

Meeting No. 3
January 29, 2019, 6:00 PM
Council Chamber

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

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

Pages**1. CALL TO ORDER****INDIGENOUS LAND ACKNOWLEDGEMENT**

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

2. DISCLOSURE OF PECUNIARY INTEREST**3. APPROVAL OF PREVIOUS MINUTES****3.1 COUNCIL MINUTES - DECEMBER 12, 2018****11**

1. That the Minutes of the Council Meeting held on December 12, 2018, be adopted.

4. PRESENTATIONS**4.1 2018 MARKHAM SANTA CLAUS PARADE - RECOGNITION OF PARADE WINNERS AND CONTRIBUTORS (12.2.6)**

The 46th Markham Santa Claus Parade was held on November 24, 2018.

Council will recognize the following parade winners:

Commercial:

1. Miller Waste

2. School of Rock

Non-Commercial:

1. Newbeaver Shrine Club
2. War Amps

Marching Group:

1. 883 Air Cadets Squadron
2. Newton's School of Taekwon-do

Bands:

1. Philippines Heritage Band
2. Tian Guo Marching Band

School:

1. Collingwood Collegiate
2. Unionville Montessori School

Theme:

1. Church on the Rock
2. Centre for Dreams

Council will recognize the following individuals for their contributions to the parade:

- Andrea Berry
- Craig Breen
- Nikolas Dimitrakopoulos, York Regional Police
- Michael Freethy
- Emma Girard
- Councillor Alan Ho
- Danny Ho
- Heather Hogan
- Eric Lizotte
- Yvonne Lord-Buckley

- Joel Lustig
- Cathy Molloy
- Alex Moore
- Marco Perri
- Susan Peterson
- Fred Rich
- Maxine Roy
- Jim Sandiford
- Peter Still
- Alida Tari
- Andy Taylor
- Jing Yu

5. DEPUTATIONS

6. COMMUNICATIONS

- 6.1 1-2019 LIQUOR LICENCE: APPLICATION FOR MEITAN, (WARD 1) 38
(3.21)

Request for the City of Markham to complete the Municipal Information Form.
(New liquor licence for indoor areas)

That Council receive and consent to the disposition of this communication.

- 6.2 2-2019 LIQUOR LICENCE: APPLICATION FOR SOMI KTV, (WARD 3) 45
(3.21)

Request for the City of Markham to complete the Municipal Information Form.
(New liquor licence for indoor areas)

That Council receive and consent to the disposition of this communication.

7. PROCLAMATIONS

- 7.1 PROCLAMATION AND FLAG RAISING REQUESTS (3.4)

No Attachment

1) That the following proclamations, issued by the City Clerk in accordance with the City of Markham Proclamation Policy, be received for information purposes:

- Eating Disorder Awareness Week (EDAW) - February 1 - February 7, 2019

- International Women's Day - March 8, 2019

2) That the following new requests for proclamation, issued by the City Clerk in accordance with the City of Markham Proclamation Policy, be received and added to the Five-Year Proclamations List approved by Council:

- Crime Stoppers Awareness Month - January 2019

- Tamil Heritage Month - January 2019

- Family Literacy Day - January 27, 2019

3) That the following new requests 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 and added to the Five-Year List of Request to Raise Flag approved by Council:

- Family Literacy Day- January 27, 2019

(Organized by Youth and Parents Association of Markham)

- Bell Let's Talk Day - January 30, 2019

(Organized by Bell)

8. REPORT OF STANDING COMMITTEES

8.1 REPORT NO. 2 DEVELOPMENT SERVICES COMMITTEE (DECEMBER 11, 2018)

Please refer to your December 11, 2018 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 ESTHER WONG C/O LOUIS MAK APPLICATION FOR A ZONING BY-LAW AMENDMENT TO REZONE 269 MAIN STREET MARKHAM NORTH

50

(WARD 4) TO PERMIT A TRIPLEX DWELLING FILE NO. ZA 17 151164 (10.5)

DSC Page 198

At the December 11, 2018 Development Services Committee meeting, it was recommended that the following resolution be placed on an evening Council meeting in January 2019.

- 1) That the report dated December 11, 2018 titled “RECOMMENDATION REPORT, Esther Wong c/o Louis Mak, Application for a Zoning By-law Amendment to rezone 269 Main Street Markham North (Ward 4) to permit a Triplex Dwelling, File No. ZA 17 151164”, be received; and,
- 2) That the record of the Public Meeting held on June 11, 2018 regarding the Zoning By-law Amendment application submitted by Esther Wong c/o Louis Mak be received; and,
- 3) That the Zoning By-law Amendment application submitted by Esther Wong c/o Louis Mak to amend By-law 1229, as amended, be approved, and that the draft by-law attached as Appendix ‘A’ be finalized and enacted without further notice; and,
- 4) That Council assign servicing allocation for up to 2 additional residential units for the proposed development; and,
- 5) **That the correspondence from Donna Knight; Siobhan Covington, President of Old Markham Village Ratepayers Inc (OMVR).; and Michelle Homan, Treasurer of OMVR, be received; and further,**
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

(By-law 2019-26)

8.2 REPORT NO. 3 DEVELOPMENT SERVICES PUBLIC MEETING (DECEMBER 11, 2018)

Please refer to your December 11, 2018 Development Services Public Agenda for reports.

To the Mayor and Members of Council:

That the report of the General Committee be received & adopted. (Items 1 to 2):

8.2.1 PRELIMINARY REPORT - AGS CONSULTANTS LIMITED, ZONING BY-LAW AMENDMENT APPLICATION TO EXTEND PERMISSION FOR TEMPORARY USES

63

T 3, 5, 21 ESSEX AVE AND 201, 203, 205 LANGSTAFF RD, FILE
NO.: ZA 18 234292 & ZA 18 234296, WARD 1 (10.5)

DS Public Meeting Report Page 20

- 1) That the presentation by Carlson Tsang, Planner II, West District on the Preliminary Report AGS Consultants Limited Zoning By-Law Amendment Application be received; and,

2) That the report dated November 19, 2018 titled “PRELIMINARY REPORT, AGS Consultants Limited, Zoning By-law Amendment application to extend permission for temporary uses at 3, 5, and 21 Essex Avenue and 201, 203, and 205 Langstaff Road, File No.: ZA 18 234292 & 18 234296, Ward 1”, be received; and,

3) That the Record of the Public Meeting held on December 11, 2018 with respect to the proposed Zoning By-law Amendment application, be received; and,

4) That the application submitted by AGS Consultants Limited for a proposed Zoning By-law Amendment to extend permission for temporary uses at 3, 5, and 21 Essex Avenue and 201, 203, and 205 Langstaff Road, be approved and the draft Zoning By-law Amendment 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 2019-22)

8.2.2 PRELIMINARY REPORT - FOREST HILL HOMES (CORNELL TOWNS) LTD., PROPOSED ZONING BY-LAW AMENDMENT AND SITE PLAN CONTROL APPLICATIONS

69

TO PERMIT 75 CONDOMINIUM TOWNHOUSE DWELLINGS, SOUTH SIDE OF RUSTLE WOODS AVENUE, WEST OF CORNELL ROUGE BOULEVARD, WARD 5, FILES ZA/SC 12 111705 (10.6)

DS Public Meeting Report Page 30

1) That the presentations by Stephen Corr, Senior Planner, Planning & Urban Design and by Forest Hill Homes LTD. on the proposed development be received; and,

2) That the correspondence on the proposed development be received; and,

3) That the record of the Public Meeting held on December 11, 2018, with respect to the proposed Zoning By-law Amendment application for the lands located on the south side of Rustle Woods Avenue and west side of Cornell Rouge Boulevard, submitted by Forest Hill Homes Ltd., File ZA 12 111705, be received; and,

4) That the Zoning By-law Amendment application (File ZA 12 111705) submitted by Forest Hill Homes Ltd. to amend By-laws 304-

87 and 177-96, both as amended, including provisions to **prohibit second suites in the townhouse dwelling units** be approved and that the by-law be finalized and enacted without further notice; and further,

5) That Council assign servicing allocation for up to 75 townhouse dwellings.

8.3 REPORT NO. 4 GENERAL COMMITTEE MEETING (JANUARY 21, 2019)

Please refer to your January 21, 2019 General Services Committee Agenda for reports.

To the Mayor and Members of Council:

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

8.3.1 2019 WATER/WASTEWATER RATE (5.3)

79

GC Page 107

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

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

3) That Staff be authorized to hold a public meeting on **February 19, 2019** at 6:00 p.m. in the Council Chamber at the Civic Centre to gather resident feedback on the proposed 2019 water/wastewater rate increase of \$0.3238/m³ from \$4.1442/m³ to \$4.4680/m³; and,

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

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

8.3.2 CITY OF MARKHAM 2018 MUNICIPAL ELECTION SURVEY RESULTS (14.0)

119

1) That the presentation by Dr. Nicole Goodman, Director, Centre for e-Democracy and Assistant Professor, Brock University entitled "City of Markham 2018 Municipal Election Survey Results," be received.

2) That the City Clerk be directed to forward a copy of Dr. Goodman's presentation to Elections Ontario and Elections Canada.

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

161

GC Page 147

- 1) That the report entitled “City of Markham Comments on the Province’s Increasing Housing Supply in Ontario Consultation Document” dated January 21, 2019 be received; and,
- 2) That the report entitled “City of Markham Comments on the Province’s Increasing Housing Supply in Ontario Consultation Document” dated January 21, 2019, be forwarded to the Assistant Deputy Minister of Municipal Affairs and Housing in response to the request for comments and that Council express its support for the development of a Provincial Housing Supply Action Plan, subject to the comments raised in the report; and,
- 3) That Staff be directed to forward the report to the Assistant Deputy Minister of Municipal Affairs and Housing by January 25, 2019, prior to the meeting of Council being held on January 29, 2019; and,
- 4) That Markham City Council does not endorse or support **proposed** changes to the Development Charges Act, 1997, as amended, to reduce the infrastructure recoverable through development charges, and that any changes should ensure that growth pays for growth and does not create a greater financial burden on existing property tax payers; and,
- 5) That the City of Markham offer to work with the Province to establish creative solutions to affordable housing and home ownership, including secondary suites, and grant municipalities greater control in applying those solutions; and,
- 6) That Markham City Council request that the Province extend the **timeline for providing comments for an additional 30-days in order to provide meaningful proposed solutions from municipalities, the development industry and members of the public; and,**
- 7) That Markham City Council request that the Province immediately undertake process reviews to streamline the development process especially as it relates to three areas of importance: 1) streamlining the Ministry of Transportation permitting process; 2) revamping the environmental assessment process to be more effective and efficient; 3) **examining the permitting and reporting processes at the conservation authorities to comment on applications in a more timely manner; and further,**

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

9. MOTIONS

10. NOTICE OF MOTION TO RECONSIDER

11. NEW/OTHER BUSINESS

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

12. ANNOUNCEMENTS

13. BY-LAWS - THREE READINGS

That By-laws 2019-22 to 2019-25 be given three readings and enacted.

Three Readings

- | | | |
|------|---|-----|
| 13.1 | <p>BY-LAW 2019-22 AGS CONSULTANTS LIMITED, LOT 86, 87 & N PT LOT 89, S PT LOT 88, S PT LOT 85, N PT LOT 85, PLAN 2386, 3, 5 & 21 ESSEX AVENUE AND 201, 203, 205 LANGSTAFF ROAD, ZONING BY-LAW AMENDMENT</p> <p>A By-law to amend by-law 2551, as amended, to to permit outdoor storage on the lands noted above.</p> | 202 |
| 13.2 | <p>2019-23 CORNELL ROUGE DEVELOPMENT CORPORATION, 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, Blocks 156 to 161 (inclusive), Registered Plan 65M-4364, municipally known as 1906 to 1988 Donald Cousens Parkway, located on the west side of Donald Cousens Parkway in the Cornell Community.</p> | 205 |
| 13.3 | <p>2019-24 EP VICTORIA SQUARE MANOR LTD., 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, Blocks 1 to 19 (inclusive), Blocks 26 to 29 (inclusive) on Registered Plan 65M-4612 and Blocks 1 to 6 (inclusive) on Registered Plan 65M-4620, located on the east side of Victoria Square Boulevard, north of Elgin Mills Road East and east of Highway 404.</p> | 207 |
| 13.4 | <p>BY-LAW 2019-25 ESTHER WONG C/O LOUIS MAK, 269 MAIN STREET</p> | 209 |

NORTH, ZONING BY-LAW AMENDMENT

A By-law to amend By-law 1229, as amended

14. CONFIRMATORY BY-LAW - THREE READINGS

That By-law 2019-26 be given three readings and enacted.

Three Readings

BY-LAW 2019-26 A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE
COUNCIL MEETING OF JANUARY 29, 2019.

No attachment

15. ADJOURNMENT

That the Council Meeting be adjourned at xx:xx PM



Council Minutes

December 12, 2018, 1:00 PM

Council Chamber, Anthony Roman Markham Civic Centre

Meeting No. 2

ROLL CALL

Mayor Frank Scarpitti, Deputy Mayor Don Hamilton, Regional Councillor Jack Heath, Regional Councillor Joe Li (arrived at 1:17 PM), Regional Councillor Jim Jones, Councillor Keith Irish, Councillor Alan Ho, Councillor Reid McAlpine, Councillor Karen Rea, Councillor Andrew Keyes, Councillor Amanda Collucci, Councillor Khalid Usman, Councillor Isa Lee.

STAFF

Andy Taylor, Chief Administrative Officer
Catherine Conrad, City Solicitor and Acting Director of Human Resources
Trinela Cane, Commissioner of Corporate Services
Brenda Librecz, Commissioner of Community and Fire Services
Arvin Prasad, Commissioner of Development Services
Joel Lustig, Treasurer
Kimberley Kitteringham, City Clerk
Martha Pettit, Deputy City Clerk
John Wong, Technology Support Specialist
Bryan Frois, Chief of Staff
Andrea Berry, Senior Manager, Corporate Communications & Community Engagement
Mary Creighton, Director, Recreation Services, Recreation Services
Brian Lee, Director, Engineering
Hersh Tencer, Senior Manager, Real Property, Legal Services
Alex Moore, Senior Manager, Procurement & Accounts Payable, Financial Services

The meeting of Council convened at 1:14 PM on December 12, 2018 in the Council Chamber. Mayor Frank Scarpitti presided.

Council recessed at 4:36 PM and reconvened at 4:52 PM.

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.

1. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

2. APPROVAL OF PREVIOUS MINUTES

Moved by Deputy Mayor Don Hamilton
Seconded by Councillor Amanda Collucci

- (1) COUNCIL MINUTES – NOVEMBER 27, 2018
AND THE COUNCIL INAUGURAL MEETING - DECEMBER 7, 2018
[Minutes](#) [Minutes](#)

- 1) That the Minutes of the Council Meeting held on November 27, 2018 and the Council Inaugural meeting held on December 7, 2018 be adopted.

Carried

3. PRESENTATIONS

- (1) **CERTIFICATE OF APPRECIATION - MERLYN SELVA (12.2.6)**

The Mayor presented a certificate of appreciation to Merylyn Selva in recognition of providing 20 years of Unique Catering and for being an integral part of the City's community and social events for twenty years.

Carried

- (2) **DECLARATION OF OFFICE – MEMBERS OF COUNCIL (16.0)**

The Mayor presented each member of Council with their signed Declaration of Office and congratulated all Councillors.

4. DEPUTATIONS

There were no deputations.

5. COMMUNICATIONS

Moved by Councillor Alan Ho
Seconded by Councillor Karen Rea

That Council receive and consent to the disposition of communications in the following manner:

Received

32-2018 LIQUOR LICENSE: APPLICATION FOR SOMI KTV, 8630 KENNEDY ROAD, (WARD 3) (3.21)

[Info](#)

Request for the City of Markham to complete the Municipal Information Form.
(New liquor licence for indoor areas)

Carried

6. PROCLAMATIONS

7(A) REPORT NO. 1 – GENERAL COMMITTEE (DECEMBER 10, 2018)

Moved by Regional Councillor Jack Heath
Seconded by Councillor Khalid Usman

That the report of the General Committee be received & adopted. (Items 1 to 6), except for Items 1, 4 and 5. (See following Item Nos. 1, 4 and 5).

- (1) STATUS OF CAPITAL PROJECTS
AS OF SEPTEMBER 30, 2018 (7.0)
[Report](#) [Exhibits A-D](#)

Moved by Councillor Karen Rea
Seconded by Councillor Jack Heath

- 1) That the report dated November 12, 2018 entitled “Status of Capital Projects as of September 30, 2018” be received; and,
- 2) That the amount of \$3,564,066 from the closure of capital projects be transferred to the sources of funding as listed on Exhibit A; and,
- 3) That the closure of projects as outlined on Exhibit B and C be approved; and,
- 4) That the surplus funds of \$1,707,326 from open capital projects be returned to the sources of funding as listed on Exhibit D; and,

- 5) That the Non-Development Charge Capital Contingency Project be topped up from the Life Cycle Replacement and Capital Reserve Fund by \$656,605 to the approved amount of \$250,000; and,
- 6) That the Engineering Capital Contingency Project be topped up from the City-Wide Hard Development Charges Reserve by \$34,068 to the approved amount of \$100,000; and,
- 7) That the Design Capital Contingency Project be topped up from the Development Charges Reserve by \$90,036 to the approved amount of \$100,000; and,
- 8) That the Planning Capital Contingency Project be topped up from the Development Charges Reserve by \$17,552 to the approved amount of \$50,000; and,
- 9) That the Waterworks Capital Contingency Project be topped up from the Waterworks Stabilization/Capital Reserve by \$1,301,775 to the approved amount of \$100,000; and,
- 10) That asbestos remediation at 55 Parkway (Capital project 16291) in the amount of \$265,848, originally funded by the Non-DC Capital Contingency account, be returned to the Life Cycle Replacement & Capital Reserve Fund and be funded from the Land Acquisition Reserve Fund, increasing the budget from \$21,000,000 to \$21,265,848; and,
- 11) That the shortfall of \$239,037 in Capital Project 18307 - A/C Index Asphalt Resurfacing be funded from the Gas Tax Reserve, increasing the budget from \$220,816 to \$459,853; and further,
- 12) **That Capital Project 15055 - Markham Centre - Parking Business Plan remains open and funds not be returned to the original funding source; and further,**
- 13) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried as amended

Council consented to amend the recommendation by adding the following clause as Recommendation No. 12:

- 12) **That Capital Project 15055 - Markham Centre - Parking Business Plan remains open and funds not be returned to the original funding source; and further,**

Carried

(2) AWARD OF CONTRACT 049-T-18 ROUGECREST
SEWAGE PUMPING STATION UPGRADES (7.12)
[Report](#)

Moved by Regional Councillor Jack Heath
Seconded by Councillor Khalid Usman

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

Carried

(3) 169-17 SUPPLY AND INSTALLATION OF
ENTERPRISE ASSET MANAGEMENT SYSTEM (EAM) (7.12)
[Report](#)

Moved by Regional Councillor Jack Heath
Seconded by Councillor Khalid Usman

- 1) That the report entitled “Award of Proposal 169-R-17 Supply and Installation, Enterprise Asset Management Solution (EAM)” be received; and,
- 2) That the contract for 169-R-17 Supply and Installation, Enterprise Asset Management Solution (EAM) be awarded to the highest ranked/lowest priced bidder, Egov Solutions, Inc. (DBS Lucity Canada) in the amount of \$1,650,025.17 inclusive of HST, of which \$1,193,122.77 is for the software and implementation costs and \$456,902.40 is for four years of support and maintenance; and,

- 3) That the cost of the software, and implementation costs in the amount of \$1,193,122.77 be funded from the following capital projects; #16070 “WW Hansen 8 Upgrade”, #11116 “Enterprise Asset Management Phase 2 Implementation”, and #18077 “Enterprise Asset Management Solution – Additional Funds” with a combined available budget of \$1,175,045.14; and,
- 4) That the capital budget shortfall in the amount of \$18,077.63 inclusive of HST (\$1,175,045.14 - \$1,193,122.77) be funded from the Waterworks Reserve (\$11,750.46 or 65%) and the Life Cycle Replacement and Capital Reserve Fund (\$6,327.17 or 35%); and,
- 5) That the cost of the software support and maintenance fees of \$456,902.40 inclusive of HST for a four years (Year 2 to 5) term be funded from #400-400-5361 with an available annual budget of \$106,000.00, subject to Council approval of the 2020-2023 operating budgets in the amounts of;
 - a. Year 2 (2020) - \$111,936.00
 - b. Year 3 (2021) - \$113,462.40
 - c. Year 4 (2022) - \$114,988.80
 - d. Year 5 (2023) - \$116,515.20

Total - \$456,902.40; and,
- 6) That the operating budget shortfall of \$5,936.00 (\$111,936.00 - \$106,000.00) in 2020 (Year 2) and future increases in 2021 to 2023 (Years 3 to 5) be funded from existing annual maintenance budget totaling \$34,700.00 (\$26,100.00 USD x 1.33 exchange rate) that will no longer be required upon full implementation of EAM; and,
- 7) That a contract Staff for a three-year term to a maximum amount of \$113,135.00 (including benefits, subject to annual cost of living adjustment equivalent to the collective agreement increase) be pre-approved as part of the 2019 Operating Budget to support the implementation, change management, testing and training of the EAM system; and,
- 8) That the 2019 contract Staff be funded from Waterworks Reserve (\$73,538 or 65%) and Life Cycle Replacement & Capital Reserve Fund (\$39,597); and,
- 9) That a full-time Staff to support the implementation, change management, testing and training of the EAM system and technical support for the application during the project implementation and on going basis in the amount of \$116,673.00 (including benefits) be addressed as part of the 2019 Operating Budget; and,
- 10) That Egov Solutions, Inc. (DBS Lucity Canada) be designated as the preferred vendor for the City of Markham’s Enterprise Asset Management Solution (EAM); and,

- 11) That the Chief Information Officer be authorized to approve the annual support and maintenance fee subject to Council approval of the annual Operating Budget; and further,
- 12) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

(4) CANNABIS RETAIL STORE
LICENSING IN ONTARIO (16.0)
[Presentation](#)

Moved by Councillor Andrew Keyes
Seconded by Councillor Keith Irish

- 1) That the December 10, 2018 presentation by Mr. Michael Killingsworth, Deputy City Clerk, By-Law Enforcement, Licensing and Regulatory Services entitled “Cannabis Retail Store Licensing in Ontario” be received; and,
- 2) That the City of Markham reaffirm that it is not a willing host of cannabis retail locations and that the City is opting out of permitting physical cannabis retail stores within Markham; and,
- 3) That the City Clerk provide written notice of Markham’s opting out decision to the Registrar of the Alcohol and Gaming Commission of Ontario in accordance with the Cannabis Licence Act, 2018; and,
- 4) That the City of Markham strongly requests that the Government of Ontario provide financial support to municipalities regardless of whether they opt-in or out as municipalities face additional costs associated with the legalization of cannabis; and further,**
- 5) That a copy of this resolution and Markham’s Cannabis By-law be provided to all municipalities within York Region, the Regional Municipality of York, and all Ontario municipalities with a population of 100,000 or greater.

Carried as amended by recorded voted (12:1)

(See following motion to amend Resolution)

(See following motion to separate the recommendation for voting purposes)

(See following original recommendation)

Recorded Vote for Recommendation Nos. 1 to 4 (12:1)

YEAS: Councillor Alan Ho, Councillor Reid McAlpine, Councillor Karen Rea, Regional Councillor Jim Jones, Deputy Mayor Don Hamilton, 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: Councillor Keith Irish (1)

Motion to amend the recommendation from the December 10, 2018 General Committee by adding the following:

- 5) Following the presentation of the staff report in 18 months, Council will reconsider whether or not to permit retail sales of cannabis within the City of Markham; and,

Recorded Vote for the Amended Recommendation No. 5 (10:3)

NAYS: Councillor Alan Ho, Councillor Karen Rea, Regional Councillor Jim Jones, Deputy Mayor Don Hamilton, Mayor Frank Scarpitti, Regional Councillor Jack Heath, Regional Councillor Joe Li, Councillor Amanda Collucci, Councillor Khalid Usman, Councillor Isa Lee (10)

YEAS: Councillor Keith Irish, Councillor Reid McAlpine, Councillor Andrew Keyes (3)

Lost

Recorded Vote to amend the recommendation by adding the following clause:

- 4) **The City of Markham strongly requests that the Government of Ontario provide financial support to municipalities regardless of whether they opt-in or out as municipalities face additional costs associated with the legalization of cannabis;**

Carried by a recorded vote (13:0)

YEAS: Councillor Keith Irish, Councillor Alan Ho, Councillor Reid McAlpine, Councillor Karen Rea, Regional Councillor Jim Jones, Deputy Mayor Don Hamilton, Mayor Frank Scarpitti, Regional Councillor Jack Heath, Regional Councillor Joe Li, Councillor Andrew Keyes, Councillor Amanda Collucci, Councillor Khalid Usman, Councillor Isa Lee (13)

NAYS: (0)

Recorded Vote to Amend Recommendation No. 5 (9:4)

- 5) That staff report back to Markham City Council in 18 months with an update on the impact of the legalization of cannabis on the City **and an overview and assessment of experiences and effect of cannabis retail outlets in other Canadian jurisdictions.**

NAYS: Councillor Alan Ho, Councillor Karen Rea, Regional Councillor Jim Jones, Deputy Mayor Don Hamilton, Mayor Frank Scarpitti, Regional Councillor Joe Li, Councillor Amanda Collucci, Councillor Khalid Usman, Councillor Isa Lee (9)

YEAS: Councillor Keith Irish, Councillor Reid McAlpine, Regional Councillor Jack Heath, Councillor Andrew Keyes, (4)

Lost

Council had before it the following recommendation from the December 10, 2018 General Committee meeting for consideration:

- 1) That the December 10, 2018 presentation by Mr. Michael Killingsworth, Deputy City Clerk, By-Law Enforcement, Licensing and Regulatory Services entitled “Cannabis Retail Store Licensing in Ontario” be received; and,
- 2) That the City of Markham reaffirm that it is not a willing host of cannabis retail locations and that City is opting out of permitting physical cannabis retail stores within Markham; and,
- 3) That the City Clerk provide written notice of Markham’s opting out decision to the Registrar of the Alcohol and Gaming Commission of Ontario in accordance with the Cannabis Licence Act, 2018; and further,
- 4) That a copy of this resolution and Markham’s Cannabis By-law be provided to all municipalities within York Region, the Regional Municipality of York, and all Ontario municipalities with a population of 100,000 or greater.
- 5) **That staff report back to Markham City Council in 18 months with an update on the impact of the legalization of cannabis on the City.**

(5) BILL 148 RECAP AND USER FEES COMPETITIVE ANALYSIS (7.0)

[Presentation](#) [Report](#) [Appendix A](#)

Moved by Regional Councillor Jack Heath

Seconded by Councillor Andrew Keyes

- 1) That the presentation dated December 10, 2018 entitled “Bill 148 Recap and User Fees Competitive Analysis” be received; and,
- 2) That Option 2 “Retain the status quo by not making changes to the Operating Budget” for Bill 148 unused funds be approved; and,
- 3) That the 2019 user fee, permit and fine increases and their respective effective dates as outlined on Appendix A of the report dated November 12, 2018 entitled “2019 User Fee, Permit and Fine Increases – Market Competitive Analysis” be approved; and,
- 4) That Council approve in principle the establishment of a subsidy program for children and youth and staff will report back before the fall in 2019 with the guidelines and eligibility criteria and intake system; and, ,
- 5) **That the proposed parking permit fee be increased to \$42.50 in 2019 and \$55.00 in 2020; and,**
- 6) **That the User Fees, save and except for the recreation fees and permits, be approved; and,**
- 7) **That further discussion on the Recreation fees and permits be deferred to the Budget Committee; and further,**
- 8) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried as amended

Moved by Regional Councillor Jack Heath

Seconded by Councillor Andrew Keyes

That the proposed parking permit fee be increased to \$42.50 in 2019 and \$55.00 in 2020.

Carried

Moved by Councillor Karen Rea

Seconded by Regional Councillor Jack Heath

That the User Fees, save and except for the recreation fees and permits, be approved; and,

Recorded Vote

YEAS: Councillor Alan Ho, Councillor Reid McAlpine, Councillor Karen Rea, Regional Councillor Jim Jones, Deputy Mayor Don Hamilton, Mayor Frank Scarpitti, Regional Councillor Jack Heath, Regional Councillor Joe Li, Councillor Andrew Keyes, Councillor Khalid Usman, Councillor Isa Lee (11)

NAYS: Councillor Keith Irish, Councillor Amanda Collucci (2)

Carried (11:2)

Moved by Councillor Karen Rea

Seconded by Regional Councillor Jack Heath

That Recreational fees and permits as presented be approved.

Recorded Vote

NAYS: Councillor Alan Ho, Councillor Reid McAlpine, Councillor Karen Rea, Regional Councillor Jim Jones, Deputy Mayor Don Hamilton, Regional Councillor Jack Heath, Regional Councillor Joe Li, Councillor Andrew Keyes (8)

YEAS: Councillor Keith Irish, Mayor Frank Scarpitti, Councillor Amanda Collucci, Councillor Khalid Usman, Councillor Isa Lee (5)

Lost (8:5)

Moved by Regional Councillor Jack Heath

Seconded by Deputy Mayor Don Hamilton

That further discussion on the Recreation fees and permits be referred to the Budget Committee.

