

# Revised Council Agenda

## Revised Items are Italicized.

Meeting Number: 16  
September 24, 2019, 6:00 PM  
Council Chamber

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

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

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### Pages

#### 1. CALL TO ORDER

##### INDIGENOUS LAND ACKNOWLEDGEMENT

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

#### 2. DISCLOSURE OF PECUNIARY INTEREST

#### 3. APPROVAL OF PREVIOUS MINUTES

##### 3.1 COUNCIL MINUTES - SEPTEMBER 10, 2019 (10.0) 10

1. That the Minutes of the Council Meeting held on September 10, 2019, be adopted.

#### 4. PRESENTATIONS

#### 5. DEPUTATIONS

#### 6. COMMUNICATIONS

##### 6.1 31-2019 - LIQUOR LICENCE APPLICATION - BELLAFORNIA INC. 28 (WARD 1) (3.21)

(Expansion of existing liquor licence for indoor areas.)

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

## 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:
  - a. National Day of the People's Republic of China - October 1, 2019
  - b. *World Polio Awareness Day - October 24, 2019*
2. *That the following new request for proclamation be approved and added to the Five-year Proclamations List approved by Council:*
  - a. *RETT Syndrome Awareness Month - October*
3. That the following request for a flag to be raised at the Anthony Roman Markham Civic Centre flagpole, approved by the City Clerk in accordance with the City of Markham Community Flag Raisings & Flag Protocol Policy, be received for information purposes:
  - a. National Day of the People's Republic of China - October 5, 2019; (Organized by Federation of Chinese Canadians in Markham)
  - b. *World Polio Awareness Day - October 24, 2019; (Organized by Markham-Unionville Rotary Club))*

## 8. REPORT OF STANDING COMMITTEE

### 8.1 REPORT NO. 32 - GENERAL COMMITTEE (SEPTEMBER 3, 2019)

Please refer to your September 3, 2019 General Committee Agenda for reports.

That the report of the General Committee be received and adopted. (1 item).

#### 8.1.1 FLOOD CONTROL PROGRAM AND STORMWATER FEE UPDATE (5.3)

33

**Note: At the September 10, 2019 Council meeting, Council consented to defer this matter to the September 24, 2019 Council meeting.**

1. That the presentation entitled "Alectra Rear Lot Conversion



Initiative & Stormwater Fee Update" be received; and,

2. That the report "Stormwater Fee Update" be received; and,
3. That an annual stormwater fee continue to be imposed on all property within the municipal boundaries of the City of Markham, save and except those noted in the Stormwater Fee By-law 2020-XXX as outlined in Appendix "A" to this staff report; and,
4. That the annual stormwater fee for Residential properties be increased in year 2020 from \$47 to \$50 per property; and further be increased by \$1 per year, each year thereafter; and,
5. That the annual stormwater fee rate for Non-Residential properties be increased in year 2020 by \$2 per \$100,000 of current value assessment (CVA); and further be increased by 2% per year, each year thereafter; and,
6. That the annual stormwater fee rate for Vacant Land properties be increased in year 2020 by \$2 per \$100,000 of current value assessment (CVA) and further be increased by 2% per year, each year thereafter; and,
7. That the Treasurer continue to be authorized to adjust the annual stormwater fee rate for both Non-Residential and Vacant Land properties to compensate for the average annual change in City-wide CVA; and,
8. That the annual stormwater fee levied continue to be included as a separate line item on the final tax bill of the property; and,
9. That the City continue to allocate \$2,000,000 per year of Federal Gas Tax funding to the Flood Control Program;
10. That By-law 2015-130 be repealed in its entirety and replaced with the Stormwater Fee By-law 2020-XXX as outlined in Appendix "A" to this staff report; and,
11. That staff report back to Council in 2024 with any required update to the annual Stormwater Fees, for implementation in 2025, to ensure that the Flood Control Program is adequately funded; and further,
12. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

(By-law 2019-100)

## 8.2 REPORT NO. 33 - DEVELOPMENT SERVICES COMMITTEE (SEPTEMBER 9, 2019)

Please refer to your September 9, 2019 Development Services Committee  
Agenda for reports.

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

- |       |  |    |
|-------|--|----|
| 8.2.1 | <p>DELEGATED AUTHORITY FOR SIGNING CONSERVATION AUTHORITY, PROVINCIAL AND FEDERAL PERMIT APPLICATIONS FOR ENGINEERING CAPITAL PROJECTS (5.0)</p> <ol style="list-style-type: none"> <li>1. That the report titled “Delegated Authority for Signing Conservation Authority, Provincial and Federal Permit Applications for Engineering Capital Projects” be received; and,</li> <li>2. That Council authorize the Director of Engineering to execute application forms and other documents required to obtain permits from various government agencies and levels of government for City capital projects; and further,</li> <li>3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.</li> </ol>  | 61 |
| 8.2.2 | <p>RECOMMENDATION REPORT: RENAME THE SECTION OF MEADOWVIEW AVENUE BETWEEN YONGE STREET AND DONCASTER AVENUE TO DONCASTER AVENUE (WARD 1) (10.14)</p> <ol style="list-style-type: none"> <li>1. That the report entitled “Rename the section of Meadowview Avenue between Yonge Street and Doncaster Avenue to Doncaster Avenue”, dated September 9, 2019, be received; and,</li> <li>2. That the by-law attached to this report to rename the section of Meadowview Avenue between Yonge Street and Doncaster Avenue to Doncaster Avenue be approved; and,</li> <li>3. That Staff be directed to request permission from the Region of York to rename their portion of Meadowview Avenue to Doncaster Avenue; and,</li> <li>4. That Staff provide notification of the municipal address change to each affected property owner; and further,</li> <li>5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.</li> </ol> <p>(By-law 2019-102)</p> | 63 |
| 8.2.3 | <p>THE ASSOCIATION OF CHINESE CANADIAN ENTREPRENEURS BUSINESS DELEGATION TO CHINA, 2019 (10.16)</p> <ol style="list-style-type: none"> <li>1. That the Report dated September 9, 2019 entitled “The Association of Chinese Canadian Entrepreneurs Business Delegation to China, 2019” be received; and,</li> </ol>   | 71 |

2. That the City of Markham be represented by Sandra Tam, Senior Business Development Officer; and,
3. That the total cost of the participation not exceed \$6,250.00 and be expensed from within the 2019 International Investment and Attraction account 610-998-5811; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

### 8.3 REPORT NO. 34 - GENERAL COMMITTEE (SEPTEMBER 16, 2019)

Please refer to your September 16, 2019 General Committee Agenda for reports.

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

- |       |   |     |
|-------|---|-----|
| 8.3.1 | <p>CANCELLATION, REDUCTION OR REFUND OF TAXES<br/>UNDER SECTIONS 357 AND 358 OF THE MUNICIPAL ACT,<br/>2001 (7.3)</p> <ol style="list-style-type: none"> <li>1. That the Report for the Cancellation, Reduction or Refund of Taxes under Sections 357 and 358 of the <i>Municipal Act, 2001</i> be received; and,</li> <li>2. That taxes totalling approximately \$184,932 be adjusted under Sections 357 and 358 of the <i>Municipal Act, 2001</i> of which the City's portion is estimated to be \$26,036; and,</li> <li>3. That the associated interest be cancelled in proportion to the tax adjustments; and,</li> <li>4. That the Treasurer be directed to adjust the Collector's Roll accordingly; and further,</li> <li>5. That staff be authorized and directed to do all things necessary to give effect to this resolution.</li> </ol> | 95  |
| 8.3.2 | <p>2020 CAPITAL BUDGET PRE-APPROVAL (7.0)</p> <ol style="list-style-type: none"> <li>1. That the report dated September 16, 2019 titled, "2020 Capital Budget Pre-Approval" be received; and,</li> <li>2. That Council approve the 2020 Capital Budget Pre-Approval, which totals <b>\$24,911,600</b> as outlined in Appendices 1, <b>2 and 3</b>; and further,</li> <li>3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.</li> </ol>  | 102 |
| 8.3.3 | <p>DEVELOPMENT CHARGES REDEVELOPMENT CREDIT – 8330<br/>WOODBINE AVENUE (7.11)</p>   | 155 |

1. That the report entitled, “Development Charges Redevelopment Credit – 8330 Woodbine Avenue” be received; and,
2. That Council authorize staff to provide a redevelopment credit estimated at \$519,371.56 to Hanisha Incorporated and Lodson Investment Corp. at 8330 Woodbine Avenue in advance of the full demolition of the existing site; and,
3. That Council authorize the Mayor and City Clerk to execute an agreement pursuant to section 27 of the Development Charges Act, 1997, as amended, to secure the advance of the redevelopment credit based on the provision of a letter of credit in the amount of the redevelopment credit and the further principles set out in this report, all to the satisfaction of the Treasurer and the City Solicitor, or their delegates; and further,
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

8.3.4      2019 JULY YEAR-TO-DATE REVIEW OF OPERATIONS AND  
YEAR-END PROJECTION (7.0)

160

1. That the report titled “2019 July Year-To-Date Review of Operations and Year-end Projection” be received; and,
2. That the year-end surplus, if any, will be transferred to reserves as per policy in the order outlined below:
  - a. Corporate Rate Stabilization Reserve to top up to a level equivalent to 15% of local tax levies
  - b. Remaining, if any, to the Life Cycle Replacement and Capital Reserve Fund, and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

8.3.5      PROPOSED AMENDMENTS TO CANNABIS BY-LAW (2.0)

190

1. That the report entitled “Proposed Amendments to Cannabis By-law” and dated September 16, 2019 be received; and,
2. That staff bring forward a revised by-law to the September 24, 2019 Council meeting to amend Cannabis By-law 2018-135 by: a) adding a definition of “Smoke or Smoking” to assist in the enforcement of the By-law and prosecution; and b) delete the word “recreational” from the title of By-law; and,

3. That, in keeping with the commitment made by the Province of Ontario to allow municipalities the authority to regulate or prohibit the smoking or vaporizing of cannabis, the City of Markham request the Province of Ontario amend Section 115(3) of the Municipal Act to permit municipalities to regulate smoking on highways (including sidewalks and boulevards); and further,
4. That a copy of this resolution be provided to the Premier of Ontario, Minister of Municipal Affairs and Housing, Solicitor General, local MPs and MPPs, Chief of the York Regional Police, and York Region municipalities.

(By-law 2019-103)

8.4 *REPORT NO. 35 - DEVELOPMENT SERVICES COMMITTEE  
(SEPTEMBER 23, 2019)*

Please refer to your September 23, 2019 Development Services Committee  
Agenda for reports.

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

8.4.1 *CITY OF MARKHAM COMMENTS ON YORK REGION'S  
DRAFT EMPLOYMENT FRAMEWORK – 2041 REGIONAL  
MUNICIPAL COMPREHENSIVE REVIEW (10.0)*

194

**Note: At the September 23, 2019 Development Services Committee, the Committee recommended that members of the sub-committee be appointed at the September 24, 2019 Council meeting.**

1. That the report and presentation entitled “City of Markham Comments on York Region’s Draft Employment Framework – 2041 Regional Municipal Comprehensive Review” dated September 23, 2019, be received; and,
2. **That the deputations of Christine Cote, Sandra Wiles, Don Given, Louis Tinker, Patrick Kerney, and Peter Smith be received; and,**
3. **That the communications submitted by Sandra Wiles and Rosemarie L. Humphries be received; and,**
4. **That Council's consideration of the requests for the conversion of the employment lands identified in the staff report be deferred; and,**
5. **That a sub-committee of Development Services Committee be appointed to review the staff recommendations and report back to Development Services Committee in a timely**

fashion; and further,

6. That the members of the sub-committee be appointed at the September 24, 2019 Council meeting.

## 9. MOTIONS

## 10. NOTICE OF MOTION TO RECONSIDER

## 11. NEW/OTHER BUSINESS

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

## 12. ANNOUNCEMENTS

## 13. BY-LAWS - THREE READINGS

That By-laws 2019-100, 2019-102, 2019-103 and 2019-105 be given three readings and enacted.

### Three Readings

- |      |   |     |
|------|---|-----|
| 13.1 | BY-LAW 2019-100 STORMWATER FEE BY-LAW   | 299 |
|      | A by-law to repeal and replace Stormwater Fee By-law 2015-130.  |     |
|      | (Item 8.1.1, Report No. 32)   |     |
| 13.2 | BY-LAW 2019-102 A BY-LAW TO CHANGE A CERTAIN STREET NAME<br>IN THE CITY OF MARKHAM  | 302 |
|      | (Item 8.1.2, Report No. 33)   |     |
| 13.3 | BY-LAW 2019-103 AMENDMENTS TO CANNABIS BY-LAW   | 304 |
|      | To amend Bylaw 2018-135 being a by-law to prohibit the smoking or vaporizing of recreational cannabis in public places in the City of Markham.                      |     |
|      | (Item 8.3.5, Report No. 34)   |     |
| 13.4 | <i>BY-LAW 2019-105 2599519 ONTARIO INC., MARKLAND STREET,<br/>HOLD REMOVAL BY-LAW</i>   | 305 |
|      | A By-law to amend By-law 177-96, as amended, to permit the property to be developed as a 3 storey private high school with an adjoining 9 storey student dormitory. |     |

## 14. CONFIDENTIAL ITEMS

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

14.1 *APPROVAL OF CONFIDENTIAL COUNCIL MEETING MINUTES - SEPTEMBER 10, 2019 (10.0)*

14.2 COUNCIL

14.2.1 PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL, INCLUDING MUNICIPAL OR BOARD EMPLOYEES (12.0) [Section 239 (2) (b)]

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

## 15. CONFIRMATORY BY-LAW - THREE READINGS

That By-law 2019-104 be given three readings and enacted.

Three Readings

BY-LAW 2019- 104 A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL MEETING OF SEPTEMBER 24, 2019.

No attachment

## 16. ADJOURNMENT



## Council Minutes

**Meeting No: 15**  
**September 10, 2019, 1:00 PM**  
**Council Chamber**

Roll Call	<p>Mayor Frank Scarpitti  Deputy Mayor Don Hamilton  Regional Councillor Jack Heath  Regional Councillor Joe Li  Regional Councillor Jim Jones  Councillor Keith Irish  Councillor Alan Ho</p>	<p>Councillor Reid McAlpine  Councillor Karen Rea  Councillor Andrew Keyes  Councillor Amanda Collucci  Councillor Khalid Usman  Councillor Isa Lee</p>
Staff	<p>Andy Taylor, Chief Administrative Officer  Trinela Cane, Commissioner, Corporate Services  Arvin Prasad, Commissioner, Development Services  Biju Karumanchery, Director, Planning &amp; Urban Design  Joel Lustig, Treasurer  Bryan Frois, Chief of Staff  Mary Creighton, Director, Recreation Services</p>	<p>Kimberley Kitteringham, City Clerk  Martha Pettit, Deputy City Clerk  John Wong, Technology Support Specialist II  Claudia Storto, City Solicitor and Director of Human Resources  Morgan Jones, Director, Operations  Mark Visser, Sr Manager Strategy Innovation &amp; Investments  Claudia Marsales, Sr Manager Waste Management &amp; Environment</p>

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

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### 1. CALL TO ORDER

The meeting of Council convened at 1:05 PM on September 10, 2019 in the Council Chamber. Mayor Frank Scarpitti presided.



## **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.

On behalf of Council, the Mayor acknowledged Bianca Andreescu for winning the 2019 U.S. Open and becoming the first Canadian to win a Grand Slam singles title. It was noted that Andreescu is a resident of Thornhill and attended high-school at Bill Crothers Secondary School in Unionville.

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

None disclosed.

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

### **3.1 COUNCIL MINUTES JUNE 25, 2019**

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Alan Ho

1. That the Minutes of the Council meeting held on June 25, 2019, be adopted.

**Carried**

### **3.2 SPECIAL COUNCIL MEETING MINUTES, JULY 26, 2019**

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Keith Irish

1. That the minutes of the Special Council meeting held on July 26, 2019, be adopted.

**Carried**

## **4. PRESENTATIONS**

There were no presentations.

## **5. DEPUTATIONS**

There were no deputations.

## **6. COMMUNICATIONS**

### **6.1 28-2019 NOMINATIONS FOR 2020 COLLEGE PHYSICIANS AND SURGEONS OF ONTARIO COUNCIL AWARD (12.2.6)**

Moved by Regional Councillor Joe Li

Seconded by Councillor Amanda Collucci

1. That the letter from the College of Physicians and Surgeons of Ontario Council regarding the Nominations for the 2020 College of Physicians and Surgeons of Ontario Council Award be received for information.

**Carried**

### **6.2 29-2019 SPECIAL OCCASION PERMIT - CRAFT BEER + FOOD FESTIVAL (WARD 3) (3.21)**

Moved by Regional Councillor Jack Heath

Seconded by Councillor Khalid Usman

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

**Carried**

### **6.3 30-2019 SPECIAL OCCASION PERMIT - DIVERSITY COMMUNITY CULTURAL FESTIVAL (WARD 6) (3.21)**

Moved by Councillor Reid McAlpine

Seconded by Deputy Mayor Don Hamilton

1. That the request for the City of Markham for a Special Occasion Permit be received and approved, subject to compliance with all applicable by-laws,

regulations and City requirements for special occasion permits with respect to temporary facilities, and further;

2. That the City of Markham recognize the Diversity Community Cultural Festival as an event of "Municipal Significance".

**Carried**

## **7. PROCLAMATIONS**

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

Moved by Councillor Amanda Collucci

Seconded by Councillor Karen Rea

1. That the following proclamations, issued by the City Clerk in accordance with the City of Markham Proclamation Policy, be received for information purposes:
  - a. India Independence Day - August 15, 2019
  - b. Mitochondrial Disease Awareness Week - September 16 - 22, 2019
  - c. Dementia Friendly Day for World Alzheimer's Day - September 21, 2019
  - d. National Coaches Week - September 21- 29, 2019
  - e. Franco-Ontarian Day - September 25, 2019
  - f. Prostate Cancer Awareness Month - September
  - g. Wrongful Conviction Day - October 2, 2019
  - h. Child Care Worker and Early Childhood Educator Appreciation Day - October 24, 2019
2. That the following new requests for proclamation be approved and added to the Five-Year Proclamations List approved by Council:
  - a. September Sickle Cell Awareness Month - September
  - b. Show Your Local Love Day - September 17, 2019
  - c. Military Family Appreciation Day - September 20, 2019
3. That the following requests for flags to be raised at the Anthony Roman Markham Civic Centre flagpole, approved by the City Clerk in accordance with the City of Markham Community Flag Raisings & Flag Protocol Policy, be received for information purposes:

- a. India Independence Day - August 18, 2019; (Organized by Vedic Cultural Centre - Arya Samaj Markham)
- b. Franco-Ontarian Day - September 25, 2019; (Organized by Ecole elementaire catholique Sainte-Marguerite-Bourgeoys)

**Carried**

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

### **8.1 REPORT NO. 32 - GENERAL COMMITTEE (SEPTEMBER 3, 2019)**

Moved by Councillor Khalid Usman

Seconded by Councillor Andrew Keyes

That the report of the General Committee be received & adopted, except for items 8.1.2 and 8.1.4.

**Carried**

#### **8.1.1 APPOINTMENT OF MEMBERS TO THE MARKHAM MAYOR'S YOUTH COUNCIL FOR THE PERIOD OF SEPTEMBER 3, 2019 TO JUNE 30, 2020 (5.0)**

Moved by Councillor Khalid Usman

Seconded by Councillor Andrew Keyes

1. That the Report Appointment of Members to the Markham Mayor's Youth Council for the period of September 3, 2019 to June 30, 2020 be received; and,
2. That the following Appointments of Members to the Markham Mayor's Youth Council be confirmed for the term September 3, 2019 to June 30, 2020

Name	High School	Grade	Ward
Karina Florea	Thornhill S.S.	9	1
Marissa Wang	Bayview S.S.	10	2
Evan Qi	Bayview S.S	12	2
Kelly Hu	Bayview S.S	12	2
Sidd Mittal	Unionville H.S	12	2
Justine Lin	Unionville H.S	10	3
Patrick Ang	St. Brother Andre C.H.S	11	3
Selina Qiu	Markville S.S	11	3
Boris Lam	Markville S.S	12	3
Hana Almofti	Markville S.S	12	3
Mankaran Pahwa	Unionville H.S.	10	4
Olivia Chan	Unionville H.S.	10	4
Maxine Bisera	St. Brother Andre C.H.S	11	4
Johnny Wong	Markville S.S.	12	4
Gloria Huang	Bill Hogarth S.S.	9	5
Bryant Zheng	Markville S.S.	10	6
Kara Yang	Markville S.S.	10	6
Ernest Wong	St Robert CHS	11	6
Seethaa Manoharan	Bayview S.S.	11	6
Eddy Guo	Bayview S.S	12	6
Ashwin Suganthan	Markham District H.S.	10	7

Chloe Vanderlugt	Town Centre P.H.S.	11	7
Anjali Singh	Markham District H.S.	12	7
Richard Chen	Middlefield C.I.	12	7
Ira Chandershekar	Markville S.S.	12	8

; and further,

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

**Carried**

#### 8.1.2 FLOOD CONTROL PROGRAM AND STORMWATER FEE UPDATE (5.3)

Moved by Regional Councillor Jack Heath

Seconded by Councillor Reid McAlpine

1. That the matter on the "Flood Control Program and Stormwater Fee Update" be deferred to the September 24, 2019 Council meeting.

**Carried**

Council had before it the following recommendations which were deferred to the September 24, 2019 Council meeting:

1. That the presentation entitled "Alectra Rear Lot Conversion Initiative & Stormwater Fee Update" be received; and,
2. That the report "Stormwater Fee Update" be received; and,
3. That an annual stormwater fee continue to be imposed on all property within the municipal boundaries of the City of Markham, save and except those noted in the Stormwater Fee By-law 2020-XXX as outlined in Appendix "A" to this staff report; and,
4. That the annual stormwater fee for Residential properties be increased in year 2020 from \$47 to \$50 per property; and further be increased by \$1 per year, each year thereafter; and,
5. That the annual stormwater fee rate for Non-Residential properties be increased in year 2020 by \$2 per \$100,000 of current value assessment

(CVA); and further be increased by 2% per year, each year thereafter;  
and,

6. That the annual stormwater fee rate for Vacant Land properties be increased in year 2020 by \$2 per \$100,000 of current value assessment (CVA) and further be increased by 2% per year, each year thereafter;  
and,
7. That the Treasurer continue to be authorized to adjust the annual stormwater fee rate for both Non-Residential and Vacant Land properties to compensate for the average annual change in City-wide CVA; and,
8. That the annual stormwater fee levied continue to be included as a separate line item on the final tax bill of the property; and,
9. That the City continue to allocate \$2,000,000 per year of Federal Gas Tax funding to the Flood Control Program;
10. That By-law 2015-130 be repealed in its entirety and replaced with the Stormwater Fee By-law 2020-XXX as outlined in Appendix “A” to this staff report; and,
11. That staff report back to Council in 2024 with any required update to the annual Stormwater Fees, for implementation in 2025, to ensure that the Flood Control Program is adequately funded; and further,
12. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

(By-law 2019-100)

### **Deferred**

#### **8.1.3 TRANSFER PAYMENT AGREEMENT FOR THE PROVINCIAL AUDIT AND ACCOUNTABILITY FUND (7.0)**

Moved by Councillor Khalid Usman

Seconded by Councillor Andrew Keyes

1. That the report dated September 3, 2019 entitled “Transfer Payment Agreement for Provincial Audit and Accountability Fund” be received; and,

2. That the Mayor and Clerk be authorized to execute the Ontario Transfer Payment Agreement with Her Majesty the Queen in right of Ontario as represented by the Minister of Municipal Affairs and Housing (the “Province”) for funding an assessment of the development review process, provided the agreement is in a form satisfactory to the Commissioner of Development Services and the City Solicitor; and,
3. That a new capital project named, “Development Review Process” be created in the amount of \$150,000 to be funded from the Provincial Audit and Accountability Fund; and further,
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

#### 8.1.4 PROPOSED PROVINCIAL BLUE BOX PROGRAM CHANGES (5.1)

Moved by Councillor Khalid Usman

Seconded by Councillor Andrew Keyes

WHEREAS the Ontario Ministry of the Environment, Conservation, and Parks has issued direction to Stewardship Ontario to begin the transition of Ontario’s Blue Box Program from Municipalities to producers of plastic and other packaging, and,

WHEREAS Municipalities have acted as the primary Blue Box service provider for over 30 years establishing successful, convenient, and cost effective recycling programs for their residents; and,

WHEREAS the City of Markham, its residents, and its innovative business community have initiated bold actions over the years and demonstrated environmental leadership resulting in:

An 82% community diversion rate and a 74% RPRA (Resource Productivity & Recovery Authority) net diversion rate;

A curbside waste generation rate of only 258 kg per capita as a result of Markham’s Clear Bag garbage program and material bans;  
Recycling services to all of Markham’s 132 multi-residential buildings;  
160,770 visits by residents to Markham’s community recycling depots in 2018;

An award winning Textile diversion program which has diverted over 15 million lbs of textiles from the waste stream;



Zero Waste and 3-stream collection services to all Markham community facilities, primary schools and BIAs (business improvement areas); and,

WHEREAS, the Mayor and City Council wishes to ensure the continued success of Markham's integrated waste management and recycling system and that the amended Blue Box Program meets the needs of our growing community; and,

**WHEREAS the City of Markham encourages the Province to take every opportunity to enhance and expand the list of acceptable Blue Box materials while taking into account local circumstances.**

Therefore be it resolved:

1. That the report entitled "Proposed Provincial Blue Box Program Changes" be received; and,
2. That the City of Markham with its environmental leadership experience offers to provide support to the Province and Stewardship Ontario during the transition process; and,
3. That the Province ensures that municipalities are meaningfully involved in the transition process and **that there will be** a robust and extensive consultation with all stakeholders **going forward**; and,
4. That the Provincial Government ensure the new Blue Box Plan will not negatively impact Ontarians' experience with, and access to, Blue Box services and related diversion programs and that service levels and convenience for residents will be maintained or improved; and,
5. That the Province establish and enforce through regulation, aggressive diversion targets for the Blue Box Plan that clearly articulates a goal of zero waste, supported with programs aimed to eliminate waste and create a strong circular economy; and,
6. That the Province ensure that the Blue Box Plan respect the cost effectiveness, efficiency, and environmental performance of the integrated collection system currently provided by municipalities including the efficiency of material co-collection; and,
7. That the Province ensure the Blue Box Plan include a cost recovery mechanism to compensate municipalities for the additional cost of materials redirected to the organics or waste streams as a result of

**changes to Provincial Legislation for the Blue Box material acceptance list; and,**

8. That Council authorize the Commissioner of Community & Fire Services /or designate to actively participate in the consultation process to advance Markham's priorities; and,
9. That the City Clerk circulate this Motion to the Clerks of York Region and the local municipalities and the Minister of the Environment, Conservation and Parks; and further,
10. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried as Amended**

## **9. MOTIONS**

There were no motions.

## **10. NOTICE OF MOTION TO RECONSIDER**

There were no notices of motions.

## **11. NEW/OTHER BUSINESS**

There was no new / other business.

## **12. ANNOUNCEMENTS**

### **12.1 NORDLINGEN FESTIVAL (12.2.6)**

Regional Councillor Jack Heath advised Council that the Nordlingen Festival was recently held in Germany last weekend, and that he, Councillor Rea and six Markham residents represented the City of Markham. The Mayor thanked the group for their participation and highlighted the longstanding relationship between the two cities.

**13. BY-LAWS - THREE READINGS**

Moved by Councillor Andrew Keyes

Seconded by Regional Councillor Jim Jones

That By-laws 2019-78, 2019-85 to 2019-99 and 2019-101 be given three readings and enacted.

**Carried**

**Three Readings**

- 13.1 BY-LAW 2019-78 CAN AM EXPRESS, 332 AND 338 JOHN STREET, ZONING BY-LAW AMENDMENT

**Carried**

- 13.2 BY-LAW 2019-85 2426483 ONTARIO LIMITED (WYVIEW GROUP), PART LOT CONTROL EXEMPTION BY-LAW (65M-4562)

**Carried**

- 13.3 BY-LAW 2019-86 A BY-LAW TO ESTABLISH STREETS LAID OUT ACCORDING TO PLAN OF SUBDIVISION 65M-4252 AS A PUBLIC HIGHWAY PART OF LOTS 22 AND 23, CONCESSION 3 (MONARCH CORPORATION)

**Carried**

- 13.4 BY-LAW 2019-87 A BY-LAW TO ESTABLISH STREETS LAID OUT ACCORDING TO PLAN OF SUBDIVISION 65M-4341 AS A PUBLIC HIGHWAY PART OF LOT 19 AND PART OF THE WEST HALF OF LOT 20, CONCESSION 7 (DOVCOM REALTY INC.)

**Carried**

- 13.5 BY-LAW 2019-88 A BY-LAW TO ESTABLISH STREETS LAID OUT ACCORDING TO PLAN OF SUBDIVISION 65M-4399 AS A PUBLIC HIGHWAY PART OF THE WEST HALF OF LOT 20, CONCESSION 7 (MACKENZIE BUILDERS & DEVELOPERS LTD.)

**Carried**

- 13.6 BY-LAW 2019-89 A BY-LAW TO APPOINT A DEPUTY CITY CLERK FOR THE CORPORATION OF THE CITY OF MARKHAM

**Carried**

- 13.7 BY-LAW 2019-90 A BY-LAW TO AMEND PARKING BY-LAW 2005-188  
(65M-4252)

**Carried**

- 13.8 BY-LAW 2019-91 A BY-LAW TO AMEND PARKING BY-LAW 2005-188  
(65M-4398)

**Carried**

- 13.9 BY-LAW 2019-92 A BY-LAW TO AMEND PARKING BY-LAW 2005-188  
(65M-4399)

**Carried**

- 13.10 BY-LAW 2019-93 A BY-LAW TO AMEND TRAFFIC BY-LAW 106-71 (65M-  
4252)

**Carried**

- 13.11 BY-LAW 2019-94 A BY-LAW TO AMEND TRAFFIC BY-LAW 106-71 (65M-  
4398)

**Carried**

- 13.12 BY-LAW 2019-95 A BY-LAW TO AMEND TRAFFIC BY-LAW 106-71 (65M-  
4399)

**Carried**

- 13.13 BY-LAW 2019-96 A BY-LAW TO AMEND SPEED BY-LAW 2017-104 (65M-  
4398)

**Carried**

- 13.14 BY-LAW 2019-97 TEMPORARY USE BY-LAW, 2690622 ONTARIO, INC.,  
4121 HIGHWAY 7 EAST

**Carried**

- 13.15 BY-LAW 2019-98 A BY-LAW TO ESTABLISH STREETS LAID OUT  
ACCORDING TO PLAN OF SUBDIVISION 65M-4398 AS A PUBLIC  
HIGHWAY PART OF THE WEST HALF OF LOT 16 AND PART OF LOT 17,  
CONCESSION (UPPER UNIONVILLE INC.)

**Carried**

- 13.16 BY-LAW 2019-99 SUNRISE ACQUISITIONS (HWY 7) INC., PART LOT  
CONTROL EXEMPTION BY-LAW (65M-4539)

**Carried**

13.17 BY-LAW 2019-100 STORMWATER FEE BY-LAW

**Postponed****14. CONFIDENTIAL ITEMS**

Council consented to add the following item to the Confidential agenda:

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

Moved by Councillor Karen Rea

Seconded by Regional Councillor Joe Li

That, in accordance with Section 239 (2) of the *Municipal Act*, Council resolve into a private session to discuss the following confidential matters at 1:47 pm:

- 14.1 APPROVAL OF CONFIDENTIAL COUNCL MINUTES - JUNE 25, 2019 (10.0)
- 14.2 COUNCIL - SEPTEMBER 10, 2019
  - 14.2.1 PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL, INCLUDING MUNICIPAL OR BOARD EMPLOYEES (BOARD/ COMMITTEE APPOINTMENTS) (16.24) [Section 239 (2) (b)]
- 14.3 DEVELOPMENT SERVICES COMMITTEE - SEPTEMBER 9, 2019
  - 14.3.1 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD – (APPEAL BY 1637063 ONTARIO INC.) 2522584 ONTARIO INC., MARYDALE AVENUE (WARD 7) (8.0) [Section 239 (2) (e)]

14.3.2 LITIGATION OR POTENTIAL LITIGATION,  
INCLUDING MATTERS BEFORE ADMINISTRATIVE  
TRIBUNALS, AFFECTING THE MUNICIPALITY OR  
LOCAL BOARD - ANDRIN INVESTMENTS LIMITED,  
5440 16TH AVENUE (WARD 4) (8.0) [Section 239 (2) (e)]

14.4 PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL,  
INCLUDING MUNICIPAL OR BOARD EMPLOYEES (12.0) [Section  
239 (2) (b)]

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

**Carried**

Moved by Councillor Alan Ho  
Seconded by Councillor Karen Rea

That Council rise from Confidential session at 2:18 pm.

**Carried**

14.1 APPROVAL OF CONFIDENTIAL COUNCIL MINUTES - JUNE 25, 2019  
(10.0)

Moved by Councillor Isa Lee  
Seconded by Councillor Khalid Usman

1. That the Confidential Council minutes of June 25, 2019 be adopted.

**Carried**

14.2 COUNCIL - SEPTEMBER 10, 2019

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

Moved by Deputy Mayor Don Hamilton  
Seconded by Regional Councillor Jack Heath

1. That the following persons be appointed to the Flato Markham Theatre Advisory Board:

Ken MacDonald	November 30, 2022
Kathy McCarty	November 30, 2022
Carrie Sally	November 30, 2022

2. That the following persons be appointed to the Public Art Advisory Committee:

Dawn Kay	November 30, 2022
Angelo Serrentino	November 30, 2022
Ken Wightman	November 30, 2022
Jenny Tung	November 30, 2022

3. That the following persons be appointed to the Animal Care Committee:

Vikrum Pain	November 30, 2022
Areez Remtulla	November 30, 2023
June Heather Ziola	November 30, 2022
Valerie Burke	November 30, 2023
Bernice Royce	November 30, 2022
Sharon Deutsh	November 30, 2022
Denielle Duncan	November 30, 2021
Shirley Lesch	November 30, 2021
Esther Attard	November 30, 2021

4. That the following persons be appointed to the Race Relations Committee:

Suat Kenar	November 30, 2023
Mohamad Mtairek	November 30, 2023
Hamza Sivanathan	November 30, 2022
Darius Sookram	November 30, 2023
Andrew Yu	November 30, 2022

**Carried**

#### 14.3 DEVELOPMENT SERVICES COMMITTEE - SEPTEMBER 9, 2019

##### 14.3.1 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING

THE MUNICIPALITY OR LOCAL BOARD – (APPEAL BY 1637063 ONTARIO INC.) 2522584 ONTARIO INC., MARYDALE AVENUE (WARD 7) (8.0) [Section 239 (2) (e)]

Moved by Councillor Khalid Usman

Seconded by Councillor Isa Lee

1. That the confidential report on Litigation or Potential Litigation, including matters before Administrative Tribunals, affecting the Municipality or Local Board – (Appeal by 1637063 Ontario Inc.) 2522584 Ontario Inc., Marydale Avenue (Ward 7) be received; and,
2. That Council direct the City Solicitor or her delegate and Staff to attend the Local Planning Appeal Tribunal (LPAT) hearing in support of Council's decision on May 14, 2019 to approve the Zoning By-law Amendment application for the development of eight, three-storey freehold townhouse units; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

14.3.2 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD - ANDRIN INVESTMENTS LIMITED, 5440 16TH AVENUE (WARD 4) (8.0) [Section 239 (2) (e)]

Moved by Councillor Karen Rea

Seconded by Councillor Alan Ho

1. That Council defer consideration of this item to the October 15, 2019 Development Services Committee.

**Carried**

14.4 PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL, INCLUDING MUNICIPAL OR BOARD EMPLOYEES (12.0) [Section 239 (2) (b)]

Moved by Regional Councillor Jack Heath

Seconded by Councillor Andrew Keyes

Council consented to not report out on this matter at this time.

**Carried**



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

Moved by Deputy Mayor Don Hamilton

Seconded by Regional Councillor Jack Heath

1. That the following person be appointed to the Waste Management Sub-Committee:

Valerie Burke

**Carried**

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

Moved by Councillor Isa Lee

Seconded by Councillor Keith Irish

That By-law 2019-101 be given three readings and enacted.

Three Readings

BY-LAW 2019-101 A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE  
COUNCIL MEETING OF SEPTEMBER 10, 2019.

**Carried**

**16. ADJOURNMENT**

Moved by Councillor Isa Lee

Seconded by Councillor Keith Irish

That the Council meeting be adjourned at 2:21 p.m.

**Carried**

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Kimberley Kitteringham  
City Clerk

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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

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 Bellaforma inc		Premises Telephone Number 647-952-3552	
Contact Name Ali Ghademi	Contact's Telephone Number 416-402-2703	Email Address ali@bellaforma.ca	
Address 7181 Yonge st #11	City / Town Thornhill	Province / State ON	Postal Code L3T-0C7

- ☒ Indoor areas
- ☐ Outdoor areas

**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)

- ☒ 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>



# Liquor Licence Questionnaire

The Corporation of the City of Markham

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

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

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

**Attention:** Public Services Assistant

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

## Liquor Licence Questionnaire Checklist

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

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

## Applicant Contact Information

First Name <i>Ali Ghadimi</i>		Last Name <i>Ghadimi</i>	
Street Number <i>7181</i>	Street Name <i>Yonge st</i>		Suite/Unit Number <i>11</i>
City <i>Thorn Hill</i>		Postal Code <i>L3T-0e7</i>	Province <i>ON</i>
Telephone Number <i>416-402-2703</i>	Mobile Number	Email <i>ali@bellaforma.ca</i>	

## Restaurant Information

Name of Restaurant <i>Bellaforma inc</i>			
Street Number <i>7181</i>	Street Name <i>Yonge st</i>		Suite/Unit Number <i>11</i>
City <i>Thorn Hill</i>		Postal Code <i>L3T-0e7</i>	Province <i>ON</i>

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Rev. Jan/17

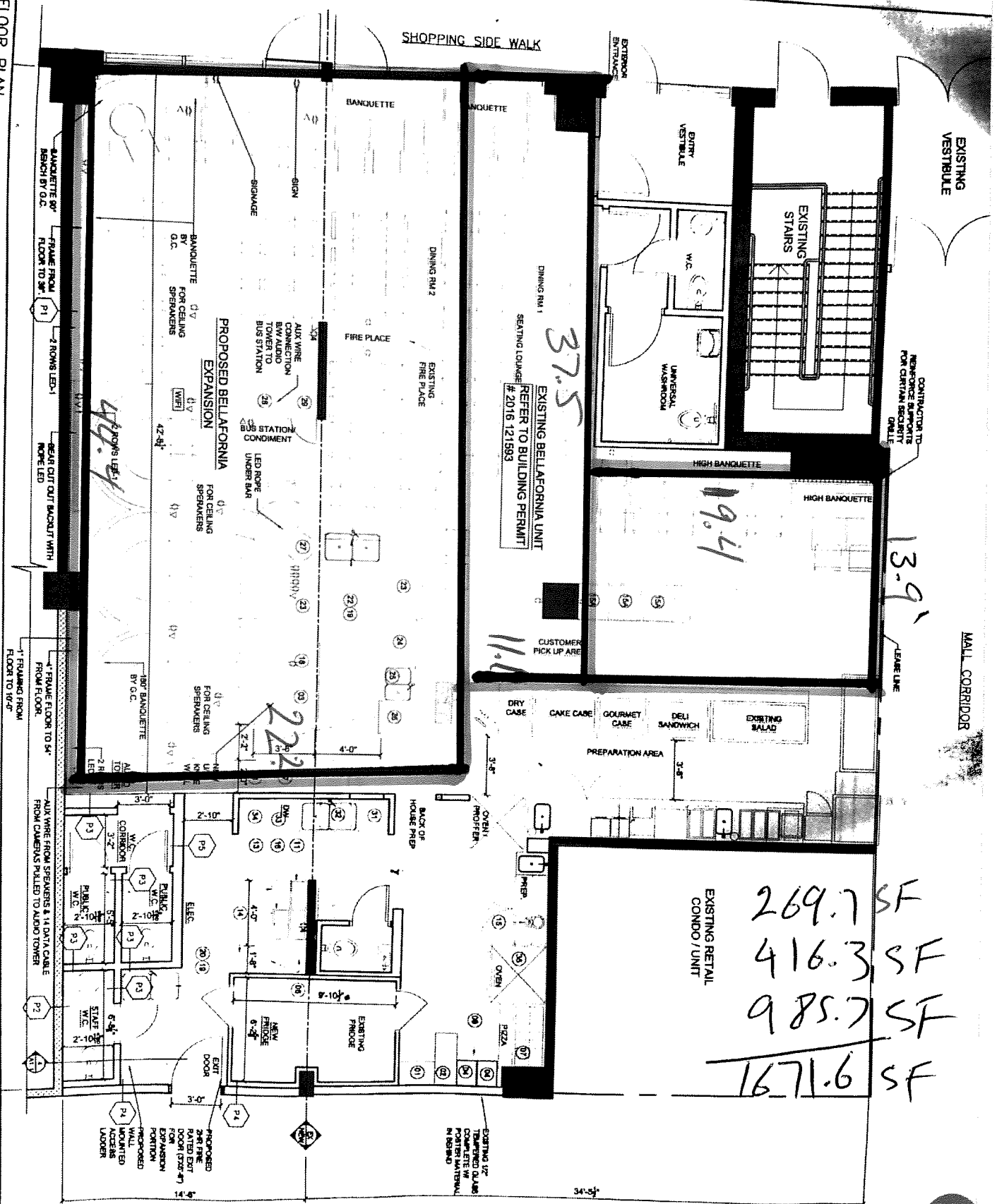
Information on this form is collected under the authority of Section 11 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and Section 12 of the Liquor Licence Act, R.S.O. 1990, Chapter L.19, as amended. The information you have provided will be used to contact you and process your Liquor Licence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

What is the closest major intersection to the restaurant? <u>Steels st. and Yonge st.</u>	What is the distance between the restaurant and the closest residential area? (in kilometres) <u>above us.</u>
Does the restaurant have a valid Business Licence issued by the City of Markham? <input checked="" type="radio"/> Yes <input type="radio"/> No Business Licence Number: <u>19102252EE</u>	Does the restaurant have a working Fire Alarm System? <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, please note that a Business Licence is required.	
Type of restaurant (select one) <input checked="" type="checkbox"/> Family <input type="checkbox"/> Roadhouse <input type="checkbox"/> Sports Bar <input type="checkbox"/> Fine Dining <input type="checkbox"/> Take Out <input type="checkbox"/> Cafe	
What, if any, entertainment or amusements will be provided in the restaurant? (select all that apply) <input type="checkbox"/> Karaoke <input type="checkbox"/> Live Entertainment <input type="checkbox"/> Casino <input type="checkbox"/> Off-Track Betting <input type="checkbox"/> Arcade	
Is the liquor licence application for an expansion of the existing operations? <input checked="" type="radio"/> Yes <input type="radio"/> No	
If yes, please provide the <u>current</u> existing maximum seating capacity: <u>55</u>	
If no, please provide the <u>planned</u> existing maximum seating capacity: _____	
<b>Location History</b>	
Has a Building Permit been applied for or obtained for this location? <input checked="" type="radio"/> Yes Building Permit Number: <u>17-181243-00000</u> <input type="radio"/> No	
Was the location previously used as a restaurant? <input checked="" type="radio"/> Yes <input type="radio"/> No	
If no, a Building Permit is required. Contact Building Services at 905-477-7000 ext. 4870 for more information.	
If the location was previously used as a restaurant, has construction or alteration been proposed? <input checked="" type="radio"/> Yes <input type="radio"/> No <u>and completed</u>	
If yes, please provide Alteration Permit Number: <u>17-181243-00000</u>	

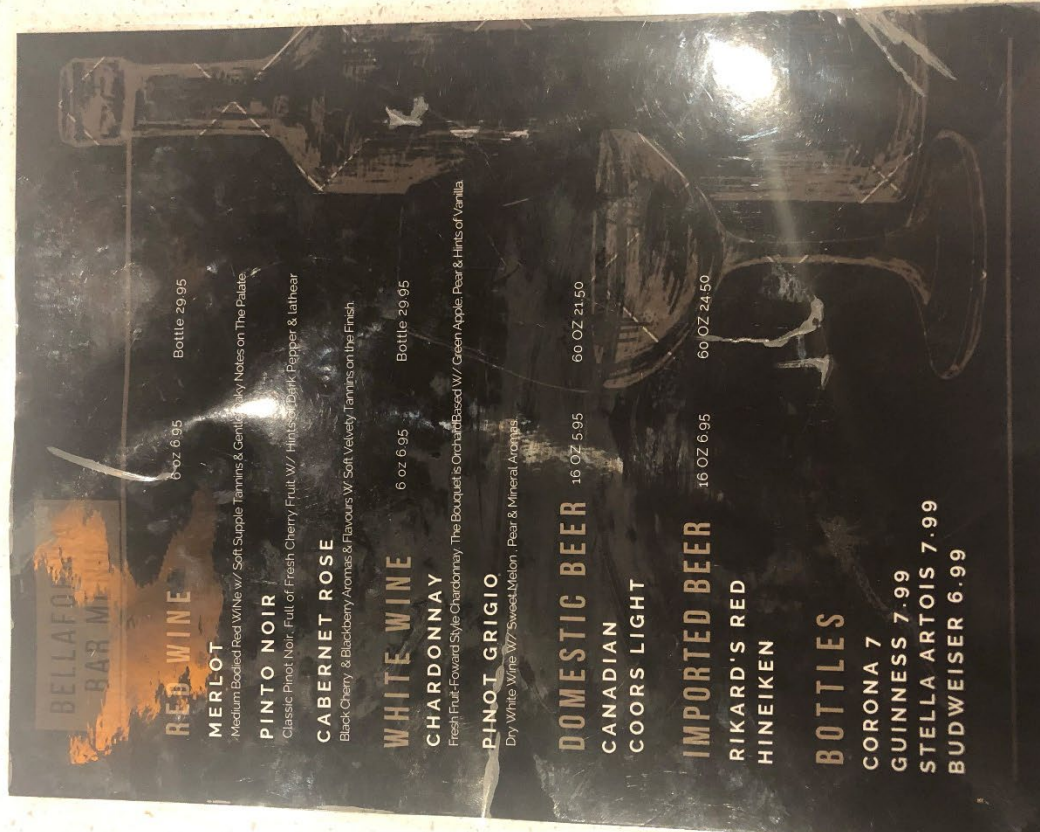
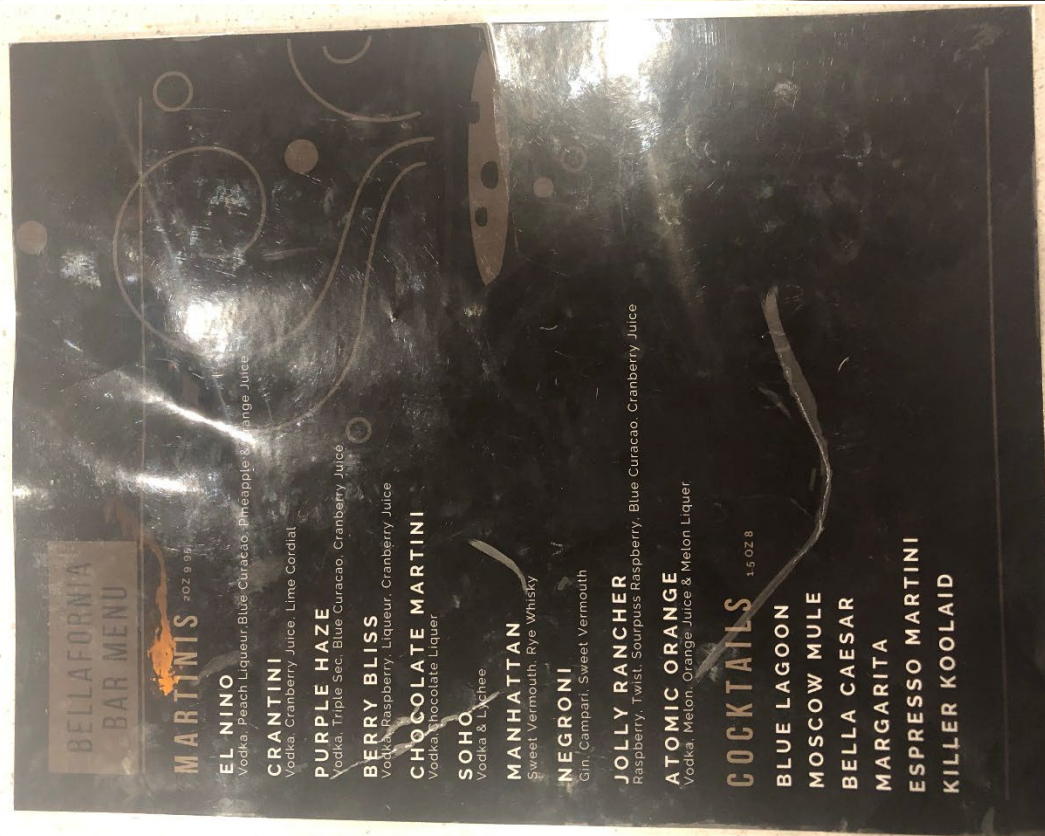
  
Applicant's Signature

Sept. 21 - 2019  
Date

SCALE: 3/16"=1'-0"



EXISTING RETAIL CONDO / UNIT	
269.7	SF
416.3	SF
985.7	SF
<u>1671.6</u>	SF





Report to: General Committee

Meeting Date: September 3, 2019

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**SUBJECT:** Flood Control Program and Stormwater Fee Update  
**PREPARED BY:** Mark Visser, ext. 4260  
Rob Grech, ext. 2357

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**RECOMMENDATION:**

1. That the report “Stormwater Fee Update” be received; and,
2. That an annual stormwater fee continue to be imposed on all property within the municipal boundaries of the City of Markham, save and except those noted in the Stormwater Fee By-law 2020-XXX as outlined in Appendix “A” to this staff report; and,
3. That the annual stormwater fee for Residential properties be increased in year 2020 from \$47 to \$50 per property; and further be increased by \$1 per year, each year thereafter; and,
4. That the annual stormwater fee rate for Non-Residential properties be increased in year 2020 by \$2 per \$100,000 of current value assessment (CVA); and further be increased by 2% per year, each year thereafter; and,
5. That the annual stormwater fee rate for Vacant Land properties be increased in year 2020 by \$2 per \$100,000 of current value assessment (CVA) and further be increased by 2% per year, each year thereafter; and,
6. That the Treasurer continue to be authorized to adjust the annual stormwater fee rate for both Non-Residential and Vacant Land properties to compensate for the average annual change in City-wide CVA; and,
7. That the annual stormwater fee levied continue to be included as a separate line item on the final tax bill of the property; and,
8. That the City continue to allocate \$2,000,000 per year of Federal Gas Tax funding to the Flood Control Program;
9. That By-law 2015-130 be repealed in its entirety and replaced with the Stormwater Fee By-law 2020-XXX as outlined in Appendix “A” to this staff report; and,
10. That staff report back to Council in 2024 with any required update to the annual Stormwater Fees, for implementation in 2025, to ensure that the Flood Control Program is adequately funded; and further,
11. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

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**EXECUTIVE SUMMARY:**

In February 2013, Council approved a long-term, 30-year, Flood Control Program which sets funding requirements to achieve level of service improvements for drainage systems.

Staff utilized three principles to develop the fee methodology:

- Ability to pay
- Equity / fairness (relationship to runoff)
- Ease of administration and communication

In 2014, Council approved the implementation of a stormwater fee of \$47 for residential properties, and the fee was included on property tax final installment bills beginning in 2015.

In 2015, Council approved the implementation of a stormwater fee of \$29 per \$100,000 current value assessment (CVA) for Non-Residential and Vacant Land properties, which was included on tax bills beginning in 2016. Council authorized the treasurer to adjust the Non-Residential and Vacant Land annual stormwater fee to compensate for the average change in the City CVA. As a result, the 2019 rate is \$26 per \$100,000 CVA.

At the time of fee implementation, the program costs were estimated at \$234M - \$288M (2014 dollars). Staff is to review and adjust the fee every 5 years to ensure the program is adequately funded. The review will include and evaluation of factors that may contribute to changes in the rate, including the costs of the program, the growth of the City, value changes in CVA, and inflation.

Program implementation is currently on schedule, and project status is summarized in Appendix 'B'. The following changes to the original program have been made:

- Implementation of a new Private Plumbing Protection Rebate Program, initiated in 2018;
- Acceleration of West Thornhill Phase 4A construction to 2021;
- Acceleration of the Markham Village/Unionville Flood Protection study, beginning in 2018.

Staff updated Flood Control Program cost estimates in 2018 for all phases of the Flood Control Program, resulting in an increase from the \$234M-\$288M range (2014 Dollars), used to set the original Stormwater Fees, to \$367M-\$382M (2018 Dollars). Taking into account the offset of the \$6.5M Canadian Water and Wastewater Fund (CWWF) and \$48.6M Disaster Mitigation and Adaptation Fund (DMAF) grant funding obtained, and that original fees were set based on a \$288M (2014 Dollars) funding amount, there is an estimated revenue shortfall of \$24M-39M (2018 Dollars) for the 30 year program.

In order to eliminate the funding shortfall, staff recommend stormwater fee increases of \$3 for residential properties and \$2 per \$100,000 CVA for non-residential and vacant land properties in 2020, along with subsequent annual increases of \$1/year for residential properties and 2% per year for non-residential and vacant land properties. These fees, in



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combination with the annual \$2M allocation of the Federal Gas Tax grant (as approved by Council in 2013), are necessary in order to ensure the Flood Control Program is fully funded over the 30-year time frame of the initiative.

The above changes are reflected in By-law 2020-XXX, a by-law to repeal and replace Stormwater Fee By-law 2015-130, which is included as Appendix “A” to this staff report.

The City will continue to use the tax billing system for the billing and collection of the annual stormwater fees, and it is recommended that the City continue to allocate \$2,000,000 per year of Federal Gas Tax funding to the Flood Control Program.

**PURPOSE:**

The purpose of this report is to:

- To provide a status update on the City of Markham 30 year Flood Control Program and its funding requirements.
- Obtain Council endorsement of By-law 2020-XXX, a by-law to repeal and replace Stormwater Fee By-law 2015-130 as outlined in Appendix “A” to this staff report.

**BACKGROUND:**

In February 2013, Council approved a long-term, 30-year, Flood Control Program which sets funding requirements to achieve level of service improvements for drainage systems. Council also identified City-wide fees and Federal Gas Tax Funds as the funding sources for the program. The adoption of City-wide fees recognizes that proposed improvements will contribute to overall community benefits.

In June 2013, Council directed Staff to develop an implementation plan for the long-term flood control strategy and a City-wide fee structure based on runoff contribution. In November 2013, Council approved a City-wide Stormwater Fee structure consisting of flat and variable fees. The approved fee structure allocates fees to residential and non-residential property categories in proportion to City-wide runoff potential. The proportion of high-runoff surfaces City-wide is 60% residential and 40% non-residential.

Staff utilized three principles to develop the fee methodology:

- Ability to pay
- Equity / fairness (relationship to runoff)
- Ease of administration and communication

On November 17, 2014, Council approved the implementation of a stormwater fee of \$47 for residential properties, and the fee was included on property tax final installment bills beginning in 2015. At that time, the program costs were estimated at \$234M - \$288M (2014 dollars).

On May 26, 2015, Council approved the following:

- 
- That billing of annual stormwater fee for Non-Residential and Vacant Land properties commence in 2016 at a rate of \$29 per \$100,000 of current value assessment (CVA).
  - That the Treasurer be authorized to adjust the annual stormwater rate for Non-Residential and Vacant Land properties to compensate for the average change in the City CVA.
  - That any property with a CVA of less than \$100,000 shall not have a stormwater fee imposed upon it.

Based on the average changes in CVA, the Stormwater Fee rate for non-residential and vacant land property is \$26 per \$100,000 CVA for 2019.

The following process for updating the fee was included in a Staff report in May of 2015: “The Stormwater Fee will be reviewed every 5 years. At the time of the review, Staff will evaluate those factors that may contribute to changes in the rate, including the costs of the program, the growth of the City, value changes in CVA, and inflation. Staff will make changes to the fee to ensure the flood control program is adequately funded.”

In September 2017, the City obtained a funding grant of \$6.5M for West Thornhill 2B from the Ministry of Infrastructure of Ontario through the Clean Water and Wastewater Fund (CWWF).

Also in September 2017, Council approved the following changes to the Flood Control Program:

- Implementation of a new Private Plumbing Protection Rebate Program, to be initiated in 2018;
- Acceleration of West Thornhill Phase 4A construction to 2021;
- Acceleration of the Markham Village/Unionville Flood Protection study, beginning in 2018.

In March 2019, the City’s application for funding from the Disaster Mitigation and Adaptation Fund (DMAF) was approved for the full grant request in the amount of \$48.6M for the Don Mills Channel, West Thornhill Phases 3 & 4 and Thornhill Community Centre from Infrastructure Canada. . Staff will submit a separate report on the grant seeking Council authority to execute an agreement with Infrastructure Canada.

## **OPTIONS/ DISCUSSION:**

### **A) Project status and Implementation Timeline**

The Citywide Flood Control Program includes projects that range from major capital improvements to the storm system, to educational programs and subsidies for residents to improve their private plumbing systems. Outside of the Citywide Flood Control Program, Environmental Services also compliments flood mitigation through its Downspout Disconnection program, erosion control program, and coordinates sanitary sewer improvements along with stormwater pipe upgrades. These various initiatives range from a private/local level, to large infrastructure improvements to provide a comprehensive flood mitigation program.

The award of the \$48.6M DMAF grant from Infrastructure Canada has allowed the City to expedite the completion of the Don Mills Channel project by 3 years, with the planned completion of the project now scheduled for 2027.

A summary of the project status and comparison of original and updated schedule for all phases of the Flood Control Program and other complimentary programs are provided below. Location maps have been included in Appendix 'B'.

**Table 1 Flood Control Program - Project Status and Implementation Status**

Area	Original Implementation Schedule	Current Implementation Schedule	Status
<b>West Thornhill</b>			
Phase 1A: Bayview Glen Area	2014 - 2015	2014 - 2015	Completed as of Nov. 2016; Maintenance completion Nov. 2017
Phase 1B: Bayview Glen Area	2015 - 2016	2015 - 2016	Substantially completed as of Aug. 2016; Maintenance completion Aug. 2018
Phase 1C: Canadiana Road	2016	2016	Substantially completed as of Dec. 2016; Maintenance completion Dec. 2018;
Phase 2A: Grandview Area	2016 - 2017	2016 - 2017	Substantially completed as of Dec 2016; Maintenance completion Dec. 2018
Phase 2B: Grandview Area (Park & Proctor Ave)	2017-2018	2017 - 2018	Substantially completed as of Dec. 2017; Maintenance completion Dec. 2019
Phase 2C: Grandview Area	2018-2019	2018 - 2019	Construction commencement: Jun. 2018
Phase 2D: Grandview Area	2020-2021	2019 - 2020	Construction commencement: April 2019
Phase 3: Clark Ave/ Henderson Area	2021-2022	2020 - 2022	Design – 90% complete
Phase 4: Royal Orchard Area	2023-2025	2021 & 2023 – 2025	Design – 30% complete
<b>Don Mills Channel</b>			
Woodbine/Denison	2018-2030	2018-2027	Environmental Assessment – 100% Complete Property acquisition – 50% complete
<b>City Wide Program</b>			
Private Plumbing Protection Rebate Program	N/A	2018-2020	Program Implementation Underway
Markham Village/Unionville	2030-2044	2018-2030	Environmental Assessment – 30% Complete
Other City Wide Areas	2030-2044	2030-2044	Not Initiated

## B) Stormwater Fee Review

Staff updated Flood Control Program cost estimates in 2018 for all phases of the Flood Control Program, resulting in an increase from the \$234M-\$288M range (2014 Dollars), used to set the original Stormwater Fees, to \$367M-\$382M (2018 Dollars). Taking into account the offset of the \$6.5M CWWF and \$48.6M DMAF grant funding obtained, and that original fees were set based on a \$288M (2014 Dollars) funding amount, there is an estimated revenue shortfall of \$24M-\$39M (2018 Dollars) for the 30 year program.

The primary drivers in these Flood Control Program cost increases include:

- Project advancement from planning level estimates, and Municipal Class Environmental Assessment concept estimates, to more defined preliminary and final design costs estimates:
  - Changes to the scope and extent of the work occur when more is known about the site conditions
- Detail design would include more information on size/technical specifications of what will be built including actual site conditions that were unforeseen during detailed design
- Inflation / construction market escalation
- Implementation schedule changes affecting borrowing costs

Staff are recommending an initial increase of \$3 per residential property in 2020, followed by \$1/year increases thereafter. Similarly, non-residential properties would have \$2 per \$100,000 CVA increase in 2020 with 2% annual increases thereafter. As the stormwater rates have not increased since they were implemented, the proposed increases are less than inflation over that period.

Table 2 illustrates the proposed stormwater fee increases:

**Table 2 – Recommended Stormwater Fee Update**

	Initial Increase in 2020	Incremental Annual Increases after 2020
Residential Increase	\$3	\$1/year
Non-Residential Increase	\$2/\$100,000 CVA	2%/year

This rate update would allow the City to collect funds equal to the estimated program costs. The City would incur borrowing costs associated with a negative reserve balance (reaching \$55M in 2027). These negative balances may be funded through internal borrowing. The DMAF grant will contribute to mitigate larger fee increases and at the same time accelerate the timelines for key projects.

Examples of fees for various property types under this option are shown in Table 3.

**Table 3 Proposed Stormwater Fees for Various Property Types (\$)**

Type (CVA Value)	2019 (Existing)	2020 (New)	2021 (New)	2022 (New)	2023 (New)	2024 (New)
Residential	\$47	\$50	\$51	\$52	\$53	\$54
Non-Residential (\$0.5M CVA)	\$130	\$140	\$143	\$146	\$149	\$152
Non-Residential (\$1M CVA)	\$260	\$280	\$286	\$291	\$297	\$303
Non-Residential (\$2M CVA)	\$520	\$560	\$571	\$583	\$594	\$606
Non-Residential (\$5M CVA)	\$1,300	\$1,400	\$1,428	\$1,457	\$1,486	\$1,515
Non-Residential (\$10M CVA)	\$2,600	\$2,800	\$2,856	\$2,913	\$2,971	\$3,031
Non-Residential (\$20M CVA)	\$5,200	\$5,600	\$5,712	\$5,826	\$5,943	\$6,062
Non-Residential (\$50M CVA)	\$13,000	\$14,000	\$14,280	\$14,566	\$14,857	\$15,154
Non-Residential (\$425M CVA)	\$110,500	\$119,000	\$121,380	\$123,808	\$126,284	\$128,809

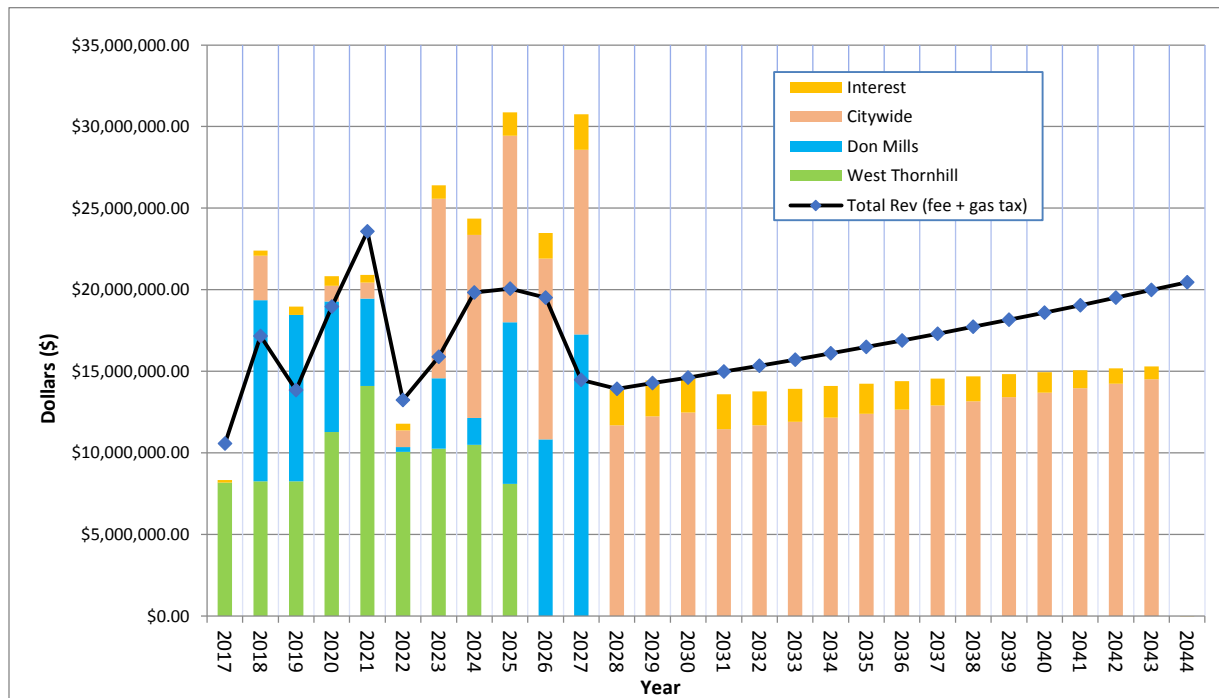
The proposed non-residential stormwater fee equates only 1.5% (industrial) to 1.7% (commercial) of the total tax bill for Non-Residential type properties. The average impact of the proposed fee *increase* is less than 1 cent per square foot per year.

The annual stormwater fee will continue to be imposed on all properties within the municipal boundaries of the City of Markham, save and except those noted in the Stormwater Fee By-law 2020-XXX as outlined in Appendix “A” to this staff report.

