIAL PLAN AMENDMENT

- 1.1 Map 3 – Land Use of the Official Plan 2014, as amended, is hereby amended by re-designating a portion of the subject lands from ‘Residential Low Rise’ to ‘Greenway’ as shown on Schedule “A” attached hereto.
- 1.2 Map 4 – Greenway System, Map 5 – Natural Heritage Features and Landforms and Map 6 – Hydrologic Features of the Official Plan 2014, as amended, are hereby amended by modifying the boundary of the ‘Greenway System’ and ‘Other Greenway System Lands Including Certain Naturalized Stormwater Management Facilities’ to include lands as shown on Schedule “B” attached hereto.
- 1.3 Map 1 – Markham Structure and Map 2 – Centres and Corridors and Transit Network, Appendix B – Headwater Drainage Features and Appendix C – Community Facilities of the Official Plan 2014, as amended, are hereby amended by modifying the boundary of the ‘Greenway System’ to include lands as shown on Schedule “C” attached hereto.
- 1.4 Section 9.4.6 of the Markham Official Plan 2014, as amended, is hereby amended by:
  - a) Amending Figure 9.4.6 by:
    - i) adding cross-hatching to lands subject to site specific height provisions; and,
    - ii) removing the arrow and legend denoting a future public or private street, and adding a new legend;
 as follows:

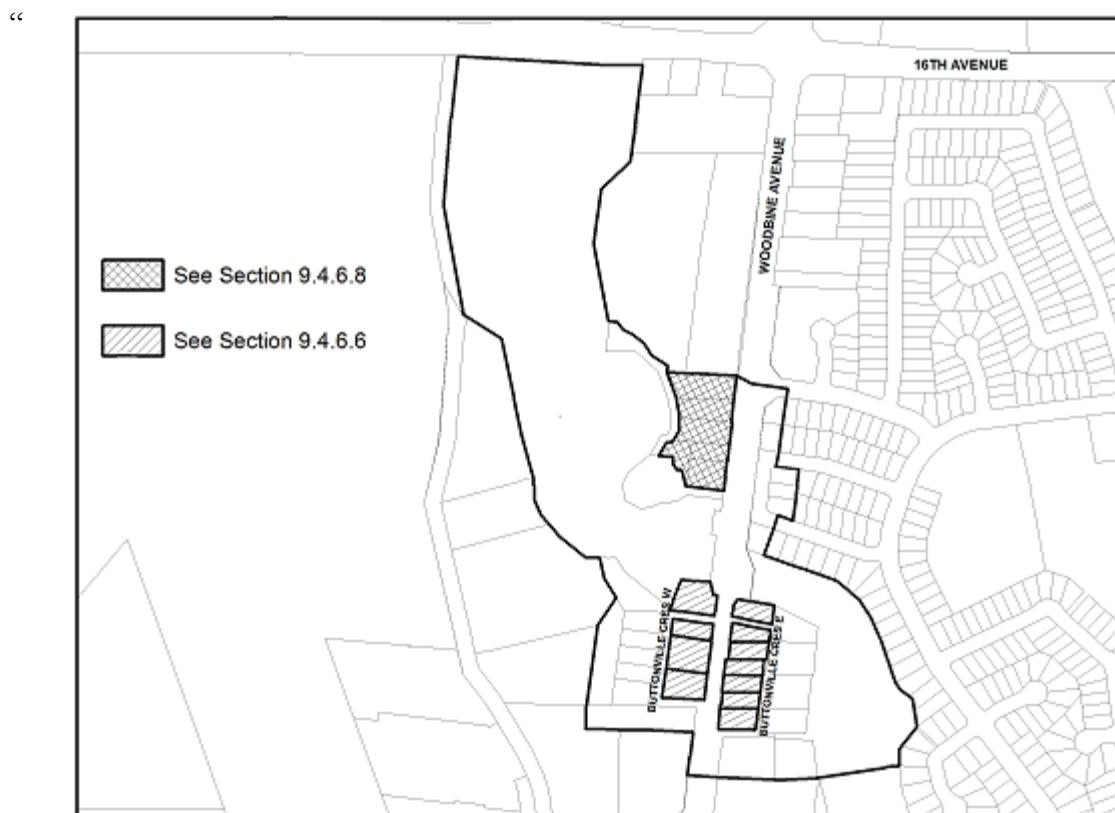


Figure 9.4.6”

b) Removing Section 9.4.6.8 and adding a new Section 9.4.6.8 as follows:

9.4.6.8 “On the ‘Residential Low Rise’ lands shown in cross-hatching in Figure 9.4.6:

- a) The maximum building height of a townhouse shall be three (3) storeys.