Carried

(6) 2019 BUDGET SCHEDULE (7.0)
[Report](#)

Moved by Regional Councillor Jack Heath
 Seconded by Councillor Khalid Usman

- 1) That the report dated December 10, 2018 entitled “2019 Budget Schedule” be received; and,
- 2) That the following schedule for the 2019 Budget be approved with the dates and times below:
 - Meeting #1** – Friday, January 18, 2019 (1 p.m. to 4 p.m. – Council Chamber)
 - Meeting #2** – Tuesday, January 22, 2019 (9 a.m. to 12 p.m. – Council Chamber)
 - Meeting #3** – Friday, January 25, 2019 (9 a.m. to 12 p.m. – Council Chamber)
 - Meeting #4** – Tuesday, January 29, 2019 (9 a.m. to 12 p.m. – Council Chamber)
 - Meeting #5** – Tuesday, February 5, 2019 (9 a.m. to 12 p.m. – Council Chamber)
 - Meeting #6** – Friday, February 8, 2019 (9 a.m. to 12 p.m. – Council Chamber)
 - General Committee** – Tuesday, February 19, 2019 (9 a.m. – Council Chamber) – draft presentation on the proposed 2019 Budget for the public meeting
 - Public Meeting** – Thursday, February 21, 2019 (7 p.m. to 9 p.m. – Council Chamber)
 - Feedback from the public meeting will be incorporated into the report to Council
 - Council Decision** – Tuesday, March 19, 2019 (7 p.m. – Council Chamber)
 - Press Conference** – Wednesday, March 20, 2019 (10 a.m. – Canada Room); and,
- 3) That the following schedule for the 2019 Water & Wastewater Rate be approved with the dates and times below:
 - General Committee** – Monday, January 21, 2019 (9 a.m. – Council Chamber)
 - Public Meeting** – Tuesday, February 5, 2019 (6 p.m. – Council Chamber)
 - Feedback from the public meeting will be incorporated into the report to Council
 - Council Decision** – Tuesday, February 26, 2019 (7 p.m. – Council Chamber); and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**7(B) REPORT NO. 2 – DEVELOPMENT SERVICES COMMITTEE
(DECEMBER 11, 2018)**

Moved by Regional Councillor Jim Jones

Seconded by Councillor Andrew Keyes

That the report of the Development Services Committee be received & adopted. (Items 1 to 5):

(1) **AUTHORITY TO ENTER INTO AN AGREEMENT
WITH YORK REGION DISTRICT SCHOOL BOARD
PROPOSED GATE BETWEEN CITY PROPERTY AND
PARKVIEW PUBLIC SCHOOL (22 FONTHILL BLVD)
WARD 3 (8.0)**

[Report](#)

- 1) That the staff report titled “Authority to Enter into an Agreement with York Region District School Board, Proposed Gate between City Property and Parkview Public School (22 Fonthill Blvd), Ward 3”, dated December 11, 2018, be received; and,
- 2) That Council authorizes the Mayor and Clerk to enter into an agreement with the York Region District School Board regarding the installation and operation of a vehicular/pedestrian gate between City property and Parkview Public School in Unionville to the satisfaction of the Commissioner of Development Services and the City Solicitor; and,
- 3) That the correspondence from Gilbert Luk, Associate Manager, Planning and Property Development, York Region District School Board, be received; and further,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

(2) **ACCEPTANCE FOR MAINTENANCE
OF PLANS OF SUBDIVISION
REGISTERED PLAN NUMBERS:
65M-4333, 65M-4334, 65M-4432, 65M-4452
65M-4474, 65M-4479, 65M-4589 (WARDS 2, 3, 4 AND 5) (10.7)**

[Report](#)

- 1) That the report entitled “Acceptance for Maintenance of Plans of Subdivision, Registered Plan Numbers: 65M-4333, 65M-4334, 65M-4432, 65M-4452, 65M-4474, 65M-4479, 65M-4589”, be received; and,

- 2) That the municipal services in Subdivision Registered Plan numbers 65M-4333, 65M-4334, 65M-4432, 65M-4452, 65M-4474, 65M-4479, 65M-4589, be Accepted for Maintenance; and,
- 3) That the Acceptance for Maintenance Period commence as of October 01, 2018, which is the date the subdivisions were eligible for acceptance; and,
- 4) That the Community Services Commission accept the responsibility for operating and maintaining the municipal infrastructure within the subdivisions as part of the City's asset; and,
- 5) That future operating budgets be adjusted to include the operations and maintenance of the above subdivisions; and,
- 6) That by-laws as shown on Attachment 'H', be enacted by Council to establish each of the roads within the subdivisions as a public highway of the City of Markham; and,
- 7) That the by-law as shown on Attachment 'I', to amend Schedule '12' of Traffic By-law #106-71, by including compulsory stops to the indicated streets, be enacted; and,
- 8) That the by-law as shown on Attachment 'J', to amend Schedule 'A' of the Speed By-law #2017-104, by including a maximum speed of 40 kilometers per hour for the streets indicated, be enacted; and,
- 9) That the by-law as shown on Attachment 'K', to amend Schedule 'F' of the Speed By-law #105-71, by including a maximum speed of 50 kilometres per hour for the streets indicated, be enacted; and,
- 10) That the by-law as shown on Attachment 'L', to amend Schedule 'C' of the Parking of Vehicles By-law #2005-188, by including prohibited parking on the streets indicated, be enacted; and,
- 11) That the Mayor and Clerk be authorized to execute the necessary releases from the terms of the Subdivision Agreements, subject to confirmation from the Director of Engineering that the Maintenance Period have been completed; and further,
- 12) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

(3) BURNCREST ROAD PROPOSED
PARKING PROHIBITION (WARD 8) (5.12)

[Report](#)

- 1) That the report entitled “Burncrest Road Proposed Parking Prohibition,” be received; and,
- 2) That Schedule “C” of Parking By-law 2005-188 be amended to prohibit parking on both sides of Burncrest Road, in its entirety; and,
- 3) That the cost of materials and installation for the traffic signs and pavement markings in the amount of \$500 be funded from capital project # 083-5350-18056-005 ‘Traffic Operational Improvements’; and,
- 4) That the Parking Control Department be directed to enforce the parking prohibition upon installation of the signs and passing of the by-law; and further,
- 5) That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

(4) PROPOSED ALL-WAY STOP – VICTORIA SQUARE BLVD.
& BETTY ROMAN BLVD. / STONY HILL BLVD. (WARD 2) (5.12)

[Report](#)

- 1) That the report entitled “Proposed All-way Stop – Victoria Square Blvd. & Betty Roman Blvd. / Stony Hill Blvd. (Ward 2)” be received; and,
- 2) That Schedule 12 of Traffic By-law 106-71, pertaining to compulsory stops, be amended to include all approaches to the intersection of Victoria Square Blvd. & Betty Roman Blvd./Stony Hill Blvd; and,
- 3) That the Operations Department be directed to install the appropriate signs and pavement markings at the subject location; and,
- 4) That York Region Police be requested to enforce the all-way stop controls upon installation of these stop signs and passing of the By-law; and further,
- 5) That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

(5) **ARTERIAL AND COLLECTOR ROAD
SIDEWALK COMPLETION PROGRAM, ALL WARDS (5.0)**
[Report](#)

- 1) That the report entitled “Arterial and Collector Road Sidewalk Completion Program, All Wards” be received; and,
- 2) That the annual sidewalk capital program to close network gaps over the period of 2019 to 2028 be prioritized based on the projects in Attachment ‘C’ until the project list is exhausted or projects are eliminated; and,
- 3) That staff be directed to develop a public communications plan for the sidewalk network completion program starting in 2019; and,
- 4) That staff report annually on the proposed list of sidewalks to be completed within the year and that report be considered at the Budget Subcommittee; and further,
- 5) That staff report back on the sidewalk program by 2022 to complete the program earlier by 1 or 2 years, and to update the projects in Tables A.3 and Table A.4 where appropriate; and further,
- 6) That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**7(C) REPORT NO. 3 – DEVELOPMENT SERVICES PUBLIC MEETING
(DECEMBER 11, 2018)**

Moved by Regional Councillor Jim Jones
Seconded by Councillor Khalid Usman

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

(1) **DEVELOPMENT FEE AND
BUILDING FEE BY-LAWS UPDATE (2018) (10.0)**
[Report](#)

- 1) That the Record of the Public Meeting held on December 11, 2018, with respect to the proposed amendments to the Development and Building Fee By-laws be received; and,

- 2) That the amendment to By-law 211-83, as amended, “Tariff of Fees for the Processing of Planning Applications,” substantially in the form attached as Attachment A, be enacted; and,
- 3) That By-law 2017-150 as amended be repealed and the attached “By-law respecting Construction, Demolition and Change of Use Permits and Inspections,” attached as Attachment “B”, be enacted; and,
- 4) That the By-laws come into force and take effect on January 1, 2019; and further,
- 5) That Staff be authorized and directed to do all thing necessary to give effect to this resolution.

Carried

8. MOTIONS

There were no motions.

9. NOTICE OF MOTION TO RECONSIDER

There were no notices of motion to reconsider.

10. NEW/OTHER BUSINESS

- (1) 2019 COUNCIL AND STANDING COMMITTEE
MEETING CALENDAR (16.0)
Calendar

Moved by Councillor Jack Heath

Seconded by Councillor Khalid Usman

1. That the proposed 2019 Meeting Calendar be adopted with the following amendments:
 - 1) That the General Committee & Development Services Committee meetings start at 9:30 am; and,
 - 2) That every other Council meeting be held during the day from 1 pm – 6 pm on a pilot basis; and,

- 3) That the Clerk report back at the end of April on the results of the pilot; and further,
- 4) That Staff be authorized and directed to do all thing necessary to give effect to this resolution.

Carried as amended

11. ANNOUNCEMENTS

There were no announcements.

12. BY-LAWS

Council consented to add By-law 2010-20 and 2019-21.

Moved by Councillor Khalid Usman
Seconded by Councillor Keith Irish

That By-laws 2019-2, 2019-3 and 2019-8 to 2019-21 be given three readings and enacted.

Carried

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

That By-law 2019-4 be considered immediately after Report No. 2.

Carried on 2/3 vote

Moved by Councillor Reid McAlpine
Seconded by Deputy Mayor Don Hamilton

That By-law 2019-4 be given three readings and enacted.

Carried

Three Readings

BY-LAW 2019-2 A BY-LAW TO AMEND PARKING BY-LAW 2005-188
[By-law](#)

Carried**BY-LAW 2019-3 KYMBERVILLE CAPITAL INC., PART LOT CONTROL EXEMPTION BY-LAW**

A by-law to designate part of a certain plan of subdivision not subject to Part Lot Control, Blocks 9 to 16 (inclusive) and 22 to 27 (inclusive), Registered Plan 65M-4603, located north of Highway 7 East and east of Bur Oak Avenue in the Cornell community.

[By-law](#)

Carried**BY-LAW 2019-4 2124123 ONTARIO LIMITED, PART LOT CONTROL EXEMPTION BY-LAW**

A by-law to designate part of a certain plan of subdivision not subject to Part Lot Control, Block 1 on Registered Plan 65M-4595, which is located on the north side of Highway 7, west of Village Parkway.

[By-law](#)

Carried**BY-LAW 2019-5 RULAND PROPERTIES – THE REMINGTON GROUP INC., NORTH SIDE OF ENTERPRISE BOULEVARD, EAST OF BIRCHMOUNT ROAD, ZONING BY-LAW AMENDMENT**

A By-law to amend by-law 2004-196, as amended, to accommodate two proposed mixed use developments.

[By-law](#)

Carried**BY-LAW 2019-6 A BY-LAW TO AMEND BY-LAW 2015-93 BEING A BY-LAW TO IMPLEMENT AN ADMINISTRATIVE MONETARY PENALTY SYSTEM IN MARKHAM FOR PARKING OFFENCES**

Amendments to AMPS By-law

[By-law](#)

Carried**BY-LAW 2019-9 A BY-LAW TO ESTABLISH STREETS LAID OUT ACCORDING TO PLAN OF SUBDIVISION 65M-4333 AS A PUBLIC HIGHWAY PART OF LOT 20, CONCESSION 8 (DIGRAM DEVELOPMENTS INC.)**

(Black Locust Drive, Delray Drive, Fimco Crescent (Both Portions), Rougeview Park Crescent (Both Portions), and the Lanes namely Blocks 28 to 30, inclusive)

(Item No. 2, Report No. 2)

[By-law](#)

Carried

BY-LAW 2019-10 A BY-LAW TO ESTABLISH STREETS LAID OUT ACCORDING TO PLAN OF SUBDIVISION 65M-4334 AS A PUBLIC HIGHWAY PART OF LOT 20, CONCESSION 8 (DIGRAM DEVELOPMENTS INC.)
(Black Locust Drive, Copper Beech Drive, Fimco Crescent, Gadani Drive, Rougeview Park Crescent, Upper Greensborough Drive, and the Lanes namely Blocks 41 and 42, inclusive)
(Item No. 2, Report No. 2)
[By-law](#)

Carried

BY-LAW 2019-11 A BY-LAW TO ESTABLISH STREETS LAID OUT ACCORDING TO PLAN OF SUBDIVISION 65M-4432 AS A PUBLIC HIGHWAY BLOCK 226, PLAN 65M-3526 AND BLOCK 77, PLAN 65M-3559 PART OF BLOCK 186, PLAN 65M-3358 (GRANDFIELD HOMES (OAKFORD) LIMITED)
(Mario Avenue and Lucio Avenue)
(Item No. 2, Report No. 2)
[By-law](#)

Carried

BY-LAW 2019-12 A BY-LAW TO ESTABLISH STREETS LAID OUT ACCORDING TO PLAN OF SUBDIVISION 65M-4474 AS A PUBLIC HIGHWAY PART OF LOT 7, PLAN 2196 (CABOTO MEADOWS INC.)
(Caboto Trail)
(Item No. 2, Report No. 2)
[By-law](#)

Carried

BY-LAW 2019-13 A BY-LAW TO ESTABLISH STREETS LAID OUT ACCORDING TO PLAN OF SUBDIVISION 65M-4479 AS A PUBLIC HIGHWAY PART OF LOTS 16 AND 17, CONCESSION 9 (1473092 ONTARIO LIMITED)
(Arthur Dixon Street, Frank Ash Street, Gordon Landon Drive, Northvale Road, Southampton Avenue, Tilbury Gate, and the Lanes namely Berryman Lane, Blocks 101 to 109, both inclusive, Lane W (Both Portions); Lane X (Both Portions); Lane Y (Both Portions) and Lane Z)
(Item No. 2, Report No. 2)
[By-law](#)

Carried

-
- BY-LAW 2019-14 A BY-LAW TO AMEND TRAFFIC BY-LAW 106-71
To add compulsory stops at specific intersections within the City of Markham
(Item No. 2, Report No. 2)
[By-law](#)
Carried
- BY-LAW 2019-15 A BY-LAW TO AMEND SPEED BY-LAW 2017-104
To establish a maximum speed limit of 40 kilometres per hour on specific streets within the City of Markham.
(Item No. 2, Report No. 2)
[By-law](#)
Carried
- BY-LAW 2019-16 A BY-LAW TO AMEND SPEED BY-LAW 2017-104
To establish a maximum speed limit of 50 kilometres per hour on specific streets within the City of Markham.
(Item No. 2, Report No. 2)
[By-law](#)
Carried
- BY-LAW 2019-17 A BY-LAW TO AMEND PARKING BY-LAW 2005-188
To amend Schedule C of the Parking By-law pertaining to “Prohibited Parking”.
(Item No. 2, Report No. 2)
[By-law](#)
Carried
- BY-LAW 2019-18 A BY-LAW TO AMEND PARKING BY-LAW 2005-188
A by-law to amend Schedule C of the Parking By-law pertaining to “No Parking”.
(Item No. 3, Report No. 2)
[By-law](#)
Carried
- BY-LAW 2019-19 A BY-LAW TO AMEND TRAFFIC BY-LAW 106-71
A by-law to amend Traffic By-law pertaining to “Compulsory Stops”.
(Item No. 4, Report No. 2)
[By-law](#)
Carried

BY-LAW 2019-20 BEING A BY-LAW RESPECTING CONSTRUCTION, DEMOLITION,
CHANGE OF USE PERMITS AND INSPECTIONS
(Item No. 1, Report No. 3)
[By-law](#)

Carried

BY-LAW 2019-21 A BY-LAW TO AMEND BY-LAW 211-83, AS AMENDED
A by-law to prescribe a Tariff of Fees for the Processing of Planning
Applications
(Item No. 1, Report No. 3)
[By-law](#)

Carried

13. CONFIDENTIAL ITEMS

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Alan Ho

That, in accordance with Section 239 (2) of the *Municipal Act*, Council resolve into a private session to discuss the following confidential matters (2:38 PM):

Carried

- (1) MINUTES OF CONFIDENTIAL COUNCIL MEETING
NOVEMBER 27, 2018 (16.0)
[Section 239 (2) (a) (b) (c) (d) (e) (f) (g)]

NEW/ OTHER BUSINESS

Note: At the December 10, 2018 General Committee Meeting, the following confidential items were referred to the December 12, 2018 Council meeting for consideration.

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

- (4) A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD (WARD 8) (8.6)
[Section 239 (2) (c)]
- (5) A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD (WARD 2) (8.6)
[Section 239 (2) (c)]
- (6) A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD (WARD 1) (8.6)
[Section 239 (2) (c)]

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

That Council rise from the confidential session at 4:33 PM.

Carried

Moved by Regional Councillor Jack Heath
Seconded by Regional Councillor Jim Jones

That, in accordance with Section 239 (2) of the *Municipal Act*, Council resolve into a second private session to discuss the following confidential matter (6:00 PM), with only the City Clerk, Deputy City Clerk and Council Members remaining.

Carried

7. PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL, INCLUDING MUNICIPAL OR LOCAL BOARD EMPLOYEES. LABOUR RELATIONS OR EMPLOYEE NEGOTIATIONS. ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE, INCLUDING COMMUNICATIONS NECESSARY FOR THAT PURPOSE (16.24)

Moved by Regional Councillor Jack Heath
Seconded by Regional Councillor Jim Jones

That Council rise from the second confidential session at 7:19 PM.

Carried

The confidential items were approved by Council as follows:

1. MINUTES OF CONFIDENTIAL COUNCIL MEETING
- NOVEMBER 27, 2018 (16.0)

Moved by Regional Councillor Jack Heath
Seconded by Councillor Alan Ho

- 1) That the Council Confidential Minutes dated November 27, 2018 be confirmed.

Carried

NEW/ OTHER BUSINESS

2. PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL, INCLUDING MUNICIPAL OR LOCAL BOARD EMPLOYEES. LABOUR RELATIONS OR EMPLOYEE NEGOTIATIONS. ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE, INCLUDING COMMUNICATIONS NECESSARY FOR THAT PURPOSE (WARDS 1-8)

Moved by Regional Councillor Jack Heath
Seconded by Councillor Karen Rea

- 1) The report entitled "Remuneration for Members of Council Serving on Boards of Related Corporations" dated December 10, 2018 be received; and,
- 2) That staff be directed to work with Alectra Inc., Markham Enterprises Corporation and Markham District Energy Inc. to have the annual remuneration for Councillors, who members of their boards, paid to the City, on a monthly basis, for distribution to Councillors with their City and Regional Council remuneration; and,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution; and further,
- 4) That the foregoing resolutions and this report be reported out in the public Council meeting on this date.

Carried

3. A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD

Moved by Councillor Reid McAlpine
Seconded by Councillor Andrew Keyes

- 1) That Staff be authorized and directed to take the actions set out in this report"

Carried

4. A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD (WARD 8) (8.6)

Moved by Councillor Isa Lee

Seconded by Councillor Khalid Usman

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

Carried

5. A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD (WARD 2)

Moved by Councillor Alan Ho

Seconded by Deputy Mayor Don Hamilton

- 1) That staff be authorized and directed to do all things necessary to give effect to the forgoing.

Carried

6. A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD (WARD 1)

Moved by Councillor Keith Irish

Seconded by Councillor Alan Ho

- 1) That staff be directed to do all things necessary to give effect to the forgoing.

Carried

7. PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL, INCLUDING MUNICIPAL OR LOCAL BOARD EMPLOYEES. LABOUR RELATIONS OR EMPLOYEE NEGOTIATIONS. ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE, INCLUDING COMMUNICATIONS NECESSARY FOR THAT PURPOSE (16.24)

Moved by Regional Councillor Joe Li

Seconded by Councillor Khalid Usman

- 1) That the following Standing Committee and Budget Committee appointments be adopted for the City of Markham, for a term ending November 14, 2022, to take effect immediately:

General Committee

Finance & Administrative

Chair: Jack Heath

Vice Chair: Khalid Usman

Community Services

Chair: Karen Rea

Vice Chair: Isa Lee

Environment & Sustainability

Chair: Joe Li

Vice Chair: Reid McAlpine

Land, Building & Parks Construction

Chair: Keith Irish

Vice Chair: Andrew Keyes

Members: All Members of Council

Development Services Committee

Planning - Development & Policy

Chair: Jim Jones

Vice Chair: Keith Irish

Culture & Economic Development Issues

Chair: Alan Ho

Vice Chair: Khalid Usman

Engineering – Transportation & Infrastructure

Chair: Don Hamilton

Vice Chair: Reid McAlpine

Members: All Members of Council

Budget Committee

Chair: Amanda Collucci

Vice Chair: Andrew Keyes

Members: Don Hamilton
Keith Irish

Reid McAlpine
Karen Rea
Khalid Usman

Moved by Regional Councillor Jack Heath
Seconded by Regional Councillor Jim Jones

- 1) That Don Hamilton be appointed as Deputy Mayor for a term ending November 14, 2022, to take effect immediately:

Carried

14. CONFIRMATORY BY-LAW

Moved by Regional Councillor Joe Li
Seconded by Councillor Alan Ho

That By-law 2019-7 be given three readings and enacted.

Three Readings

BY-LAW 2018-7 A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL
MEETING OF DECEMBER 12, 2018.

Carried

15. ADJOURNMENT

Moved by Councillor Isa Lee
Seconded by Councillor Keith Irish

That the Council Meeting be adjourned at 7:21 PM

Carried

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



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

Municipal Information

The information requested below is required in support of all applications for a new Liquor Sales Licence or outdoor areas being added to an existing Liquor Sales Licence.

Section 1 - Application Details

Premises Name <i>Mertan</i>	Premises Telephone Number <i>905-769-9902</i>		
Contact Name <i>Tary Chun</i>	Contact's Telephone Number <i>647-509-5929</i>	Email Address <i>joeunkim80@gmail.com</i>	
Address <i>5 Cien Cameron Rd, Unit 7.</i>	City / Town <i>Thornhill</i>	Province / State <i>ON</i>	Postal Code <i>L3T5W2</i>

Does the application for a Liquor Sales Licence include:

- ☒ Indoor areas
☐ Outdoor areas

Section 2 - Municipal Clerk's Official Notice of Application for a Liquor Sales Licence in your Municipality

Municipal Clerk:

Please confirm the "Wet/Damp/Dry" status below.

Name of village, town, township or city where taxes are paid: (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)

Is the area where the establishment is located:

- ☐ Wet (for spirits, beer, wine) ☐ Damp (for beer and wine only) ☐ Dry

Note:

Specific concerns regarding zoning or non-compliance with by-laws must be clearly outlined **in a separate submission or letter within 30 days of this notification.**

Signature of Municipal Official	Title
Address of Municipal Office	Date <div style="text-align: center;"> YYYY MM DD </div>

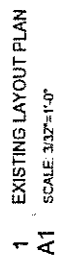
What is the closest major intersection to the restaurant? <u>Yonge & Steeles</u>	What is the distance between the restaurant and the closest residential area? (in kilometres) <u>2 1/2 kilometres</u>
Does the restaurant have a valid Business Licence issued by the City of Markham? Yes <input type="checkbox"/> No <input type="checkbox"/> Business Licence Number: _____ If no, please note that a Business Licence is required.	Does the restaurant have a working Fire Alarm System? <u>Yes</u> <input checked="" type="checkbox"/> No <input type="checkbox"/>
Type of restaurant (select one) <u>Family</u> <input checked="" type="checkbox"/> Roadhouse <input type="checkbox"/> Sports Bar <input type="checkbox"/> Fine Dining <input type="checkbox"/> Take Out <input type="checkbox"/> Cafe <input type="checkbox"/>	
What, if any, entertainment or amusements will be provided in the restaurant? (select all that apply) Karaoke <input type="checkbox"/> Live Entertainment <input type="checkbox"/> Casino <input type="checkbox"/> Off-Track Betting <input type="checkbox"/> Arcade <input type="checkbox"/>	
Is the liquor licence application for an expansion of the existing operations? Yes <input type="checkbox"/> <u>No</u> <input checked="" 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: <u>80</u>	
Location History	
Has a Building Permit been applied for or obtained for this location? Yes <input type="checkbox"/> Building Permit Number: _____ <u>No</u> <input checked="" type="checkbox"/>	
Was the location previously used as a restaurant? <u>Yes</u> <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"/> <u>No</u> <input checked="" type="checkbox"/> If yes, please provide Alteration Permit Number: _____	

Joem
Applicant's Signature

Jan 09, 2019
Date

Page 2 of 2

Rev. Jan/17



LIQUOR SERVICE AREA

EXISTING LAYOUT PLAN

TRAINING MY

5 Glen Cameron Rd. Unit 7
Thornhill, Ontario

DATE	06 OCT 2018	PROJECT
SCALE	1:4.1E	
DRAWN	3.22"=1'-0"	
BY		
CHECKED		
DATE		

29 AUG 1992

10 Popular Choices

인기있는 대표 요리 10선

탕수육 TANG SU YUK sweet & sour pork	(S) 16 (R) 24	동파육아채차우 DONG PA YUK deep fried pork belly, soy sauce	(S) 30 (R) 36
사천탕수육 SICHUAN-STYLE TANG SU YUK sichuan-style sweet & sour pork, onions, red peppers, carrots, black mushrooms	(S) 18 (R) 26	유산슬 RYU SAN SEUL stir-fried seafood, vegetables and beef	(S) 28 (R) 34
참쌀탕수육 CHEWY CRISPY TANG SU YUK sweet & sour pork, almonds, peanuts, raisins	(S) 20 (R) 28	중새우요리 DEEP FRIED SHRIMP deep fried shrimp (choice of sauce)	(S) 26 (R) 32
간풍기 KKAN PUNG GI deep-fried chicken, hot pepper sauce	(S) 20 (R) 28	고추잡채 + 꽃빵 GO CHU JAP CHAE sauteed sliced pork, king oyster mushrooms, green pepper, chive, bamboo shoots, chinese flower buns	(S) 26 (R) 32
양장피 YANG JANG PI squid, shrimp, jellyfish, sea cucumber, pork, egg, cucumber, carrot, spicy mustard sauce	(S) 26 (R) 32	팔보채 PAL BO CHAE stir-fried cuttlefish, scallops, shrimp, top shells, bok choy, bamboo shoots, corn, green pepper	(S) 30 (R) 40

Noodle

면류

메이탄짜장 JJA JANG MYEON noodles in black bean sauce with minced pork	9	차돌짬뽕 BEEF BRISKET JJAM PPONG deep fried pork belly, soy sauce	14
해물볶음짜장 STIR-FRIED SEAFOOD JJA JANG noodles, seafood, hot black bean sauce	10	뚝배기알짬뽕 FISH ROE JJAM PPONG seafood noodle soup with fish roe	14
해물짬뽕 SEAFOOD JJAM PPONG spicy seafood noodle soup	12	사천탕면 SICHUAN-STYLE CHINESE NOODLE SOUP mixed seafood stew (no)	14
해물우동 SEAFOOD UDON udon with seafood & vegetables soup	12	미니짜장 MINI JJA JANG MYEON mini (or) seafood stew (no)	5
해물울면 SEAFOOD UL MYEON noodles in thick broth	10		

One

하나

40 per person

해산물샐러드냉채

SEAFOOD SALAD

fried chicken, chili, radish sprouts,
flavour-infused soy sauce

매생이누룽지스프

CRISPY RICE SOUP

crispy rice, mushrooms, bok choy,
ginkgo, seaweed fulvoscens, (soup)

게살삼슬차우

CRAB MEAT CHOW

ste-fried seafood, vegetables and beef

라조육

RA JO YUK

deep fried shrimp (choice of sauce)

중새우요리

DEEP FRIED SHRIMP

deep fried shrimp (choice of sauce)

고추잡채

GO CHU JAP CHAE

sauteed sliced pork, king oyster
mushrooms, green pepper, chive,
bamboo shoots

꽃빵

CHINESE FLOWER BUNS

chinese flower buns

식사 (짜장 or 짬뽕)

NOODLES

(JJA JANG MYEON or JJAM PPONG)

noodles in black bean sauce with
minced pork or spicy seafood noodle
soup

후식

DESSERT

strawberry sherbet ice cream

Two

둘

50 per person

해산물샐러드냉채

SEAFOOD SALAD

fried chicken, chili, radish sprouts,
flavour-infused soy sauce

매생이누룽지스프

CRISPY RICE SOUP

crispy rice, mushrooms, bok choy,
ginkgo, seaweed fulvoscens, (soup)

블랙빈해산물요리

BLACK BEAN SEAFOOD MEDLEY

sauteed cuttlefish, sea cucumbers,
scallops, shrimp, bok choy, king oyster
mushrooms, broccoli, black bean sauce

어항동고

DEEP FRIED SHRIMP

deep fried shrimp (choice of sauce)

중새우요리

DEEP FRIED SHRIMP

deep fried shrimp (choice of sauce)

소고기안심요리

TENDERLOIN STIR FRY

sauteed beef tenderloin, king oyster
mushrooms, ginkgo, bok choy

꽃빵

CHINESE FLOWER BUNS

chinese flower buns

식사 (짜장 or 짬뽕)

NOODLES

(JJA JANG MYEON or JJAM PPONG)

noodles in black bean sauce with
minced pork or spicy seafood noodle
soup

후식

DESSERT

strawberry sherbet ice cream

Three

셋

60 per person

해산물샐러드냉채

SEAFOOD SALAD

fried chicken, chili, radish sprouts,
flavour-infused soy sauce

해물누룽지스프

CRISPY RICE SEAFOOD SOUP

crispy rice, cuttlefish, shrimp,
mushrooms, bok choy, ginkgo, (soup)

게살요리

CRAB MEAT

ste-fried seafood, vegetables and beef

금사오롱해삼

STIR FRIED SEA CUCUMBER

deep fried sea cucumbers stuffed with
minced shrimp, mushrooms, peppers,
bamboo shoots, broccoli, ginkgo, chili oil

대하요리

DEEP FRIED SHRIMP

deep fried shrimp (choice of sauce)

소고기안심송이요리

TENDERLOIN MUSHROOM STIR FRY

sauteed beef tenderloin, king oyster
mushrooms, ginkgo, bok choy

꽃빵

CHINESE FLOWER BUNS

chinese flower buns

식사 (짜장 or 짬뽕)

NOODLES

(JJA JANG MYEON or JJAM PPONG)

noodles in black bean sauce with
minced pork or spicy seafood noodle
soup

후식

DESSERT

strawberry sherbet ice cream

Love

사랑

20 per person

새우롤샐러드

PRAWN ROLL SALAD

deep fried prawn, chili, radish sprouts,
flavour-infused soy sauce

누룽지스프

CRISPY RICE SOUP

crispy rice, mushrooms, bok choy,
ginkgo, (soup)

유산슬

RYU SAN SEUL

stir-fried seafood, vegetables and beef

중새우요리

DEEP FRIED SHRIMP

deep fried shrimp (choice of sauce)

유린기

YURINGI

fried chicken, chili, radish sprouts,
flavour-infused soy sauce

식사 (짜장 or 짬뽕)

NOODLES

(JJA JANG MYEON or JJAM PPONG)

noodles in black bean sauce with
minced pork or spicy seafood noodle
soup

후식

DESSERT

strawberry sherbet ice cream

Success

성공

30 per person

새우롤샐러드

PRAWN ROLL SALAD

deep fried prawn, chili, radish sprouts,
flavour-infused soy sauce

누룽지스프

CRISPY RICE SOUP

crispy rice, mushrooms, bok choy,
ginkgo, (soup)

블랙빈모듬해물요리

BLACK BEAN SEAFOOD MEDLEY

sauteed cuttlefish, sea cucumbers,
scallops, shrimp, bok choy, king oyster
mushrooms, broccoli, black bean sauce

중새우요리

DEEP FRIED SHRIMP

deep fried shrimp (choice of sauce)

고추잡채

GO CHU JAP CHAE

sauteed sliced pork, king oyster
mushrooms, green pepper, chive,
bamboo shoots

꽃빵

CHINESE FLOWER BUNS

chinese flower buns

식사 (짜장 or 짬뽕)

NOODLES

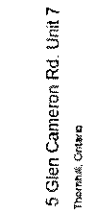
(JJA JANG MYEON or JJAM PPONG)

noodles in black bean sauce with
minced pork or spicy seafood noodle
soup

후식

DESSERT

strawberry sherbet ice cream



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

The information requested below is required in support of all applications for a new Liquor Sales Licence or outdoor areas being added to an existing Liquor Sales Licence.