### **FINANCIAL CONSIDERATIONS**

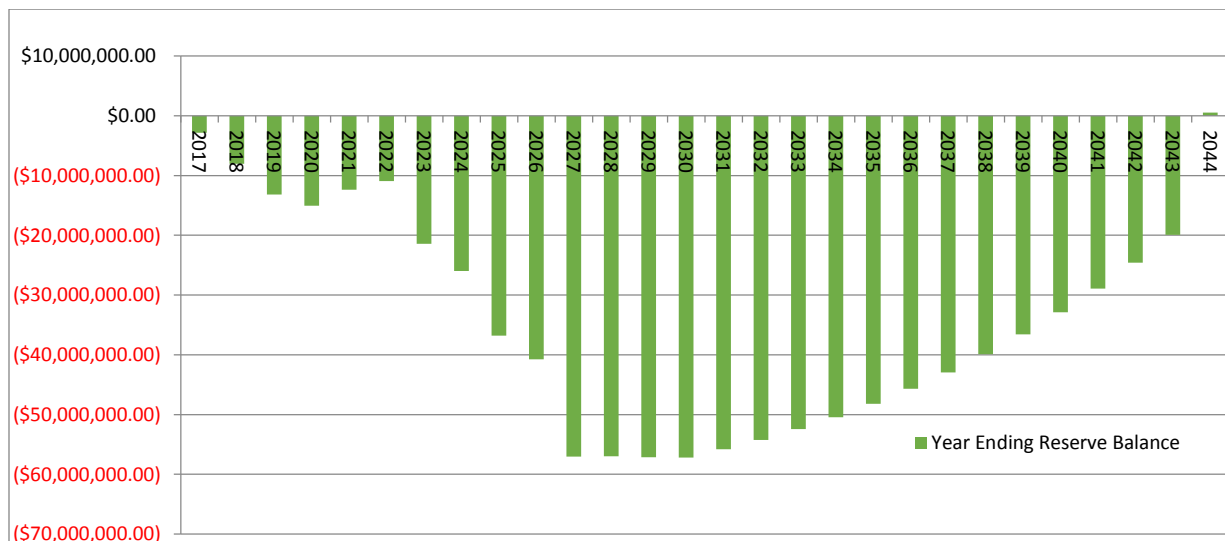
Staff recommend stormwater fee increases of \$3 for residential properties and \$2 per \$100,000 CVA for non-residential and vacant land properties in 2020, along with annual increases of \$1/year for residential properties and 2% per year for non-residential and vacant land properties. These fees, in combination with the annual \$2M allocation of the Federal Gas Tax grant (as approved by Council in 2013), are necessary in order to ensure the Flood Control Program is fully funded over the 30-year time frame of the initiative.

As staff are endeavoring to complete the work in a timely manner, much of the work will be undertaken in advance of the City receiving the stormwater fee revenue. The following graph noted below illustrates the forecasted expenditures and the projected revenue (note: the fluctuation in revenue between 2018 and 2027 is related to the timing of the \$6.5M CWWF grant, and \$48.6M DMAF grant):



**Figure 1 Stormwater Revenue/Expense Trending**

As a result of the accelerated expenditures, the Stormwater Fee Reserve is projected to be in a negative balance throughout the duration of the Flood Control program, with a peak negative balance of approximately \$57M:



**Figure 2 Stormwater Reserve Balance**

Currently, the City is managing the negative reserve balance through internal borrowing. As the reserve continues to move into a further negative position, there may be a need for external borrowing.

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The City will continue to use the tax billing system for the billing and collection of the annual stormwater fees. The 2020 Stormwater Fee increase of \$3/property from \$47 to \$50/year per residential property will be reflected on the final tax bill in June 2020. The 2020 Stormwater Fee increase of \$2/\$100,000 CVA for non-residential properties will be reflected on the final tax bill in September 2020.

The Stormwater Fee will be reviewed by staff every 5 years and staff will report back to Council in 2024 with any required changes to Stormwater Fees, for implementation in 2025, to ensure that the Flood Control Program is adequately funded. Staff will evaluate those factors that may contribute to changes in the rate including cost of the program, the growth of the City, value changes in CVA, and inflation.

It is recommended that the Treasurer continue to be authorized to adjust the annual stormwater rate for Non-Residential and vacant land properties to compensate for the average change in the City CVA.

It is recommended that the City continue to allocate \$2,000,000 per year of Federal Gas Tax funding to the Flood Control Program.

**FINANCIAL CONSIDERATIONS**

Not Applicable.

**HUMAN RESOURCES CONSIDERATIONS**

Not Applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

The Flood Control Program is aligned with our objectives to provide better quality services to the public and is consistent with “Building Markham’s Future Together” strategic plan’s goal of a *Safe & Sustainable Community*.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

Not Applicable.

**RECOMMENDED BY:**

Eddy Wu  
Acting Director, Environmental Services

Brenda Librecz  
Commissioner, Fire & Community Services

Joel Lustig,  
Treasurer

Trinela Cane,  
Commissioner, Corporate Services

**ATTACHMENTS:**

Appendix ‘A’ – Stormwater Fee By-Law 2020-XXX

Appendix ‘B’ – Flood Control Program Location Maps

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**APPENDIX A****Bylaw 2020-XXX**

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**A by-law to repeal and replace Stormwater Fee By-law 2015-130**

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**Whereas** Section 11 of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, (the “Municipal Act”) authorizes The Corporation of the City of Markham (the “City”) to exercise authority over drainage and flood control matters; and,

**Whereas** Section 391 of the Municipal Act authorizes the City to pass bylaws imposing fees or charges on persons for services or activities provided or done by or on behalf of it; and,

**Whereas** the Council for the City deems it necessary and desirable to implement a stormwater Flood Control Program for purposes of the safety and well-being of persons, and the City’s economic and environmental well-being; and,

**Whereas** the Council for the City deems it necessary and desirable to create a separate Stormwater Fee to fund capital projects to improve the storm drainage system;

**Now Therefore** the Council for The Corporation of the City of Markham enacts as follows:

**1. Definitions**

1. In this Bylaw:
  - (a) “City” means The Corporation of the City of Markham;
  - (b) “Council” means the Council of The Corporation of the City of Markham;
  - (c) “MPAC” means the Municipal Property Assessment Corporation;
  - (d) “Property” means any real property within the geographical boundary of the City of Markham;
  - (e) “Property Owner” means an individual, partnership or corporation who owns Property;
  - (f) “Property” means Property within the geographical boundary of the City of Markham classified by the MPAC;



- 
- (g) “Residential Property” means Property within the geographical boundary of the City of Markham classified as Residential by the MPAC;
  - (h) “Non-Residential Property” means Property within the geographical boundary of the City of Markham classified as Non-Residential by the MPAC;
  - (i) “Vacant Land” means Property within the geographical boundary of the City of Markham classified as Land without structures or outbuildings by the MPAC;
  - (j) “Stormwater” means surface and rain water, melted snow and ice, and uncontaminated water when discharged to the stormwater drainage system from freshwater swimming pools, underground drains, foundation drains and groundwater;
  - (k) “Stormwater Fee” means the amount charged under this Bylaw based upon the rate and class of the Property;
  - (l) “Treasurer” means the Treasurer of the City or his/her delegate;
  - (m) “Tax Bill” means the property tax bill under the Municipal Act sent to Property Owners by the City;
  - (n) “Flood Control Program” means the City-wide upgrade of storm drainage systems as approved in Class Environmental Assessment or other remediation studies.
2. THAT an annual Stormwater Fee be imposed on all property within the City of Markham, save and except those noted as exempt in this bylaw to fund a long-term Flood Control Program which includes construction of storm drainage system capital projects and administration of the stormwater program.
  3. THAT the annual Stormwater Fee for Residential properties be increased in year 2020 from \$47 to \$50 per property; and further be increased by \$1 per year, each year thereafter; AND,
  4. THAT the annual Stormwater Fee rate for Non-Residential properties be increased in year 2020 by \$2 per \$100,000 of current value assessment (CVA) and further be increased by 2% per year, each year thereafter; AND
  5. THAT the annual Stormwater Fee rate for Vacant Land properties be increased in year 2020 by \$2 per \$100,000 of current value assessment (CVA) and be increased by 2% per year, each year thereafter; AND

- 
6. THAT the Treasurer continue to be authorized to adjust the annual stormwater fee rate for both Non-Residential and Vacant Land properties to compensate for the average annual change in City-wide CVA; AND
  7. THAT any Property with a total CVA of less than \$100,000, as determined by MPAC is exempt from this by-law and shall not have a Stormwater Fee imposed upon it; AND
  8. THAT any Property owned by the City is exempt from this by-law and shall not have a Stormwater Fee imposed upon it; AND
  9. THAT any Property owned by a District School Board or School Authority as defined under the Ontario *Education Act*, as amended, is exempt from this by-law and shall not have a Stormwater Fee imposed upon it; AND
  10. THAT the annual Stormwater Fee levied by this by-law be included as a separate line item on the final tax bill of the property; AND
  11. THAT the Stormwater Fee levied by this by-law be due and payable in conjunction with the tax bill installments of the property; AND
  12. THAT payment of the Stormwater Fee be paid to the Treasurer at the Municipal Offices, 101 Town Centre Boulevard, Markham, Ontario, L3R 9W3; AND
  13. THAT By-law 2015-130 be repealed in its entirety and replaced with the Stormwater Fee By-law as outlined in Appendix "A" to this staff report; and further
  14. THAT this by-law come into force and effect on the date it is passed.

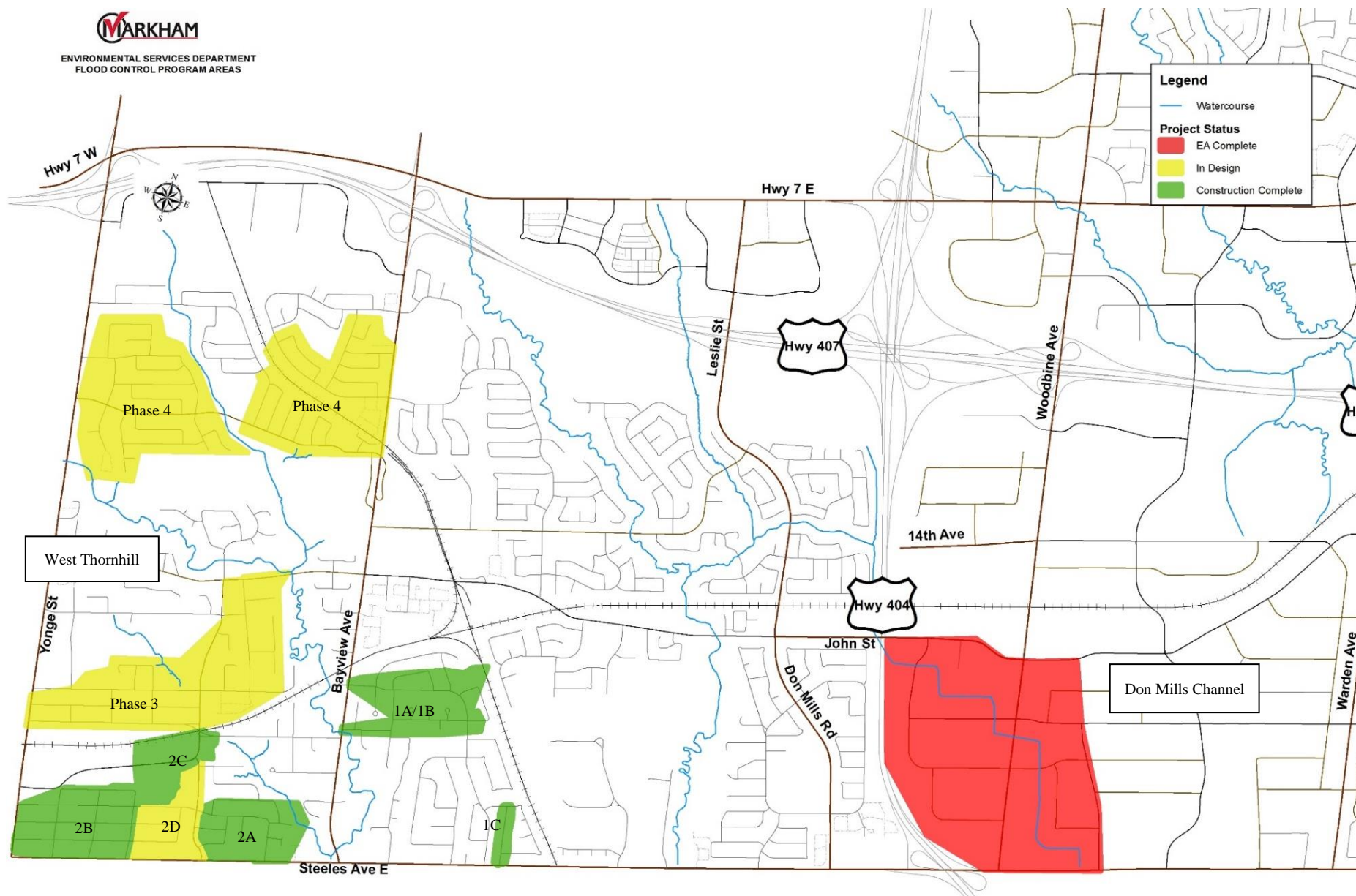
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OF XX**

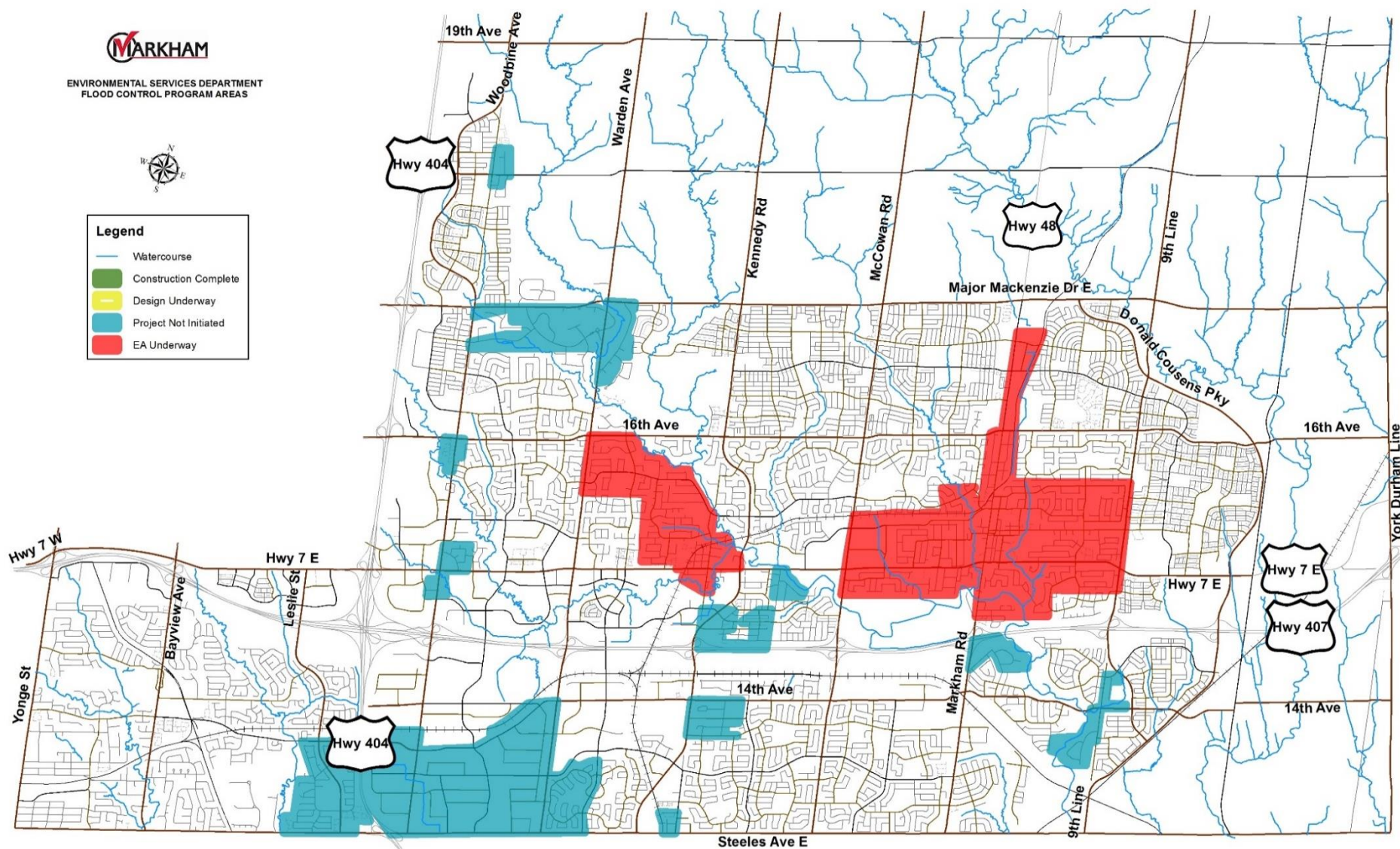
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Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor

**APPENDIX B: LOCATION MAPS**





# **Alectra Rear Lot Conversion Initiative & Stormwater Fee Update**

**General Committee – September 3, 2019**

## Agenda

- Overview of Alectra Rear Lot Conversion Initiative & Customer Survey Results (From Alectra Utilities)
- Overview of Options for Accelerating the Lot Conversion Initiative
- Impacts to Stormwater Fee
- Staff Recommendations

## Background

- Council approved the stormwater fee of \$47 for residential properties (2014) and \$29 per \$100,000 CVA for non-residential properties (2015)
- In 2019, staff reviewed program costs, and recommended an increase by \$3 per property for residential properties (\$1 per year increase thereafter) and \$2 per 100,000 CVA for non-residential properties (2% increase per year thereafter), to be implemented beginning in 2020
- At Council on April 16, 2019, Staff were directed to review the potential inclusion of the costs associated with Alectra's Rear Lot Conversion (RLC) Initiative to the City's stormwater fee

## Purpose

- To provide an overview of Alectra's Rear Lot Conversion Initiative, related to the undergrounding of back yard hydro lines
- To provide a summary of options for accelerating the Rear Lot Conversion Initiative
- To define the potential impact of the program on the City's stormwater fee





## Rear Lot Conversion Initiative - Overview

- Several older suburban and urban neighbourhoods contain rear lot or “backyard” infrastructure for electricity service. Infrastructure is 40 years of age or older.
- Approximately 11,000 of the 1 Million customers that Alectra Utilities services are supplied through rear lot overhead infrastructure; of those approximately 2,000 customers are located in Markham.
- Rear lot infrastructure present the following operational challenges:
  - Repairs and maintenance is complicated due to access challenges for trucks and equipment. Private amenities (trees, pools, sheds, etc.) create obstacles.
  - Rear lot overhead equipment is subject to greater tree contact during severe weather.
  - Elevated safety risks should the infrastructure fail on customer property.
- Due to these challenges, outage restoration is typically three times longer for rear lot customers compared to customers with underground front lot service.



# Alectra Utilities' Customer Survey & Engagement

- In the spring of 2019, based on initial customer needs and priorities and a preliminary set of potential investments for 2020-2024, Alectra Utilities engaged customers to assess their preferences between specific investment options.
- Alectra Utilities received responses from 32,000 customers.
- The survey was directed to all customers including specific customers who are serviced with rear lot overhead infrastructure.
- The customers are asked to provide their preference on the following:
  - Preferred Design Option (e.g. Partial Underground, Full underground)
  - Timing and pacing of investment for the rear lot conversion initiative.

# Alectra Utilities Survey - Design Approaches

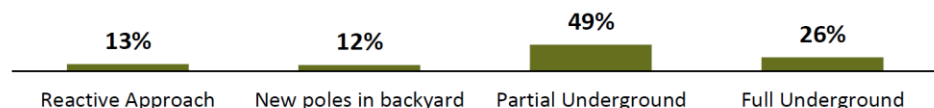
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Which of the following design approaches would you prefer?

Option	Rear lot or “backyard” equipment design choices
<b>Reactive Approach</b> <i>Additional \$X.XX per month annually (\$Y.YY more per bill by 2024)</i>	<b>Reactively</b> replace rear lot assets when they have reached their physical end-of-life criteria, knowing that there could be prolonged reliability impacts. This option leaves customers vulnerable to longer than average storm outages and resulting safety risks.
<b>New poles in backyard</b> <i>Additional \$X.XX per month annually (\$Y.YY more per bill by 2024)</i>	<b>Proactively</b> replace old poles and equipment, with new poles and equipment in backyards. This would improve day-to-day reliability but leaves customers vulnerable to longer than average storm outages, and resulting safety risks.
<b>Partial Underground</b> <i>Additional \$X.XX per month annually (\$Y.YY more per bill by 2024)</i>	<b>Proactively</b> re-locate some rear lot infrastructure to front lot underground. This would address some of the vulnerability to longer than average storm outages and resulting safety risks.
<b>Full Underground</b> <i>Additional \$X.XX per month annually (\$Y.YY more per bill by 2024)</i>	<b>Proactively</b> re-locate all rear lot infrastructure to front lot underground. This would completely resolve the vulnerability to longer than average storm outages and resulting safety risks.

## Survey Findings:

- 75% Support for undergrounding of key rear lot infrastructure exists**
- Little support (25%) for replacing poles with like for like infrastructure**



n=17,705

# Alectra Utilities Survey - Timing of Works

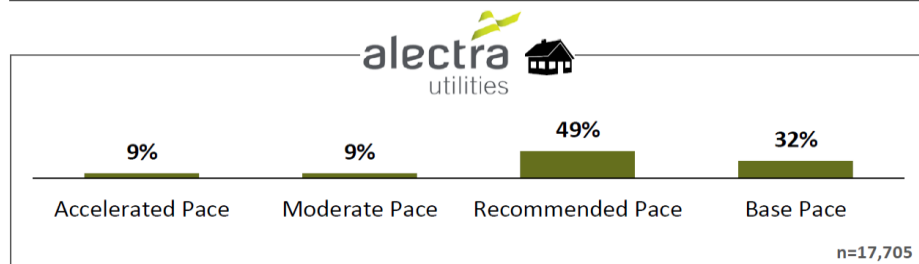


Which of the following timing options would you prefer?

Option	Pacing of renewal and conversion	Service renewed and converted over 5-year period
<b>Accelerated Pace</b> <i>Additional \$X.XX per month annually (\$Y.YY more per bill by 2024)</i>	Renew and convert existing rear lot overhead locations over <b>30 year period</b>	Approximately <b>1,810 customers</b> (16% of customer with rear lot)
<b>Moderate Pace</b> <i>Additional \$X.XX per month annually (\$Y.YY more per bill by 2024)</i>	Renew and convert existing rear lot overhead locations over <b>40 year period</b>	Approximately <b>1,360 customers</b> (12% of customer with rear lot)
<b>Recommended Pace</b> <i>Additional \$X.XX per month annually (\$Y.YY more per bill by 2024)</i>	Renew and convert existing rear lot overhead locations over <b>70 year period</b>	Approximately <b>851 customers</b> (8% of customer with rear lot)
<b>Base Pace</b> <i>Within current rates</i>	Renew and convert existing rear lot overhead locations on a reactive emergency basis	Expose customers serviced by these lines to prolonged outage and safety risks

## Survey Findings:

- 81% of respondents are satisfied with the current pace of the program, which was also recommended by Alectra Staff.**
- Only 18% of respondents supported acceleration of the program beyond the recommended pace.**



# Rear Lot Renewal Implementation – Alectra Utilities

- Alectra Utilities owns and operates these assets, and is responsible for their maintenance and replacement. Alectra Utilities applies and requires approval from the Ontario Energy Board (OEB) for capital investments and to recover the investment through rates.
- At the pacing level suggested in the OEB submission; Alectra Utilities projects that it will take 70 years to renew and convert the existing rear lots in its entire service area; Alectra Utilities projects that will take 33 years at an estimated cost of \$60M (2019\$) to renew the rear lot customers in Markham.
- Alectra Utilities continues to seek increased investment funding for rear lot conversion projects. To date, applications at the Ontario Energy Board have not been fully approved.
  - Partial budget approved for rear lot conversion projects implemented in 2015-2017.
  - Application for 2018 & 2019 was not approved, Alectra Utilities will continue to inspect, maintain and repair rear lot overhead infrastructure.
- Alectra Utilities provided plans to Markham to complete rear lot conversion in several scenarios; implementation of 33 years (base case), 20 years and 10 years (accelerated)
- Acceleration of the initial beyond the base case would require an external funding source and approval of budget for projects not funded through rates.

## Funding Overview - Markham

- No budget has been allocated to maintenance/replacement of rear lot infrastructure because Alectra is responsible for this work;
- Alectra has estimated costs for accelerating the program completion in 10-20 years, from the current 33 year implementation period;
  - If OEB approves funding for the program, Alectra funds base costs, and Alectra wants Markham to fund costs associated with program acceleration
  - If OEB does not approve funding for the program (as in 2018-2019), the program would be further delayed, or could go forward should Markham fund the total cost
- The Stormwater Fee uses stormwater runoff volumes as the basis for splitting costs between Residential and Non-Residential land owners (60%/40% split). This would not apply to the rear lot conversion program because:
  - Program is 99% focused in residential areas
  - Runoff volumes are unrelated to the conversion of hydro lines (different asset types)
- Additional public consultation would be required to change purpose of a dedicated stormwater fee

**PRINCIPLES USED TO SPLIT COSTS BETWEEN RESIDENTIAL/NON-RESIDENTIAL USERS FOR THE STORMWATER FEE DO NOT APPLY TO THIS REAR LOT CONVERSION INITIATIVE. SHOULD COSTS BE ADDED TO THE FEE, THEY SHOULD ONLY BE CHARGED TO RESIDENTIAL OWNERS.**

# Stormwater Rate Impacts

- Based on updates to the Flood Control Program, a \$3 increase (from \$47 to \$50 for residential properties) is required in 2020, prior to consideration of the rear lot conversion initiative. The rate would be increased \$1 per year thereafter;
- To fund the rear lot conversion initiative, an additional increase to the residential rate above and beyond the stormwater fee would be needed;
- Given uncertainty in OEB approvals, a very significant increase in the stormwater fee would be required to fund the entire program – incremental increases from \$28- \$51 (see below) - this is not a preferred option

	Rear Lot Conversion Initiative Costs (2017 Dollars)			Required 2020 Residential Stormwater Rate Increase (In Addition to \$50/year for existing program)			Required New 2020 Residential Stormwater Rate with Inclusion of RLC Initiative	
Implementation Time	Base (A)	Program Acceleration (Markham) (B)	Total Program Cost (C) = (A) + (B)	Base (D)	Program Acceleration (E)	Total (F) = (D) + (E)	Program Acceleration (\$50 + E)*	Total Rear Lot Conversion Program (\$50 + F)**
33 Year Option	\$60.0M	\$0	<b>\$60.0M</b>	\$28	\$0	\$28	\$50	\$78
20 Year Option	\$60.0M	\$26.7M	<b>\$86.7M</b>	\$28	\$12	\$40	\$62	\$90
10 Year Option	\$60.0M	\$52.7M	<b>\$112.7M</b>	\$28	\$23	\$51	\$73	\$101

**SIGNIFICANT INCREASE IN THE RATE WOULD RESULT BY INCLUDING THE REAR LOT CONVERSION INITIATIVE WITHIN THE STORMWATER FEE**

\* Assuming Base cost is funded by Alectra & Acceleration cost by Markham

\*\* Assuming Base + Acceleration costs funded by Markham

## Staff Recommendations – Rear Lot Conversion Initiative

- Staff recommend that funding for the rear lot conversion initiative not be included within stormwater fee for the following reasons:
  - Based on Alectra surveys, little public interest exists in accelerating the rear lot conversion initiative
  - City would be paying for maintenance/ replacement of assets that are not owned by the City
  - Public transparency on changing the purpose of a dedicated fee without public consultation
  - Principles used to split costs for the stormwater fee do not apply to this initiative
  - Significant uncertainty with program implementation due to OEB approval process – no guarantee that program acceleration alone costs will be sufficient
  - Significant increase in costs result in large increase in stormwater fee



# Stormwater Fee Recommendations

1. That the report “Stormwater Fee Update” be received; and,
2. That an annual stormwater fee continue to be imposed on all property within the municipal boundaries of the City of Markham, save and except those noted in the Stormwater Fee By-law 2020-XXX as outlined in Appendix “A” to this staff report; and,
3. That the annual stormwater fee for Residential properties be increased in year 2020 from \$47 to \$50 per property; and further be increased by \$1 per year, each year thereafter; and,
4. That the annual stormwater fee rate for Non-Residential properties be increased in year 2020 by \$2 per \$100,000 of current value assessment (CVA); and further be increased by 2% per year, each year thereafter; and,
5. That the annual stormwater fee rate for Vacant Land properties be increased in year 2020 by \$2 per \$100,000 of current value assessment (CVA) and further be increased by 2% per year, each year thereafter; and,
6. That the Treasurer continue to be authorized to adjust the annual stormwater fee rate for both Non-Residential and Vacant Land properties to compensate for the average annual change in City-wide CVA; and,

# Stormwater Fee Recommendations

7. That the annual stormwater fee levied continue to be included as a separate line item on the final tax bill of the property; and,
8. That the City continue to allocate \$2,000,000 per year of Federal Gas Tax funding to the Flood Control Program;
9. That By-law 2015-130 be repealed in its entirety and replaced with the Stormwater Fee By-law 2020-XXX as outlined in Appendix "A" to this staff report; and,
10. That staff report back to Council in 2024 with any required update to the annual Stormwater Fees, for implementation in 2025, to ensure that the Flood Control Program is adequately funded; and,
11. That Staff be authorized and directed to do all things necessary to give effect to this resolution.



Report to: Development Services Committee

Meeting Date: September 9, 2019

**SUBJECT:** Delegated Authority for Signing Conservation Authority, Provincial and Federal Permit Applications for Engineering Capital Projects

**PREPARED BY:** Marija Ilic, P. Eng., Manager, Infrastructure and Capital Projects, Engineering Department, ext. 2136

**REVIEWED BY:** Alain Cachola, P. Eng., Senior Manager, Infrastructure and Capital Projects, Engineering Department, ext. 2711

### **RECOMMENDATION:**

1. That the report titled “Delegated Authority for Signing Conservation Authority, Provincial and Federal Permit Applications for Engineering Capital Projects” be received; and,
2. That Council authorize the Director of Engineering to execute application forms and other documents required to obtain permits from various government agencies and levels of government for City capital projects; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

### **PURPOSE:**

The purpose of this report is to obtain delegated authority for the Director of Engineering to make permit applications and to sign application forms and other documents required for capital projects undertaken by the Engineering Department, and where the proponent is The Corporation of the City of Markham (the “**City**”).

### **BACKGROUND:**

Council authorizes the Engineering Department to design and construct engineering infrastructure to support the growth of the City. As a part of the project delivery, the City must comply with federal and provincial legislation and policies. This includes filing applications for relevant permits from various government agencies and levels of government.

### **OPTIONS/ DISCUSSION:**

Certain City capital projects may be located in areas where permits and/or review and inspection are required by government agencies having jurisdiction, including but not limited to the following:

- Toronto and Region Conservation Authority (TRCA)
- Ontario Ministry of the Environment, Conservation and Parks (MECP)

- 
- Ontario Ministry of Natural Resources and Forestry (MNR)
  - Federal Fisheries and Oceans Canada (DFO)

As these projects are initiated by the City, the City is the “proponent” of these projects. In order to obtain permits from these agencies, the City has to make applications and sign certain standard application forms and documents. These application forms set out certain project information and often contain indemnities to protect the agencies against claims relating to the project. In addition, the application also requires the proponent to comply with relevant pieces of legislation and comply with the terms and conditions set out in the application form. There are consequences for failing to comply with the terms and conditions that are typically set out in the application form.

Staff recommend that the Director of Engineering be delegated the authority to sign the above described application forms and related documents on behalf of the City.

For clarity, the proposed delegated authority to the Director of Engineering does not extend to executing permits or agreements to enter real property which is already dealt with in By-Law 2013-113, A By-Law to Delegate Authority to Conduct Certain Real Property Transactions.

#### **FINANCIAL CONSIDERATIONS**

There are no financial impacts of adopting the recommendations of this report.

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

Adopting the recommendations of this report will streamline the process of implementing capital projects and is consistent with the Strategic Priorities of “Exceptional Services by Exceptional People” and “Safe & Sustainable Community”.

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

The Legal Department has been consulted and concurs with the recommendations.

#### **RECOMMENDED BY:**

Brian Lee, P.Eng.  
Director of Engineering

Arvin Prasad, MCIP, RPP  
Commissioner, Development Services



Report to: Development Services Committee

Meeting Date: September 9, 2019

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

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

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

### **RECOMMENDATION:**

1. That the report entitled “Rename the section of Meadowview Avenue between Yonge Street and Doncaster Avenue to Doncaster Avenue”, dated September 9, 2019, be received;
2. That the by-law attached to this report to rename the section of Meadowview Avenue between Yonge Street and Doncaster Avenue to Doncaster Avenue be approved;
3. That Staff be directed to request permission from the Region of York to rename their portion of Meadowview Avenue to Doncaster Avenue;
4. That Staff provide notification of the municipal address change to each affected property owner;
5. And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

### **EXECUTIVE SUMMARY:**

Not applicable.

### **PURPOSE:**

This report recommends that the by-law attached to this report to rename a section of Meadowview Avenue, between Yonge Street and Doncaster Avenue, to Doncaster Avenue (See location map) be approved. It also recommends that Staff be directed to request the Region of York for permission to rename their small portion of Meadowview Avenue to Doncaster Avenue. This report further recommends that Staff be directed to notify affected property owners of the change to their municipal address.

### **BACKGROUND:**

Earlier this year, Staff was approached by the Ward 1 Councillor to examine how to alleviate confusion around the street names of Meadowview Avenue and Doncaster Avenue by naming the entire length of the street as Doncaster Avenue. The two street names presents an operational issue for the Fire Department and uncertainty for the general public. Meadowview Avenue originally ran continuously as one street from

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Yonge Street to a point just east of Jewel Street. The section of Meadowview Avenue between Yonge Street and Doncaster Avenue (Figure 1) was separated from the remainder of Meadowview Avenue to the east and connected to Doncaster Avenue when Doncaster Avenue was constructed. That section of road was to serve as an extension of Doncaster Avenue to Yonge Street, but the name was never altered to reflect that change.

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

Staff submitted a report to the June 10<sup>th</sup>, 2019 Development Services Committee meeting to propose initiating the process for a renaming of the separated westerly section of Meadowview Avenue to Doncaster Avenue, subject to the affected property owners being notified of this proposal by mail, and providing them with an opportunity to ask questions and raise any concerns. Staff was then required to report back to Development Services Committee regarding any feedback from the affected property owners prior to a final decision being made by Committee.

#### **OPTIONS/ DISCUSSION:**

On June 19, 2019 eleven letters were sent out to the affected residential property owners on Meadowview Avenue. The letter informed them of the City of Markham's intention to rename the City owned section of Meadowview Avenue, between Yonge Street and Doncaster Avenue, to Doncaster Avenue. It provided a historical background and reasoning for the change, and informed the residents of the opportunity to contact the City about this matter by no later than 4:30 p.m. July 19, 2019. None of the property owners contacted Staff regarding this proposed street name change.

During the process of legally describing the section of Meadowview Avenue to be included in the proposed name change by-law it was discovered the Region of York owns a small right-of-way along the north-east corner of Yonge Street and Meadowview Avenue (Figure 2). If the proposed street name change is supported, then it is recommended that Staff be authorized to contact the Region of York to request permission for the City of Markham to rename the Region's portion of the right-of-way from Meadowview Avenue to Doncaster Avenue. This process will not impede the City's efforts to approve the name change by-law.

Since there were no concerns raised by the affected property owners, Staff recommends that the proposed name change by-law attached to this report be approved. It is further recommended that Staff be authorized to provide notification of the municipal address change to each affected property owner. Once the street name change is approved, Staff will contact the Operations Department to make the necessary street sign change(s).

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**FINANCIAL CONSIDERATIONS**

There are no financial implications for the Corporation.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

Not applicable.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

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

**RECOMMENDED BY:**

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

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

**ATTACHMENTS:**

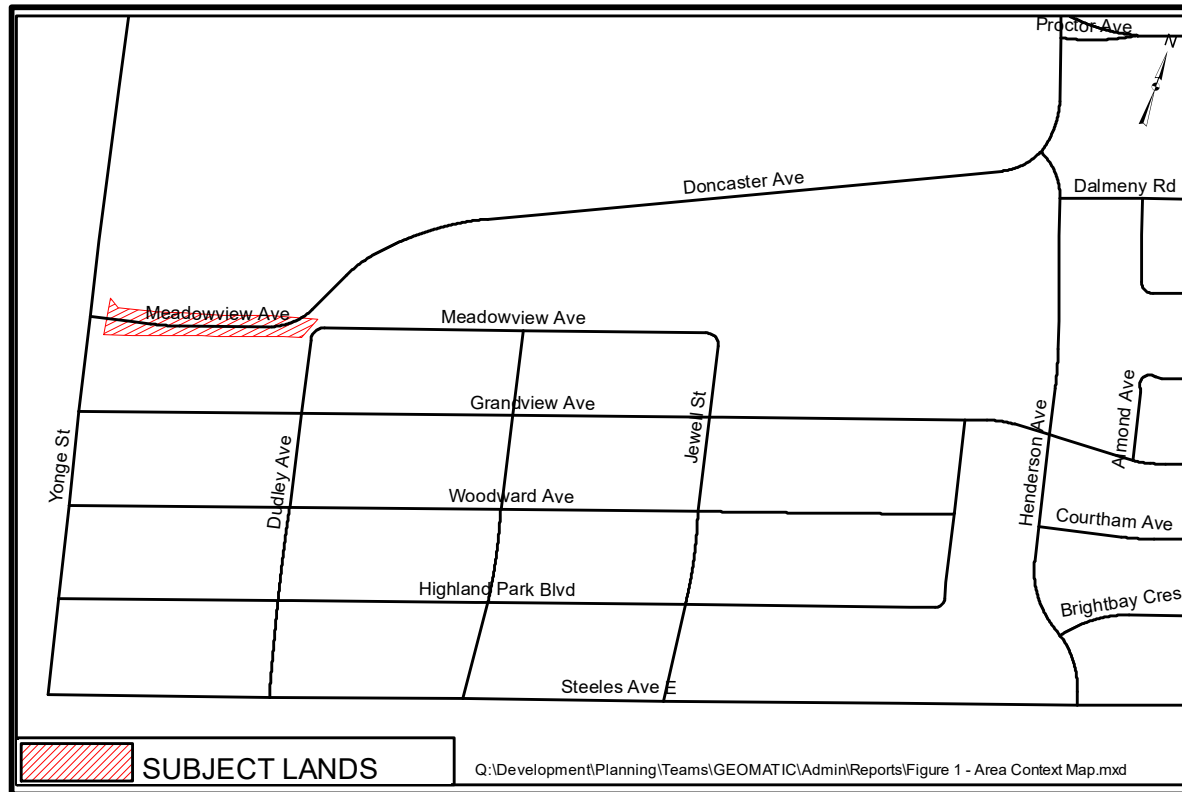
Location Map

Figure 1 – Meadowview Avenue Area Context Map

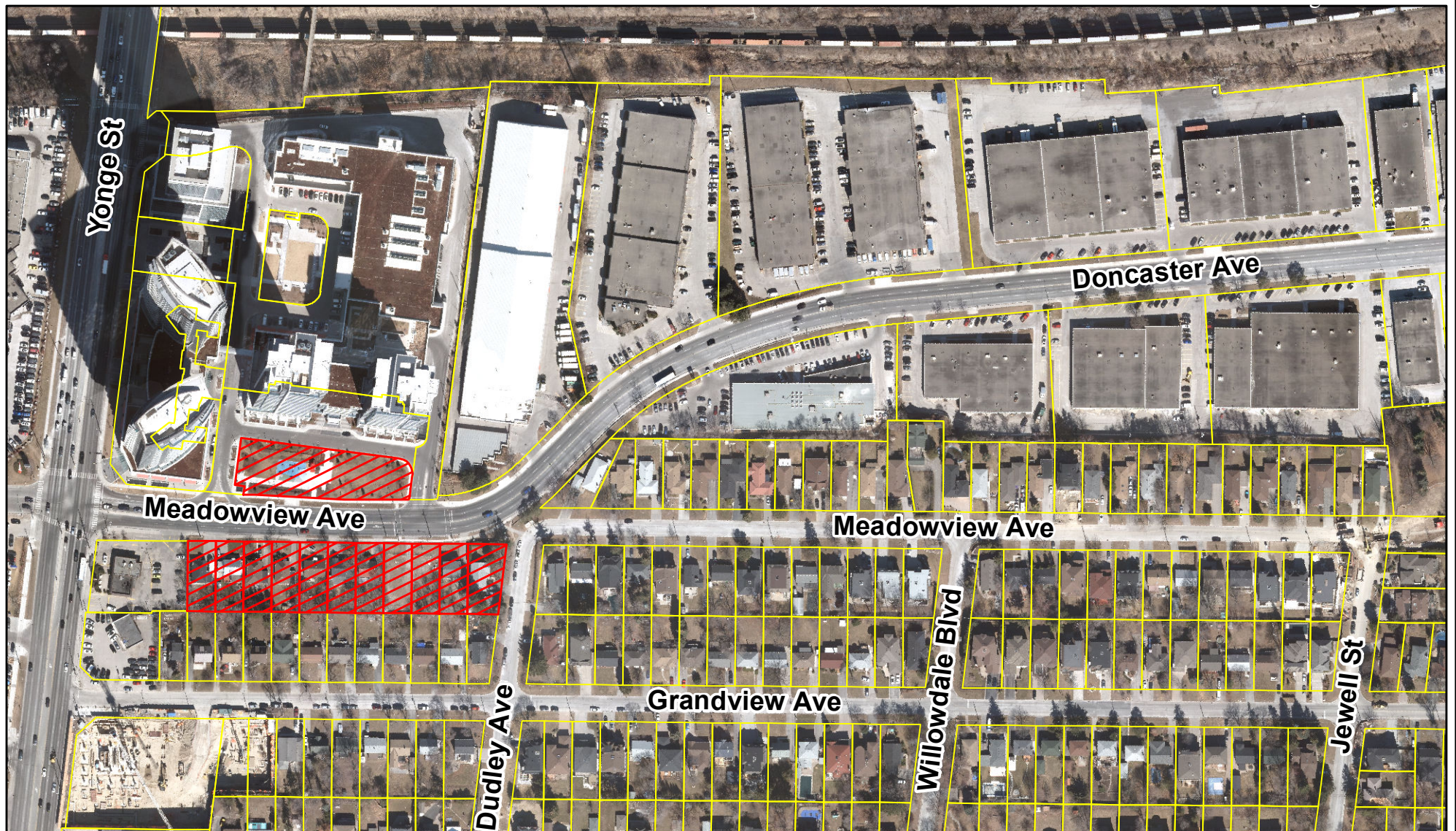
Figure 2 - Portion of Meadowview Avenue owned by the Region of York

Meadowview to Doncaster By-Law

By-Law Schedule





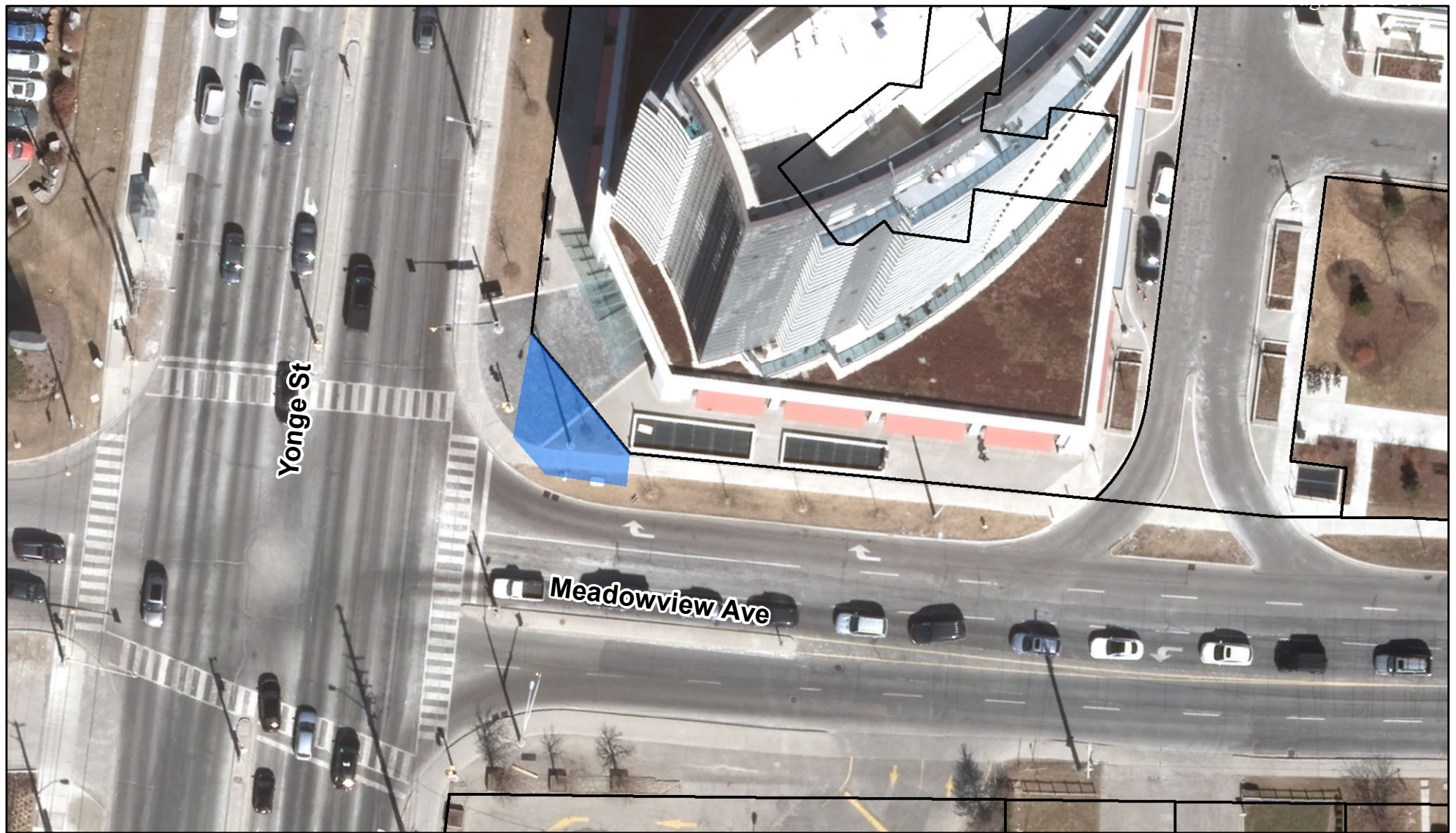


# AREA CONTEXT

APPLICANT: Corporation of the City of Markham

 Properties with Meadowview Avenue Addresses





# Portion of Meadowview Avenue owned by the Region of York

APPLICANT: Corporation of the City of Markham

 Land under Region of York ownership

# BY-LAW 2019-

A by-law to change a certain street name  
in the City of Markham

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The Corporation of the Town of Markham has changed its name to The Corporation of the City of Markham by By-law No. 2012-120 enacted and passed May 29, 2012, effective July 1, 2012, as evidenced in Instrument No. YR1847438 registered June 29, 2012.

Whereas Section 27 of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, provides that a Council of a municipality may pass a by-law to change the name of a highway;

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

1. That the portion of “Meadowview Avenue”, City of Markham, Regional Municipality of York, legally described as Meadowview Road, Registrar’s Compiled Plan 10327, Markham; being Meadowview Avenue (Formerly Meadowview Road also known as McKenzie Avenue) between Yonge Street and Doncaster Avenue, Markham, be renamed to “Doncaster Avenue” (shown approximately as Part 1 on the sketch attached);
2. That the portion of “Meadowview Avenue”, City of Markham, Regional Municipality of York, legally described as McKenzie Avenue, Plan 2446 Markham; 1 Foot Reserve, Plan 2446, Markham; being Meadowview Avenue (Formerly McKenzie Avenue and also known as Meadowview Road) between Yonge Street and Doncaster Avenue, Markham, be renamed to “Doncaster Avenue” (shown approximately as Part 2 on the sketch attached);
3. That the portion of “Meadowview Avenue”, City of Markham, Regional Municipality of York, legally described as Part Lot 18, Registrar's Compiled Plan 10327, Part 10, on Reference Plan 65R32918, Markham, be renamed to “Doncaster Avenue” (shown approximately as Part 3 on the sketch attached);
4. That the portion of “Meadowview Avenue”, City of Markham, Regional Municipality of York, legally described as Part Lot 18 Registrar's Compiled Plan 10327, Markham, Parts 1 & 2, Expropriation Plan MA99820; Markham, be renamed to “Doncaster Avenue” (shown approximately as Part 4 on the sketch attached); and
5. That the provisions of this by-law shall take effect at such time as a certified copy of same certified under the hand of the Clerk and the seal of the Corporation has been registered in the Land Registry Office for the Land Titles Division of York Region (No. 65).

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

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Frank Scarpitti  
Mayor

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Kimberley Kitteringham  
City Clerk









Report to: Development Services Committee

Meeting Date: September 9, 2019

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<b>SUBJECT:</b>	The Association of Chinese Canadian Entrepreneurs Business Delegation to China, 2019
<b>PREPARED BY:</b>	Christina Kakaflikas, Manager Economic Development x6590 Sandra Tam, Senior Business Development Officer x3883

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**RECOMMENDATION:**

1. That the Report dated September 9, 2019 entitled “The Association of Chinese Canadian Entrepreneurs Business Delegation to China, 2019” be received, and
2. That the City of Markham be represented by Sandra Tam, Senior Business Development Officer, and
3. That the total cost of the participation not exceed \$6,250.00 and be expensed from within the 2019 International Investment and Attraction account 610-998-5811, and
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**EXECUTIVE SUMMARY:**

Not applicable.

**PURPOSE:**

The purpose of this report is to request approval for business travel for Sandra Tam, Senior Business Development Officer, to China from November 1-10, 2019 to participate in the business delegation organized and led by the Association of Chinese Canadian Entrepreneurs (ACCE). Ms. Tam has served on the Board of the ACCE since 2009. Nominated as the Vice President of International Partnership, Ms. Tam was appointed by ACCE President Kevin Au-Yeung to co-lead the business mission.

By participating in ACCE’s business delegation, Markham is able to leverage meetings and introductions to build international business relations, increase visibility in strategic markets, resulting in increased investment and trade opportunities for the City. It also addresses Markham’s Global Markham and Branded Markham strategic objectives outlined in the City’s Economic Strategy entitled “Markham 2020”.

**BACKGROUND:**

Not applicable.

**OPTIONS/ DISCUSSION:****About The Association of Chinese Canadian Entrepreneurs (ACCE)****Mandate of Organization:**

Established in 1994, the Association of Chinese Canadian Entrepreneurs (ACCE) is one of the most prominent and active business groups in the Greater Toronto Area. The ACCE has over 2,000 members (Canada-wide) and is headquartered in Markham. In addition to offering regular business networking opportunities and entrepreneurship trainings to its members, ACCE hosts an annual Chinese Canadian Entrepreneur Award Gala to recognize outstanding Chinese Canadian entrepreneurs.

**Nature/Mandate of Partnership:**

Markham Economic Development partners with ACCE to capitalize on the ethnic, cultural and economic diversity of Markham. By building business links with the local Chinese Canadian business community, Markham enhances local investment and generates opportunities for future international trade and investment. Senior Business Development Officer Sandra Tam has served the ACCE's Board of Directors in various senior capacities since 2009.

**Alignment with Markham's Economic Strategy:**

ACCE is a key partner in the City's 10-year economic Strategy, Markham 2020 and leverages the City's ability to achieve its economic development objectives as follows:

- Global Markham: New foreign direct investment (FDI) to generate employment
- Markham ranked as one of Top 3 places in Canada for locating knowledge-based industries
- Markham to be regarded as one of Top 10 Cities for business in North America

**About the Mission:**

With the goal to enhance its members' competitiveness in today's dynamic global market, the Association of Chinese Canadian Entrepreneurs (ACCE) is leading its first business delegation to China this November. The ACCE delegation will seek to explore valuable business opportunities in the Guangdong-Hong Kong-Macau Greater Bay Area, China's newest innovation and technology hub and to gain market entry into the huge China market by exhibiting in the 2019 China International Import Expo (CIIE) in Shanghai.

Canadian businesses, particularly small and medium-sized enterprises, looking to take advantage of opportunities in China are welcome to participate on the delegation.

Canadian products and services in the following sectors are invited to participate: consumer products, education and training, agri-food, finance & investment, health sciences, technology and others.

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## 2<sup>nd</sup> China International Import Expo (CIIE), 2019

The CIIE, the worlds' first import-themed national-level exhibition, is a significant move for the Chinese government to open the Chinese market to the world. Last year, the first CIIE covered a business exhibition space of 270,000 sq.m. It received 400,000+ domestic buyers, and 6,200 overseas buyers; 151 countries and regions as well as 3,617 exhibited in it, and 5,000+exhibits made their debut in China. The CIIE was oversold with great enthusiasm last year and this year has already proven to be a sold out event.

### Benefits for Markham to Participate in the ACCE Business Delegation:

1. It is an excellent opportunity to showcase Markham as the high-tech capital of Canada and to promote Markham's strong high-tech and knowledge-based business sectors
2. It helps build and strengthen international business relationship, which may lead to increased investment and trade opportunities for Markham.
3. Staff will gain market intelligence about leveraging business opportunities in China, in particular the Guangdong-Hong Kong-Macau Greater Bay Area and Shanghai, and to build a prosperous and sustainable Markham.

### Key Events:

1. Participation at Eco Expo Asia 2019 International Trade Fair & Conference on Environmental Protection at the Asia-World Expo in Hong Kong hosted by Hong Kong Trade Development Council to meet with industry players and potential clients from China, Hong Kong and Asia Pacific to explore business opportunities and partnerships.
2. Participation at the Canada-China Business Summit hosted by Nanhai Foreign Affairs Office to promote Markham as the premier location for business investment.
3. Site visits to targeted businesses and business matching meetings.
4. Panel Exhibitor at ACCE Booth at the 2<sup>nd</sup> China International Import Expo (CIIE): opportunities to meet and network with over 400,000 and 6,200 domestic and overseas buyers respectively.
5. Participation in the "3<sup>rd</sup> Canada Today Forum" in Shanghai and related business events: the programs will include business presentation by Markham and Canadian delegates, as well as targeted business to business meetings.

### Proposed Schedule:

- |            |   |
|------------|---|
| November 1 | Arrival at Hong Kong, China                                 |
| November 2 | Hong Kong: Attend Eco Expo Asia and other Programs          |
| November 3 | Hong Kong – Nanhai (Guangdong): Depart Hong Kong for Nanhai |

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November 4 Nanhai (Guangdong): Attend business Visits, and Canada-China Business Summit

November 5 Nanhai-Shanghai: Travel from Nanhai to Shanghai

November 6-9 Shanghai: Participate at 2019 China International Import Expo and related business events

November 10 Depart Shanghai for Toronto

### **FINANCIAL CONSIDERATIONS**

Estimated cost (tax included) for a Senior Business Development Officer to participate in the 2019 ACCE Business Delegation to China:

International Airfare	\$0.00 (estimated at \$2,000, Funded by ACCE)
Delegate Fee	\$2,500.00
Accommodation, Local	\$3,250.00
Transportation & Meals	
<u>Marketing/Protocol Expenditure</u>	<u>500.00</u>
 Total:	 <u>\$6,250.00</u>

### **HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

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

Attracting Foreign Direct Investment in key markets is an integral part of Markham's 10-Year Economic Strategy "Markham 2020". The Program addresses the objective of building Global Markham and Branded Markham.

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

Not applicable.

### **RECOMMENDED BY:**

Stephen Chait  
Director  
Economic Growth, Culture & Entrepreneurship

Arvind Prasad  
Commissioner  
Development Services



**ATTACHMENTS:**

A: "2019 ACCE China Business Mission" Brochure

B: "The 2<sup>nd</sup> China International Import Expo" Brochure



ASSOCIATION of  
CHINESE  
CANADIAN  
ENTREPRENEURS  
創業協進會



# 2019 访华商务代表团 *China Business Mission*

November 1 to 10

- *Hong Kong*
- *Nanhai*
- *Shanghai*



## 2019 ACCE Business Mission to China, Nov 1 to 10

**Organized by:** Association of Chinese Canadian Entrepreneurs

### Mission Leaders:

- Kevin Au-Yeung, President ACCE
- Sandra Tam, Vice President – International Partnership, ACCE

### About the Mission:

With the goal to enhance its members' competitiveness in today's dynamic global market, ACCE is leading its first business mission to China this November. The mission aims at exploring valuable business opportunities in the **Guangdong-Hong Kong-Macau Greater Bay Area**, China's newest innovation and technology hub and to gain market entry into the huge China market by participating in the 2019 **China International Import Expo** in Shanghai.

### Why participate:

Led by ACCE, the mission presents unique opportunities and benefits to participants. These include:

- Access to economic and government decision-makers
- Unparalleled networking opportunities with local business community
- Business-to-business meetings with potential partners.
- Opportunities to create export partnerships
- Opportunities to show case your product/services at China's largest international import expo (where applicable).
- Sizable lead generation potential
- Foreign market intelligence

### Program Highlights:

- Participation in Eco Expo Asia – International Trade Fair in Hong Kong
- Networking events with senior executives and members of local Chambers of Commerce
- Site visits
- Business briefings by senior government officials
- Canada-China business and investment summits
- Targeted business matching meetings

**Proposed Itinerary:**

Date	City	Activities
Fri., Nov 1	Hong Kong	Arrival at HK
Sat., Nov 2	Hong Kong	Eco Expo Asia and other Programs
Sun., Nov 3	HK-Nanhai (Guangdong)	Depart HK for Nanhai (via ferry at 8am)
Mon., Nov 4	Nanhai (Guangdong)	Programs in Nanhai
Tue., Nov 5	Nanhai-Shanghai	Transport from Nanhai to Guangzhou by coach Fly from Guangzhou to Shanghai
Wed., Nov 6- Nov 10 *	Shanghai	2019 CIIE and related activities
Nov 11 *	Shanghai-Toronto	Depart Shanghai for Toronto

*\*Participants may choose to attend part or entire of the CIIE*

**Who should Participate:**

The trade mission is open to Canadian businesses, particularly small and medium-sized enterprises, looking to take advantage of opportunities in China. Canadian products and services in the following sectors are welcome to participate: consumer products, education and training, agri-food, finance & investment, health science, technology and others.

### Delegate Fees – Per Person:

	Category 1 Full Program + Shared Space at ACCE booth at CIIE	Category 2 Full Program + Printed Handouts available at ACCE Booth at CIIE
Passes at CIIE (Note: passes are not transferrable)	Yes	No
Profile in featured in Delegation Brochure	Yes	Yes
Color Ad in Delegation Brochure	Half-Page	No (at extra cost upon request)
Hotel accommodation in Nanhai (2 nights, single occupancy)	Yes	Yes
Domestic one way airfare economy class (Guangzhou to Shanghai)	Yes	Yes
Ferry from Hong Kong to Shunde	Yes	Yes
Local transportation in Nanhai	Yes	Yes
Meals	In Nanhai only	In Nanhai only
Total	C\$2,500	C\$1,500

### Travel Arrangements:

Delegates are responsible for making their respective international air travels and hotel accommodation arrangements **except** for accommodations in Nanhai and air travel from Guangzhou to Shanghai.

### Fees do NOT include the following:

- Round trip international airfare
- Hotel accommodation (except two nights in Nanhai)
- All personal expenses
- Travel visa for China
- Travel, medical and flight/trip cancellation insurance
- Local transportation (except for Nanhai)



## Registration and Contact Information:

**Karen Ng** karen@acce.ca  
 Executive Director  
 Association of Chinese Canadian Entrepreneurs (ACCE)  
 3950 14th Ave. Ste. 502, Markham, Ontario, L3R 0A9  
 T: 905 479 2802

**Sandra Tam** sandratam@markham.ca  
 Vice President, International Partnerships  
 Association of Chinese Canadian Entrepreneurs (ACCE)  
 3950 14th Ave. Ste. 502, Markham, Ontario, L3R 0A9  
 T: 416 561 5893

About ACCE: [www.acce.ca](http://www.acce.ca)

## Registration Deadline:

July 31, 2019

## Availability:

To host an effective delegation we will have limited capacity with a target of 10 to 12 people/companies. In addition to some prior committed participants, remaining slots will be made available on a first-come-first-serve basis.

## Supporting Partners *(To be confirmed):*

- Consulate General of P.R. China in Toronto
- City of Markham
- Hong Kong Trade Development Council
- Hong Kong Economic and Trade Office
- Nanhai Foreign Affairs Office, Shunde, China
- Nanhai District (Canada) Association

## Funding available:

The Government of Canada as well as individual provincial and territorial governments also offer a number of [export financing](#) programs that help Canadian businesses expand internationally.

Related links

- [CanExport](#)
- [Export financing](#)

### About the Greater Bay Area:

The Guangdong-Hong Kong-Macao Greater Bay Area (Greater Bay Area) comprises the two Special Administrative Regions of Hong Kong and Macao, and the nine municipalities of Guangzhou, Shenzhen, Zhuhai, Foshan, Huizhou, Dongguan, Zhongshan, Jiangmen and Zhaoqing in Guangdong Province. The total area is 56 000 km<sup>2</sup> and the total population is around 70 million as at end 2017. According to research from HSBC, the GBA generates \$1.5 trillion in GDP each year, which is 12% of the national total for China, or roughly the same economic output as all of South Korea.

The Greater Bay Area enjoys distinctive geographical advantages, robust economic strength, high concentration of key factors of innovation, an advanced level of internationalisation and solid cooperation foundations. To be developed into a global metropolis and international innovation and technology hub, it presents huge opportunities for overseas business to be engaged and benefit from.

### Why Hong Kong:

Being the most open and international city in the Greater Bay Area, Hong Kong is known for its status as international financial, transportation, trade centres and aviation hub as well as its renowned professional services. Enjoying the dual advantages of "one country, two systems", Hong Kong plays an important role in the Greater Bay Area Development.

A highly dynamic city that serves as the perfect platform into Mainland China and Asia, Hong Kong is a premier business hub in Asia. It is a business-friendly city with a multitude of advantages to ensure businesses can flourish. It is characterised by low and taxation, minimal government market intervention, world class infrastructure, vibrant city-living and an established international financial market.

### Why Nanhai:

Nanhai, one of the five districts under the administrative authority of Foshan, Guangdong, is well-known for its long history and rich culture as well as its economic success. Located in the hinterland of the Pearl River Delta, it is the center of the Guangdong-Hong Kong-Macao Economic Cooperation Circle, the geographic center of the Pearl River Integration, and the center of Guangzhou-Foshan Metropolitan Circle. Nanhai has well-developed advanced manufacturing industries, such as the automobile manufacturing, display panel, top equipment, and digital home electrical appliance industries. Strategic new industries, such as biomedical, energy-saving and environmental, new optical source, new material and new energy industries are growing at a rapid pace. Other industries such as logistic, business and trade, culture and tourism, ecological recreation are also well developed.

Nanhai is home to FAW-Volkswagen, Honda, Toyota Boshoku, Chi Mei Optoelectronics, HSBC, AIA, China Merchant Bank etc. In 2017, Nanhai has a local GDP of RMB 269.2 billion, with the year-on-year growth of 8.5%, ranking the 87<sup>th</sup> in the World.

### 2019 China International Import Expo (CIIE)

The CIIE, the worlds' first import-themed national-level exhibition, is a significant move for the Chinese government to open the Chinese market to the world. Last year, the first CIIE covered a business exhibition space of 270,000 sq.m.. It received 400,000+ domestic buyers, and 6,200 overseas buyers; 151 countries and regions as well as 3,617 exhibited in it, and 5,000+ exhibits made their debut in China. It was oversold with great enthusiasm past year and it is expected that this has already proven to be a sold out event already.

**2019 ACCE Business Mission to China**  
**November 1 – November 11, 2019**  
**Participate Subscription Form**

We are interested in attending the 2019 ACCE Business Mission to China. Please register us for the following category.

(Please confirm with a √)

- |                                     |             |
|-------------------------------------|-------------|
| <input type="checkbox"/> Category 1 | \$ 2,500.00 |
| <input type="checkbox"/> Category 2 | \$ 1,500.00 |

**Signature:** \_\_\_\_\_

**Name and Title:** \_\_\_\_\_ (Please Print)

**Company Name:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Please invoice by**      ☐ Email      ☐ Mail

Please Email the completed form to Karen Ng at [karen@acce.ca](mailto:karen@acce.ca) or  
fax at (905) 479-2809.

Thank you for your support!