## 2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

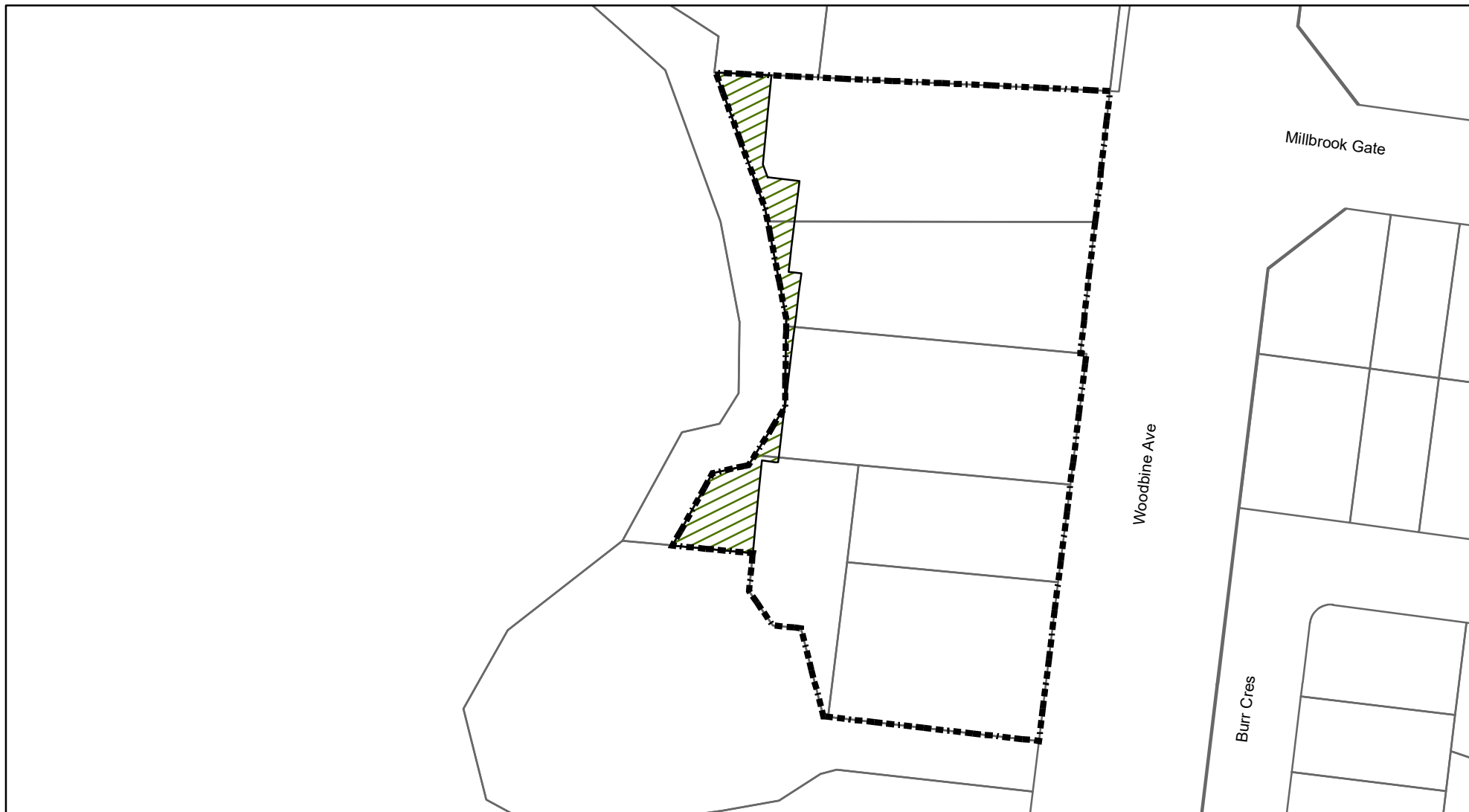
This Amendment shall be implemented by an amendment to the Zoning By-law and Site Plan approval and other Planning Act approvals, in conformity with the provisions of this Amendment.

This Amendment to the City of Markham Official Plan 2014, as amended, is exempt from approval by the Region of York. Following adoption of the Amendment, notice

of Council's decision will be given in accordance with the Planning Act, and the decision of Council is final, if a notice of appeal is not received before or on the last day for filing an appeal.