Premises Name Somi KTV		Premises Telephone Number 905-604-8905	
Contact Name Nikki Chen	Contact's Telephone Number 647-338-8183	Email Address chennikki725@gmail.com	
Address 8360 Kennedy Rd	City / Town Markham	Province / State ON	Postal Code L3R 9W4

- ☒ Indoor areas
☐ Outdoor areas

Name of village, town, township or city where taxes are paid: (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)

Markham

- ☒
- Wet (for spirits, beer, wine)
- ☐
- Damp (for beer and wine only)
- ☐
- Dry

Specific concerns regarding zoning or non-compliance with by-laws must be clearly outlined **in a separate submission or letter within 30 days of this notification.**

Signature of Municipal Official	Title
Address of Municipal Office	Date <div> <div>YYYY</div> <div>MM</div> <div>DD</div> </div>

What is the closest major intersection to the restaurant? HWY #7 and Kennedy	What is the distance between the restaurant and the closest residential area? (in kilometres) 2 km
Does the restaurant have a valid Business Licence issued by the City of Markham? Yes/ No Business Licence Number: 19 1024-43 EE	Does the restaurant have a working Fire Alarm System? Yes No
If no, please note that a Business Licence is required.	
Type of restaurant (select one) Family Roadhouse Sports Bar Fine Dining 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/ No	
If yes, please provide the <u>current</u> existing maximum seating capacity: 226	
If no, please provide the <u>planned</u> existing maximum seating capacity: _____	
Location History	
Has a Building Permit been applied for or obtained for this location? Yes Building Permit Number: _____ No	
Was the location previously used as a restaurant? Yes/ No	
If no, a Building Permit is required. Contact Building Services at 905-477-7000 ext. 4870 for more information.	
If the location was previously used as a restaurant, has construction or alteration been proposed? Yes No	
If yes, please provide Alteration Permit Number: _____	

L. Kelly
Applicant's Signature

2019. 01. 23
Date

SOMI KTV

Menu酒水餐单

小吃

炸薯條.....	7.99
French Fries	
炸洋葱圈.....	7.99
Deep Fried Onion Ring	
炸鱿鱼须.....	9.99
Deep Fried Squid	
炸鱼蛋(10pcs).....	8.99
Deep Fried Fish Ball	
炸牛丸(10pcs).....	8.99
Deep Fried Beef Ball	
炸花枝丸(10pcs).....	9.99
Deep Fried Cuttle Ball	
炸龍蝦丸(8pcs).....	9.99
Deep Fried Lobster Ball	
炸雞翼.....	9.99
Chicken Wings	
雞心.....	8.99
Deep Fried Chicken Heart	
青瓜.....	7.99
Cucumber	
毛豆.....	7.99
Green Soy Bean	
餐蛋面.....	9.99
Noodle With Egg	
杯面.....	7.99
Instant Noodles	
香腸.....	8.99
Fried Sausage	
鹽酥雞.....	8.99
Deep Fried Salty Chicken	
甜不辣.....	8.99
Fish Cake	
蜜汁一口腸.....	8.99
Deep Fried Sausage In Honey Sauce	
雞脆骨.....	8.99
Chicken bones	

卤水

滷水鴨掌翼.....	9.99
滷水鴨脖子.....	9.99
滷水鳳爪.....	9.99
滷水鴨爪.....	9.99
滷水鴨心.....	9.99

零食

薯片 Potato chips.....	4.99
爆米花 Pop corn.....	4.99
韓式烤海苔.....	4.99
Korea Roasted & Seasoned Seaweed	
烤魷魚絲.....	6.99
Prepared Shredded Squid	

飲料

	(Hot)	(Cold)
蜂蜜 Lemon Tea With Honey.....	5.49	5.49
檸檬水 Lemon Water.....	5.49	5.49
巧克力 Hot Chocolate.....	5.99	6.49
奶茶 Milk Tea.....	5.99	6.49
阿華田 Ovaltine.....	5.99	6.49
咖啡 Coffee.....	5.99	6.49
參茶 Chinese Tea Honey.....	6.99	7.49
檸檬可樂 Coke With Lemon.....	5.99	
可樂/雪碧 Coke/Sprite.....	5.99	
蘋果汁 Apple Juice.....	5.99	
菠蘿汁 Pineapple Juice.....	5.99	
茶水 Regular Tea.....	5.99	
柚子茶 Citron Tea.....	5.99	
五老吉 Wang Lao Ji.....	5.99	
紅牛 Red Bull.....	8.99	
礦泉水 Spring Water.....	2.99	

	Glass	Pitcher
汽水 Soda.....	5.99	15.99
綠茶 Green Tea.....	5.99	13.99
果汁 Juice.....		15.99

鲜榨果汁系列

橙汁 Orange Juice.....	8.99
西瓜汁 Watermelon Juice.....	8.99
哈密瓜汁 Honeydew Juice.....	8.99

拼盘

清水拼盤.....	21.99
水果拼盤.....	18.99



小房 \$28(weekday) \$38(weekend)
中房 \$38(weekday) \$48(weekend)

大房 \$258(weekday) \$408(weekend)
Party Room \$588(weekday) \$788(weekend)

*以上價錢均含服務費和HST
*未經批准不得飲酒 *不得帶外賣食品入場

SOMI KTV

Menu酒水餐单

Beers

	6 pack (6x341ml)	12 pack (6x341ml)
Corona Light, Budweiser 341ml	5.99	6.99
Canadian Beer 341ml	5.99	6.99
Corona, Heineken, Budweiser 330ml	6.99	7.99

Cooler

	6 pack (6x341ml)	12 pack (6x341ml)
Beck's	6.99	7.99
Smirnoff Ice	6.99	7.99
Pineapple	6.99	7.99
Oranges	6.99	7.99
Strawberry	6.99	7.99

Sake

月桂冠	48.00
Special	88.00

Cocktail

1.25oz	8.99
Long Island Ice Tea	
Sex On The Beach	Blue Hawaiian
Fuzzy Navel	Pink Lady
Pina Colada	Singapore Sling
Gin Mix	Vodka Mix
Rum Mix	Malibu Mix
Flaming Lamborghini	The Resistant Brain
Jager Bomb	16.99
	10.99

Shooters

1oz	6.99
R-52	Kamikaze
Blue Job	Polar Bear
Scorpion Kiss	Melon Ball
Tesquila Blammer	Broken Down Golf Cart

(750ml) Red Wine

	Winery	Winery
Yellow Tail Merlot or Shiraz	58.00	68.00
Merlot	58.00	68.00
Yellow Label	58.00	68.00
Massi Camerata	58.00	78.00
Special	58.00	88.00

(750ml) White Wine

	Winery	Winery
Blue Nun	58.00	68.00
Black Tower	58.00	68.00
Special	68.00	88.00

Champagne, Rose & Ice Wine (750ml)

Champagne	68.00
Social Ice Wine	128.00

Standard Shots

1oz					6.99
Whiskey	Gin	Rum	Soho	Vodka	

Premium Shots

1oz			8.99
Chivas	Tequila Gold	Scotch Whisky	
Jack Daniel's			
Black Label	Bell's	Grey Goose	

6 oz Pitchers

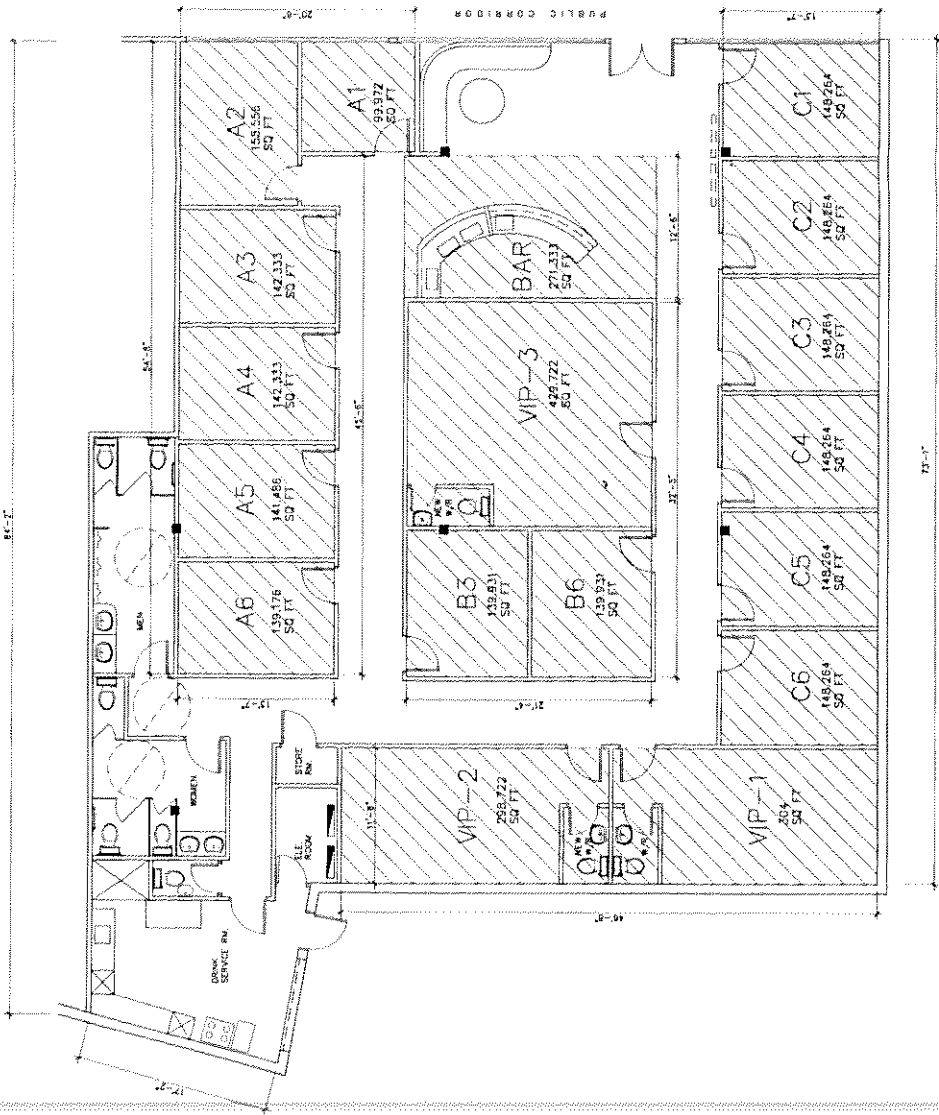
Chivas Mix	48.00
Black Label Mix	48.00
Jack Daniels Mix	48.00
Grey Goose Vodka Mix	48.00
Smirnoff Vodka Mix	38.00
Soho Mix	48.00
Rum Mix	38.00
Vodka Mix	38.00
Malibu Mix	38.00
Jager	68.00

(750ml) Bottle

	Winery	Winery
Chivas Regal	138	158
Jack Daniels	128	138
Canadian Club	128	148
Johnnie Walker Black Label	148	168
Grey Goose	148	168
Tequila Gold	148	168
Tequila Silver	148	168
Soho	118	138
Malibu	118	138
Absolute Vodka	118	138
Smirnoff Vodka	118	138
Jager	128	148
Hennessy V.S.	128	208
Remy Martin V.S.	148	208
Macallan Gold	218	238
Hennessy V.S.O.P.	268	288
Remy Martin V.S.O.P.	268	288
Hennessy X.O.	598	598
Hennessy Cognac Bleu	568	588



*以上價錢須另加服務費和HST *未成年者不得飲酒 *不得帶外賣及酒水入場



TOTAL: 220

FLOOR PLAN
SCALE: 3/32" TO 1'-0"

PROJECT FILE	
HENRY W. CHIU ARCHITECT LIMITED	
1337 KENNEDY ROAD, SUITE 200, MARKHAM, ON	
TEL: 416-288-4885	
FLOOR PLAN	
SCALE: AS SHOWN	DATE: DEC 22, 2019
ISSUED	DRAWN BY: KS
PROJECT NO. 1910	



Report to: Development Services Committee

Meeting Date: December 11, 2018

SUBJECT:

RECOMMENDATION REPORT

Esther Wong c/o Louis Mak, Application for a Zoning By-law Amendment to rezone 269 Main Street Markham North (Ward 4) to permit a Triplex Dwelling
File No. ZA 17 151164

PREPARED BY:

Peter Wokral, Senior Planner, ext. 7955

REVIEWED BY:

Regan Hutcheson, Manager of Heritage Planning, ext. 2080

RECOMMENDATION:

1. That the report dated December 11, 2018 titled "RECOMMENDATION REPORT, Esther Wong c/o Louis Mak, Application for a Zoning By-law Amendment to rezone 269 Main Street Markham North (Ward 4) to permit a Triplex Dwelling, File No. ZA 17 151164", be received;
2. That the record of the Public Meeting held on June 11, 2018 regarding the Zoning By-law Amendment application submitted by Esther Wong c/o Louis Mak be received;
3. That the Zoning By-law Amendment application submitted by Esther Wong c/o Louis Mak to amend By-law 1229, as amended, be approved, and that the draft by-law attached as Appendix 'A' be finalized and enacted without further notice;
4. That Council assign servicing allocation for up to 2 additional residential units for the proposed development; and
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report recommends that Council approve the Zoning By-law Amendment application to rezone the property at 269 Main Street Markham North to permit a triplex dwelling.

BACKGROUND:

The 803 m² (0.0803 ha) subject property is located at 269 Main Street Markham North, north of Bullock Drive and on the east side of Main Street Markham North (Figure 1). The property has a lot frontage of 66.0 ft. (20.12 m), lot depth of 133 ft. (40.54 m) and is located within the Markham Village Heritage Conservation District. The property is occupied by a single-detached heritage dwelling that was constructed in 1907 (See Figure 2-Photograph of the existing heritage dwelling). Although the current zoning only permits the property to be used as a single detached dwelling, the house has been internally divided and used as four residential apartment units for approximately 20 years

and has a rough gravel parking lot in the rear yard (See Figure 3- Aerial Photograph of the property). The City's Fire Department is aware of the unauthorized use of the property, and has inspected the property as recently as 2016.

Surrounding land uses are as follows:

- Single detached residences immediately to the north, south and east;
- A mix of single detached dwellings and business & medical office are located on the west side of the street.

The existing single-detached dwelling is 2 storeys and includes a habitable third storey loft space. The total Gross Floor Area for the existing single-detached dwelling is 3,492.26 ft² (324.44 m²). ~~According to information submitted with the application, the~~ current lot coverage of the existing dwelling is 10.7%.

PROPOSAL

The applicant is proposing to rezone the subject property from Residential One (R1) under By-law 1229, as amended, to Residential Two (R2), under By-law 177-96, as amended, in order to permit a Triplex (three separate dwelling units) within the existing two storey residential dwelling. The zoning amendment is intended to legalize the existing multi-residential use of the heritage dwelling, and would see the elimination of the existing basement apartment unit which is to be converted to storage, mechanical, and laundry uses.

As per the submitted concept plan, an addition at the rear of the existing dwelling is proposed (red rectangle shown on Figure 4- Conceptual Site Plan) to accommodate an additional 3,718.76 ft² (345.48 m²) of Gross Floor Area. The addition would add new floor space to each floor of the existing dwelling and will be subject to a site plan application submitted at a later date.

Based on the conceptual plan submitted, each dwelling unit would have its own separate entrance. The new total lot coverage including the addition would be 21%. Driveway and parking space would account for 3,693.57 ft² (343.14 m²) of lot area (or 42.73 % of the site). Parking is to be accommodated at the rear of the site accessed by an existing driveway located on the north side of the property line. The submitted concept plan shows 7 parking spaces. However, the City of Markham Parking Standards By-law (By-law 28-97) requires 1.5 parking spaces per dwelling unit. or five parking spaces.

Soft landscaping is proposed to cover approximately 3,213.13 ft² (298.51 m²) of lot area (or 37.17% of the site). A detailed landscaping plan is not required as part of this review. According to the submitted arborist report, no existing trees are proposed to be removed as part of the zoning amendment application, but tree removals may be proposed when a site plan application is submitted seeking permission for the proposed addition and parking lot.

OFFICIAL PLAN & ZONING

Official Plan 2014

The 2014 Official Plan (as partially approved on November 24, 2017 and further updated April 9, 2018) designates the property as 'Residential Low Rise' which provides for a variety of residential uses, including small multiplex buildings containing 3 to 6 units.

The subject site is also identified as part of the Markham Village Heritage Centre (Section 9.13.4). Land use objectives identified for the Markham Village Heritage Centre include:

- Recognizing that the area offers a variety of residential housing forms, tenures and densities;
- Ensuring that compatible infill development and redevelopment shall have regard for the protection and preservation of heritage buildings, building design, building materials and treatments, signage and lighting, landscaping and tree preservation to enhance the District's heritage character;
- Continuing the viability of the area by preserving and enhancing the predominantly residential area north of the Mixed Use Heritage Main Street lands by providing for infill development and redevelopment, only in a converted heritage building or new house form building which is compatible with the historic features and character of the surrounding heritage area.

Section 9.13.4.3 of the Official Plan states that all new development and redevelopment in the Markham Village Heritage Centre shall conform to the Markham Village Heritage Conservation District Plan which shall take precedence over any other policies of this plan.

Proposed Zoning By-law Amendment

The subject property is zoned Residential One (R1) under City of Markham By-law 1229, as amended. A single family dwelling is the only permitted use within this zone (See Figure 5- Area and Context and Zoning). A Zoning By-law amendment application has been submitted to permit the proposed triplex residential use. No changes to the existing development standards have been requested as part of the amendment.

Markham Village Heritage Conservation District Plan

The subject property is located within the Markham Village Heritage Conservation District. According to the Heritage District Plan, the existing dwelling is classified as a Type 'A' building, which means it is of major importance to the Heritage District due to its historical and architectural value.

Section 3.3 of this plan outlines that the retention of the historical and/or architectural quality of these buildings is integral to the success of the Heritage District. The intent is therefore to conserve A-type buildings and retain the historical fabric with respect to building proportion, roof, fenestration, materials and colours.

APPLICATION PROCESS TO DATE AND NEXT STEPS

- The application was submitted on March 9, 2017 and deemed complete on December 22, 2017;
- The application was reviewed by the Heritage Markham Committee on January 10, 2018;
- The Preliminary Report was received by the DSC on April 30, 2018 followed by the Statutory Public Meeting on June 11, 2018;

Next Steps:

- Approval of the proposed Zoning By-law Amendment by the Development Services Committee and Council.
- Enacting the Zoning By-law Amendment.
- Submission of a Site Plan application in the future.

PUBLIC CONSULTATION AND HERITAGE MARKHAM COMMENTS:Statutory Public Meeting

The Statutory Public Meeting was held on June 11, 2018. Comments made by residents at the Public Meeting and when the Preliminary Report was reviewed by DSC are summarized below.

One resident provided both a written submission and spoke in opposition to the proposed amendment. Written submissions were also received from three other residents in opposition to the proposed rezoning. Their concerns about the proposed zoning amendment include the following:

- The conversion of owner occupied single detached homes into absentee landlord operated rooming houses, and how this could potentially destabilize the established historic neighbourhood of Mount Joy. It was also noted that the City has permitted and encouraged major intensification in the form of tall apartment buildings north of 16th Avenue, and that the proposed intensification of the property is not necessary or desirable.
- The need to adequately protect the privacy and enjoyment of the neighbouring property owners from nuisances such as parking lots, car lights, and waste storage associated with multiple residential developments through adequate landscaped buffers and carefully considered site planning;
- The need to protect neighbouring property owners from the negative impacts of increased amounts of paving which result in less green space, and increased surface water run-off.

Heritage Markham Committee

The proposed zoning by-law amendment and rear addition was reviewed at the Heritage Markham Committee meeting on January 10, 2018. The Committee advised that they had no objection from a heritage perspective to the proposed conversion of the property

from one dwelling unit to three dwelling units, subject to the city's acquisition of a Heritage Conservation Easement Agreement to help protect the significant attributes of the existing heritage building.

The Committee also provided comments pertaining to the conceptual addition and stated that further information will need to be provided before indicating whether or not they can support the proposed addition, such as the number of required parking spaces versus amenity space, and the preservation of existing significant vegetation (See Figure 6-Conceptual Elevations).

The design of the proposed addition would be evaluated as part of a future site plan application and would need to conform to applicable heritage design guidelines contained in the Markham Village Heritage Conservation District Plan.

OPTIONS/ DISCUSSION:

Comments and concerns expressed at the Statutory Public Meeting, by the Heritage Markham Committee and Planning Staff have been addressed in the following way:

Zoning

The policies of the 2014 Official Plan do encourage a variety of housing options in the historic village of Mount Joy and permit the creation of small multi residential developments within existing heritage buildings. These current policies reflect and replace the policies of the old Main Street Markham Area Secondary Plan (OPA 108). The subject property was designated Medium Density Housing 1 in OPA 108 which permitted semi-detached, duplex, triplex and fourplex dwellings.

Instead of rezoning the property to a designation such as R3 which permits triplex dwellings as requested by the applicant, Staff recommends retaining the existing R1 Single Detached Dwelling designation, while permitting a site specific exemption that would also permit a triplex use. This would prohibit the property from being used as a fourplex, which is also permitted by the R3 designation, and which may or may not be an appropriate use of the property.

Protection of Neighbouring Property Owners

The protection of neighbouring property owners from the potential negative impacts of converting the existing single detached dwelling into a triplex can be addressed through the Site Plan Control process. Through this process, Planning staff can ensure that there is adequate onsite parking, amenity space, tree preservation, waste and snow storage, buffering of neighbouring properties, drainage, restoration of the existing heritage dwelling, and an architecturally compatible addition through implementation of the Markham Village Heritage Conservation District Plan.

Future Site Plan Approval

The following matters will be reviewed and addressed as part of the future Site Plan Control Application:

- The suitability of the existing driveway;
- The design of the proposed parking lot, including the number of parking spaces provided compared in relation to what is required by the By-law, the provision of an appropriate landscape buffer to protect the privacy of neighbouring property owners, adequate snow storage and drainage;
- The amount and quality of outdoor amenity space provided;
- Conformity of the proposed addition with the applicable development standards for single detached dwellings in the R1 zoning designation;
- Restoration and preservation of the existing heritage dwelling secured by a Heritage Conservation Easement agreement;
- The design of an architecturally appropriate addition that is compatible with the existing heritage dwelling and enhances the historic character of the district;
- Preservation of existing significant vegetation to the extent feasible and appropriate new plantings;
- Any issues resulting from the review of technical studies including, but not limited to, stormwater management and servicing reports, grading and drainage plans, etc.;
- Confirmation of any outstanding financial obligations, including but not limited to, cash in lieu of parkland dedication, development charges, tree replacement/compensation to the satisfaction of the City of Markham, as necessary.

CONCLUSION

Based on the discussion above, Planning Staff recommend approval of the zoning by-law amendment attached as Appendix 'A' in support of permitting a triplex on the property.

FINANCIAL CONSIDERATIONS

Not applicable

HUMAN RESOURCES CONSIDERATIONS

Not applicable

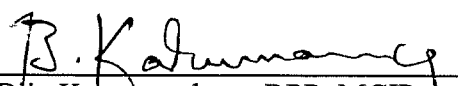
ALIGNMENT WITH STRATEGIC PRIORITIES:

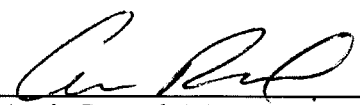
The proposal has been reviewed in the context of the City's Strategic Priorities of managing growth, and respecting the built and natural environment to ensure a safe and sustainable community.

BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been reviewed by various departments and external agencies.