中国国际进口博览会  
CHINA INTERNATIONAL  
IMPORT EXPO

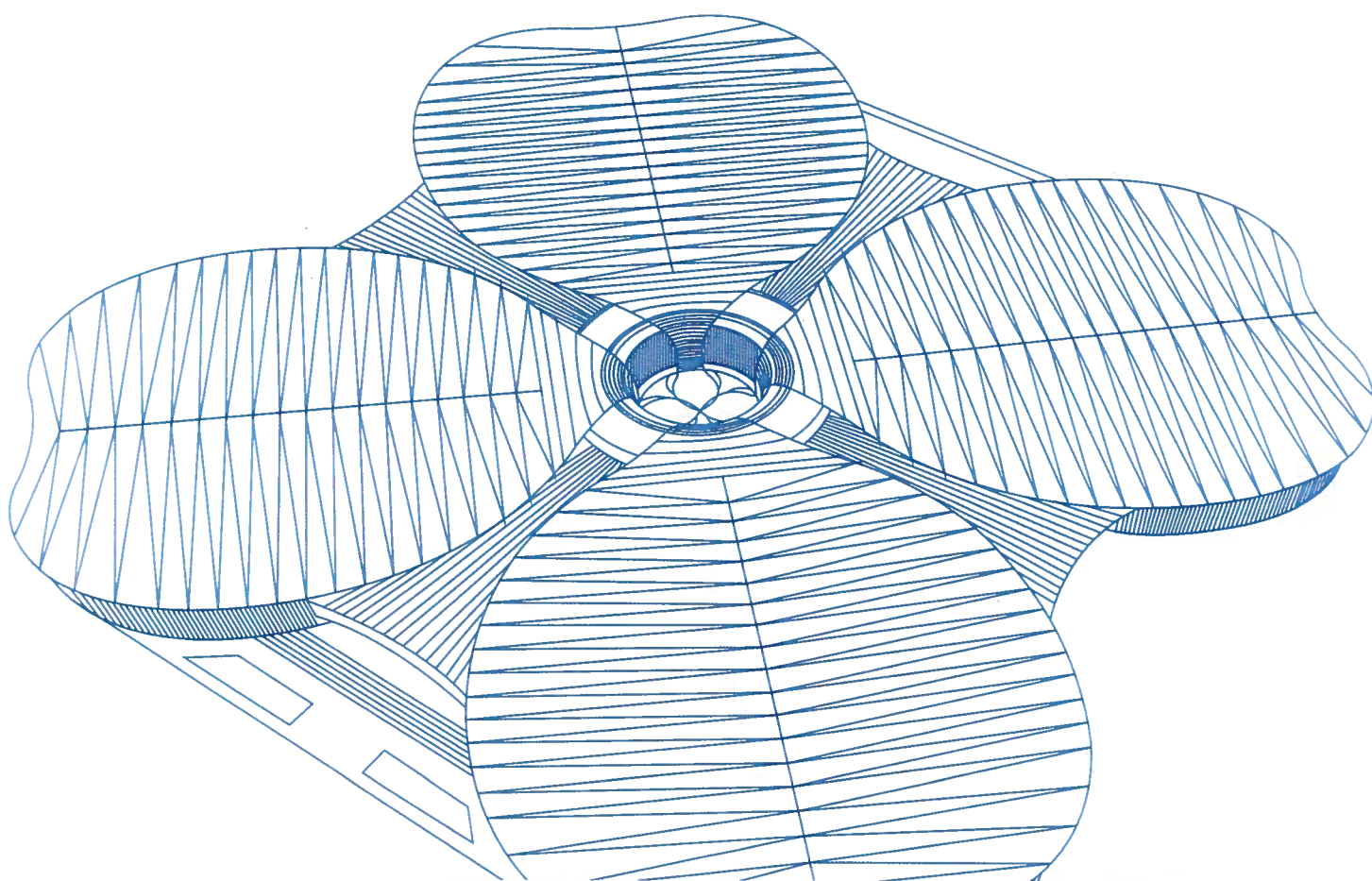
2019  
5th - 10th  
November

2019年11月5-10日

# 第二届中国国际进口博览会 企业商业展

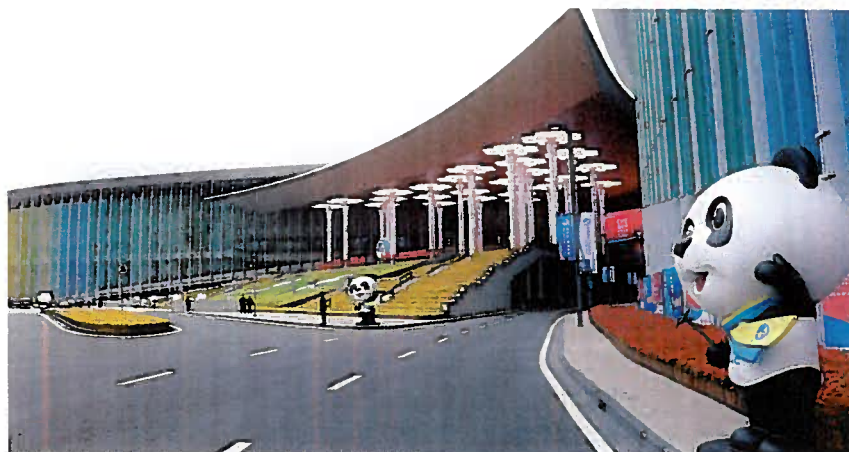
The 2<sup>nd</sup> China International Import Expo  
Enterprise & Business Exhibition

新 时 代      共 享 未 来  
NEW ERA SHARED FUTURE



## 参展邀请

Invitation



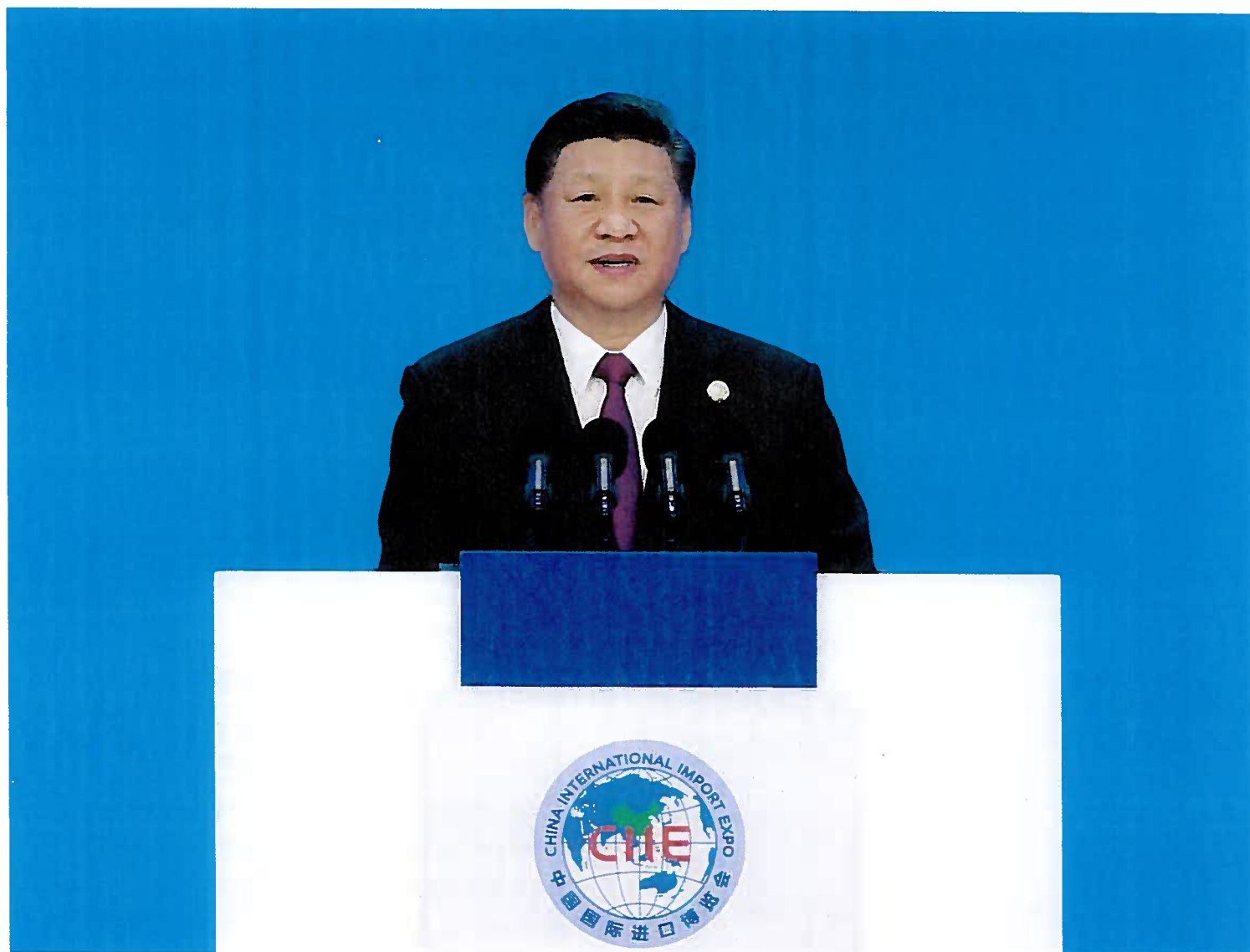
Chinese President Xi Jinping proposed that the CIIE is an event to be held on an annual basis, which will feature good performance, good results and continued success in the years to come, when delivering a speech at the Opening Ceremony of the First CIIE on November 5, 2018.

The CIIE, the world's first import-themed national-level exhibition, is a great innovation in the history of international trade. It is a significant move for the Chinese government to hold CIIE to give firm support to trade liberalization and economic globalization and actively open the Chinese market to the world. It facilitates countries and regions all over the world to strengthen economic and trade communication and cooperation, and to accelerate global trade and world economic growth in order to make the world economy more open.

The Chinese government sincerely welcomes government officials, business communities, exhibitors and buyers across the world to participate in CIIE and to explore the Chinese market. We would like to work with all countries, regions and international organizations to make CIIE a world-class Expo, providing new channels for countries and regions to do business, strengthen cooperation and promote common prosperity of the world economy and trade.

# 中国国际进口博览会

## “办出水平、办出成效、越办越好”



2018年11月5日，中国国家主席习近平出席首届中国国际进口博览会开幕式并发表主旨演讲时表示，中国国际进口博览会不仅要年年办下去，而且要办出水平、办出成效、越办越好。

中国国际进口博览会，是迄今为止世界上第一个以进口为主题的国家级展会，是国际贸易发展史上一大创举。举办中国国际进口博览会是中国政府坚定支持贸易自由化和经济全球化、主动向世界开放市场的重大举措，有利于促进世界各国加强经贸交流合作，促进全球贸易和世界经济增长，推动开放型世界经济发展。

中国政府诚挚欢迎各国政要、工商界人士，以及参展商、专业采购商参展参会，拓展中国市场。我们愿同世界各国和国际组织一道，努力把中国国际进口博览会打造成国际一流的博览会，为各国开展贸易、加强合作开辟新渠道，促进世界经济和贸易共同繁荣。



# 展会亮点

## Highlights

### 中国市场潜力巨大

#### Prospective Market of China

中国拥有全球最多的人口，是全球第二大经济体、第二大进口国和消费国。预计未来十五年，中国进口商品和服务将分别超过30万亿美元和10万亿美元。

With the world's largest population, China is the second largest economy, as well as the second largest importer and consumer in the world. Its total imports of goods and services are expected to exceed USD 30 trillion and USD 10 trillion respectively in the next 15 years.

### 政策措施力度进一步加大

#### More Supportive Policies and Measures

中国真诚地向各国开放市场，将进一步降低关税，提升通关便利化水平，消减进口环节制度性成本；并将持续放宽市场准入，落地各项相关措施。另外，将加大知识产权保护力度，保障展商权益等。

China is earnestly opening its market to other countries, reducing tariffs, facilitating customs clearance, minimizing institutional costs during import, broadening market access and putting related measures into place. In addition, IPR will be strengthened to safeguard exhibitors' rights and interests.

### 媒体广泛宣传

#### Extensive Media Publicity

广大媒体全程参与，通过前期预热报道、中期集中宣传、后期持续关注，使展会传播更广泛、成果更突出、亮点更多样、影响更深远。与此同时，参展企业及其参展新产品、新技术、新服务有机会通过媒体宣传得到社会各界及行业的广泛关注，为企业开拓中国市场增添新的动力，开辟新的平台。

Vast media involved to make the event spread widely with more and more prominent achievements, diversified highlights and profound influence via pre-heating reports, mid-concentrated publicity and post-continuous promotion. Meanwhile, exhibitors together with their new products, technologies and services may get concerned from the whole society and industries via media publicity. On the ground of that, these enterprises will get new engines and platforms to expand Chinese market.

### 上海优势突出

#### Favorable Advantages of Shanghai

上海区位优势突出，经济实力雄厚，服务行业发达，具有全球资源配置能力。上海港集装箱吞吐量连续八年位居世界第一。

Shanghai enjoys favorable location advantage, great economic strength, well-developed service industries and the ability to allocate global resources. The container throughput of Shanghai Port has been ranking the first place for eight consecutive years.

### 新产品新技术发布平台

#### A Platform to Release New Products and Technologies

中国国际进口博览会汇聚全球相关行业最有代表性的品牌企业，是企业展示首发产品、前沿技术不容错过的绝佳平台。

The CIIE gathers together the most representative brand enterprises from different industries worldwide, and it is a great platform for exhibits to make their debut and for cutting-edge technologies to show their capabilities.

### 采购需求强劲，专业采购商数量众多

#### Strong Purchase Demand, Numerous Buyers

各省、自治区、直辖市、计划单列市及新疆生产建设兵团，中央企业组建交易团到会，交易团将邀请当地或所辖企业中有采购需求的单位参加；加大组织力度，邀请第三国客商到会采购。

Trade delegations from provinces, autonomous regions, municipalities directly under the Central Government, cities specifically designated in the state plan and Xinjiang Production and Construction Group, and central enterprises will invite local or subordinate units, which have purchase demand, to attend the CIIE. The CIIE will also take measures to invite buyers from other countries to the Expo.

### 配套活动精彩纷呈

#### Various Supporting Activities

将继续举办展前供需对接会；引导和支持各类主体在展中举办政策解读会、行业研讨会、产品发布会等配套活动，丰富展会功能、提升展会价值、促进展会成交。

The CIIE will hold pre-expo supply-demand matchmaking conferences; guide and support varied organizations to host policy interpretation meetings, seminars, product launches and

# 首届展会回顾

Review of the First CIIE

## \$57,830,000,000+

The Cumulative Intended Turnover Reached ( Within A Year )  
现场意向成交金额(按一年计)

## 270,000m<sup>2</sup>

Scale of Enterprise & Business Exhibition  
企业商业展面积

## 400,000+

Domestic Buyers  
境内采购商

## 5,000+

Exhibits Made Their Debut in China  
首次亮相中国展品

## 151

Countries and Regions Exhibiting  
参展国家和地区

## 6,200+

Overseas Buyers  
境外采购商

## 300+

New Released Products and Technologies  
新产品新技术首发

## 3,617

Exhibitors  
参展商

## 37

Provincial Trade Delegations  
地方交易团

## 370+

Supporting Activities  
配套活动

## 220+

Exhibitors of Fortune Global 500  
Companies and Industrial Leaders  
世界500强和行业龙头参展

Trade Delegations of Central Enterprises  
Trade Delegations of the National  
Health Commission  
中央企业交易团  
国家卫生健康委交易团

## 4+100

4 Large Comprehensive Service Centers  
Nearly 100 Service Counters  
4个大型综合服务区近100个服务点

## 境外嘉宾

## Overseas Guests

共接待了来自90多个国家（地区）、5个世界性国际组织等境外部长级以上政要参观团120多个，到场参观嘉宾包括捷克总统泽曼、格鲁吉亚总理巴赫塔泽、匈牙利总理欧尔班、俄罗斯总理梅德韦杰夫、越南总理阮春福、英国约克公爵安德鲁王子等多位国家元首和政要。

More than 120 overseas delegations of political leaders above the ministerial level from over 90 countries (or regions) and 5 international organizations participated in the CIIE. The attending guests included Miloš Zeman, President of the Czech Republic, Mamuka Bakhtadze, Prime Minister of Georgia, Viktor Orban, Prime Minister of the Hungarian, Dmitry Medvedev, Prime Minister of the Russian Federation, Nguyễn Xuân Phúc, Prime Minister of the Socialist Republic of Vietnam, Prince Andrew, the Duke of York of UK and many heads of states and politicians from other countries.





# 首届展会回顾

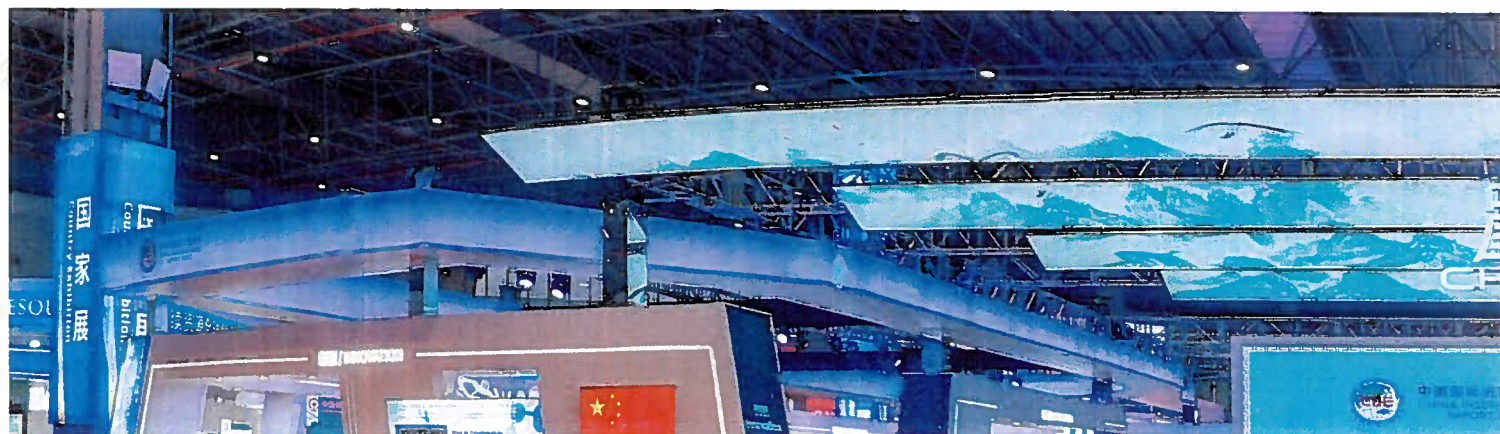
Review of the First CIIE

## 境内嘉宾

### Domestic Guests

共接待了副部级以上领导参观团组近60个，包括党中央、国务院领导，各省（自治区、直辖市）党委和人民政府负责人，中央有关部门负责人达数百名，各地各级政府负责人上千名。

Nearly 60 Chinese delegations of political leaders above the deputy ministerial level participated in the Enterprise & Business Exhibition, including the leaders of the CPC Central Committee and the State Council, the heads of party committees and people's governments of provinces (or autonomous regions and municipalities under the direct administration of central government), hundreds of heads of the relevant departments in the central government and thousands of heads of local governments at all levels.





## 媒体聚焦

### Media Focus

中国国际进口博览会吸引了来自70多个国家（地区）近700家媒体，共计4100余名中外媒体记者参会报道。人民日报、新华社、中央广播电视总台、SMG等中央和地方各类媒体全力参与，俄罗斯国际新闻通讯社等300多家国外及港澳台媒体积极报道，全方位多角度呈现首届进口博览会盛况。

The CIIE attracted nearly 700 media outlets from over 70 countries and regions, and a total of more than 4,100 domestic and foreign journalists to report the Expo. The People's Daily, Xinhua News Agency, China Media Group, SMG and other central and local media outlets participated in the Expo, and no less than 300 media including RIA Novosti from foreign countries, and Media from China's Hong Kong and Macao Special Administrative Regions as well as Taiwan actively reported the event. Thanks to their efforts, the world comprehensively understood the grand occasion of the first CIIE from multiple perspectives.

## 配套活动

### Supporting Activities

中国国际进口博览会着力推进供需对接、贸易撮合，帮助参展商和采购商加强展前展中成交。

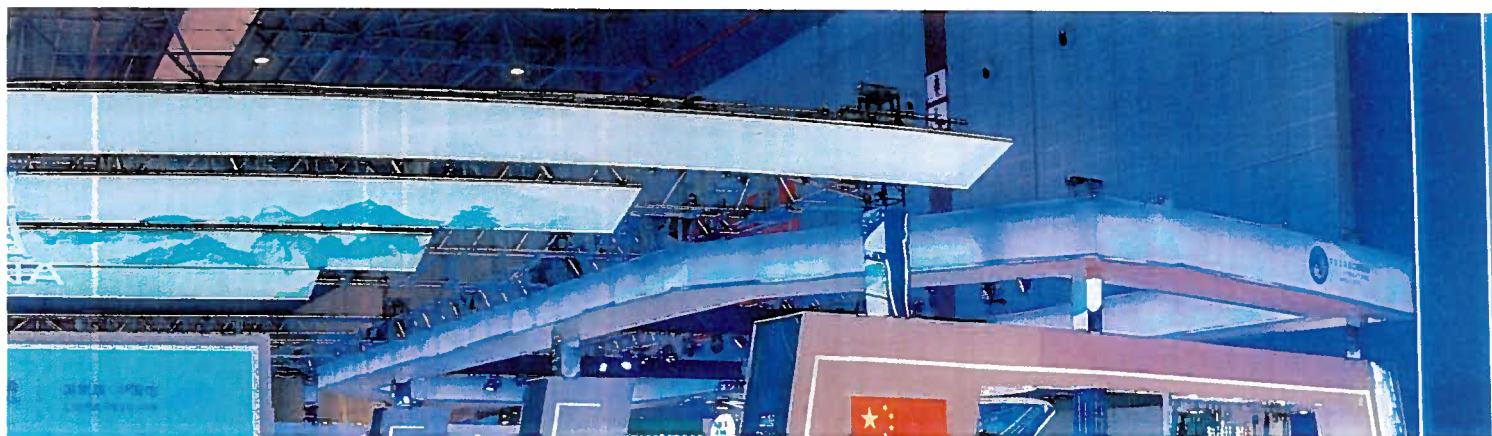
来自82个国家（地区）的1178家参展商、2462家采购商参加了展会现场供需对接会，其中601对参展商和采购商达成了进一步实地考察意向，657对参展商和采购商达成意向成交。

展会期间，370多场配套活动聚焦权威政策发布、国际经贸形势分析、企业新品发布、采购签约、需求发布等。

The CIIE will play its role in matching supply and demand, while assisting exhibitors and buyers in striking deals before and during the expo.

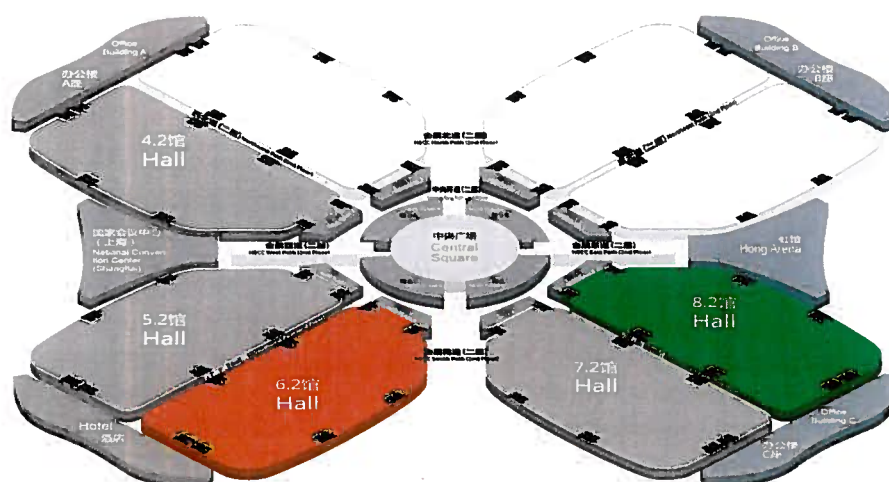
1,178 exhibitors from 82 countries and regions and 2,462 buyers attended on-site supply-demand matchmaking conference, of which 601 and 657 pairs of them agreed to make field visits and struck intentional deals respectively.

During the Expo, around 370 supporting activities focused on releases of authoritative policies, analyses on international economic and trading situation, product launches, signing ceremonies and demand releases.



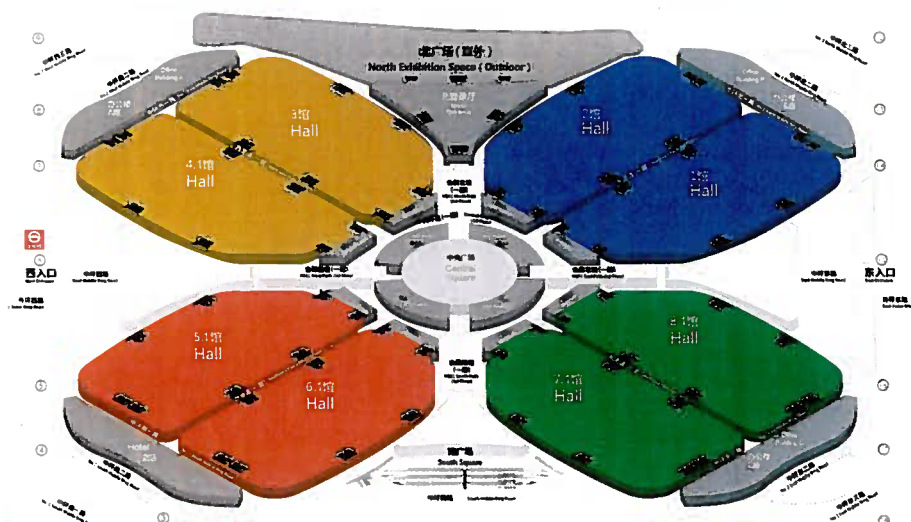
# 企业商业展布局

Layout of Enterprise & Business Exhibition



## 二层展厅

EXHIBITION HALL (2F)



## 一层展厅

EXHIBITION HALL (1F)

### 1 馆 科技生活展区

Sci-tech Life

智能家居、智能家电、生活电器、服务机器人、在线娱乐、可穿戴设备、数码影音、高清显示、运动科技等

Smart Homes, Smart Home Appliances, Appliances, Service Robots, Online Entertainment, Wearable Devices, Digital Video and Audio, HD Displays, Sports Technology, etc.

### 2 馆 汽车展区

Automobile

高端品牌汽车、新能源技术及产品、汽车设计及新概念产品、智能驾驶汽车与技术、汽车零部件、汽车附件、汽车测量测试及诊断装备、汽车维修养护设备及用品、房车等

High-end Big Brand Cars, New Energy Technologies and Products, Auto Design And New-concept Products, Intelligent Driving Vehicles and Technologies, Auto Parts and Components, Auto Accessories, Auto Measuring, Testing and Diagnostic Equipment, Auto Repair and Maintenance Equipment and Supplies, RV, etc.

### 3 馆 4.1 馆 室外 装备展区

Equipment

3馆 (高端装备): 材料加工及成型装备、航空航天装备、能源技术装备、交通运输装备等

4.1馆 (智造及解决方案): 自动化、工业机器人、全方位解决方案、集成电路芯片等

室外: 工程机械、农用机械、施工机械、建材机械、矿山机械、全地形工程车辆、特种车辆及服务配套等

3 Hall (High-End Equipment): Materials Processing and Molding Equipment, Aerospace Equipment, Energy Technology Equipment, Transportation Equipment, etc.

4.1 Hall (Intelligent Manufacturing & Solutions): Automation, Industrial Robots, Comprehensive Solutions, Integrated Circuit Chips, etc.

Outdoor: Engineering Machinery, Agricultural Machinery, Construction Machinery, Building Materials Machinery, Mining Machinery, All-terrain Engineering Vehicles, Special-purpose Vehicles and Supporting Services, etc.



# 企业商业展展位价格

## Booth Rates of Enterprise & Business Exhibition

### 室内展馆展位价格

Indoor Booth Rates

光地：300美元/平方米或人民币2000元/平方米  
(36平方米起)

标准展位：3000美元/个或人民币20000元/个  
(9平方米)

Raw Space: USD 300 / m<sup>2</sup> or CNY 2,000 / m<sup>2</sup>  
(minimum 36 m<sup>2</sup>)

Standard Booth: USD 3,000 / 9 m<sup>2</sup> or CNY 20,000 / 9 m<sup>2</sup>

### 室外展场展位价格

Outdoor Booth Rates

光地：200美元/平方米或人民币1300元/平方米  
(36平方米起)

Raw Space: USD 200 / m<sup>2</sup> or CNY 1,300 / m<sup>2</sup>  
(minimum 36 m<sup>2</sup>)

\*2019年1月31日之前(含)签订参展合同,且承诺首付款比例不低于50%(含)的参展企业,可享受8折优惠。

\*Exhibitors signing the participation contract before January 31, 2019 and the advance payment no less than 50% will get a 20% discount.

报名截止日期：2019年4月30日

Booking Deadline: April 30, 2019

## 5.1馆 医疗器械及医药保健展区

Hall Medical Equipment &amp; Health Care Products

医疗设备及器械、药品、健康及保健品、传统医学产品、医美产品、养老与康复、制药机械与设备、科学仪器设备及相关服务、医疗器械设计及软件、医疗服务等

Medical Equipment and Devices, Pharmaceuticals, Health and Health Care Products, Traditional Medical Products, Medical Cosmetics, Senior Care and Rehabilitation Services, Pharmaceutical Machinery and Equipment, Scientific Instruments, Equipment and Related Services, Medical Device Design and Software, Medical Services, etc.

## 6.1馆 6.2馆 品质生活展区

Hall Hall Quality Life

美妆日化、母婴用品、体育用品、户外体育及休闲用品、宠物食品及用品、饰品、玩具、礼品及文创产品、家具及家居用品、服装服饰及配件、箱包、鞋、珠宝首饰、钟表、艺术品等;设立高端消费品专区

Beauty and Cosmetic Products, Maternal and Infant Products, Sports Goods, Outdoor Sports and Entertainment Goods, Pet Foods and Supplies, Accessories, Toys, Gifts and Creative Cultural Products, Furniture and Household Supplies, Clothing and Accessories, Bags and Suitcases, Shoes, Jewelry and Ornaments, Timepiece, Artworks, etc. To set up a special exhibition area for high-end consumer goods.

## 7.1馆 服务贸易展区

Hall Trade in Services

金融服务、物流服务、文化服务、教育服务、旅游服务、综合服务 etc.  
Financial Services, Logistics Services, Cultural Services, Education Services, Tourism Services, Comprehensive Services, etc.

## 8.1馆 8.2馆 食品及农产品展区

Hall Hall Food and Agricultural Products

蔬果、肉制品、水产品、饮料及酒类、乳制品、休闲食品、调味品、甜食、农产品、综合食品类等

Fruits and Vegetables, Meat, Seafood, Beverage and Liquor, Dairy Products, Snack Foods, Condiments, Sweets, Agricultural Products, Synthetic Foods, etc.



# 展馆介绍

## Introduction of the Venue

国家会展中心（上海）总建筑面积近150万平方米，是目前世界上面积最大的建筑单体和会展综合体。它由展览场馆、商业中心、办公楼、酒店四部分构成，通过8米标高的会展大道联成一体，人们可便捷地穿越其中。

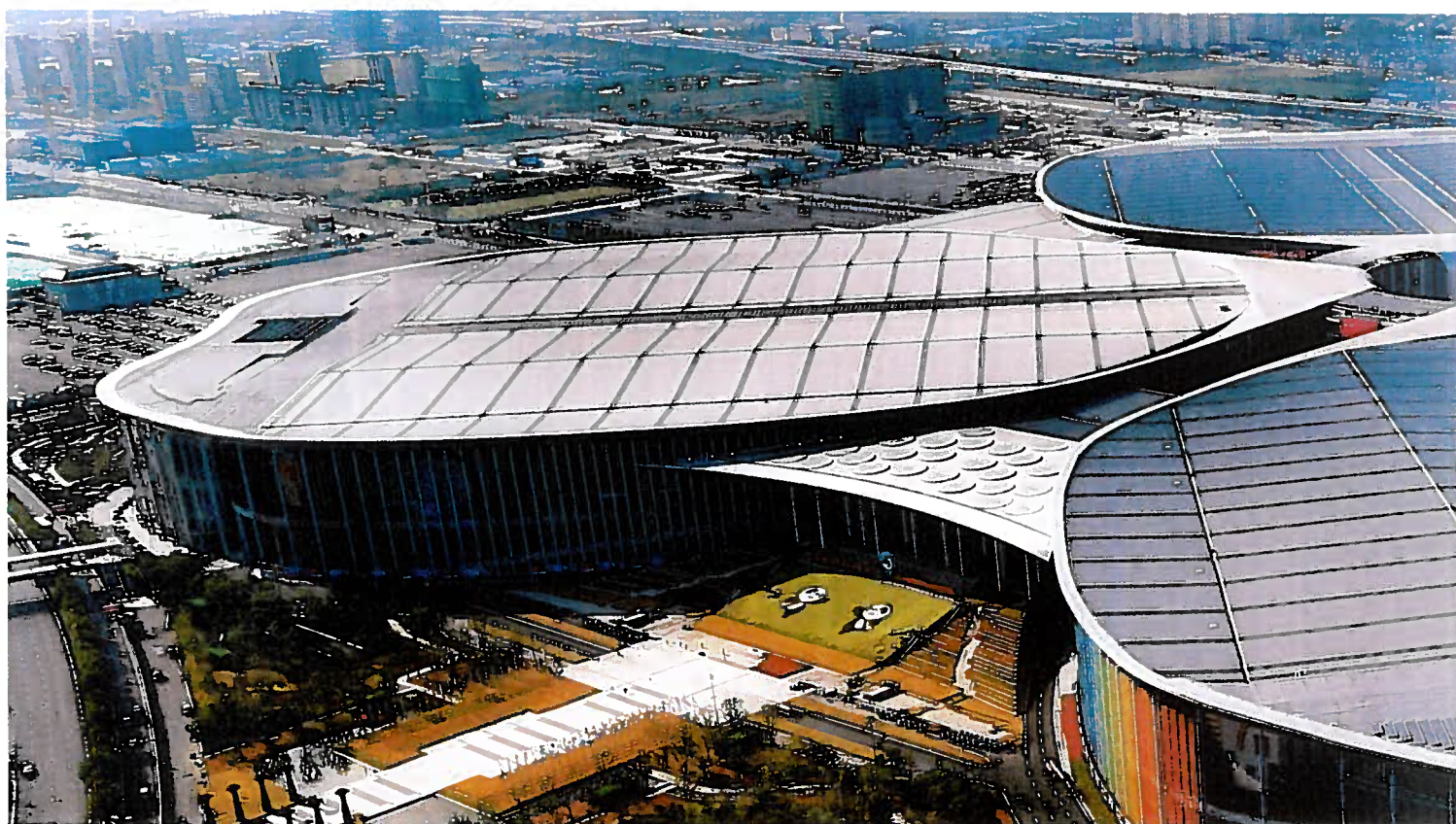
国家会展中心（上海）可展览面积50万平方米，包括40万平方米的室内展厅和10万平方米的室外展场，货车均可直达展厅。展馆拥有充足的会议场地，能满足规模不等的各类会议及活动需求。

国家会展中心（上海）位于上海虹桥商务区核心区，与虹桥交通枢纽的直线距离仅1.5公里，通过地铁与虹桥高铁站、虹桥机场紧密相连。周边高速公路网络四通八达，2小时内可到达长三角各重要城市，交通十分便利。

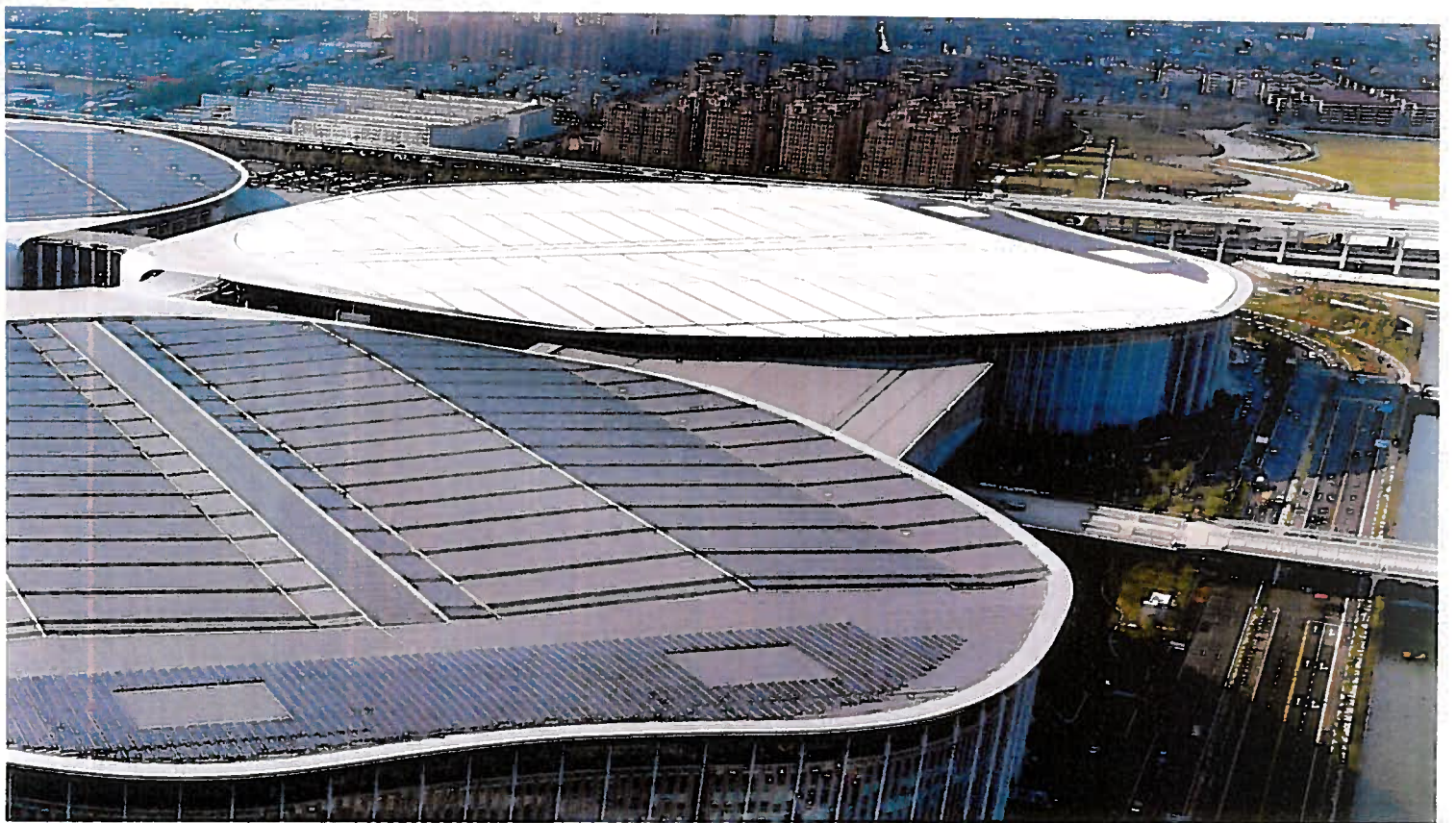
National Exhibition and Convention Center (Shanghai) is the world's largest single block building and exhibition complex with a total construction area of nearly 1.5 million m<sup>2</sup>. Facilities at NECC (Shanghai) include exhibition halls, the commercial plaza, office buildings and a hotel. These four facilities are linked together by an 8-meter-high elevated Exhibition Boulevard so that people can easily traverse these functional areas.

NECC (Shanghai) has a total area of 500,000 m<sup>2</sup>, including 400,000 m<sup>2</sup> indoor exhibition halls and 100,000 m<sup>2</sup> outdoor area, all halls are accessible by trucks. The venue contains sufficient conference space, which meets the demand of variety of events and activities.

1.5 km away from Hongqiao Transportation Hub, NECC (Shanghai) is linked to Hongqiao Airport and Hongqiao Railway Station by the city's metro line. Because of the convenient national expressway network, the major cities in the Yangtze River Delta region are easily reachable within 2 hours.









## 报名方式

请联系我们，尽快预订您的展位。

- 在中国国际进口博览会官方网站 ( [www.ciie.org](http://www.ciie.org) ) 上进行在线提交
- 发送参展申请邮件至 [ciie2019@ciie.org](mailto:ciie2019@ciie.org)

## 联系我们

中国国际进口博览局

国家会展中心 ( 上海 )

地址：中国上海市崧泽大道 333 号

电话：+86-21-67008870/67008988

传真：+86-21-67008811

网址：[www.ciie.org](http://www.ciie.org)

## Booth Booking

Please contact us and book your booth as soon as possible.

- Submit online at the CIIE official website ([www.ciie.org](http://www.ciie.org))
- Send the application email to [ciie2019@ciie.org](mailto:ciie2019@ciie.org)

## Contact Us

China International Import Expo Bureau

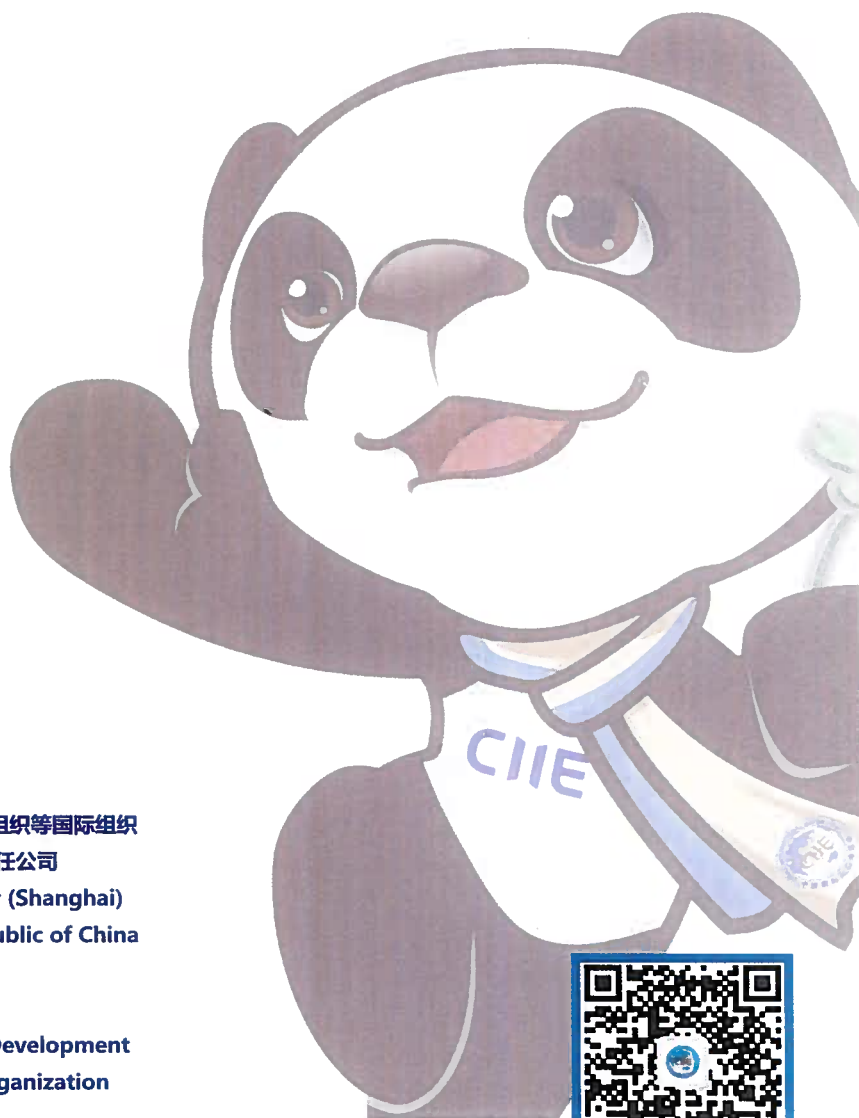
National Exhibition and Convention Center (Shanghai)

Address: 333 Songze Avenue, Shanghai, China

Hotline: + 86-21-67008870/67008988

Fax: +86-21-67008811

Website: [www.ciie.org](http://www.ciie.org)



举办地点：国家会展中心 ( 上海 )

主办单位：中华人民共和国商务部 上海市人民政府

合作单位：世界贸易组织 联合国贸易和发展会议 联合国工发组织等国际组织

承办单位：中国国际进口博览局 国家会展中心 ( 上海 ) 有限责任公司

Venue : National Exhibition and Convention Center (Shanghai)

Hosts : Ministry of Commerce of the People's Republic of China  
Shanghai Municipal People's Government

Partners : World Trade Organization  
United Nations Conference on Trade and Development  
United Nations Industrial Development Organization

Organizers : China International Import Expo Bureau



Report to: General Committee

Meeting Date: September 16, 2019

**SUBJECT:** Cancellation, Reduction, or Refund of Taxes under Sections 357 and 358 of the *Municipal Act, 2001*

**PREPARED BY:** Shane Manson, Senior Manager, Revenue & Property Tax

**RECOMMENDATION:**

1. That the Report for the Cancellation, Reduction or Refund of Taxes under Sections 357 and 358 of the *Municipal Act, 2001* be received; and,
2. That taxes totalling approximately \$184,932 be adjusted under Sections 357 and 358 of the *Municipal Act, 2001* of which the City's portion is estimated to be \$26,036; and,
3. That the associated interest be cancelled in proportion to the tax adjustments; and,
4. That the Treasurer be directed to adjust the Collector's Roll accordingly; and further,
5. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

The purpose of this report is to authorize the Treasurer to adjust the Collector's Roll under Section 357 and 358 of the *Municipal Act, 2001 (The Act)*.

**BACKGROUND:**

Sections 357 and 358 of *The Act* allow for the reduction, cancellation or refund of taxes. Section 357 subsection (1) states that: upon application to the Treasurer of a local municipality, the local municipality may cancel, reduce or refund all or part of taxes levied on land in the year in respect of which the application is made if:

- a. a property or portion of a property is eligible to be reclassified in a different class of property, and that class has a lower tax ratio for the taxation year than the class the property or portion of the property was in before the change, and no supplementary assessment is made in respect of the change under subsection 34(2) of the *Assessment Act*;
- b. property that has become vacant land or excess land during the year;
- c. property that has become exempt from taxation during the year;
- d. building that during the year was razed by fire, demolition or otherwise, or was damaged by fire, demolition or otherwise so as to render it substantially unusable for the purposes for which it was used immediately prior to the damage;
- d.1. person who was unable to pay taxes because of sickness or extreme poverty
- e. mobile unit that was removed from the land during the year;

- 
- f. property overcharged by reason of any gross or manifest error that is a clerical error, the transposition of figures, a typographical error or similar type of error, but not an error in judgment in making the assessment upon which the taxes have been levied; or
  - g. In respect of a property which by reason of repairs or renovations could not be used for its normal use for a period of at least three months during the year.

Pursuant to Section 357 subsection (3), an application must be filed with the Treasurer on or before the last day of February of the year following the year in respect of which the application is made.

Pursuant to Section 358 subsection (3), an application must be filed with the Treasurer between March 1 and December 31 of a year and may apply to taxes levied for one or both of the two years preceding the year in which the application is made and the application shall indicate to which year or years it applies.

Section 358 of *The Act* permits applications for tax adjustment, related to taxes levied in each or either of the two years preceding the year in which the application is made, by property owners who are overcharged by reason of any gross or manifest error in the preparation of the assessment roll by the Municipal Property Assessment Corporation (MPAC) that was an error of fact. This may include, but is not limited to; clerical errors, the transposition of figure or typographical errors, but not an error in judgment in making the assessment upon which the taxes have been levied. These applications relate to taxes levied in each or either of the two years preceding the year in which the application is made.

### **OPTIONS/ DISCUSSION:**

In accordance with *The Act*, the Notices of Hearing for the properties listed in Appendix B, were delivered to the applicants not less than fourteen days before the date upon which the applications are to be dealt with on September 16, 2019. The notices of hearing for these properties were mailed to affected taxpayers by August 30, 2019.

The schedules attached identify the associated year of taxation, the assessment roll number of each property, the reason for the tax appeal and the tax adjustment. The tax values include the City, Region, and School Board. There are five main reasons for these applications:

1. Razed by Fire or Demolished relating to the demolition of a structure on a property that reduced the tax burden. All such applications include a City Demolition Permit;
2. Became Exempt representing properties that were assessed on the assessment roll as taxable, but became exempt during the year;
3. Gross or Manifest Error that are as a result of errors by the Municipal Property Assessment Corporation (MPAC) on the assessment roll, which result in an overcharge of taxes.
4. Change in Tax Class representing properties that were assessed on the assessment roll as one tax class, but became eligible to be reclassified in a different class of property during the year; or

- 
5. Unusable relating to a property which by reason of repairs or renovations could not be used for its normal use for a period of at least three months during the year.

Applications received by the City are sent to MPAC for review and are returned with either a recommendation for tax adjustment or with no recommendation; which results in no associated tax adjustment. Applications that receive this type of recommendation indicate that the appeal does not meet the specified criteria under *The Act*. These applications have been reviewed and it was determined that they are not eligible for relief. There are 10 applications that have no recommendation, and as a result have no associated tax adjustment.

Of the \$184,932 in total tax adjustments, 62% or \$114,201 is attributable to three properties, detailed below.

1. 1936 030 211 95000 (7350 Markham Rd)

This property is located on Markham Road south of 14<sup>th</sup> Avenue. In April of 2019, MPAC inspected and confirmed that all structures were demolished. The demolition was complete effective December 2017. As a result, the property owner has made applications to adjust the taxes for 2018 to reflect the correct classification information on the property. The resulting total tax adjustment is \$53,093 of which the City share is \$3,777.

2. 1936 020 121 17000 (4350 - 4394 Steeles Avenue)

This commercial property is located on the northeast corner of Steeles Avenue East and Kennedy Road. On April 10, 2019, MPAC inspected and confirmed that all structures were demolished. The demolition was complete effective August 24, 2018. As a result, the property owner has made application to adjust the taxes for August 24, 2018 through December 31, 2018 to reflect the demolition on the property. The resulting total tax adjustment is \$34,918, of which the City share is \$2,679.

3. 1936 030 210 66400 (93 Old Kennedy Road)

This property is located on Old Kennedy Road, which is north of Steeles Avenue East and east of Kennedy Road. On November 6, 2018, MPAC inspected and confirmed that the land is eligible to be re-classified from commercial to exempt, with the structures classified as residential. As a result, the property owner has made applications to adjust the taxes for 2018 to reflect an exempt and residential classification for the property. The resulting total tax adjustment is \$26,189 of which the City share is \$3,315.

## FINANCIAL CONSIDERATIONS

The City of Markham's portion of taxes for the taxation years between 2014 and 2018 is \$26,036. The amount of taxes adjusted for the Region of York and School Boards will be reflected on the 2019 payment submissions to these bodies.

Figure 1 - Tax Adjustments by Levying Body

<b>Tax Adjustments under Section 357 of the <i>Municipal Act, 2001</i></b>	
City	\$26,036
Region	\$54,192
Education	\$104,703
<b>Total</b>	<b>\$184,932</b>

The City of Markham annually budgets for property tax adjustments, which come as a result of assessment appeals and from tax adjustments under Section 357 and 358 of the *Municipal Act, 2001*. The 2019 property tax adjustment budget is \$1,176,000 and will be impacted by \$26,036, resulting from Sections 357 and 358 tax adjustments in this report. The balance of the funds will be used for other tax adjustments throughout 2019.

## HUMAN RESOURCES CONSIDERATIONS

Not applicable

## ALIGNMENT WITH STRATEGIC PRIORITIES:

Not applicable

## BUSINESS UNITS CONSULTED AND AFFECTED:

Not applicable

## RECOMMENDED BY:

Joel Lustig  
Treasurer

Trinela Cane  
Commissioner, Corporate Services

## ATTACHMENTS:

Appendix A – Tax Adjustments Totals

Appendix B – Tax Adjustments Detailed List



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**Appendix A**

Tax Adjustments under Section 357 and 358 of the Municipal Act, 2001

Tax Adjustments Totals

<b>Description</b>	<b>Total Adjusted Amount</b>	<b>City Adjusted Amount</b>	<b>Appeal Count</b>
Razed by Fire or Demolition	\$125,072	\$15,370	21
Gross or Manifest Error	\$13,448	\$2,510	11
Became Exempt/Class Change	\$37,293	\$5,913	7
Unusable/Rebuild	\$9,119	\$2,243	1
<b>Total</b>	<b>\$184,932</b>	<b>\$26,036</b>	<b>40</b>

**Appendix B****Tax Adjustments under Section 357 & Section 358 of the Municipal Act, 2001****Detailed List**

<b>Tax Appeals: Section 357 - Residential</b>					
<b>Tax Year</b>	<b>App #</b>	<b>Roll Number</b>	<b>Property Address</b>	<b>Subsection</b>	<b>Total Amount</b>
2019	4790	36-01-0-030-23800-0000	45 John St	Razed by Fire	\$1,200
2018	4760	36-01-0-080-12200-0000	79 Elgin St	Gross Manifest Error	\$1,692
2018	4738	36-01-0-081-18580-0000	32 Baywood Crt	Demolition/Pool Fill	\$59
2018	4750	36-01-0-087-63400-0000	33 Portree Cres	Demolition/Pool Fill	\$115
2019	4798	36-02-0-142-01812-0000	51 Fenwick Cres	Demolition/Pool Fill	\$204
2018	4772	36-02-0-144-55200-0000	16 Cachet Pky	Demolition	\$360
2019	4773	36-02-0-144-55200-0000	16 Cachet Pky	Demolition	\$6,594
2019	4788	36-02-0-160-00486-0000	0 Delft Dr	Became Exempt	\$255
2018	4762	36-02-0-171-39900-0000	67 Fairway Heights Dr	Demolition	\$765
2018	4774	36-03-0-210-20464-0000	55 Norn Cres	Razed by Fire	\$45
2019	4775	36-03-0-210-20464-0000	55 Norn Cres	Razed by Fire	\$2,440
2019	4792	36-03-0-211-06460-0000	17 Chiavatti Dr	Unusable/Rebuild	\$9,119
2019	4797	36-03-0-222-10966-0000	17 Annina Cres	Razed by Fire	\$2,198
2019	4800	36-03-0-230-51930-0000	98 Larkin Ave	Razed by Fire	\$3,456
2018	4731	36-03-0-231-26301-0000	4898-4916 16th Ave	Demolition	\$2,519
2014	4742	36-03-0-252-92441-0000	0 14th Ave Rear	Became Exempt	\$2,480
2015	4743	36-03-0-252-92441-0000	0 14th Ave Rear	Became Exempt	\$2,567
2016	4744	36-03-0-252-92441-0000	0 14th Ave Rear	Became Exempt	\$2,752
2017	4745	36-03-0-252-92441-0000	0 14th Ave Rear	Became Exempt	\$2,910
2018	4763	36-03-0-256-21089-0000	62 Old Oak Lane	Gross Manifest Error	\$1,034
2018	4776	36-03-0-260-45766-0000	9505 Ninth Line	Razed by Fire	\$1,032
2019	4777	36-03-0-260-45766-0000	9505 Ninth Line	Razed by Fire	\$1,640
2018	4756	36-04-0-280-43500-0000	19 Abercorn Rd	Demolition/Pool Fill	\$248
2019	4796	36-04-0-330-56800-0000	11 Fredericton Rd	Demolition	\$2,118
<b>Total S.357 Residential</b>				<b>24 Appeals</b>	<b>\$47,803</b>

<b>Tax Appeals: Section 357 – Non-Residential</b>					
<b>Tax Year</b>	<b>App #</b>	<b>Roll Number</b>	<b>Property Address</b>	<b>Subsection</b>	<b>Total Amount</b>
2018	4779	36-02-0-121-17000-0000	4350 Steeles Ave E	Demolition	\$34,918
2018	4748	36-02-0-122-88019-0000	80 Acadia Ave Unit 207	Gross Manifest Error	\$2,508
2018	4749	36-03-0-210-66400-0000	93 Old Kennedy Rd	Became Exempt	\$26,189
2018	4778	36-03-0-211-95000-0000	7350 Markham Rd	Demolition	\$53,093
2019	4794	36-03-0-213-80000-0000	7892 Mccowan Rd	Class Change	\$140
<b>Total S.357 Non-Residential</b>				<b>5 Appeals</b>	<b>\$116,849</b>

<b>Tax Appeals: Section Residential</b>					
<b>Tax Year</b>	<b>App #</b>	<b>Roll Number</b>	<b>Property Address</b>	<b>Subsection</b>	<b>Total Amount</b>
2017	4733	36-01-0-022-04563-0000	7167 Yonge St Unit Ph307	Gross Manifest Error	\$762
2016	4734	36-01-0-022-04563-0000	7167 Yonge St Unit Ph307	Gross Manifest Error	\$822
2017	4736	36-02-0-153-77100-0000	2705 Elgin Mills Rd E	Demolition	\$6,598
2016	4737	36-02-0-153-77100-0000	2705 Elgin Mills Rd E	Demolition	\$3,429
2016	4751	36-03-0-234-03662-0000	42 Brookhaven Cres	Gross Manifest Error	\$23
2017	4764	36-03-0-256-21089-0000	62 Old Oak Lane	Gross Manifest Error	\$949
2016	4765	36-03-0-256-21089-0000	62 Old Oak Lane	Gross Manifest Error	\$853
2018	4781	36-02-0-136-58000-0000	0 Highway 404	Gross Manifest Error	\$11
<b>Total S.358 Residential</b>				<b>8 Appeals</b>	<b>\$13,447</b>

<b>Tax Appeals: Section 358 – Non-Residential</b>					
<b>Tax Year</b>	<b>App #</b>	<b>Roll Number</b>	<b>Property Address</b>	<b>Subsection</b>	<b>Total Amount</b>
2016	4723	36-01-0-041-83100-0000	57 Langstaff Rd E	Demolition	\$2,041
2016	4746	36-02-0-122-88019-0000	80 Acadia Ave Unit 207	Gross Manifest Error	\$2,344
2017	4747	36-02-0-122-88019-0000	80 Acadia Ave Unit 207	Gross Manifest Error	\$2,449
<b>Total S.358 Non-Residential</b>				<b>3 Appeals</b>	<b>\$6,833</b>

<b>Grand Total (Sections 357 and 358)</b>				<b>40 Appeals</b>	<b>\$184,932</b>
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Report to: General Committee

Meeting Date: September 16, 2019

**SUBJECT:** 2020 Capital Budget Pre-Approval  
**PREPARED BY:** Sandra Skelcher, Senior Manager, Financial Planning and Reporting

**RECOMMENDATION:**

1. That the report dated September 16, 2019 titled, “2020 Capital Budget Pre-Approval” be received; and
2. That Council approve the 2020 Capital Budget Pre-Approval, which totals \$24,651,700 as outlined in Appendices 1 and 2; and
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

To obtain Council approval of the select 2020 capital projects included in this report.

**BACKGROUND:**

The 2020 Capital Budget is tentatively scheduled to be tabled at the December 10, 2019 Council meeting. Prior to budget approval, some capital projects require earlier initiation to prevent delays in design or construction, meet operational/program requirements and allow timely commencement of the procurement process to potentially achieve competitive pricing. Pre-approval is being requested for the 2020 capital projects identified in this report to achieve those goals.

**OPTIONS/ DISCUSSION:**

Staff are requesting that twenty-two (22) projects, totalling \$24,651,700, be pre-approved in this report, as listed in Appendix 1. The corresponding request forms are attached for reference in Appendix 2. Projects being requested for pre-approval, grouped by category, are as follows:

- Stormwater Assets (\$10.87M)
  - o West Thornhill Flood Control Implementation - Ph 3A (construction)
- Waterworks (\$6.35M)
  - o Cast Iron Watermain Rehabilitation - Design
  - o Cast Iron Watermain Replacement-West Thornhill Ph 3A
  - o Wastewater System Instruments - Replacement

- Parks Construction/Maintenance (\$2.55M)
  - o 160 Dudley Avenue Playground and Parking
  - o Block Pruning Initiative - Phase 1 of 3
  - o Pathways Resurfacing
  - o Playstructure Replacement
- Library Collections (\$1.60M)
  - o Library Collections
- Facility Repairs/Maintenance (\$0.94M)
  - o Heintzman House Floor Refinishing
  - o Milliken Mills C.C. Lobby Enhancement
  - o Recreation Lighting Project Replacement
  - o Theatre - Dressing Room Refurbishment
  - o Theatre - HVAC Quantity Survey
  - o Theatre- Courtyard Replacement Upper & Lower)
- IT Systems/Software (\$0.93M)
  - o Enterprise Scheduling Software Solution
  - o E-ticketing and Payment System Replacement
- Other (\$0.90M)
  - o German Mills Meadow – Environmental Monitoring Program
  - o Parking Lot Light Replacement
  - o Corporate Capital Contingency
- Existing Roads/Bridges Repairs (\$0.51M)
  - o Streetlights Poles & Cables Replacement - Varley Village Area
  - o Structures Rehabilitation (5 Structures) - Design and Construction

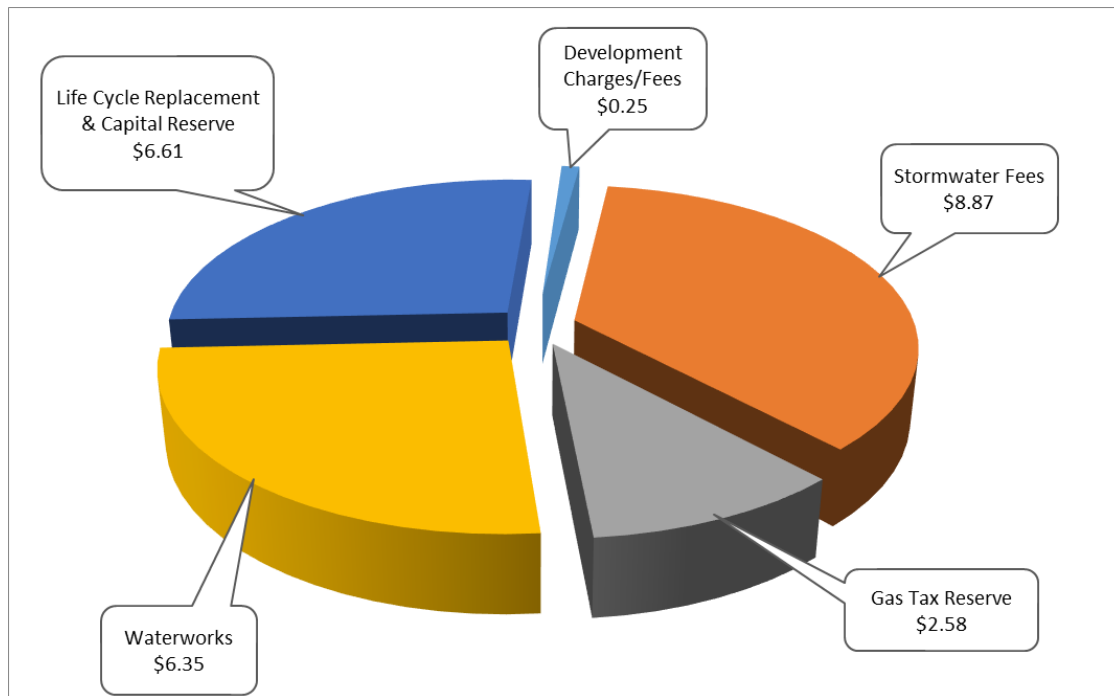
The major sources of funding for the 2020 Capital Budget pre-approval include:

- \$8.87M (36.0%) from Stormwater Reserve Fund for the flood control program;
- \$6.61M (26.8%) from Life Cycle Replacement and Capital Reserve Fund for IT system software, the maintenance of parks, roads/bridges, and library collection materials;
- \$6.35M (25.8%) from Waterworks Reserve to support Waterworks maintenance;
- \$2.58M (10.5%) from Federal Gas Tax revenue, adding \$2.00M for flood control and \$0.58M for facility repairs/maintenance;
- \$0.25M (1.0%) from Development Charges and Development Fees.

A comparative illustration of sources of funding is illustrated in Chart 1.

**Chart 1: 2020 Capital Budget pre-approval funding sources**

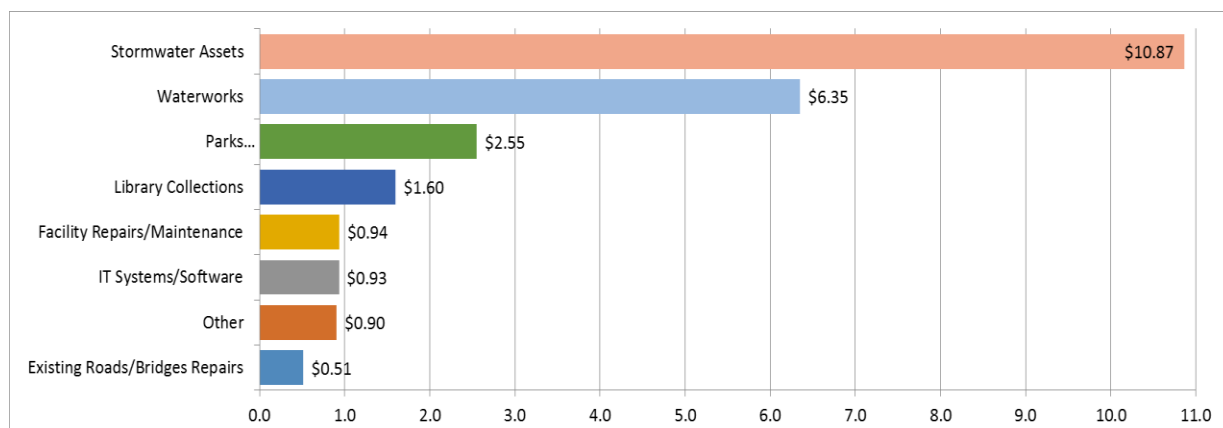
**Total \$24.65M**



The 2020 Capital Budget pre-approval expenditures, by category, are summarized in Chart 2.

**Chart 2: 2020 Capital Budget pre-approval expenditures by category**

**Total \$24.65M**



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**FINANCIAL CONSIDERATIONS**

The 2020 Capital Budget pre-approval includes \$24,651,700 of capital projects which are funded from multiple funding sources as outlined in Appendix 1.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

The 2020 Capital Budget pre-approval includes capital projects that align with the City of Markham's strategic priorities developed by Council.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

All business units have been consulted during the 2020 Capital Budget pre-approval submission and review process.