Prior to Council's decision becoming final, this Amendment may be modified to incorporate technical amendments to the text and associated figure(s) and schedule(s). Technical amendments are those minor changes that do not affect the policy or intent of the Amendment. The notice provisions of Section 10.7.5 of the 2014 Markham Official Plan, as amended, shall apply.


**JUNE 2019**



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# AMENDMENT TO MAP 3 - LAND USE, CITY OF MARKHAM OFFICIAL PLAN 2014, as amended



-  BOUNDARY OF AREA COVERED BY THIS AMENDMENT
-  FROM 'RESIDENTIAL LOW RISE' TO 'GREENWAY'





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**AMENDMENT TO MAP 4 - GREENWAY SYSTEM,  
MAP 5 - NATURAL HERITAGE FEATURES AND LANDFORMS  
AND MAP 6 - HYDROLOGIC FEATURES  
CITY OF MARKHAM OFFICIAL PLAN 2014, as amended**



BOUNDARY OF AREA COVERED BY THIS AMENDMENT





ADD TO 'GREENWAY SYSTEM' AS 'OTHER GREENWAY SYSTEM LANDS INCLUDING CERTAIN NATURALIZED STORMWATER MANAGEMENT FACILITIES'





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AMENDMENT TO MAP 1 - MARKHAM STRUCTURE,  
 MAP 2 - CENTRES AND CORRIDORS AND TRANSIT NETWORK,  
 APPENDIX B - HEADWATER DRAINAGE FEATURES  
 AND APPENDIX C - COMMUNITY FACILITIES  
 CITY OF MARKHAM OFFICIAL PLAN 2014, as amended

 BOUNDARY OF AREA COVERED BY THIS AMENDMENT  
 LANDS TO BE INCLUDED IN THE GREENWAY SYSTEM





## BY-LAW 2019-\_\_\_\_\_

**A By-law to amend By-law 19-94, as amended**  
*(to delete lands from the designated area of By-law 19-94)*  
**and to amend By-law 177-96, as amended**  
*(to incorporate lands into the designated area of By-law 177-96)*

---

The Council of the Corporation of the City of Markham hereby enacts as follows:

1. That By-law 19-94, as amended, is hereby further amended as follows:

- 1.1 By deleting the lands shown on Schedule 'A' attached hereto from the designated area of By-law 19-94, as amended.
- 1.2 By rezoning the lands shown hatching on Schedule 'A' attached hereto:

from:

**Residential Medium Density One – RMD1**

to:

**Open Space (Environmental Buffer) (O3)**

2. By-law 177-96, as amended, is hereby further amended as follows:

- 2.1 By expanding the designated area of By-law 177-96, as amended, to include the lands as shown on Schedule "A" attached hereto.
- 2.2 By rezoning the lands outlined on Schedule 'A' attached hereto from:

from:

**Residential Medium Density One – RMD1**

**Open Space (O2)**

**under By-law 19-94**

to:

**Residential Two\*625 (R2) Zone under By-law 177-96**

**Open Space (O3) under 19-94**

## 2.3 By adding the following subsection to Section 7 - EXCEPTIONS

Exception 7.625	Gemterra (Woodbine) Inc. 9064, 9074, 9084, 9100 and 9110 Woodbine Avenue	Parent Zone R2
File ZA 17 153653		Amending By-law 2019-XX
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *625 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
<b>7.625.1 Only Permitted Uses</b>		
The following uses are the only permitted uses:		
a)	<i>Dwelling, Townhouse</i>	
b)	<i>Dwelling, Single-Detached</i>	
c)	<i>Home Occupation</i>	
d)	<i>Park, Private</i>	
<b>7.625.2 Special Zone Standards</b>		
The following specific Zone Standards shall apply:		
a)	Notwithstanding any further division or partition of the land subject to this Section, all lands zoned with Exception *625 shall be deemed to be one lot for the purposes of this By-law.	
b)	For the purposes of this By-law, the <i>lot line</i> abutting Woodbine Avenue shall be deemed to be the <i>front lot line</i> .	
c)	Minimum <i>lot frontage</i> – 40 metres	
d)	Minimum <i>front yard</i> – 3.0 metres	
e)	Minimum <i>rear yard</i> – 5.0 metres	
f)	Minimum north <i>side yard</i> – 4.5 metres	
g)	Minimum south <i>side yard</i> – 2.5 metres	
h)	Maximum <i>Height</i> – 13.5 m	
i)	Notwithstanding h) above, units within 9 metres of the north lot line shall have a maximum height of 11 metres	
j)	Maximum garage width - 6.1 metres	
k)	Minimum width of any <i>Townhouse Dwelling</i> unit- 6.0 metres	
l)	Minimum <i>private park area</i> – 285 m <sup>2</sup>	
m)	Maximum number of <i>Townhouse Dwelling</i> - 33	
p)	Minimum number of visitor parking spaces - 8	
q)	provisions of Table B2 shall not apply	