RECOMMENDED BY:


 Biju Karumanchery, RPP, MCIP
 Director, Planning and Urban Design


 Arvin Prasad, MPA, RPP, MCIP,
 Commissioner of Development
 Services

ATTACHMENTS:

- Figure 1: Location Map
- Figure 2: Photograph of the existing heritage dwelling
- Figure 3: Aerial Photograph
- Figure 4: Proposed conceptual Site Plan
- Figure 5: Area Context and Zoning
- Figure 6: Conceptual Elevations

Appendix 'A' - Zoning By-law Amendment

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Figure 1- Location Map

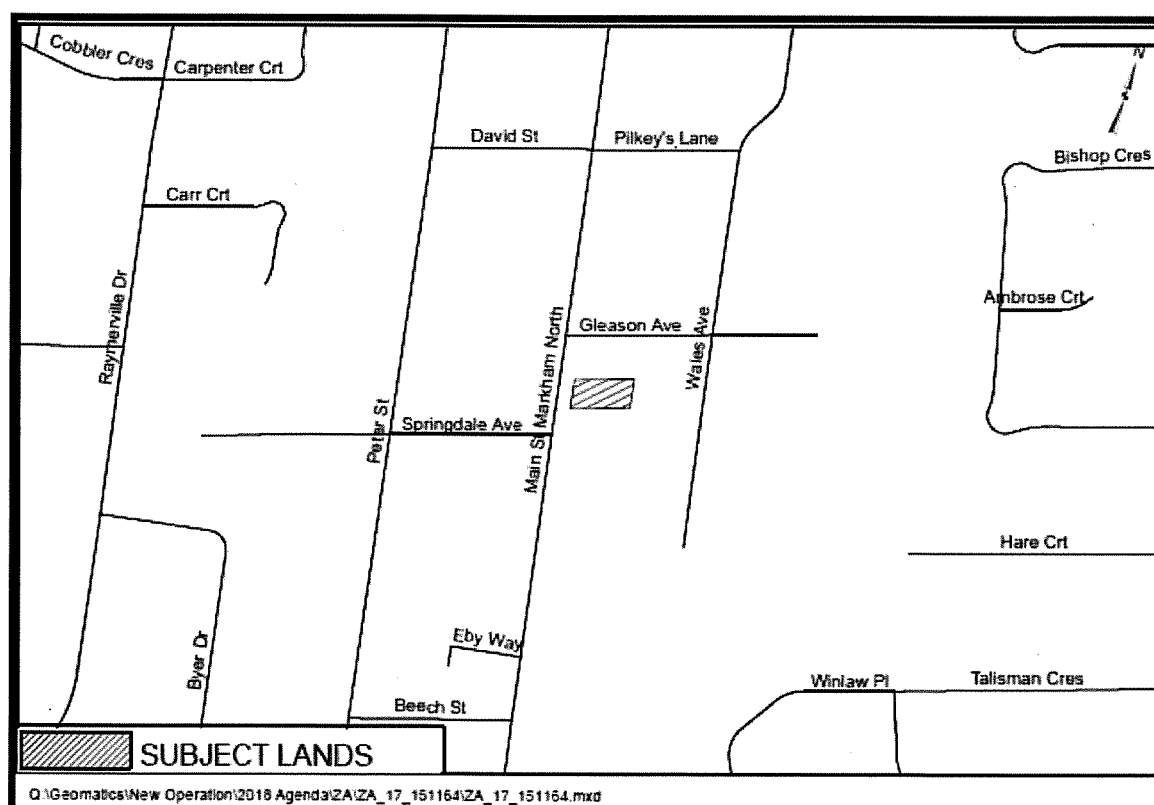
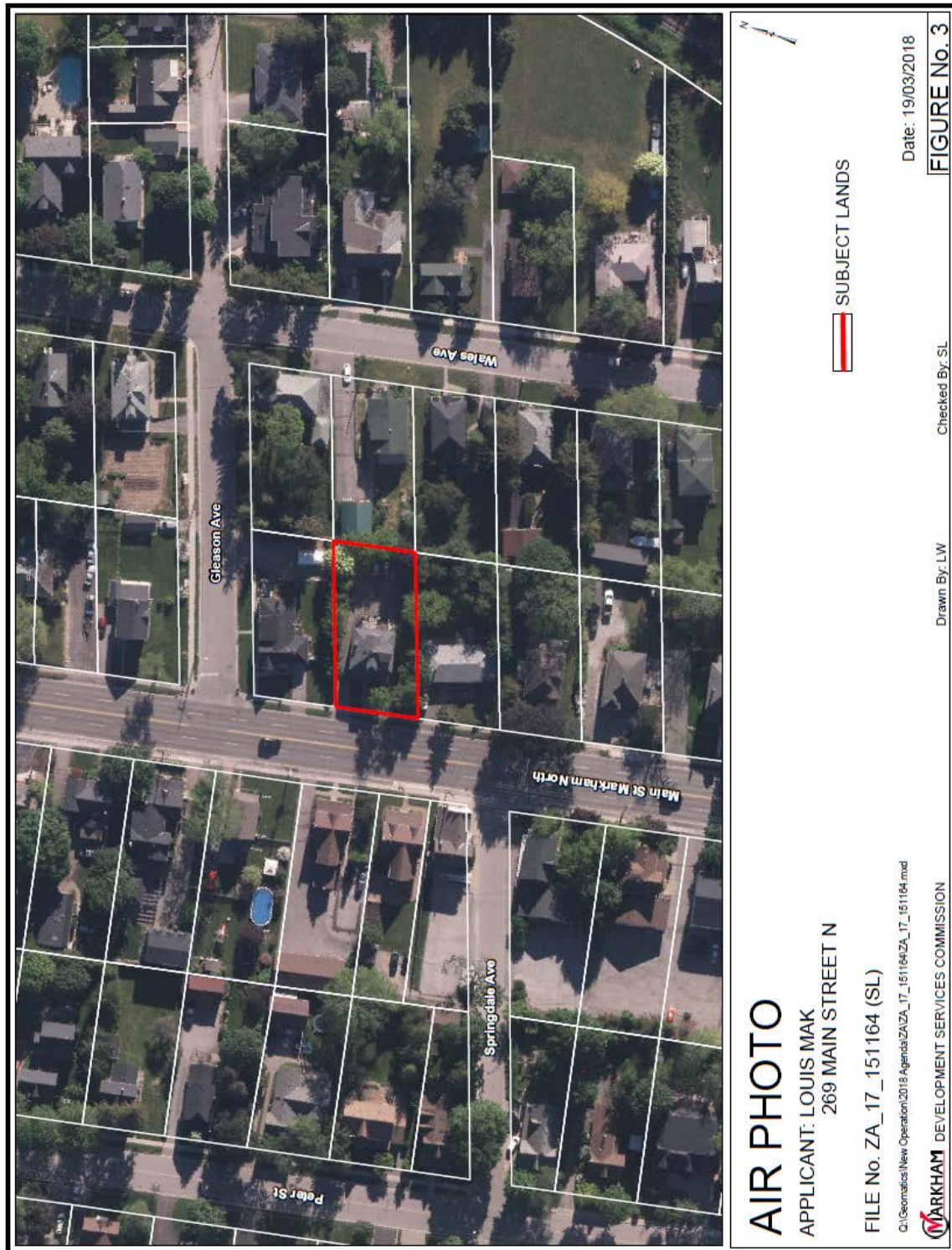


Figure 2- Photograph of existing heritage dwelling





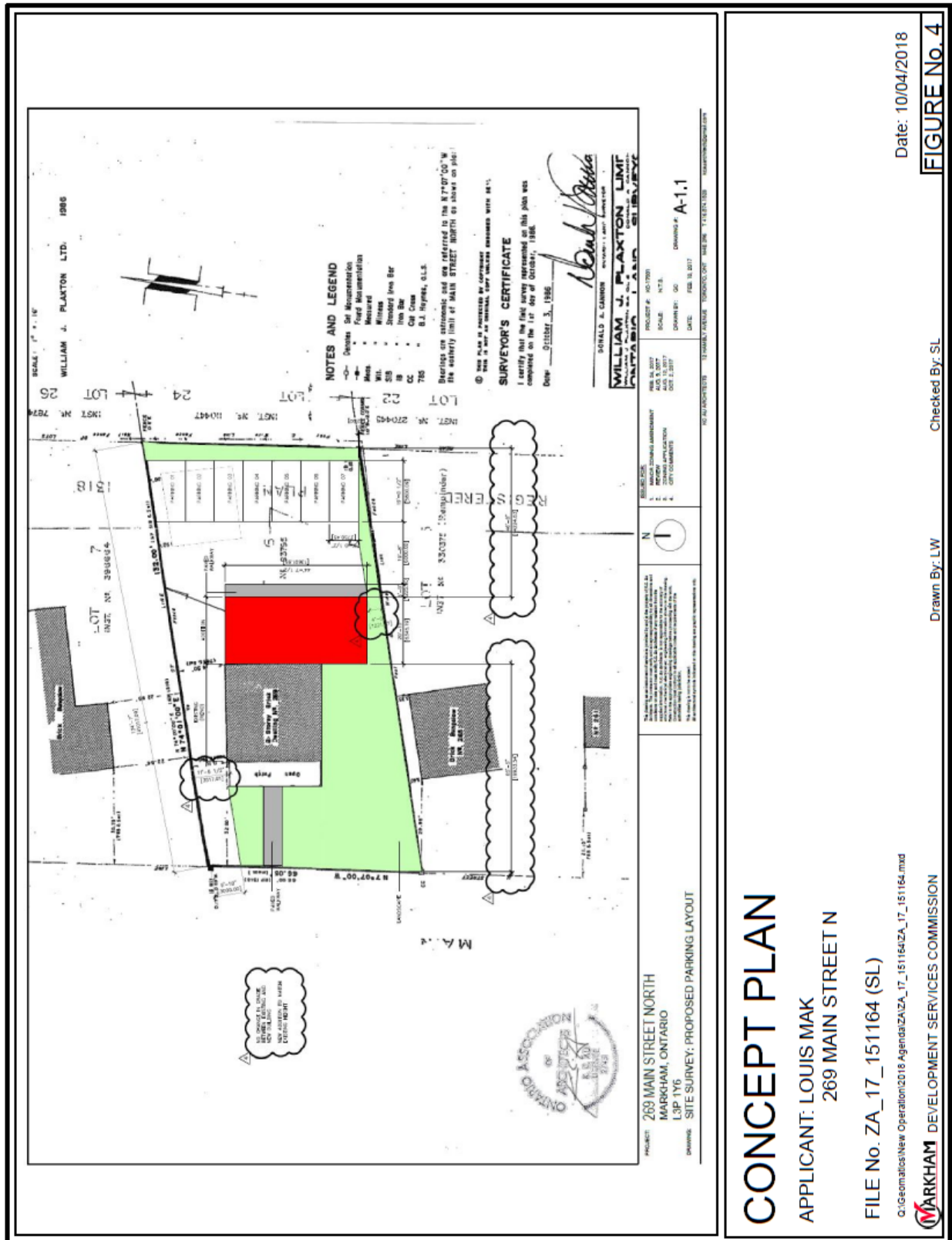


Figure 5 – Area Context and Zoning

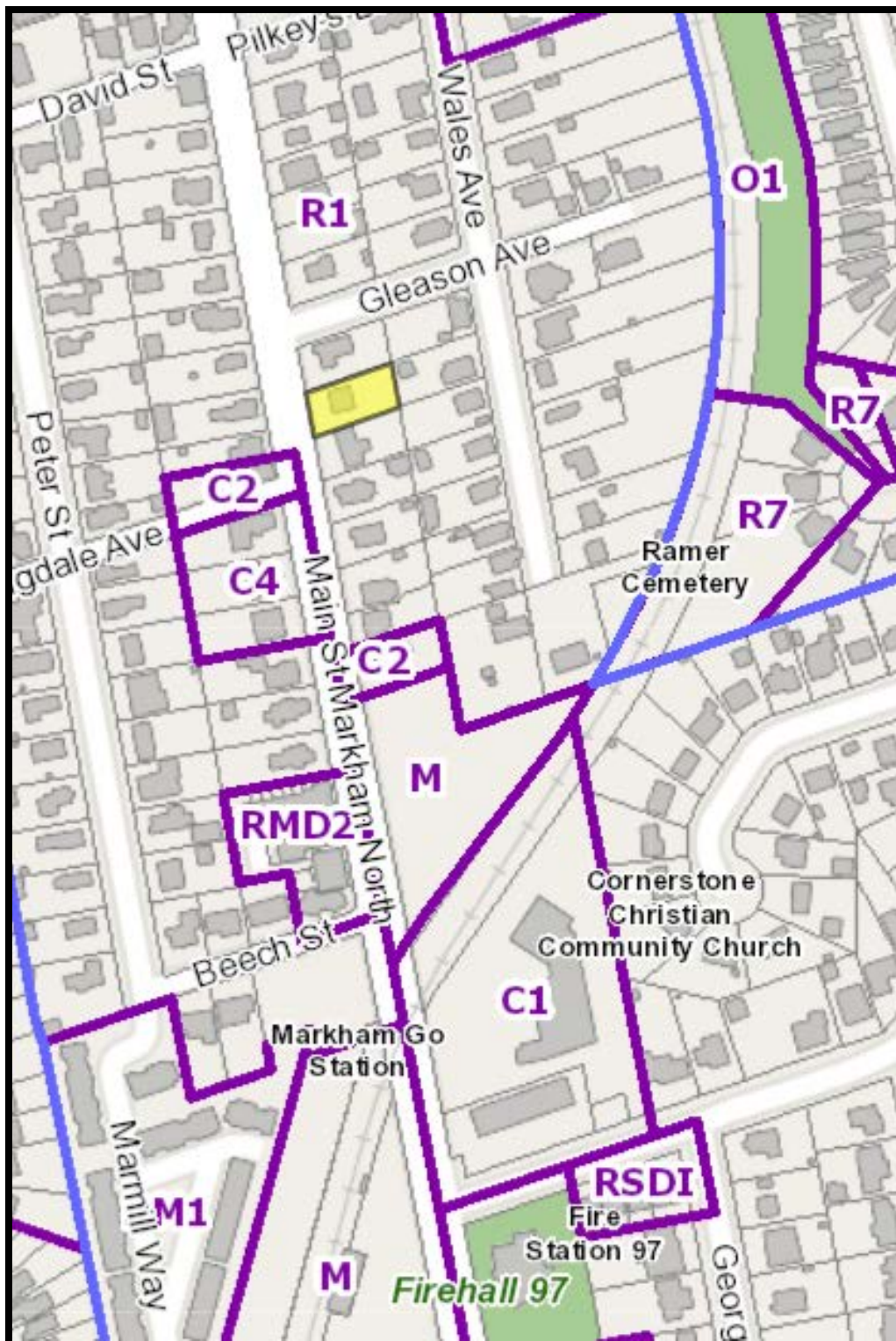
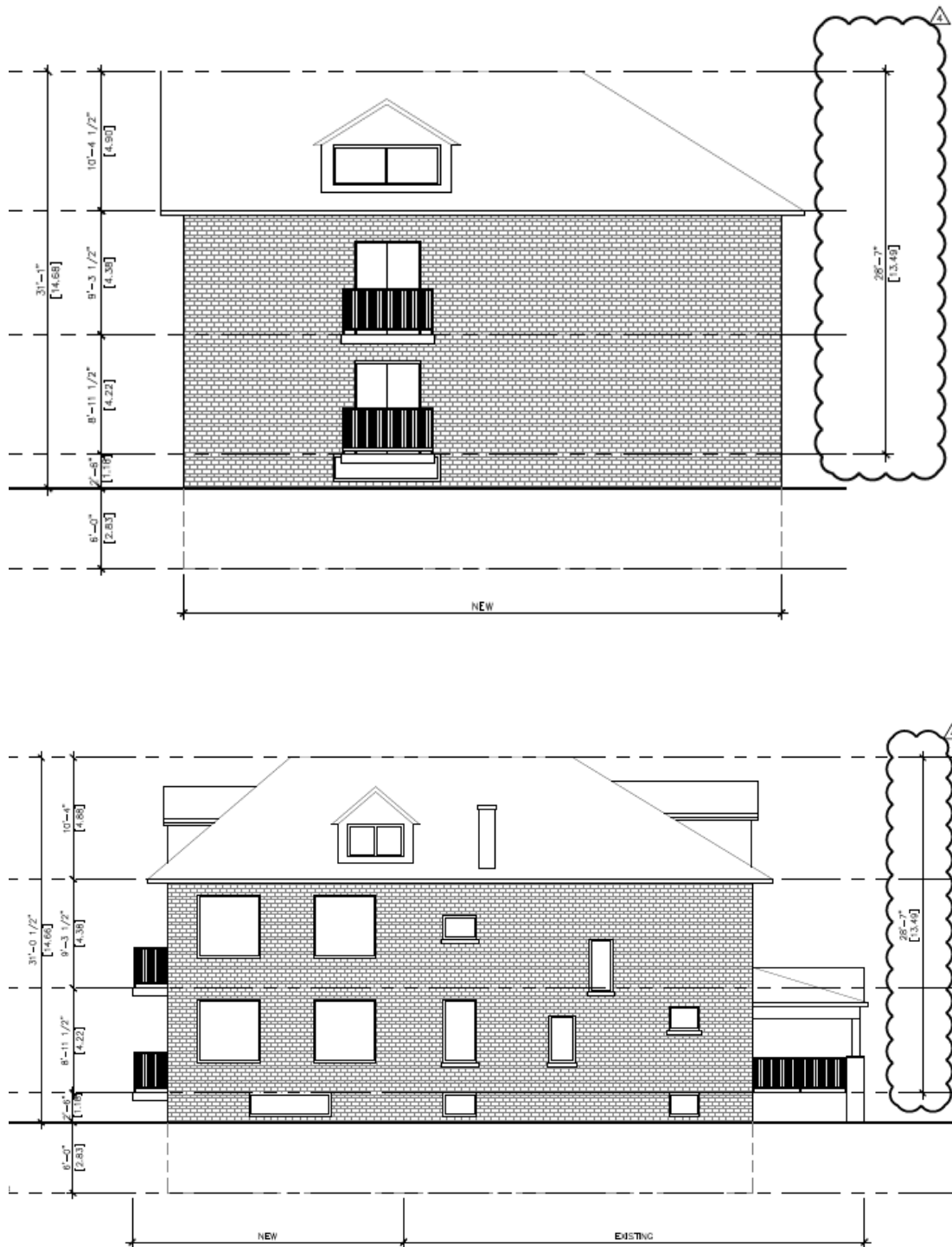


Figure 6-Conceptual Elevations







Report to: Development Services Committee

Report Date: November 19, 2018

SUBJECT: **PRELIMINARY REPORT**
 AGS Consultants Limited
 Zoning By-law Amendment application to extend permission for temporary uses at 3, 5, 21 Essex Ave and 201, 203, 205 Langstaff Rd
 File No.: ZA 18 234292 & ZA 18 234296, Ward 1

PREPARED BY: Carlson Tsang, Planner II, West District

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

RECOMMENDATION:

1. THAT the report dated November 19, 2018, titled "PRELIMINARY REPORT, AGS Consultants Limited, Zoning By-law Amendment application to extend permission for temporary uses at 3, 5, and 21 Essex Avenue and 201, 203, and 205 Langstaff Road, File No.: ZA 18 234292 & 18 234296, Ward 1", be received;

PURPOSE

The above noted Zoning By-law Amendment applications are proposing to extend permissions for the temporary uses at 3, 5, and 21 Essex Avenue and 201, 203, and 205 Langstaff Road. This report contains general background information about the application. The report should not be taken as Staff's opinion or recommendation on the proposed Zoning By-law Amendment.

Application Deemed Complete

The Zoning By-law Amendment applications were deemed complete on June 28, 2018.

BACKGROUND**Property Description**

The subject properties are located west of Bayview Avenue, south of Highway 407, within the Langstaff Gateway Secondary Plan Area (see Figure 1). They have a combined area of approximately 2.68 ha (6.62 ac), and a combined frontage of approximately 101 m (331 ft) along Langstaff Road East and 100 m (328 ft) along Essex Avenue. Existing uses on the properties include business office, outdoor storage of automobiles and residential dwellings at 3 & 5 Essex Avenue.

Surrounding uses are as follows:

- Cemetery and funeral home to the south
- Industrial uses to the west
- Outdoor storage of automobiles and industrial uses to the north
- Woodlot and resident dwellings to the east

HISTORY/PROPOSAL

On June 5th, 2008, the Ontario Municipal Board approved amendments to By-law 2551, as amended, for the subject properties to permit business offices and outdoor storage on a

temporary basis until June 5th, 2011. In 2012, the City approved an extension to these By-laws for three years until January 24, 2015. These By-laws were further extended in 2015 for another three years until June 15, 2018. The applicant is now seeking a third extension to the By-laws to continue the uses on the properties. No new buildings or uses are being proposed.

The subject properties are located in the Langstaff Secondary Plan area and will be subject to redevelopment in the future. These uses are intended to be temporary until redevelopment occurs although the timing for redevelopment is uncertain at this time.

Official Plan and Zoning

The subject lands are designated 'Mixed Use High Rise' and 'Residential High Rise' in the 2014 Official Plan (as partially approved on Nov 24/17 and further updated on April 9/18) and 'Residential-Mixed Use' and 'Parks & Open Space' in the Langstaff Secondary Plan(OPA183).

The properties are currently zoned 'Hold – Rural Industrial [(H) R. IND]' and 'R1 – Residential' by By-law 2551, as amended.

DISCUSSION

If the extension to these temporary use by-laws are approved, it will require further extension in 2021 as the Planning Act only allows an extension for a maximum of three years. It is staff's intention that they all expire on the same date to ensure that no single land owner will delay the future development anticipated in the Langstaff Secondary Plan. Consequently, if the temporary use by-law is extended, it should be from the expiration of the last temporary use by-law date.

If the applications are approved, the following special provisions which are included in the existing Temporary Use By-laws should continue to apply on the subject properties:

- a) business offices shall only locate within buildings existing on the date of the passing of the By-law;
- b) additions to existing buildings are not permitted;
- c) construction of new buildings is not permitted;
- d) outdoor storage shall be screened from Langstaff Road East; and
- e) the installation of additional impermeable surface material is not permitted.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Growth Management: A new Secondary Plan that reflects the City's priorities has been approved for the Langstaff community. The applicant's intention is to redevelop the subject property in accordance with the new Secondary Plan. The permission for the temporary use will allow business offices and outdoor storage to be maintained until such time a comprehensive redevelopment is underway and municipal services are provided by landowners


BUSINESS UNITS CONSULTED AND AFFECTED:

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

RECOMMENDED BY:



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



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

ATTACHMENTS:

Figure 1: Location Map

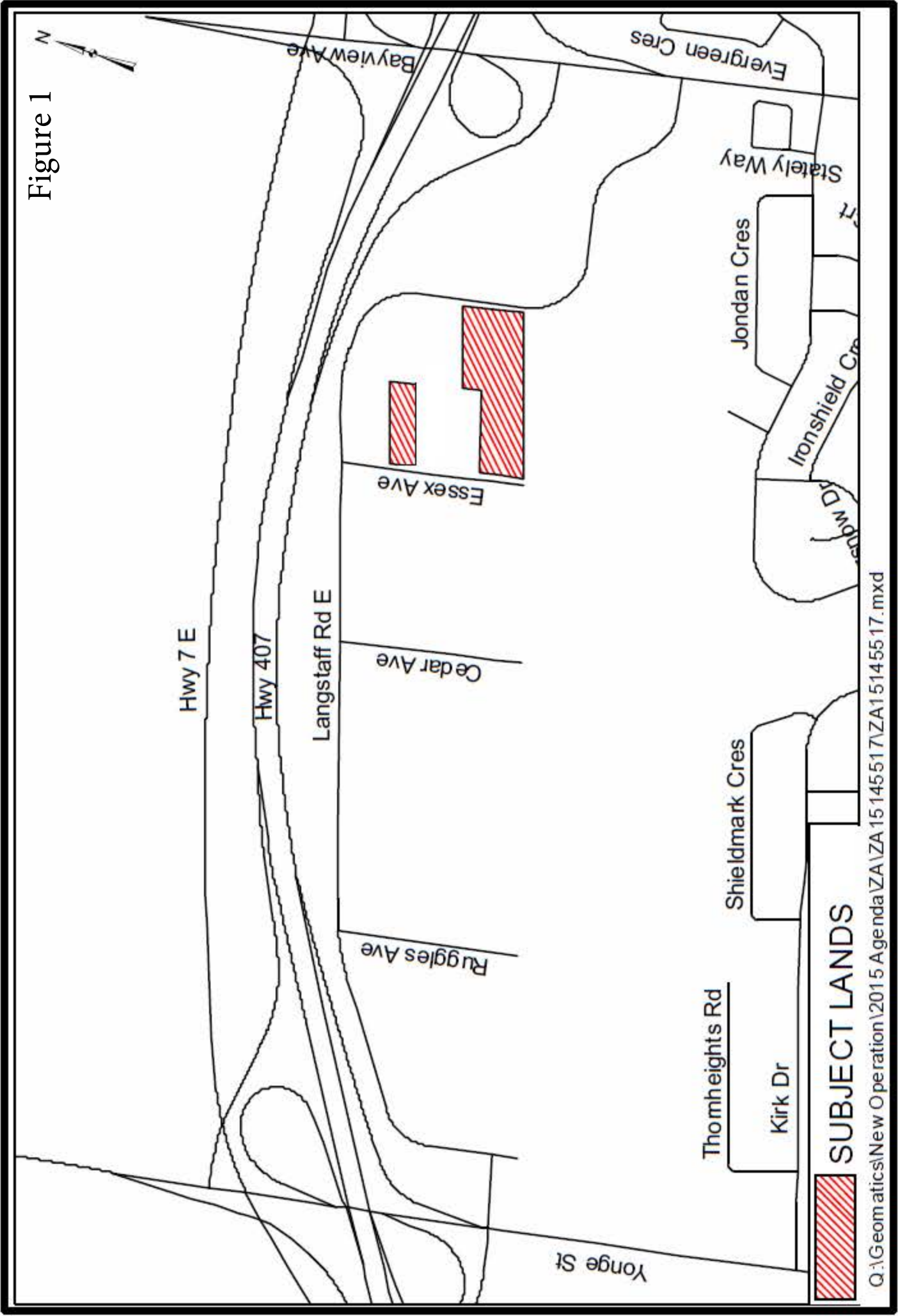
Figure 2: Area Context/Zoning

Figure 3: Aerial Photo

APPLICANT/AGENT:

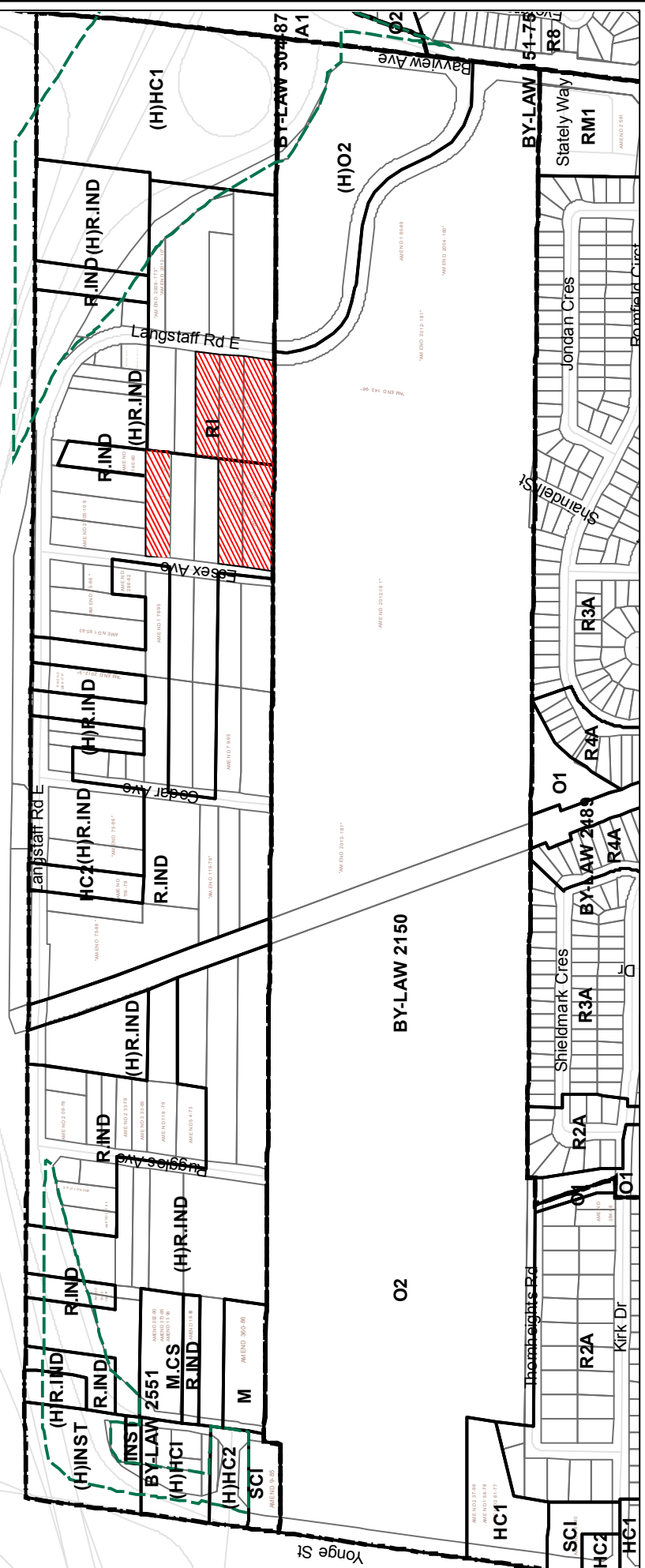
AGS Consultants Limited
Michael Montgomery
10060 Kennedy Road
Markham, Ontario L6C 1N9
Tel: (905) 887-0090

File path: Amanda\File 18 234292\Documents\Preliminary Report



Hwy 7 E

HWY 407



AREA CONTEXT / ZONING

APPLICANT: AGS CONSULTANTS LTD.
3 & 5 ESSEX AVE. 201,203 & 205 LANGSTAFF ROAD EAST

 SUBJECT LANDS

FILE No. ZA 18 234292 & ZA 18 234296

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 DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: CT

DATE: 10/10/2018

FIGURE No. 2



AIR PHOTO

APPLICANT: AGS CONSULTANTS LTD.

3, 5 & 21 ESSEX AVE. 201, 203 & 205 LANGSTAFF ROAD EAST

FILE No. ZA. 18 234292 & ZA 18 234296

 SUBJECT LANDS

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 DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: CT

DATE: 08/01/2018

FIGURE No. 3





Report to: Development Services Committee

Report Date: September 5, 2018

SUBJECT: PRELIMINARY REPORT
 Forest Hill Homes (Cornell Towns) Ltd.
 Proposed Zoning By-law Amendment and Site Plan Control Applications to permit 75 condominium townhouse dwellings, South side of Rustle Woods Avenue, west of Cornell Rouge Boulevard, Ward 5

Files ZA/SC 12 111705

PREPARED BY: Stephen Corr, MCIP, RPP, extension 2624
 Senior Planner, East District

REVIEWED BY: Stacia Muradali, MCIP, RPP, extension 2008
 Senior Planner, East District

RECOMMENDATION:

- 1) That the report titled "PRELIMINARY REPORT, Forest Hill Homes (Cornell Towns) Ltd., Proposed Zoning By-law Amendment and Site Plan Control Applications to permit 75 condominium townhouse dwellings, South side of Rustle Woods Avenue, west of Cornell Rouge Boulevard, Ward 5, Files ZA/SU 12 111705", be received.

PURPOSE:

The purpose of this report is to provide preliminary information on applications submitted by Forest Hill Homes (Cornell Towns) Ltd. ("Forest Hill Homes") to amend Zoning By-laws 304-87 and 177-96, both as amended, and for Site Plan approval to facilitate the development of 75 common element condominium townhouse dwellings. This report contains general information in regards to applicable Official Plan or other relevant policies and issues. The report should not be taken as Staff's opinion or recommendation on the applications.

The Application Submission, Deeming Complete and Chronology

- The Zoning By-law Amendment and Site Plan Control applications were submitted by Forest Hill Homes on June 4, 2012 proposing 202 stacked townhouses with underground parking.
- The zoning amendment application was deemed complete on July 8, 2012.
- A Statutory Public Meeting was held on December 11, 2012. There were no written comments received or deputations made.
- The applicant advised staff that the original proposal was not financially viable due to costs associated with underground parking to support the required 1.5 Floor Space Index (FSI) for stacked townhouse development.
- On December 23, 2014, the applicant submitted an Official Plan Amendment to amend the Cornell Secondary Plan to permit townhouses on the site, with a minimum FSI of 0.75 and minimum building heights of 3 storeys. (File 14 244799).

Report to: Development Services Committee

Report Date: September 5, 2018

Page 2

- City Council approved this official plan amendment on November 1, 2016.
- The applicant made revised zoning amendment and site plan control application submissions proposing 75 condominium townhouses on May 11, 2018.
- The revised submission is the subject of this report.

BACKGROUND:

The 1.2 ha (3.0 ac) subject site is located within Cornell Centre, north of Highway 7 East and west of Donald Cousens Parkway. More specifically, the site is located on the south side of Rustle Woods Avenue and on the west side of Cornell Rouge Boulevard (Figures 1, 2 and 3). The surrounding area includes:

- Existing single detached and townhouse dwellings to the north (across Rustle Woods Avenue);
- Future 0.27 ha and .18 ha parkettes abutting the site to the east and west;
- A 4 ha woodlot abutting the site to the southwest;
- Future residential development, to the east, containing 150 townhouse dwellings and a 1.13 ha park (across Cornell Rouge Boulevard). This development is draft subdivision approved and anticipated to be registered in 2018 or early 2019.

PROPOSAL

The applications for a zoning by-law amendment and site plan approval propose a residential development comprising 75 condominium townhouse dwellings. Each unit is approximately 4.5 m (14.76 ft) wide and is four storeys in height. The development proposes a total FSI of 1.18. The proposed site plan is shown in Figure 4 and the proposed elevations are shown in Figure 5.

The site plan includes 12 townhouse blocks where each unit has vehicle access from an internal private street to private driveways and one-car garages. The private street accesses Rustle Woods Avenue at the northwest corner of the site and Cornell Rouge Boulevard at the southeast corner. The centre portion of the site contains a landscaped area with a tot-lot and walkways providing pedestrian connectivity through the site to surrounding public roads and along the edge of the woodlot. The tot-lot is approximately 100 m² (1076 ft²) in area. In addition to the parking provided on each unit's driveway and private garage, a total of 19 visitor parking stalls are provided within the development.