**RECOMMENDED BY:**

Joel Lustig  
Treasurer

Trinela Cane  
Commissioner, Corporate Services

**ATTACHMENTS:**

Appendix 1 – 2020 Capital and Other Programs Pre-Approval Budget

Appendix 2 – 2020 Capital and Other Programs Pre-Approval Budget Project Request  
Forms

**CITY OF MARKHAM**  
**2020 CAPITAL and OTHER PROGRAMS PRE-APPROVAL BUDGET**  
**by Department**

#	Project Description	Total	Tax	Operating Life Cycle	DC - Reserve	Other	Description of Other Funding
<b><u>Development Services</u></b>							
<b><i>Theatre</i></b>							
20007	Theatre-Courtyard Replacement (Upper & Lower)	20,000		20,000			Note 1
20008	Theatre-Dressing Room Refurbishment	40,000		40,000			Note 2
20009	Theatre-HVAC Quantity Survey	10,200		10,200			
	<b><u>TOTAL Theatre</u></b>	<b>70,200</b>		<b>70,200</b>			
	<b><u>TOTAL Development Services</u></b>	<b>70,200</b>		<b>70,200</b>			
<b><u>Corporate Services</u></b>							
<b><i>ITS</i></b>							
<b><i>ITS - Legislative</i></b>							
20053	E-Ticketing and Payment System Platform Replacement	750,200		750,200			
	<b><u>TOTAL ITS - Legislative</u></b>	<b>750,200</b>		<b>750,200</b>			
<b><i>ITS - Other</i></b>							
20060	Enterprise Scheduling Software Solution	183,200		183,200			
	<b><u>TOTAL ITS - Other</u></b>	<b>183,200</b>		<b>183,200</b>			
	<b><u>TOTAL ITS</u></b>	<b>933,400</b>		<b>933,400</b>			
<b><i>Asset Management</i></b>							
20023	160 Dudley Avenue Playground and Parking	550,000		305,000	220,500	24,500	Park Cash-in-Lieu
20079	Parking Lot Light Replacement	490,600		490,600			
	<b><u>TOTAL Asset Management</u></b>	<b>1,040,600</b>		<b>795,600</b>	<b>220,500</b>	<b>24,500</b>	
	<b><u>TOTAL Corporate Services</u></b>	<b>1,974,000</b>		<b>1,729,000</b>	<b>220,500</b>	<b>24,500</b>	
<b><u>Community &amp; Fire Services</u></b>							
<b><i>Recreation Services</i></b>							
20117	Cornell C.C. Parking Garage Rehabilitation Phase 1 of 2	248,900	248,900				
20127	Heintzman House Floor Refinishing	18,100		18,100			
20139	Milliken Mills C.C. Lobby Enhancement	597,100		70,500		526,600	Gas Tax



**CITY OF MARKHAM**  
**2020 CAPITAL and OTHER PROGRAMS PRE-APPROVAL BUDGET**  
**by Department**

#	Project Description	Total	Tax	Operating Life Cycle	DC - Reserve	Other	Description of Other Funding
20158	Recreation Lighting Project Replacement	250,600		250,600			
	<b><u>TOTAL Recreation Services</u></b>	<b>1,114,700</b>		<b>339,200</b>		<b>526,600</b>	
<b>Markham Public Library</b>							
20176	Library Collections	1,598,200		1,598,200			Note 3
	<b><u>TOTAL Markham Public Library</u></b>	<b>1,598,200</b>		<b>1,598,200</b>			
<b>Operations - Parks</b>							
20197	Block Pruning Initiative - Year 1 of 3	1,017,600	1,017,600				
20209	Pathways Resurfacing	139,800		139,800			
20210	Playstructure Replacement	841,900		841,900			
	<b><u>TOTAL Operations - Parks</u></b>	<b>1,999,300</b>	<b>1,017,600</b>	<b>981,700</b>			
<b>Operations - Utility Inspection &amp; Survey</b>							
20228	German Mills Meadow - Environmental Monitoring Program	330,400		330,400			
	<b><u>TOTAL Operations - Utility Inspection &amp; Survey</u></b>	<b>330,400</b>		<b>330,400</b>			
<b>ES - Infrastructure</b>							
20239	Streetlight Poles & Cable Replacement (Varley Village)	362,000		362,000			Note 4
20245	Structures Rehabilitation (5 Structures) - Design & Const.	150,000		150,000			Note 5
	<b><u>TOTAL ES - Infrastructure</u></b>	<b>512,000</b>		<b>512,000</b>			
<b>ES - Stormwater</b>							
20252	West Thornhill Flood Control Implementation - Ph 3A Cons.	10,868,900				10,868,900	Gas Tax and Stormwater Reserve
	<b><u>TOTAL ES - Stormwater</u></b>	<b>10,868,900</b>				<b>10,868,900</b>	
<b>ES - Waterworks</b>							
20256	CI Watermain Rehabilitation - Design	437,100				437,100	Waterworks Reserve
20258	CI Watermain Replacement-West Thornhill Ph 3A	5,897,500				5,897,500	Waterworks Reserve
20265	Wastewater System Instruments - Replacement	15,300				15,300	Waterworks Reserve
	<b><u>TOTAL ES - Waterworks</u></b>	<b>6,349,900</b>				<b>6,349,900</b>	
	<b><u>TOTAL Community &amp; Fire Services</u></b>	<b>22,773,400</b>	<b>1,017,600</b>	<b>3,761,500</b>		<b>17,745,400</b>	

**CITY OF MARKHAM**  
**2020 CAPITAL and OTHER PROGRAMS PRE-APPROVAL BUDGET**  
**by Department**

#	Project Description	Total	Tax	Operating Life Cycle	DC - Reserve	Other	Description of Other Funding
<b><u>Corporate Wide</u></b>							
<b><i>Corporate Wide</i></b>							
20268	Corporate Capital Contingency	94,000	11,000	31,400		51,600	Gas Tax; Note 6
<b><u>TOTAL Corporate Wide</u></b>		<b>94,000</b>	<b>11,000</b>	<b>31,400</b>	<b>-</b>	<b>51,600</b>	
<b><u>TOTAL Corporate Wide</u></b>		<b>94,000</b>	<b>11,000</b>	<b>31,400</b>	<b>-</b>	<b>51,600</b>	
<b><u>TOTAL PRE-APPROVAL REQUESTS</u></b>		<b>24,911,600</b>	<b>1,028,600</b>	<b>5,592,100</b>	<b>220,500</b>	<b>17,821,500</b>	

***Notes:***

- 1) The overall project budget is \$223,900. The pre-approval request of \$20,000 is for consulting work only.
- 2) The overall project budget is \$290,700. The pre-approval request of \$40,000 is for consulting work only.
- 3) The overall project budget is \$2,796,600. The pre-approval request of \$1,598,200 is to ensure there is no gap in the supply of library materials in Q1, 2020.
- 4) The overall project budget is \$2,190,800. The pre-approval request of \$362,000 is for design work only.
- 5) The overall project budget is \$607,200. The pre-approval request of \$150,000 is for design work only.
- 6) The overall project budget is \$2,225,400. The pre-approval request of \$94,000 represents the contingency amounts required for all project pre-approval requests.



# 2020 PROJECT FUNDING REQUEST FORM

Number: **20007**

Project Cost: **\$223,900**

Project Name: **Theatre-Courtyard Replacement (Upper & Lower)**

Commission: Development Services

Repair/Replace

Department: Theatre

Useful Life: 25 Pre Approval: ☒

Project Mgr: Andrew Rosenfarb

Category: Major

Ward(s): CW ☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐

Cost Validation: Third party estimate

5 ☐ 6 ☐ 7 ☐ 8 ☐

Requirement Validation: Condition assessment

## DETAILED DESCRIPTION (SCOPE OF PROJECT):

Remove interlock brick from the theatre's main entrance and 2 courtyards located in between the Theatre and Unionville High School and replace with concrete. Existing interlock was installed during theatre construction in 1985.

**BUILDING MARKHAM'S FUTURE TOGETHER:** Safe & Sustainable Community

<u>PROJECT COSTS (\$)</u>	<u>2020</u>	<u>Future Phases</u>	<u>NOTES</u>
Cost/Quote:	200,000	0	This project aims to make the courtyard areas on City owned property more usable & attractive for events and most importantly to fix issues such as unlevelled ground, water drainage issues, missing stones and open ground where trees have been removed. Work would take place in the summer months to have minimal impact on programs. Amount requested is consistent with the 2019 Life Cycle reserve study update.
Internal Charges:	0	0	
External Consulting:	20,000	0	
Sub Total:	220,000	0	
HST Impact:	3,872	0	
<b>Total Project Cost:</b>	<b>223,900</b>	<b>0</b>	

<u>SOURCE(S) OF FUNDING (\$)</u>	<u>Components</u>						<u>Future Phases</u>
<u>Funding Type</u>	<u>Budget</u>					<u>TOTAL</u>	<u>Phases</u>
Operating Funded Life Cycle	223,900	0	0	0	0	0	0
<b>TOTAL FUNDING</b>	<b>223,900</b>					<b>0</b>	<b>0</b>

<u>OPERATING BUDGET IMPACT</u>	<u>Personnel</u>	<u>Non Personnel</u>	<u>Revenues</u>	<u>Expenditures/(Revenues)</u>
	\$0	\$0	\$0	\$0

## DCA/LIFE CYCLE DETAILS

<u>DCA</u>	<u>Year</u>	<u>Amount</u>	<u>Amount in Study</u>	<u>Life Cycle</u>
<u>Name</u>				
				Amount in Study: <b>1,100,900</b>
				Amount Incl HST <b>223,900</b>
				Year in the study <b>2020</b>
DCA and/or Life Cycle: Explain if there is a change in the year and/or cost:				
2019 life cycle includes HVAC Quantity Survey (\$10k), Theatrical Lighting Fixture Replacement (\$195k), Building Maint. (\$42k), Dressing Room Refurbishment (\$291k), Courtyard Replacement (\$224k), Parking Lot Swing Gates (\$15k), Stage Equipment & Maint. (\$20k). Amount available in 2020 life cycle is \$1,101k. Amount requested is \$797k. Difference is primarily due to the deferral of the auditorium interior painting & LED house light conversion (\$251k) and other components based on assessment.				





# 2020 PROJECT FUNDING REQUEST FORM

Page 111 of 307

Number: 20008

Project Cost: \$290,700

Project Name: Theatre-Dressing Room Refurbishment

Commission: Development Services

Repair/Replace

Department: Theatre

Useful Life: 10 Pre Approval: ☒

Project Mgr: Andrew Rosenfarb

Category: Major

Ward(s): CW ☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐

Cost Validation: External peer review

5 ☐ 6 ☐ 7 ☐ 8 ☐

Requirement Validation: Condition assessment

## DETAILED DESCRIPTION (SCOPE OF PROJECT):

Redesign & refurbishment of 6 dressing rooms including replacement of flooring, countertops, shower stalls, ceramic tiles, plumbing fixtures, toilets, partitions, mirrors, chairs, costume racks, painting and replacement of incandescent lighting with LED.

BUILDING MARKHAM'S FUTURE TOGETHER: Exceptional Services by Exceptional People

PROJECT COSTS (\$)	2020	Future Phases	NOTES
Cost/Quote:	245,700	0	Last refurbished over 12 years ago, the venue's dressing rooms are showing their age and several components have visible damage. Dressing rooms are used by both our professional artists from around the world and members of our community. For some, these rooms are one of the only few impressions they get of the Theatre and City of Markham. The theatre is requesting to refurbish these spaces to better serve our clients and community. Amount consistent with the 2019 life cycle reserve study update.
Internal Charges:	0	0	
External Consulting:	40,000	0	
Sub Total:	285,700	0	
HST Impact:	5,028	0	
<b>Total Project Cost:</b>	<b>290,700</b>	<b>0</b>	

SOURCE(S) OF FUNDING (\$)	Components					Future Phases
Funding Type	Budget				TOTAL	
Operating Funded Life Cycle	290,700	0	0	0	0	0
<b>TOTAL FUNDING</b>	<b>290,700</b>				<b>0</b>	<b>0</b>

OPERATING BUDGET IMPACT	Personnel	Non Personnel	Revenues	Expenditures/(Revenues)
	\$0	\$0	\$0	\$0

## DCA/LIFE CYCLE DETAILS

DCA	Year	Amount	Amount in Study	Life Cycle
Name				
				Amount in Study: 1,100,900
				Amount Incl HST 290,700
				Year in the study 2020
DCA and/or Life Cycle: Explain if there is a change in the year and/or cost:				
2019 life cycle includes HVAC Quantity Survey (\$10k), Theatrical Lighting Fixture Replacement (\$195k), Building Maint. (\$42k), Dressing Room Refurbishment (\$291k), Courtyard Replacement (\$224k), Parking Lot Swing Gates (\$15k), Stage Equipment & Maint. (\$20k). Amount available in 2020 life cycle is \$1,101k. Amount requested is \$797k. Difference is primarily due to the deferral of the auditorium interior painting & LED house light conversion (\$251k) and other components based on assessment.				





# 2020 PROJECT FUNDING REQUEST FORM

Page 113 of 305

Number: 20009

Project Cost: \$10,200

Project Name: Theatre-HVAC Quantity Survey

Commission: Development Services

Studies/Pilot Programs

Department: Theatre

Useful Life: 30 Pre Approval: ☒

Project Mgr: Jason Vasilaki &amp; Andrew Rosenfarb

Category: Minor

Cost Validation: Third party estimate

Ward(s): CW ☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐  
5 ☐ 6 ☐ 7 ☐ 8 ☐

Requirement Validation: Documentation of life cycle years

## DETAILED DESCRIPTION (SCOPE OF PROJECT):

Quantity surveyor consultation for the replacement of the Theatre's HVAC system scheduled for 2021.

BUILDING MARKHAM'S FUTURE TOGETHER: Safe &amp; Sustainable Community

PROJECT COSTS (\$)	2020	Future Phases
Cost/Quote:	0	1,500,000
Internal Charges:	0	0
External Consulting:	10,000	0
Sub Total:	10,000	1,500,000
HST Impact:	176	26,400
<b>Total Project Cost:</b>	<b>10,200</b>	<b>1,526,400</b>

## NOTES

Recommendation from sustainability & asset management department to engage a professional cost estimation consultant for the HVAC replacement project. The 2021 construction project (current estimate included as future phases) will be adjusted based on the consultant's recommendation.

SOURCE(S) OF FUNDING (\$)	Components					Future Phases
Funding Type	Budget				TOTAL	Phases
Operating Funded Life Cycle	10,200	0	0	0	0	1,526,400
<b>TOTAL FUNDING</b>	<b>10,200</b>				<b>0</b>	<b>1,526,400</b>

OPERATING BUDGET IMPACT	Personnel	Non Personnel	Revenues	Expenditures/(Revenues)
	\$0	\$0	\$0	\$0

## DCA/LIFE CYCLE DETAILS

DCA	Year	Amount	Amount in Study	Life Cycle
Name				
				Amount in Study: 1,100,900
				Amount Incl HST 10,200
				Year in the study 2020

DCA and/or Life Cycle: Explain if there is a change in the year and/or cost:

2019 life cycle includes HVAC Quantity Survey (\$10k), Theatrical Lighting Fixture Replacement (\$195k), Building Maint. (\$42k), Dressing Room Refurbishment (\$291k), Courtyard Replacement (\$224k), Parking Lot Swing Gates (\$15k), Stage Equipment & Maint. (\$20k). Amount available in 2020 life cycle is \$1,101k. Amount requested is \$797k. Difference is primarily due to the deferral of the auditorium interior painting & LED house light conversion (\$251k) and other components based on assessment.







# 2020 PROJECT FUNDING REQUEST FORM

Page 115 of 307

Number: 20053

Project Cost: \$750,200

Project Name: E-Ticketing and Payment System Platform Replacement

Commission: Corporate Services

Repair/Replace

Department: ITS

Useful Life: 10

Pre Approval: ☒

Project Mgr: Michael Killingsworth

Category: Major

Cost Validation: Other(specify in Notes)

Ward(s): CW ☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐  
5 ☐ 6 ☐ 7 ☐ 8 ☐

Requirement Validation: Other(specify in Notes)

## DETAILED DESCRIPTION (SCOPE OF PROJECT):

In 2015, the City implemented an Administrative Monetary Penalty System (AMPs) for by-law prosecutions. The current e-ticketing and payment system platform is used to produce penalty notices, notice letters, schedule screenings and hearings and to process AMPs fines that have gone into default to Ministry of Transportation license plate denial. The current e-ticketing, online and phone payment system (ParkSmart) is over 10 years old and at end of life. The City was recently notified by ParkSmart that it will no longer be supporting this platform as of July 2019. It is currently used only for parking violations, which generates approximately \$3M annually in parking violation revenues for the City; however, to scale up to full implementation of AMPs, the City requires updating of the current system to accommodate prosecution of all regulatory by-laws. Municipalities have had provincial court time reduced in the past two years. Markham is down to 6 days/yr of court time. A new e-ticket platform will allow the City to issue all notices, collect fine revenue and will permit online screening which is a significant customer service improvement. A new system will also provide improved analytics and data collection to optimize current resources. Not replacing the current system will create the risk of a complete program shut-down. All electronic processes currently facilitated through the platform will have to revert back to manual methods, including the issuance of penalty notices. This method will require significant additional human resources to manually input and track approximately 4000 penalty notices per month and facilitate all of the required administrative tasks associated with the prosecution of offences.

BUILDING MARKHAM'S FUTURE TOGETHER: Exceptional Services by Exceptional People

PROJECT COSTS (\$)	2020	Future Phases
Cost/Quote:	565,000	0
Internal Charges:	175,300	0
External Consulting:	0	0
Sub Total:	740,300	0
HST Impact:	9,944	0
<b>Total Project Cost:</b>	<b>750,200</b>	<b>0</b>

## NOTES

The cost validation for this project is based on a business proposal and quote received from a potential vendor for initial start up and \$75,000 annually thereafter for maintenance fees for software, hosting and consumables. \$175,300 has been added for 1 contract resource for 1.5 years for project management.

## SOURCE(S) OF FUNDING (\$)

Funding Type	Budget	Components					TOTAL	Future Phases
Operating Funded Life Cycle	750,200	0	0	0	0	0	0	
<b>TOTAL FUNDING</b>	<b>750,200</b>						<b>0</b>	

OPERATING BUDGET IMPACT	Personnel	Non Personnel	Revenues	Expenditures/(Revenues)
	\$0	\$75,000	\$0	\$75,000

**DCA****Name****Year****Amount****Amount in  
Study****Life Cycle**

Amount in Study:

Amount Incl HST

Year in the study

DCA and/or Life Cycle: Explain if there is a change in the year and/or cost:



# 2020 PROJECT FUNDING REQUEST FORM

Page 117 of 309

Number: 20060

Project Cost: \$183,200

Project Name: Enterprise Scheduling Software Solution

Commission: Corporate Services

Department: ITS

Project Mgr: Ned Sirry

Ward(s): CW ☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐  
5 ☐ 6 ☐ 7 ☐ 8 ☐

New Asset/Expansion

Useful Life: 5 Pre Approval: ☒

Category: Major

Cost Validation: Third party estimate

Requirement Validation: Other(specify in Notes)

**DETAILED DESCRIPTION (SCOPE OF PROJECT):**

A scheduling software solution would allow for a streamlined and efficient approach to maintaining both the daily assignment of duties and weekly, bi-weekly, monthly schedules for Citywide uses. It would ensure appropriate coverage and support the allocation of staffing resources across the City. This would be an enterprise solution with provisions to meet requirements for all BU's that require it and planned intergration into existing HRIS systems (ADP). This project supports the City's strategy under Stewardship of Money & Resources. This would increase customer satisfaction, operational excellence, and staff engagement.

**BUILDING MARKHAM'S FUTURE TOGETHER:** Stewardship of Money & Resources

<b>PROJECT COSTS (\$)</b>	<b>2020</b>	<b>Future Phases</b>	<b>NOTES</b>
Cost/Quote:	180,000	0	Several BU's have made requests for a scheduling software solution for their individual area - this would result in multiple point solutions, make support difficult, and result in muliple integration points. An Enterprise solution consolidates the point solutions into a corporate standard ensuring consistency across the City of Markham, a single support point, and single integration point with HRIS systems. ADP consultancy is expected for integration needs. (160K software + 20K integration)
Internal Charges:	0	0	
External Consulting:	0	0	
Sub Total:	180,000	0	
HST Impact:	3,168	0	
<b>Total Project Cost:</b>	<b>183,200</b>	<b>0</b>	

<b>SOURCE(S) OF FUNDING (\$)</b>	<b>Components</b>						<b>Future Phases</b>
<b>Funding Type</b>	<b>Budget</b>				<b>TOTAL</b>		<b>Future Phases</b>
Operating Funded Life Cycle	183,200	0	0	0	0	0	0
<b>TOTAL FUNDING</b>	<b>183,200</b>				<b>0</b>		<b>0</b>

<b>OPERATING BUDGET IMPACT</b>	<b>Personnel</b>	<b>Non Personnel</b>	<b>Revenues</b>	<b>Expenditures/(Revenues)</b>
	\$0	\$15,000	\$0	\$15,000

**DCA/LIFE CYCLE DETAILS**

<b>DCA</b>	<b>Year</b>	<b>Amount</b>	<b>Amount in Study</b>	<b>Life Cycle</b>
<b>Name</b>				
				Amount in Study: <input type="text"/>
				Amount Incl HST <input type="text"/>
				Year in the study <input type="text"/>
DCA and/or Life Cycle: Explain if there is a change in the year and/or cost:				
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# 2020 PROJECT FUNDING REQUEST FORM

Number: 20023

Project Cost: \$550,000

Project Name: 160 Dudley Avenue Playground and Parking

Commission: Corporate Services

New Asset/Expansion

Department: Asset Management

Useful Life: 25 Pre Approval: ☒

Project Mgr: Renee England

Category: Major

Cost Validation: Recent awards

Ward(s): CW ☐ 1 ☒ 2 ☐ 3 ☐ 4 ☐  
5 ☐ 6 ☐ 7 ☐ 8 ☐

Requirement Validation: Other(specify in Notes)

## DETAILED DESCRIPTION (SCOPE OF PROJECT):

This project is to remove the existing and extensive paving, replace it with a new accessible junior and senior playground, install a reduced amount of paving, sod the remainder and install some new landscaping at the front of the building.

BUILDING MARKHAM'S FUTURE TOGETHER: Engaged, Diverse &amp; Thriving City

PROJECT COSTS (\$)	2020	Future Phases	NOTES
Cost/Quote:	521,800	0	\$226,000 - Playground, street fence and pathway
Internal Charges:	19,000	0	\$241,770 - Parking
External Consulting:	0	0	\$63,230 - Landscaping
Sub Total:	540,800	0	
HST Impact:	9,184	0	
<b>Total Project Cost:</b>	<b>550,000</b>	<b>0</b>	

SOURCE(S) OF FUNDING (\$)	Components					Future Phases
Funding Type	Budget	Playground construction	Parking	Landscaping	Internal Charges	TOTAL
DCA	220,500	203,400	0	0	17,100	220,500
Operating Funded Life Cycle	305,000	0	241,770	63,230	0	305,000
Parks Cash-in-Lieu	24,500	22,600	0	0	1,900	24,500
<b>TOTAL FUNDING</b>	<b>550,000</b>					<b>550,000</b>

OPERATING BUDGET IMPACT	Personnel	Non Personnel	Revenues	Expenditures/(Revenues)
	\$0	\$30,000	\$0	\$30,000

**DCA****Name****Year****Amount****Amount in  
Study****Life Cycle**

Amount in Study:

Amount Incl HST

Year in the study

DCA and/or Life Cycle: Explain if there is a change in the year and/or cost:



# 2020 PROJECT FUNDING REQUEST FORM

Page 121 of 13

Number: 20079

Project Cost: \$490,600

Project Name: Parking Lot Light Replacement

Commission: Corporate Services

Department: Asset Management

Project Mgr: Khwaja Waker

Ward(s): CW ☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐  
5 ☐ 6 ☐ 7 ☐ 8 ☐

Repair/Replace

Useful Life: 25 Pre Approval: ☒

Category: Major

Cost Validation: Internal peer review

Requirement Validation: Condition assessment

**DETAILED DESCRIPTION (SCOPE OF PROJECT):**

This work allows for replacement of the parking lot light poles including underground wiring and fixture at City owned properties. Poles for replacement are identified through another program (Parking Lot light Inspection) that occurs every 5 years to meet illumination standards for safety and liability. Poles and fixtures are audited once every 5 years to identify the poles/fixtures to be replaced through this program.

**BUILDING MARKHAM'S FUTURE TOGETHER:** Stewardship of Money & Resources

<b>PROJECT COSTS (\$)</b>	<b>2020</b>	<b>Future Phases</b>	<b>NOTES</b>
Cost/Quote:	472,100	0	\$480,400 Citywide parking lot light poles, fixtures and underground cable replacement, incl. Milliken Mills CC (1987) \$10,200 Internal Chargeback Amount requested is consistent with 2019 Life Cycle Reserve Study.
Internal Charges:	10,200	0	
External Consulting:	0	0	
Sub Total:	482,300	0	
HST Impact:	8,309	0	
<b>Total Project Cost:</b>	<b>490,600</b>	<b>0</b>	

<u>SOURCE(S) OF FUNDING (\$)</u>		<u>Components</u>				<u>Future</u>	
<u>Funding Type</u>	<u>Budget</u>	<u>Parking lot light replacement</u>	<u>Internal Chargeback</u>		<u>TOTAL</u>	<u>Phases</u>	
Operating Funded Life Cycle	490,600	480,400	10,200	0	0	490,600	0
<b>TOTAL FUNDING</b>	<b><u>490,600</u></b>					<b><u>490,600</u></b>	<b><u>0</u></b>

<b>OPERATING BUDGET IMPACT</b>	<b>Personnel</b>	<b>Non Personnel</b>	<b>Revenues</b>	<b>Expenditures/(Revenues)</b>
	\$0	\$0	\$0	\$0

**DCA/LIFE CYCLE DETAILS**

<b>DCA</b>	<b>Year</b>	<b>Amount</b>	<b>Amount in Study</b>	<b>Life Cycle</b>
<b>Name</b>				
				Amount in Study: 1,903,300
				Amount Incl HST 490,600
				Year in the study

DCA and/or Life Cycle: Explain if there is a change in the year and/or cost:

SAM LC program for 2020 is \$1.778M of \$1.903M - Corp Security \$701.7K, Parking Lot light \$490.6K, Backflow Prevention \$20.4K, Bldg. Condition Audit \$144K, Bldg Envelope \$56.1K, Accessibility \$137.7K, Designated Substances \$69.4K & PVC Salt Dome Demolition supplement \$158K.







# 2020 PROJECT FUNDING REQUEST FORM

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Number: 20127

Project Cost: \$18,100

Project Name: Heintzman House Floor Refinishing

Commission: Community &amp; Fire Services

Department: Recreation Services

Project Mgr: Martin Barrow

Ward(s): CW ☐ 1 ☒ 2 ☐ 3 ☐ 4 ☐  
5 ☐ 6 ☐ 7 ☐ 8 ☐

Repair/Replace

Useful Life: 12 Pre Approval: ☒

Category: Minor

Cost Validation: Recent awards

Requirement Validation: Condition assessment

## DETAILED DESCRIPTION (SCOPE OF PROJECT):

This project is to sand and recoat the existing hardwood flooring in the Banquet Hall, Crookshank Room, Bridal Suite, Childrens Room 2nd floor, and Grooms Room at Heintzman House. In order to preserve the floor's appearance and continue to make the space attractive to customers, staff recommends refurbishing the floor. There will be 4,900 sq ft of floor being refurbished

**BUILDING MARKHAM'S FUTURE TOGETHER:** Safe & Sustainable Community

PROJECT COSTS (\$)	2020	Future Phases	NOTES
Cost/Quote:	17,800	0	The existing wood flooring was installed in 1930 and is original to the Heintzman house. The amount requested is consistent with recent staff award plus inflation. \$3.69/sqft x 4900 sqft = \$18,100
Internal Charges:	0	0	
External Consulting:	0	0	
Sub Total:	17,800	0	
HST Impact:	313	0	
Total Project Cost:	18,100	0	

SOURCE(S) OF FUNDING (\$)	Components					TOTAL	Future Phases
Funding Type	Budget						
Operating Funded Life Cycle	18,100	0	0	0	0	0	0
TOTAL FUNDING	18,100					0	0

OPERATING BUDGET IMPACT	Personnel	Non Personnel	Revenues	Expenditures/(Revenues)
	\$0	\$0	\$0	\$0

## DCA/LIFE CYCLE DETAILS

DCA	Year	Amount	Amount in Study	Life Cycle
Name				
				Amount in Study: 58,800
				Amount Incl HST 18,100
				Year in the study 2020

DCA and/or Life Cycle: Explain if there is a change in the year and/or cost:

Life Cycle includes: Boiler \$24k, Fireplace \$7.8k (reduced from \$8k), Floor refinishing \$19.9k, Kitchen Stove \$8.1k





# 2020 PROJECT FUNDING REQUEST FORM

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Number: 20139

Project Cost: \$597,100

Project Name: Milliken Mills C.C. Lobby Enhancement

Commission: Community &amp; Fire Services

Repair/Replace

Department: Recreation Services

Useful Life: 15 Pre Approval: ☒

Project Mgr: Ryan Hanna

Category: Minor

Ward(s): CW ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐

Cost Validation: Internal peer review

5 ☐ 6 ☐ 7 ☐ 8 ☒

Requirement Validation: Condition assessment

## DETAILED DESCRIPTION (SCOPE OF PROJECT):

This project is to add accessibility improvements and enhanced features and amenities to the main lobby and library areas at Milliken Mills C.C.. All features and amenities in the main lobby and library entrance area are original and were installed in 1989. The facility is outdated and its features and amenities need to be redesigned and replaced. Staff have experienced numerous issues with replacing and repairing parts and components (IE: Tiles), many of which are no longer in production. This project will also add additional accessibility improvements to support community needs.

BUILDING MARKHAM'S FUTURE TOGETHER: Safe &amp; Sustainable Community

PROJECT COSTS (\$)	2020	Future Phases	NOTES
Cost/Quote:	586,746	0	To update the main lobby area, this project includes the redesign of the main lobby area, replace existing quarry tile, paint main lobby, replace library entrance with accessible doors and update existing washrooms. These features and amenities were installed in 1989. A condition assessment on these items in the lobby and library area indicate replacement is warranted. The amount requested was validated by an internal peer review conducted by Asset Management.
Internal Charges:	0	0	
External Consulting:	0	0	
Sub Total:	586,746	0	
HST Impact:	10,327	0	
<b>Total Project Cost:</b>	<b>597,100</b>	<b>0</b>	

SOURCE(S) OF FUNDING (\$)	Components					Future Phases
Funding Type	Budget	Quarry tile	Consulting	Permits	TOTAL	Future Phases
Gas Tax	526,600	0	0	0	0	0
Operating Funded Life Cycle	70,500	48,500	12,000	10,000	70,500	0
<b>TOTAL FUNDING</b>	<b>597,100</b>				<b>70,500</b>	<b>0</b>

OPERATING BUDGET IMPACT	Personnel	Non Personnel	Revenues	Expenditures/(Revenues)
	\$0	\$0	\$0	\$0

## DCA/LIFE CYCLE DETAILS

DCA	Year	Amount	Amount in Study	Life Cycle
Name				
				Amount in Study: 1,483,700
				Amount Incl HST 70,500
				Year in the study 2020
DCA and/or Life Cycle: Explain if there is a change in the year and/or cost:				
Life Cycle includes: Scoreboard \$15.4k, Floor Machine \$22.5k, Heat Exchanger \$14.8k, Bleacher Heaters \$24.4k, Arena Foundation \$901.9k, Arena Board \$223.9k, Arena Paint \$8k, Furnace \$103.8k, Bleachers Seating \$29.2k, Flooring \$119.7k, Mixing Values \$4k (deferred), Filter Pump \$3k (deferred), Life Safety Monitor \$5k (deferred), Kitchen Equipment \$8k (deferred)				





# 2020 PROJECT FUNDING REQUEST FORM

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Number: 20158

Project Cost: \$250,600

Project Name: Recreation Lighting Project Replacement

Commission: Community &amp; Fire Services

Repair/Replace

Department: Recreation Services

Useful Life: 10 Pre Approval: ☒

Project Mgr: Ryan Hanna

Category: Minor

Ward(s): CW ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☒

Cost Validation: Third party estimate

5 ☒ 6 ☒ 7 ☐ 8 ☐

Requirement Validation: Condition assessment

## DETAILED DESCRIPTION (SCOPE OF PROJECT):

This project is to replace lighting in the Library at Angus Glen C.C, the gymnasium and pool change room at Cornell C.C, the pool change rooms at Centennial C.C, the interior and exterior lighting at the Pingle House.

BUILDING MARKHAM'S FUTURE TOGETHER: Safe &amp; Sustainable Community

PROJECT COSTS (\$)	2020	Future Phases	NOTES
Cost/Quote:	246,300	0	A condition assessment of the lighting indicates replacement is warranted. E3: This replacement will result in annual cost savings in 2021, Cornell \$14,322, Centennial \$5,041, Angus Glen \$33,562 for a total of \$52,926. In 2020, annual savings will be : Centennial \$ 2,520, Angus Glen \$ 16,781, Cornell \$ 14,322 for a total of \$33,623. Payback for Centennial 2.5 yrs, Cornell 3.3 yrs, Angus Glen 4.9 yrs. The cost is consistent with recent staff award plus inflation.
Internal Charges:	0	0	
External Consulting:	0	0	
Sub Total:	246,300	0	
HST Impact:	4,335	0	
<b>Total Project Cost:</b>	<b>250,600</b>	<b>0</b>	

SOURCE(S) OF FUNDING (\$)	Components					Future Phases
Funding Type	Budget	Cornell	Centennial	Angus Glen	Pingle House	TOTAL
Operating Funded Life Cycle	250,600	47,590	15,000	151,200	36,810	250,600
<b>TOTAL FUNDING</b>	<b>250,600</b>					<b>250,600</b>

OPERATING BUDGET IMPACT	Personnel	Non Personnel	Revenues	Expenditures/(Revenues)
	\$0	-\$33,623	\$0	-\$33,623

## DCA/LIFE CYCLE DETAILS

DCA	Year	Amount	Amount in Study	Life Cycle
Name				
				Amount in Study: 2,470,400
				Amount Incl HST 250,600
				Year in the study 2020

DCA and/or Life Cycle: Explain if there is a change in the year and/or cost:

Life Cycle Statement: Cornell \$47,590, Centennial \$15,000, Angus Glen \$151,200, Pingle House \$36,810.







# 2020 PROJECT FUNDING REQUEST FORM

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Number: 20176

Project Cost: \$2,796,600

Project Name: Library Collections

Commission: Community &amp; Fire Services

Department: Markham Public Library

Project Mgr: Catherine Biss

Ward(s): CW ☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐  
5 ☐ 6 ☐ 7 ☐ 8 ☐

Repair/Replace

Useful Life: 7 Pre Approval: ☒

Category: Annual

Cost Validation: Recent awards

Requirement Validation: Condition assessment

## DETAILED DESCRIPTION (SCOPE OF PROJECT):

Collections are the Library's main product and are used heavily by the public, which expects currency. This requires ongoing acquisition of new materials, including those in print and non-print formats and non-English language materials, which are in high demand in Markham. In a 2016 survey of 1,400 residents, 97% indicated that it was important that MPL provides books and valued borrowing materials as the #1 Library service.

BUILDING MARKHAM'S FUTURE TOGETHER: Exceptional Services by Exceptional People

PROJECT COSTS (\$)	2020	Future Phases	NOTES
Cost/Quote:	2,748,208	0	Preliminary allocations (includes processing) as follows: Books & Subscriptions \$970K / Audio-visual \$365K / French \$25K / Multilingual \$300K / Microfilms \$3.6K / Periodicals \$100K / Electronic Resources \$760K / Processing Supplies \$230K. (Figures subject to revision based on material availability, customer needs and final Library review.) 25% of funding (excl. processing costs) devoted to non-English materials (i.e. Multilingual, French). Cost for replacement of existing E-Resources (when invoiced in USD) based on exchange rate of 1.35.
Internal Charges:	0	0	
External Consulting:	0	0	
Sub Total:	2,748,208	0	
HST Impact:	48,368	0	
<b>Total Project Cost:</b>	<b>2,796,600</b>	<b>0</b>	

SOURCE(S) OF FUNDING (\$)	Components					Future Phases
Funding Type	Budget	Collection			TOTAL	
Operating Funded Life Cycle	2,796,600	2,796,600	0	0	0 2,796,600	0
<b>TOTAL FUNDING</b>	<b>2,796,600</b>				<b>2,796,600</b>	<b>0</b>

OPERATING BUDGET IMPACT	Personnel	Non Personnel	Revenues	Expenditures/(Revenues)
	\$0	\$0	\$0	\$0

## DCA/LIFE CYCLE DETAILS

DCA	Year	Amount	Amount in Study	Life Cycle
Name				
				Amount in Study: 2,753,400
				Amount Incl HST 2,796,600
				Year in the study 2020

DCA and/or Life Cycle: Explain if there is a change in the year and/or cost:

The life cycle amount is based on the latest Library collections contract and is consistent with the 2019 Life Cycle Reserve Study; USD exchanged rate updated from 1.30 to 1.35 based on June 2019 forecast.





# 2020 PROJECT FUNDING REQUEST FORM

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Number: 20197

Project Cost: \$1,017,600

Project Name: Block Pruning Initiative - Year 1 of 3

Commission: Community &amp; Fire Services

Department: Operations - Parks

Project Mgr: Miles Peart

Ward(s): CW ☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐  
5 ☐ 6 ☐ 7 ☐ 8 ☐

Repair/Replace

Useful Life: 0 Pre Approval: ☒

Category: Major

Cost Validation: Third party estimate

Requirement Validation: Visual inspection

**DETAILED DESCRIPTION (SCOPE OF PROJECT):**

3 year capital project to prune City trees proactively to improve storm damage resistance and reduce residents complaints which currently are over 2,700 per year.

**BUILDING MARKHAM'S FUTURE TOGETHER:** Safe & Sustainable Community

PROJECT COSTS (\$)	2020	Future Phases
Cost/Quote:	1,000,000	2,000,000
Internal Charges:	0	0
External Consulting:	0	0
Sub Total:	1,000,000	2,000,000
HST Impact:	17,600	35,200
Total Project Cost:	1,017,600	2,035,200

**NOTES**

The City owns approximately 100,000 street trees. This program will address proactive street tree pruning of 23,333 trees per year through contracted services. Once the 70,000 trees have been pruned the remaining 30,000 trees will be addressed as part of the regular operating budget, which will need to be increased by \$150,000 starting 2023. Currently, the tree inventory is not in a state of good repair & backlog led to this proactive approach to updating the asset.

SOURCE(S) OF FUNDING (\$)	Components						Future Phases
Funding Type	Budget					TOTAL	Phases
Tax	1,017,600	0	0	0	0	0	2,035,200
TOTAL FUNDING	1,017,600					0	2,035,200

OPERATING BUDGET IMPACT	Personnel	Non Personnel	Revenues	Expenditures/(Revenues)
	\$0	\$150,000	\$0	\$150,000

**DCA/LIFE CYCLE DETAILS**

DCA	Year	Amount	Amount in Study	Life Cycle
Name				Amount in Study: <input type="text"/>
				Amount Incl HST <input type="text"/>
				Year in the study <input type="text"/>

DCA and/or Life Cycle: Explain if there is a change in the year and/or cost:





# 2020 PROJECT FUNDING REQUEST FORM

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Number: 20209

Project Cost: \$139,800

Project Name: Pathways Resurfacing

Commission: Community &amp; Fire Services

Repair/Replace

Department: Operations - Parks

Useful Life: 15

Pre Approval: ☒

Project Mgr: Scott Grieve

Category: Minor

Cost Validation: Recent awards

Ward(s): CW ☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐  
5 ☐ 6 ☐ 7 ☐ 8 ☐

Requirement Validation: Visual inspection

## DETAILED DESCRIPTION (SCOPE OF PROJECT):

Paving and repairs of pathways at various parks and locations. These locations are prone to wear and tear and washouts following heavy rain and flooding. Paving will help to alleviate this problem. Locations will be assessed and determined based on condition assessment in spring. Staff will investigate environmental options for future considerations.

BUILDING MARKHAM'S FUTURE TOGETHER: Safe &amp; Sustainable Community

PROJECT COSTS (\$)	2020	Future Phases	NOTES
Cost/Quote:	137,400	0	Locations subject to condition assessment.
Internal Charges:	0	0	2020 Locations include Cricklewood Park, Huntington Park and Markham Green Golf Club.
External Consulting:	0	0	There is no substantial backlog and the pathways are in a state of good repair.
Sub Total:	137,400	0	Amount requested is consistent with the 2019 Life Cycle Reserve Study update.
HST Impact:	2,418	0	
<b>Total Project Cost:</b>	<b>139,800</b>	<b>0</b>	

SOURCE(S) OF FUNDING (\$)	Components						Future Phases
Funding Type	Budget					TOTAL	
Operating Funded Life Cycle	139,800	0	0	0	0	0	0
<b>TOTAL FUNDING</b>	<b>139,800</b>					<b>0</b>	<b>0</b>

OPERATING BUDGET IMPACT	Personnel	Non Personnel	Revenues	Expenditures/(Revenues)
	\$0	\$0	\$0	\$0

## DCA/LIFE CYCLE DETAILS

DCA	Year	Amount	Amount in Study	Life Cycle
Name				
				Amount in Study: 139,800
				Amount Incl HST 139,800
				Year in the study 2020

DCA and/or Life Cycle: Explain if there is a change in the year and/or cost:





# 2020 PROJECT FUNDING REQUEST FORM

Page 135 of 27

Number: 20210

Project Cost: \$841,900

Project Name: Playstructure Replacement

Commission: Community &amp; Fire Services

Repair/Replace

Department: Operations - Parks

Useful Life: 17 Pre Approval: ☒

Project Mgr: Scott Grieve

Category: Minor

Ward(s): CW ☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐

Cost Validation: Recent awards

5 ☐ 6 ☐ 7 ☐ 8 ☐

Requirement Validation: Condition assessment

## DETAILED DESCRIPTION (SCOPE OF PROJECT):

Replacement of playground equipment, as required, to maintain the current standards (CSA - Canadian Standards Association CAN/CSA-Z614-07. Children's Playspaces and Equipment"). There are 15 locations to be replaced in 2020 (see attached schedule).

BUILDING MARKHAM'S FUTURE TOGETHER: Safe &amp; Sustainable Community

PROJECT COSTS (\$)	2020	Future Phases	NOTES
Cost/Quote:	827,300	0	Locations are subject to change based on condition assessment.
Internal Charges:	0	0	Funding amount changes every year based on life cycle
External Consulting:	0	0	replacement of specific playstructures. Funding may be reallocated within the components of the project.
Sub Total:	827,300	0	There is no substantial backlog upon completion of the 2020 project. Assets are in a state of good repair.
HST Impact:	14,560	0	Milliken Mills playground structure will be accelerated to 2021 to coincide with the Milliken Mills rubberized surface which has been deferred to 2021 from 2020.
<b>Total Project Cost:</b>	<b>841,900</b>	<b>0</b>	Amount requested is consistent with the 2019 Life Cycle Reserve

SOURCE(S) OF FUNDING (\$)	Components						Future Phases
Funding Type	Budget					TOTAL	
Operating Funded Life Cycle	841,900	0	0	0	0	0	0
<b>TOTAL FUNDING</b>	<b>841,900</b>					<b>0</b>	<b>0</b>

OPERATING BUDGET IMPACT	Personnel	Non Personnel	Revenues	Expenditures/(Revenues)
	\$0	\$0	\$0	\$0

## DCA/LIFE CYCLE DETAILS

DCA	Year	Amount	Amount in Study	Life Cycle
Name				
				Amount in Study: 841,900
				Amount Incl HST 841,900
				Year in the study 2020
DCA and/or Life Cycle: Explain if there is a change in the year and/or cost:				







# 2020 PROJECT FUNDING REQUEST FORM

Page 137 of 29

Number: 20228

Project Cost: \$330,400

Project Name: German Mills Meadow Environmental Monitoring Program

Commission: Community &amp; Fire Services

Repair/Replace

Department: Operations - Utility Inspection &amp; Survey

Useful Life: 0 Pre Approval: ☒

Project Mgr: Robert Maritzel

Category: Major

Cost Validation: Recent awards

Ward(s): CW ☐ 1 ☒ 2 ☐ 3 ☐ 4 ☐  
5 ☐ 6 ☐ 7 ☐ 8 ☐

Requirement Validation: Legislative compliance

**DETAILED DESCRIPTION (SCOPE OF PROJECT):**

Hire a consultant for the management of the German Mills Meadow and Natural Habitat includes condition assesment, monitoring systems to ensure that appropriate protection is provided to abutting properties and German Mills Creek. This request is to hire a consultant to monitor for 3 years (2020-2023) to ensure methane gas concentrations are below MOE (Ministry of Environment) compliance levels and German Mills Creek is not adversely affected by the leachate.

**BUILDING MARKHAM'S FUTURE TOGETHER:** Safe & Sustainable Community

<b>PROJECT COSTS (\$)</b>	<b>2020</b>	<b>Future Phases</b>	<b>NOTES</b>
Cost/Quote:	0	0	This project is required every 3 years. Amount requested is consistent with the 2019 Life Cycle Reserve Study update.
Internal Charges:	0	0	
External Consulting:	324,700	0	
Sub Total:	324,700	0	
HST Impact:	5,715	0	
<b>Total Project Cost:</b>	<b>330,400</b>	<b>0</b>	

<b>SOURCE(S) OF FUNDING (\$)</b>	<b>Components</b>						<b>Future Phases</b>
<b>Funding Type</b>	<b>Budget</b>					<b>TOTAL</b>	<b>Phases</b>
Operating Funded Life Cycle	330,400	0	0	0	0	0	0
<b>TOTAL FUNDING</b>	<b>330,400</b>					<b>0</b>	<b>0</b>

<b>OPERATING BUDGET IMPACT</b>	<b>Personnel</b>	<b>Non Personnel</b>	<b>Revenues</b>	<b>Expenditures/(Revenues)</b>
	\$0	\$0	\$0	\$0

**DCA/LIFE CYCLE DETAILS**

<b>DCA</b>	<b>Year</b>	<b>Amount</b>	<b>Amount in Study</b>	<b>Life Cycle</b>
<b>Name</b>				Amount in Study: 330,400
				Amount Incl HST 330,400
				Year in the study 2020
DCA and/or Life Cycle: Explain if there is a change in the year and/or cost:				
<div></div>				





# 2020 PROJECT FUNDING REQUEST FORM

Page 139 of 31

Number: 20239

Project Cost: \$2,190,800

Project Name: Streetlight Poles &amp; Cable Replacement (Varley Village)

Commission: Community &amp; Fire Services

Repair/Replace

Department: ES - Infrastructure

Useful Life: 60

Pre Approval: ☒

Project Mgr: Prathapan Kumar

Category: Major

Ward(s): CW ☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐

Cost Validation: Recent awards

5 ☐ 6 ☐ 7 ☐ 8 ☐

Requirement Validation: Condition assessment

**DETAILED DESCRIPTION (SCOPE OF PROJECT):**

Replacement of aged underground streetlight cables and non-standard galvanized short street poles in Varley Village Area (refer to attached map).

**BUILDING MARKHAM'S FUTURE TOGETHER:** Safe & Sustainable Community

PROJECT COSTS (\$)	2020	Future Phases	NOTES
Cost/Quote:	1,790,957	0	This project includes replacement of aged underground streetlight cables and non-standard short galvanized streetlight poles (approx. 120-140 poles based on design outcome). Unit cost is consistent with recent award plus inflation. Amount requested is consistent with 2019 Life Cycle Reserve Study Update. Energy savings due to LED fixtures is \$7,260/year.
Internal Charges:	0	0	
External Consulting:	362,000	0	
Sub Total:	2,152,957	0	
HST Impact:	37,892	0	
Total Project Cost:	2,190,800	0	

SOURCE(S) OF FUNDING (\$)	Components					Future Phases
Funding Type	Budget	Design + CA	Construction	TOTAL		
Operating Funded Life Cycle	2,190,800	368,371	1,822,429	0	0	2,190,800
TOTAL FUNDING	2,190,800					0

OPERATING BUDGET IMPACT	Personnel	Non Personnel	Revenues	Expenditures/(Revenues)
	\$0	-\$7,260	\$0	-\$7,260

**DCA/LIFE CYCLE DETAILS**

DCA	Year	Amount	Amount in Study	Life Cycle
Name				
				Amount in Study: 2,190,900
				Amount Incl HST 2,190,900
				Year in the study 2026

DCA and/or Life Cycle: Explain if there is a change in the year and/or cost:

These streetlight poles and cables were originally scheduled for replacement between 2026-2032. However, it has been accelerated due to condition assessment. 2020 Life Cycle will be updated to reflect the changes.





# 2020 PROJECT FUNDING REQUEST FORM

Page 141 of 33

Number: 20245

Project Cost: \$607,200

Project Name: Structures Rehabilitation (5 Structures) - Design &amp; Const.

Commission: Community &amp; Fire Services

Repair/Replace

Department: ES - Infrastructure

Useful Life: 15

Pre Approval: ☒

Project Mgr: Prathapan Kumar

Category: Major

Ward(s): CW ☐ 1 ☒ 2 ☒ 3 ☒ 4 ☐  
5 ☒ 6 ☐ 7 ☐ 8 ☐

Cost Validation: Multiple(specify)

Requirement Validation: Condition assessment

**DETAILED DESCRIPTION (SCOPE OF PROJECT):**

Design and construction for rehabilitation of 5 structures (4 pedestrian bridges and 1 culvert). P005: Pomona Mills Park 95m W/Park Brook Rd; P012: Markham Civic Centre 15m W/Warden Ave; P083: Apple Creek North Park 60m NW/ Hoodview Ct.; P091: Toogood Pond 140m S/ Normandale Rd and Delhi Cres.; C089: Bur Oak Ave 245m E/Hwy 48. See attached map for locations.

**BUILDING MARKHAM'S FUTURE TOGETHER:** Safe & Sustainable Community

PROJECT COSTS (\$)	2020	Future Phases	NOTES
Cost/Quote:	446,700	0	This project includes rehabilitation of 5 structures (P005, P012, P083, P091, C089). Operations is responsible for preventative maintenance on bridges/culverts such as minor grading, patching, sealing of bridge approaches and decks, and siltation removal from culverts, while Env. Services is responsible for its inspection/rehabilitation and replacement. Cost Validation: Recent award and external reviews. Amount requested is consistent with 2019 life Cycle reserve Study Update.
Internal Charges:	0	0	
External Consulting:	150,000	0	
Sub Total:	596,700	0	
HST Impact:	10,502	0	
<b>Total Project Cost:</b>	<b>607,200</b>	<b>0</b>	

SOURCE(S) OF FUNDING (\$)		Components				Future Phases
Funding Type	Budget	Design + CA	Construction			TOTAL
Operating Funded Life Cycle	607,200	152,640	454,560	0	0	607,200
TOTAL FUNDING	607,200					607,200

OPERATING BUDGET IMPACT	Personnel	Non Personnel	Revenues	Expenditures/(Revenues)
	\$0	\$0	\$0	\$0

**DCA/LIFE CYCLE DETAILS**

DCA	Year	Amount	Amount in Study	Life Cycle
Name				
				Amount in Study: 607,200
				Amount Incl HST 607,200
				Year in the study 2020
DCA and/or Life Cycle: Explain if there is a change in the year and/or cost:				
<div></div>				







# 2020 PROJECT FUNDING REQUEST FORM

Page 143 of 35

Number: 20252

Project Cost: \$10,868,900

Project Name: West Thornhill Flood Control Implementation - Ph 3A Cons.

Commission: Community &amp; Fire Services

Repair/Replace

Department: ES - Stormwater

Useful Life: 100 Pre Approval: ☒

Project Mgr: Jawaid Khan

Category: Major

Ward(s): CW ☐ 1 ☒ 2 ☐ 3 ☐ 4 ☐

Cost Validation: External peer review

5 ☐ 6 ☐ 7 ☐ 8 ☐

Requirement Validation: Other(specify in Notes)

## DETAILED DESCRIPTION (SCOPE OF PROJECT):

To continue with the flood remediation program in the West Thornhill area based on Class EA study recommendations. This budget request is for upgrading the storm sewer pipes in Phase 3A area. Program is as follows:

- Est. West Thornhill program cost - \$77.9M (as of June 2014)
- Previous budget approved (up to Phase 2D) represents up to \$56.1M which is 72% of the West Thornhill program cost (planned completion by 2025).

BUILDING MARKHAM'S FUTURE TOGETHER: Safe &amp; Sustainable Community

PROJECT COSTS (\$)	2020	Future Phases
Cost/Quote:	10,100,000	7,115,850
Internal Charges:	392,221	1,850,956
External Consulting:	195,497	1,748,400
Sub Total:	10,687,718	10,715,206
HST Impact:	181,201	156,011
<b>Total Project Cost:</b>	<b>10,868,900</b>	<b>10,871,200</b>

## NOTES

Req. Validation: Council direction to upgrade the storm sewer system in West Thornhill to 100 year level protection. Internal charges include associated staff recoveries. External charges include contract administration. The City will receive 40% (\$4.19M) through a Federal Grant (see life cycle section for more details). Net cost to the City will be \$6.29M (60%).

## SOURCE(S) OF FUNDING (\$)

Funding Type	Budget	Components				TOTAL	Future Phases
		CA	Construction	Internal staff			
Gas Tax	2,000,000	0	2,000,000	0	0	2,000,000	0
Reserve Fund	8,868,900	198,938	8,277,741	392,221	0	8,868,900	10,871,200
<b>TOTAL FUNDING</b>	<b>10,868,900</b>					<b>10,868,900</b>	<b>10,871,200</b>

OPERATING BUDGET IMPACT	Personnel	Non Personnel	Revenues	Expenditures/(Revenues)
	\$0	\$0	\$0	\$0

## DCA/LIFE CYCLE DETAILS

DCA	Year	Amount	Amount in Study	Life Cycle
Name				Amount in Study: <input type="text"/>
				Amount Incl HST <input type="text"/>
				Year in the study <input type="text"/>

DCA and/or Life Cycle: Explain if there is a change in the year and/or cost:

\$2M is funded through gas tax and remaining \$8.9M is funded through stormwater fee. 40% of the cost (excluding internal charges) will be reimbursed through Disaster Mitigation and Adaptation Fund (DMAF) received from the Federal Government (\$48.64M) over 10 years for:

a) West Thornhill Flood Control Implementation – Phases 3 & 4 (Project cost: \$62.5M)

b) Don Mills Channel (Project cost: \$56.0M)

c) Thornhill Community Centre (\$1.1M) and Gynwood Storm Sewer Upgrades (Project cost: \$2.0M)





# 2020 PROJECT FUNDING REQUEST FORM

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Number: 20256

Project Cost: \$437,100

Project Name: CI Watermain Rehabilitation - Design

Commission: Community &amp; Fire Services

Repair/Replace

Department: ES - Waterworks

Useful Life: 0

Pre Approval: ☒

Project Mgr: Jawaid Khan

Category: Minor

Ward(s): CW ☐ 1 ☒ 2 ☐ 3 ☐ 4 ☐

Cost Validation: Recent awards

5 ☐ 6 ☐ 7 ☐ 8 ☐

Requirement Validation: Condition assessment

## DETAILED DESCRIPTION (SCOPE OF PROJECT):

Detailed design for rehabilitation of cast iron (CI) watermain with CIPP (Cured-in-place pipe) liner at various locations (refer to attached map). CIPP relining is considered for this section as John Street is a heavy traffic street and the watermain is located close to the curb line.

BUILDING MARKHAM'S FUTURE TOGETHER: Safe &amp; Sustainable Community

PROJECT COSTS (\$)	2020	Future Phases
Cost/Quote:	0	5,426,800
Internal Charges:	143,000	0
External Consulting:	289,042	0
Sub Total:	432,042	5,426,800
HST Impact:	5,087	95,512
<b>Total Project Cost:</b>	<b>437,100</b>	<b>5,522,300</b>

## NOTES

This is an annual program (Phase 3a of 15; ending in 2032). Total CI Watermain: 54.1 km. As part of the CI watermain replacement program, 92% of aged CI watermain will be replaced with PVC and 8% will be rehabilitated with CIPP liner. This request is for design of CIPP relining of 4.2 km (8%) of CI watermain. Construction and contract administration costs (Phase 3b) will be requested through 2021 capital budget request.

SOURCE(S) OF FUNDING (\$)	Components					Future Phases
Funding Type	Budget	Design	Internal staff	TOTAL		
Waterworks	437,100	294,100	143,000	0	0	437,100
<b>TOTAL FUNDING</b>	<b>437,100</b>					<b>5,522,300</b>

OPERATING BUDGET IMPACT	Personnel	Non Personnel	Revenues	Expenditures/(Revenues)
	\$0	\$0	\$0	\$0

## DCA/LIFE CYCLE DETAILS

DCA	Year	Amount	Amount in Study	Life Cycle
Name				Amount in Study: <input type="text"/>
				Amount Incl HST <input type="text"/>
				Year in the study <input type="text"/>

DCA and/or Life Cycle: Explain if there is a change in the year and/or cost:





# 2020 PROJECT FUNDING REQUEST FORM

Page 147 of 39

Number: 20258

Project Cost: \$5,897,500

Project Name: CI Watermain Replacement-West Thornhill Ph 3A

Commission: Community &amp; Fire Services

Repair/Replace

Department: ES - Waterworks

Useful Life: 90 Pre Approval: ☒

Project Mgr: Jawaid Khan

Category: Major

Ward(s): CW ☐ 1 ☒ 2 ☐ 3 ☐ 4 ☒

Cost Validation: Recent awards

5 ☐ 6 ☐ 7 ☐ 8 ☐

Requirement Validation: Condition assessment

## DETAILED DESCRIPTION (SCOPE OF PROJECT):

Replacement of cast iron (CI) watermain that have reached end of the service life and to upgrade the sanitary sewer (Refer to attached map). As part of the cast iron watermain replacement program, aged cast iron watermain (current age 58 years; service life 60 years) will be replaced with the PVC watermain (1.8 km) with a service life of 90 years.

BUILDING MARKHAM'S FUTURE TOGETHER: Safe &amp; Sustainable Community

PROJECT COSTS (\$)	2020	Future Phases
Cost/Quote:	5,600,000	0
Internal Charges:	0	0
External Consulting:	195,497	0
Sub Total:	5,795,497	0
HST Impact:	102,001	0
Total Project Cost:	5,897,500	0

## NOTES

Total CI watermain inventory: 54.1 km as of 2019  
All CI watermain will be replaced by the year 2032. There is no backlog in the watermain replacement program.

SOURCE(S) OF FUNDING (\$)	Components					Future Phases
Funding Type	Budget	Construction	CA	TOTAL		
Waterworks	5,897,500	5,698,562	198,938	0	0	5,897,500
TOTAL FUNDING	5,897,500					0

OPERATING BUDGET IMPACT	Personnel	Non Personnel	Revenues	Expenditures/(Revenues)
	\$0	\$0	\$0	\$0

## DCA/LIFE CYCLE DETAILS

DCA	Year	Amount	Amount in Study	Life Cycle
Name				Amount in Study: <input type="text"/>
				Amount Incl HST <input type="text"/>
				Year in the study <input type="text"/>

DCA and/or Life Cycle: Explain if there is a change in the year and/or cost:





# 2020 PROJECT FUNDING REQUEST FORM

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Number: 20265

Project Cost: \$15,300

Project Name: Wastewater System Instruments - Replacement

Commission: Community &amp; Fire Services

Repair/Replace

Department: ES - Waterworks

Useful Life: 6 Pre Approval: ☒

Project Mgr: Henk Bouhuyzen

Category: Minor

Ward(s): CW ☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐

Cost Validation: Internal peer review

5 ☐ 6 ☐ 7 ☐ 8 ☐

Requirement Validation: Other(specify in Notes)

## DETAILED DESCRIPTION (SCOPE OF PROJECT):

To replace 3 of 5 uninterrupted power supply (UPS) based on condition assessment and 5 industrial computers (IPC) with Microsoft Windows Operating systems (OS7) at the 5 pumping stations. OS7 will no longer be supported by Microsoft in 2020 and will not be producing or supplying any security patches for the operating system.

BUILDING MARKHAM'S FUTURE TOGETHER: Stewardship of Money &amp; Resources

PROJECT COSTS (\$)	2020	Future Phases	NOTES
Cost/Quote:	15,000	0	The remaining 2 UPS do not require replacement based on condition assessment.
Internal Charges:	0	0	
External Consulting:	0	0	
Sub Total:	15,000	0	
HST Impact:	264	0	
<b>Total Project Cost:</b>	<b>15,300</b>	<b>0</b>	

SOURCE(S) OF FUNDING (\$)	Components					Future Phases
Funding Type	Budget	IPCs	UPS units	TOTAL		
Waterworks	15,300	9,160	6,140	0	0	15,300
<b>TOTAL FUNDING</b>	<b>15,300</b>					<b>0</b>

OPERATING BUDGET IMPACT	Personnel	Non Personnel	Revenues	Expenditures/(Revenues)
	\$0	\$0	\$0	\$0

## DCA/LIFE CYCLE DETAILS

DCA	Year	Amount	Amount in Study	Life Cycle
Name				Amount in Study: <input type="text"/>
				Amount Incl HST <input type="text"/>
				Year in the study <input type="text"/>

DCA and/or Life Cycle: Explain if there is a change in the year and/or cost:







# 2020 PROJECT FUNDING REQUEST FORM

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Number: **20268**

Project Cost: **\$2,225,400**

Project Name: **Corporate Capital Contingency**

Commission: **Corporate Wide**

New Asset/Expansion

Department: **Corporate Wide**

Useful Life: **0**

Pre Approval: ☒

Project Mgr:

Category:

Cost Validation:

Ward(s): **CW** ☒ 1 ☐ 2 ☐ 3 ☐ 4

Requirement Validation:

5 ☐ 6 ☐ 7 ☐ 8 ☐

## DETAILED DESCRIPTION (SCOPE OF PROJECT):

Total amount of contingency for 2020 applicable capital projects.

## BUILDING MARKHAM'S FUTURE TOGETHER:

<b>PROJECT COSTS (\$)</b>	<b>2020</b>	<b>Future Phases</b>	<b>NOTES</b>
Cost/Quote:	2,225,400	0	Other External Funding breakdown:
Internal Charges:	0	0	\$45,900 funded from Pan Am building construction projects
External Consulting:	0	0	\$19,300 Waterworks
Sub Total:	2,225,400	0	\$13,700 Region of York
HST Impact:	0	0	
<b>Total Project Cost:</b>	<b>2,225,400</b>	<b>0</b>	

<b>SOURCE(S) OF FUNDING (\$)</b>	<b>Components</b>						<b>Future Phases</b>
<b>Funding Type</b>	<b>Budget</b>				<b>TOTAL</b>		<b>Future Phases</b>
DCA	1,418,050	0	0	0	0	0	0
Non-DC Growth	21,630	0	0	0	0	0	0
Operating Funded Life Cycle	425,365	0	0	0	0	0	0
Other External	160,480	0	0	0	0	0	0
Other Internal	170,415	0	0	0	0	0	0
Tax	29,460	0	0	0	0	0	0
<b>TOTAL FUNDING</b>	<b>2,225,400</b>				<b>0</b>		<b>0</b>

<b>OPERATING BUDGET IMPACT</b>	<b>Personnel</b>	<b>Non Personnel</b>	<b>Revenues</b>	<b>Expenditures/(Revenues)</b>
	\$0	\$0	\$0	\$0

**DCA****Name****Year****Amount****Amount in  
Study****Life Cycle**

Amount in Study:

Amount Incl HST

Year in the study

DCA and/or Life Cycle: Explain if there is a change in the year and/or cost:



# 2020 PROJECT FUNDING REQUEST FORM

Page 153 of 287

Number: 20117

Project Cost: \$248,900

Project Name: Cornell C.C. Parking Garage Rehabilitation Phase 1 of 2

Commission: Community &amp; Fire Services

New Asset/Expansion

Department: Recreation Services

Useful Life: 25 Pre Approval: ☐

Project Mgr: Bob Bell / Janice Carroll

Category: Major

Ward(s): CW ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐  
5 ☒ 6 ☐ 7 ☐ 8 ☐

Cost Validation: Internal peer review

Requirement Validation: Condition assessment

## DETAILED DESCRIPTION (SCOPE OF PROJECT):

This multiyear project is to address significant leaks at the Cornell C.C. parking garage. Phase 1 includes an engineering investigation to determine the best solution to address the issue which could include the design for a single storey roof structure above the current P3 level of the Cornell C.C. Parking Garage. Phase 2 will be construction, which will include remediation of damaged concrete as a result of water penetration.

BUILDING MARKHAM'S FUTURE TOGETHER: Safe &amp; Sustainable Community

PROJECT COSTS (\$)	2020	Future Phases
Cost/Quote:	20,000	2,054,000
Internal Charges:	25,000	205,400
External Consulting:	200,000	0
Sub Total:	245,000	2,259,400
HST Impact:	3,872	36,150
<b>Total Project Cost:</b>	<b>248,900</b>	<b>2,295,600</b>

**NOTES**  
Due to space and parking limitations, Cornell C.C. has a 3 storey parking structure that support users visiting the community centre. In 2018, the parking garage experienced significant leaks along the existing joints in its precast concrete panels and the garage also had significant damage to the traffic topping at the P3 level. This project includes two phases; design and construction. Phase one (Investigation and Design) will be completed in 2020 and phase two (Construction) will be completed in 2021. Cost estimates are preliminary and may change. Future phase under 2021.

SOURCE(S) OF FUNDING (\$)	Components					Future Phases
Funding Type	Budget	Consulting	Chargeback	Permit Fees	Permit Fees	TOTAL
Tax	248,900	203,520	25,028	20,352	0	248,900
<b>TOTAL FUNDING</b>	<b>248,900</b>					<b>248,900</b>

OPERATING BUDGET IMPACT	Personnel	Non Personnel	Revenues	Expenditures/(Revenues)
	\$0	\$0	\$0	\$0

## DCA/LIFE CYCLE DETAILS

DCA	Year	Amount	Amount in Study	Life Cycle
Name				
				Amount in Study: <input type="text"/>
				Amount Incl HST <input type="text"/>
				Year in the study <input type="text"/>
DCA and/or Life Cycle: Explain if there is a change in the year and/or cost:				





Report to: General Committee

Meeting Date: September 16, 2019

**SUBJECT:** Development Charges Redevelopment Credit – 8330 Woodbine Avenue  
**PREPARED BY:** Kevin Ross, Manager Development Finance & Payroll, ext. 2126  
**REVIEWED BY:** Francesco Santaguida, Assistant City Solicitor, ext. 3580

### **RECOMMENDATION:**

1. That the report entitled, “Development Charges Redevelopment Credit – 8330 Woodbine Avenue” be received; and,
2. That Council authorize staff to provide a redevelopment credit estimated at \$519,371.56 to Hanisha Incorporated and Lodson Investment Corp. at 8330 Woodbine Avenue in advance of the full demolition of the existing site; and,
3. That Council authorize the Mayor and City Clerk to execute an agreement pursuant to section 27 of the *Development Charges Act, 1997*, as amended, to secure the advance of the redevelopment credit based on the provision of a letter of credit in the amount of the redevelopment credit and the further principles set out in this report, all to the satisfaction of the Treasurer and the City Solicitor, or their delegates; and further,
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

### **EXECUTIVE SUMMARY:**

Not Applicable

### **PURPOSE:**

The purpose of this report is to obtain Council’s authorization to provide Hanisha Incorporated and Lodson Investment Corp. (the “Owners”) with a redevelopment credit, in advance, for their Phase 2 demolition of the existing Comfort Inn hotel located at 8330 Woodbine Avenue.

The demolition is necessary for the Owners to redevelop the property and conform with parking requirements, as they construct a new hotel as a replacement for the existing Comfort Inn.

### **BACKGROUND:**

The Owners approached City staff regarding their plans to redevelop the site at 8330 Woodbine Avenue (which is currently occupied by the 5,917.30 m<sup>2</sup>/63,693.29 sq. ft. Comfort Inn hotel), to build a new seven storey hotel with an approximate area of 11,874.50 m<sup>2</sup> (127,816.07 sq. ft.). The Owners have indicated that they intend to build an office building on this site in the future.

In order to maintain continuity of its operations while the construction takes place, the Owners propose a two-phase demolition of the existing Comfort Inn hotel (see Appendix A). Phase 1 will see the demolition of that area of the building facing Cochrane Drive (Building A), which will then be replaced by the new seven storey hotel. The area of the building facing Lanark Road (Building B) will remain open during the construction of the new hotel and will be demolished when construction is complete.

In accordance with the Development Charge (“DC”) By-laws, landowners who demolish a building can benefit from a DC redevelopment credit, equivalent to the charge that would be payable on the building, if a replacement building is erected on the same lot within 48 months from the date of demolition approval. Below is the excerpt from the by-laws:

*“Despite any other provision of this by-law, where an existing Non-Residential Building, or part thereof, is demolished, a credit against Development Charges otherwise payable pursuant to this by-law for Redevelopment of the lands for Non-Residential purposes shall be applicable, in an amount equal to the Development Charge payable pursuant to this by-law for the same amount of demolished Gross Floor Area and such credit or partial credit shall be applicable only where the Redevelopment has occurred:*

- (a) within 48 months from the date that the necessary demolition approval was obtained with documented proof thereof; and*
- (b) on the same lot or block on which the demolished Building was originally located”.*

Landowners undertaking redevelopment of their properties have in the past availed themselves of this credit and the Owners would also like to do the same. The credit is provided after demolition of an existing building and redeemed upon the issuance of a building permit for the replacement building and reduces the DCs payable on the new building.

The Owners have requested to redeem the DC credit at the issuance of the building permit for the seven storey hotel, prior to the Phase 2 demolition

The Owners are demolishing the existing Comfort Inn hotel in two phases, the first phase is estimated to be demolished in September 2019 and the second phase in 18 to 24 months thereafter. DC redevelopment credits are provided after the demolition of a structure so the Owners will be eligible for credits for phase one in September 2019 and for phase two when the structure is removed in the next 18 to 24 months, based on their time estimate.