## 3. SECTION 37 AGREEMENT

A contribution by the Owner to the City of \$1,425.00 per residential unit in 2019 dollars, based on the total number of units, to be indexed to the Ontario rate of inflation as per the consumer price index (CPI), in accordance with Section 37 of the Planning Act, as amended, shall be required. Payments shall be collected in accordance with the terms of an agreement to secure for the Section 37 contribution. Nothing in this section shall prevent the

issuance of a building permit as set out in Section 8 of the Building Code Act or its successors.

Read a first, second and third time and passed on \_\_\_\_\_,  
2019.

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Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor

AMANDA File No.: ZA 17 153653



## EXPLANATORY NOTE

**BY-LAW 2019-\_\_\_\_\_**

**A By-law to amend By-laws 19-94 and 177-96, as amended**

**9064, 9074, 9084, 9100 and 9110 Woodbine Ave  
CON 3 PT LOT 14 PT LOT 15 RS64R7192 PART 1 RS65R16211 PART 3  
(Proposed Townhouse Development)**

### **Lands Affected**

The proposed by-law amendment applies to 0.95 hectares (2.35 acres) of land comprised of 5 properties located on the west side of Woodbine Avenue at Millbrook Gate, and municipally known as 9064, 9074, 9084, 9100 and 9110 Woodbine Avenue.

### **Existing Zoning**

By-law 19-94, as amended, currently zones the subject lands as Residential Medium Density One – RMD1 and Open Space – O2 under By-law 19-94.

### **Purpose and Effect**

The purpose and effect of this By-law is to delete portions of the subject lands from the designated area of By-law 19-94, amend By-law 177-96 to incorporate lands into the designated area of By-law 177-96, and to rezone the subject property as follows:

from:

**Residential Medium Density Two – RMD1  
Open Space (O2) under By-law 19-94**

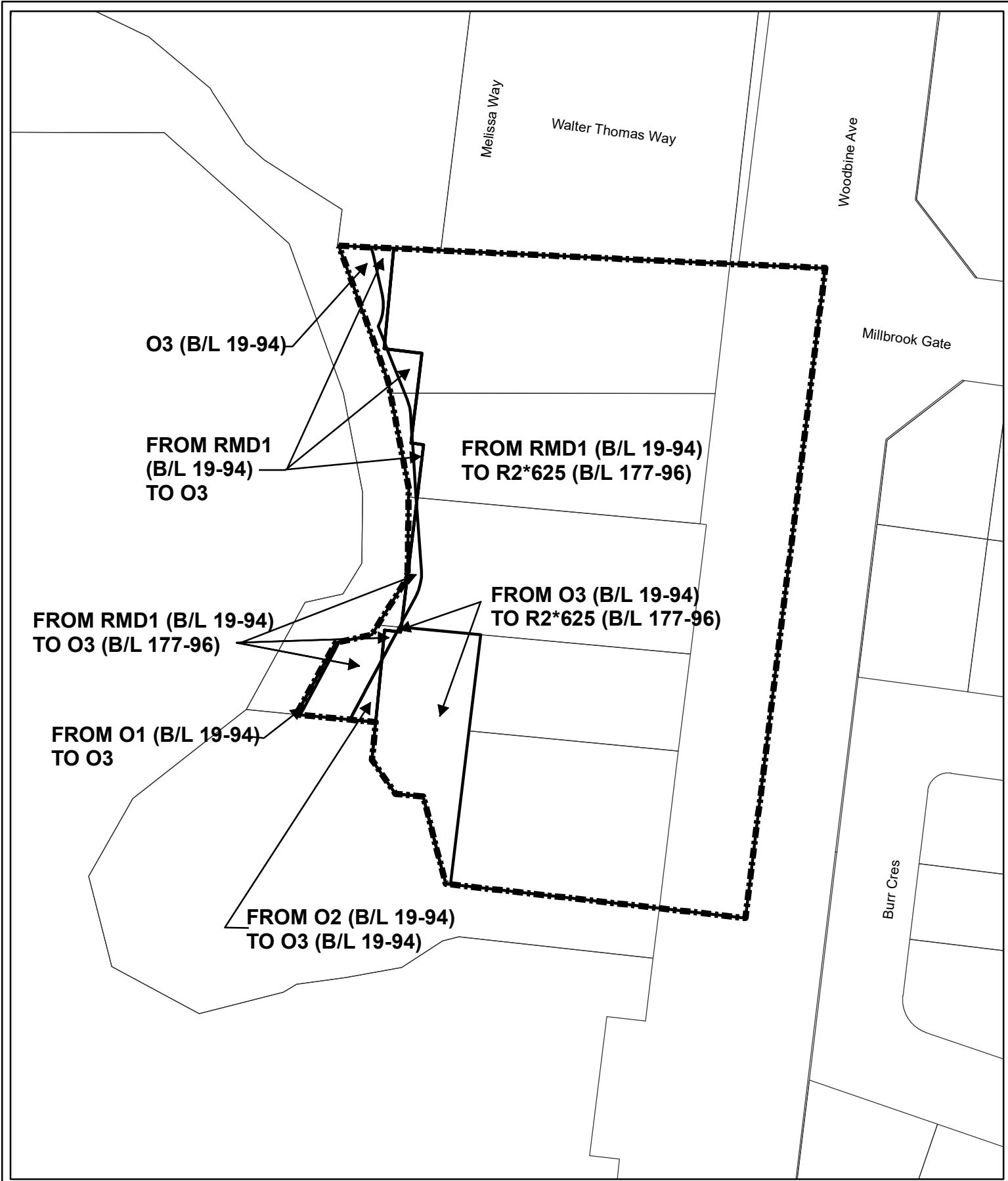
to:

**Residential Two\*625 (R2) under By-law 177-96  
Open Space (O3) under By-law 19-94**

In order to permit the development of thirty three (33) three townhouses on the subject lands. The existing heritage dwelling (Buttonville Mill House) will remain on these lands.

### **Note Regarding Further Planning Applications on this Property**

The *Planning Act* provides that no person shall apply for a minor variance from the provisions of this by-law before the second anniversary of the day on which the by-law was amended, unless the Council has declared by resolution that such an application is permitted.



# SCHEDULE "A " TO BY-LAW

## AMENDING BY-LAWS 19-94 & 177-96 DATED



- BOUNDARY OF AREA COVERED BY THIS SCHEDULE
- BOUNDARY OF ZONE DESIGNATION(S)
- R2 Residential Two
- RMD1 Residential Medium Density One
- O1 Open Space One
- O2 Open Space Two
- O3 Open Space Three
- \*No. Exception Section Number

THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by -law, the information contained in the text of the zoning by -law of the municipality shall be deemed accurate.

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NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office



# By-law 2019-xxxxx

A by-law to repeal and replace By-law 2002-311  
being a by-law to appoint Deputy Clerks  
for the Corporation of the City of Markham

---

WHEREAS Section 228(2) of the Municipal Act, 2001, permits a Council to appoint Deputy Clerks to perform certain statutory duties;

NOW THEREFORE, THE COUNCIL OF THE CITY OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. That the following are hereby appointed as Deputy Clerks for the Corporation of the City of Markham, in the absence of the City Clerk and shall perform the Clerk’s duties as determined by the Statutes of the Province of Ontario:
  - Alida Tari
  - Laura Gold
  - Scott Chapman
  - Hristina Giantsopoulos
  - Christine Aguila-Wong
  - Leikha Bisera
2. That in addition to the required statutory duties, the Deputy Clerk shall perform such other duties as Council may from time to time by resolution direct, and further,
3. That By-law 2002-311, being a by-law to appoint Deputy Clerks for the Corporation of the City of Markham, is hereby repealed;
4. That this By-law comes into force and takes effect on its passing.

Read a first, second, and third time and passed on June 25, 2019.

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Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor





## By-law 2019-80

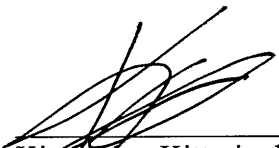
A by-law to confirm the proceedings  
of the Council Meeting held on  
June 25, 2019

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The Council of The Corporation of the City of Markham hereby enacts as follows:

1. That the action of the Council at its meeting held on June 25, 2019 in respect to each motion, resolution and other action passed and taken by the Council at the said meeting is, except where prior approval of the Local Planning Appeal Tribunal is required, hereby adopted ratified and confirmed.
2. That the Mayor and the proper officers of the City are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and to execute all documents as may be necessary in that behalf and the Clerk is hereby authorized and directed to affix The Corporate Seal to all such documents.

Read a first, second, and third time and passed on June 25, 2019.

  
\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk

  
\_\_\_\_\_  
Don Hamilton  
Deputy Mayor