Next Steps:

- Although a Statutory Public Meeting was held in 2012, a second Public Meeting will be required to obtain public input on the revised zoning amendment proposal. Staff are of the opinion this is warranted to recognize the amount of time that has passed since the original submission and earlier public meeting. The targeted date for the Statutory Public Meeting is November 19, 2018.
- In accordance with Delegation By-law 2002-202, as amended, the approval authority for site plan control applications for new townhouse development is the Director of Planning and Urban Design. Notwithstanding, the site plan application cannot be endorsed or approved until the zoning amendment is approved by City Council.

- Following the public meeting, and if requested by Committee, a Recommendation Report respecting Zoning By-law Amendment may be provided to a future Development Services Committee meeting;

OFFICIAL PLAN AND ZONING

2014 Official Plan, as partially approved on November 24, 2017 and further updated on April 9, 2018

The site is designated 'Residential Mid Rise', which does provide for townhouses, as well as multiplex buildings containing 3 to 6 units; stacked townhouses, apartment buildings, and buildings associated with day care centres, places of worship and public schools.

The site however is also within the Cornell Centre Key Development Area, and applicable transition policies require that until an updated secondary plan is approved for Cornell Centre, the provisions of the Official Plan (Revised 1987), as amended and the current Cornell Secondary Plan shall continue to apply.

Official Plan (Revised 1987) & 2008 Cornell Secondary Plan (OPA 168)

The site is designated 'Urban Residential' and 'Residential Neighbourhood – Cornell Centre'. As noted, a secondary plan amendment was approved in November 2016 to permit townhouses on the subject lands, having building heights of 3 – 6 storeys and minimum FSI of 0.75. The proposed development conforms to the Cornell Secondary Plan.

Cornell Centre Secondary Plan

The Draft Land Use Concept for Cornell Centre presented to DSC on September 22, 2015 provided a policy framework for a future secondary plan for Cornell Centre, which is currently being finalized by the City's policy group. The draft land use concept affecting the subject lands proposes a 'Residential Mid Rise I' designation. This will provide for townhouses, multiplex buildings containing 3 to 6 units, stacked townhouses and apartment buildings. The draft land use concept affecting the subject lands contemplates building heights of 3 to 6 storeys with a minimum FSI of 0.75. The proposed development conforms to draft land use concept for Cornell Centre.

Current and Proposed Zoning

The subject lands are zoned Rural Residential Four (RR4) under By-law 304-87, as amended, which permits one single detached dwelling on rural lot.

To facilitate the proposed development the applicant has submitted a zoning by-law amendment which proposes to incorporate the subject lands into an appropriate residential zone within By-law 177-96, as amended. The zoning amendment will likely require site specific building standards to implement the proposed built form and reflect the private street condominium configuration of the development. While the zoning amendment is still being reviewed, staff do note that the amount of parking onsite complies with City of Markham Parking Standards By-law 28-97, as amended for both the amount of parking required for the units and visitor parking.

OPTIONS/ DISCUSSION:

The following is a brief summary of issues raised to date. These matters and others identified through the circulation and detailed review of the proposal will need to be addressed prior to a staff recommendation report to Committee:

1. Review of the proposed lotting and access, between townhouse blocks; private street configuration, site connectivity; and the adequacy parking and snow storage, in accordance with City standards;
2. Review of the townhouse built form and related development standards proposed as part of the zoning by-law amendment, including, but not limited to, unit widths, building height scale and mass, building setbacks, parking and private outdoor amenity space, etc;
3. Any issues resulting from the review of technical studies including, but not limited to, stormwater management and servicing reports, grading and drainage plans, tree preservation and landscaping plans, geotechnical and hydrogeological reports, transportation demand management strategy report and noise impact study;
4. Review of the proposed building materials and architectural design through the site plan application.
5. Confirmation of servicing allocation by the City and the Cornell Landowners Group.
6. Confirmation of any outstanding financial obligations, including but not limited to, cash in lieu of parkland dedication, tree replacement/compensation and Public Art contributions.
7. Confirmation that any outstanding obligations, financial or otherwise, have been cleared to the satisfaction of the Cornell Landowners Group.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not Applicable.

HUMAN RESOURCES CONSIDERATIONS

Not Applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed applications will be reviewed in the context of the City's Strategic Priorities of Growth Management, Transportation and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

These applications have been circulated to various departments and external agencies and are currently under review. Requirements of the City and external agencies will be reflected in a future recommendation report.



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



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

Report to: Development Services Committee

Report Date: September 5, 2018

Page 5

ATTACHMENTS:

Figure 1 – Location Map

Figure 2 – Area Context/Zoning

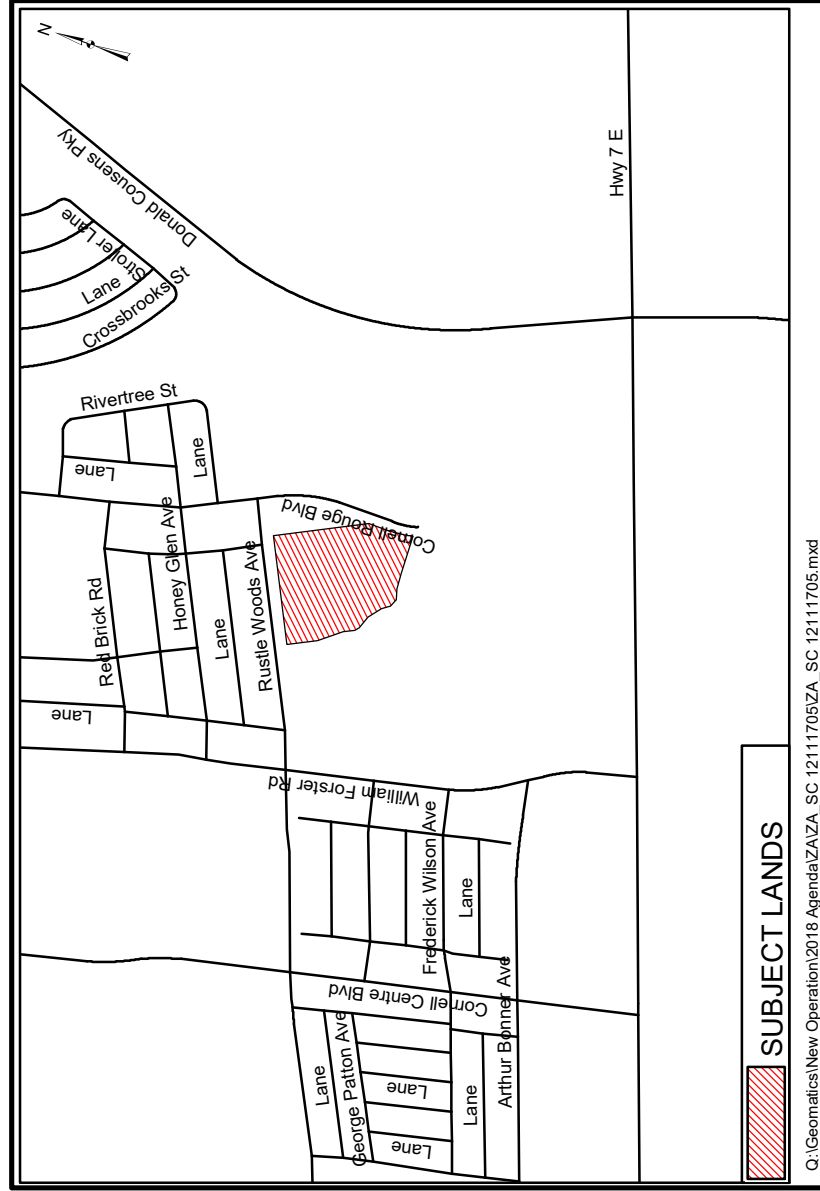
Figure 3 – Air Photo

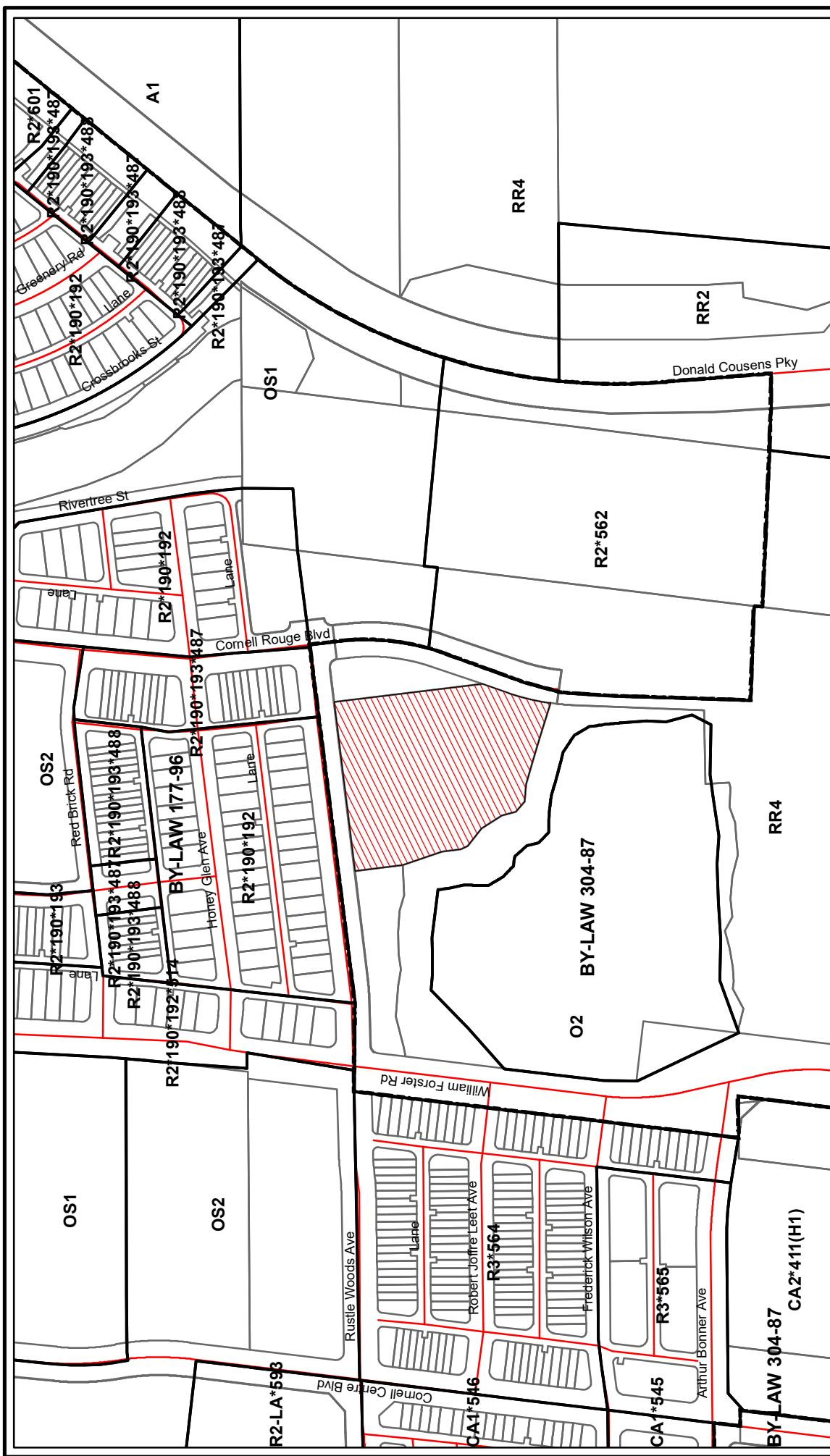
Figure 4 – Proposed Site Plan

Figure 5 – Proposed Elevations

AGENT:

Eddie Lee
Vice-President, Land Development and Construction
Forest Hill Homes (Cornell Towns) Ltd.
2700 Dufferin Street, Unit 34
Toronto, ON M6B 4J3
elee@statebuild.com





AREA CONTEXT / ZONING

APPLICANT: FOREST HILL HOMES (CORNELL ROUGE) LTD.

FILE No. ZA_SC 12111705 (SC)

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WARKHAM
DEVELOPMENT SERVICES COMMISSION

Drawn By: LW

Checked By: SC

Date: 17/07/2018

FIGURE No. 2

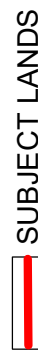
 SUBJECT LANDS



AIR PHOTO

APPLICANT: FOREST HILL HOMES (CORNELL ROUGE) LTD.

FILE No. ZA_SC 12111705 (SC)

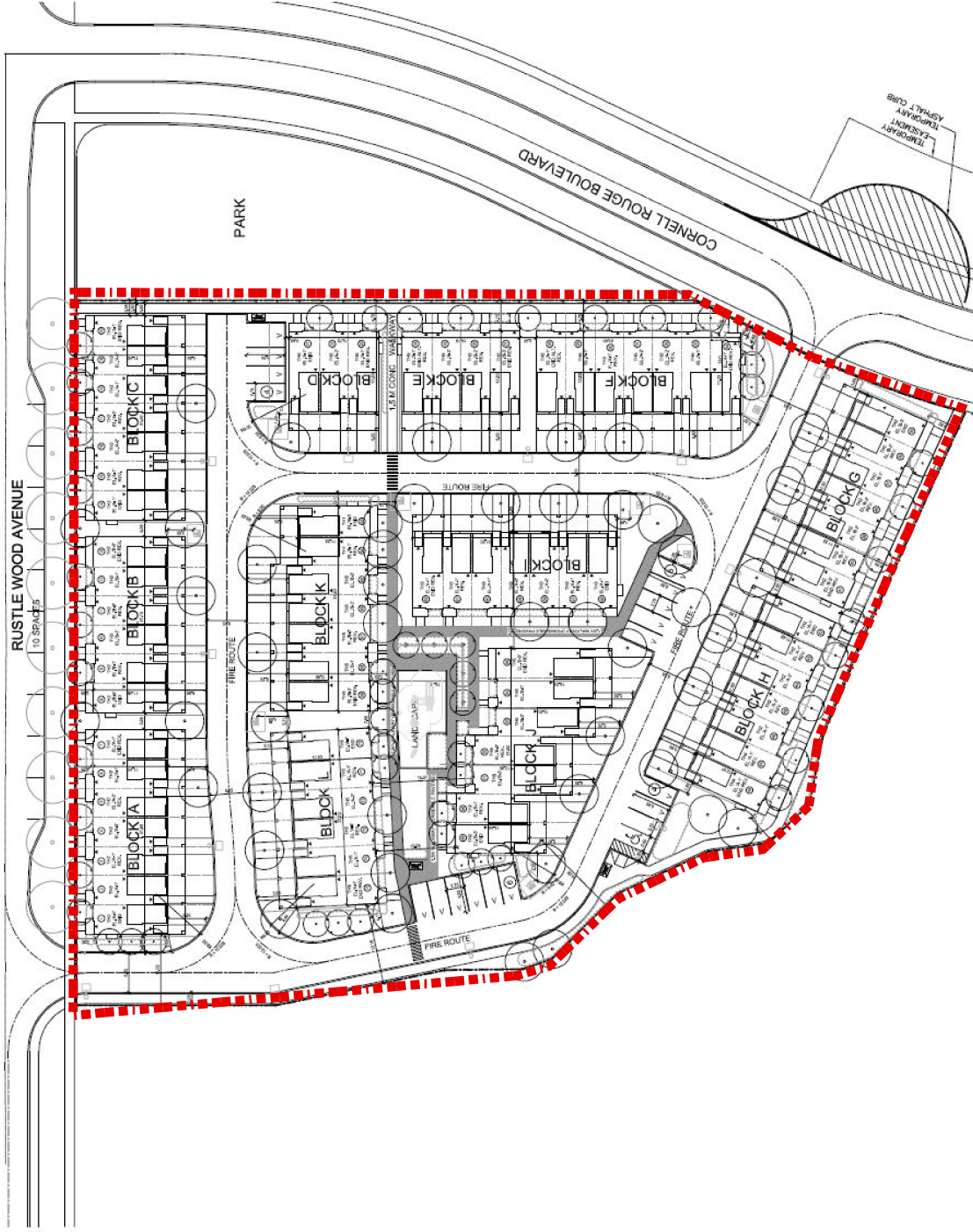


SUBJECT LANDS



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Date: 17/07/2018



SITE PLAN

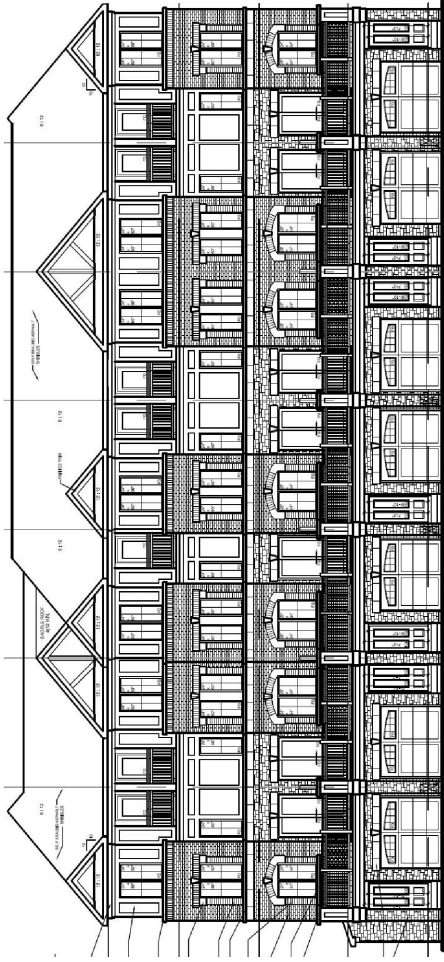
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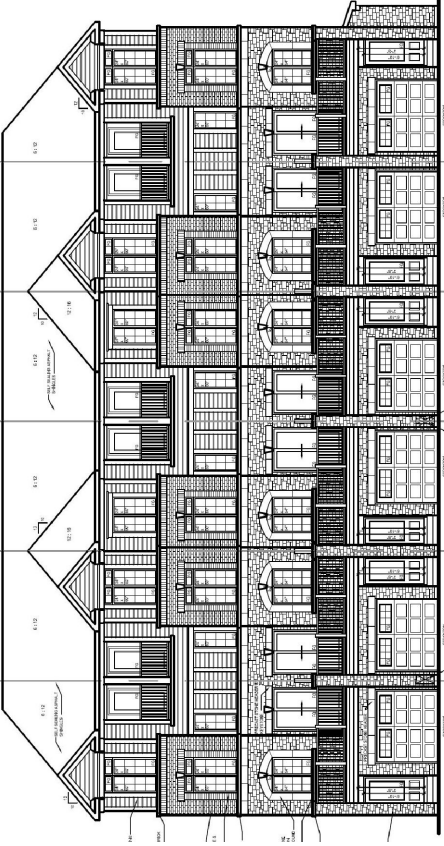
 SUBJECT LANDS

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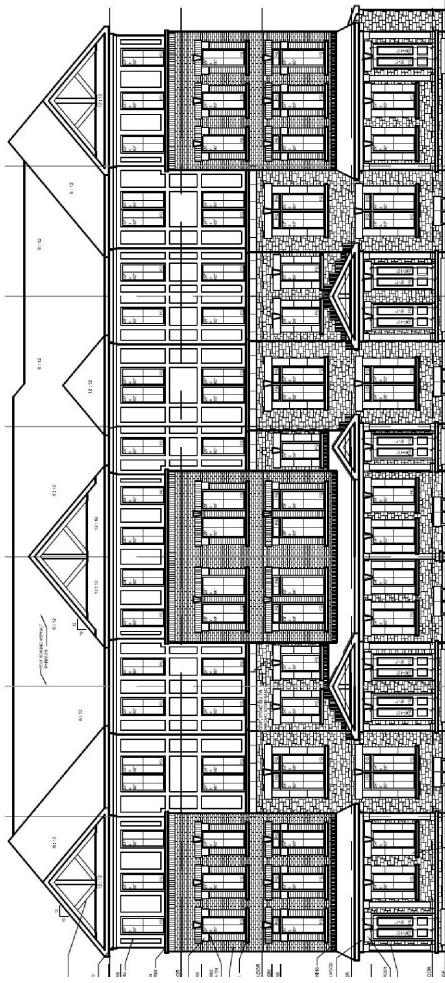
Date: 17/07/2018



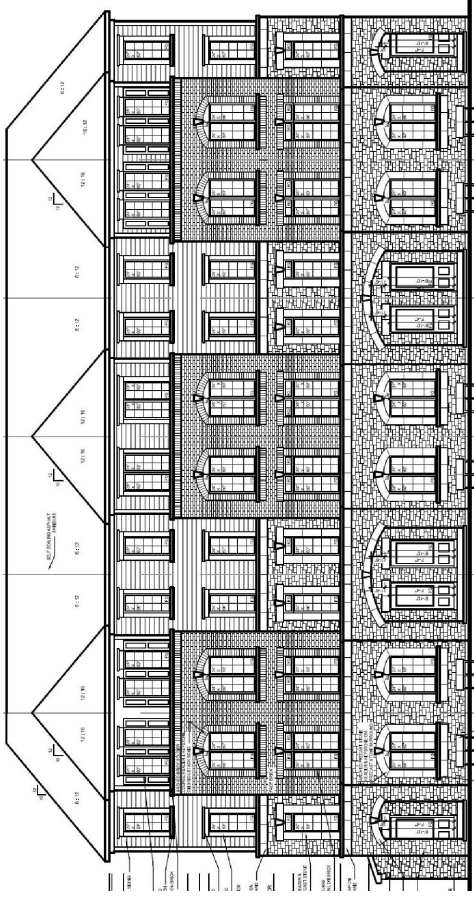
FRONT ELEVATION



FRONT ELEVATION



REAR ELEVATION



REAR ELEVATION

CONCEPTUAL ELEVATIONS

APPLICANT: FOREST HILL HOMES (CORNELL ROUGE) LTD.

FILE No. ZA_SC 12111705 (SC)

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

Agenda

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

1. About Markham's Environmental Services Department

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



1. About Markham's Environmental Services Department

- Provides water service to more than 82,000 residential and ICI customers with consumption over 29M m³ annually
- Drinking water in Ontario is required to meet strict water quality standards. Markham's Drinking Water Quality Management Standard (DWQMS) adopts a risk management approach to operate the system, monitor and report on water quality and respond to emergencies.
 - We continuously monitor water quality in-part through use of an on-line chlorine analyser
 - We continuously monitor our 5 sanitary pumping stations through remote operation and monitoring equipment (Supervisory Control and Data Acquisition - SCADA)
- The Ministry of Environment regularly audits and inspects our DWQMS, our operations and any associated documentation. In 2014 the Ministry renewed Markham's Drinking Water License for another 5 years and the application for the 2019 license renewal has been submitted.

1. About Markham's Environmental Services Department

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



1. About Markham's Environmental Services Department

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



2. Markham's Water/Wastewater System

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



3. Markham's Historical Water/Wastewater Rate

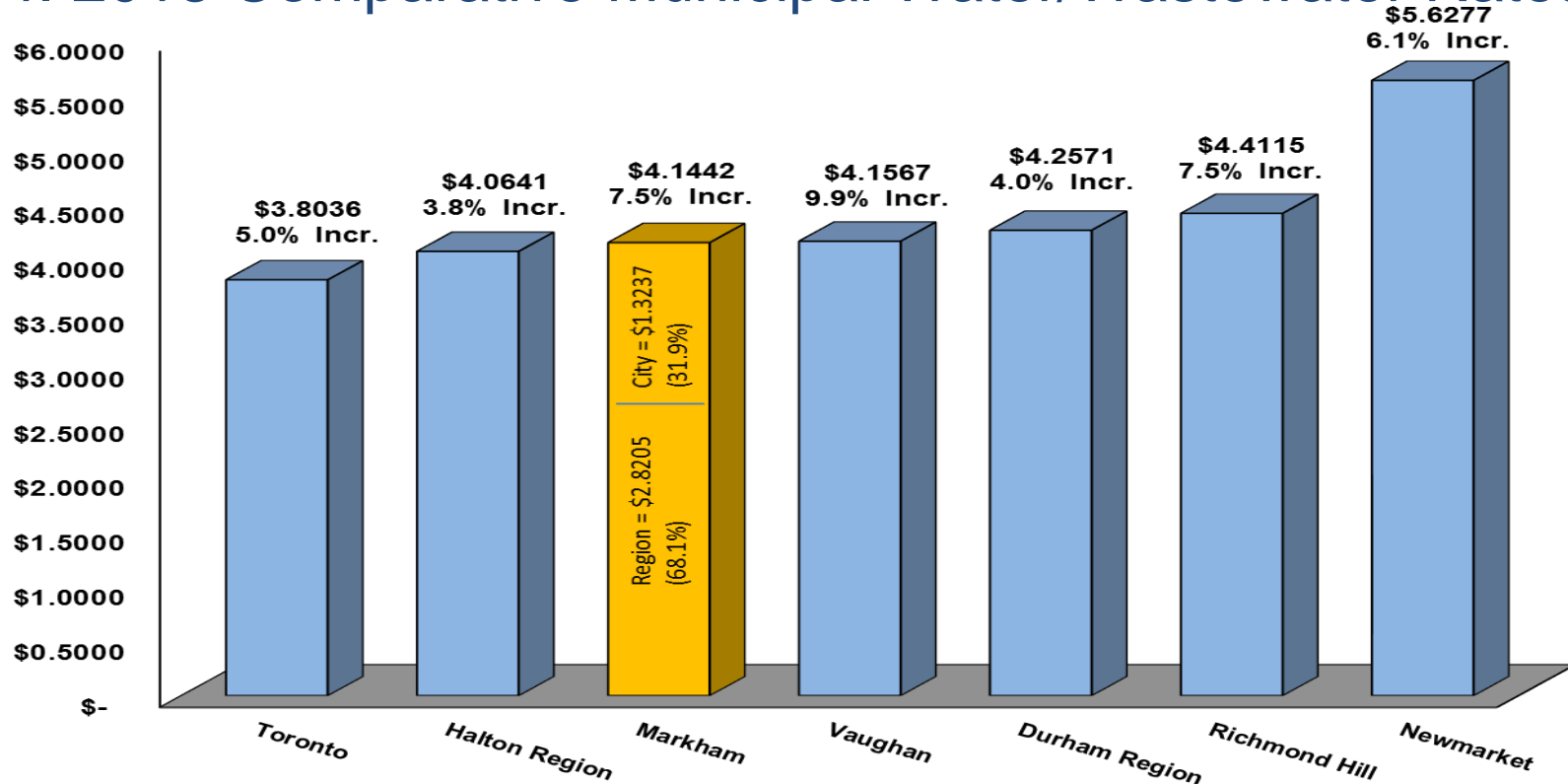
	2014	2015	2016	2017	2018
Wholesale Rate Increase	10.0%	10.0%	9.0%	9.0%	9.0%
Markham's Water/Wastewater Rate Increase	8.0%	8.2%	7.8%	7.8%	7.5%
Markham Water/Wastewater Rate* (\$/m ³)	\$ 3.0649	\$ 3.3154	\$ 3.5751	\$ 3.8555	\$ 4.1442

* Includes Region's wholesale rate increase

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



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



% increase refers to 2018 vs. 2017 rate increase

4. Components of the Water/Wastewater Rate

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

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

5. Components of the Water/Wastewater Rate

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

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

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

5. Components of the Water/Wastewater Rate

A. York Region Wholesale Rate

➤ York Region:

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

5. Components of the Water/Wastewater Rate

A. York Region Wholesale Rate

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

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

5. Components of the Water/Wastewater Rate

A. York Region Wholesale Rate

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

Year Starting	Wholesale Rate (\$/m³)	Increase from Prior Year
April 1, 2016	2.3741	9.0%
April 1, 2017	2.5876	9.0%
April 1, 2018	2.8205	9.0%
April 1, 2019	3.0743	9.0%
April 1, 2020	3.3510	9.0%
April 1, 2021	3.4468	2.9%

5. Components of the Water/Wastewater Rate

A. York Region Wholesale Rate

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

	Region's 2018 Wholesale \$/m ³	% Increase	\$ Increase/m ³	Region's 2019 Wholesale \$/m ³
Water and Wastewater Rate	2.8205	9.0%	0.2538	3.0743

A. Increase 2019 rate by \$0.2538/m³

5. Components of the Water/Wastewater Rate

	Description	2019 Proposed Rate \$/m³
✓ A. Region's Wholesale Rate	The actual cost Markham pays to buy water from YR	3.0743
B. Non-Revenue Water	Cost of water that is used but not billed to the customer	0.3800
C. Operating Expenditures	Funding needed to operate, upkeep and maintain the water and wastewater systems	0.4450
D. Reserve Contribution	Funding used for long term infrastructure rehabilitation and replacement	0.5687
City's Water/Wastewater Rate		4.4680

5. Components of the Water/Wastewater Rate

B. Non-Revenue Water

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

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

1. System leakage and watermain breaks (81 L)
2. Meter inaccuracies – on YR supply meters and customer meters (14.5 L)
3. Operational Water - System flushing to maintain water quality and other uses such as fire fighting (12 L)
4. Unauthorised Use - Water theft or illegal connections (2.5 L)