The Owners have requested to staff that the DC redevelopment credits be provided for both phases when the building permit is issued for the new seven storey hotel and, prior to the Phase 2 demolition. Under the DC by-laws, a redevelopment credit for Phase 1 can be

provided; however, the credit for Phase 2 will be available upon demolition of that section of the building estimated to be in 2021.

### **OPTIONS/ DISCUSSION:**

Based on the contents of the DC By-laws, staff are required to provide the DC redevelopment credits following the demolition of a building and not before.

The Owners have advised that the Phase 2 demolition has to take place in order for the development to meet the parking requirements, and in their opinion, the risk of the remaining building not being demolished as planned is negligible.

Staff can support the request, upon the execution of an agreement with the City and the provision of a letter of credit for the value of the Phase 2 demolition credit

The Owners have advised that if the City agrees to the advance, they would be agreeable to securing the DC redevelopment credit with a letter of credit in the amount of the DCs credited for Phase 2, plus interest. The letter of credit will be held until the new hotel is constructed and the Phase 2 demolition is complete. If the Phase 2 building is not demolished as required, within 30 months from the issuance of the building permit for the seven-storey hotel, then the City will draw on the letter of credit to replenish the DC reserves. However, if the demolition takes place the City will return the letter of credit.

In principle, Staff are amenable to this request. In order to secure this arrangement, staff require Council authority to authorize the advanced provision of the redevelopment credit and the execution of an agreement to that effect. The quantum of the redevelopment credit for Phase 2 is estimated at \$519,372.56 as seen in the chart below. The actual redevelopment credit may vary if, (a) the gross floor area of the Phase 2 demolition, when approved through the Building Department, is different from the 3,401.70m<sup>2</sup> used in the calculation and (2) there is a change in the DC rate. Staff will include verbiage to account for and protect the City from these possible changes in the agreement with the Owners.

### **Phase Two Demolition**

DC Category	Gross Floor Area (m <sup>2</sup> )	DC Rate	Eligible Credit
City Wide Hard	3,401.70	\$ 136.59	\$ 464,638.20
City Wide Soft	3,401.70	\$ 16.09	\$ 54,733.35
			<b>\$ 519,371.56</b>

York Region and the School Boards are conducting their own assessments and will make their own independent decisions based on their by-laws.

**FINANCIAL CONSIDERATIONS:**

There is minimal financial risk to the City as the redevelopment credit will be secured with a letter of credit, thereby eliminating any risk that the City could face if the demolition does not occur as anticipated.

**HUMAN RESOURCES CONSIDERATIONS:**

Not applicable

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

This is consistent with the City's goal of efficient service delivery and supports the City's efforts to enable a strong economy and manage growth, which are the key elements of an Engaged, Diverse and Thriving City.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

Comments from the Legal Department are included in this report.

**RECOMMENDED BY:**

Joel Lustig  
Treasurer

Trinela Cane  
Commissioner Corporate Services

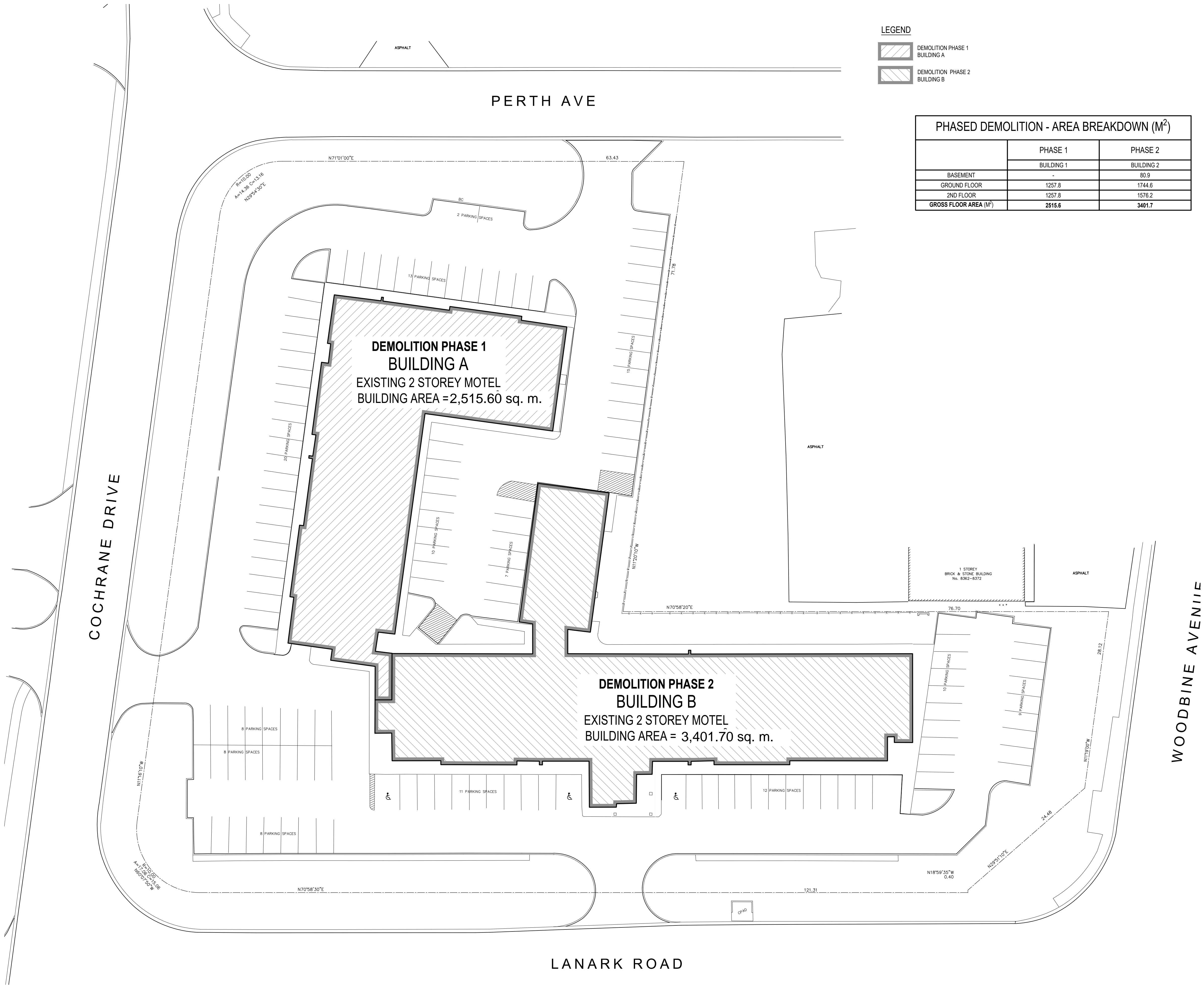
**ATTACHMENTS:**

Appendix A – Comfort Inn Demolition Phases



COMFORT INN DEMOLITION PHASES

APPENDIX A





Report to: General Committee

Meeting Date: September 16, 2019

**SUBJECT:** 2019 July Year-To-Date Review of Operations and Year-end Projection

**PREPARED BY:** Sandra Skelcher, Senior Manager, Financial Planning and Reporting  
Matthew Vetere, Manager, Budgeting

**RECOMMENDATION:**

1. That the report titled “2019 July Year-To-Date Review of Operations and Year-end Projection” be received; and
2. That the year-end surplus, if any, will be transferred to reserves as per policy in the order outlined below:
  - a. Corporate Rate Stabilization Reserve to top up to a level equivalent to 15% of local tax levies
  - b. Remaining, if any, to the Life Cycle Replacement and Capital Reserve Fund, and, further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**EXECUTIVE SUMMARY:**

Council approved the 2019 annual operating budget of \$395.09M on March 19, 2019 which includes the City’s primary operating budget (including the Library operating budget), Planning & Design operating budget, Engineering operating budget, Building Standards operating budget and Waterworks operating budget.

This report provides an overview of the 2019 July year-to-date operating results comparing actual to budget and a forecast of the year-end results against the annual operating budget.

**Primary Operating Budget (Appendix 1)**

**(Includes Library and winter maintenance, excludes Planning & Design, Engineering, Building Standards and Waterworks)**

All figures (actual, budget and variance) reflect the year-to-date July results (January 1 to July 31).

(\$ in millions)	<u>YTD July 2019</u>		<u>Variance</u>	<u>% of</u>
	<u>Actual</u>	<u>Budget</u>	<u>fav./ (unfav.)</u>	<u>Budget</u>
Revenues	\$185.49	\$182.19	\$3.30	101.8%
Expenses	\$131.16	\$133.86	\$2.70	98.0%
<b>Surplus excluding winter maintenance</b>	<b>\$54.33</b>	<b>\$48.33</b>	<b>\$6.00</b>	
Winter Maintenance	\$8.48	\$7.52	(\$0.96)	
<b>Net surplus including winter maintenance</b>	<b>\$45.85</b>	<b>\$40.81</b>	<b>\$5.04</b>	

### City's Surplus excluding winter maintenance

The major variances are outlined in the chart below (\$ in millions):

<u>Revenues</u>	<u>Fav. / (Unfav.)</u>		<u>Expenditures</u>	<u>Fav. / (Unfav.)</u>	
Investment income	\$2.15	M	Salaries & benefits	\$0.49	M
Property tax penalty and interest	\$0.34	M	Corporate contingency	\$0.66	M
Parking fines	\$0.28	M	Utilities and Streetlight hydro	\$0.65	M
Theatre, Art Centre and Museum revenue	\$0.09	M	Professional services/ office supplies/ training/ travel	\$0.25	M
Recreation services revenue	\$0.09	M	Insurance	\$0.21	M
Federal and Provincial grants	\$0.06	M	Operating materials & supplies	\$0.17	M
Legal fees	\$0.04	M	Maintenance & repairs	\$0.10	M
Financial administrative fees	(\$0.18)	M			
Other	\$0.43	M	Other	\$0.17	M
<b>Total</b>	<b>\$3.30</b>	<b>M</b>	<b>Total</b>	<b>\$2.70</b>	<b>M</b>

### Winter Maintenance

The 2019 actual winter maintenance expenditures at the end of the July totaled \$8.48M against a budget of \$7.52M, resulting in an unfavourable variance of \$0.96M.

### Year-End Projection including year-end accounting accruals and other adjustments

**Staff are projecting year-end results at 100.1% of the revenue budget and 97.7% of the expenditure budget.**

**This will result in a net favourable variance of 1.2% to budget.**

<b>Projected Year-End Variance</b>	
	<b>Fav./(Unfav.)</b>
1. Primary operating budget (day-to-day operations)	\$ 5.33 M
2. Year-end accounting accruals and other adjustments	\$ (0.86) M
<b>Total</b>	<b>\$ 4.48 M</b>
3. Winter maintenance unfavourable variance	\$ (1.72) M
<b>Net Surplus</b>	<b>\$ 2.75 M</b>

The main drivers for the projected favourable variance in expenditures include 30 net temporary vacancies, facility and streetlight hydro expenses due to lower than budgeted rates, maintenance and repairs, professional services, office supplies, travel, training, and corporate contingencies. Those are partially offset by unfavourable variances in part-time salaries, fire overtime, advertising and promotion and fuel.

Major contributors to the projected revenue favourability at year-end include higher property tax penalty and interest, parking fines, and cultural venue revenues, offset by unfavourable variances in Recreation mainly due to the shutdown of the Milliken Pool from July to December in 2019.

As discussed through the 2019 budget process and in the Q1 investment income report, the investment income is anticipated to be favourable at year-end due to a higher prime rate which may not be sustainable in future years. Any investment income in excess of the \$11.0M budget will be transferred to reserves. Therefore, the \$2.76M projected favourability has been excluded from the year-end forecast.

The City's year-end accounting accruals and other adjustments include firefighter sick leave, severance and salary continuance, post-retirement benefits, and payroll accruals. The 2019 year-end accounting accruals and other adjustments are projected to be unfavourable by \$0.86M.

### **Winter Maintenance Operations**

Winter maintenance operations is projected to have a year-end unfavourable variance of \$1.72M, using an assumption of 30% unfavourability for the last six weeks of the year based on historical trending.

### **Planning & Design (Appendix 3)**

Actual (\$0.60M) – Budget \$1.29M = Unfavourable variance (\$1.89M)

### ***Year-End Projection:***

Planning & Design is projecting a year-end deficit of (\$1.62M) compared to a budgeted surplus of \$2.71M. This will result in a transfer from reserve of \$1.62M. Lower than expected planning fee receipts drive the deficit projection, which is only partially offset

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by a projection of favourability in personnel, assuming the continuation of 4 net average vacancies through to year-end.

**Engineering (Appendix 4)**

Actual (\$0.43M) – Budget \$0.53M = Favourable variance (\$0.96M)

***Year-End Projection:***

Engineering is expecting the year-to-date deficit to continue down to (\$1.14M) by year-end, compared to a budgeted surplus of \$0.07M. This will result in a transfer from reserve of \$1.14M primarily due to lower volumes of engineering fees than budgeted.

Based on the above year-end projections in Planning, Design and Engineering, the reserve is anticipated to be in a deficit position of (\$2.73M) at year-end (see Appendix 5).

**Building Standards (Appendix 6)**

Actual (\$2.09M) – Budget (\$1.08M) = Unfavourable variance (\$1.01M)

***Year-End Projection:***

Staff are projecting a year-end deficit of (\$2.26M) compared to a budgeted deficit of \$1.38M. This will result in a transfer from reserve of \$2.26M. The variance is due to lower building permit fees than budgeted.

Based on the above year-end projection in Building Services, the balance of the reserve is anticipated to be \$10.48M at year-end (see Appendix 7).

**Waterworks (Appendix 8)**

Actual \$7.51M – Budget \$7.59M = Unfavourable variance (\$0.08M)

***Year-End Projection:***

Waterworks is anticipating to be on budget by year-end.

The Waterworks reserve balance is projected to be \$64.73M at year-end (see Appendix 9).

**PURPOSE:**

The purpose of this report is to advise Council of the actual year-to-date operating results at July 31, 2019, versus the year-to-date budget.

**BACKGROUND:**

Council approved the 2019 annual operating budget of \$395.09M on March 19, 2019 which includes the City's primary operating budget (including the Library operating

budget), Planning & Design operating budget, Engineering operating budget, Building Standards operating budget and Waterworks operating budget.

The Planning & Design, Engineering, Building Standards and Waterworks operating budgets are primarily user fee funded, including planning and engineering fees, building permit fees and water billing revenues. Separate reserves have been established to support these departments' day-to-day operations and capital programs.

The year-to-date operating budget is calendared based on available current year information, historical spending patterns and trends and future projections. The intent and focus of this report is to communicate actual performance against the annual plan and to highlight variances.

All budgets are monitored on a monthly basis and departments provide details of material variances (actual to budget). The variances are reviewed, substantiated and summarized by the Financial Planning department.

This report provides variance analyses by:

1. City's primary operating budget by Commission/Department, and
2. City's primary operating budget by major accounts

## **DISCUSSION:**

### **1. CITY'S PRIMARY OPERATING BUDGET BY COMMISSION/DEPARTMENT**

Net results (revenues – expenses) for the seven months ended July 31, 2019 by each Commission and Department, summarized by personnel expenditures, non-personnel expenditures and revenues, are provided in Appendices 7 to 12.

The following table is a summary of all commissions' year-to-date July results (\$ in millions):

<b><u>Commission</u></b>	<b><u>YTD Jul 2019</u></b>		<b>Variance</b>
	<b><u>Actual</u></b>	<b><u>Budget</u></b>	<b><u>fav./ (unfav.)</u></b>
CAO's Office, Human Resources and Legal	\$ 3.16	\$ 3.31	\$ 0.15
Community & Fire Services (excl. winter maintenance)	\$ 54.54	\$ 55.24	\$ 0.70
Corporate Services	\$ 11.96	\$ 12.40	\$ 0.44
Development Services	\$ 3.97	\$ 4.26	\$ 0.29
Mayor & Council	\$ 1.65	\$ 1.77	\$ 0.12
Corporate Items	\$ (129.61)	\$ (125.31)	\$ 4.30
<b>Net Expense/ (Revenue)</b>	<b>\$ (54.33)</b>	<b>\$ (48.33)</b>	<b>\$ 6.00</b>

Explanations for variances greater than \$0.05M by each Commission and Department are provided on the following pages.

**CAO's Office, Human Resources and Legal Department (Appendix 10)**

<b><u>Department</u></b>	<b><u>YTD Jul 2019</u></b>		<b>Variance</b>
	<b><u>Actual</u></b>	<b><u>Budget</u></b>	<b><u>fav./(unfav.)</u></b>
CAO's Office	\$ 0.43	\$ 0.44	\$ 0.01
Human Resources	\$ 1.76	\$ 1.83	\$ 0.07
Legal	\$ 0.97	\$ 1.04	\$ 0.07
<b>Net Expense</b>	<b>\$ 3.16</b>	<b>\$ 3.31</b>	<b>\$ 0.15</b>

**Human Resources** (Actual \$1.76M – Budget \$1.83M = Variance \$0.07M)

Favourable variance of \$0.07M is mainly due to a year-to-date average of two temporary net vacancies.

**Legal** (Actual \$0.97M – Budget \$1.04M = Variance \$0.07M)

Favourable variance of \$0.07M is mainly due to lower than expected external legal services expenses by \$0.05M and higher legal administration fees revenue from development applications \$0.05M.

**Community and Fire Services – excluding winter maintenance (Appendix 11)**

<b><u>Department</u></b>	<b><u>YTD Jul 2019</u></b>		<b>Variance</b>
	<b><u>Actual</u></b>	<b><u>Budget</u></b>	<b><u>fav./(unfav.)</u></b>
Operations	\$ 12.78	\$ 13.56	\$ 0.78
Fire Services	\$ 23.00	\$ 22.40	\$ (0.60)
Library	\$ 7.90	\$ 8.28	\$ 0.38
Recreation Services	\$ 5.33	\$ 5.16	\$ (0.17)
Environmental Services	\$ 0.45	\$ 0.57	\$ 0.12
Waste	\$ 4.81	\$ 4.94	\$ 0.13
Commissioner's Office	\$ 0.27	\$ 0.33	\$ 0.06
<b>Net Expense</b>	<b>\$ 54.54</b>	<b>\$ 55.24</b>	<b>\$ 0.70</b>

**Operations** (Actual \$12.78M – Budget \$13.56M = Variance \$0.78M)

Favourable variance mainly due to a year-to-date average of five temporary net vacancies \$0.41M, facility and other asset maintenance \$0.21M, streetlight hydro \$0.03M.

**Fire Services** (Actual \$23.00M – Budget \$22.40M = Variance (\$0.60M))

Unfavourable variance mainly due to over-complement of 10 net positions (\$0.48M), full year budgeted salary gapping (\$0.15M) and overtime & shift premiums (\$0.07M) partially offset by operating materials & supplies (e.g. uniforms, program and medical supplies) \$0.06M.

**Library** (Actual \$7.90M – Budget \$8.28M = Variance \$0.38M)

Favourable variance mainly due to a year-to-date average of five temporary net vacancies \$0.26M, program registration fee revenue \$0.04M, program expenses and materials \$0.01M and building maintenance \$0.03M.

**Recreation Services** (Actual \$5.33M – Budget \$5.16M = Variance (\$0.17M))

Unfavourable variance mainly due planned closure of Milliken pool beginning in July for change room renovations (\$0.26M) offset by Camps revenue \$0.09M.

**Environmental Services** (Actual \$0.45M – Budget \$0.57M = Variance \$0.12M)

Favourable variance mainly due to a year-to-date average of one temporary net vacancy \$0.10M.

**Waste** (Actual \$4.81M – Budget \$4.94M = Variance \$0.13M)

Favourable variance mainly due to lower apartment waste collection charges \$0.09M and program expenses \$0.02M.

**Corporate Services (Appendix 12)**

<b><u>Department</u></b>	<b><u>YTD Jul 2019</u></b>		<b>Variance</b>
	<b><u>Actual</u></b>	<b><u>Budget</u></b>	<b><u>fav./(unfav.)</u></b>
Legislative Services & Corporate			
Communications	\$ 2.65	\$ 2.50	\$ (0.15)
Financial Services	\$ 2.18	\$ 2.29	\$ 0.11
ITS	\$ 4.97	\$ 5.18	\$ 0.21
Sustainability & Asset Management	\$ 1.94	\$ 2.19	\$ 0.25
Commissioner's Office	\$ 0.22	\$ 0.24	\$ 0.02
<b><u>Net Expense</u></b>	<b><u>\$ 11.96</u></b>	<b><u>\$ 12.40</u></b>	<b><u>\$ 0.44</u></b>

**Legislative Services & Corporate Communications** (Actual \$2.65M – Budget \$2.50M = Variance (\$0.15M))

Unfavourable variance mainly due to part-time salaries (\$0.15M) due to additional parking enforcement/control for special events and to maintain 24 hour shift coverage.

**Financial Services** (Actual \$2.18M – Budget \$2.29M = Variance \$0.11M)

Favourable variance mainly due to a year-to-date average of two temporary net vacancies \$0.14M partially offset by ownership change fees (\$0.06M).

**ITS** (Actual \$4.97M – Budget \$5.18M = Variance \$0.21M)

Favourable variance mainly due to a year-to-date average of four temporary net vacancies \$0.19M

**Sustainability & Asset Management** (Actual \$1.94M – Budget \$2.19M = Variance \$0.25M)



Favourable variance mainly due to a year-to-date average of one temporary net vacancy \$0.19M.

### **Development Services (Appendix 13)**

<b><u>Department</u></b>	<b><u>YTD Jul 2019</u></b>		<b>Variance</b>
	<b><u>Actual</u></b>	<b><u>Budget</u></b>	<b><u>fav./(unfav.)</u></b>
Culture & Economic Development	\$ 2.46	\$ 2.52	\$ 0.06
Traffic Operations	\$ 0.87	\$ 1.05	\$ 0.18
Commissioner's Office	\$ 0.64	\$ 0.69	\$ 0.05
<b>Net Expense</b>	<b>\$ 3.97</b>	<b>\$ 4.26</b>	<b>\$ 0.29</b>

**Culture & Economic Development** (Actual \$2.46M – Budget \$2.52M = Variance \$0.06M)

Favourable variance mainly due to Theatre ticket sales and sponsorships \$0.12M and Economic Development federal and provincial grants \$0.03M partially offset by related part-time salaries (\$0.09M).

**Traffic Operations** (Actual \$0.87M – Budget \$1.05M = Variance \$0.18M)

Favourable variance mainly due to a year-to-date average of one temporary net vacancy \$0.06M and professional services (school crossing guard) \$0.11M.

### **Mayor & Council (Appendix 14)**

<b><u>Department</u></b>	<b><u>YTD Jul 2019</u></b>		<b>Variance</b>
	<b><u>Actual</u></b>	<b><u>Budget</u></b>	<b><u>fav./(unfav.)</u></b>
Mayor & Council	\$ 1.65	\$ 1.77	\$ 0.12
<b>Net Expense</b>	<b>\$ 1.65</b>	<b>\$ 1.77</b>	<b>\$ 0.12</b>

Mayor & Council includes personnel costs for all Members of Council and Councillor Assistants and Councillor discretionary budgets.

### **Corporate Items (Appendix 15)**

<b><u>Department</u></b>	<b><u>YTD Jul 2019</u></b>		<b>Variance</b>
	<b><u>Actual</u></b>	<b><u>Budget</u></b>	<b><u>fav./(unfav.)</u></b>
Corporate Items	\$(129.61)	\$(125.31)	\$ 4.30
<b>Net Revenue</b>	<b>\$(129.61)</b>	<b>\$(125.31)</b>	<b>\$ 4.30</b>

Favourable variance mainly due to higher investment income \$2.15M, lower than budgeted corporate contingency of \$0.66M, utilities of \$0.61M, property tax penalty and

interest \$0.34M, and insurance \$0.21M. As discussed through the 2019 budget process and in the Q1 investment income report, the investment income is anticipated to be favourable at year-end due to a higher prime rate which may not be sustainable in future years. Any investment income in excess of the \$11.0M budget will be transferred to reserves.

## **2. CITY'S PRIMARY OPERATING BUDGET BY MAJOR ACCOUNTS (excl. winter maintenance)**

At the end of July the actual operating results, excluding winter maintenance, netted a favourable variance of \$5.39M. The breakdown is as follows:

### **REVENUES**

**At the end of July, revenues totalled \$185.49M against a budget of \$182.19M resulting in a favourable variance of \$3.30M or 101.8% of the year-to-date budget.**

<b><u>Revenues</u></b>	<b><u>Actual</u></b>	<b><u>Budget</u></b>	<b><u>Fav./(Unfav.)</u></b>
Property Taxation Revenues	\$ 145.91 M	\$ 145.80 M	\$ 0.11 M
General Revenues	\$ 16.92 M	\$ 14.28 M	\$ 2.64 M
User Fees & Service Charges	\$ 18.36 M	\$ 18.02 M	\$ 0.34 M
Grant & Subsidy Revenues	\$ 0.93 M	\$ 0.88 M	\$ 0.05 M
Other Income	\$ 3.37 M	\$ 3.21 M	\$ 0.16 M
<b>Net Variance</b>	<b>\$ 185.49 M</b>	<b>\$ 182.19 M</b>	<b>\$ 3.30 M</b>

**Property Taxation Revenues** (Actual \$145.91M – Budget \$145.80M= Variance \$0.11M)  
Property taxation revenue YTD budget includes property tax levy.

**General Revenues** (Actual \$16.92M – Budget \$14.28M = Variance \$2.64M)  
The general revenues YTD budget of \$14.28M includes investment income (budget \$8.37M), property tax penalty and interest (budget \$2.52M), parking fines (budget \$1.90M) and business, taxi, marriage and other licences (budget \$1.50M).

General revenues also include Alectra interest and dividends (YTD budget \$1.94M) with a corresponding transfer in expenditures to the Life Cycle Replacement and Capital Reserve Fund. At year-end, a net \$1.00M is retained in the Operating Budget from Alectra interest and dividends.

Year-to-date general revenues totaled \$16.92M at the end of July against a budget of \$14.28M. The main drivers for the favourable variance of \$2.64M are investment income of \$2.15M resulting from a higher than expected rate of return and property tax penalty and interest \$0.34M. As discussed through the 2019 budget process and in the Q1 investment income report, the investment income is anticipated to be favourable at year-end due to a higher prime rate which may not be sustainable in future years. Any investment income in excess of the \$11.0M budget will be transferred to reserves.

**User Fees and Service Charges** (Actual \$18.36M – Budget \$18.02M = Variance \$0.34M)

The user fees and services charges budget of \$18.02M includes revenues from programs offered by the Recreation, Culture Services and Library departments and service fees such as new property tax account set-up fees, ownership change administrative fees and utility permit fees (budget \$12.34M), and facility rentals for arenas, pools, gym and halls (budget \$5.68M).

User fees and service charges were favourable by \$0.34M, the main drivers of which were higher Theatre ticket sales and sponsorships \$0.18M, timing of property rental revenue \$0.19M, and legal administration fees revenue from development applications \$0.05M.

**Grants & Subsidy Revenues** (Actual \$0.93M – Budget \$0.88M = Variance \$0.05M)

The YTD budget includes Provincial and Federal grants of \$0.88M. The favourable variance of \$0.05M resulted from the receipt of one-time federal and provincial grants.

**Other Income** (Actual \$3.37M – Budget \$3.21M = Variance \$0.16M)

The favourable variance of \$0.16M is mainly due to gain on US exchange \$0.14M.

**PERSONNEL EXPENDITURES**

**At the end of July, personnel expenditures were favourable by \$0.46M or spending of 99.4% of the year-to-date budget.**

<b><u>Personnel</u></b>	<b><u>Actual</u></b>	<b><u>Budget</u></b>	<b><u>Fav./(Unfav.)</u></b>
Full time net of vacancy backfills and part time salaries	\$ 75.68 M	\$ 76.46 M	\$ 0.78 M
Overtime and other personnel costs	\$ 1.43 M	\$ 1.11 M	(\$ 0.32 M)
<b>Total</b>	<b>\$ 77.11 M</b>	<b>\$ 77.57 M</b>	<b>\$ 0.46 M</b>

At the end of July, there were 30 net temporary full-time vacancies resulting in a favourable variance of \$1.46M. This was partially offset by an unfavourable variance in part-time salaries of (\$0.23M) and full year budgeted salary gapping of (\$0.45M), netting a favourable variance of \$0.78M.

Overtime and other personnel costs were unfavourable by (\$0.32M).

**NON-PERSONNEL EXPENDITURES**

**At the end of July, non-personnel expenditures were favourable by \$2.24M or spending of 96.0% of the year-to-date budget.**

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<b><u>Non Personnel Items</u></b>	<b><u>Actual</u></b>	<b><u>Budget</u></b>	<b><u>Fav./(Unfav.)</u></b>
Materials & Supplies	\$ 3.17 M	\$ 3.38 M	\$ 0.21 M
Purchased Services	\$ 22.47 M	\$ 24.02 M	\$ 1.55 M
Transfers to Reserves	\$ 27.04 M	\$ 26.69 M	(\$ 0.35 M)
Other Expenditures	\$ 1.37 M	\$ 2.20 M	\$ 0.83 M
<b>Total</b>	<b>\$ 54.05 M</b>	<b>\$ 56.29 M</b>	<b>\$ 2.24 M</b>

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**Materials & Supplies** (Actual \$3.17M – Budget \$3.38M = Variance \$0.21M)

Materials & supplies year-to-date budget of \$3.38M includes facility maintenance supplies, uniforms, recreation and other program supplies (budget \$1.56M), vehicle supplies such as fuel and repair parts (budget \$1.07M), and printing and office supplies (budget \$0.28M).

The favourable variance of \$0.21M is primarily due to operating materials and supplies \$0.17M (e.g. uniforms, equipment and program expenses), construction materials (traffic signs, steel, gravel) \$0.05M and botanical supplies \$0.02M.

**Purchased Services** (Actual \$22.47M – Budget \$24.02M = Variance \$1.55M)

Purchased services year-to-date budget of \$24.02M includes utilities and streetlight hydro (budget \$6.53M), waste collection (budget \$6.58M), insurance (budget \$2.18M), maintenance & repairs of City assets (budget \$3.26M) and professional services such as Theatre artist/entertainer fees, school crossing guards and external legal services (budget \$1.70M).

Purchased Services were favourable \$1.55M primarily due to:

- \$0.61M favourable in utilities and streetlight hydro due to lower than budgeted rates
- \$0.25M favourable contract service agreements including grass cutting and traffic signal maintenance
- \$0.25M favourable in professional fees, training, and travel (excl. office supplies which is included under materials & supplies)
- \$0.21M favourable in insurance
- \$0.10M favourable in maintenance and repairs (utility locates, streetlight maintenance)
- \$0.06M favourable in waste collection due to lower apartment collection charges

**Transfers to Reserves** (Actual \$27.04M – Budget \$26.69M = Variance (\$0.35M))

The majority of funds are transferred to the Life Cycle and Capital Reserve Fund.

**Other Expenditures** (Actual \$1.37M – Budget \$2.20M = Variance \$0.83M)

Other expenditures YTD budget of \$2.20M includes contingency expense and non-personnel ramp ups \$1.09M and property tax adjustments \$0.63M. Year-to-date variance of \$0.83M is mainly due to lower corporate contingency expenditures of \$0.66M

### **3. YEAR-END PROJECTION INCLUDING YEAR-END ACCOUNTING ACCRUALS AND OTHER ADJUSTMENTS**

<b>Projected Year-End Variance</b>	
	<b><u>Fav./Unfav.)</u></b>
1. Primary operating budget (day-to-day operations)	\$ 5.33 M
2. Year-end accounting accruals and other adjustments	\$ (0.86) M
<b>Total</b>	<b>\$ 4.48 M</b>
3. Winter maintenance unfavourable variance	\$ (1.72) M
<b>Net Surplus</b>	<b>\$ 2.75 M</b>

Staff are projecting a \$2.75M favourable variance to budget at year-end (including winter maintenance), 1.2% of the total year budget.

The net favourable surplus of \$2.75M is to be transferred to reserves as follows in the order as outlined below:

- a. Corporate Rate Stabilization Reserve to achieve a balance equal to 15% of the local tax levy as per City policy;
- b. Remaining surplus, if any, to the Life Cycle Replacement and Capital Reserve Fund.

There are several one-time items affecting the City's 2019 year-end projection of \$4.48M. These items are either one-time revenues or expenses incurred or expected in 2019. In some cases, budgets will be adjusted in the 2020 budget where needed. They have been summarized below:

- \$2.43M favourable in corporate contingency (Budget \$2.56M, 1.1% of the City's Operating Budget of \$233.04M)
- \$1.14M favourable in personnel expenditures primarily due to temporary net vacancies (average 30 net temporary vacancies out of the total tax funded full-time complement of 891, or 3.4% of the full-time complement)
- \$1.05M favourable in facility and streetlight hydro (2020 budget incremental increase is not required for the projected 2020 rate increase)
- \$0.56M favourable in penalty and interest due to higher than anticipated overdue property tax payments (2020 budget to be adjusted)
- \$0.37M favourable in property taxes due to a property reclassification
- (\$0.25M) unfavourable in supplementary taxes netting a \$0.12M favourable variance
- (\$0.86M) unfavourable variance due to year-end accounting accruals and other adjustments

Total: \$4.44M

Based on the projected year-end variance of \$4.48M (excluding winter maintenance), after adjusting for the above items totaling \$4.44M and the transfer to the Corporate Rate

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Stabilization Reserve of approximately \$0.78M in order to maintain it at 15% of the local tax levy, the City's projected surplus (including year-end accounting accruals and other adjustments) will be depleted.

### **Winter Maintenance**

Winter maintenance operations is projected to have a year-end unfavourable variance of \$1.72M, using an assumption of 30% unfavourability for the last six weeks of the year based on historical trending.

The City's winter maintenance budget includes personnel expenditures, salt and sand purchases as well as five service contracts:

1. Supply and operation of tandem/single combination plow to sand and plow the City's primary road network;
2. Supply and operation of loaders to assist in the snow removal in cul-de-sacs, wide corners and rear lanes;
3. Grader rentals to remove snow on the City's local road networks;
4. Sidewalk snow removal; and
5. Windrow snow clearing services for eligible applicants

### **Planning & Design (Appendix 3)**

<b>Actual (\$0.60M) – Budget \$1.29M = Unfavourable variance (\$1.89M)</b>
--

At the end of July, the Planning department had a deficit of (\$0.60M) against a budgeted surplus of \$1.29M. The unfavourable variance of (\$1.89M) was mainly due to lower than budgeted planning and design fees of (\$2.81M) partially offset by lower personnel costs of \$0.89M from a year-to-date average of eleven temporary net vacancies.

### **Engineering (Appendix 4)**

<b>Actual (\$0.43M) – Budget \$0.53M = Unfavourable variance (\$0.96M)</b>
--

At the end of July, the Engineering Department had a deficit of (\$0.43M) against a budgeted surplus of \$0.53M. The unfavourable variance of (\$0.96M) was mainly due to lower than budgeted Engineering fees (\$1.29M) partially offset by lower personnel costs of \$0.26M from a year-to-date average of three temporary net vacancies.

**Building Standards (Appendix 6)****Actual (\$2.09M) – Budget (\$1.08M) = Unfavourable variance (\$1.01M)**

At the end of July, the Building Standards department had a deficit of (\$2.09M) against a budgeted deficit of (\$1.08M). The unfavourable variance of (\$1.01M) was mainly due to lower building permit fees than budgeted of (\$1.27M) partially offset by lower personnel costs of \$0.18M from a year-to-date average of three temporary net vacancies.

**Waterworks (Appendix 8)****Actual \$7.51M – Budget \$7.59M = Unfavourable variance (\$0.08M)**

At the end of July, the Waterworks department had a surplus of \$7.51M against a budgeted surplus of \$7.59M. The main drivers for the unfavourable variance of (\$0.08M) were as follows:

- Lower than budgeted sale of water (\$0.90M) is offset partially by lower purchase of water \$0.68M, resulting in net sales and purchase of (\$0.22M). Year-to-date June average actual non-revenue water (NRW) was 11.7% (NRW budgeted at 11%).
- Lower revenues resulting in an unfavourable variance of (\$0.13M) due primarily to lower water meter installation fees and developer fees for services
- Lower non-personnel costs resulting in a favourable variance of \$0.28M due to lower water, sewer and roadwork materials and supplies costs.

**FINANCIAL CONSIDERATIONS:**

Staff will continue to monitor the results of Operations each month, and provide an updated year-end projection as part of the September 2019 year-to-date review of operations to be brought forward to General Committee in November 2019.

**RECOMMENDED**

Joel Lustig  
Treasurer

Trinela Cane  
Commissioner, Corporate Services

**ATTACHMENTS:****[Appendices 1 to 15](#)**

Appendix 1 – Primary Operating Budget - Financial Results for the Seven Months Ended July 31, 2019

Appendix 2 – Library Operating Budget - Financial Results for the Seven Months Ended July 31, 2019

Appendix 3 – Planning & Design Operating Budget - Financial Results for the Seven Months Ended July 31, 2019

Appendix 4 – Engineering Operating Budget - Financial Results for the Seven Months Ended July 31, 2019

Appendix 5 – Planning & Engineering Development Fee Reserve Balance as at September 30, 2018

Appendix 6 – Building Standards Operating Budget - Financial Results for the Seven Months Ended July 31, 2019

Appendix 7 – Building Fee Reserve Balance as at September 30, 2018

Appendix 8 – Waterworks Operating Budget - Financial Results for the Seven Months Ended July 31, 2019

Appendix 9 – Waterworks Reserve Balance as at September 30, 2018

Appendix 10 – Variances by Commission and Department for the Seven Months Ended July 31, 2019 – CAO's Office, Human Resources, Legal and Sustainability

Appendix 11 – Variances by Commission and Department for the Seven Months Ended July 31, 2019 – Community and Fire Services

Appendix 12 – Variances by Commission and Department for the Seven Months Ended July 31, 2019 – Corporate Services

Appendix 13 – Variances by Commission and Department for the Seven Months Ended July 31, 2019 – Development Services

Appendix 14 – Variances by Commission and Department for the Seven months ended July 31, 2019 – Mayor & Council

Appendix 15 – Variances by Commission and Department for the Seven months ended July 31, 2019 – Corporate Items



## APPENDIX 1

**CITY OF MARKHAM**  
**Operating Budget**  
(Including Library, excluding Planning & Design, Engineering, Waterworks and Building Standards)  
**Financial Results for the Seven Months Ended July 31, 2019**  
(in millions of dollars)

	<b>2019 Actual</b>	<b>2019 Budget</b>	<b>Variance fav./(unfav.)</b>	<b>Annual Budget</b>	<b>% of YTD Budget</b>
<b>Revenues</b>					
Property Taxation Revenues	145.91	145.80	0.11	161.76	
General Revenues	16.92	14.28	2.64	33.01	
User Fees & Service Charges	18.36	18.02	0.34	30.94	
Grant & Subsidy Revenues	0.93	0.88	0.05	1.96	
Other Income	3.37	3.21	0.16	5.23	
<b>Revenues Total</b>	<b>185.49</b>	<b>182.19</b>	<b>3.30</b>	<b>232.90</b>	<b>101.8%</b>
<b>Expenditures</b>					
Salaries & Benefits	77.11	77.57	0.46	135.64	
Material & Supplies	3.17	3.99	0.82	5.78	
Purchased Services	22.47	23.41	0.94	41.09	
Transfers to Reserves	27.04	26.69	(0.35)	36.53	
Other Expenditures	1.37	2.20	0.83	3.86	
<b>Expenditures Total</b>	<b>131.16</b>	<b>133.86</b>	<b>2.70</b>	<b>222.90</b>	<b>98.0%</b>
<b>Surplus not including winter maintenance</b>	<b>54.33</b>	<b>48.33</b>	<b>6.00</b>	<b>10.00</b>	
<b>Winter Maintenance Favourable Variance</b>	<b>8.48</b>	<b>7.52</b>	<b>(0.96)</b>	<b>10.00</b>	
<b>Surplus including winter maintenance</b>	<b>45.85</b>	<b>40.81</b>	<b>5.04</b>	<b>0.00</b>	

**APPENDIX 2**

**CITY OF MARKHAM**  
**Library Operating Budget**  
**Financial Results for the Seven Months Ended July 31, 2019**  
(in millions of dollars)

	<b>2019 Actual</b>	<b>2019 Budget</b>	<b>Variance fav./(unfav.)</b>	<b>Annual Budget</b>	<b>% of YTD Budget</b>
<b>Revenues</b>					
User Fees & Services Charges	0.54	0.51	0.03	0.90	
Grant & Subsidy Revenues	0.00	0.00	0.00	0.23	
<b>Revenues Total</b>	<b>0.54</b>	<b>0.51</b>	<b>0.03</b>	<b>1.13</b>	<b>105.9%</b>
<b>Expenditures</b>					
Salaries & Benefits	6.91	7.17	0.26	12.45	
Material & Supplies	0.09	0.09	0.00	0.15	
Purchased Services	1.44	1.52	0.08	1.90	
Other Expenditures	0.00	0.00	0.00	0.01	
<b>Expenditures Total</b>	<b>8.44</b>	<b>8.78</b>	<b>0.34</b>	<b>14.51</b>	<b>96.1%</b>
<b>Deficit</b>	<b>(7.90)</b>	<b>(8.27)</b>	<b>0.37</b>	<b>(13.38)</b>	

## APPENDIX 3

**CITY OF MARKHAM**  
**Planning & Design Operating Budget**  
**Financial Results for the Seven Months Ended July 31, 2019**  
(in millions of dollars)

	2019 Actual	2019 Budget	Variance fav./(unfav.)	Annual Budget	% of YTD Budget	Year-end Projection
<b>Revenues</b>						
Planning & Design Fees	3.92	6.72	(2.80)	11.86		
<b>Revenues Total</b>	<b>3.92</b>	<b>6.72</b>	<b>(2.80)</b>	<b>11.86</b>	<b>58.3%</b>	
<b>Expenditures</b>						
Salaries & Benefits	3.15	4.04	0.89	7.07		
Material & Supplies	0.03	0.03	0.00	0.04		
Purchased Services	1.34	1.36	0.02	2.67		
<b>Expenditures Total</b>	<b>4.52</b>	<b>5.43</b>	<b>0.91</b>	<b>9.78</b>	<b>83.2%</b>	
<b>Surplus/(Deficit) Before Transfer to/(from) Reserve</b>	<b>(0.60)</b>	<b>1.29</b>	<b>(1.89)</b>	<b>2.08</b>		<b>(1.62)</b>
Transfer To Reserve	0.00	0.00	0.00	2.08		(1.62)
<b>Surplus/(Deficit) After Transfer to/(from) Reserve</b>	<b>(0.60)</b>	<b>1.29</b>	<b>(1.89)</b>	<b>0.00</b>		<b>0.00</b>

## APPENDIX 4

**CITY OF MARKHAM**  
**Engineering Operating Budget**  
**Financial Results for the Seven Months Ended July 31, 2019**  
(in millions of dollars)

	2019 Actual	2019 Budget	Variance fav./ (unfav.)	Annual Budget	% of YTD Budget	Year-end Projection
<b>Revenues</b>						
Engineering Fees	3.81	5.10	(1.29)	8.93		
<b>Revenues Total</b>	<b>3.81</b>	<b>5.10</b>	<b>(1.29)</b>	<b>8.93</b>	<b>74.7%</b>	
<b>Expenditures</b>						
Salaries & Benefits	2.91	3.17	0.26	5.51		
Material & Supplies	0.00	0.02	0.02	0.03		
Purchased Services	1.33	1.38	0.05	2.72		
<b>Expenditures Total</b>	<b>4.25</b>	<b>4.57</b>	<b>0.33</b>	<b>8.26</b>	<b>93.0%</b>	
<b>Surplus/(Deficit) Before Transfer to/(from) Reserve</b>	<b>(0.43)</b>	<b>0.53</b>	<b>(0.96)</b>	<b>0.67</b>		<b>(1.14)</b>
Transfer To Reserve	0.00	0.00	0.00	0.67		(1.14)
<b>Surplus/(Deficit) After Transfer to/(from) Reserve</b>	<b>(0.43)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		<b>0.00</b>

**APPENDIX 5**

**CITY OF MARKHAM**  
**Planning & Engineering Development Fee Reserve Balance**  
**Financial Results for the Seven Months Ended Jul 31, 2019**  
**(in millions of dollars)**

	<b>2019 Budget</b>	<b>2019 Projection</b>
<b>Opening Balance at January 1, 2019</b>	0.27	0.27
<b>Transfer to Capital and Interest Charges</b>	(0.24)	(0.24)
<b>Transfer to/Draw (from) Reserves</b>		
<b>Planning &amp; Design</b>	2.08	(1.62)
<b>Engineering</b>	0.67	(1.14)
<b>Planning &amp; Engineering Reserve Ending Balance</b>	<b>2.78</b>	<b>(2.73)</b>

## APPENDIX 6

**CITY OF MARKHAM**  
**Building Standards Operating Budget**  
**Financial Results for the Seven Months Ended July 31, 2019**  
(in millions of dollars)

	<b>2019 Actual</b>	<b>2019 Budget</b>	<b>Variance fav./(unfav.)</b>	<b>Annual Budget</b>	<b>% of YTD Budget</b>	<b>Year-end Projection</b>
<b>Revenues</b>						
Building Permits	2.67	3.97	(1.30)	7.92		
Other Revenues	0.05	0.02	0.03	0.03		
<b>Revenues Total</b>	<b>2.72</b>	<b>3.99</b>	<b>(1.27)</b>	<b>7.95</b>	<b>68.2%</b>	
<b>Expenditures</b>						
Salaries & Benefits	3.30	3.48	0.18	6.23		
Material & Supplies	0.02	0.05	0.03	0.07		
Purchased Services	1.49	1.54	0.05	3.03		
<b>Expenditures Total</b>	<b>4.81</b>	<b>5.07</b>	<b>0.26</b>	<b>9.33</b>	<b>94.9%</b>	
<b>Deficit Before Transfer from Reserve</b>	<b>(2.09)</b>	<b>(1.08)</b>	<b>(1.01)</b>	<b>(1.38)</b>		<b>(2.26)</b>
Transfer from Reserve	0.00	0.00	0.00	(1.38)		(2.26)
<b>Deficit After Transfer from Reserve</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		<b>0.00</b>

**APPENDIX 7**

**CITY OF MARKHAM**  
**Building Fee Reserve Balance**  
**Financial Results for the Seven Months Ended Jul 31, 2019**  
(in millions of dollars)

	<b>2019 Budget</b>	<b>2019 Projection</b>
<b>Opening Balance at January 1, 2019</b>	12.94	12.94
<b>Transfer to Capital and Interest Income</b>	(0.20)	(0.20)
<b>Projected Transfer to/Draw (from) Reserves</b>	(1.38)	(2.26)
<b>Building Reserve Ending Balance</b>	<b>11.36</b>	<b>10.48</b>

## APPENDIX 8

**CITY OF MARKHAM**  
**Waterworks Operating Budget**  
**Financial Results for the Seven Months Ended July 31, 2019**  
(in millions of dollars)

	2019 Actual	2019 Budget	Variance fav./ (unfav.)	Annual Budget	% of YTD Budget	Year-End Projection
<b>Sales &amp; Purchases of Water</b>						
<b>Water Revenue</b>						
Water & Sewer Billing	72.60	73.50	(0.90)	130.51		
<b>Water Expenditure</b>						
Contracted Municipal Services	56.09	56.77	0.68	101.05		
<b>Net Sales &amp; Purchases of Water</b>	<b>16.51</b>	<b>16.73</b>	<b>(0.22)</b>	<b>29.46</b>	<b>98.7%</b>	
<b>Other Revenues Total</b>	<b>0.56</b>	<b>0.69</b>	<b>(0.13)</b>	<b>1.41</b>	<b>81.0%</b>	
<b>Other Expenditures</b>						
Salaries & Benefits	4.53	4.52	(0.00)	7.85		
Non Personnel Expenditures	5.03	5.31	0.28	7.74		
<b>Expenditures Total</b>	<b>9.56</b>	<b>9.83</b>	<b>0.28</b>	<b>15.59</b>	<b>97.2%</b>	
<b>Surplus Before Transfer to Reserve</b>	<b>7.51</b>	<b>7.59</b>	<b>(0.08)</b>	<b>15.28</b>		<b>15.28</b>
Transfer To Reserve	0.00	0.00	0.00	15.28		15.28
<b>Surplus After Transfer (To) Reserve</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		<b>0.00</b>



**APPENDIX 9**

**CITY OF MARKHAM**  
**Waterworks Reserve Balance**  
**Financial Results for the Seven Months Ended Jul 31, 2019**  
(in millions of dollars)

	<b>2019 Budget</b>	<b>2019 Projection</b>
<b>Opening Balance - January 1, 2019</b>	69.13	69.13
<b>Transfer to 2019 Capital Net of Interest Income</b>	(22.31)	(22.31)
<b>Interest Income</b>	0.80	0.80
<b>Transfer from 2018 closed capital projects (YTD: \$1.34M + projected \$0.50M)</b>	0.00	1.84
<b>Transfer to Reserve</b>	15.28	15.28
<b>Waterworks Reserve Ending Balance</b>	<b>62.89</b>	<b>64.73</b>

**APPENDIX 10****CITY OF MARKHAM****Variances by Commission and Department****CAO'S Office, Human Resources and Legal Department****Financial Results for the Seven Months Ended July 31, 2019**

(in millions of dollars)

<b>Department</b>	<b>Fav./ (Unfav.)</b>			
	<b>Personnel</b>	<b>Non-Personnel</b>	<b>Revenue</b>	<b>Total</b>
CAO'S OFFICE	0.00	0.01	0.00	0.01
HUMAN RESOURCES	0.05	0.02	0.00	0.07
LEGAL DEPT.	(0.06)	0.06	0.07	0.07
<b>Total</b>	<b>(0.01)</b>	<b>0.09</b>	<b>0.07</b>	<b>0.15</b>

**APPENDIX 11**

**CITY OF MARKHAM**  
**Variances by Commission and Department**  
**Community and Fire Services**  
**Financial Results for the Seven Months Ended July 31, 2019**  
(in millions of dollars)

<b>Department</b>	<b>Fav./ (Unfav.)</b>			
	<b>Personnel</b>	<b>Non-Personnel</b>	<b>Revenue</b>	<b>Total</b>
OPERATIONS	0.41	0.40	(0.03)	0.78
FIRE SERVICES	(0.72)	0.08	0.04	(0.60)
LIBRARY	0.25	0.09	0.04	0.38
RECREATION SERVICES	(0.05)	(0.21)	0.09	(0.17)
ENVIRONMENTAL SERVICES	0.10	0.02	-	0.12
WASTE	0.02	0.12	(0.01)	0.13
COMMISSIONER'S OFFICE	0.03	0.03	-	0.06
<b>Total Excl. Winter Maintenance</b>	<b>0.04</b>	<b>0.53</b>	<b>0.13</b>	<b>0.70</b>
WINTER MAINTENANCE	0.04	(0.97)	(0.03)	(0.96)
<b>Total</b>	<b>0.08</b>	<b>(0.44)</b>	<b>0.10</b>	<b>(0.26)</b>

## APPENDIX 12

**CITY OF MARKHAM**  
**Variances by Commission and Department**  
**Corporate Services**  
**Financial Results for the Seven Months Ended July 31, 2019**  
(in millions of dollars)

Department	Fav./ (Unfav.)			
	Personnel	Non-Personnel	Revenue	Total
LEGISLATIVE SERVICES & CORPORATE COMMUNICATIONS	(0.24)	-	0.09	(0.15)
FINANCIAL SERVICES	0.14	0.01	(0.04)	0.11
ITS DEPARTMENT	0.19	0.02	-	0.21
SUSTAINABILITY & ASSET MANAGEMENT	0.19	(0.19)	0.25	0.25
COMMISSIONER'S OFFICE	0.01	0.01	-	0.02
<b>Total</b>	<b>0.29</b>	<b>(0.15)</b>	<b>0.30</b>	<b>0.44</b>

## APPENDIX 13

**CITY OF MARKHAM**  
**Variances by Commission and Department**  
**Development Services**  
**Financial Results for the Seven Months Ended July 31, 2019**  
(in millions of dollars)

Department	Fav./ (Unfav.)			
	Personnel	Non-Personnel	Revenue	Total
CULTURE & ECONOMIC DEVELOPMENT	(0.11)	0.02	0.15	0.06
TRAFFIC OPERATIONS	0.06	0.12	-	0.18
COMMISSIONER'S OFFICE	0.05	-	-	0.05
<b>Total</b>	<b>0.00</b>	<b>0.14</b>	<b>0.15</b>	<b>0.29</b>

**APPENDIX 14**

**CITY OF MARKHAM**  
**Variances by Commission and Department**  
**Mayor & Council**  
**Financial Results for the Seven Months Ended July 31, 2019**  
(in millions of dollars)

<b>Department</b>	<b>Fav./ (Unfav.)</b>			
	<b>Personnel</b>	<b>Non-Personnel</b>	<b>Revenue</b>	<b>Total</b>
MAYOR & COUNCIL	0.08	0.04	0.00	0.12
<b>Total</b>	<b>0.08</b>	<b>0.04</b>	<b>0.00</b>	<b>0.12</b>

**APPENDIX 15**

**CITY OF MARKHAM**  
**Variances by Commission and Department**  
**Corporate Items**  
**Financial Results for the Seven Months Ended July 31, 2019**  
(in millions of dollars)

<b>Department</b>	<b>Fav./ (Unfav.)</b>			
	<b>Personnel</b>	<b>Non-Personnel</b>	<b>Revenue</b>	<b>Total</b>
CORPORATE ITEMS	0.09	1.40	2.81	4.30
<b>Total</b>	<b>0.09</b>	<b>1.40</b>	<b>2.81</b>	<b>4.30</b>



Report to: General Committee

Meeting Date: September 16, 2019

**SUBJECT:** Proposed Amendments to Cannabis By-Law  
**PREPARED BY:** Michael Killingsworth, Deputy Clerk, By-law Enforcement,  
 Licensing & Regulatory Services, Extension 2127

**RECOMMENDATION:**

1. That the report entitled “Proposed Amendments to Cannabis By-Law” be received; and,
2. That By-Law 2018-135 “*A By-law to prohibit the smoking or vaporizing of recreational cannabis in public places in the City of Markham*” be amended as attached as Appendix “A”.

**PURPOSE:**

The purpose of this report is to recommend amendments to By-Law 2018-135 (Cannabis By-Law) as required by section 115 of the Municipal Act, 2001.

**BACKGROUND:**

On October 16, 2018, Council enacted By-Law 2018-135, being “A By-law to prohibit the smoking or vaporizing of recreational cannabis in public places in the City of Markham” (the “By-Law”).

Bill 57, An Act to Enact, Amend and Repeal Various Statutes, received Royal Assent on December 6, 2018. Bill 57 amended section 115 of the Municipal Act, 2001 (the “Act”). This section related to by-laws that prohibited or regulated the smoking of tobacco. Section 115 was amended to include the smoking of cannabis. This amendment confirms the authority of municipalities to regulate or prohibit cannabis smoking in public places. However, since subsection 115(3) of the Act excludes highways, this amendment also removes the pre-existing municipal authority to prohibit cannabis smoking on public highways (including sidewalks). Consequently, the current By-law must be amended to remove the prohibition against smoking cannabis on roads, sidewalks, and municipal boulevards which is set out at section 3.1 (e) of the By-Law.

**OPTIONS/ DISCUSSION:**

Staff are recommending the following amendments to the By-law currently in place:

1. Clarify the definition of “Public Place” to include shelters or enclosed spaces on a public highway and to exclude roads, sidewalks, and municipal boulevards to accord with the recent amendment to section 115(3) of the Act.
2. Add the definition of “Smoke or Smoking” to assist in the enforcement of the By-law and prosecutions.
3. Delete clause 3.1 (e) with reference to roads, sidewalks, and boulevards.



4. Delete the word “recreational” from the title of By-law 2018-135.

**FINANCIAL CONSIDERATIONS**

Not applicable

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable

**ALIGNMENT WITH STRATEGIC PRIORITIES**

Not applicable

**BUSINESS UNITS CONSULTED AND AFFECTED**

Legal Services has been consulted in the preparation of this report.

**RECOMMENDED BY:**

Kimberley Kitteringham  
City Clerk

Trinela Cane  
Commissioner, Corporate Services

**ATTACHMENTS:**

Appendix “A” – Amendment to By-Law 2018-135 (Cannabis By-Law)



## BY-LAW 2019-XX

**To amend Bylaw 2018-135 being a by-law to prohibit the smoking or vaporizing of recreational cannabis in public places in the City of Markham.  
(Amendments to Cannabis By-law)**

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**WHEREAS** Section 8(1) of the Municipal Act, 2001, S.O. 2001, c.25, as amended, hereinafter the ("Municipal Act, 2001") provides that the powers of a municipality under any Act shall be interpreted broadly so as to confer broad authority on municipalities to enable them to govern their affairs as they consider appropriate, and to enhance their ability to respond to municipal issues;

**AND WHEREAS** Section clause 6 of subsection 11(2) of the Municipal Act, 2001, provides that a municipality may pass by-laws in the interest of the health, safety and well-being of its residents and;

**AND WHEREAS** administrative amendments are required from time to time for enforcement purposes;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM ENACTS AS FOLLOWS:

(1) That Section 2.0 of the Cannabis By-law (Definitions) be amended as follows:

(a) Amend the definition of "Public Place" by excluding public highways although including shelters or enclosed spaces on a public highway. The new definition to read as follows:

**"Public Place"** includes any place to which the public has access as of a right or invitation, express or implied, regardless of whether it is owned by a public or private entity, including shelters or enclosed spaces on a public highway and also includes any motor vehicle located on a public place or in any place open to public view, but excludes roads, sidewalks and municipal boulevards.

(b) Add the definition of "Smoke or Smoking"

**"Smoke or Smoking"** includes the inhaling, exhaling, holding or carrying of any lighted cannabis or any heated or otherwise activated smoking equipment used to smoke or consume cannabis;

(2) That Section 3.0 of the Cannabis By-law (General Prohibitions) be amended as follows:

- (a) Delete clause 3.1 e) with reference to “roads, sidewalks and municipal boulevards”
- (3) Delete the word “recreational” from the title of By-law 2018-135.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS  
\_\_\_\_ DAY OF SEPTEMBER, 2019

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KIMBERLEY KITTERINGHAM  
CITY CLERK

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FRANK SCARPITTI  
MAYOR



Report to: Development Services Committee

Meeting Date: September 23, 2019

**SUBJECT:** City of Markham Comments on York Region's Draft Employment Framework – 2041 Regional Municipal Comprehensive Review

**PREPARED BY:** Marg Wouters, Senior Manager, Policy & Research (x. 2909)  
Lily-Ann D'Souza, Planner II, Policy & Research (x. 3115)

### **RECOMMENDATION:**

1. That the report and presentation entitled "City of Markham Comments on York Region's Draft Employment Framework – 2041 Regional Municipal Comprehensive Review" dated September 23, 2019, be received;
2. That Council supports the consideration of the following requests for the conversion of employment area lands to a non-employment land use, as described in Appendix 'D' to this report, in the 2041 Regional Municipal Comprehensive Review:
  - a. Primont Homes and Cornell Rouge Development Corp., Part of Lot 11, Concession 9; and
  - b. 1628740 Ontario Inc., at 2718 and 2730 Elgin Mills Road, subject to York Region confirming that no access to the employment area lands along Highway 404 immediately to the west of the subject lands is possible from Elgin Mills Rd through the subject lands;
3. That Council's consideration of the following requests for the conversion of employment area lands to a non-employment land use, as described in Appendix 'D' and 'Appendix 'E' to this report, be deferred and evaluated through secondary plan studies:
  - a. Meadow Park Investments, 77 Anderson Avenue, as well as the additional parcels in the Mount Joy Business Park;
  - b. Wu's Landmark/First Elgin Mills Developments Inc., 10900 Warden Avenue & 3450 Elgin Mills Road;
  - c. Cornell Rouge Development Corporation, Varlese Brothers Limited, 2432194 Ontario Inc., and 2536871 Ontario Inc., 7386-7482 Highway 7, 8600-8724 Reesor Road; and
  - d. Norfinch Construction (Toronto) Ltd., 7845 Highway 7;
4. That Council does not support the consideration of the following requests for the conversion of employment area lands to a non-employment land use, as described in Appendix 'D' to this report, in the 2041 Regional Municipal Comprehensive Review:
  - a. Markham Woodmills Developments Inc., northeast Hwy 404/Elgin Mills Road;
  - b. Condor Properties Limited, 2920 16th Avenue;

- 
- c. The Wemat Group, southwest Hwy 404/Hwy 7; and
  - d. Belfield Investments, 8050 Woodbine Avenue;
5. That Council supports the staff-initiated conversion of the following additional employment area lands for non-employment uses, as described in Appendix 'E' to this report, in the 2041 Regional Municipal Comprehensive Review:
    - a. The parcel(s) municipally known as 110 Copper Creek Drive in Box Grove;
  6. That Committee allow for deputations by applicants following the staff presentation, and prior to consideration of the staff report and recommendations;
  7. That the report entitled "City of Markham Comments on York Region's Draft Employment Framework – 2041 Regional Municipal Comprehensive Review" dated September 23, 2019, be forwarded to York Region as Markham Council's input to date on the Region's 2041 Municipal Comprehensive Review;
  8. And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**EXECUTIVE SUMMARY:**

The purpose of this report is to provide comments on work completed to date regarding York Region's employment strategy, which is being developed as part of the Region's 2041 municipal comprehensive review (MCR). Provincial policy requires the Region and Markham to plan for employment and to protect employment area lands.

Markham's employment strategy to 2031 is reflected in the Official Plan 2014. The Official Plan 2014 provides a range of land use designations and policies that provide for a land supply that is sufficient to accommodate Markham's employment forecast to 2031, as well as policies intended to protect the employment land supply. In addition to identifying and protecting employment lands in accordance with provincial requirements, 'good planning' and community vision objectives also factor into Markham's planning for employment.

In order to understand and plan for the changing nature of employment to 2041, York Region commissioned a study which identified a number of employment trends such as increasing globalization, stable growth in manufacturing and rapid growth in professional and serviced-based industries, automation, importance of access to transit and amenities, intensification of employment areas, and the importance of strategic locations for economic growth.

The Region has received 10 requests for conversion/redesignation of employment area lands in Markham. Decisions on these requests will be taken into account by the Region in the development of employment forecasts and associated land needs to 2041.

Staff has met with almost all of the applicants or their representatives either individually or in meetings initiated by Regional staff, and have evaluated all proposals. Based on this analysis staff recommend:

- a) that the following employment conversion requests be supported:
  - Primont Homes and Cornell Rouge Development Corp., Part of Lot 11, Concession 9; and
  - 1628740 Ontario Inc., for lands at 2718 and 2730 Elgin Mills Road, subject to York Region confirming that no access to the employment area lands immediately to the west of the subject lands is possible from Elgin Mills Rd through the subject lands;
- b) that the following employment conversion requests not be supported:
  - Markham Woodmills Developments Inc., northeast Hwy 404/Elgin Mills Road;
  - Condor Properties Limited, 2920 16th Avenue;
  - The Wemat Group, southwest Hwy 404/Hwy 7; and
  - Belfield Investments, 8050 Woodbine Avenue;
- c) that the following employment conversion requests be deferred to secondary planning processes:
  - Meadow Park Investments, 77 Anderson Avenue, as well as the additional parcels in the Mount Joy Business Park;
  - Wu's Landmark/First Elgin Mills Developments Inc., 10900 Warden Avenue & 3450 Elgin Mills Road;
  - Cornell Rouge Development Corporation, Varlese Brothers Limited, 2432194 Ontario Inc., and 2536871 Ontario Inc., 7386-7482 Highway 7, 8600-8724 Reesor Road; and
  - Norfinch Construction (Toronto) Ltd., 7845 Highway 7.

It is recommended that this report be forwarded to York Region as the City of Markham's comments on the Region's employment strategy work to date, including recommendations on requests for employment land conversion.

#### **PURPOSE:**

The purpose of this report is to provide comments on work completed to date regarding York Region's employment strategy, which is being developed as part of the Region's 2041 municipal comprehensive review (MCR). Among other things, the report includes staff recommendations on a number of landowner requests for conversion of employment lands to non-employment uses in Markham as input to the employment strategy.

#### **BACKGROUND:**

In an April 9, 2019 staff report to Development Services Committee, Markham staff provided an update on the status of the York Region 2041 MCR. Among other things, the MCR will recommend population and employment forecasts to 2041 for each of the nine local municipalities including Markham, and propose policy amendments to bring the Regional Official Plan into conformity with provincial policy, specifically the

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Provincial Policy Statement, Growth Plan 2019, Greenbelt Plan 2017 and Oak Ridges Moraine Plan 2017.

One of the components of the MCR is the development of an employment strategy, which will include:

- A land needs assessment and employment forecasts to 2041 for each local municipality;
- Delineation and designation of employment areas in the Region as well as density targets (a new requirement in the Growth Plan);
- An employment framework including principles, key attributes, and the roles of Centres and Corridors, employment areas, and community areas in attracting high quality jobs;
- Updated Regional Official Plan employment policies; and
- Identification of the role of local municipalities in implementing the employment strategy and recommended tools for implementation.

The employment strategy work to date includes an assessment of employment trends since the previous 2031 Regional MCR, an overview of vacant employment lands within the Region and the initial identification and delineation of employment areas within the Region. In addition, the Region has developed criteria by which to assess requests for conversion of employment area lands to non-employment uses. This work is documented in the following reports to Regional Council:

- [York Region 2017 Vacant Employment Land Inventory \(March 22, 2018\)](#)
- [Proposed Employment Area Conversion Criteria \(March 7, 2019\)](#)
- [Planning for Employment Background Report \(May 9, 2019\)](#)

The land needs assessment and employment forecast to 2041 will take into account employment conversion requests. The April 2019 Markham staff report provided an initial overview of a number of requests for employment land conversion received by the Region as part of the MCR, as well as the criteria being proposed by the Region in their March, 2019 report for assessing the conversion requests. Markham staff recommendations are provided in this report regarding these and additional requests received to date.

To provide the policy context underlying staff's comments on the Region's employment strategy work to date, this report also provides an overview of how Markham plans for employment in the Official Plan.

This report is organized as follows:

- 1) Markham's requirement to plan for employment lands, including current Provincial and Regional policy requirements
- 2) Markham's employment strategy to 2031
- 3) Planning for employment to 2041
- 4) Markham's employment areas and vacant land supply
- 5) Conversion request assessment and recommendations; and
- 6) Recommendations and next steps.

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**OPTIONS/ DISCUSSION:****1.0 Markham is required to plan for employment and to protect employment area lands**

Markham's requirement to plan for employment lands is based on Provincial policy as implemented through the York Region Official Plan. Markham has a long history of placing priority on planning for a strong and competitive economy, building on the City's success as a diverse and major employment centre in York Region. Since 2005, the Province has also recognized the importance of the role of employment in ensuring complete communities, including the need to protect employment lands. Provincial, Regional and Markham policy on planning for employment lands, including protection of employment area lands, is outlined in more detail below.