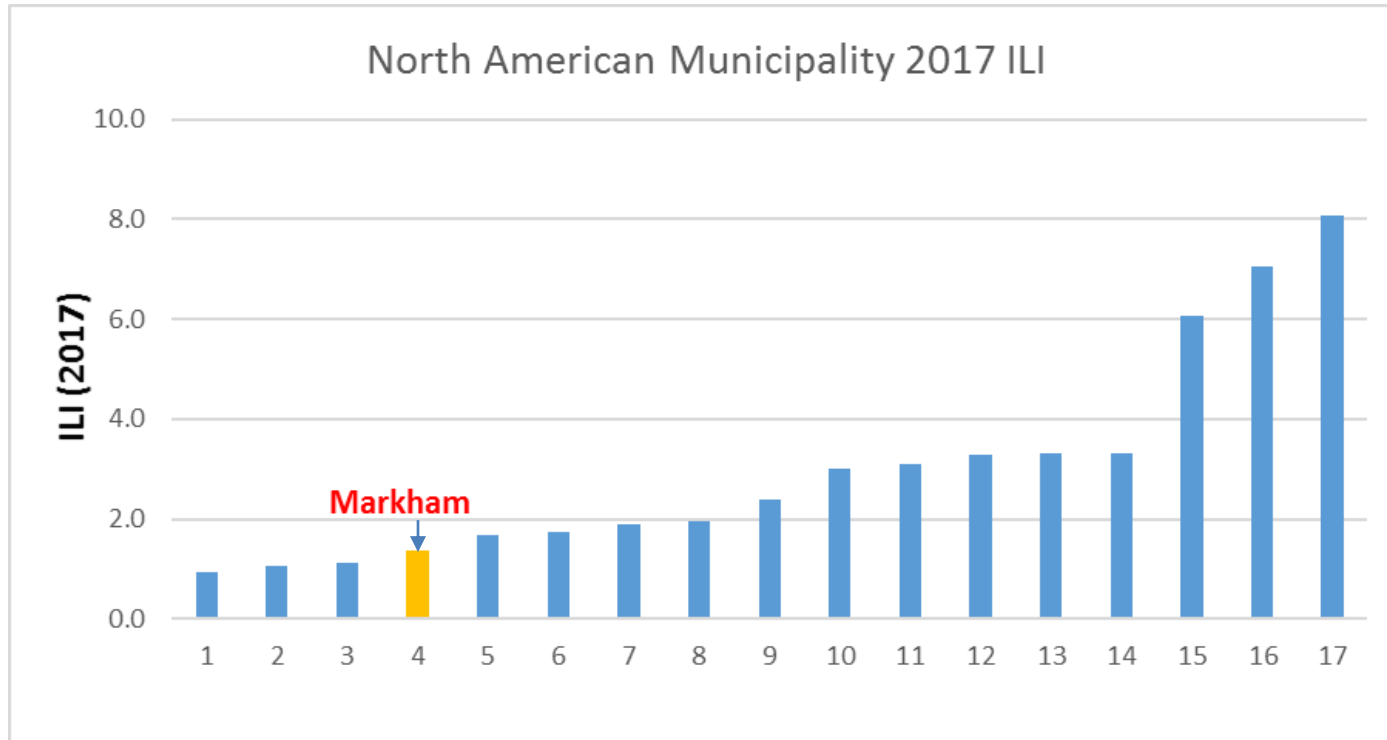
5. Components of the Water/Wastewater Rate

B. Non-Revenue Water

Best Practices

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

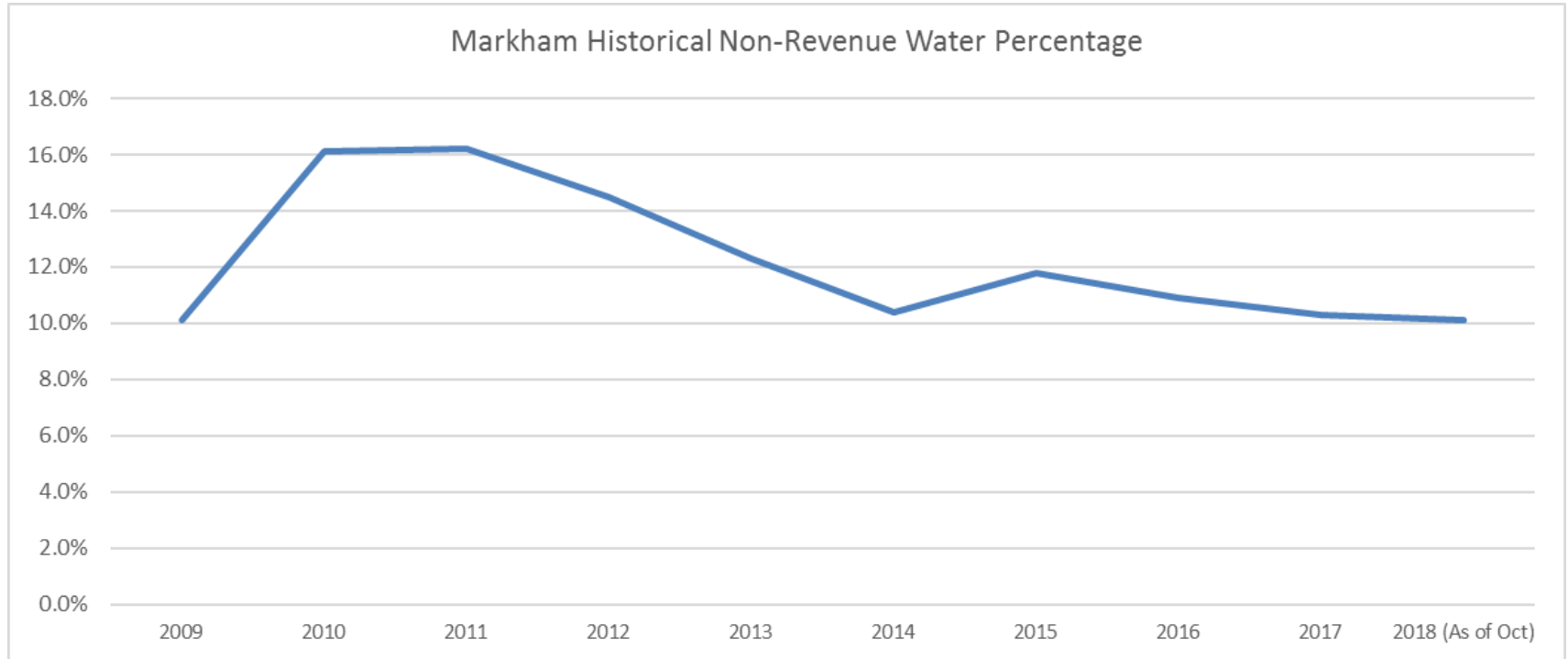
B. Non-Revenue Water (NRW)



Data provided by AWWA Water Loss Committee



B. Non-Revenue Water (NRW)





5. Components of the Water/Wastewater Rate

B. Non-Revenue Water

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

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

B. Increase 2019 rate by \$0.0314/m³

5. Components of the Water/Wastewater Rate

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

5. Components of the Water/Wastewater Rate

C. Operating Expenditures

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

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

C. Increase 2019 rate by $\$0.0195/\text{m}^3$

5. Components of the Water/Wastewater Rate

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

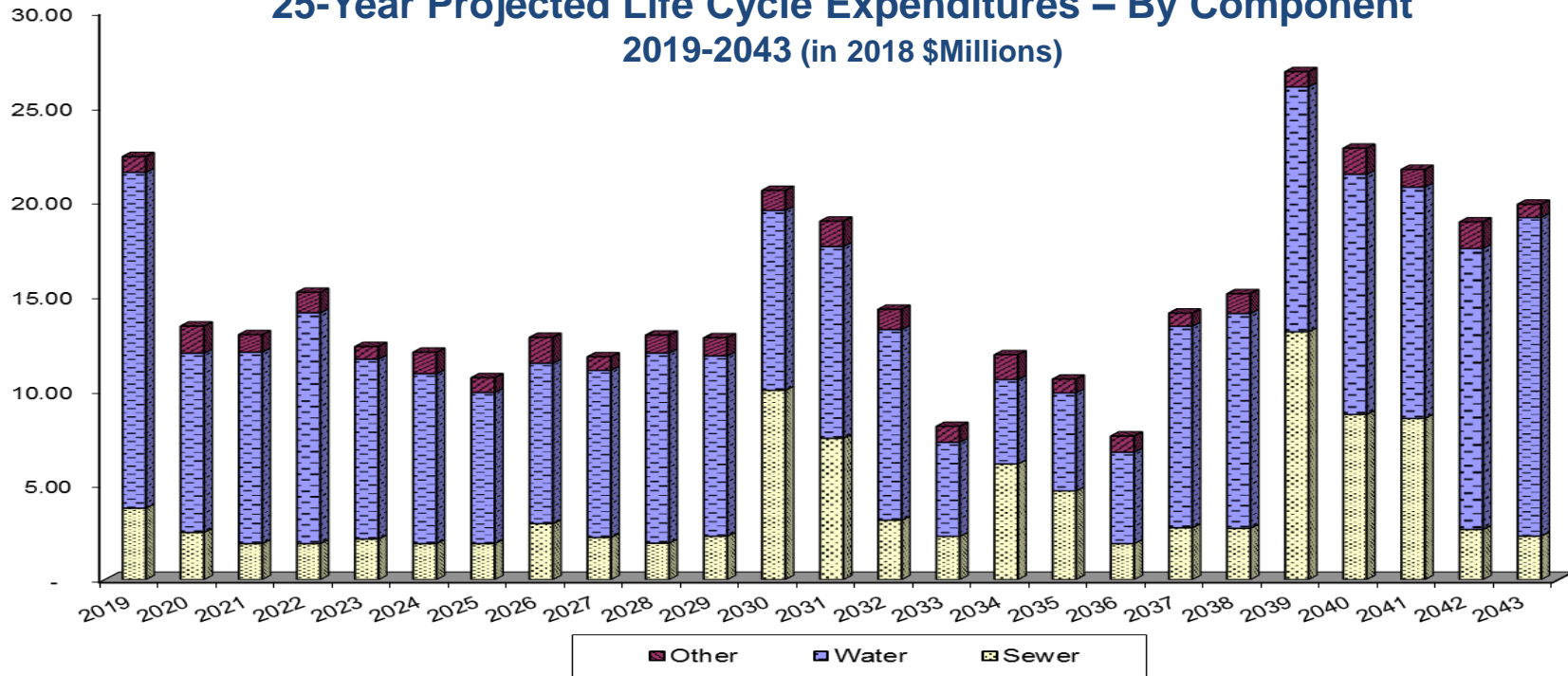
5. Components of the Water/Wastewater Rate

D. Reserve Contribution

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

D. Reserve Contribution

25-Year Projected Life Cycle Expenditures – By Component 2019-2043 (in 2018 \$Millions)



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

5. Components of the Water/Wastewater Rate

D. Reserve Contribution

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

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

D. Increase 2019 rate by \$0.0191/m³

5. Components of the Water/Wastewater Rate

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

6. Summary of 2019 Proposed Water/Wastewater Rate

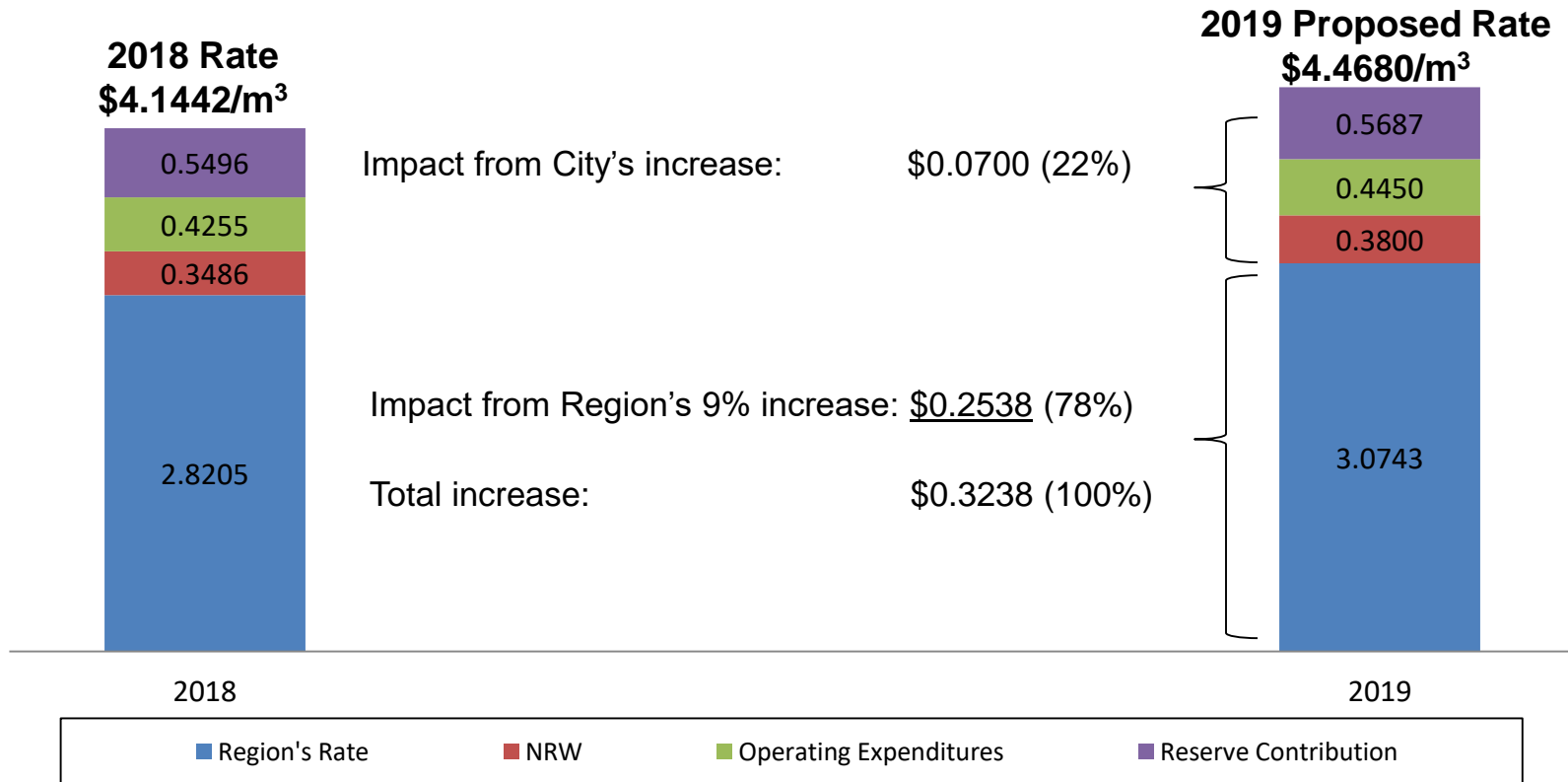
The City's proposed 2019 Water/Wastewater rate is:

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

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



6. Summary of 2019 Proposed Water/Wastewater Rate



6. Summary of 2019 Proposed Water/Wastewater Rate

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

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

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

Proposed 2019 water/wastewater rate of \$4.4680/m³

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

Year over Year Impact to Residents

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

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

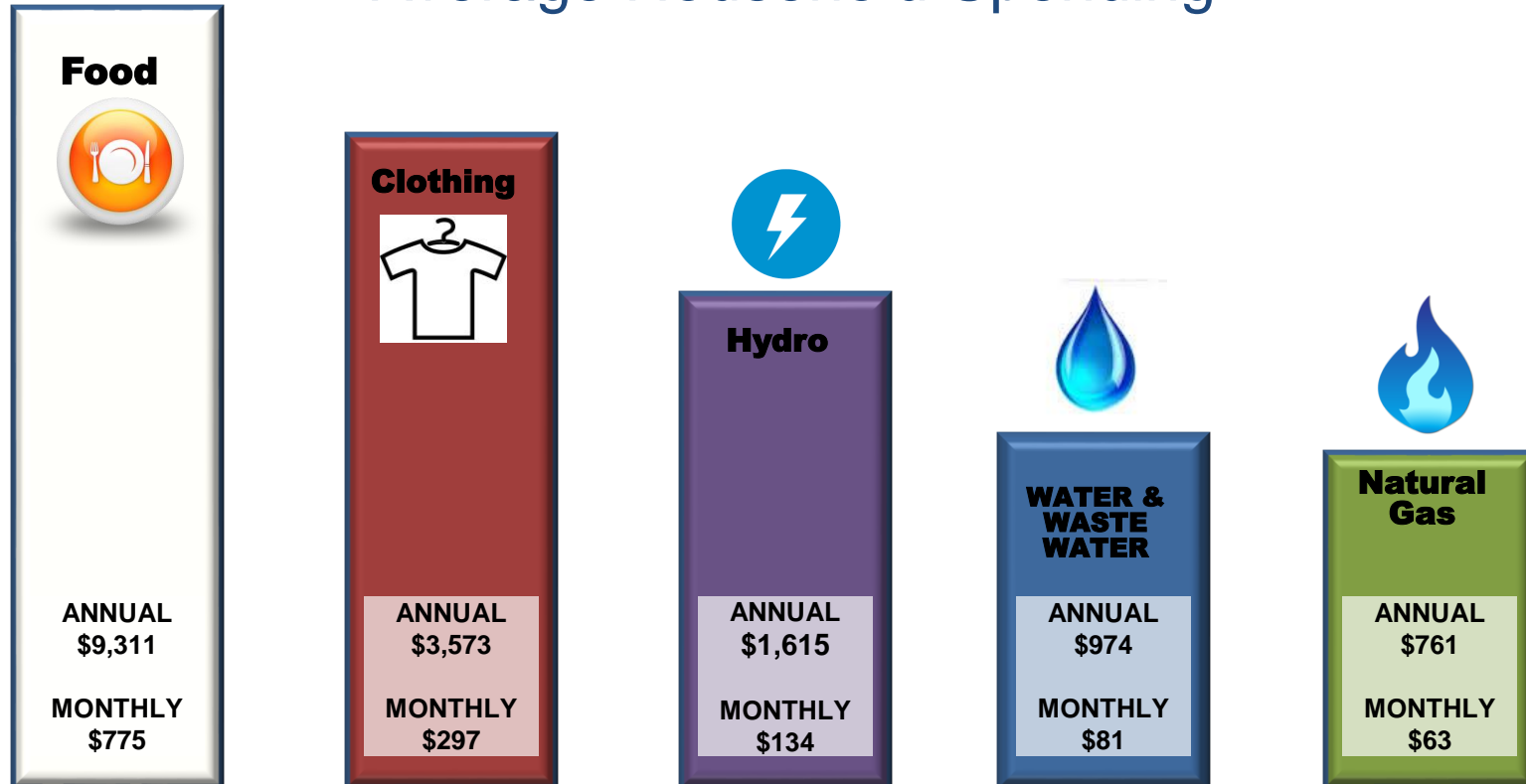
Proposed 2019 water/wastewater rate of \$4.4680/m³

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

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



Average Household Spending



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



8. Reserve Balance

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

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

8. Next Steps

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



Report to: General Committee

Meeting Date: January 21, 2019

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

RECOMMENDATION:

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

PURPOSE:

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

BACKGROUND:

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

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

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

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

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

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

OPTIONS/ DISCUSSION:

1. Water/Wastewater Rate

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

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

A. Region's Increase

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

Year Starting	Wholesale Rate (\$/m³)	Increase from Prior Year
April 1, 2016	2.3741	9.0%
April 1, 2017	2.5876	9.0%
April 1, 2018	2.8205	9.0%
April 1, 2019	3.0743	9.0%
April 1, 2020	3.3510	9.0%
April 1, 2021	3.4468	2.9%

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

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

Based on the Region's approved increase of 9% for 2019, the Region's wholesale rate will increase by \$0.2538/m³ from \$2.8205/m³ to \$3.0743/m³.

As per the City's policy, the City will match the Region's monetary increase of \$0.2538/m³.

B. Non-revenue water

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

Based on the Region's approved increase of 9%, the NRW component will be increased from \$0.3486/m³ to \$0.3800/m³, an increase of \$0.0314/m³ from 2018.

C. Operational Expenditure

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

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

D. Reserve Contribution

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

The rate for this component will be increased by \$0.0191/m³ from \$0.5496/m³ to \$0.5687/m³.

Below is a summary of the proposed increases by component:

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

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

It is proposed that the 2019 water/wastewater rate will increase by \$0.3238/m³ (7.8%) from \$4.1442/m³ to \$4.4680/m³.

Impact to Residents & ICI Customers

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

2018: \$4.1442 x 218 m³ = \$903 (A)

2019: \$4.4680 x 218 m³ = \$974 (B)

Increase in 2019 \$ 71 (C = B - A)

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

HUMAN RESOURCES CONSIDERATIONS

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not applicable

BUSINESS UNITS CONSULTED AND AFFECTED:

Not applicable

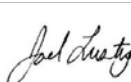
RECOMMENDED BY:

2019-01-15

X 

Phoebe Fu
Director, Environmental Services
Signed by: cxa

2019-01-15

X 

Joel Lustig
Treasurer
Signed by: cxa

2019-01-15

X 

Brenda Librecz
Commissioner, Community & Fire Services
Signed by: cxa

2019-01-15

X 

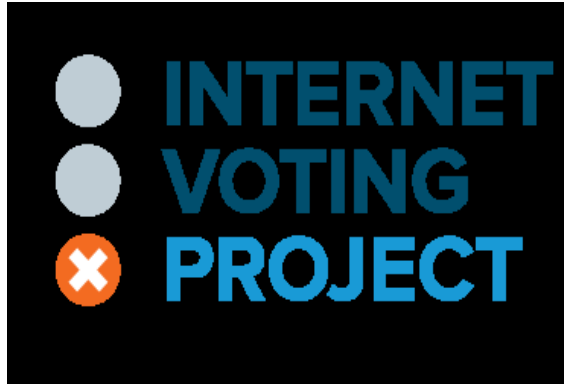
Trinela Cane
Commissioner, Corporate Services
Signed by: cxa

City of Markham 2018 Municipal Election Survey Results

January 21, 2019

Prepared by: Dr. Nicole Goodman

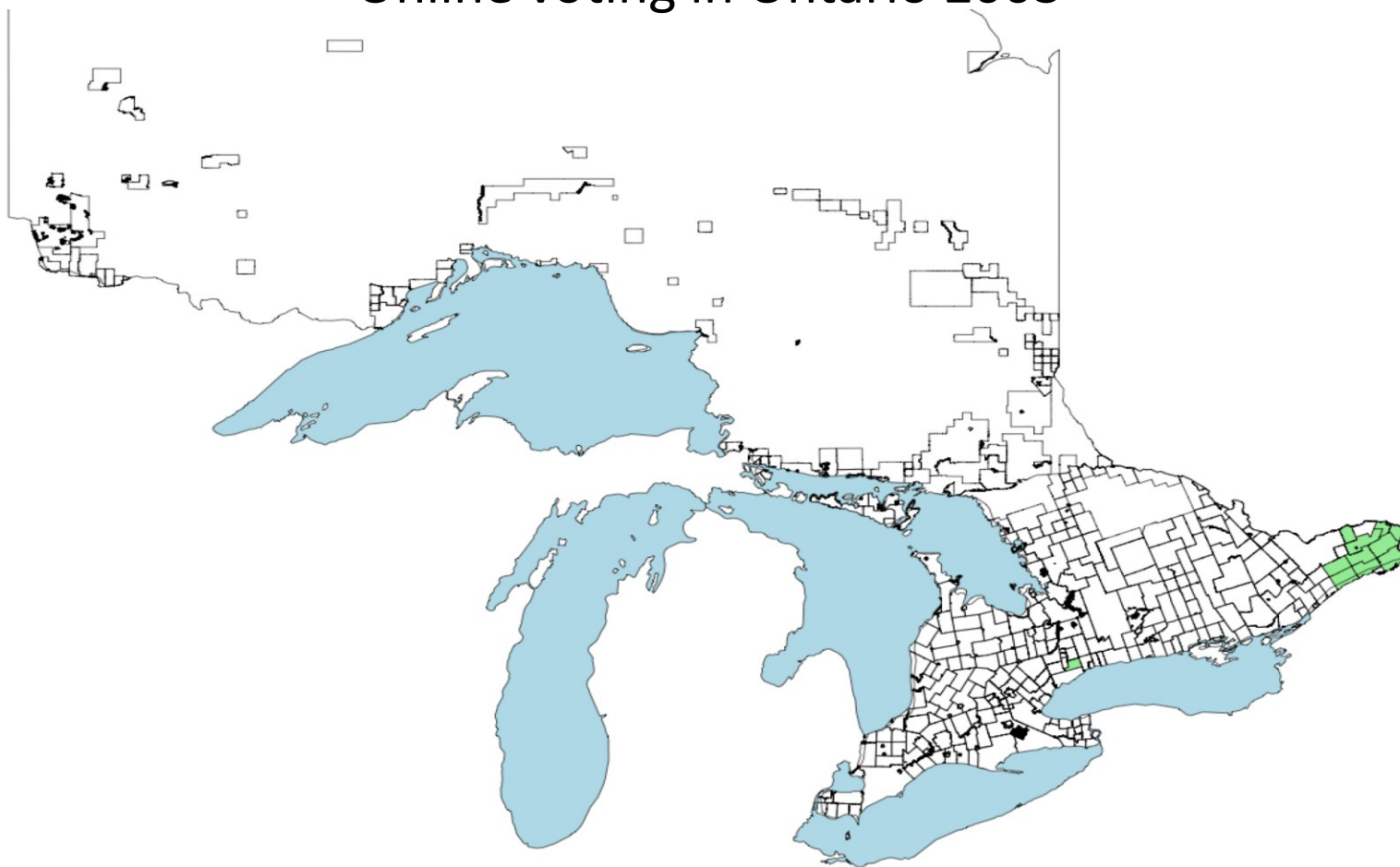
Canadian Voting Technology Projects



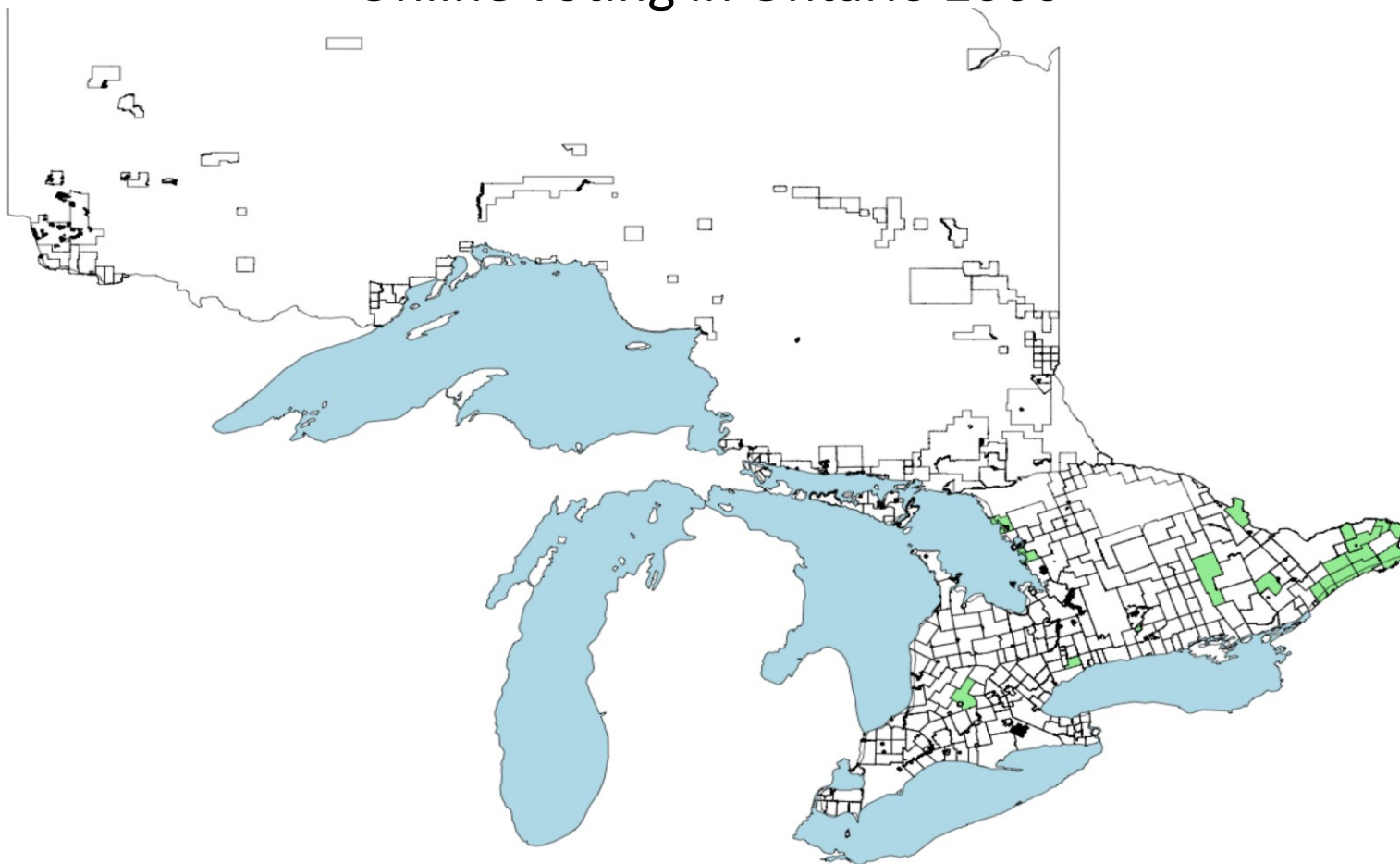
Municipal history

- Late 1990s push toward remote voting.
- Mail failure prompted interest in technology in 2000.
- First adoption in 2003.
- Markham was the first major municipality in Canada to use online voting.

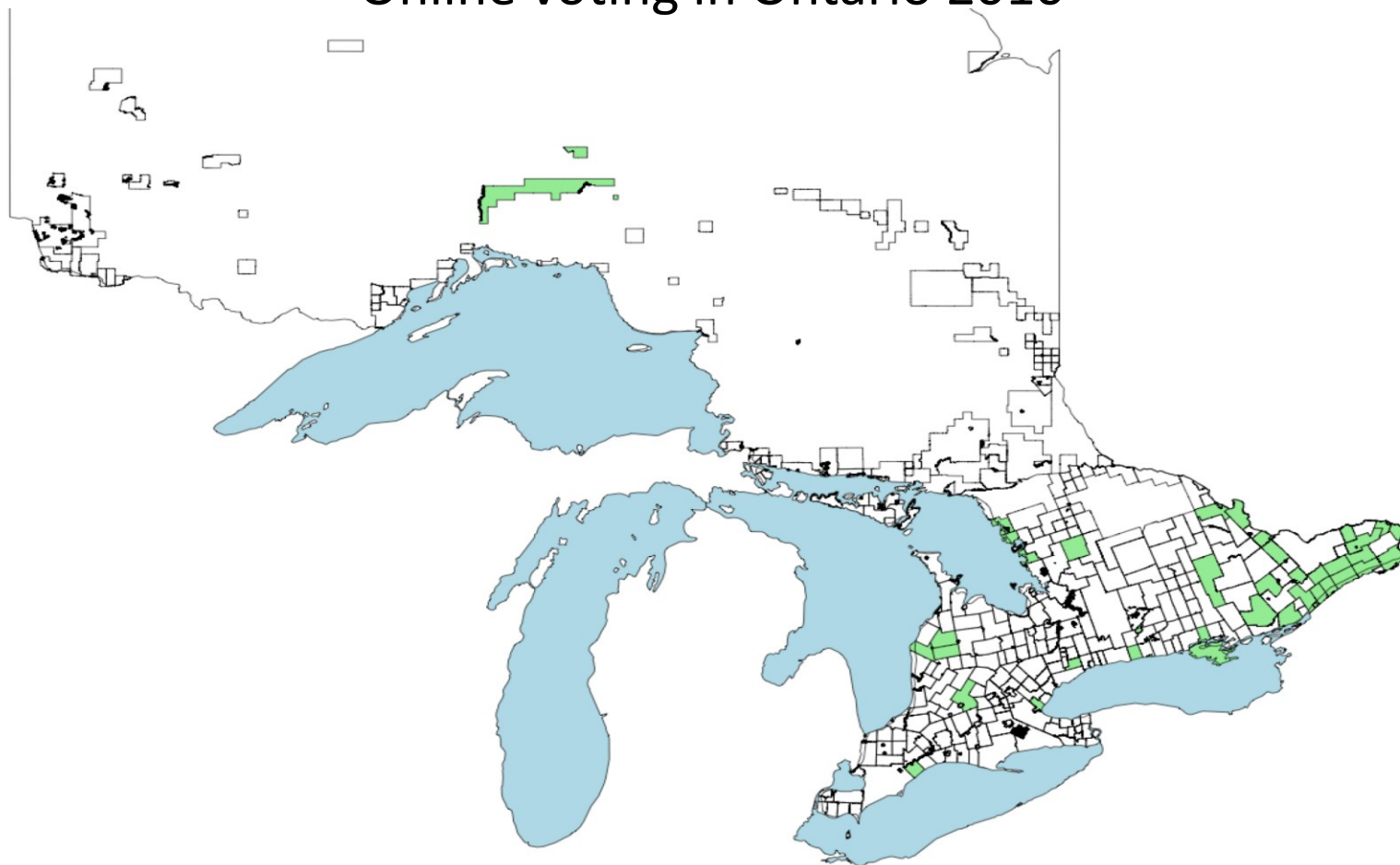
Online voting in Ontario 2003



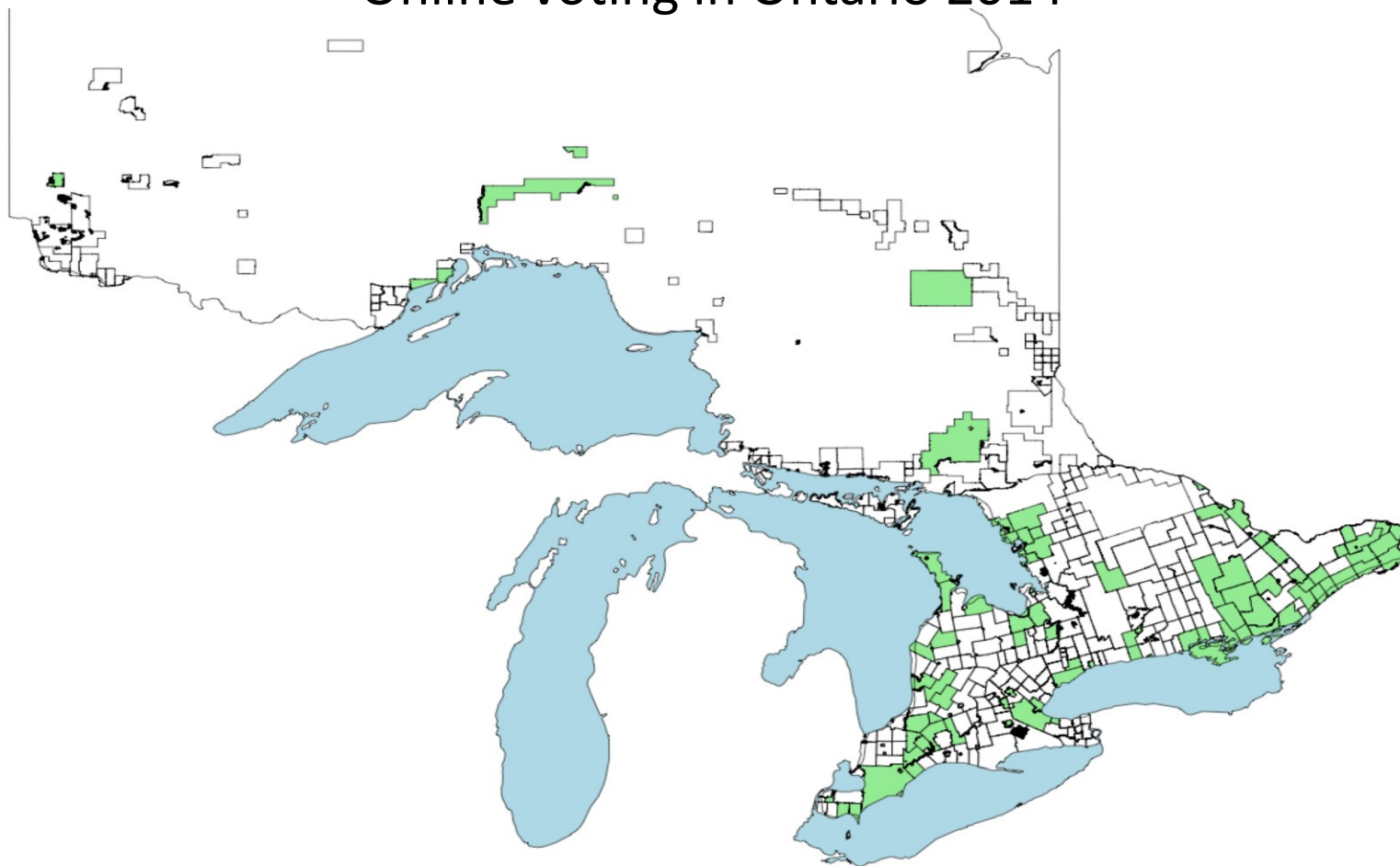
Online voting in Ontario 2006



Online voting in Ontario 2010



Online voting in Ontario 2014



Current context

- 209 municipalities used online voting in 2019.
- Many of them (100+) eliminated paper voting.
- Markham still very much a leader in the space.

Overview

This presentation presents the results of an exit survey of online voters in the City of Markham during the 2018 municipal election.

The report proceeds as follows:

1. Information about the project & survey completion
2. Voter satisfaction
3. Vote information
4. Public attitudes
5. Voter profile & participation
6. Broader findings
7. Takeaways

Context

The October 2018 municipal election in the City of Markham was conducted using a combination of online voting and paper voting at the polls.

38.26% of eligible electors voted compared with 37.1% in the 2014 municipal election.

To better understand voter opinions and experiences, the City participated in the Internet Voting Study, which offered electors the option to complete a voluntary survey about their voting experience after voting online.

Context: Data

Where relevant, this report compares survey results with findings from two sources of data:

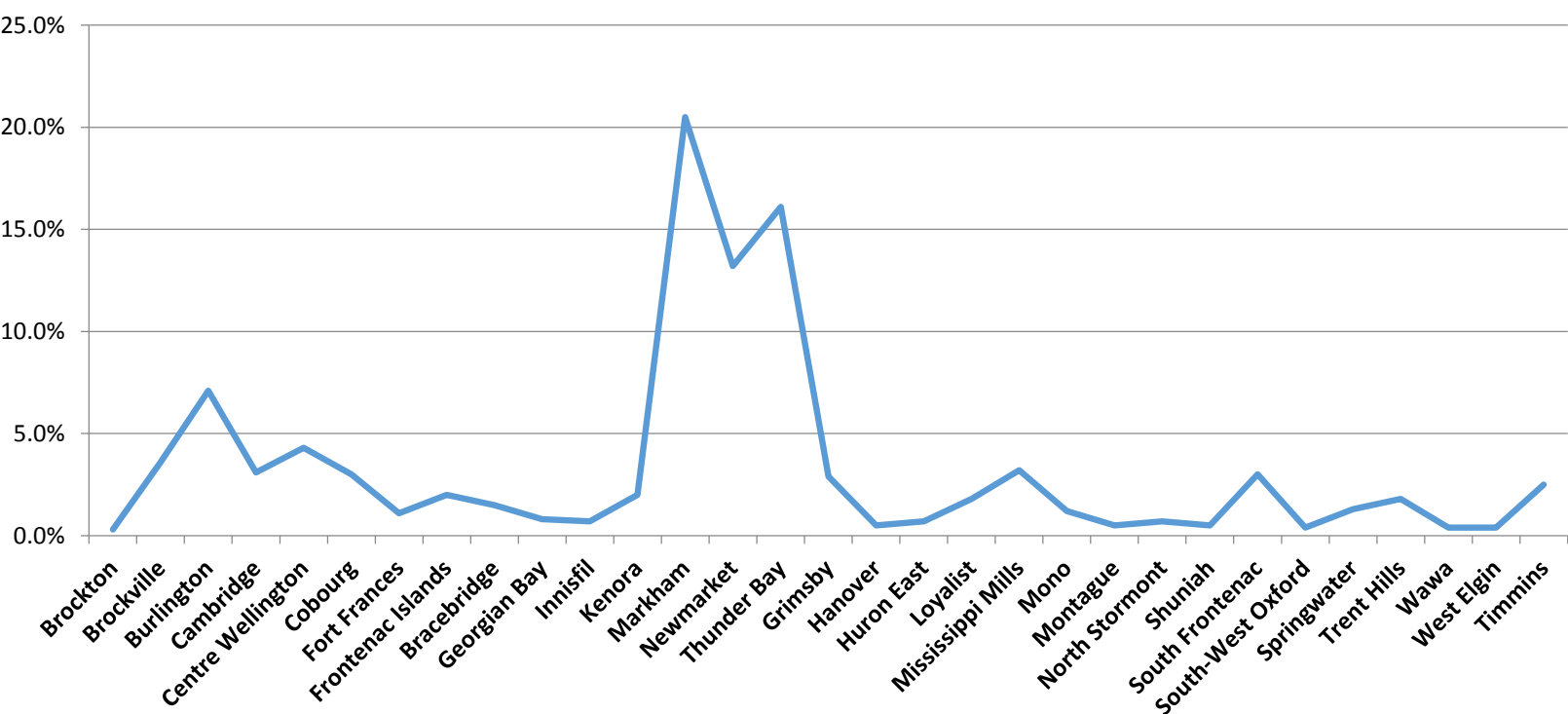
1. 2018 Internet Voting Study data from 31 municipalities.
2. The 2014 Internet Voting Project (IVP) surveys of online voters in 43 municipalities and paper voters in 4 communities.
 - 30,090 online voters completed a survey.
 - 1,766 paper voters completed surveys in the municipalities of Guelph, Markham, Springwater and Sudbury referred to as 'IVP data' in the report.

1. Information about survey completion

Participating municipalities

2018 Internet Voting Study Participants		
Brockton	Grimsby	Newmarket
Bracebridge	Hanover	North Stormont
Brockville	Huron East	Shuniah
Burlington	Innisfil	South Frontenac
Cambridge	Kenora	South-West Oxford
Centre Wellington	Loyalist	Springwater
Cobourg	Markham	Thunder Bay
English	Mississippi Mills	Timmins
Frontenac Islands	Mono	Trent Hills
Georgian Bay	Montague	Wawa
		West Elgin

Survey respondents by municipality



Information about survey completion

- 52,914 surveys completed.
 - Largest voting study ever carried out in Canada.
- 10,945 of these were completed in Markham out of 70,784 voters.
 - In 2014, 1,612 out of 11,002 voters completed a survey.

2018 response rate	2014 response rate
15.46%	14.67%

- Open for completion in Markham from October 12th to 22nd.
- Average length of time to complete a survey was 8 minutes.

2. Voter satisfaction & rationale for use

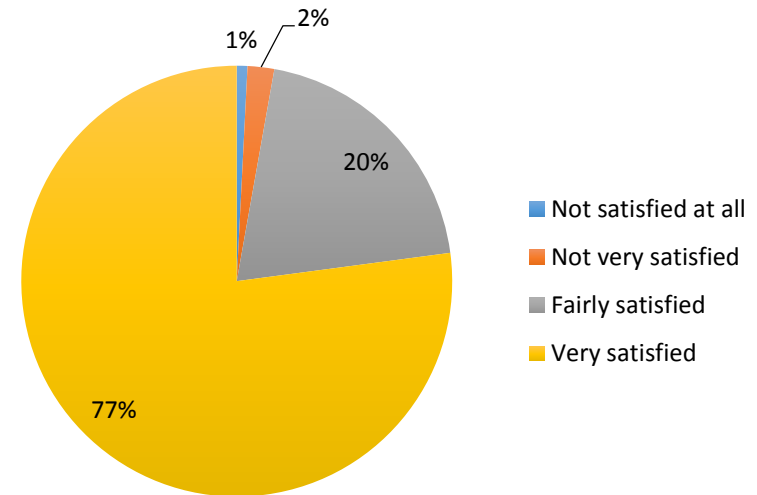
Voter satisfaction

97% of respondents in Markham are satisfied with online voting.

- 77% are 'very satisfied'

A high satisfaction rate compared with data from other Ontario municipalities.

In 2014, online voter satisfaction was 90% and paper voter satisfaction 68%.

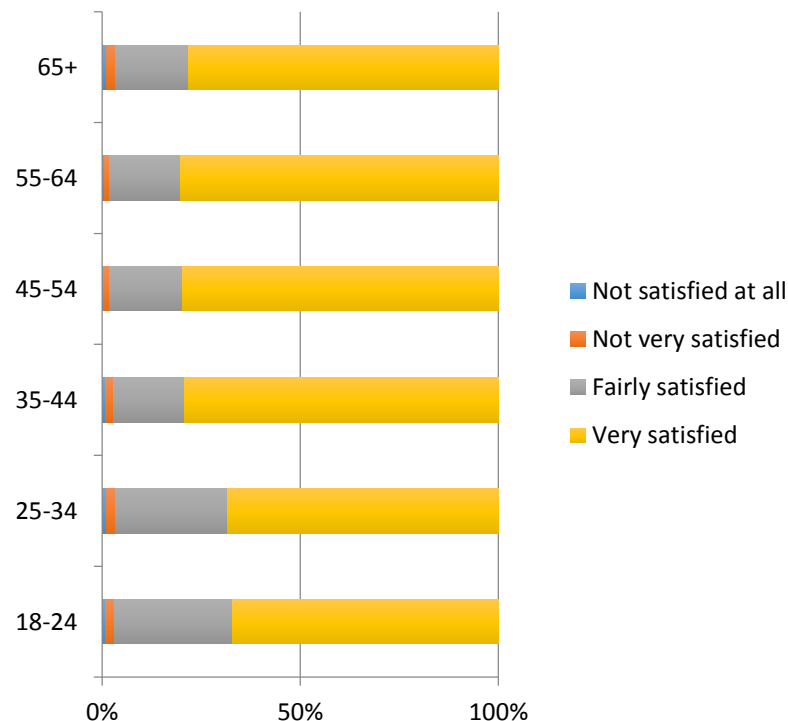


Voter satisfaction by age

There is strong satisfaction among all age groups.

It is highest among those aged 45-64.

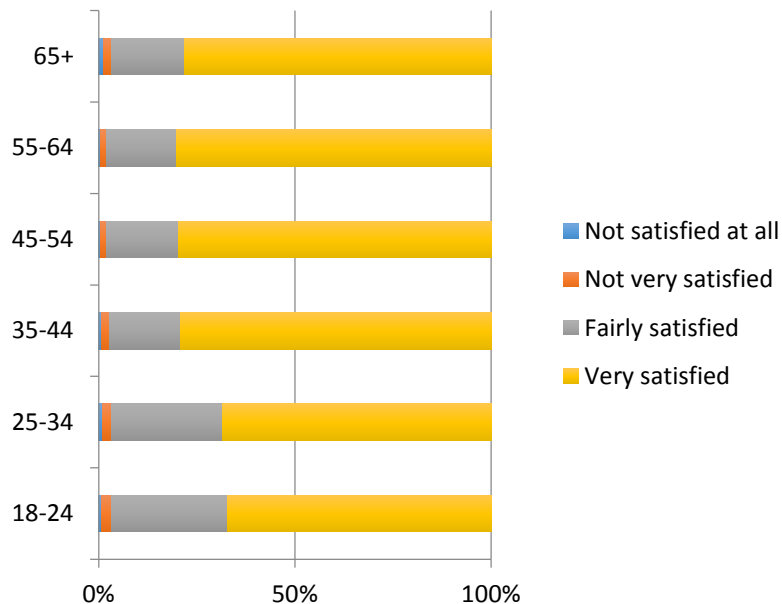
Voters 34 years and younger are less likely to report being 'very satisfied'.



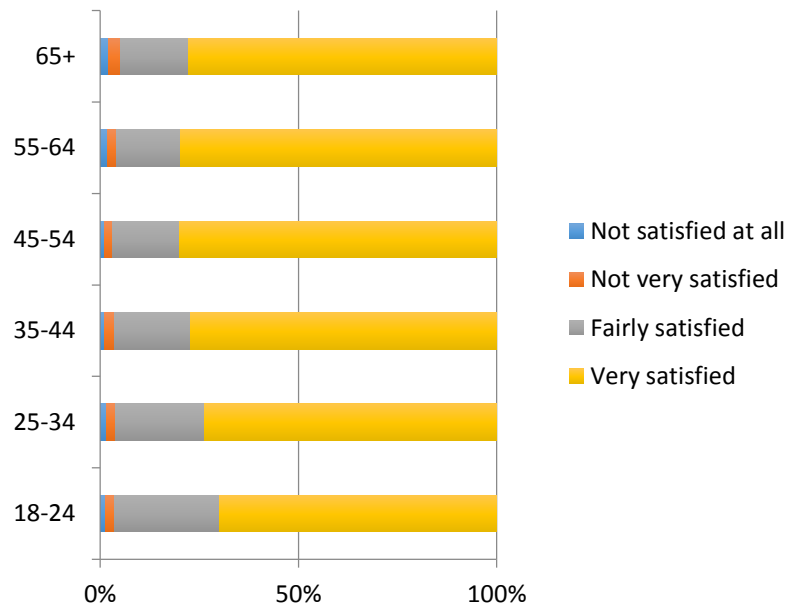
Comparing satisfaction with IVS data

Markham respondents slightly more satisfied than the rest of the sample.

Markham 2018



IVS data



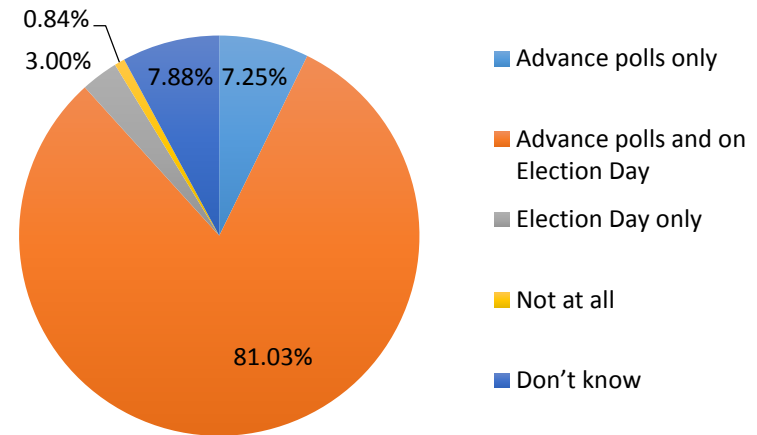
Rationale for use

Rationale	2014	2018
Convenience	76.86%	75.07%
Accessibility	3.68%	7.67%
Found it interesting/wanted to try something new	4.42%	5.68%
Suggestion from friend(s) or family member(s)	.48%	1.11%
Suggestion from a candidate	.07%	0.64%
Positive past experience with voting online	9.39%	3.73%
Privacy	.75%	1.96%
Internet and telephone voting were my only choices	1.36%	1.14%
Internet voting was the only method offered in my municipality	3.00%	1.44%
Other (please specify)	0	1.55%

Voter satisfaction & rationale

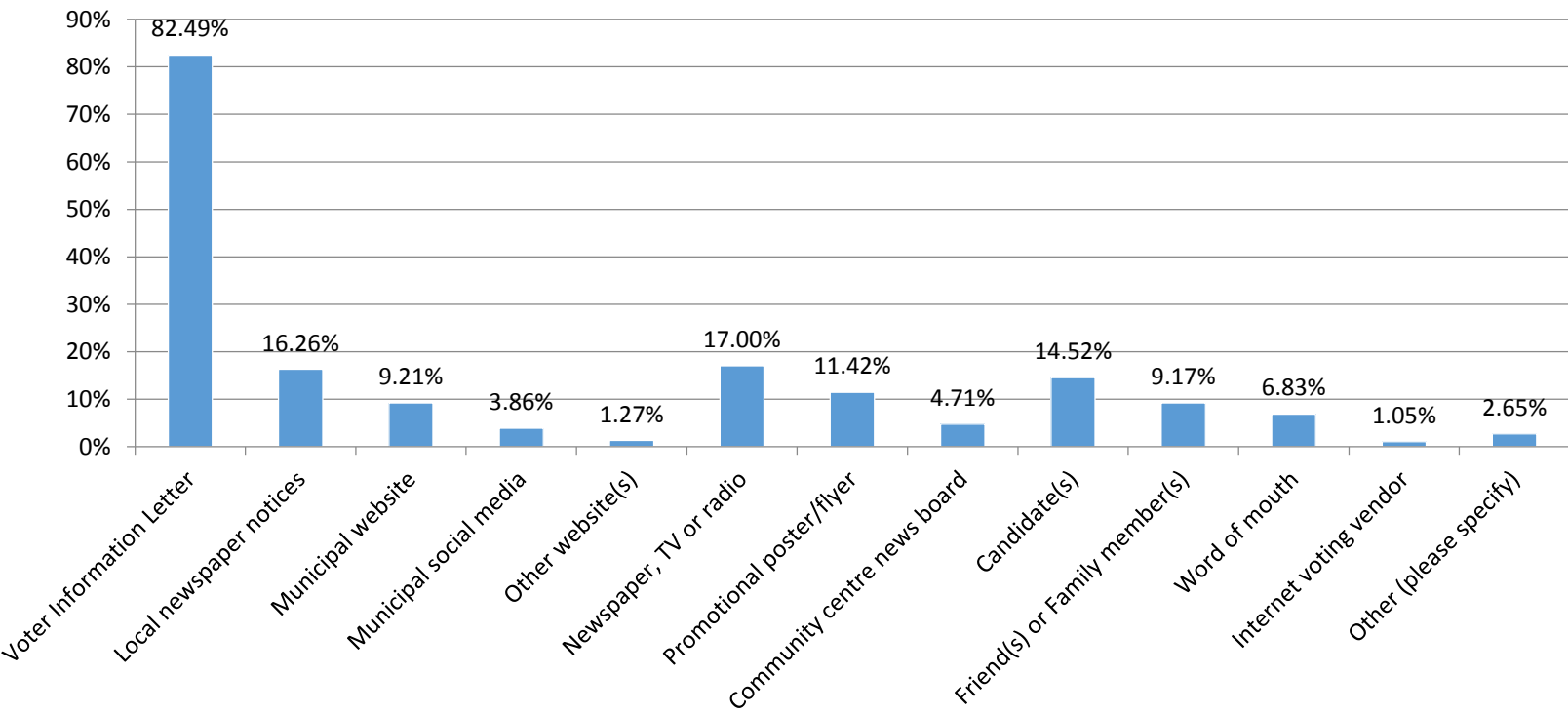
- Online voter satisfaction in Markham is very strong.
 - Slightly higher than the IVS average
- Increase from 2014 and much higher than reported satisfaction among paper voters in 2014.
- Online voting model changes well received by voters.
- Convenience main reason for use.

Ideal online voting period

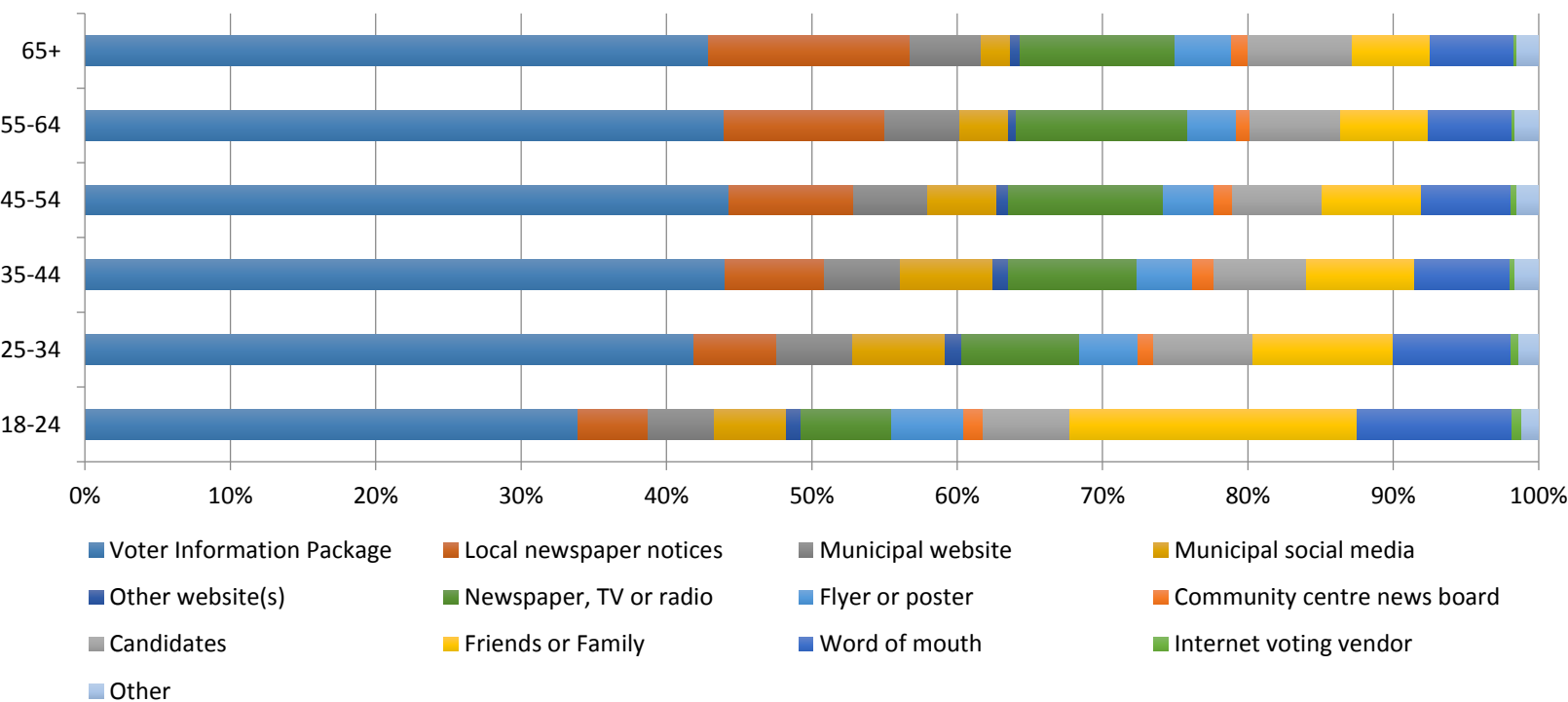


3. Vote information

Source of voting information



Source of voting information by age



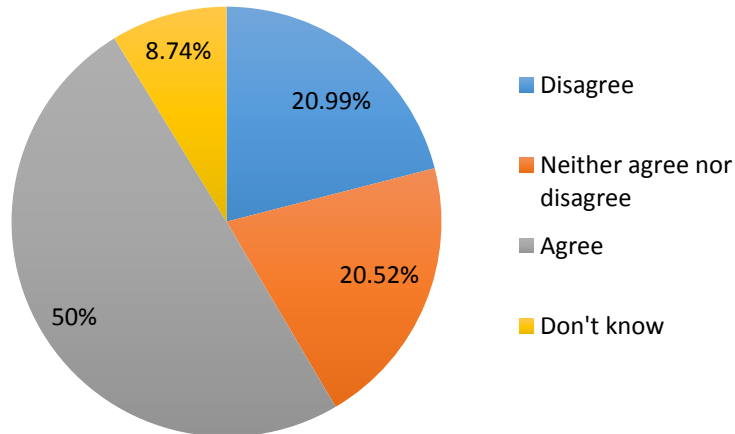
Vote information

- The Voter Information Package and newspaper notices are two consistently important sources to inform Markham electors.
 - News is an especially important source for those aged 45+.
- Voters under 45 are more likely to be reached via social media, word of mouth and friends and family.
 - This is especially true for those aged 18 to 24.
- For these reasons a combination of information sources – traditional and newer, digital sources - would continue to work well to reach electors of all ages.