**1.1 Provincial policy direction for protecting employment area lands has been in place since mid-2000s**

The Province introduced a new policy framework in the mid 2000s that placed a greater emphasis on the protection of employment lands within municipalities. This new policy direction was reflected in the 2005 Provincial Policy Statement (PPS), the 2006 Growth Plan for the Greater Golden Horseshoe (Growth Plan), and modifications to the *Planning Act* in 2007. The new policy direction was partially a response to the loss of employment lands through conversion to other uses following a downturn in the economy in the 1990s. The combination of a downturn in the manufacturing sector and resulting vacancies, along with strong growth in residential and commercial (particularly big box) retail markets, resulted in pressure on the vacant employment land supply to be converted for these uses.

Conversion of employment lands is problematic in at least two respects. Firstly, once employment lands are converted to another use, the lands are lost from the supply of available land for employment uses. Secondly, the new non-employment uses can also destabilize adjacent employment lands by increasing their value and therefore decreasing their viability as affordable land for large land-intensive business operations. The introduction of non-employment uses, particularly sensitive uses such as residential development, can also make it difficult for existing employment uses adjacent to the converted site to continue to function or expand because of compatibility issues with the newly introduced non-employment uses.

In order to prevent compromise of the long term employment land supply, and to protect the future economic well-being of the Province and the Greater Golden Horseshoe, the Province made protection of employment lands a priority. The protection of employment lands also works hand-in-hand with provincial policy direction to create complete communities that offer more options for living and working in close proximity, thereby reducing travel times and the need for continuous expansion of the urban area.

Although specific policies regarding planning for employment in the various provincial planning documents have been amended since the original policies were introduced in the



mid 2000s, the principle of the need to protect employment lands remains, as outlined below.

Planning Act and Provincial Policy Statement (2014)

The *Planning Act* establishes the legislated ground rules for land use planning in Ontario, including the authority for the Province to identify matters of provincial interest through issuance of provincial policy statements. More specifically, the *Planning Act* provides for the protection of employment lands by requiring municipalities to confirm or amend their policies dealing with areas of employment, including designations and policies addressing conversion, by means of a 5-year review to the Official Plan. The *Planning Act* allows municipalities to deny requests for employment land conversion, without the possibility of applicants appealing to the Local Planning Appeal Tribunal (LPAT), unless these requests are made and occur during the course of a municipal comprehensive review.

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Municipalities must keep their official plans up to date with the PPS and all decisions of Council 'shall be consistent with' the PPS.

The policies in Section 1.3 of the PPS 2014 provide province-wide direction to promote economic development and protect employment areas over the long term. Section 1.3.1 requires that municipalities promote economic development and competitiveness by:

- providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;
- providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and
- ensuring the necessary infrastructure is provided to support current and projected needs.

Section 1.3.2 specifically provides for the protection of employment lands by stipulating that planning authorities may permit conversion of lands within employment areas to non-employment uses only through a comprehensive review, and only where it has been demonstrated that the land is not required for employment purposes over the long term, and that there is a need for the conversion. There are also specific requirements to plan for:

- protecting and preserving employment areas for current and future uses;
- protecting employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations; and
- providing the opportunity to plan for (but not designate lands) beyond 20 years for the long-term protection of employment lands.

The employment policies of the PPS are currently being amended to align with recent changes to employment policies in the Growth Plan 2019. A more comprehensive overview and comments on all of the proposed changes to the PPS will be brought forward to Committee in a separate report.

#### Growth Plan for the Greater Golden Horseshoe (2019)

The Growth Plan builds on the policy foundation of the PPS, providing additional and more specific land use planning policies to manage growth in Greater Golden Horseshoe. Municipalities are required to bring their Official Plans into conformity with the Growth Plan, and all municipal planning decisions must conform with the Plan.

With respect to employment, the Growth Plan provides employment forecasts to 2041 that upper-tier municipalities must plan to achieve, as well as policies that relate to the provision of a range of employment types and the protection of employment lands, similar to the PPS. These include, among others:

- promoting economic development and competitiveness through efficient land use, transit-supportive built forms and densities and by ensuring the availability of sufficient land for employment to accommodate forecasted growth;
- establishing a structure for employment by identifying where specific types of employment uses should be directed:
  - major office and institutional uses in urban growth centres (UGS) or areas with frequent or higher order transit services;
  - retail and offices uses near existing or planned transit or accessible by walking or cycling, and;
  - manufacturing, warehousing and logistics in the vicinity of existing major highway interchanges and other transportation corridors;
- identifying and designating employment lands in upper-tier and lower-tier official plans and protecting them over the long-term;
- protecting the viability of employment lands from non-employment uses, particularly sensitive uses such as residential uses and major retail uses;
- developing strategies to minimize and mitigate adverse impacts on industrial and manufacturing uses where the development of nearby sensitive, major retail and major office uses cannot be avoided;
- protecting employment lands from conversion to other uses and identifying when conversions may be permitted;
- identifying provincially significant employment zones (PSEZs);
- promoting intensification and higher densities on employment lands to optimize transit investments and encourage walking and cycling;
- ensuring space is retained for a similar number of jobs when redeveloping employment lands; and
- providing direction to support existing office parks through improved connectivity, an appropriate mix of amenities, and intensification while limiting non-employment uses that would impact the primary function of the area.

These policies are meant to ensure that the Greater Golden Horseshoe continues to be an important centre of business, by helping municipalities plan for economic growth by

increasing the diversity of jobs and economic activity, accommodating skilled workers, creating new opportunities and attracting new investment.

Municipal requirements regarding conversion of employment area lands

The Growth Plan 2019 provides for more specific conversion policies building on the policy direction of the PPS. Policy 2.2.5.9 provides that conversions of lands within employment areas may only be permitted through a municipal comprehensive review and provides five tests that must be met. Policy 2.5.9.10 provides for flexibility for consideration of conversion requests outside of municipal comprehensive review for employment lands not identified as provincially significant.

Additionally, policy 2.5.9.11 provides direction for consideration of major retail in employment areas. Both Policy 2.5.9.10 and 2.5.9.14 speak to the establishment of development criteria to ensure that redevelopment of employment lands maintain a significant number of jobs on the lands.

**1.2 York Region Official Plan (YROP) requirements for the planning and protection of employment area lands are consistent with the Growth Plan 2006**

The YROP identifies a total employment forecast of 240,400 jobs for Markham by 2031, representing approximately 30% of the Region-wide forecast of 780,000 jobs. The forecasts were developed through a Regional land budget exercise as part of the Region's 2031 MCR, and formed part of the employment and economic development strategy for York Region that established Markham's role in accommodating employment of various types within the Region.

The YROP requires that Markham protect, maintain and enhance the long term viability of all employment area lands designated for employment uses. The YROP provides for consideration of conversion of lands within employment areas to non-employment area uses provided that a municipal comprehensive review has been completed in accordance with the applicable policies, forecasts and land budget of the Region.

Other relevant YROP policies include the provision for a limited amount of ancillary uses on employment lands provided that the proposed use is designed to primarily service businesses in the employment lands. As well, the YROP policies provide for local municipalities to determine the location, amount and size of ancillary uses on employment lands that is commensurate with the planned function, size and scale of the overall employment land area.

The policies in the YROP are reflective of the 2006 Growth Plan. The 2041 MCR will provide the basis for an amendment(s) to the YROP to bring it into conformity with the 2019 Growth Plan and other provincial policies and plans (e.g., Greenbelt Plan, Oak Ridges Moraine Plan and PPS) that have been updated since that time.

## **2.0 Markham's employment strategy to 2031 is reflected in the Official Plan 2014**

The employment area lands and policies identified in Markham's Official Plan 2014 are based on an Employment Lands Strategy undertaken by Markham in 2009/2010, as well as the Markham 2020 Economic Development Strategy.

Markham 2020 identified four key employment sectors for which it has a comparative advantage and for Markham to pursue:

- Convergence of Information and Communication Technology and Life Sciences;
- Information, Entertainment and Cultural Industries;
- Professional, Scientific and Technical Services; and
- Finance and Insurance.

The Strategy identified that companies within these key sectors are located in a wide range of building types and forms, reflecting the variations in accommodation preferred by a high proportion of smaller companies. It also identified that Markham's competitiveness is constrained by the limited and diminishing supply of appropriately sized and located employment lands available for development, particularly for sale to end-users. To remain competitive, Markham requires a development-ready land supply that can serve the growth needs of existing businesses as they transition through the growth cycle from small to larger space requirements, and adapt to changing functional and technological building requirements.

The 2009 Employment Lands Strategy (ELS) provided an analysis of the employment forecasts assigned to Markham for the three broad employment types used by the Province and Region in preparing the forecasts. The three employment types include:

- Major Office Employment (MOE) – employment located in large office buildings, provided for in employment areas or in community areas;
- Employment Land Employment (ELE) - employment related to manufacturing, processing, warehousing and distribution uses (typical of traditional industrial activities occurring in Markham business parks) and which typically requires large, serviced land areas near major transportation routes;
- Population Related Employment (PRE) – employment that clearly serves the population and the traveling public (e.g., retail, service, institutional uses); generally located within communities but small amounts also provided for in employment areas.

The ELS represented a balanced approach to meeting Markham's employment growth needs to 2031, with a variety of choices for accommodating identified key sectors of Markham's economy. The ELS further recommended that all lands designated for employment, but particularly industrial lands, be protected from conversion to major retail and residential uses, citing concern that conversions would accelerate the City's pending industrial land deficit. The recommendations were endorsed by Council as the basis for the employment land use designations and policies in the Official Plan.

## 2.1 How the Official Plan 2014 accommodates employment forecasts to 2031 and protects employment land supply

The Official Plan 2014 provides a range of land use designations and policies that provide for a land supply that is sufficient to accommodate Markham's employment forecast to 2031, as well as policies intended to protect the employment land supply.

The total employment forecast provided in the Official Plan is based on forecasts for the three employment types mentioned previously (MOE, ELE, and PRE), as shown in Table 1.

<b>Table 1: Forecast Employment Growth in Markham by Employment Type, 2006 to 2031</b>			
<b>Employment Type</b>	<b>2006 (total)</b>	<b>2006-2031 (additional)</b>	<b>2031 (total)</b>
Major Office	47,400	37,400	84,800
Employment Land	50,000	33,000	83,000
Population Related	47,500	25,100	72,600
<b>Total Employment</b>	<b>144,800</b>	<b>95,500</b>	<b>240,400</b>
<b>Source: York Region, as reflected in Markham's Official Plan 2014.</b>			

To ensure economic viability and diversity, and the opportunity for jobs across all employment types, a sufficient land supply must be designated to plan for and accommodate each employment type. In addition, the Official Plan must incorporate policies that will ensure an adequate supply of land will be retained over time to accommodate the forecasts established for Markham.

The Region's job forecasts by type were translated into land area in Markham through the application of a density assumption (jobs per net hectare) for each type of employment, resulting in the need for just over 2,200 hectares (developed and vacant) across a variety of land use designations.

Map 3 – Land Use in the Official Plan 2014 establishes land use designations intended to accommodate the forecast ELE, MOE and PRE employment as identified in Table 2 and Appendix 'A'. The majority of the forecast employment (70% or 168,000 jobs) is accommodated in employment area designations, which are protected from conversion. These designations include the 'Business Park Employment', 'Business Park Office Priority Employment', 'General Employment', 'Service Employment' and 'Future Employment Area' designations. Most of Markham's employment areas are located within the Hwy 404/Woodbine Ave corridor. The remaining 17% of employment (72,000 jobs) is accommodated in the Mixed Use, Commercial or Residential designations throughout the city.

<b>Table 2: Primary Land Use Designations Accommodating Employment Types in Markham Official Plan 2014*</b>	
<b>Employment Type</b>	<b>Land Use Designation</b>
Major Office	Business Park Office Priority Employment Business Park Employment Service Employment Commercial Mixed Use Mid Rise and High Rise Mixed Use Office Priority Mixed Use Health Care Campus
Employment Land	General Employment Business Park Employment Future Employment Area
Population-Related	Mixed Use (all designations) Residential (all designations) Commercial Service Employment
<i>*A small amount of each type of employment may be found in other designations.</i>	

The assignments of employment by type were in balance with the available land in the designations and consistent with the planned function of each employment designation in Map 3 – Land Use. These designations and associated policies were carefully designed to accommodate a broad range of employment opportunities, and to distinguish the planned function of the lands in order to reduce possible land use conflicts. This ensures viability of employment lands for the long term, and also ensures that different types of employment continue to be viable. Policies are also included in the Official Plan regarding the conversion of employment area lands, consistent with the Growth Plan at the time.

## **2.2 Community planning objectives and economic development considerations**

In addition to identifying and protecting employment lands to accommodate employment forecasts for the long term in accordance with provincial requirements, there are also ‘good planning’ and community vision objectives that factor into planning for employment.

Markham has a long history of planning for a balance of housing and employment uses, especially with access to major transit and road networks, in an effort to build complete communities. For example, the Box Grove and Cornell communities were planned with a critical mass of employment lands centred around the Hwy 407 and Donald Cousens Parkway interchange to provide live/work opportunities in close proximity, and to reduce outbound commuting, for the communities in east Markham. In addition, the employment lands along the Hwy 7 rapid transit corridor, particularly around the Hwy 404 interchange (e.g., Commerce Valley, Allstate Parkway), continue to make sense to support intensive transit-oriented job opportunities, primarily in the form of major office development.

Markham's economy has benefited greatly by the presence of Hwy 404 and Hwy 407, and Markham has historically reserved lands along these corridors for employment uses. The requirement to plan and protect for employment uses near major highway interchanges (e.g., Hwy 404 and Hwy 407 corridors) is directed in Provincial policy.

Determining appropriate locations for employment, and preserving and wisely managing the land supply to accommodate employment are essential to ensuring that forecast employment growth can occur, and that Markham will retain a competitive advantage in attracting and retaining businesses that will contribute to a strong and vibrant local economy. These actions contribute to achieving the objectives set out in the Official Plan 2014 regarding live/work balance and supporting investment in rapid transit.

Some of the factors and priorities that are essential to incorporate into decisions about planning for employment in Markham are as follows:

- Securing and preserving a supply of employment land sufficient in amount, location and diversity is essential to accommodating forecast employment, and ensuring that Markham will be economically competitive in retaining and attracting new industrial and office development. The loss of land that accommodates wealth-generating industrial and major office employment (which deliver the greatest economic returns and tax assessment), to other uses that contribute less to the City's economy, or that potentially increase costs to the City, will impact long term prosperity.
- Industrial and major office uses are far more location sensitive than retail/service and residential uses. Their location requirements establish the necessity of protecting land suited to accommodating industrial employment and preferred locations for major office development.
- New office development located in the Yonge Street and Hwy 7 corridors and served by regional rapid transit has the greatest chance to be large scale and successful. Major office development displays higher densities of people than any other form of development including residential and retail/service uses. The resulting potential in transit riders is correspondingly higher and provides the greatest support to transit investment.
- Provision for some major office development away from regional rapid transit corridors complements other employment uses in business parks and diversifies mixed-use development. Relatively little land is required in such locations, but should be accorded priority in relation to visibility and accessibility to the highway and arterial road systems. There will likely never be sufficient office market demand in Markham to require all business park land for office use. The balance of the lands in business parks are needed for, and should remain devoted to, industrial and other uses that require large sites and good highway access.
- Lands required for industrial use must be protected from the intrusion of economically competitive uses and conflicting sensitive uses that threaten a sustained

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environment for viable, competitive business operations. The incremental loss of smaller employment land parcels can lead to destabilization of a larger employment area (e.g., erosion of employment lands in the Hwy 404 corridor over time).

- Markham enjoys a supply of designated employment land and a stock of relatively new, well-maintained industrial buildings that provide a competitive choice of accommodation that is an economic advantage for the City. Maintaining and building on this advantage over the long term to the benefit of existing and new businesses is critical to the economic success and sustainability of Markham.

### **3.0 Planning for Employment to 2041 – Understanding the Changing Nature of Employment**

As part of the 2041 MCR, the Growth Plan requires the Region to plan for 900,000 jobs Region-wide by 2041, which represents approximately 264,000 additional jobs from 2018 levels. In order to understand and plan for the changing nature of employment, York Region commissioned an employment trends study, the key findings of which are incorporated in the Region's "Planning for Employment Background Report".

The key trends in employment identified in the Region's report are as follows:

- The globalization of markets, automation, and the digital economy are key drivers reshaping the Greater Golden Horseshoe economy.
- The outlook for employment growth in York Region remains favourable, driven by rapid growth in higher skilled and knowledge-based jobs. York Region has become a top destination for business across a number of economic sectors. The employment growth outlook is for stable growth in manufacturing and rapid growth in professional and services-based industries, including knowledge-based and creative industries.
- Automation has the potential to increase demand or create jobs in higher-skilled industries; despite 24% of the Region's labour force being at risk of automation, York Region is well positioned to withstand the impacts of automation and Artificial Intelligence (AI) with an economy increasingly focused on higher skilled activities. The impacts are anticipated to be gradual, with automation likely to create more jobs in the long run.
- Amenity rich and transit accessible work environments will be critical to employers to attract and retain talent. Regional Centres and Corridors, supporting a range of employment opportunities are well-positioned to attract highly skilled, knowledge-based jobs.
- Driven by rapid growth in Centres and Corridors, major office employment is anticipated to continue to outpace growth in all other employment type.
- Strategically located throughout the Region, employment areas continue to be major drivers of economic activity. Maintaining an appropriate supply of



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employment areas will be critical for providing flexibility for employers in high quality locations over the long term. Protection of employment areas is essential as the demand for employment land is anticipated to remain strong (e.g., increasing demand for warehouse and distribution facilities as well as flex-office space uses).

- Recent trends show that increases in employment area employment (e.g., manufacturing and industrial employment) is being driven by service and knowledge-based sectors. These employment sectors are being accommodated in a range of building types including older and more mature industrial areas resulting in a 'blurring of the lines' between employment area employment and office employment.
- There is a trend toward intensification in employment areas. Since 2011, over 60% of employment area employment growth has been accommodated through intensification of existing built parcels or growth in existing buildings.
- Retail locations remain important as their role evolves to incorporate different types of retail delivery and support online retailers.
- Municipalities in Canada and around the world are changing the way in which they plan employment areas, developing creative solutions to rejuvenate employment areas and stimulate economic growth. Increasing flexibility along corridors and improving built form are two common approaches to increase attractiveness of employment areas.

Given the above analysis, the Region will be exploring the following policy considerations with local municipalities and the public in the development of the Region's employment policy framework:

- planning for the changing nature of employment by promoting transit supportive high quality urban environments attractive to office development as the knowledge economy evolves;
- protecting employment areas over the long term for a broad range of employment uses, including growth in transportation, logistics and warehouse facilities;
- appropriate land use flexibility in suitable employment area locations; and
- developing strategies to support redevelopment and rejuvenation of employment areas.

Markham Planning and Economic Development staff generally concur with the past and future trends analysis undertaken in the Region's reports. In a November 2016 presentation to Development Services Committee providing a performance review of the City's Markham 2020 economic development strategy, staff also identified the need to:

- protect against future employment land conversion;
- ensure a healthy supply of suitably serviced employment lands;

- evolve the City's highly concentrated employment areas into employment 'communities' that include cultural, transit and other amenities to attract and retain workers and employers;
- brand the Hwy 404/Hwy 7/Hwy 407 employment corridor as a regional technology hub for knowledge-based companies in the GTA;
- protect remaining employment lands across Markham, and in particular in east Markham, for high quality employment; and
- facilitate the planning and development of the Future Urban Area employment lands.

#### **4.0 Markham's Employment Areas and Supply of Vacant Land**

As mentioned, employment in Markham is planned and provided for in a number of official plan designations, including designations solely identified for employment purposes (employment areas) as well as designations that provide for a mix of employment and other uses (Mixed Use and Commercial).

The Region is now required under the Growth Plan to identify employment areas in the Regional Official Plan, which are defined in the Growth Plan and PPS as:

*"areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices and associated retail and ancillary facilities".*

##### **4.1 Comments on Markham Employment Areas to be identified in York Region Official Plan**

The Region's "Planning for Employment Background Report" identifies employment areas proposed to be identified in the Region's Official Plan. The employment area boundaries presented in the report will serve as the basis for discussions with local municipalities in determining the delineation of employment areas through the MCR.

The employment areas in Markham, provided in Appendix 'B' to this report, are generally consistent with the lands designated under the various employment designations in Markham's Official Plan. However, Markham staff note two employment areas which should be reconsidered for non-employment uses as part of this MCR. These include a parcel(s) in Box Grove and nine parcels that comprise the Mount Joy Business Park, as shown in Appendix 'E' and described as follows:

- 1) Business Park Employment designation for the lands consisting primarily of 110 Copper Creek Drive in Box Grove – these lands are fully developed with an office building and retail uses but were once part of a larger employment area designation extending the length of the north side of Copper Creek Drive from 9<sup>th</sup> Line to Donald Cousens Parkway. A number of Council decisions over the years have resulted in this former employment area being developed mainly with retail and residential uses, and no other employment area designations remain along Copper Creek Drive. An employment area designation for 110 Copper Creek Drive is no longer appropriate and staff recommend that these and other lands

north of Copper Creek Drive be provided a non-employment designation, consistent with the current and planned function of the area, when an amendment is undertaken to bring the Markham Official Plan into conformity with the updated Regional Official Plan.

- 2) Mount Joy Business Park – this 4.0 hectare developed business park consists of nine parcels on the east side of Anderson Avenue between Bur Oak Avenue and Castlemore Avenue. The lands are identified as being with the Markham Road – Mount Joy Secondary Plan area in the 2014 OP and are designated Service Employment on Map 3 - Land Use, reflecting the existing businesses on eight of the parcels (the northerly parcel is occupied by a place of worship). Given proximity to the Mount Joy GO station and the more recent work on identifying major transit station areas (MTSAs) around higher order transit stations, staff recommend advising the Region that the Service Employment designation on these lands will be reviewed as part of the upcoming Markham Road – Mount Joy Secondary Plan Study.

The Region acknowledges that building compact, mixed use, complete communities includes planning for employment in the right locations and that in some circumstances, conversion may be appropriate if it supports other planning objectives and/or enhances the urban structure (e.g., in locations suitable for an intensified land use or an area where the original employment area context has changed). The two locations noted above are examples of such circumstances.

In addition to the two areas noted above, the Region should also be aware that the Official Plan Amendment application submitted by the Catholic Archdiocese in 2013 (OP-13116842) in support of redesignation of their 22 ha of employment lands at 3010 and 3196 19<sup>th</sup> Avenue in the Future Urban Area Employment Block is still under review. The applicant agreed at the time to a deferral of the 'Future Employment Area' designation on the lands, and efforts continue to resolve the deferral.

As part of the Regional employment strategy, the Region will be consulting with local municipalities on the level of detail to be provided in the employment designations in the Regional Official Plan. At present, Markham staff are of the opinion that the Region should identify employment areas with a single generic designation in the Regional Official Plan, and that the more detailed employment designations should be left to local official plans. Staff will seek Markham Council direction on this matter once the Region releases draft mapping and policies in 2020.

#### **4.2 Markham had approximately 500 hectares of vacant employment area lands in 2017, representing 20% of the Region's vacant land supply**

The Region identifies the availability of a wide range of vacant employment lands as integral to the fiscal health of a community, directly affecting economic development and diversification of the assessment base. Markham's employment area lands total approximately 1,776 hectares, comprising approximately 23% of the Region's employment areas. Of these 1,776 hectares approximately 500 ha or 28% are vacant.

<b>Table 3: Vacant Employment Lands in Markham and York Region 2017</b>				
<b>Levels of Servicing</b>	<b>York Region (ha)</b>	<b>Percent</b>	<b>Markham (ha)</b>	<b>Percent</b>
Private Services	104	4	-	<1
Full Regional & Local Services	595	23	197	39
Some Regional and/or Local Services or Capacity Required	1,630	63	258	51
Regional & Local Services Required	259	10	51	10
Total	2,588	100	506	100
<b>Parcel Size</b>	<b>York Region</b>	<b>Percent</b>	<b>Markham</b>	<b>Percent</b>
Less than 1 ha	267	41	60	44
1-5 ha	237	37	53	39
Greater than 5 ha	143	22	23	17
Total	647	100	136	100
<b>Source:</b>				
<b>York Region</b>				

The Region notes the following with respect to the status of vacant employment area lands in Markham and Region-wide:

- the supply of vacant employment lands remains healthy and needs to be protected; Markham has 506 ha or 20% of vacant lands, second to Vaughan with 40% (1,042 ha)
- Just under 40% of Markham's vacant employment lands are fully serviced, with the majority (60%) requiring some level of Regional or local services, or servicing allocation;
- Approximately 23% of vacant parcels in Markham are greater than 5 ha in size, which is important for attracting large, land intensive development types like distribution centres, warehouses and campus development; and
- The rate of intensification on employment lands has increased Region-wide since 2013.

Markham staff will continue to work with the Region in updating the employment area boundaries and vacant land inventory in Markham to capture any changes since 2017.

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## **5.0 Comments and Recommendations Regarding Employment Conversion Requests**

The Growth Plan 2019 provides specific direction for the consideration of conversion of employment area lands to non-employment uses. Employment area lands that are identified as provincially significant (through PSEZ mapping) can only be considered for conversion by Regional or single tier municipalities, and only as part of a municipal comprehensive review. Employment area lands not identified as provincially significant can be considered prior to the next MCR.

As part of the Region's 2041 MCR, over 50 requests for conversion have been received. Ten of the requests, totaling 78 hectares (193 acres), are in Markham. All of the submissions in Markham include requests to redesignate the lands to allow residential or a mix of uses, which if approved would result in the permanent removal of the lands from the City's supply of employment areas.

These 78 hectares are in addition to the approximately 70 hectares of employment area lands that were approved for non-employment uses between 2013 and 2019 for a total potential loss of 148 hectares (366 acres) since 2013.

### **5.1 York Region has developed additional conversion criteria to ensure conversion decisions are made on a more comprehensive basis than provided for in the Growth Plan**

In March, 2019, the Region released proposed criteria to be applied by Regional staff, in consultation with local municipal staff, when assessing requests for employment area conversions to inform recommendations to Regional Council. Recommendations on the conversion requests will be used to inform the land needs assessment and draft land budget to be released early in 2020.

The Region's criteria, provided in Appendix 'C', were developed with input from local municipal staff, and informed by employment land protection policies in other jurisdictions. The 14 criteria build on the five employment conversion tests identified in the Growth Plan 2019 in order to comprehensively address additional key provincial and regional objectives, including protection of employment areas adjacent to the 400-series highways and other goods-movement infrastructure, and ensuring availability of a healthy supply of large size parcels. The additional criteria are also intended to ensure an equitable and transparent process for review of the requests.

Growth Plan policy 2.2.5.9 states that municipalities may permit conversion of lands within employment areas to non-employment uses, only through a municipal comprehensive review where it has been demonstrated that the following five tests have been met:

- a) there is a need for the conversion;
- b) the lands are not required over the horizon of the Growth Plan (2041) for the employment purposes for which they are designated;

- 
- c) the municipality will maintain sufficient employment lands to accommodate forecasted employment growth to the horizon of this Plan;
  - d) the proposed uses will not adversely affect the overall viability of the employment area, or the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan; and
  - e) there are existing or planned infrastructure and public service facilities to accommodate the proposed uses.

The Region's additional criteria are grouped according to the five theme areas of supply, viability, access, infrastructure and Region-wide interests as follows:

- Supply – prohibiting conversions in recently designated and largely vacant employment areas, and preserving large sized employment parcels to meet future needs of businesses with specific locational requirements, including protection of land beyond 2041; that is, conversions will not be considered in employment areas recently brought into the urban boundary to meet employment forecasts, including ROPA3 lands (Future Urban Area Employment Block) in Markham;
- Viability – prohibit consideration if entire perimeter of the site is surrounded by lands designated and intended to remain designated for employment purposes;
- Access – consider location of the site, particularly proximity to goods movement corridors such as 400-series highways, rail corridors, etc;
- Infrastructure – consider importance of providing residents and employers with high quality public services and infrastructure; and
- Region-wide Interests – criteria to ensure other regional or local municipal planning objectives are not compromised, and that potential issues that cross regional boundaries are considered.

The proposed criteria will be used to inform recommendations on whether a request is appropriate and enhances the policy objectives in the YROP, or if it will negatively impact long term supply and/or viability of employment areas.

Markham staff's recommendations on the conversion requests resulting from application of the Growth Plan and York Region criteria are provided below.

## **5.2 Assessment of Conversion Requests in Markham**

As mentioned, as part of the Region's 2041 MCR, the Region must plan for the additional 264,000 jobs to 2041 assigned to the Region through the Growth Plan. The Region will be distributing this employment growth to the local municipalities through their land budget exercise taking into account availability of vacant land in employment areas and intensification potential of developed employment areas for certain types of employment (e.g., employment area employment and major office), as well as

availability of lands in other designations (e.g., mixed use designations) for population-related and major office jobs. The analysis of vacant employment lands will take into consideration the Region-wide requests for conversion of employment area lands.

A location map and description of the 10 requests received by the Region to date for conversion/redesignation of employment lands in Markham are provided in Appendix 'D'. Staff have undertaken an evaluation of each of the proposals based on the five Growth Plan tests, as well as the additional criteria developed by the Region. The staff recommendations for each of the requests are summarized in Table 4.

<b>Table 4: Employment Land Conversion Requests in Markham</b>			
<b>Map No.</b>	<b>Landowner (Employment Area)</b>	<b>Employment Area Proposed for Conversion/Redesignation (ha)</b>	<b>Staff Recommendation</b>
1.	Markham Woodmills (Cathedral)	1.9	Do not support
3.	Condor Properties (Cachet)	5.9	Do not support
4.	The Wemat Group (Commerce Valley/Leitchcroft)	17.1	Do not support
5.	Belfield Investments (Rodick Road)	3.3	Do not support
	<b>Subtotal</b>	<b>28.2 (69.7 ac)</b>	
6.	Wu's Landmark / First Elgin Mills Developments (ROPA3)	29.0	Defer to Secondary Plan for FUA Employment Block
7.	Meadow Park Investments (Mount Joy Business Park)	0.4	Defer to Markham Rd-Mount Joy Secondary Plan
8.	Norfinch Construction (Cornell)	0.75	Defer to Cornell Centre Secondary Plan
9.	Cornell Rouge Development, Varlese Brothers et al (Cornell)	17.9	Defer to Cornell Centre Secondary Plan
	<b>Subtotal</b>	<b>48.05 (118.7 ac)</b>	
2.	1628740 Ontario Inc. (Cathedral)	1.0	Support only if access to Elgin Mills Rd remains restricted
10.	Primont Homes and Cornell Rouge Development (Cornell)	1.0	Support (as per Council 2013 decision)
	<b>Subtotal</b>	<b>2.0 (4.9 ac)</b>	
	<b>Total</b>	<b>78.25 (193 ac)</b>	

Staff have met with almost all of the applicants or their representatives either individually or in meetings initiated by Regional staff, and all of the applicants have been made aware of the opportunity to address Committee at the time this report is considered.

Staff's comments on the requests are provided below, first generically with respect to the five Growth Plan tests, and second as evaluated individually against any additional York Region criteria related to site attributes. Markham staff's assessment is based on supporting documentation submitted to the Region (which varied greatly in level of detail) and well as discussions at meetings.

Analysis of five Growth Plan 2019 tests for all requests:

The tests for conversion in the Growth Plan policy 2.2.5.9 are as follows:

*The conversion of lands within employment areas to non-employment uses may be permitted only through a municipal comprehensive review where it is demonstrated that:*

*a) There is a need for the conversion;*

Staff maintain that there is no need for conversion of employment lands in Markham on the basis of providing for additional residential or retail/service lands, including affordable housing; there is sufficient land supply in Markham to meet the City's population and intensification forecasts to 2041 without converting employment lands; similarly there is sufficient land in mixed use designations to provide for retail and other non-residential uses without converting employment lands.

However, Markham staff maintain that employment area lands are needed over the long term (beyond 2041) to maintain an adequately diverse supply of lands to ensure Markham's economic continuing competitiveness.

*b) The lands are not required over the horizon of this Plan [2041] for the employment purposes for which they are designated; and c) the municipality will maintain sufficient employment lands to accommodate forecasted employment growth to the horizon of this Plan;*

As the Region has not yet provided their employment forecast for Markham to 2041, staff cannot assess the conversion requests against these tests. However, staff maintain that the reference to the planning horizon (2041) in this criteria is short-sighted and also inconsistent with other policies in the Growth Plan 2019 which provide for the planning of employment beyond 2041. Staff maintain there will always be a need for employment lands for all types of employment, not just small scale office and retail, and particularly lands for employment uses which require large parcels with access to goods movement corridors, as the Growth Plan directs.

*d) The proposed uses would not adversely affect the overall viability of the employment area or the achievement of the minimum intensification and density targets of this Plan, as well as the other policies of this Plan;*

As for tests b) and c), staff are not able to assess the conversion requests against achieving the minimum intensification and density targets of the Growth Plan as the Region will be undertaking this analysis as part of their employment land needs assessment.

However, the first part of the criteria regarding the adverse effect of conversions on the overall viability of the employment area is the key concern in most of the conversion requests, as outlined in the discussion below. In some cases, support for the conversion request would result in the remaining employment lands no longer providing the critical mass needed to ensure the success of an employment area, or limit the types of businesses that could locate within them; and in other cases, the proposed uses introduce sensitive uses that could limit the types of employment uses that would be attracted to adjacent employment lands. Critical mass is important to those industries that like to locate close to other businesses where there are synergetic relationships, or to those businesses that like to locate close to where there



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is nearby land available for expansion. The loss of employment lands and introduction of sensitive uses represents a loss of future economic opportunities, and a loss of growth options for existing industries.

- e) *There are existing or planned infrastructure and public service facilities to accommodate the proposed uses.*

Infrastructure capacity is generally not an issue with these requests, although availability or access to public service facilities is an issue with some.

Based on the above, the analysis for each of the conversion requests below is based primarily on the adverse effect the conversion requests would have on the viability of adjacent employment areas. Adverse impact on viability of neighbouring employment lands is critical as it could lead to pressures for subsequent conversion requests (i.e., a domino effect) on remaining employment lands.

Other considerations in the staff assessment that were common to a number of the requests include:

- Staff did not undertake a detailed analysis of number of jobs proposed to be lost, maintained or gained in each request, as it is the type of jobs and businesses, rather than the total number of jobs and businesses that is more important in providing a range of job opportunities for residents and maintaining diversity in the City's assessment base; the Region's reports demonstrate the need to continue to plan for a variety of employment sites;
- There is likely not enough demand for the amount of small scale office development being proposed, and there are many other more appropriate locations for these uses elsewhere in the City;
- There is a need and an appropriate place for both mixed use employment environments (e.g., Markham Centre and Langstaff Gateway) and protected employment areas (Hwy 404/Hwy 7); staff do not agree that there needs to be a full mix of uses in employment areas – rather a mix of uses can be provided at the periphery, but within walking distance of, employment areas;
- With respect to fiscal impact, the development of lands for employment area uses also has a positive impact on the City's overall finances and residential tax rate - property taxes collected on employment lands ease the pressure on the residential tax base to pay for City services;
- It should be noted that provision of affordable housing should not in and of itself be considered an appropriate criteria for employment conversion. However, where it is determined that conversion can be supported, affordable housing could be identified as priority for alternate use, but only in locations where it is appropriate from a community planning perspective (i.e., in proximity to transit, retail and community services).

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### Staff Recommendations for Employment Conversion Requests

#### 1. Markham Woodmills Development Inc – Hwy 404 Elgin Mills (Cathedral)

**Applicant request and justification:** Propose conversion of a portion of their site (1.9 ha of the total 3.2 ha parcel) for mid-rise (4-6 storey) residential (seniors housing) and small-scale office uses. The applicant justification for this conversion request is based on providing for mixed use employment areas and complete communities. A planning rationale was submitted in support of the request.

**Staff recommendation and comments:** Staff do not support this request for the following reasons:

- these lands are immediately adjacent to Hwy 404 and have been identified as provincially significant (in draft PSEZ mapping) and regionally significant (in YROP)
- although access to the lands has been constrained by development of a new residential subdivision to the east (Holborn subdivision) which was previously employment lands, approval of residential uses adjacent to Hwy 404 sets a precedent for loss of the remaining employment lands on the property, as well as the separate parcel to the north, and is contrary to the policies in the Growth Plan and PPS for protecting employment lands along major goods movement corridors.
- although the applicant proposes to provide for office uses between the proposed residential and Hwy 404, the types of small scale offices and seniors housing being proposed are more conducive to mixed use areas well-served by transit elsewhere in the City, rather than along the Hwy 404 corridor.
- recognizing the limited access to these lands (through a collector road from Woodbine Avenue), rather than introducing residential uses to these areas, staff recommend considering more flexibility in uses that would be appropriate in these employment areas given the site constraints (e.g., long term stay hotel). These may be uses that are not considered appropriate for employment areas throughout the City, but may be appropriate in limited, specific locations such as this where more traditional employment uses may not be feasible because of site, access or other constraints.

#### 2. 1628740 Ontario Ltd (Tucciarone) – 2718 and 2730 Elgin Mills Road (Cathedral)

**Applicant request and justification:** To allow low-rise residential development as a continuation of the recently approved Holborn residential subdivision to the north. The applicant's justification for conversion to residential is that the lands (total of 1.0 ha) only have access from a new local residential street in the new subdivision, as agreed with York Region through the approval of the subdivision.

**Staff recommendation and comment:** Given the access constraints, staff recommend support of the request to convert the employment areas lands, subject to York Region confirming that no access to the employment area lands immediately to the west of the subject lands (i.e., Markham Woodmills lands) is possible from Elgin Mills Road through the subject lands. As the subject lands are identified as provincially and regionally significant, having very good visibility from Hwy 404, if the Region is agreeable to providing access from Elgin Mills Road, staff would not support conversion of these

lands, but would instead recommend that the lands be developed with the Markham Woodmills lands for employment area purposes.

### 3. Condor Properties Ltd, 2920 16<sup>th</sup> Avenue (Cachet)

**Applicant request and justification:** That 5.9 ha (part of former Buttonville Golf and Country Club lands) be converted to a Mixed Use designation to accommodate a variety of commercial and residential uses on the site. Justification is based on arguments regarding the changing nature of employment, and limited access to the employment lands from 16<sup>th</sup> Avenue. Supporting documents include a justification brief based on Regional and Growth Plan conversion criteria.

**Staff recommendation and comments:** Staff do not support this request for the following reasons:

- the lands have good visibility from Hwy 404 and are identified as provincially significant (within draft PSEZ mapping)
- although staff acknowledge that access from 16<sup>th</sup> Avenue is restricted, staff maintain that the lands can be developed with employment area uses with access from Markland Avenue in a manner similar to existing businesses on the west side of Markland Avenue, and in a manner that still allows for the development of the adjacent parcel to the east.
- although the site is smaller than the 10 ha+ definition of large sites in the Region's conversion criteria, staff still consider it to be a site of sufficient size to be attractive for employment uses.
- Allowing conversion of this parcel to residential and mixed uses will affect the viability of the remaining employment parcels northward along Markland Street by, among other things, increasing land values.

### 4. Wemat Group, Hwy 7/Hwy 404 (Commerce Valley/Leitchcroft)

**Applicant request and justification:** To allow for a partial conversion of the 17 ha lands including high-rise residential, hotel and convention centre, major office and mixed use. The applicant justification is partly based on the site's location at the intersection of two transit corridors being an ideal site for intensification. A planning rationale, fiscal and economic impact analysis, transportation memorandum, preliminary servicing concept and land use compatibility report were submitted in support of the request.

**Staff recommendation and comments:** Staff do not support the request for the following reasons:

- the lands have excellent visibility and access from Hwy 404, Hwy 407 and Highway 7 and are identified as provincially significant (within draft PSEZ mapping)
- the lands are a vital component of the Commerce Valley Business Park and should be reserved for employment uses; allowing residential uses on even a portion of the lands would adversely affect the viability of the surrounding Commerce Valley employment lands by, among other things, increasing land values.

- the lands are considered a large-sized employment site according to the Region's conversion criteria and should be protected over the long term to support a diverse range, size and mix of employment uses.
- Markham Council, in considering a similar conversion request in 2013, approved additional uses on the lands (OPA 15), but specifically did not approve the consideration of residential uses on these lands.

#### 5. Belfield Investments Ltd, Hwy 407/Woodbine Ave (Rodick Road)

**Applicant request and justification:** To add residential use permissions to the 3.3 ha lands while maintaining current employment use permissions, in order to achieve redevelopment of the property into a high density mixed use site appropriate to a major transit station area. The applicant justification for this conversion request is based on proximity to a future Hwy 407 transitway station at Woodbine Avenue. No supporting documents were submitted.

**Staff recommendation and comments:** Staff do not support this request for the following reasons:

- although not identified as provincially significant in the draft PSEZ mapping, the lands lie within the Hwy 404/Woodbine corridor which makes up a large portion of the PSEZ mapping and Council has asked the Province to include the lands in the mapping.
- the lands are completely surrounded by employment uses and the introduction of non-employment uses would destabilize the surrounding Rodick Road employment area south of Hwy 407, by among other things, increasing land values and introducing sensitive uses.
- with respect to the applicant's submission that a mix of uses are appropriate given the proximity to a future transit station, it is staff's opinion that consideration of an intensified mixed use area in this location should be done within a much larger area context, which is premature at this time.

#### 6. Wu's Landmark/First Elgin Developments Ltd, 10900 Warden Ave and 3450 Elgin Mills Rd (ROPA3 - FUA Employment Block)

**Applicant request and justification:** To redesignate the 29.0 ha Future Employment Area lands to a Mixed Use designation to allow for a mix of medium and high density residential uses, at-grade retail, office and recreational uses. The applicant justification for the conversion is that the request is not technically a conversion as the Future Employment Area designation is not yet in force. However, a planning opinion report was submitted in support of the request, which addressed the Growth Plan and Region's employment conversion criteria.

**Staff recommendation and comments:** Staff recommend deferring consideration of this conversion request to the Secondary Plan for the FUA Employment Block for the following reasons:

- this recommendation is consistent with Council's recommendation for the outstanding Romandale Farms Ltd application for conversion in 2013 (File No OP-1311427) for the majority of the lands in this request. At the time Council

directed that the Romandale application be deferred to the secondary plan process for the Employment Block. The secondary plan for the Future Employment Block is expected to be initiated in 2021.

- these, and other lands within the FUA Employment Block, were added within the urban boundary specifically for employment area (industrial) purposes as part of the 2031 MCR, and represent the last opportunity in Markham for additional employment lands within reasonable distance from 400 series highway (Hwy 404).
- the lands are considered a large-sized employment site according to the Region's conversion criteria and should be protected over the long term to support a diverse range, size and mix of employment uses.

#### 7. Meadow Park Investments Inc – 77 Anderson Ave (Markham Road – Mount Joy Corridor)

**Applicant request and justification:** To redesignate the 0.4 ha lands from an employment designation to a Mixed Use – High Rise designation. The applicant justification for the conversion is that the current employment designation represents an under-utilization of the site, give its location across the street from the Mount Joy GO station and the identification of the area as a 'Potential Secondary Hub' in the Official Plan.

**Staff recommendation and comments:** Staff recommend deferring consideration of this conversion request to the impending Markham Road – Mount Joy Secondary Plan Study for the following reasons:

- the Secondary Plan Study will be confirming whether an employment area designation for the lands within the Mount Joy Business Park (including the lands at 77 Anderson Ave) is still appropriate, given proximity to the Mount Joy GO station and staff's recent work on identifying draft major transit station areas (MTSAs) around higher order transit stations.

#### 8. Norfinch Construction (Toronto) Ltd (Cornell)

**Applicant request and justification:** to redesignate the 0.75 ha lands from employment to Mixed Use Mid Rise in the same way as other lands are designated along Hwy 7 in Cornell Centre. No justification was provided.

**Staff recommendation and comments:** Staff recommend deferring consideration of this conversion request to the Cornell Centre Secondary Plan process currently underway for the following reasons:

- the lands are identified as strategic employment lands in the YROP, reflecting their close proximity to the Hwy 407/Donald Cousens Parkway interchange; and the conversion of these employment lands could adversely affect the long term viability of all of the remaining employment lands south and north of Hwy 7 by, among other things, increasing land values and introducing sensitive land uses.
- however, staff acknowledge that the current employment uses and designations for the lands fronting Hwy 7 may not be consistent with the emerging vision for the Cornell Rouge National Urban Park Gateway in this area, and more intensive

uses that provide animation to the street and contribute to the development of the Gateway should be considered. The identification of specific appropriate uses should be undertaken, in consultation with landowners along Hwy 7, as part of the final stages of the Cornell Centre Secondary Plan.

9. Cornell Rouge Development Corporation, Varlese Brothers Ltd, 2432194 Ontario Inc and 2536871 Ontario Inc (Cornell)

**Applicant request and justification:** To provide for the development of a mixed-use community with employment, commercial and medium and high density residential uses on the 17.9 ha lands. The applicant justification is that the proposed concept furthers the City's vision for the Rouge National Urban Park gateway and that the vision cannot be achieved through employment uses alone. A planning rationale with concept plan, and economic and fiscal analysis were submitted in support of the request.

**Staff recommendation and comments:** Staff recommend deferring consideration of this conversion request to the Cornell Centre Secondary Plan currently underway for the following reasons:

- the lands are identified as strategic employment lands in the YROP, reflecting their close proximity to the Hwy 407/Donald Cousens Parkway interchange; and the conversion of these employment lands could adversely affect the long term viability of all of the remaining employment lands south and north of Hwy 7 by, among other things, increasing land values and introducing sensitive land uses.
- if the conversion of this large landholding leads to the conversion of the remaining employment lands in Cornell, only the Armadale and Bullock Drive employment areas would remain east of Markham Centre.
- however, staff acknowledge that the current employment uses and designations for the lands fronting Hwy 7 may not be consistent with the emerging vision for the Cornell Rouge National Urban Park Gateway in this area, and more intensive uses that provide animation to the street and contribute to the development of the Gateway should be considered. The identification of specific appropriate uses should be undertaken, in consultation with landowners along Hwy 7, as part of the final stages of the Cornell Centre Secondary Plan.

10. Primont Homes and Cornell Rouge Development Corp, Hwy 7 (Cornell)

The Primont Homes request for conversion was supported by Markham Council during the City's 2031 MCR leading up to the 2014 Official Plan, and Markham Council subsequently adopted Official Plan Amendment 252 (OPA 252) for a mix of uses, including residential, office and retail on these lands. OPA 252 is awaiting Regional approval, and therefore the lands are still shown with an employment designation in the Official Plan. Based on the adoption of OPA 252, staff have no objection to the Primont Homes request for conversion.

## **6.0 Provincial consultation continues on Provincially Significant Employment Zones**

As part of the review of Growth Plan in 2019, draft mapping of provincially significant employment zones (PSEZs) was developed by the Province. In Markham, only lands

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identified within the Highway 404/Woodbine Avenue corridor were identified as provincially significant (shown in Appendix 'D').

The Province's consultation on the PSEZs is still underway. Markham Council has provided comments on the draft PSEZ mapping, and staff will continue to engage with the Province and the Region with respect to Council's comments and the longer term intent and use of the PSEZ mapping and how it will be reflected in the YROP.

## **7.0 RECOMMENDATIONS AND NEXT STEPS**

It is recommended that this report be forwarded to York Region as the City of Markham's comments on the Region's employment strategy work to date, including recommendations on requests for employment land conversion. The recommendations in this report should be considered as input into the 2041 land budget and proposed amendments to the Regional Official Plan arising from the MCR.

Staff will report back to Committee once the 2041 land budget, or any other consultation documents are released. Staff will also be reporting to Committee with comments on the Region's draft MTSAs. In the meantime, staff will continue to work with the Province on finalizing PSEZ mapping as it relates to Markham employment lands.

Following Regional Council approval of the MCR and updated Regional Official Plan, Markham Staff will initiate an amendment(s) to the Markham Official Plan to bring it into conformity with the updated Regional Official Plan.

### **FINANCIAL CONSIDERATIONS:**

Not applicable.

### **HUMAN RESOURCES CONSIDERATIONS:**

Not applicable.

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

This report relates to the Safe and Sustainable Community priority of Building Markham's Future Together.

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

The Economic Development and Legal Departments have been consulted regarding the recommendations of this report.

**RECOMMENDED BY:**

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Biju Karumanchery  
Director, Planning and Urban Design

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Arvin Prasad, Commissioner of  
Development Services

**ATTACHMENTS:**

Appendix 'A': Map 3 – Land Use, Markham Official Plan 2014

Appendix 'B': York Region Profiles of Employment Areas in Markham

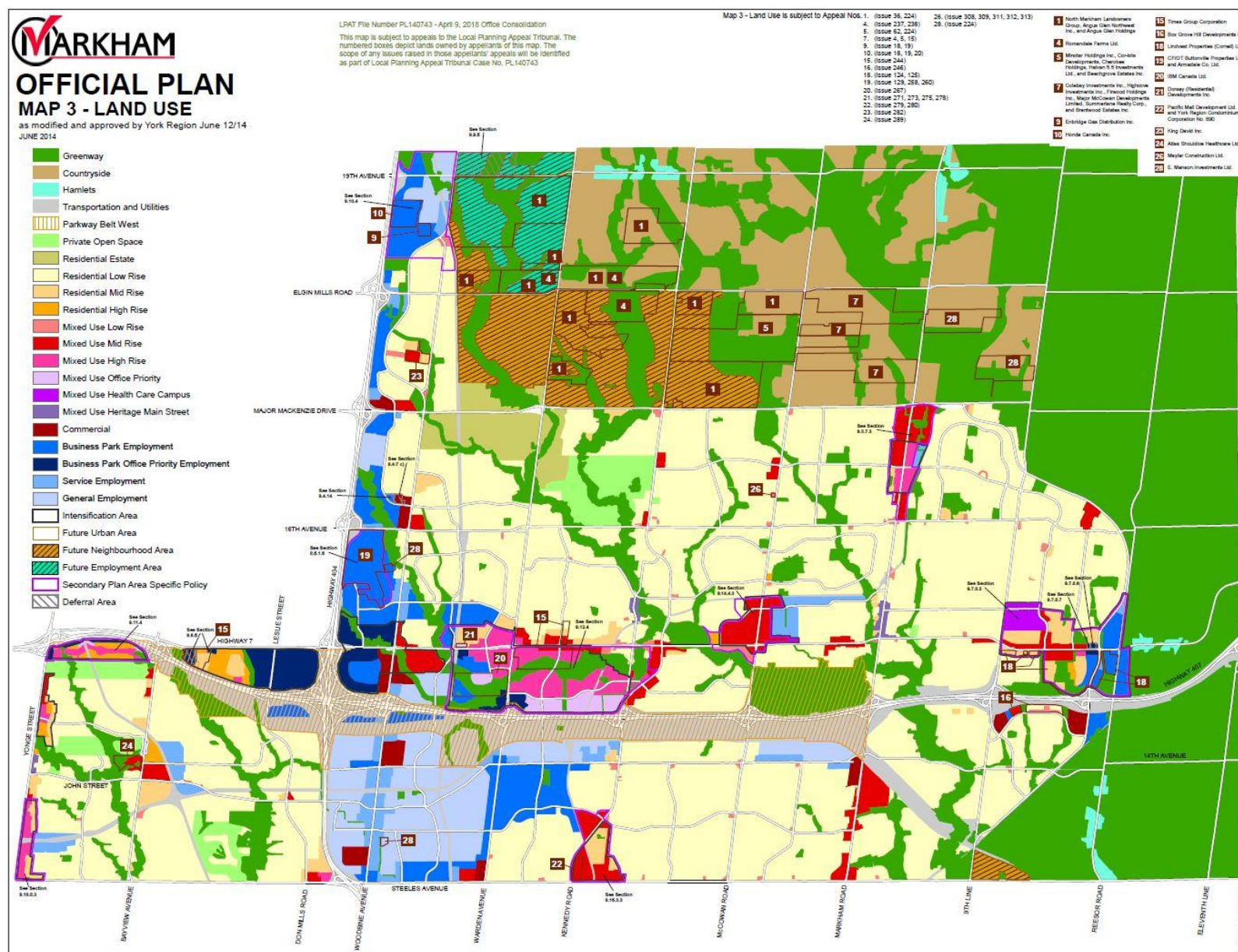
Appendix 'C': York Region Employment Conversion Criteria

Appendix 'D': Location Map and Description of Employment Conversion Requests in  
Markham

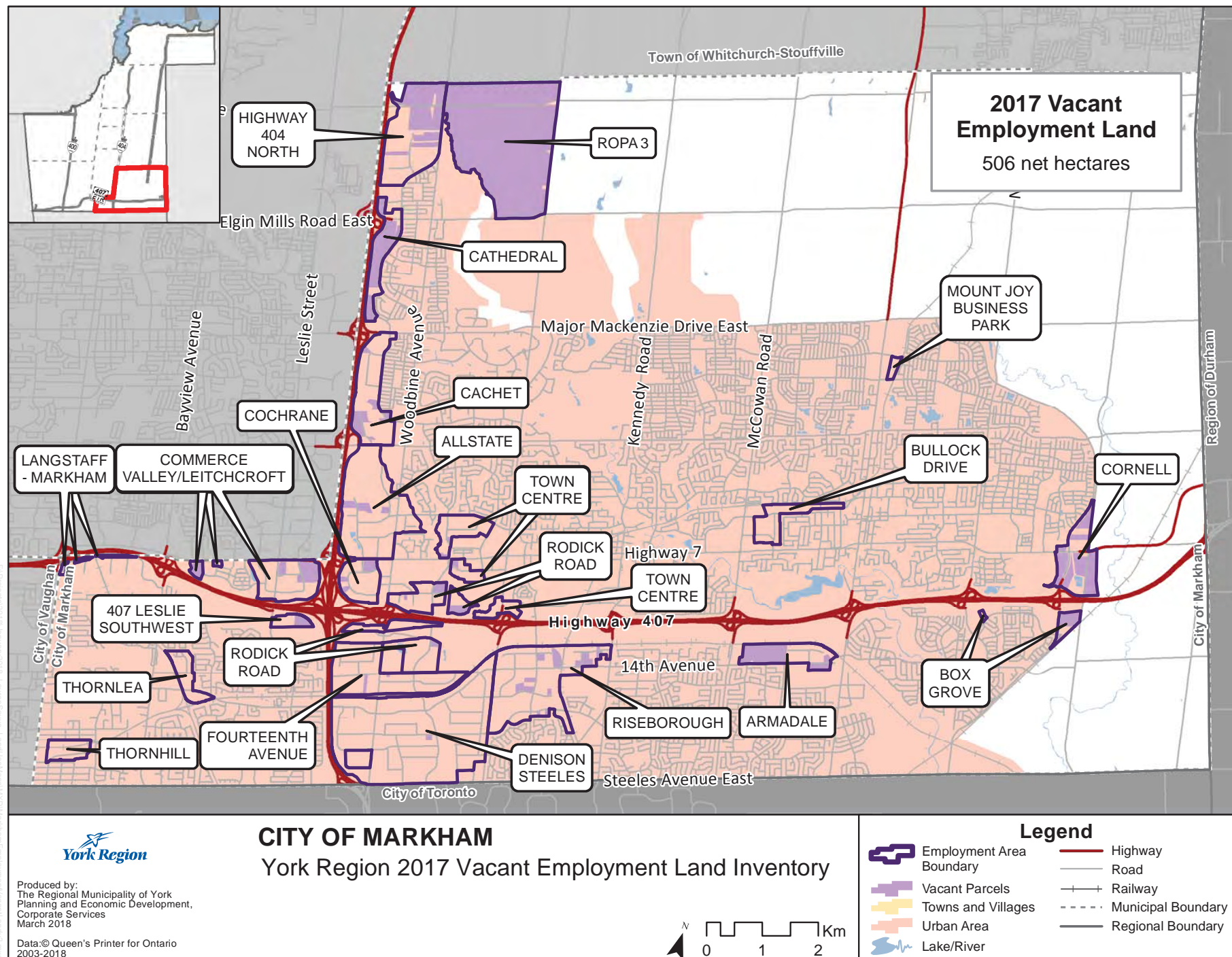
Appendix 'E': Additional Lands Proposed to be Considered for a Non-Employment  
Designation in Markham



## Appendix 'A'





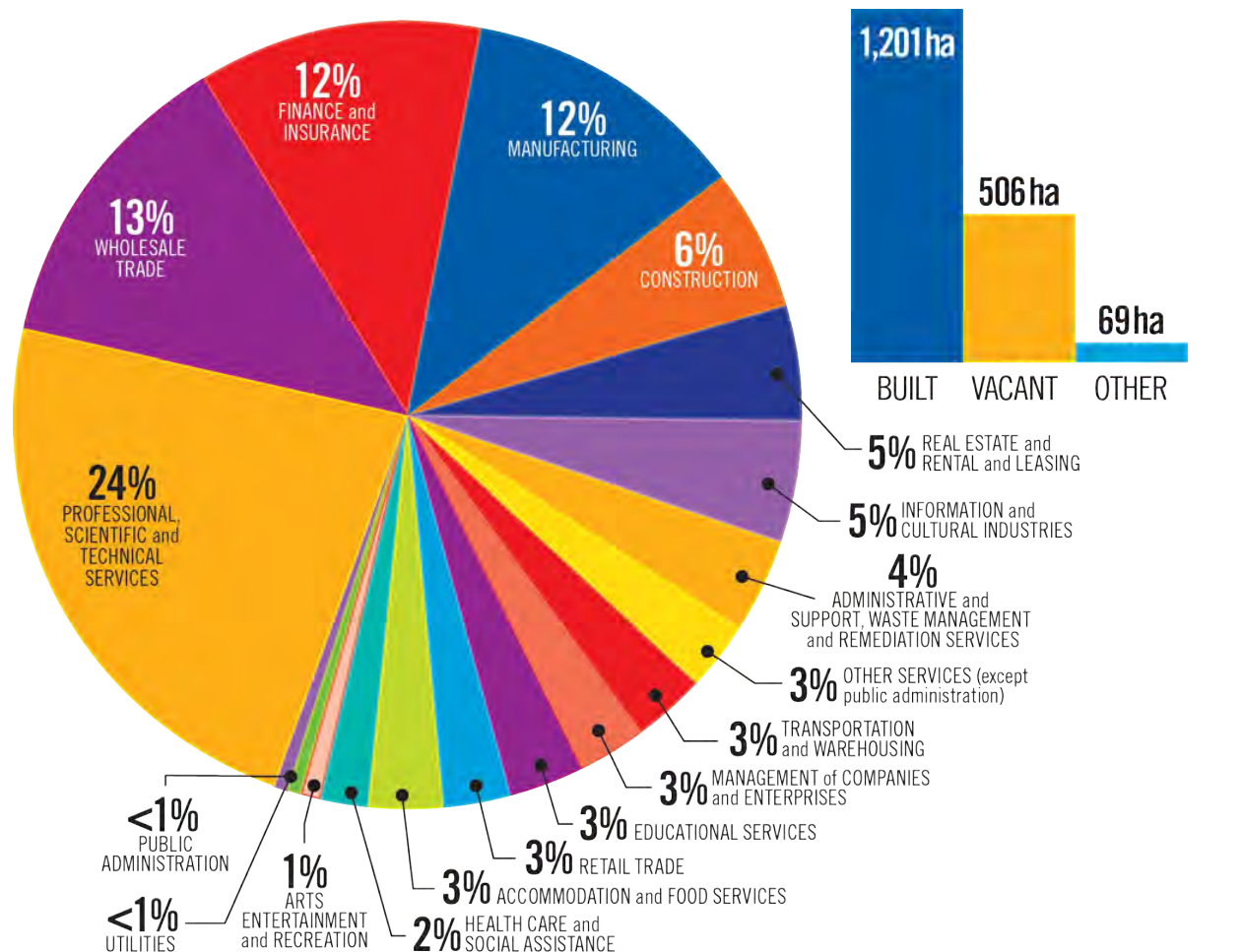


# MARKHAM EMPLOYMENT AREAS SUMMARY

22

- ▶ The City of Markham's employment areas account for 66 per cent of the City's total surveyed employment
- ▶ Employment areas in the City are an attractive place to do business as they are well located along highway corridors and are in close proximity to higher order transit stations
- ▶ With 506 hectares of vacant employment land available, the City has many competitive development opportunities for prospective employers
- ▶ Markham's employment areas are home to several major employers including: All State Insurance, CAA, Honda, Huawei, IBM, Seneca College, TD Insurance, TD Waterhouse, and WSP Canada

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



# 116,690 JOBS in 2018

**20% INCREASE (19,530 JOBS) SINCE 2008**

**82% SERVICES PRODUCING** **18% GOODS PRODUCING**

**80% ONSITE** **20% OFFSITE**

**14% RETAIL and PERSONAL SERVICES**

**MAJOR OFFICE**  
**56,660 JOBS 121 BUILDINGS**

**EXISTING EMPLOYMENT AREA DENSITY 97 JOBS per HECTARE**

**41 SITES [53 ha] TOTAL AREA**  
 with INTENSIFICATION POTENTIAL

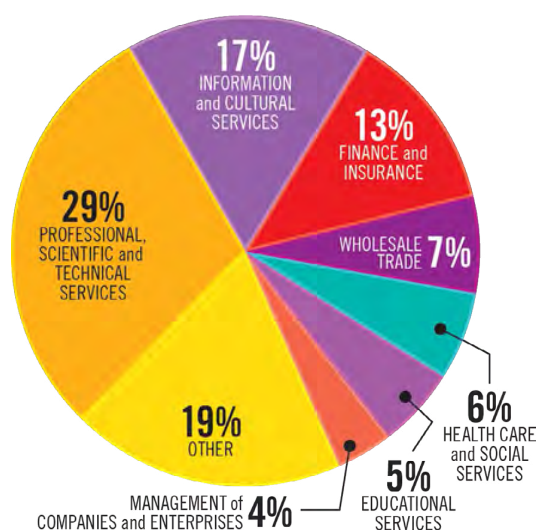




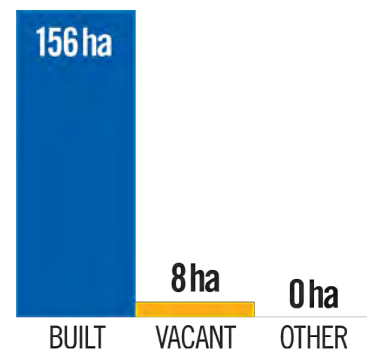
## ALLSTATE CITY of MARKHAM

- ▶ The Allstate employment area accounts for the second largest share of employment land employment in the City of Markham and is home to a number of the Region's top employers including Huawei Technologies and Allstate Insurance
- ▶ This business park is home to a number of prestige office and industrial developments. Furthermore, out of all of the City's employment areas, it has the largest number of major office buildings and 72 per cent of all jobs in this area are located within major offices
- ▶ It is home to Buttonville airport and is located adjacent to Highway 404 and the Highway 7 transit corridor
- ▶ Since 2008, over 50 per cent of job growth has been in the ICT cluster, making it a notable contributor to the Region's growing ICT cluster

### DISTRIBUTION of EMPLOYMENT by SECTOR 2018



### 164 TOTAL HECTARES 2017



**15,250 JOBS** in 2018  
**27% INCREASE** (3,270 JOBS) SINCE 2008

**93%** SERVICES PRODUCING      **7%** GOODS PRODUCING

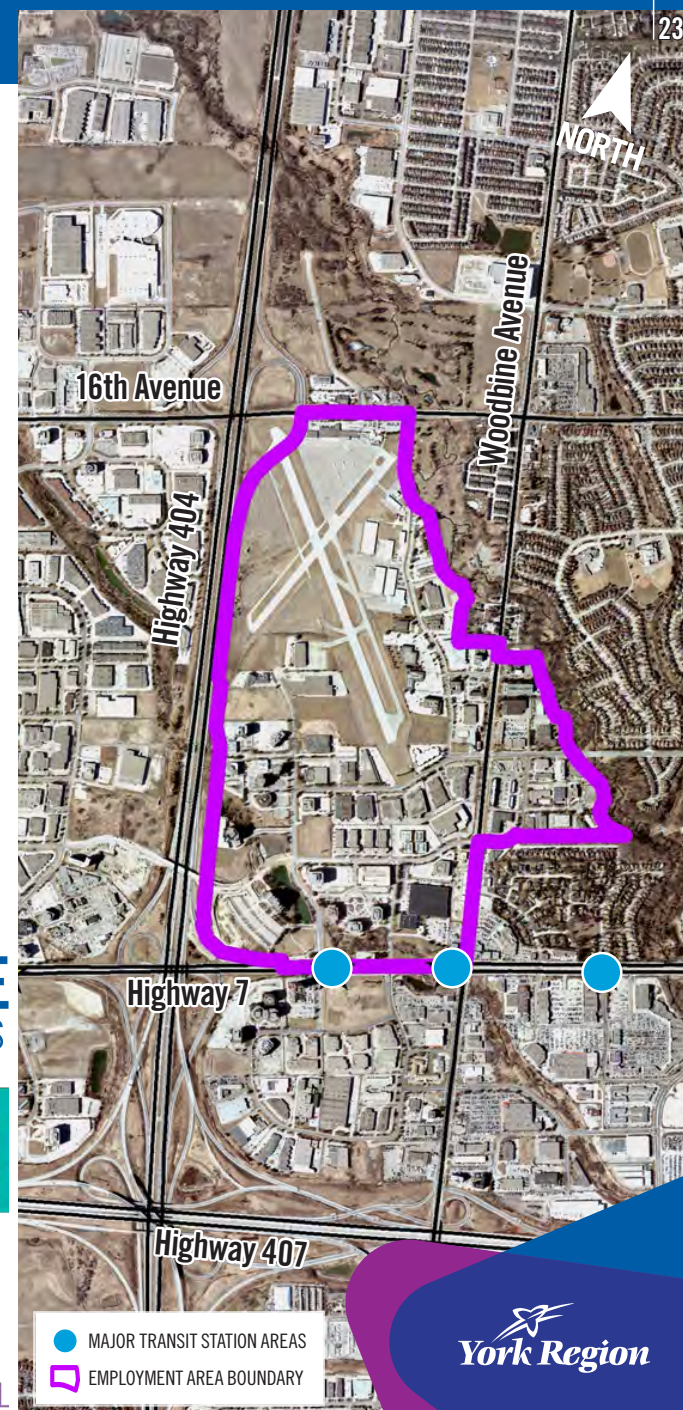
**82%** ONSITE      **18%** OFFSITE

**22%** RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
 10,790 JOBS 32 BUILDINGS

EXISTING EMPLOYMENT AREA  
**DENSITY 97** JOBS per HECTARE

**9 SITES** [14ha] TOTAL AREA  
 with INTENSIFICATION POTENTIAL

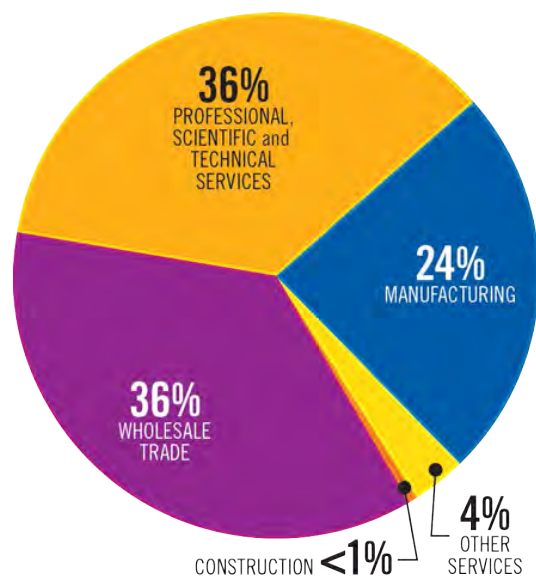




## ARMDALE CITY of MARKHAM

- ▶ This employment area is comprised of a variety of industrial buildings with uses predominantly in the wholesale trade, and manufacturing sectors
- ▶ It is in close proximity to Highway 407 and located along arterial roads with access to nearby residential areas
- ▶ With 33 hectares of vacant employment land available, there are development opportunities for future employers