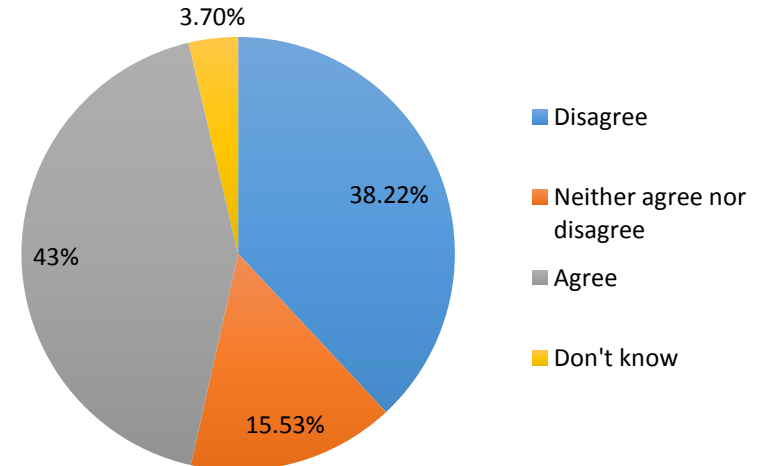
4. Public attitudes

Public attitudes

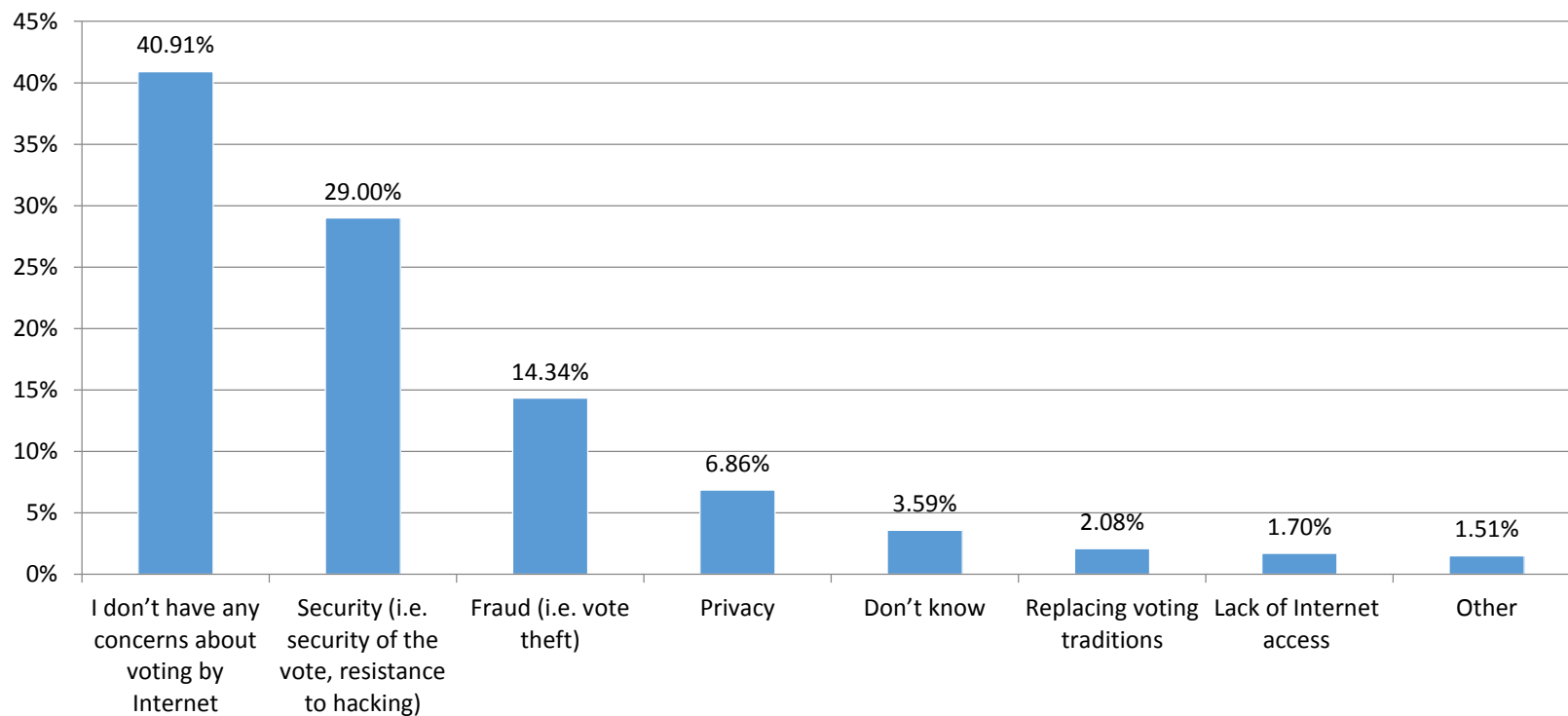
Elections with paper ballots are just as risky as elections where voting is electronic.



Paper voting is not needed in municipal elections where internet voting is available.



Concerns



Public attitudes

- Voters are accepting of electronic and online voting.
- The 2014 study showed that voters perceive online voting to be less risky than other remote forms of voting.
- While security is a concern, the largest proportion of online voters have no concerns.

5. Voter profile & participation

Voter profile

Profile	Characteristics	Online voter Markham, 2018	Paper voter IVP data, 2014
Socio-demographic	Age	54 years	44 years
	Annual household income	\$75,000 to \$99,999 before taxes	\$60,000 to \$79,999 before taxes
	Community density	Urban to Suburban	Urban to Suburban
	Education	Some university	Completed technical, community college
Attitudes	Voting history	Habitual	Very habitual
	Interest level in politics	Moderate	Moderate

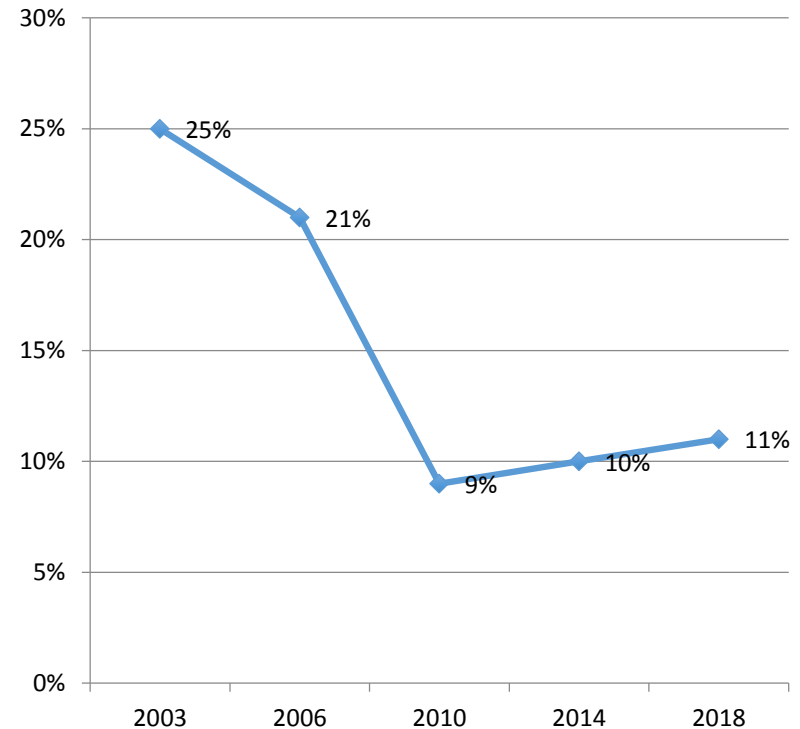
Engaging infrequent and non voters

12% of respondents say they 'probably' or 'definitely' would not have voted without online voting.

- 12.5% in 2014.

Those with less committed voting records are not as certain they would have voted.

11% of the sample say they did not vote in 2014.

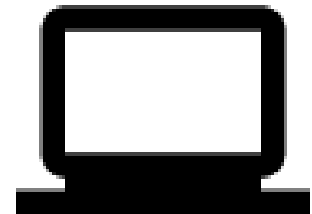


Reasons for not voting in a past municipal election (2014)

Category	Markham	IVS
Everyday life issues (access)	48.7%	41.4%
Political issues (lack of interest)	30.6%	33.7%
Administrative issues	8.16%	6.76%
Markham N=1201; IVS N=5640 Excludes Other and Don't know		

Voter profile & participation

- Online voters are older, more educated and higher income than paper voters but with less habitual voting histories.
- Continued evidence to suggest online voting encourages the participation of some electors for reasons of accessibility.
- Brings occasional voters in the voting process more permanently.



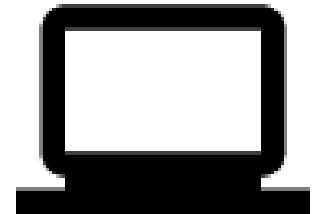
6. Broader findings

Turnout

- Markham
 - 300 percent increase in 2003
 - 43 percent increase in 2006
 - No change in 2010 (less than 1 percent decrease)
- Ontario municipal elections, 2000-2014
 - 171 elections in 98 municipalities across 5 election time periods
 - Increase of 3.5 percentage points
 - 7 percentage points if voting by mail not in place beforehand
 - Increases effective voting population by 7%
 - **LARGER THAN ELECTORAL SYSTEM CHANGE**

Going all electronic?

- Observe a turnout increase of 2 percentage points.
- Evidence that eliminating paper voting disenfranchises voters on the basis of digital literacy.
- Still a lot we don't know, but we will answer a lot of these questions in the coming months.



Policy considerations

- When there is no registration requirement 35% more people vote by internet.
- 9% less people use it when available in advance voting only.



7. Takeaways

Takeaways

- Markham online voters are very satisfied.
 - Slightly more satisfied than IVS voters and much more satisfied than paper voters.
- Mainly vote online for convenience, though access has increased.
- The change in this election to have online voting available for the full election period was desired and well received by voters.
- Making a move to a fully electronic election is less certain. Suggest doing a public opinion poll prior to eliminating a voting method.

Takeaways

- Voter Information Package, newspaper notices and TV and radio are top election information sources.
- Given key differences in information source by age a blended model is suggested, which combines traditional and non-traditional mediums.
- Public attitudes are supportive of online voting and findings suggest there is a positive effect on voter participation.
- Markham continues to be a leader in this space.

Questions & bio



Dr. Nicole Goodman, Director at the Centre for e-Democracy and Assistant Professor at Brock University is recognized internationally as a leading expert on electoral modernization. She has co-authored reports for EMBs and governments across Canada and has provided advice to governments internationally about the modernization of elections. Dr. Goodman has led a number of projects studying elections in municipalities and First Nations across Canada. She currently represents Canada on the International Institute for Democracy and Electoral Assistance Board of Advisers.

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

General Committee
January 21, 2019

Agenda

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

1. Background

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

1. Background cont'd

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

Themes:

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

2. General Comments

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

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

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

2. General Comments cont'd

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

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

2. General Comments cont'd

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

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

3. Financial Impacts

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

3. Financial Impacts cont'd

• Background – Development Charges

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

3. Financial Impacts cont'd

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

3. Financial Impacts cont'd

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

3. Financial Impacts cont'd

Possible Provincial Action:

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

Markham's response:

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

- Counterproductive
- Inefficient
- Ineffective
- Expensive

3. Financial Impacts cont'd

Markham's response (continued):

Counterproductive:

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

3. Financial Impacts cont'd

Markham's response (continued):

Inefficient:

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

3. Financial Impacts cont'd

Markham's response (continued):

Ineffective:

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

3. Financial Impacts cont'd

Markham's response (continued):

Expensive:

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

3. Financial Impacts cont'd

Growth should pay for growth

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

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

4. Recommendation

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

5. Next Steps

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



Report to: General Committee

Meeting Date: January 21, 2019

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

PREPARED BY: Kevin Ross, Manager, Development Finance – ext. 2126
Murray Boyce, Senior Policy Coordinator – ext. 2094

REVIEWED BY: Mark Visser, Senior Manager, Financial Strategy & Investments
Marg Wouters, Senior Manager, Policy and Research

RECOMMENDATION:

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

EXECUTIVE SUMMARY:

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

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

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

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

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

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

PURPOSE:

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

BACKGROUND:

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

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

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

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

5. Identifying opportunities and innovations to increase housing supply.

OPTIONS/ DISCUSSION:

Comments on Increasing Housing Supply Consultation Document:

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

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

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

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

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

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

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

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

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

options for inclusionary zoning that will require large-scale development to include a greater mix of affordable and rental housing units.

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

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

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

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

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

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

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

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

Reducing DCs would be:

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

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

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

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

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

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

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

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

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

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

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

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

Conclusion

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

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

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

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

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

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

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

FINANCIAL CONSIDERATIONS

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

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

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not Applicable.

BUSINESS UNITS CONSULTED AND AFFECTED:

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

RECOMMENDED BY:

2019-01-15

X 

Joel Lustig
Treasurer
Signed by: cxa

2019-01-15

X 

Trinela Cane
Commissioner, Corporate Services
Signed by: cxa

2019-01-15

X 

Biju Karumanchery
Director, Planning & Urban Design
Signed by: cxa

2019-01-15

X 

Arvin Prasad
Commissioner, Development Services
Signed by: cxa

ATTACHMENTS:

[Appendix 'A' – Increasing Housing Supply in Ontario Consultation Document](#)

[Appendix 'B' – Development Charges & Housing Affordability – Technical Consultations](#)

APPENDIX B**Development Charges and Housing Affordability – Technical Consultations****Discussion Questions****Development Charges Calculation*****1. Would use of a backward-looking or forward-looking service level average in calculating development charges better address housing supply concerns?***

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Development Charges Process

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

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

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

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

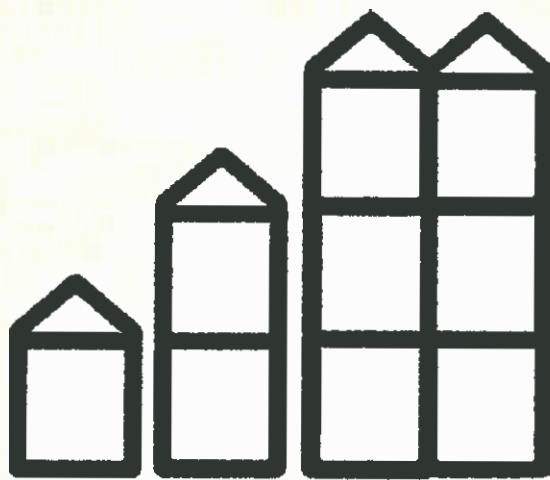
The City conducts comprehensive consultations with its stakeholders well in advance of the preparation of the background study and by-laws. During this process, the technical inputs, calculation methodologies, policy changes, capital programs and draft rates are presented to the stakeholders prior to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

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

- 3. Is there enough rigour in how municipalities account for development charges collected?***
 - a) Are better linkages between the background study and reserves required from municipalities?***
 - b) Should reporting requirements be more prescriptive? If so, how?***

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

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



INCREASING HOUSING SUPPLY IN ONTARIO

Consultation Document



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

ontario.ca/housingsupply

Increasing Housing Supply in Ontario Consultation Document

About this consultation

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



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

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

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



Introduction

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

Creating more housing, of the types and sizes people need, will help make home ownership and renting more affordable and give people more choice.

The government is developing a Housing Supply Action Plan to address the barriers to creating more housing. It will include measures that the Province can take to increase the supply of new ownership and rental housing in Ontario. The Housing Supply Action Plan will support the government's commitment to reduce red tape and make it easier to live and do business in Ontario.



This consultation does not cover initiatives specifically related to community housing (e.g., social and supportive housing). However, the barriers and potential solutions being explored may have a positive impact on community housing providers, such as by either making it easier to develop new housing, or by easing some of the pressure on waitlists.

Barriers to new housing supply

The government has heard from many individuals and groups that it has become too complicated and expensive to build new housing in Ontario. There are five broad themes:

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

To get a new home from the drawing board to the market, a number of different planning, building and site-specific approvals and permits are needed. These may be required by municipalities, provincial ministries, agencies, utilities, and occasionally federal authorities.

A single housing project may require approvals from many of these entities. Duplication, lack of coordination and delays add burden to the development process and increase costs for builders and homebuyers. Potential appeals of these decisions can add further delays and uncertainty.

The various regulatory requirements and approvals were established to serve specific public interests, policy objectives or government goals. For example, rules and processes exist to ensure the health and safety of residents, protect environmentally and culturally sensitive areas, and support economic development and a vibrant agricultural sector. Efforts to streamline these requirements need to balance these multiple goals.

What do you think?

- How can we streamline development approval processes, while balancing competing interests and the broader public interest?



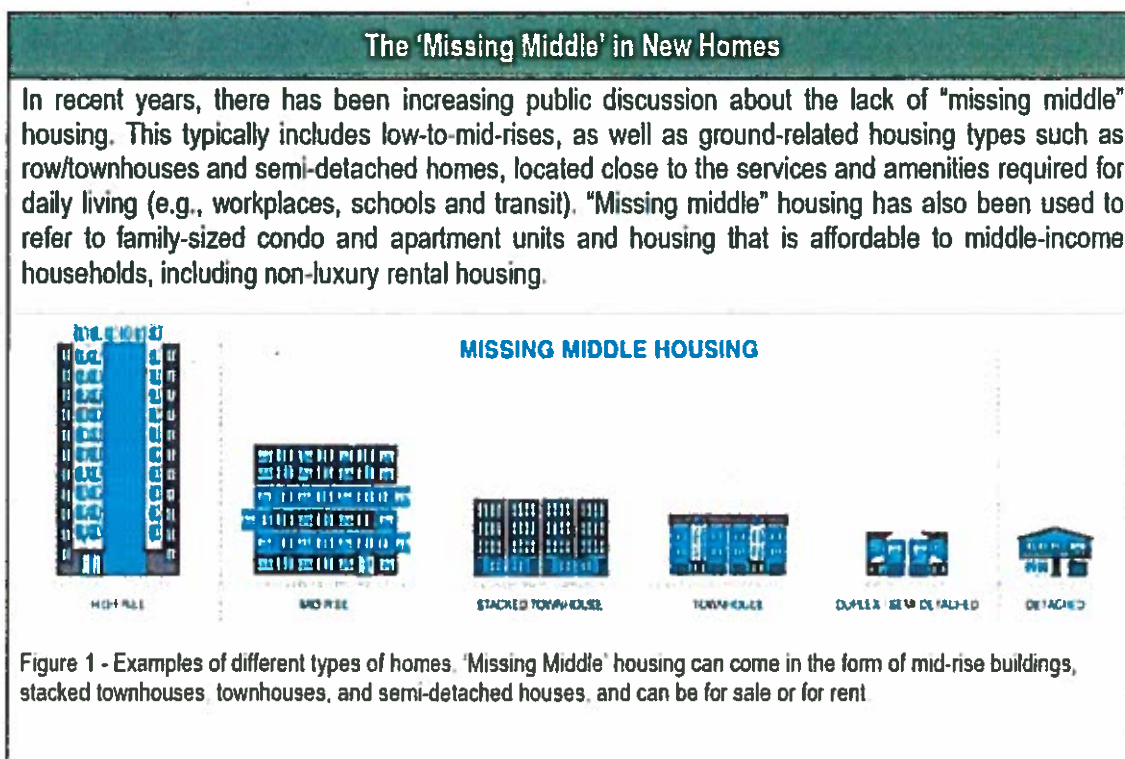
2. Mix: There are too many restrictions on what can be built to get the right mix of housing where it is needed.

Many people have pointed out that the mix of housing types being built does not fully reflect what people are looking for, and certain types of housing are not being built where demand is greatest. For example, the government has heard that not enough housing appropriate for families and seniors wishing to downsize is being built near transit, schools, workplaces and amenities.

Market conditions, provincial policies and plans, local planning priorities, and municipal zoning by-laws can all affect the type and location of housing.

Promoting “gentle” density and a mix of housing, and creative re-use of heritage properties and building design ideas can result in more housing, as well as economic and environmental benefits.

The character of some existing neighbourhoods will begin to change as new types of housing are built. The government has heard that plans to make more room for housing also need to respect the existing qualities of these neighbourhoods.



What do you think?

- How can we make the planning and development system more effective to build the kind of housing people want, and can afford, in the right places with the right supports (e.g., schools, transit and other amenities)?
- How can we bring new types of housing to existing neighbourhoods while maintaining the qualities that make these communities desirable places to live?
- How can we balance the need for more housing with the need for employment and industrial lands?

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

New housing development requires access to serviced land (land that has critical infrastructure like water and sewer lines in place). Some people have raised concerns that land prices are driven up because there is a lack of serviced land available for development in locations where people want to live. There have also been debates about how best to pay for that servicing and how to ensure it is done in the most cost-effective manner.

Development Charges

Under the Development Charges Act, 1997, municipalities are permitted to levy certain charges on new developments, including housing and commercial developments. These funds are designed to assist municipalities in paying a portion of the costs for growth related services, such as roads, water services, and police and fire services.

Under the Education Act, school boards may also levy education development charges. Education development charges are primarily levied by school boards that cannot accommodate new students in their existing schools and may only be used to purchase and prepare land for future school sites.

Government-imposed costs also make it more difficult and expensive to develop new housing. Examples include municipal and education development charges, planning and building approval fees and federal and provincial taxes.

Rental housing developers have noted that the challenges created by high land prices and government-imposed costs make some of their projects financially unfeasible due to the inability to attract investment capital.

Many of the investments in public infrastructure (e.g., sewer and water services, roads, etc.) needed to support housing development are funded by these fees and charges. There is a need to balance efforts to lower the costs of development with building and maintaining vital public infrastructure.



What do you think?

- How can we lower the cost of developing new housing while ensuring that funds are available for growth-related infrastructure (e.g., water and sewer systems, fire and police services, schools, roads and transit)?
- How can we make sure that serviced land is available in the right places for housing?

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

It is hard for Ontarians to find rental housing that is affordable and meets their needs. In many urban areas, vacancy rates have fallen to historic lows. In northern and rural communities, a long-term shortage of suitable rental units has made it difficult for renters to find a home in their communities.

A rental unit can be an apartment, a house, a condominium unit, a unit in a retirement or care home, or a home in a mobile home park or land lease community.

Landlord and Tenant Board

The Landlord and Tenant Board (LTB) is an adjudicative tribunal that is accountable to Ontario's Ministry of the Attorney General, and makes decisions independent of government.

The LTB adjudicates disputes and also provides information to landlords and tenants about their rights and responsibilities under the Residential Tenancies Act, 2006.

Over the past few years, wait times for hearings and orders have increased at the LTB.

In Ontario, rental housing is regulated by the *Residential Tenancies Act, 2006*. This Act establishes rules for landlords and tenants, including rent increase rules. It also establishes the Landlord and Tenant Board, which helps landlords and tenants resolve disputes.

Many small landlords say the Act makes it difficult to be a landlord. On the other hand, tenants have said they need stronger protections against unlawful evictions and poorly maintained rental housing.

Second units, such as basement apartments, are an important part of the rental market and can make better use of existing homes. Yet creating new legal second units is difficult because of government requirements, such as the Building Code and local bylaws/restrictions.

What do you think?

- How can we make the current system work better for landlords?
- What additional protections should be provided for tenants?
- How do we encourage homeowners to create legal second units and new rental supply?

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

The government is interested in other creative ideas to help increase the supply of housing. Some examples include:

- Innovative forms of homeownership
- State-of-the-art building designs and materials.
- Creative building design ideas to improve the quality of the community.

The government is also interested in hearing your input about other issues that people face when trying to find or afford a home, including issues that new home buyers face.

What do you think?

- How do we encourage innovation in the building industry while maintaining high standards of safety and efficiency?
- Are there any innovative forms of homeownership (e.g., shared ownership or rent-to-own models) that you feel could help make housing more attainable?
- Do you have any creative ideas to make better use of existing homes, buildings and neighbourhoods to increase the supply of housing?
- What other creative solutions could help increase the supply of housing?
- What type of protections would help new home buyers?



ontario.ca/housingsupply

Your privacy matters

Your privacy is important to us. By participating in this consultation through the online survey or sending your submission, you may be sharing some personal information with the Ministry of Municipal Affairs and Housing. Any personal information collected will be handled according to our [Privacy Statement](#) and used only for research and housing policy development purposes. This information is collected pursuant to section 4 of the Ministry of Municipal Affairs and Housing Act. Questions about the collection of personal information may be directed to:

Rachel Simeon
Director, Market Housing Branch
Ministry of Municipal Affairs and Housing
777 Bay Street, 14th Floor
Toronto, Ontario M5G 2E5
Phone: 416-585-6872
Email: housingsupply@ontario.ca



Increasing Housing Supply in Ontario
ontario.ca/housingsupply





By-law 2019-_____
A By-law to amend By-law 2551, as amended

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

1. That By-law 2551, as amended, is hereby further amended as it applies to the lands outlined on Schedule ‘A’ as follows:

1.1 Notwithstanding any other provisions of By-law 2551, as amended, the provisions in this By-law shall apply to those lands shown on Schedule ‘A’, attached hereto

1.1.1 Permitted Uses

The following additional uses are permitted on those lands shown on Schedule ‘A’:

- a) Outdoor storage

1.1.2 Special Parking Provisions

The following parking provisions apply:

- a) Parking is not required for the uses permitted in this By-law

1.1.3 Special Site Provisions

The following additional provisions apply:

- a) Additions to existing building are not permitted;
b) Construction of new buildings is not permitted;
c) Outdoor storage shall be screened from Langstaff Road East, Essex Avenue and the Holy Cross Cemetery; and
d) The installation of additional impermeable surface material is not permitted

2. All other provisions of By-law 2551, as amended, not inconsistent with the provisions of this By-law, shall continue to apply.

3. This By-law shall expire on June 15, 2021, in accordance with the provisions of Section 39 of the Planning Act, R.S.O. 1990.

Read a first, second, and third time and passed on January __, 2019.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2019-____
A By-law to amend By-law 2551, as amended

AGS Consultants Limited

LOT 86, 87 & N PT LOT 89, S PT LOT 88, S PT LOT 85, N PT LOT 85, PLAN 2386
3, 5 & 21 Essex Avenue and 201, 203, 205 Langstaff Road
ZA 18 234292 & ZA 18 234296

Lands Affected

The proposed by-law amendment applies to the lands noted above within the Langstaff community.

Existing Zoning

The subject lands are presently zoned Rural Industrial with a holding provision [(H) R.IND] and Residential (R1) by By-law 2551, as amended.

Purpose and Effect

The purpose of the by-law amendment is to permit outdoor storage on the lands noted above.

The effect of the by-law amendment is to permit the uses until June 15, 2021 as permitted under Section 39 of the Planning Act. The intent is to allow the use for a temporary period until redevelopment occurs within the Langstaff community.

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 2019-XX

AMENDING BY-LAW 2551 DATED January XX, 2019

 BOUNDARY OF AREA COVERED BY THIS SCHEDULE



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

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By-law 2019-XX

A by-law to designate part of a certain
plan of subdivision not subject to Part Lot Control

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

- 1. That Section 50(5) of the *Planning Act*, R.S.O. 1990, P.13 shall not apply to the lands within the part of a registered plan of subdivision designated as follows:

Blocks 156 to 161 (inclusive), Registered Plan 65M-4364; City of Markham, Regional Municipality of York

- 2. This By-law shall expire two years from the date of its passage by Council.

Read a first, second and third time and passed this 29th day of January, 2019.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

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

Cornell Rouge Development Corporation
1906 to 1988 Donald Cousens Parkway
Blocks 156 to 161 (inclusive), Registered Plan 65M-4364

The proposed by-law applies to Blocks 156 to 161 (inclusive), Registered Plan 65M-4364, municipally known as 1906 to 1988 Donald Cousens Parkway. The subject blocks are developed with a total of 38 townhouse dwellings, located on the west side of Donald Cousens Parkway in the Cornell Community.

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

The effect of this by-law is to allow for the sale of eighty-two (38) townhouse dwelling units.



By-law 2019-XX

A by-law to designate part of a certain
plan of subdivision not subject to Part Lot Control

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

1. That Section 50(5) of the *Planning Act*, R.S.O. 1990, P.13 shall not apply to the lands within the part of a registered plan of subdivision designated as follows:

Blocks 1 to 19 (inclusive), Blocks 26 to 29 (inclusive) on Registered Plan 65M-4612 and Blocks 1 to 6 (inclusive) on Registered Plan 65M-4620; City of Markham, Regional Municipality of York
2. This By-law shall expire two years from the date of its passage by Council.

Read a first, second and third time and passed this 29th day of January, 2019.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW NO: 2019-XXX

**Part lot Control Exemption By-law
EP Victoria Square Manors Ltd.**

**10945 & 10915 Victoria Square Blvd
65M4612 BLK 1-19, 26,27, 28,29 and 65M-4620 BLK 1-6**

LANDS AFFECTED

The exemption by-law applies to Blocks 1 to 19 (inclusive), Blocks 26 to 29 (inclusive) on Registered Plan 65M-4612 and Blocks 1 to 6 (inclusive) on Registered Plan 65M-4620, located on the east side of Victoria Square Boulevard, north of Elgin Mills Road East and east of Highway 404

EXISTING ZONING

The subject lands are presently zoned R2*528, R2-LA*529, R2*532 under By-law 177-96, as amended.

PURPOSE & EFFECT OF THIS BY-LAW

The purpose and effect of this By-law is to exempt Blocks 1-19,26-29 on Registered Plan 65M-4612 and Block 1-6 on Registered Plan 65M-4620 from the provisions of Part Lot Control of the *Planning Act, R.S.O 1990*, to allow for the creation of 144 townhouse units.



By-law 2019-_____

A By-law to amend By-law 1229, as amended

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

- 1. That By-law 1229, as amended, is hereby further amended as it applies to the lands outlined on Schedule ‘A’ as follows:
 - 1.1 By adding to Section 12 – EXCEPTIONS TO STANDARDS AND PERMITTED USES, the following new subsection

Exception 12.43	269 Main Street North, Markham	Parent Zone R1
File ZA 17 151164		Amending By-law 2019- _____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land 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.		
12.43.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	TRIPLEX DWELLING	
12.43.2 Special Zone Standards		
The following special zone standards shall apply to a TRIPLEX DWELLING:		
a)	Minimum LOT FRONTAGE – 60 feet	
b)	Minimum required FRONT YARD – 25 feet	
c)	Minimum required SIDE YARD – 6 feet	
d)	Minimum required REAR YARD – 25 feet	
e)	Maximum BUILDING HEIGHT – 35 feet	
f)	Maximum LOT COVERAGE – 24%	
g)	Minimum LOT AREA – 6600 square feet	

Read a first, second and third time and passed this 29th day of January, 2019.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2019-____
A By-law to amend By-law 1229, as amended

Esther Wong c/o Louis Mak
269 Main Street North
ZA 17 151164

Lands Affected

The proposed by-law amendment applies to a parcel of land with an approximate area of 0.09 hectares (0.02 acres), which is located north of Parkway Avenue and south of 16th Avenue in the Mount Joy Community.

Existing Zoning

The subject lands are zoned residential (R1) Zone under By-law 1229, as amended.

Purpose and Effect

The subject lands are zoned residential (R1) Zone under By-law 1229, as amended, by adding a triplex dwelling as an additional permitted use, in order to facilitate a residential development in the form of an addition to the existing heritage dwelling.

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.