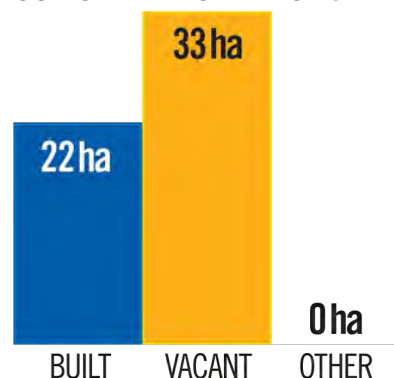
### DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**1,070 JOBS** in 2018  
 6% INCREASE (60 JOBS) SINCE 2008

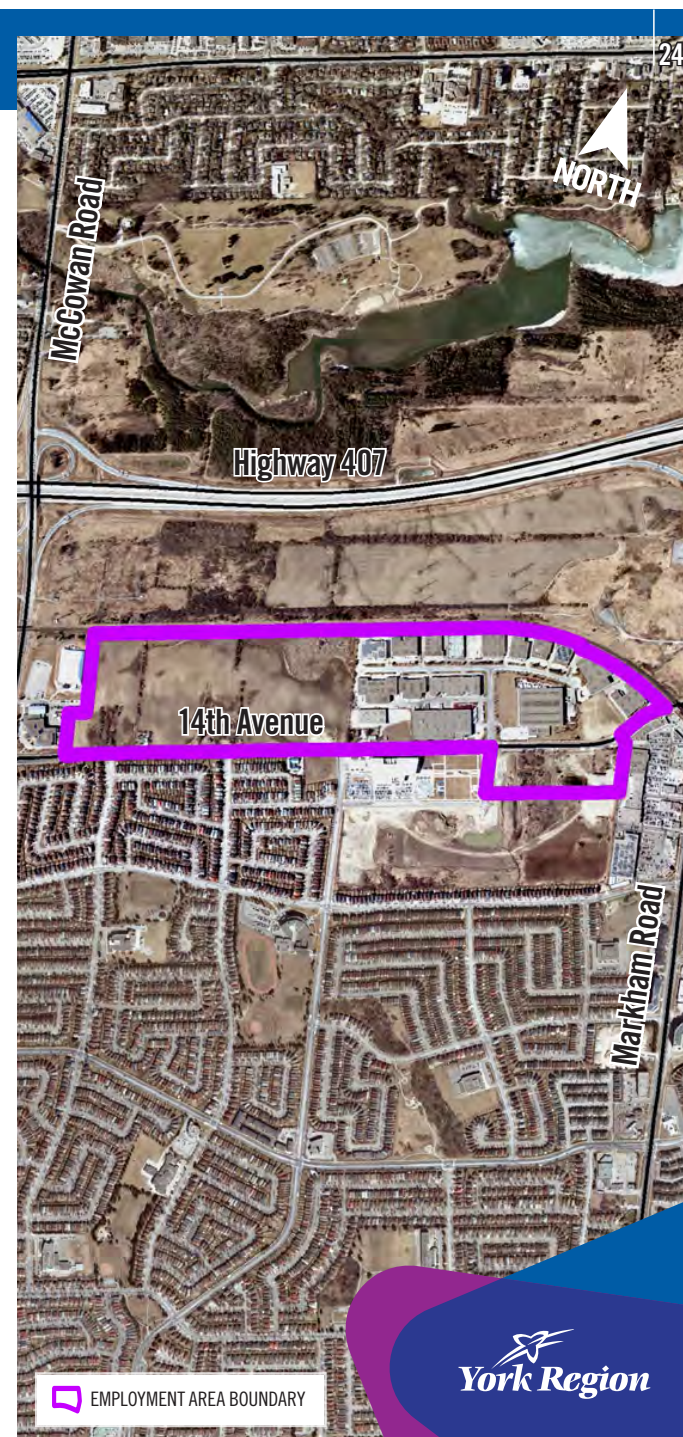
76% SERVICES PRODUCING    24% GOODS PRODUCING  
 98% ONSITE    2% OFFSITE  
 3% RETAIL and PERSONAL SERVICES

### 55 TOTAL HECTARES 2017



EXISTING EMPLOYMENT AREA  
**DENSITY 48** JOBS per HECTARE

**2 SITES** [2.0ha TOTAL AREA]  
 with INTENSIFICATION POTENTIAL

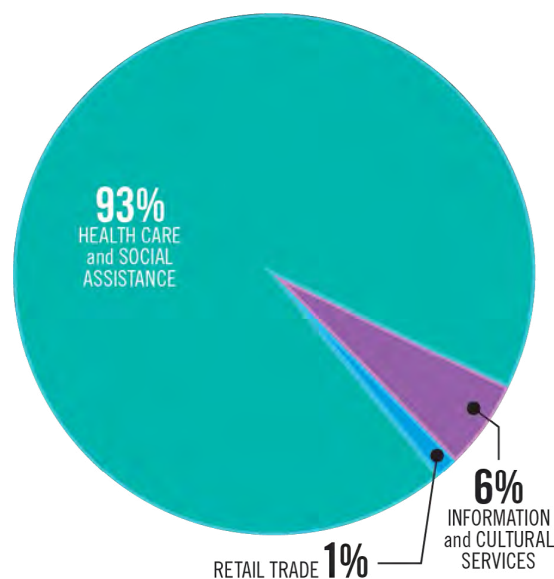




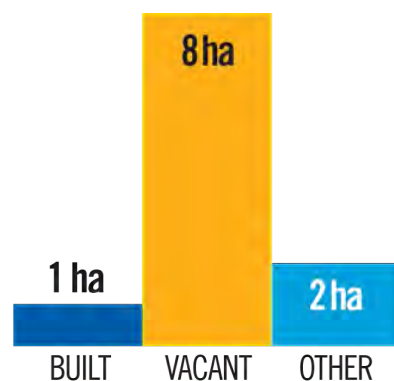
## BOX GROVE CITY of MARKHAM

- This employment area is integrated into Markham's Box Grove community. It is adjacent to existing residential neighborhoods, natural heritage features and commercial developments that serve the community
- The majority of lands in this employment area are vacant and can be found in close proximity to the Highway 407 and Donald Cousens Parkway interchange making them ideal locations for freight-supportive businesses to locate

### DISTRIBUTION of EMPLOYMENT by SECTOR 2018



### 11 TOTAL HECTARES 2017



**160 JOBS** in 2018

**INCREASE** of 160 JOBS SINCE 2008

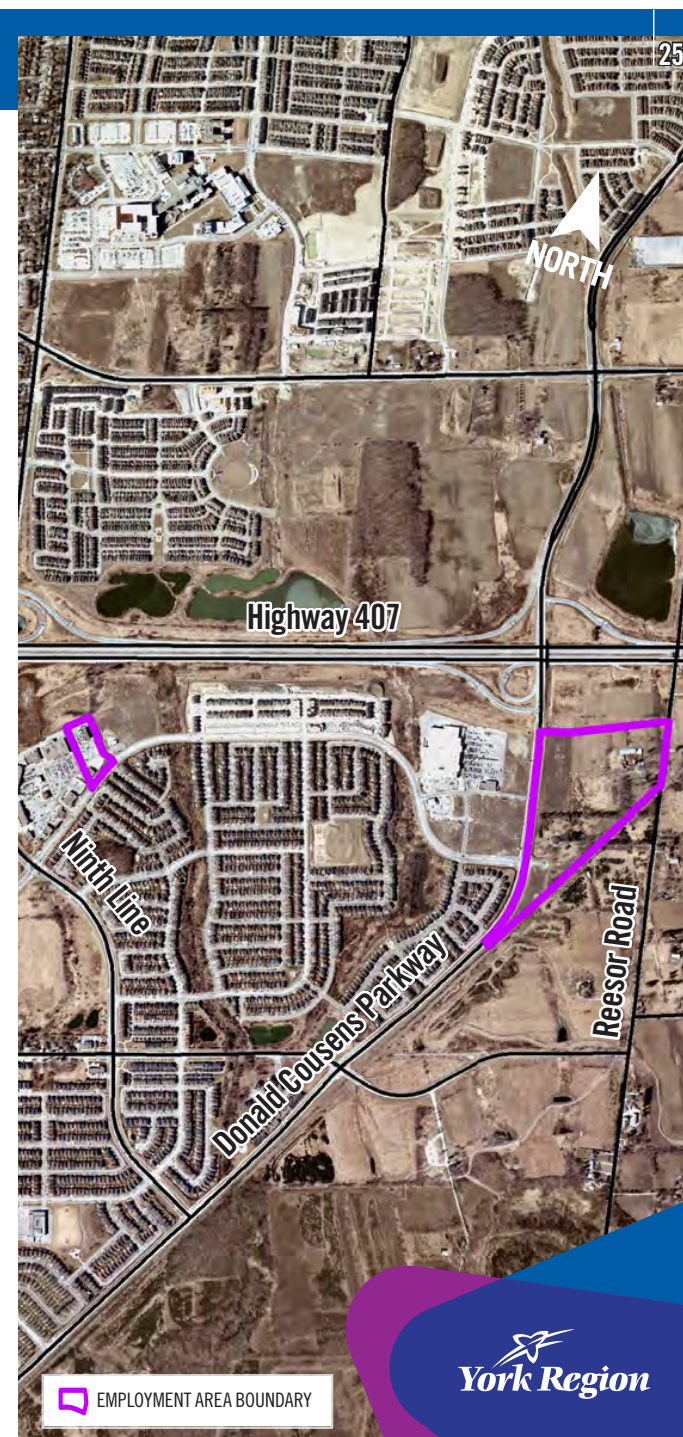
**100%** SERVICES PRODUCING **0%** GOODS PRODUCING

**90%** ONSITE **10%** OFFSITE

 **7%** RETAIL and PERSONAL SERVICES

 **MAJOR OFFICE**  
160 JOBS 1 BUILDING

**EXISTING EMPLOYMENT AREA DENSITY 128 JOBS per HECTARE**



 EMPLOYMENT AREA BOUNDARY

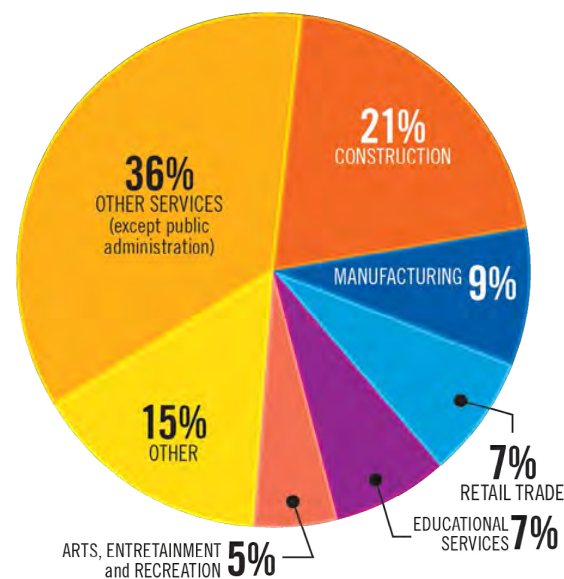
 York Region



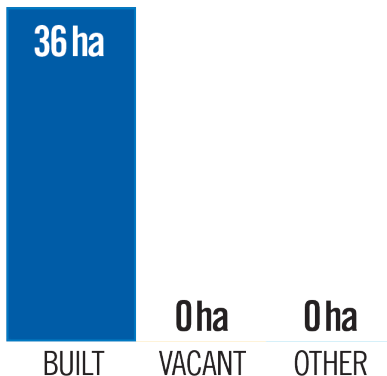
## BULLOCK DRIVE CITY of MARKHAM

- ▶ The Bullock drive employment area is comprised of a mix of service, retail, and light industrial uses and is located along arterial roads making it accessible to businesses and surrounding residential communities
- ▶ The western portion of the employment area is bordered by an intensification area and is serviced by rapid transit routes
- ▶ Over the past ten years, the composition of employment in this area has transitioned from traditional industrial and warehouse uses to smaller scale service employment uses

### DISTRIBUTION of EMPLOYMENT by SECTOR 2018



### 36 TOTAL HECTARES 2017



**1,630 JOBS** in 2018

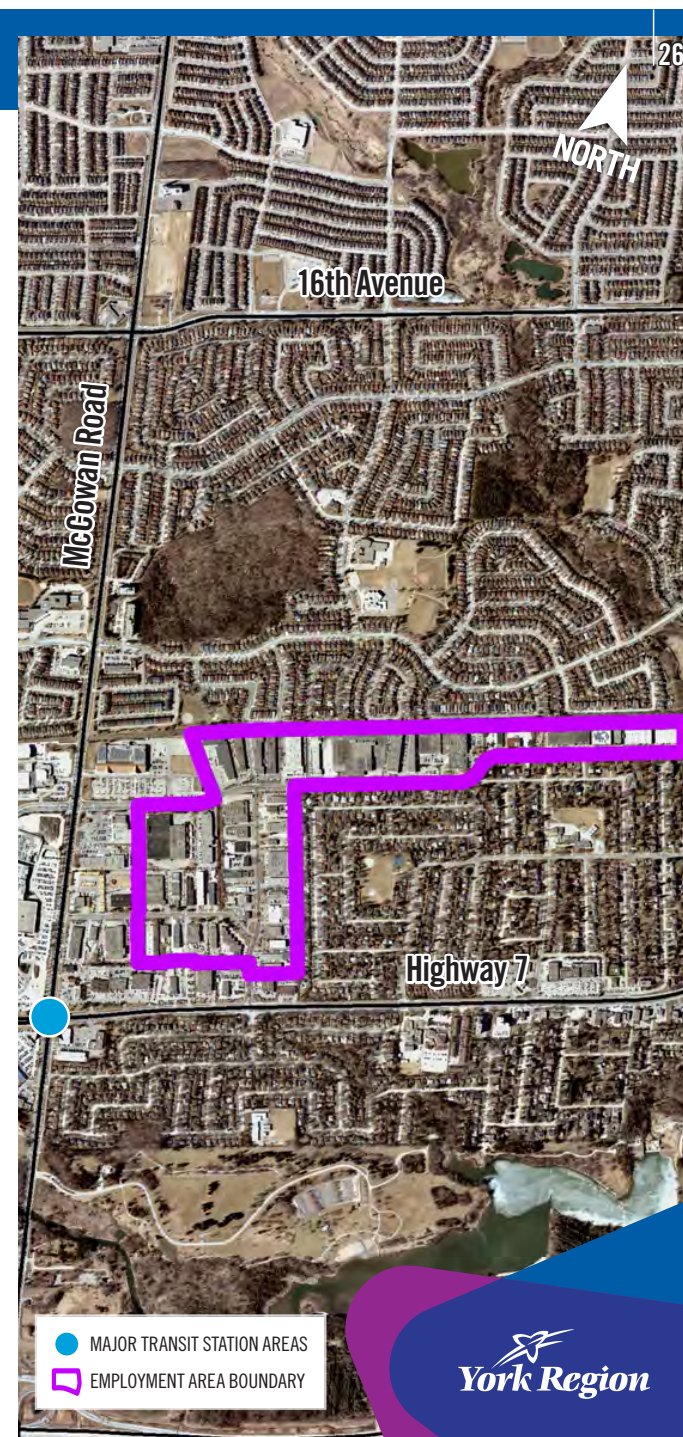
**27% DECREASE** (-590 JOBS) SINCE 2008

**71% SERVICES PRODUCING** **29% GOODS PRODUCING**

**81% ONSITE** **19% OFFSITE**

**50% RETAIL and PERSONAL SERVICES**

**EXISTING EMPLOYMENT AREA DENSITY 46 JOBS per HECTARE**



● MAJOR TRANSIT STATION AREAS  
 □ EMPLOYMENT AREA BOUNDARY

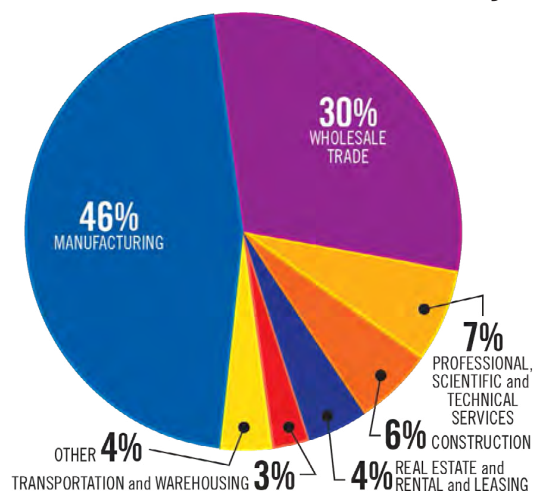
**York Region**



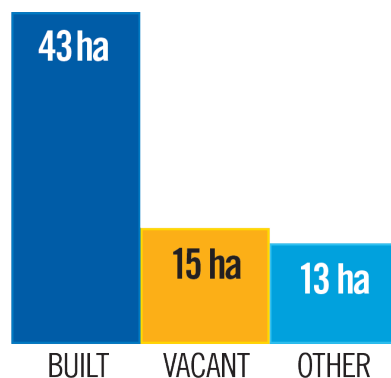
## CACHET CITY of MARKHAM

- ▶ The location of the Cachet employment area offers existing and prospective employers excellent visibility and accessibility to Highway 404 and fosters opportunities for economic synergies with its neighbouring employment areas
- ▶ It is comprised of prestige industrial and office buildings which are home to some of the Region's top employers including GE Grid IQ Innovation centre and Phillips Canada
- ▶ The largest share of employment growth can be attributed to the manufacturing sector, accounting for 86 per cent of job growth since 2008
- ▶ A portion of the employment area contains protected natural features, however with 15 hectares of vacant employment land available there is opportunity available for future development

### DISTRIBUTION of EMPLOYMENT by SECTOR 2018



### 71 TOTAL HECTARES 2017



**3,050 JOBS** in 2018

51% INCREASE (1,030 JOBS) SINCE 2008

48% SERVICES PRODUCING    52% GOODS PRODUCING

93% ONSITE    7% OFFSITE

3% RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
1,090 JOBS 3 BUILDINGS

EXISTING EMPLOYMENT AREA  
**DENSITY 72** JOBS per HECTARE

**3 SITES** [8.0 ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL

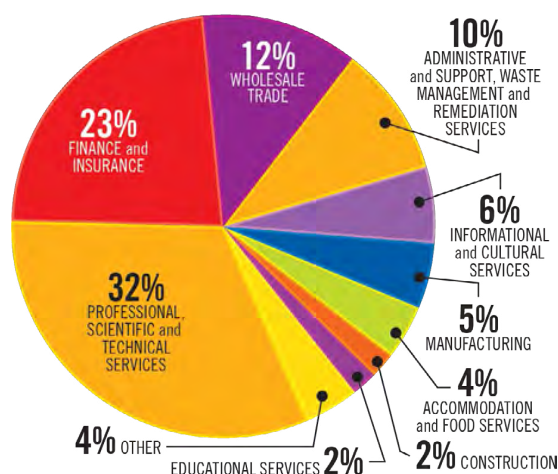




## COCHRANE CITY of MARKHAM

- This employment area is located within the Highway 7 East corridor and is adjoined to the Highway 404 and Highway 407, offering visibility and access to the Regional Rapid transit corridor
- The finance and insurance sector experienced the largest share of employment growth, increasing from a 7 per cent share in 2008 to a 23 per cent share in 2018
- Over 70 per cent of jobs in this employment area are located in major office buildings and are home to some large employers in knowledge-based sectors including Torco Financial Group, Ceridian Canada and WSP Global

### DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**5,150 JOBS** in 2018  
**7% INCREASE** (320 JOBS) SINCE 2008

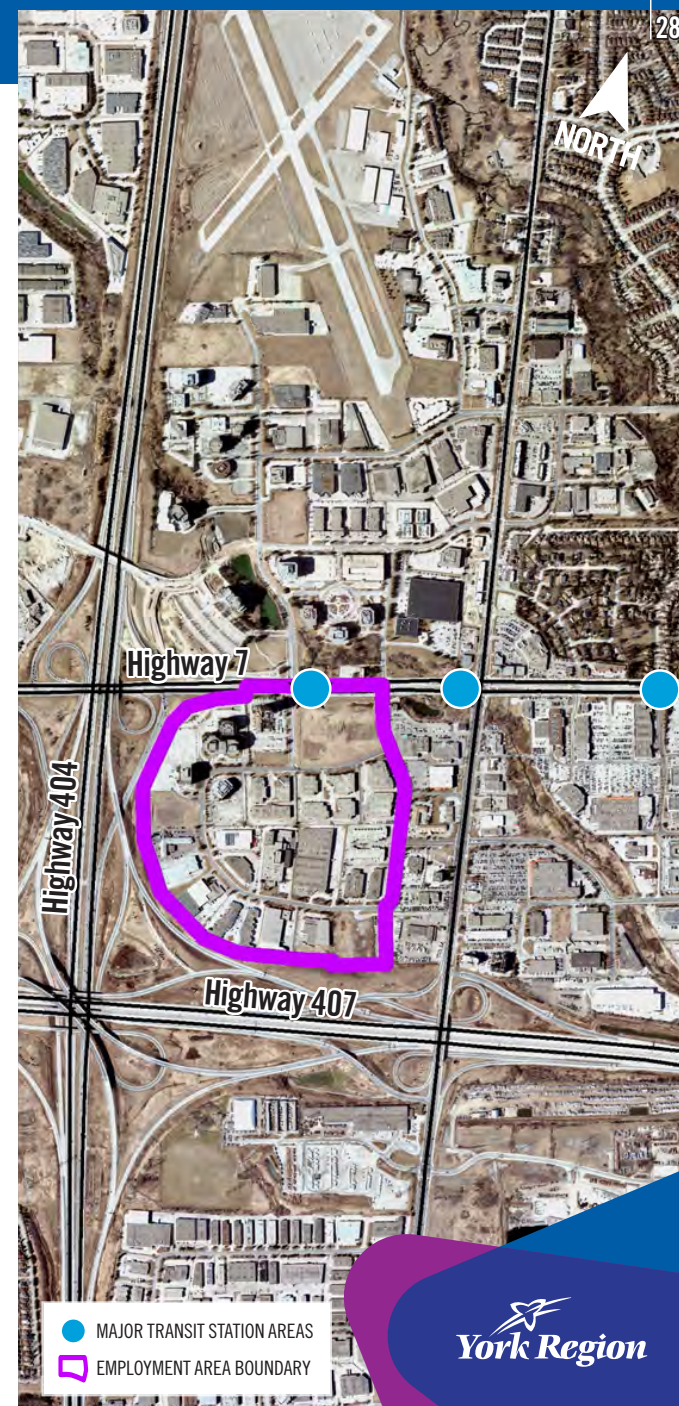
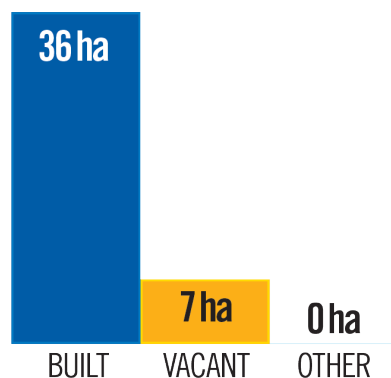
**92% SERVICES PRODUCING**      **8% GOODS PRODUCING**  
**78% ONSITE**      **22% OFFSITE**  
**11% RETAIL and PERSONAL SERVICES**

**MAJOR OFFICE**  
**3,720 JOBS 9 BUILDINGS**

**EXISTING EMPLOYMENT AREA DENSITY 144 JOBS per HECTARE**

**3 SITES** [3.0 ha] TOTAL AREA  
 with **INTENSIFICATION POTENTIAL**

### 43 TOTAL HECTARES 2017

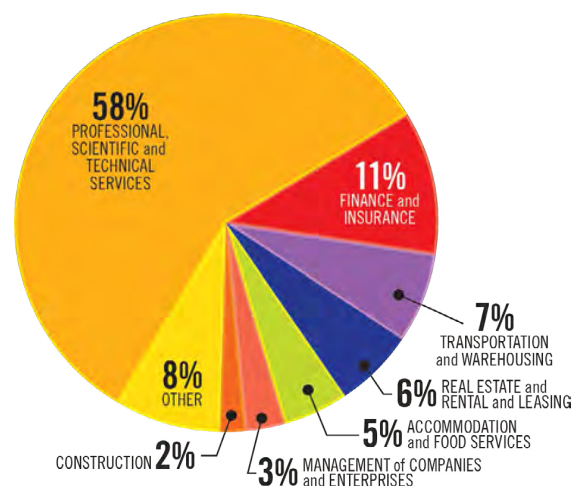




# COMMERCE VALLEY LEITCHCROFT CITY of MARKHAM

- ▶ This employment area is well located within the Highway 7 East corridor and bounded by Highway 407 to the south and Highway 404 to the east
- ▶ This area is comprised of a significant concentration of offices which are home to a number of the Region's top ICT employers including CGI Information Systems and AMD Technologies
- ▶ Over 65 per cent of job growth in the past ten years has been in the finance and insurance and professional, scientific and technical services sectors

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**14,450 JOBS** in 2018  
**28% INCREASE** (3,150 JOBS) SINCE 2008

**96%** SERVICES PRODUCING      **4%** GOODS PRODUCING  
**78%** ONSITE      **22%** OFFSITE

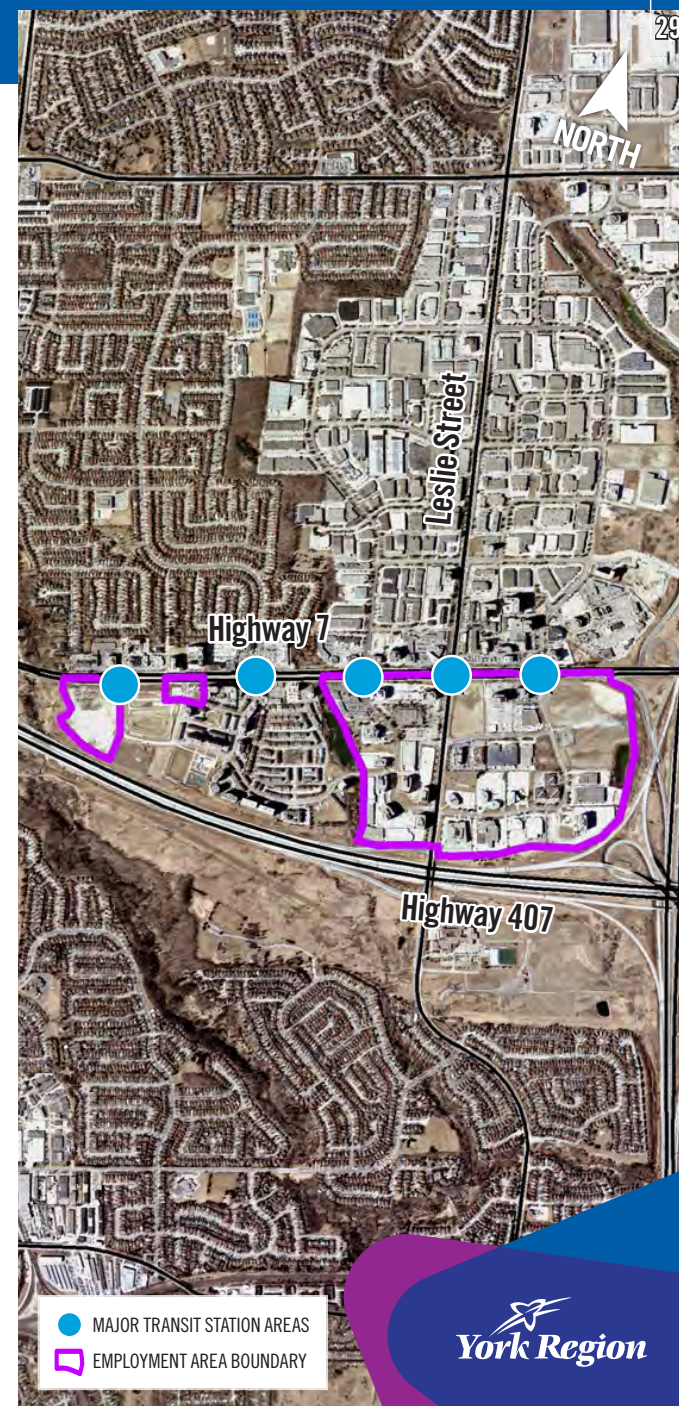
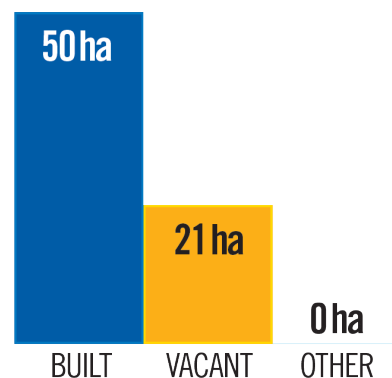
**7%** RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
 13,670 JOBS 19 BUILDINGS

**EXISTING EMPLOYMENT AREA DENSITY 289 JOBS per HECTARE**

**2 SITES** [2.0 ha TOTAL AREA]  
 with INTENSIFICATION POTENTIAL

## 71 TOTAL HECTARES 2017

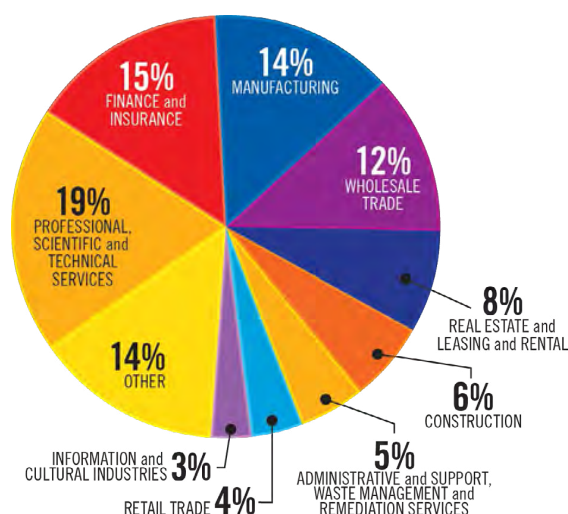




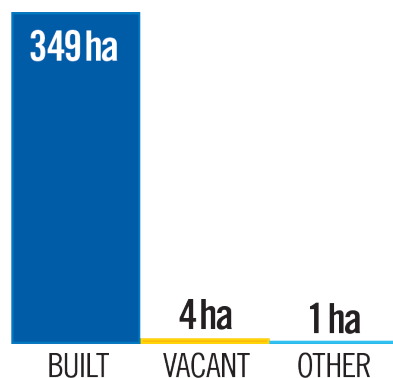
## DENISON STEELES CITY of MARKHAM

- ▶ This is the largest employment area in terms of the number of jobs and accounts for 34 per cent of all employment area employment in the City of Markham
- ▶ It sits on the municipal border between York Region and the City of Toronto and is easily accessible via Highway 404
- ▶ Over 6,100 jobs have been added to this employment area since 2008. Over 54 per cent of this growth can be attributed to the Finance and Insurance sector
- ▶ Its diverse economic composition includes a mix of traditional industrial/warehousing and office uses. Since 2008, the majority of growth has occurred in office type uses

### DISTRIBUTION of EMPLOYMENT by SECTOR 2018



### 354 TOTAL HECTARES 2017



**39,600 JOBS** in 2018

18% INCREASE (6,160 JOBS) SINCE 2008

80% SERVICES PRODUCING 20% GOODS PRODUCING

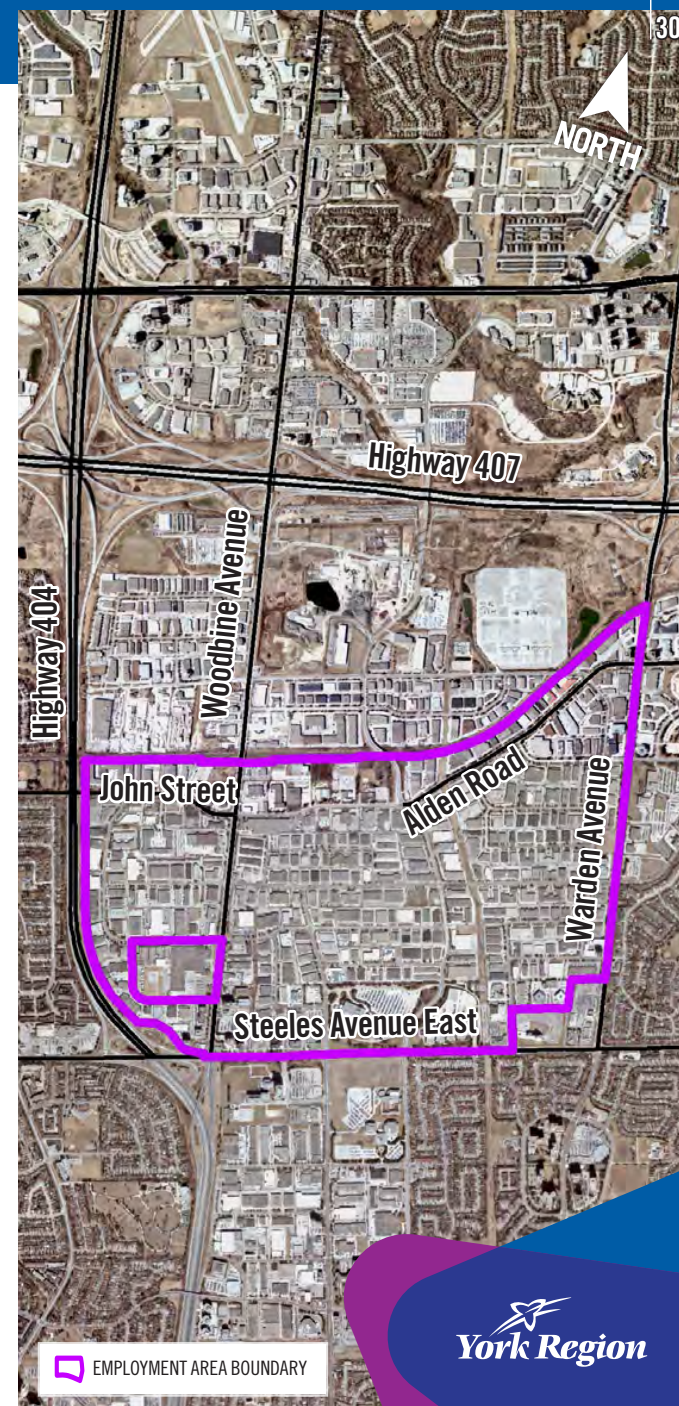
76% ONSITE 24% OFFSITE

14% RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
14,420 JOBS 21 BUILDINGS

EXISTING EMPLOYMENT AREA  
**DENSITY 113** JOBS per HECTARE

**4 SITES** [3.0 ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL



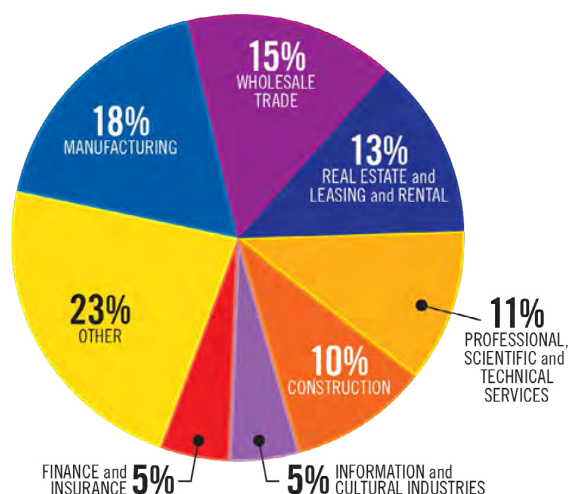
York Region



## FOURTEENTH AVENUE CITY of MARKHAM

- ▶ This established employment area is situated southeast of Highway 404 and Highway 407
- ▶ Despite experiencing declines in the manufacturing and transportation/warehousing sectors in the past ten years, it can still be characterized as a traditional employment area with industrial and warehousing uses
- ▶ The real estate and rental and leasing and construction sectors accounted for the largest share of employment growth since 2008

### DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**8,200 JOBS** in 2018  
9% INCREASE (700 JOBS) SINCE 2008

**71%** SERVICES PRODUCING **29%** GOODS PRODUCING

**86%** ONSITE **14%** OFFSITE

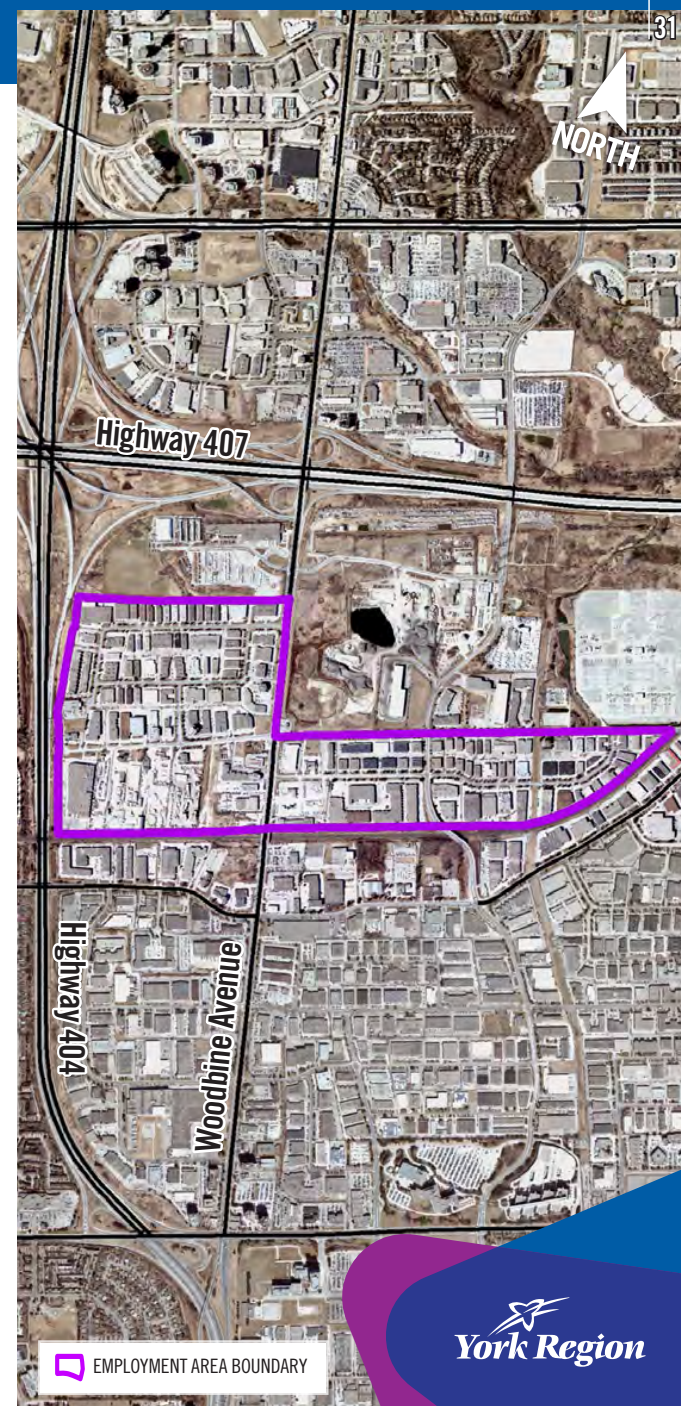
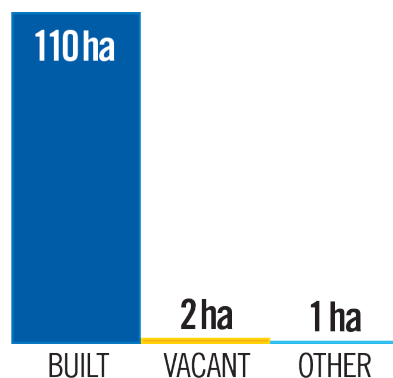
**13%** RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
1,660 JOBS 4 BUILDINGS

EXISTING EMPLOYMENT AREA  
**DENSITY 74** JOBS per HECTARE

**3 SITES** [2.0ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL

### 113 TOTAL HECTARES 2017

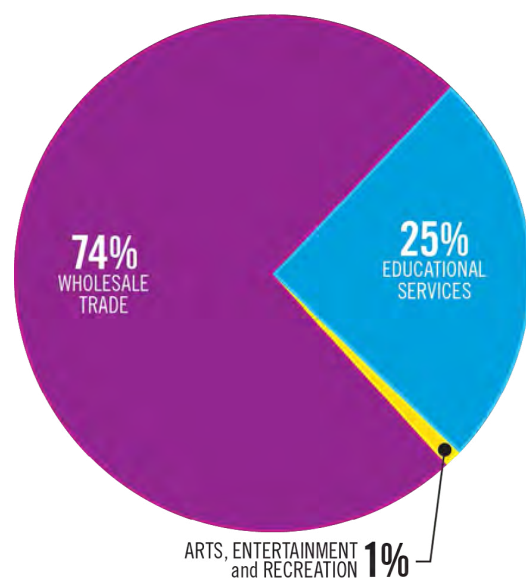




## HIGHWAY 404 NORTH CITY of MARKHAM

- ▶ This employment area offers excellent visibility and accessibility from the adjoining 400 series highway and has further development potential with 48 hectares of vacant land
- ▶ Honda Canada, Enbridge Gas and Mobis Parts Canada have located their operations here over the past ten years. All three employers feature prestige industrial and office uses and account for all 1,220 jobs in this employment area

### DISTRIBUTION of EMPLOYMENT by SECTOR 2018



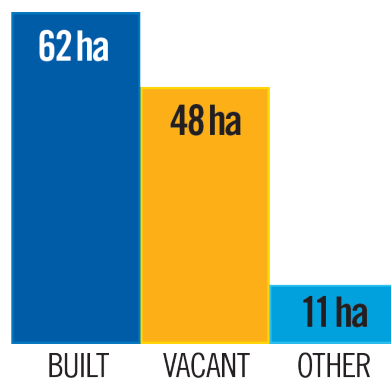
**1,220 JOBS** in 2018  
**10,083% INCREASE** (1,210 JOBS) SINCE 2008

**100%** SERVICES PRODUCING    **0%** GOODS PRODUCING

**84%** ONSITE    **16%** OFFSITE

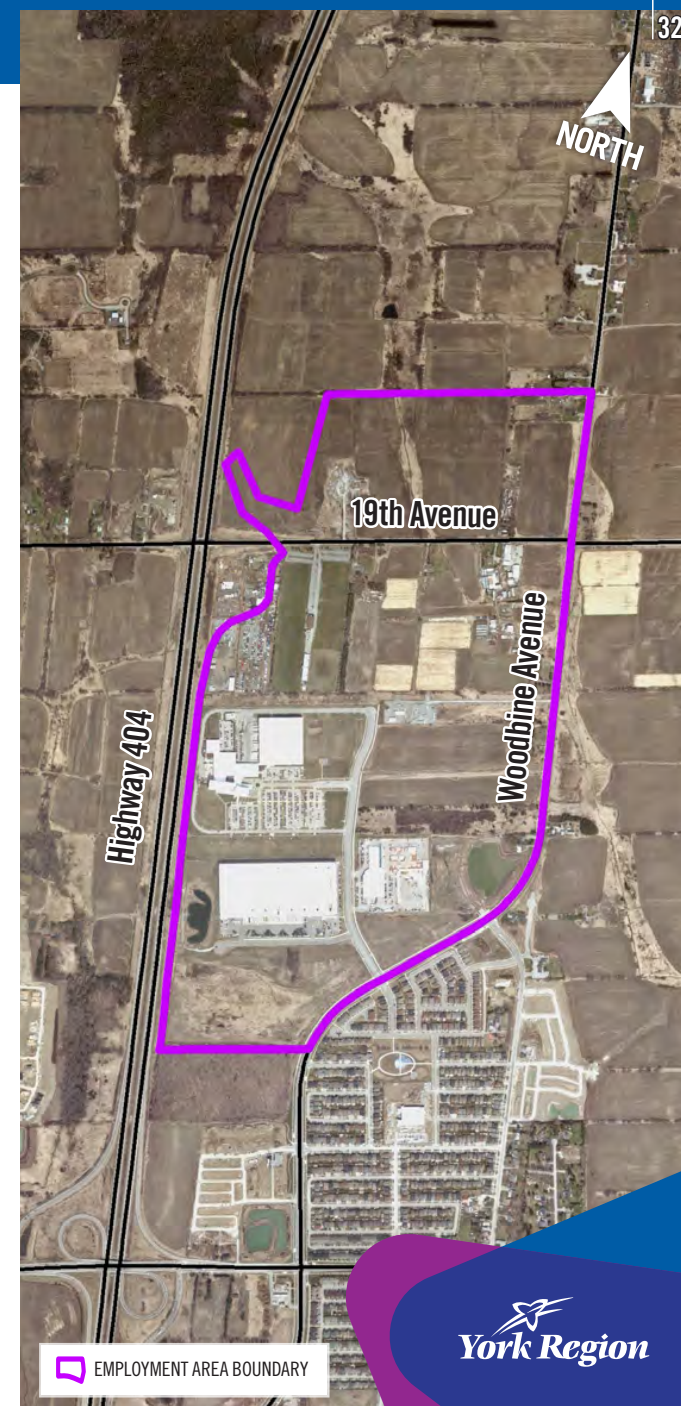
**1%** RETAIL and PERSONAL SERVICES

### 121 TOTAL HECTARES 2017



**MAJOR OFFICE**  
 1,040 JOBS 2 BUILDINGS

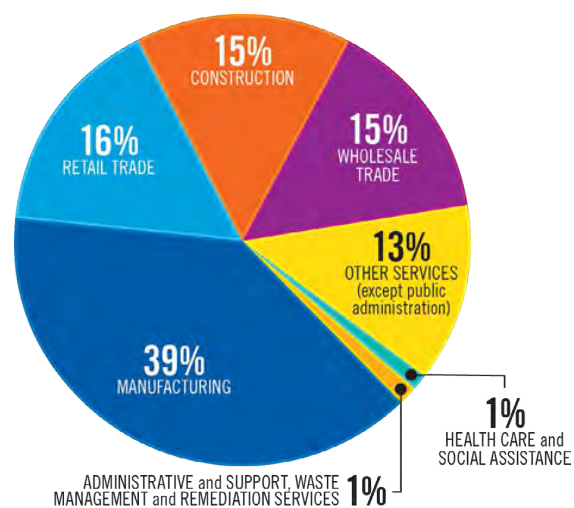
EXISTING EMPLOYMENT AREA  
**DENSITY 20** JOBS per HECTARE



# MOUNT JOY BUSINESS PARK CITY of MARKHAM

- ▶ The Mount Joy business park is located within the mixed-use Markham Rd/Mount Joy corridor
- ▶ This area is adjacent to the Mount Joy GO station and is well integrated into the surrounding communities of Berczy Village, Wismer Commons and Greensborough
- ▶ Employment growth has remained relatively steady since 2008. The area is mainly comprised of small scale multi-unit industrial buildings used for light manufacturing and wholesale businesses

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**160 JOBS** in 2018

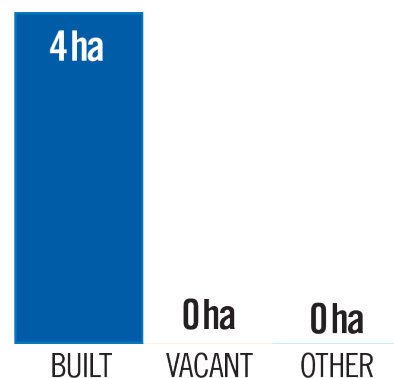
14% INCREASE (20 JOBS) SINCE 2008

46% SERVICES PRODUCING    54% GOODS PRODUCING

93% ONSITE    7% OFFSITE

29% RETAIL and PERSONAL SERVICES

## 4 TOTAL HECTARES 2017



EXISTING EMPLOYMENT AREA DENSITY **45** JOBS per HECTARE

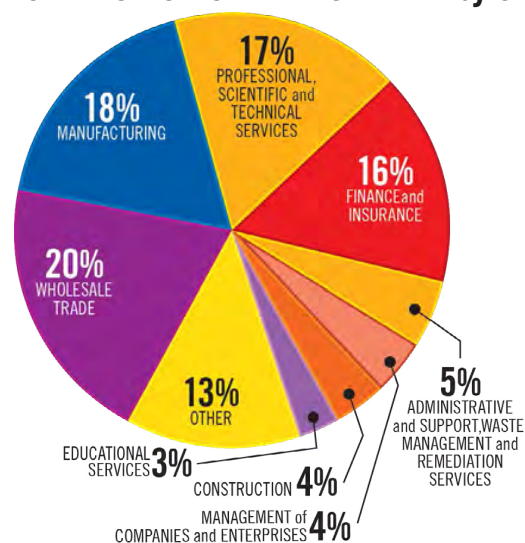




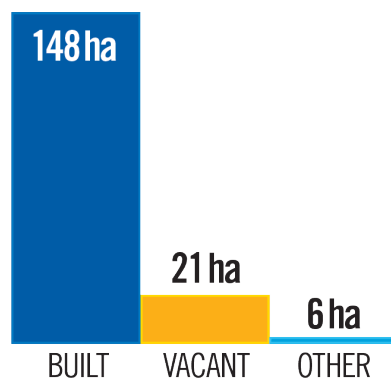
## RISEBOROUGH CITY of MARKHAM

- This employment area is conveniently located at the southeast corner of Highway 407 and Warden Avenue and with access to frequent transit service on the surrounding arterial roads. It is comprised of a range of prestige office and industrial buildings and is home to a number of top employers including TD Insurance, Veoneer Canada, Enercare Home Services and GM Canada
- The wholesale trade, administrative and support, waste management and remediation services and manufacturing sectors all experienced notable growth over the past ten years despite an overall net decline in employment in this area
- 29 of the 511 businesses located in this area employ over 100 employees and account for 60 per cent of all jobs in the business park

### DISTRIBUTION of EMPLOYMENT by SECTOR 2018



### 175 TOTAL HECTARES 2017



**13,740 JOBS** in 2018  
6% DECREASE (-950 JOBS) SINCE 2008

**78%** SERVICES PRODUCING **22%** GOODS PRODUCING

**86%** ONSITE **14%** OFFSITE

**6%** RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
5,870 JOBS 18 BUILDINGS

EXISTING EMPLOYMENT AREA  
**DENSITY 93** JOBS per HECTARE

**5 SITES** [5.0 ha TOTAL AREA]  
with INTENSIFICATION POTENTIAL

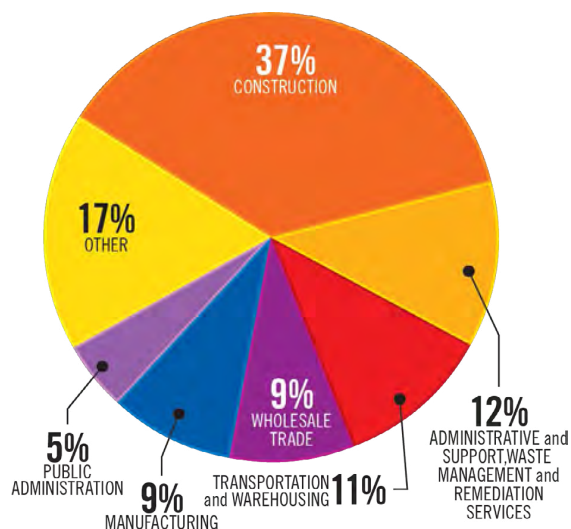




## RODICK ROAD CITY of MARKHAM

- ▶ The northern part of this employment area is located close to the Highway 7 east corridor and Markham Centre and is comprised of mainly industrial standalone and industrial condo buildings in the Administrative and support, waste management and remediation services, wholesale trade and manufacturing sectors
- ▶ The employment lands south of Highway 407 are home to The Miller Group, one of the Region's top employers. This business alone accounts for nearly all of the construction sectors jobs within this employment area and accounted for 51 per cent of job growth in this area over the past ten years
- ▶ Both the northern and southern parts of this employment area are easily accessed via Highway 407

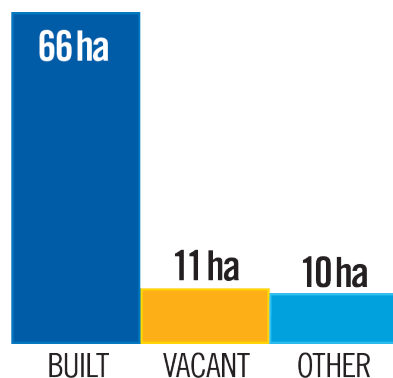
### DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**3,210 JOBS** in 2018  
**180% INCREASE** (2,060 JOBS) SINCE 2008

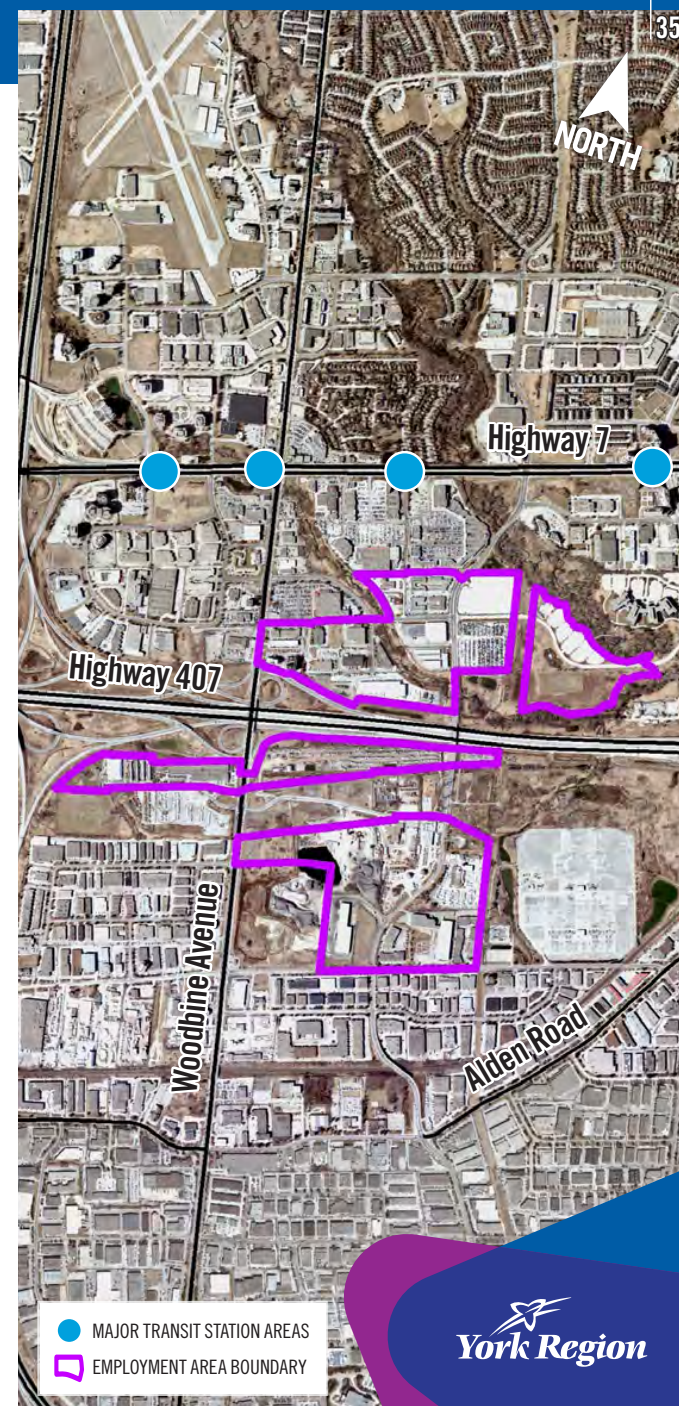
**50% SERVICES PRODUCING**   **50% GOODS PRODUCING**  
**55% ONSITE**   **45% OFFSITE**  
**10% RETAIL and PERSONAL SERVICES**

### 87 TOTAL HECTARES 2017



EXISTING EMPLOYMENT AREA  
**DENSITY 49** JOBS per HECTARE

**5 SITES** [8.0 ha] TOTAL AREA  
 with INTENSIFICATION POTENTIAL

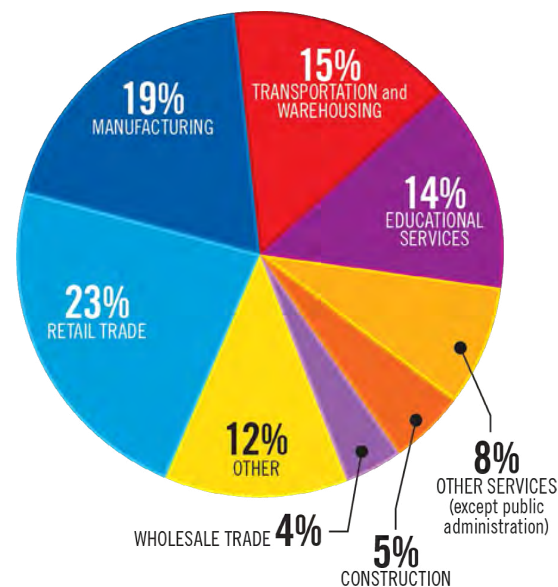




## THORNHILL CITY of MARKHAM

- ▶ The Thornhill employment area is located adjacent to the Yonge Steeles Corridor mixed-use area and is transit supportive with existing York Region Transit/VIVA bus routes and the future Yonge subway extension
- ▶ Employment in this area has remained relatively stable over the past ten years
- ▶ Employment uses in the area are comprised of light industrial, small office and retail uses that primarily serve the surrounding community and businesses

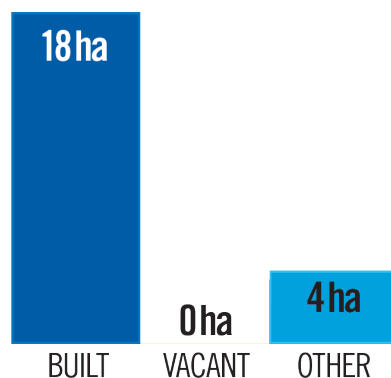
### DISTRIBUTION of EMPLOYMENT by SECTOR 2018



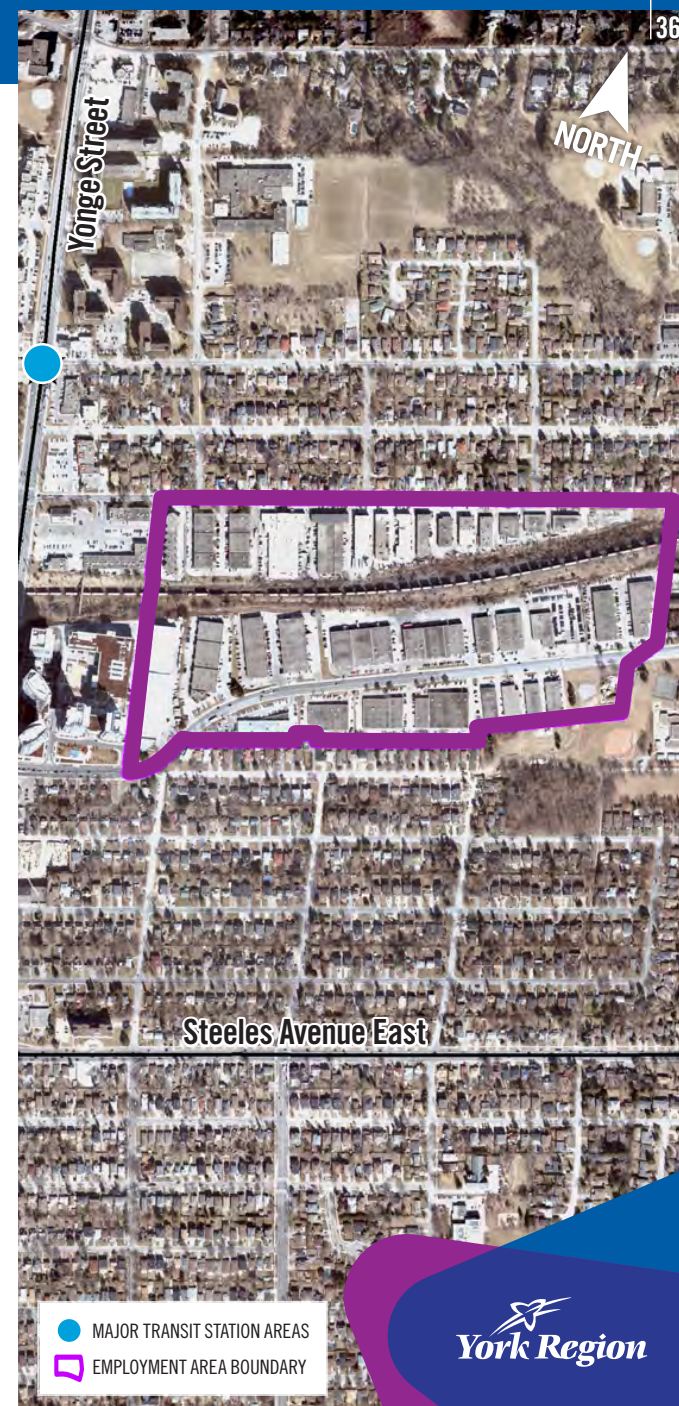
**1,530 JOBS** in 2018  
6% INCREASE (80 JOBS) SINCE 2008



### 22 TOTAL HECTARES 2017



EXISTING EMPLOYMENT AREA  
**DENSITY 86** JOBS per HECTARE



- MAJOR TRANSIT STATION AREAS
- EMPLOYMENT AREA BOUNDARY

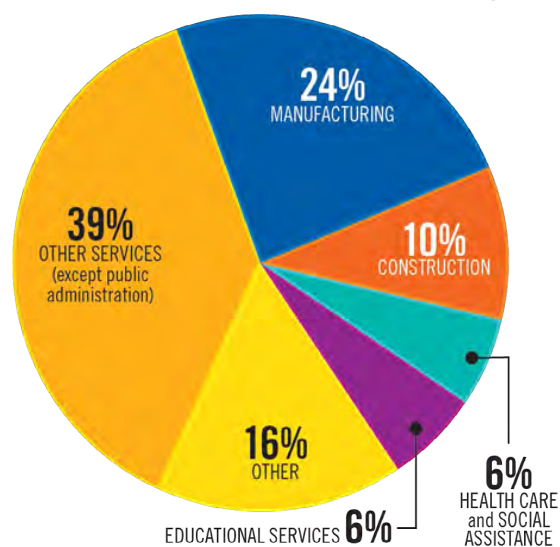
**York Region**



## THORNLEA CITY of MARKHAM

- ▶ The Thornlea employment area is situated in the community of Thornhill
- ▶ This area is comprised of a mix of multi-unit buildings that provide light industrial uses and services to businesses and residents
- ▶ The other services and manufacturing sectors account for the largest shares of employment in this area. These businesses are primarily in automotive repair and light manufacturing including millwork and food production
- ▶ Despite an overall decline in employment due to job losses in the manufacturing sector in the past ten years, growth in the other services sector was able to recover the majority of jobs lost

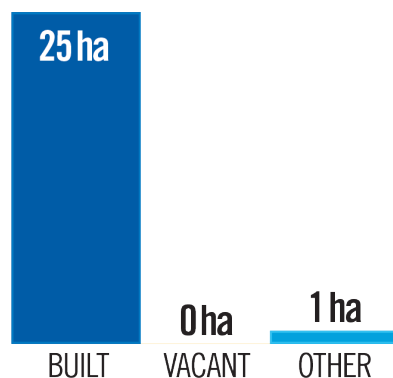
### DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**1,020 JOBS** in 2018  
6% DECREASE (-60 JOBS) SINCE 2008



### 26 TOTAL HECTARES 2017



EXISTING EMPLOYMENT AREA  
**DENSITY 41** JOBS per HECTARE

**1 SITE** [1.0 ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL

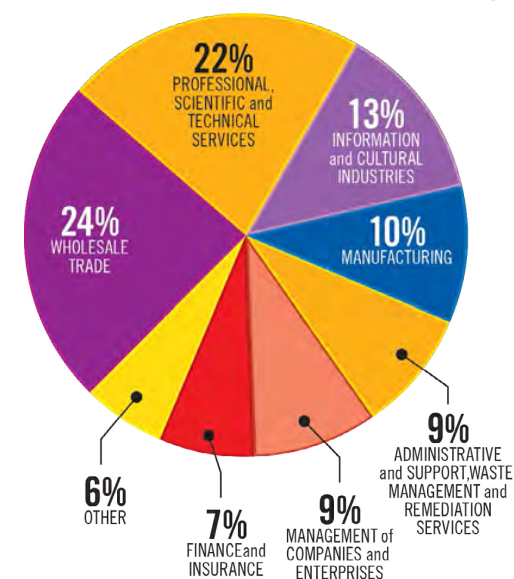




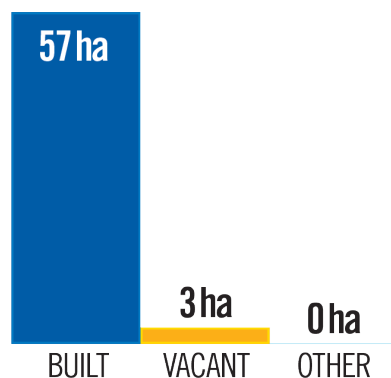
## TOWN CENTRE CITY of MARKHAM

- The Town Centre employment area is located within Markham Centre and is strategically located along the Highway 7 rapid transit corridor and is adjacent to Highway 407
- The area is primarily comprised of major office and office/industrial developments and is home to some of the Region's large employers including Hydro One, Jonas Software and Allergan Inc.
- Over the past ten years, a number of companies in the wholesale trade, information and cultural industries and the management of companies and enterprises sectors have located their operations here and significantly contributed to the City and Region's knowledge based clusters

### DISTRIBUTION of EMPLOYMENT by SECTOR 2018



60 TOTAL HECTARES 2017



**7,040 JOBS** in 2018  
70% INCREASE (2,890 JOBS) SINCE 2008

89% SERVICES PRODUCING 11% GOODS PRODUCING

86% ONSITE 14% OFFSITE

14% RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
4,250 JOBS 12 BUILDINGS

EXISTING EMPLOYMENT AREA  
**DENSITY 123** JOBS per HECTARE

**3 SITES** [2.0 ha TOTAL AREA]  
with INTENSIFICATION POTENTIAL





## CATHEDRAL (VACANT)

- The Cathedral employment area has a total area of 45 net Ha – 37 of which were vacant and available for future development as of 2017
- This employment area is strategically located along Highway 404, offering excellent visibility and access to the goods movement corridor



39

## CORNELL (VACANT)

- The Cornell employment area has a total area of 52 net Ha – 37 of which were vacant in 2017
- Cornell is strategically located adjacent to Highway 407

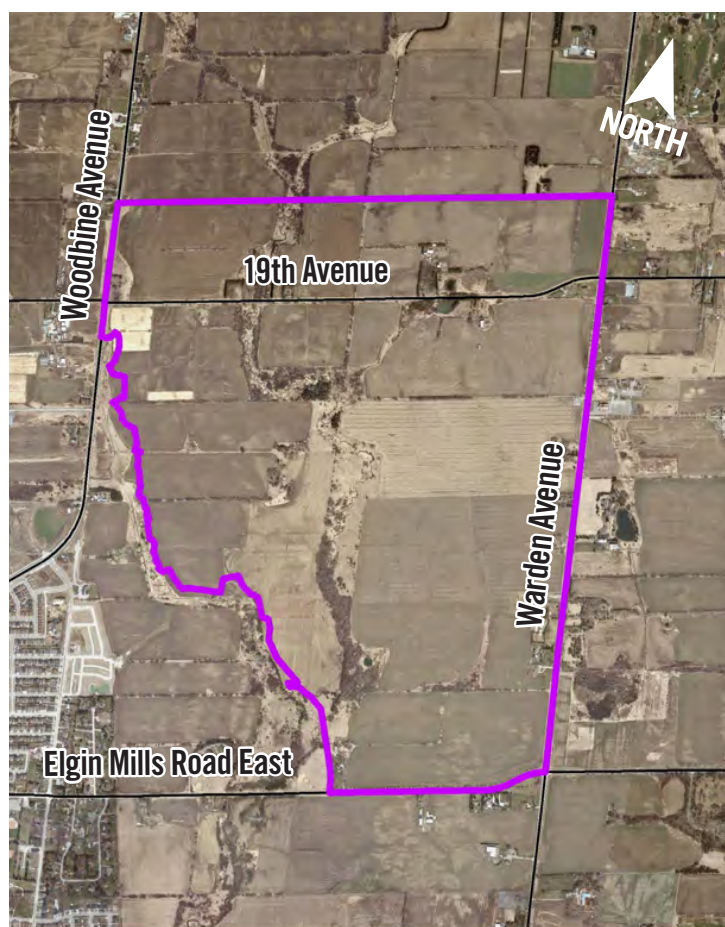


## LANGSTAFF (VACANT)

- The Langstaff employment area is located within the Richmond Hill/Langstaff Gateway Urban Growth Centre (UGC). The UGC is situated at the crossroads of numerous existing and planned transportation corridors and is anticipated to accommodate up to 32,000 people and 15,000 jobs
- The two hectares of employment land, which are currently home to approximately 50 jobs, are slated for future redevelopment in the gateway's master plan with employment uses being focused at the transit nodes and bordering Highway 407 granting greater access and exposure to prospective employers



40



## ROPA 3 (VACANT)

- ROPA 3 was brought into the Region's urban boundary through the 2010 ROP as part of the 2031 Growth Plan conformity exercise
- There is a total of 248 ha in this employment area with 246 ha vacant in 2017
- The employment area is located in close proximity to Highway 404 and Elgin Mills Road East



## HIGHWAY 407 LESLIE SOUTHWEST (VACANT)

- 100 per cent of the employment in this employment area is in the Education services sector
- There is a total of 14Ha in the 407 Leslie Southwest employment area with 6 Ha vacant in 2017
- The employment area is located adjacent to Highway 407



**Appendix 'C'**  
**York Region Employment Conversion Criteria**

Criteria	Theme Area	Description
1. The lands are not required over the horizon of the Growth Plan (GP) for the employment purposes for which they are designated ( <i>GP 2.2.5.9 b</i> ).	Supply	<ul style="list-style-type: none"> <li>Intended to ensure an appropriate amount of land designated as employment to accommodate the employment forecast over the planning horizon.</li> </ul>
2. The Region <i>and local municipality</i> will maintain sufficient employment lands to accommodate forecasted employment growth, <i>including sufficient employment land employment growth</i> , to the horizon of the Growth Plan ( <i>modified GP 2.2.5.9.c</i> ).	Supply	<ul style="list-style-type: none"> <li>Intended to ensure that both York Region and the local municipal land needs assessments will be considered when evaluating conversion requests.</li> <li>Additionally, the words “sufficient employment land employment growth” were added to identify that protecting ELE jobs is a Regional priority as employment lands are home to the majority of the Region’s jobs.</li> </ul>
3. Non-employment uses would not adversely affect the overall viability of the employment area or the achievement of the minimum intensification and density targets and other policies in the Growth Plan ( <i>modified GP 2.2.5.9 d</i> ).	Viability	<ul style="list-style-type: none"> <li>Intended to ensure that the viability of the employment area is maintained and that density (Designated Greenfield Area, Employment Area) and intensification (Urban Growth Centres, Strategic Growth Areas, and Major Transit Station Areas) targets can be met.</li> </ul>
4. There are existing or planned infrastructure and public service facilities to accommodate the non-employment uses ( <i>e.g. sewage, water, energy, transportation</i> ) ( <i>modified GP 2.2.5.9 e</i> ).	Infrastructure	<ul style="list-style-type: none"> <li>When evaluating conversions consider if the existing or planned infrastructure and public service facilities are available to support the non-employment uses.</li> </ul>



### York Region Employment Conversion Criteria

Criteria	Theme Area	Description
5. There is a need for the conversion (GP 2.2.5.9 a).	Region Wide Interest	<ul style="list-style-type: none"> <li>• Need can generally be defined by considering land supply and the urban structure. When applying this criteria, the following questions should be asked:</li> <li>• Is there not enough land to accommodate the development objectives elsewhere?</li> <li>• Are there specific characteristics of the proposed site that would result in a non-employment use being better integrated with the regional or local urban structure or better support Regional and local planning objectives?</li> </ul>
6. The following employment areas will not be considered for conversion as they have not yet had the opportunity to develop due to servicing constraints or have recently been brought into the urban boundary to accommodate employment land employment growth to 2031: Keswick Business Park, Queensville, Highway 404 (ROPA 1), ROPA 3, and Highway 400 North (ROPA 52).	Supply	<ul style="list-style-type: none"> <li>• Due to the nature, character, and potential success of these employment areas, time to develop should be given prior to considering these areas for conversion.</li> <li>• Queensville: Secondary Plan was approved for this employment area in 1998. Water/wastewater servicing is not available to this area and is contingent on the Upper York Sewage Solution – currently scheduled for 2026.</li> <li>• ROPA 1: Brought into the urban boundary through YROP-2010. Minimal opportunity for development exists in this employment area as full build out is contingent on the Upper York Sewage Solution – currently scheduled for 2026.</li> <li>• ROPA 3: Brought into the urban boundary through the YROP- 2010. Additional infrastructure is required to support the full buildout of this employment area.</li> <li>• ROPA 52: Brought into the urban area through YROP-2010. The Northeast Vaughan sewer upgrade (currently scheduled for 2028) is required to support the full buildout of this area.</li> <li>• Keswick Business Park: Secondary Plan for this employment area was approved in 2004. Despite having regional servicing available, the area has no local water/ waste water servicing.</li> </ul>

### York Region Employment Conversion Criteria

Criteria	Theme Area	Description
7. The employment area will not be considered for conversion if the entire perimeter of the site is surrounded by lands designated for employment uses and is not viable to continue as an employment area.	Viability	<ul style="list-style-type: none"> <li>An important component of employment area viability is location. If a site proposed for conversion creates a “hole” in the employment area, the employment area becomes disconnected. If a site becomes disconnected, it has the potential to impact a larger area than just the site being converted as well as sites immediately adjacent.</li> <li>This can also impact market attractiveness and limit choice of different sized sites for new businesses or existing business expansions in the surrounding area. It can also open the door to future land use compatibility issues depending on the type of non- employment use permitted on those converted lands.</li> </ul>
8. Conversion of the site would not compromise the Region’s and/or local municipality’s supply of large sized employment area sites (i.e. 10 ha or greater) which allow a range uses including but not limited to land extensive uses such as manufacturing, warehousing, distribution and logistics.	Supply	<ul style="list-style-type: none"> <li>Protecting a diverse range, size and mix of employment areas ensures a competitive economic environment as stated in policy 2.2.5.1b of the Growth Plan. The Region has been experiencing substantial growth in many land extensive sectors such as manufacturing, warehousing, distribution and logistics, a trend that is likely to continue with automation and artificial intelligence. Preserving these sites for prospective employers is important.</li> <li>What is the size of the proposed site?</li> <li>Does the site have the potential to accommodate land extensive uses?</li> </ul>
9. The conversion will not destabilize or adversely affect current or future viability and/or identity of the employment area with regards to: <ol style="list-style-type: none"> <li>Hindering the operation or expansion of existing or future businesses</li> <li>Maintaining lands abutting or in proximity to the conversion site for employment purposes over the long term</li> </ol>	Viability	<ul style="list-style-type: none"> <li>Intended to determine if the proposed conversion will impact the current or future viability of the employment area.</li> <li>There are many factors that can be used to measure the impact a conversion may have on the success of an employment area.</li> <li>This criteria is supportive of Growth Plan policies 2.2.5.1a and 2.2.5.7c</li> </ul>

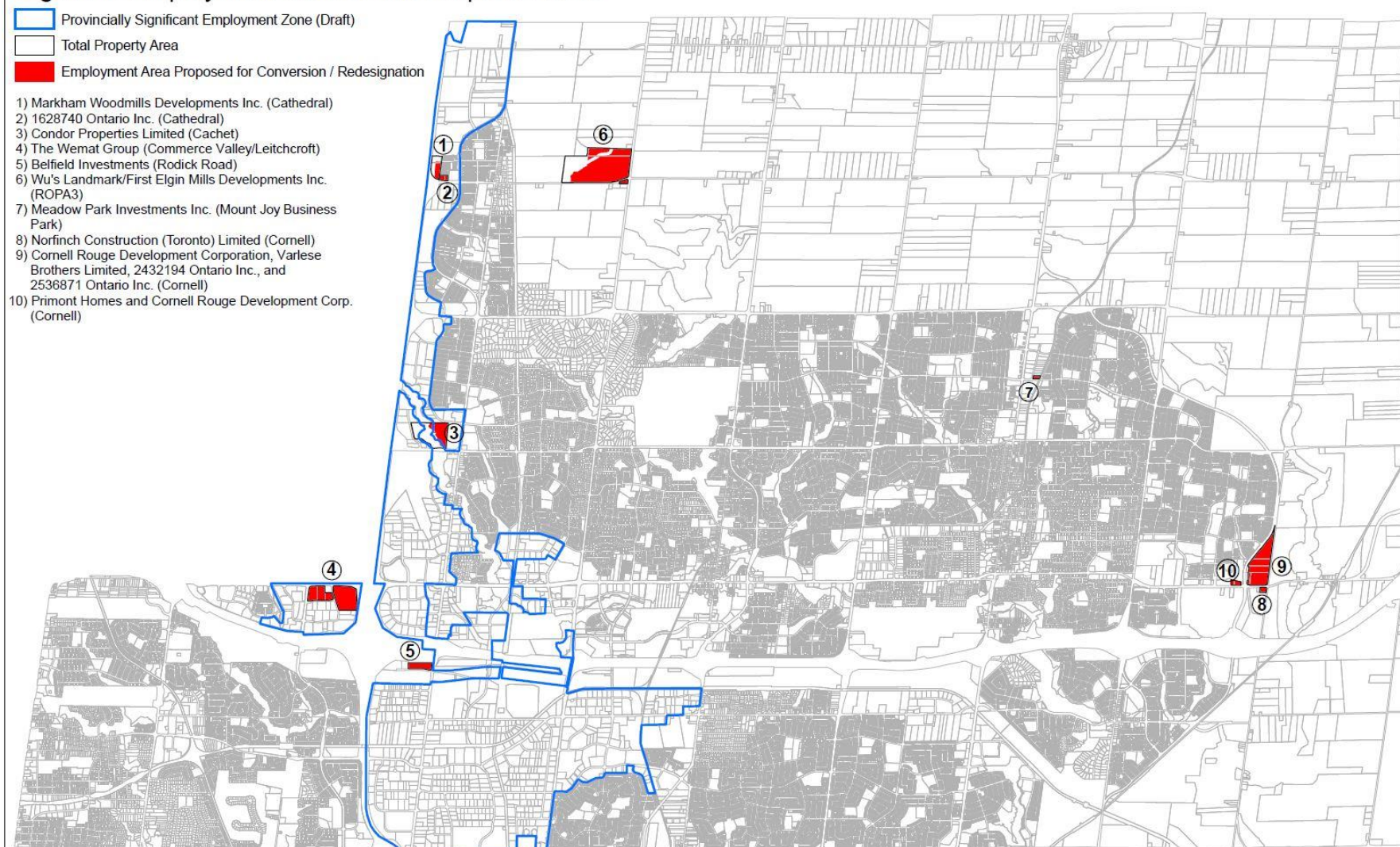
### York Region Employment Conversion Criteria

Criteria	Theme Area	Description
10. The conversion to a non- employment use is compatible with the surrounding uses such as existing employment uses, residential or other sensitive land uses and will mitigate existing and/or potential land use conflicts	Viability	<ul style="list-style-type: none"> <li>The land uses adjacent to a conversion site must be considered when evaluating the conversion request.</li> <li>Will the conversion potentially enhance the character and condition of that proposed site? And will it be compatible with existing and future uses in the area?</li> </ul>
11. The site offers limited development potential for employment land uses due to factors including size, configuration, access and physical conditions	Viability	<ul style="list-style-type: none"> <li>Employment areas are not equal in their attributes and desirability. Existing functional attributes of an employment area such as size, configuration, access and physical conditions are an indication of the area's current and long-term viability.</li> </ul>
12. The proposed site is not adjacent to 400-series highways, is not located in proximity to existing or planned highways and interchanges, intermodal facilities, airports and does not have access to rail corridors	Access	<ul style="list-style-type: none"> <li>This criteria supports the Growth Plan and Regional Official Plan policies around preserving employment areas located near major goods movement corridors to support employment activities that require heavy truck and rail traffic (OP policy 4.3.6, GP policy 2.2.5.1.b, 2.2.5.8). Additionally, these sites offer highway frontage, which is a desirable feature for attracting new investment to the Region (Goal 5 of the Economic Development Action Plan).</li> </ul>
13. The proposed conversion to a non-employment use does not compromise any other planning policy objectives of the Region or local municipality.	Region Wide Interest	<ul style="list-style-type: none"> <li>When evaluating conversion requests, all Regional and Local planning objectives must be met. In the event that a particular conversion request does not meet one of the planning objectives of the Official Plan, but does meet the criteria, a rationale as to why the conversion is not recommended will be considered under this criterion.</li> </ul>
14. Cross-jurisdictional issues have been addressed	Region Wide Interest	<ul style="list-style-type: none"> <li>Intended to ensure that potential conflicts/shared access/servicing with neighbouring upper- and single-tier municipalities (Peel, Toronto, Durham, Simcoe) as well as local municipalities are considered and addressed when evaluating a conversion request.</li> </ul>

## Appendix 'D'


### Location Map and Description of Employment Conversion Requests in Markham

**Figure 1: Employment Conversion Requests 2019**



Document Path: G:\Geomatics\Documents\Planning\Policy\WATL\and for Approval\Issuing Employment Land.mxd

## Appendix 'D' – Location Map and Description of Employment Conversion Requests in Markham


1. Markham Woodmills Developments Inc. (Cathedral)	
<b>Address</b>	Northeast Corner of Elgin Mills Road East and Highway 404
	
<b>Site Area</b>	3.18 ha (gross), 1.9 ha (net)
<b>Site and Area Context</b>	<p><b>Subject site:</b></p> <p>The subject site is located on the north side of Elgin Mills Road between Highway 404 and Woodbine Avenue, and is visible from Highway 404. The conversion request pertains to the eastern portion of the property and maintains the western portion for employment related purposes.</p> <p><b>Surrounding uses:</b></p> <p>North – Vacant land designated for 'Business Park Employment' uses and a City-owned woodlot.</p> <p>East – Lands designated for 'Low Rise Residential' uses currently under development, and lands designated for 'Service Employment' uses (which are also the subject of a conversion request).</p> <p>South – Northbound ramp from Elgin Mills Road East to Highway 404.</p> <p>West – Highway 404.</p>
<b>Identified in draft PSEZ mapping</b>	Yes

## Appendix 'D' – Location Map and Description of Employment Conversion Requests in Markham

<b>1. Markham Woodmills Developments Inc. (Cathedral)</b>	
<b>Region Official Plan</b>	Urban Area, Strategic Employment Lands – Conceptual
<b>Official Plan Designation(s)</b>	Service Employment, Business Park Employment
<b>Secondary Plan Designation(s)</b>	N/A
<b>Zoning</b>	Business Park (BP) and Business Corridor (BC) per By-law 177-96
<b>Proposal</b>	To provide for a mixed-use development that accommodates a mix of office and residential space within a live-work type of environment. The proposal includes a range of building heights – 2 to 5 storeys for the office buildings and 4 to 6 storeys for the residential buildings (170-255 units). The two proposed office buildings will be located along the Highway 404 frontage, with the two proposed residential buildings located along the eastern portion of the subject site adjacent to the residential subdivision under development. Given that the subject site is located east and north of the Highway 404 northbound onramp, access for the mixed use development will be provided through an extension of a collector road from the residential development to the east.



## Appendix 'D' – Location Map and Description of Employment Conversion Requests in Markham

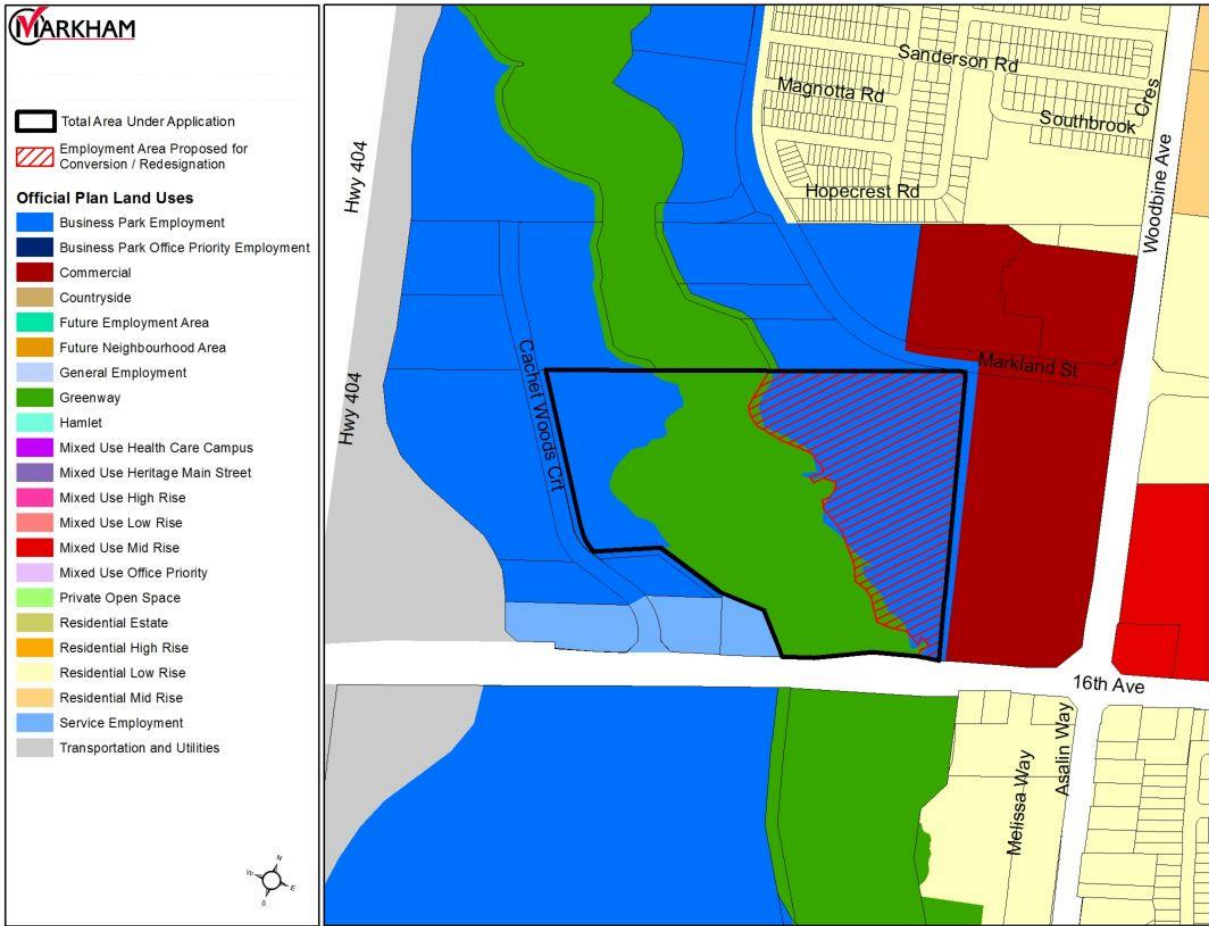
2. 1628740 Ontario Inc. (Cathedral)	
<b>Address</b>	2718 and 2730 Elgin Mills Road
	
<b>Site Area</b>	1.0 ha (gross and net)
<b>Site and Area Context</b>	<p><b>Subject site:</b> The subject site is located on the north side of Elgin Mills Road East between Highway 404 and Woodbine Avenue.</p> <p><b>Surrounding uses:</b> North – Lands designated for 'Low Rise Residential' uses currently under development. East – An existing stormwater management pond currently designated as 'Greenway'. South – Elgin Mills Road East. West – Vacant lands designated for 'Service Employment' and 'Business Park Employment' uses (which are also the subject of a conversion request) and Highway 404.</p>
<b>Identified in draft PSEZ mapping</b>	Yes



## Appendix 'D' – Location Map and Description of Employment Conversion Requests in Markham

<b>2. 1628740 Ontario Inc. (Cathedral)</b>	
<b>Region Official Plan</b>	Urban Area, Strategic Employment Lands – Conceptual
<b>Official Plan Designation(s)</b>	Service Employment
<b>Secondary Plan Designation(s)</b>	N/A
<b>Zoning</b>	Rural Residential One Zone (RR1) and Agriculture One Zone (A1) per By-law 304-87
<b>Proposal</b>	To provide for the continuation of 'Low Rise Residential' development of lands to the north (OPA No. 12) through the creation of 33 lots and a public road. The proposal includes a total of 27 townhouses, 3 single detached homes and 2 heritage homes.

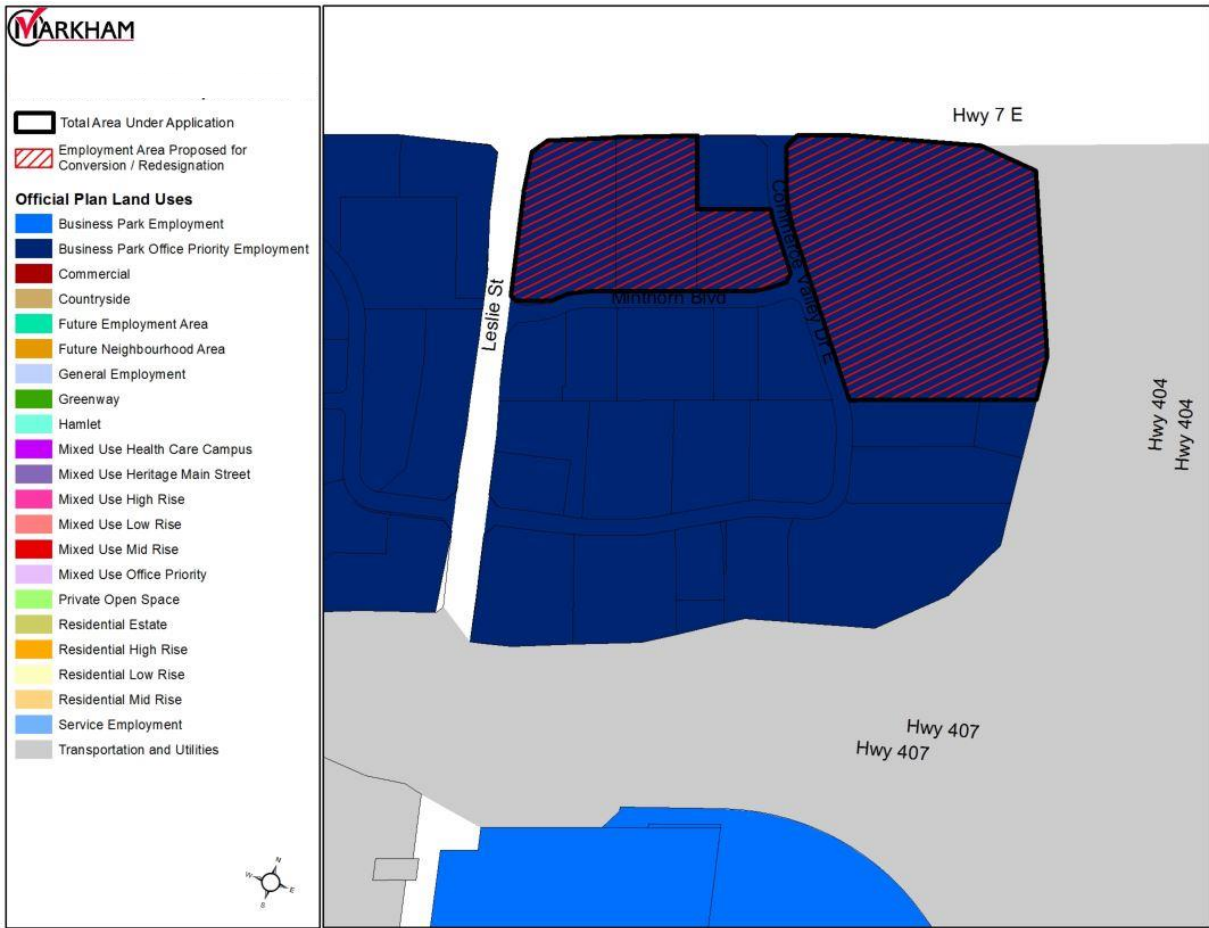
## Appendix 'D' – Location Map and Description of Employment Conversion Requests in Markham

3. Condor Properties Limited (Cachet)	
<b>Address</b>	2920 16th Avenue
 <p><b>Official Plan Land Uses</b></p> <ul style="list-style-type: none"> <li>Business Park Employment</li> <li>Business Park Office Priority Employment</li> <li>Commercial</li> <li>Countryside</li> <li>Future Employment Area</li> <li>Future Neighbourhood Area</li> <li>General Employment</li> <li>Greenway</li> <li>Hamlet</li> <li>Mixed Use Health Care Campus</li> <li>Mixed Use Heritage Main Street</li> <li>Mixed Use High Rise</li> <li>Mixed Use Low Rise</li> <li>Mixed Use Mid Rise</li> <li>Mixed Use Office Priority</li> <li>Private Open Space</li> <li>Residential Estate</li> <li>Residential High Rise</li> <li>Residential Low Rise</li> <li>Residential Mid Rise</li> <li>Service Employment</li> <li>Transportation and Utilities</li> </ul>	
<b>Site Area</b>	16.6 (gross), 5.9 ha (net) subject to conversion request
<b>Site and Area Context</b>	<p>Subject site: The subject site is located on the north side of 16th Avenue between Cachet Woods Court and Woodbine Avenue, south of Markland Avenue. The Greenway system traverses through the site, splitting the developable area into two portions. The larger eastern portion (5.9 ha) is the subject of this employment land conversion request, while the smaller western portion (1.7 ha) is being retained for employment uses to be developed at a later date.</p> <p>Surrounding uses:</p> <p>North – Lands designated for 'Business Park Employment' uses that are currently occupied, an existing residential subdivision, and King Square Shopping Centre.</p> <p>East – A vacant site (also owned by Condor Properties) designated for 'Commercial' uses.</p> <p>South – Residential townhomes and a continuation of the Greenway system.</p> <p>West – The Greenway system and lands designated for 'Service Employment' and 'Business Park Employment' uses abutting Highway 404</p>

## Appendix 'D' – Location Map and Description of Employment Conversion Requests in Markham

<b>3. Condor Properties Limited (Cachet)</b>	
<b>Identified in draft PSEZ mapping</b>	Yes
<b>Region Official Plan</b>	Urban Area
<b>Official Plan Designation(s)</b>	Business Park Employment, Greenway
<b>Secondary Plan Designation(s)</b>	N/A
<b>Zoning</b>	Commercial Recreation (CR) and Open Space (O1) per By-law 304-87
<b>Proposal</b>	<p>To provide for a variety of residential, employment and commercial uses. The intent is to redevelop the eastern portion of the subject site in conjunction with the adjacent property to the east, 2960 16th Avenue, also owned by Condor Properties Limited.</p> <p>Mixed use office and retail development will be located along Woodbine Avenue for employment uses. A portion of the lands along 16th Avenue are proposed for exclusive retail use, and a service commercial use, such as a gas station, is proposed at the intersection of Markland Street and Woodbine Avenue. Park space is located at the centre of the block to ensure accessibility and also adjacent to the valley system to highlight the unique natural amenity on the site. Residential uses are proposed through the remainder of the site and provide a range of housing forms and unit types to meet the housing needs of the City and Region's residents. Access onto the site will be provided via entrances on Markland Street, Woodbine Avenue and 16th Avenue.</p>


## Appendix 'D' – Location Map and Description of Employment Conversion Requests in Markham

4. The Wemat Group (Commerce Valley/Leitchcroft)	
<b>Address</b>	Southwest Quadrant of Highway 7 & Highway 404
 <p><b>Official Plan Land Uses</b></p> <ul style="list-style-type: none"> <li>Business Park Employment</li> <li>Business Park Office Priority Employment</li> <li>Commercial</li> <li>Countryside</li> <li>Future Employment Area</li> <li>Future Neighbourhood Area</li> <li>General Employment</li> <li>Greenway</li> <li>Hamlet</li> <li>Mixed Use Health Care Campus</li> <li>Mixed Use Heritage Main Street</li> <li>Mixed Use High Rise</li> <li>Mixed Use Low Rise</li> <li>Mixed Use Mid Rise</li> <li>Mixed Use Office Priority</li> <li>Private Open Space</li> <li>Residential Estate</li> <li>Residential High Rise</li> <li>Residential Low Rise</li> <li>Residential Mid Rise</li> <li>Service Employment</li> <li>Transportation and Utilities</li> </ul>	
<b>Site Area</b>	18.5 ha (gross), 17.1 ha (net)
<b>Site and Area Context</b>	<p>Subject site: The subject site is located on the south side of the Highway 7 rapid transit corridor (VIVA BRT) between Leslie Street and Highway 404.</p> <p>Surrounding uses:</p> <p>North – Lands designated as 'Employment Corridor' and 'Employment Area' in the Town of Richmond Hill.</p> <p>East – Highway 404.</p> <p>South – 'Business Park Office Priority Employment' lands and Highway 407.</p> <p>West – Lands designated for 'Business Park Office Priority Employment' uses.</p>
<b>Identified in draft PSEZ mapping</b>	Yes
<b>Region Official Plan</b>	Urban Area
<b>Official Plan Designation(s)</b>	Business Park Office Priority Employment

## Appendix 'D' – Location Map and Description of Employment Conversion Requests in Markham

<b>4. The Wemat Group (Commerce Valley/Leitchcroft)</b>	
<b>Secondary Plan Designation(s)</b>	N/A
<b>Zoning</b>	Select Industrial and Limited Commercial Zone (M.C.) per By-law 165-80
<b>Proposal</b>	<p>A partial employment land conversion from 'Business Park Office Priority Employment' to 'Mixed Use' to allow for a comprehensive mixed-use transit-oriented community as follows:</p> <p>Residential GFA – 76,500 sq. m. (850 units)  Retail/Commercial GFA – 14,637 sq. m.  Office GFA – 58,140 sq. m.  Hotel &amp; Convention GFA - 9,987 sq. m.  Total GFA - 159, 264 sq. m.</p>

## Appendix 'D' – Location Map and Description of Employment Conversion Requests in Markham

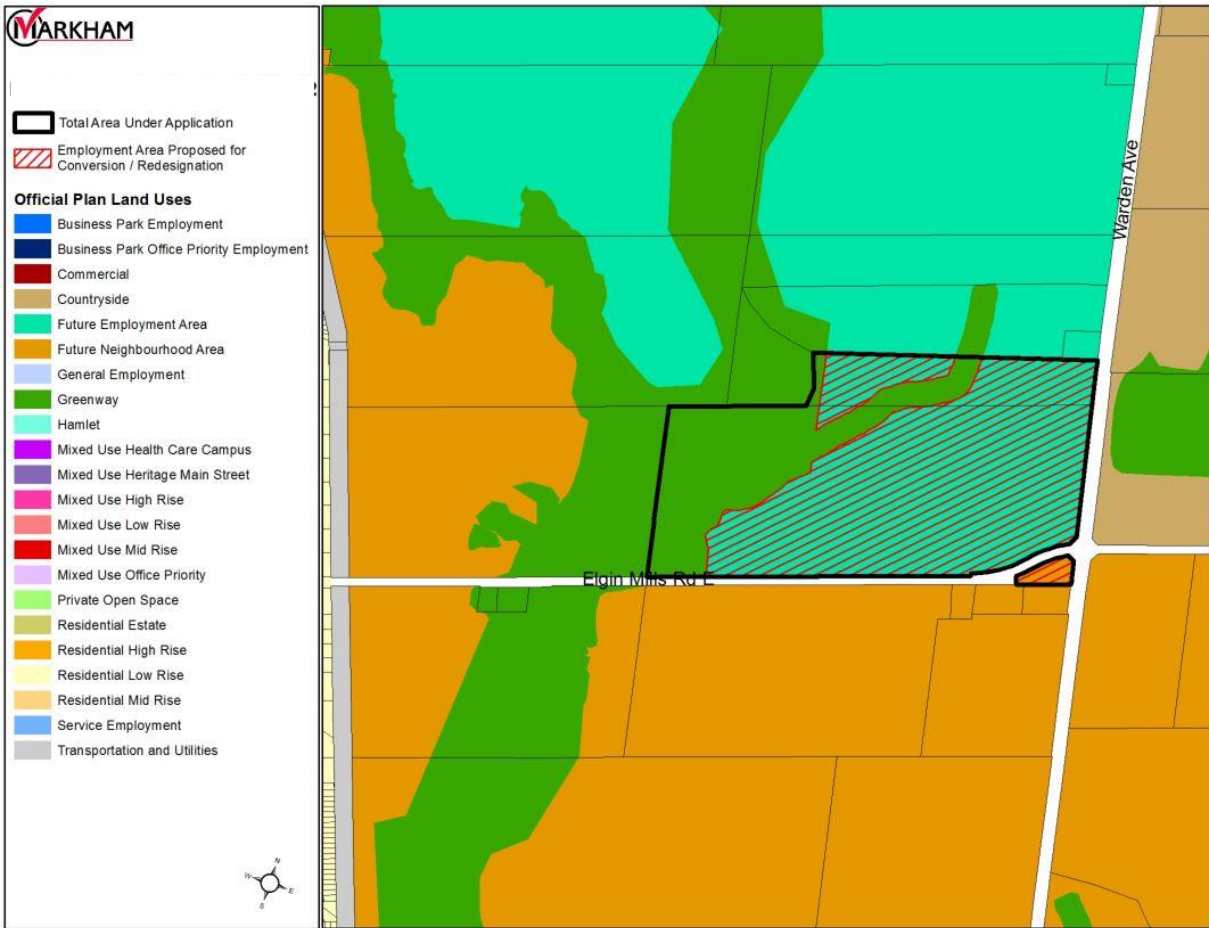
5. Belfield Investments Inc. (Rodick Road)	
<b>Address</b>	8050 Woodbine Avenue
	
<b>Site Area</b>	3.3 ha (gross and net)
<b>Site and Area Context</b>	<p>Subject site: The subject site is situated immediately south of Highway 407 and fronts onto the west side of Woodbine Avenue.</p> <p>Surrounding uses:</p> <p>North – Highway 407, and lands designated for 'Business Park Office Priority Employment' uses.</p> <p>East – Woodbine Avenue and lands designated for 'Business Park Employment' uses.</p> <p>South – Burncrest Road and a hydro transmission corridor. A parking lot serving as bus storage is situated beneath the hydro corridor.</p> <p>West – Lands designated for 'Business Park Employment' uses.</p>
<b>Identified in draft PSEZ mapping</b>	No, however Markham staff have recommended the addition of the subject site to the PSEZ overlay.
<b>Region Official Plan</b>	Urban Area

## Appendix 'D' – Location Map and Description of Employment Conversion Requests in Markham

<b>5. Belfield Investments Inc. (Rodick Road)</b>	
<b>Official Plan Designation(s)</b>	Business Park Employment and Service Employment
<b>Secondary Plan Designation(s)</b>	N/A
<b>Zoning</b>	Business Corridor (BC) and Business Park (BP) per By-law 177-96 and Agricultural Zone (A.1) and Rural Industrial (M.4) per By-law 2284-68
<b>Proposal</b>	To provide for a high density mixed-use redevelopment of the subject site that features employment and residential uses that would be appropriate in proximity to a transit station on the future Highway 407 Transitway.



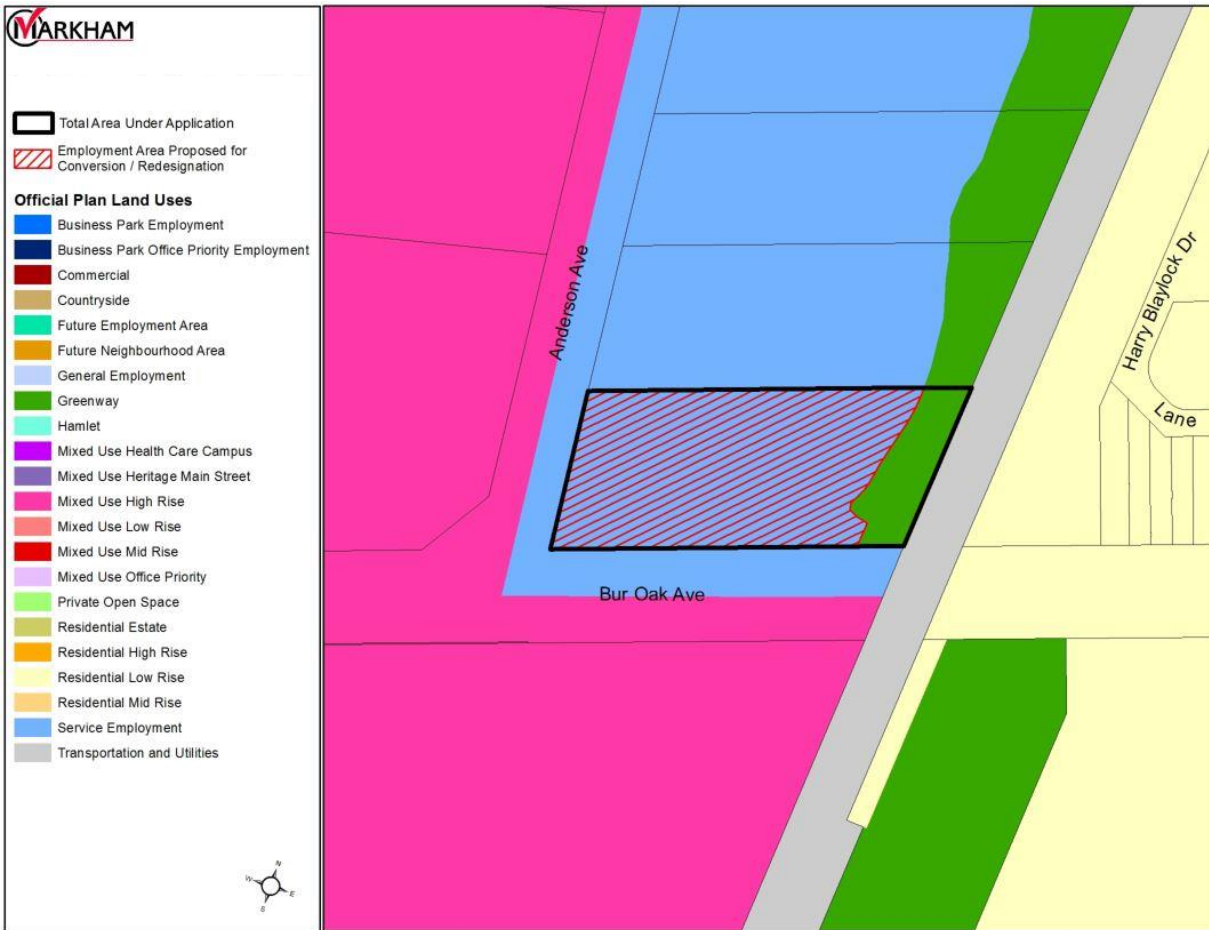
## Appendix 'D' – Location Map and Description of Employment Conversion Requests in Markham

6. Wu's Landmark / First Elgin Mills Developments Inc. (ROPA3)	
<b>Address</b>	10900 Warden Avenue & 3450 Elgin Mills Road
 <p>The map shows the subject site, outlined in black, located north of Elgin Mills Road East and west of Warden Avenue. The site is currently designated as 'Future Employment Area' (light blue) and is proposed for conversion to 'Employment Area Proposed for Conversion / Redesignation' (hatched area). The surrounding area includes various land use designations such as 'Future Neighbourhood Area' (orange), 'Greenway' (green), and 'Residential High Rise' (yellow). The legend on the left lists the following Official Plan Land Uses: Business Park Employment, Business Park Office Priority Employment, Commercial, Countryside, Future Employment Area, Future Neighbourhood Area, General Employment, Greenway, Hamlet, Mixed Use Health Care Campus, Mixed Use Heritage Main Street, Mixed Use High Rise, Mixed Use Low Rise, Mixed Use Mid Rise, Mixed Use Office Priority, Private Open Space, Residential Estate, Residential High Rise, Residential Low Rise, Residential Mid Rise, Service Employment, and Transportation and Utilities.</p>	
<b>Site Area</b>	46.0 ha (gross), 29.0 ha (net)
<b>Site and Area Context</b>	<p>Subject site: The subject site comprises two municipally addressed properties located north of Elgin Mills Road East and west of Warden Avenue. The subject site is part of a larger area proposed for employment uses in the City's Future Urban Area and are the subject of site-specific appeals to the City's 2014 Official Plan.</p> <p>Surrounding uses:</p> <p>North – A Regional Works Yard has been proposed for the lands immediately north of the subject site.</p> <p>East – Warden Avenue and lands designated as 'Countryside' and 'Greenway'.</p> <p>South – Elgin Mills Road East and land lands planned for residential community uses within the Berczy Glen Secondary Plan area</p> <p>West – 'Greenway' and 'Future Neighbourhood Area' lands</p>
<b>Identified in draft PSEZ mapping</b>	No

## Appendix 'D' – Location Map and Description of Employment Conversion Requests in Markham

<b>6. Wu's Landmark / First Elgin Mills Developments Inc. (ROPA3)</b>	
<b>Region Official Plan</b>	Urban Area
<b>Official Plan Designation(s)</b>	'Future Employment Area' and 'Greenway' (under site-specific appeal).
<b>Secondary Plan Designation(s)</b>	N/A
<b>Zoning</b>	Agriculture One (A1) and Open Space (O1) per By-law 304-87
<b>Proposal</b>	To optimize this corner of Elgin Mills Road and Warden Avenue by proposing a compact development consisting of a vibrant mix of medium and high density residential uses, at-grade retail, office and recreational uses.


## Appendix 'D' – Location Map and Description of Employment Conversion Requests in Markham

7. Meadow Park Investments Inc. (Mount Joy Business Park)	
<b>Address</b>	77 Anderson Avenue
 <p><b>Official Plan Land Uses</b></p> <ul style="list-style-type: none"> <li>Business Park Employment</li> <li>Business Park Office Priority Employment</li> <li>Commercial</li> <li>Countryside</li> <li>Future Employment Area</li> <li>Future Neighbourhood Area</li> <li>General Employment</li> <li>Greenway</li> <li>Hamlet</li> <li>Mixed Use Health Care Campus</li> <li>Mixed Use Heritage Main Street</li> <li>Mixed Use High Rise</li> <li>Mixed Use Low Rise</li> <li>Mixed Use Mid Rise</li> <li>Mixed Use Office Priority</li> <li>Private Open Space</li> <li>Residential Estate</li> <li>Residential High Rise</li> <li>Residential Low Rise</li> <li>Residential Mid Rise</li> <li>Service Employment</li> <li>Transportation and Utilities</li> </ul>	
<b>Site Area</b>	0.5 ha (gross), 0.4 ha (net)
<b>Site and Area Context</b>	<p>Subject site: The subject site is located immediately north of Bur Oak Avenue between Anderson Avenue and the CNR/Stouffville GO Rail corridor. The property is currently occupied by a car wash.</p> <p>Surrounding uses:</p> <p>North – Lands within the Mount Joy Business Park designated 'Service Employment'.</p> <p>East – The CNR/Stouffville GO Rail corridor and an established residential area.</p> <p>South – Lands designated for 'Mixed Use High Rise' uses, currently occupied by the Mount Joy GO station and parking lot.</p> <p>West – Lands designated 'Mixed Use High Rise'.</p>
<b>Identified in draft PSEZ mapping</b>	No
<b>Region Official Plan</b>	Urban Area

## Appendix 'D' – Location Map and Description of Employment Conversion Requests in Markham

<b>7. Meadow Park Investments Inc. (Mount Joy Business Park)</b>	
<b>Official Plan Designation(s)</b>	Service Employment, Greenway
<b>Secondary Plan Designation(s)</b>	N/A
<b>Zoning</b>	Open Space Zone One (OS1) and Select Industrial with Limited Commercial (M.IC) per By-law 88-76
<b>Proposal</b>	To redesignate the subject site from 'Service Employment' to 'Mixed Use High Rise' to enable redevelopment of the site and surrounding area in a comprehensive manner for more appropriate land uses over time that are aligned with emerging municipal and provincial initiatives.

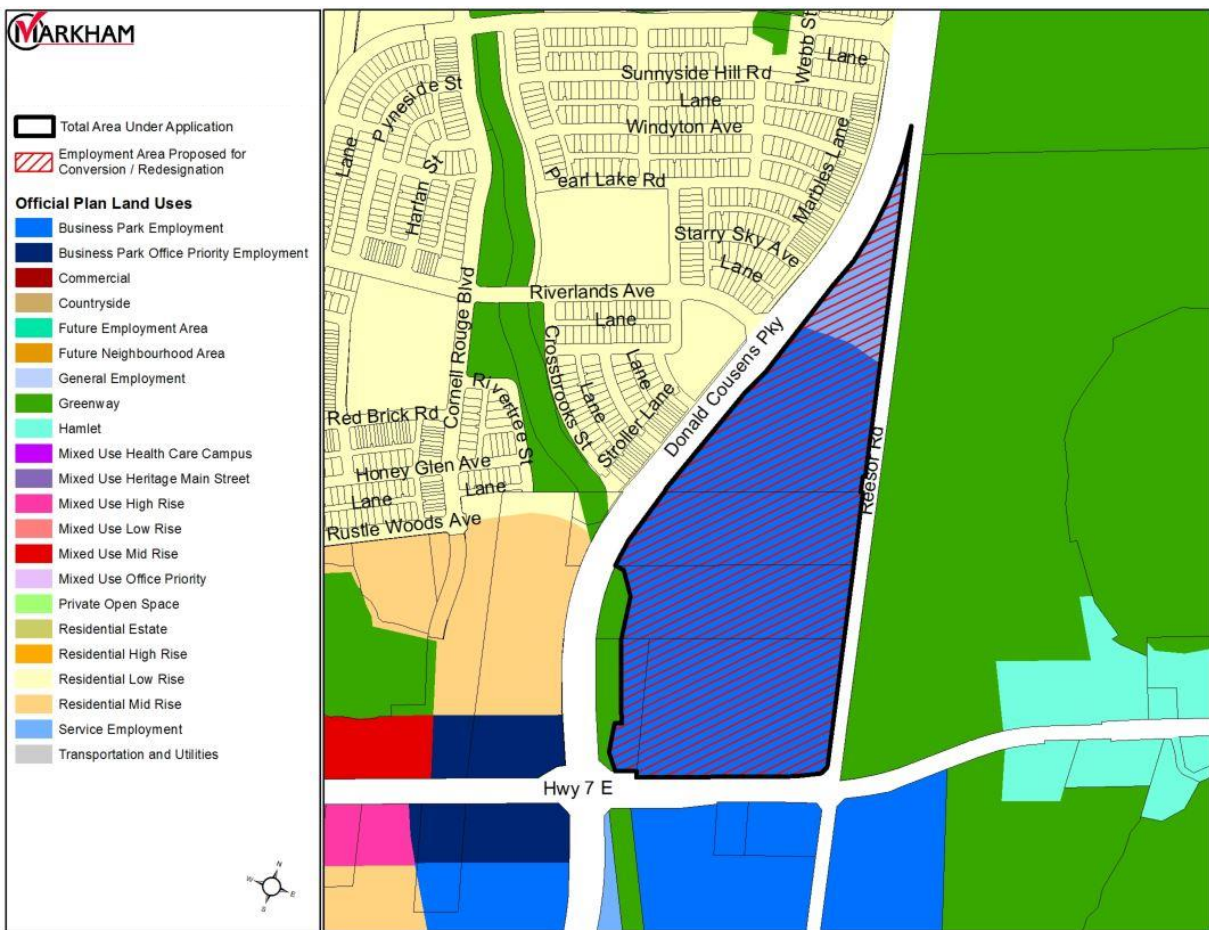
## Appendix 'D' – Location Map and Description of Employment Conversion Requests in Markham

8. Norfinch Construction (Toronto) Limited (Cornell)	
<b>Address</b>	7485 Highway 7 (Part of Lot 11, Concession 9)
 <p><b>MARKHAM</b></p> <p><b>Legend:</b></p> <ul style="list-style-type: none"> <li>Total Area Under Application</li> <li>Employment Area Proposed for Conversion / Redesignation</li> <li><b>Official Plan Land Uses</b> <ul style="list-style-type: none"> <li>Business Park Employment</li> <li>Business Park Office Priority Employment</li> <li>Commercial</li> <li>Countryside</li> <li>Future Employment Area</li> <li>Future Neighbourhood Area</li> <li>General Employment</li> <li>Greenway</li> <li>Hamlet</li> <li>Mixed Use Health Care Campus</li> <li>Mixed Use Heritage Main Street</li> <li>Mixed Use High Rise</li> <li>Mixed Use Low Rise</li> <li>Mixed Use Mid Rise</li> <li>Mixed Use Office Priority</li> <li>Private Open Space</li> <li>Residential Estate</li> <li>Residential High Rise</li> <li>Residential Low Rise</li> <li>Residential Mid Rise</li> <li>Service Employment</li> <li>Transportation and Utilities</li> </ul> </li> </ul>	
<b>Site Area</b>	0.75 ha (gross and net)
<b>Site and Area Context</b>	<p>Subject site: The subject site is located at the easterly limits of Cornell Centre on the southwest corner of Reesor Road and Highway 7.</p> <p>Surrounding uses:</p> <p>North – Highway 7 East and lands designated for 'Business Park Employment' uses.</p> <p>East – Reesor Road and lands designated for 'Business Park Employment' uses.</p> <p>South/West – Lands designated for 'Business Park Employment' uses.</p>
<b>Identified in draft PSEZ mapping</b>	No
<b>Region Official Plan</b>	Urban Area, Strategic Employment Area - Conceptual
<b>Official Plan Designation(s)</b>	Business Park Employment (2014 OP designation not yet in effect)

## Appendix 'D' – Location Map and Description of Employment Conversion Requests in Markham

<b>8. Norfinch Construction (Toronto) Limited (Cornell)</b>	
<b>Secondary Plan Designation(s)</b>	Business Park Area (under 1987 OP)
<b>Zoning</b>	Highway Commercial Two (HC2) per By-law 304-87
<b>Proposal</b>	To redesignate the subject lands as 'Mixed Use Mid Rise' in the same way as other lands are designated along Highway 7 within Cornell Centre.

## Appendix 'D' – Location Map and Description of Employment Conversion Requests in Markham

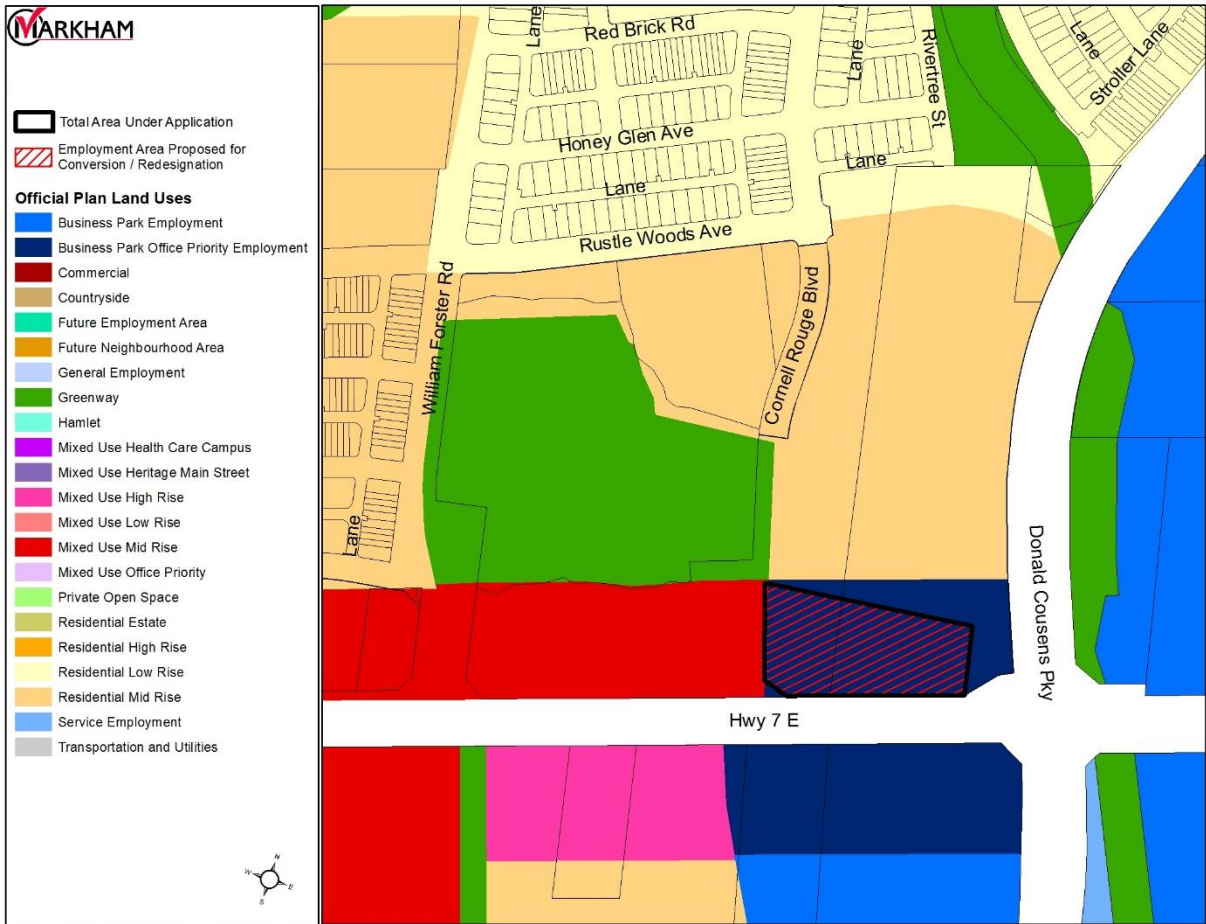
9. Cornell Rouge Development Corporation, Varlese Brothers Limited, 2432194 Ontario Inc., and 2536871 Ontario Inc. (Cornell)	
<b>Address</b>	7386-7482 Highway 7 East, 8600-8724 Reesor Road
 <p><b>MARKHAM</b></p> <p><b>Legend:</b></p> <ul style="list-style-type: none"> <li>Total Area Under Application (Black outline)</li> <li>Employment Area Proposed for Conversion / Redesignation (Hatched area)</li> <li><b>Official Plan Land Uses:</b> <ul style="list-style-type: none"> <li>Business Park Employment (Blue)</li> <li>Business Park Office Priority Employment (Dark Blue)</li> <li>Commercial (Red)</li> <li>Countryside (Light Green)</li> <li>Future Employment Area (Yellow)</li> <li>Future Neighbourhood Area (Orange)</li> <li>General Employment (Light Blue)</li> <li>Greenway (Dark Green)</li> <li>Hamlet (Light Cyan)</li> <li>Mixed Use Health Care Campus (Purple)</li> <li>Mixed Use Heritage Main Street (Pink)</li> <li>Mixed Use High Rise (Light Orange)</li> <li>Mixed Use Low Rise (Light Yellow)</li> <li>Mixed Use Mid Rise (Yellow)</li> <li>Mixed Use Office Priority (Light Green)</li> <li>Private Open Space (Light Blue)</li> <li>Residential Estate (Light Green)</li> <li>Residential High Rise (Orange)</li> <li>Residential Low Rise (Light Yellow)</li> <li>Residential Mid Rise (Yellow)</li> <li>Service Employment (Blue)</li> <li>Transportation and Utilities (Grey)</li> </ul> </li> </ul> <p>The map shows the subject site (hatched area) located between Donald Cousens Parkway and Reesor Road, north of Highway 7 East. Surrounding areas include residential neighborhoods, commercial areas, and greenways.</p>	
<b>Site Area</b>	17.9 (gross and net)
<b>Site and Area Context</b>	<p>Subject site: The subject site is located on the north side of Highway 7 East and comprises the entire block between Donald Cousens Parkway and Reesor Road.</p> <p>Surrounding uses:</p> <ul style="list-style-type: none"> <li>North/West – Stormwater channel and, beyond Donald Cousens Parkway, low rise and mid rise residential neighbourhoods and lands currently designated 'Business Park Office Priority Employment' lands along Highway 7.</li> <li>East – Rouge National Urban Park (designated 'Greenway System').</li> <li>South – Lands designated for 'Business Park Office Priority Employment' uses.</li> </ul>
<b>Identified in draft PSEZ mapping</b>	No
<b>Regional Official Plan</b>	Urban, Strategic Employment Lands (Conceptual)



## Appendix 'D' – Location Map and Description of Employment Conversion Requests in Markham

<b>9. Cornell Rouge Development Corporation, Varlese Brothers Limited, 2432194 Ontario Inc., and 2536871 Ontario Inc. (Cornell)</b>	
<b>Official Plan Designation(s)</b>	Business Park Employment and Service Employment (2014 OP designations not yet in effect)
<b>Secondary Plan Designation(s)</b>	Business Park Area and Business Park Area – Automotive Service Centre (under 1987 OP)
<b>Zoning</b>	Rural Residential Two Zone (RR2), Rural Residential Four Zone (RR4) and Agriculture One Zone (A.1) per By-law 304-87
<b>Proposal</b>	To provide for the development of a mixed-use community with employment, commercial, and residential uses. The proposed concept plan shows 48,760 m2 of commercial/office/retail and 18,000 m2 of hotel GFA in the southern portion of the lands fronting Highway 7, and 1,279 townhouses and apartment units in the northerly portion of the lands.

## Appendix 'D' – Location Map and Description of Employment Conversion Requests in Markham

10. Primont Homes and Cornell Rouge Development (Cornell)	
<b>Address</b>	Part of Lot 11, Concession 9
	
<b>Site Area</b>	1.0 (gross and net)
<b>Site and Area Context</b>	<p>Subject site: The subject site is located on the north west corner of Donald Cousens Parkway and Highway 7 East within the Cornell Secondary Plan area.</p> <p>Surrounding uses:</p> <p>North – Lands designated for 'Mid Rise Residential' uses currently under development.</p> <p>East – Donald Cousens Parkway, and lands designated for 'Business Park Employment' uses (also the subject of a conversion request).</p> <p>South – Highway 7, and lands designated for 'Business Park Office Priority Employment' Uses.</p> <p>West – Lands designated for 'Commercial' uses.</p>
<b>Identified in draft PSEZ mapping</b>	No
<b>Regional Official Plan</b>	Urban, Strategic Employment Lands (Conceptual)

## Appendix 'D' – Location Map and Description of Employment Conversion Requests in Markham

<b>10. Primont Homes and Cornell Rouge Development (Cornell)</b>	
<b>Official Plan Designation(s)</b>	Business Park Office Priority Employment (2014 OP designations not yet in effect)
<b>Secondary Plan Designation(s)</b>	Business Park Area, Business Park Area (under 1987 OP)
<b>Zoning</b>	Rural Residential Two Zone (RR2) and Rural Residential Four Zone (RR4) per By-law 304-87
<b>Proposal</b>	To permit residential uses, in addition to already permitted office, employment and retail uses, within a proposed mixed use building. Markham Council has adopted Official Plan Amendment 252 redesignating the lands to Mixed Use, however Regional approval is still required.

Appendix 'E'

Additional Lands Proposed to be Considered for a Non-Employment Designation in Markham

1. 110 Copper Creek Drive (Box Grove)



2. Mount Joy Business Park



# **Comments on York Region's Draft Employment Framework - 2041 MCR**

**Development Services Committee  
September 23, 2019**

## Purpose of Report

To provide Markham Council input to the York Region 2041 municipal comprehensive review (MCR), specifically regarding the employment strategy work completed to date.

## Overview of Presentation

- 1) Markham's requirement to plan for employment
- 2) Markham's employment strategy to 2031
- 3) Planning for employment to 2041
- 4) Markham's Employment Areas and vacant land
- 5) Employment conversion requests - assessment and recommendations
- 6) Recommendations and next steps



# 1. Markham is required to plan for employment and protect employment land

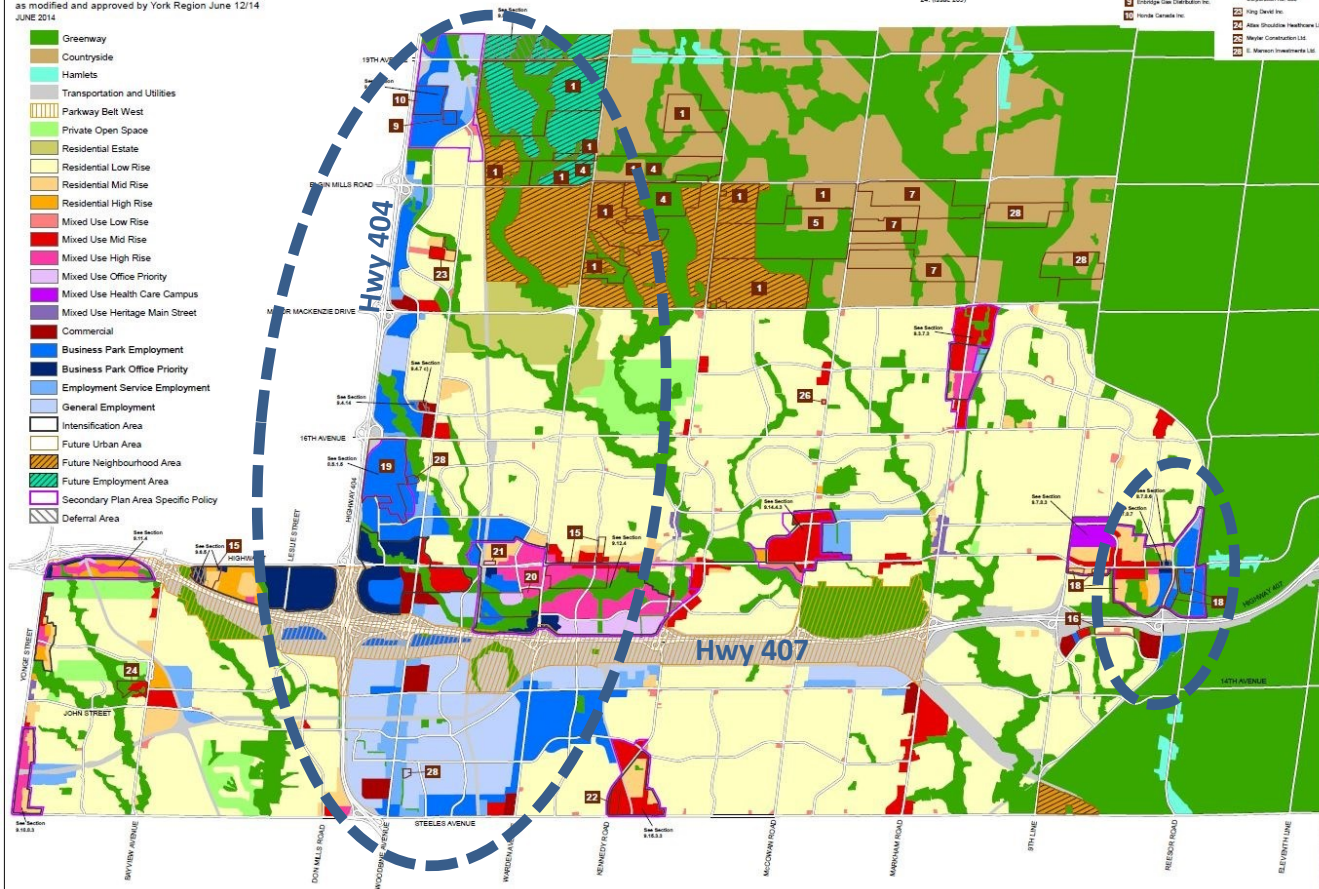
- Province mandates planning for employment, and particularly the protection of employment lands, through the Planning Act, Provincial Policy Statement (PPS) and Growth Plan 2019.
- Provincial requirements are implemented through the Regional Official Plan.
- Markham has historically reserved lands along the 400-series highway corridors, as well as the Hwy 7 and Yonge Street rapid transit corridors – a strategy that has helped ensure Markham's success as a major employment centre within York Region and the GTA.



## 2. Markham's Employment Strategy to 2031 is reflected in the OP



- YROP assigned **240,400 jobs by 2031** to Markham
- Forecasts take employment type into account:
  - Major Office Employment (MOE) – 35%
  - Employment Land Employment (industrial) (ELE) – 35%
  - Population-Related Employment (PRE) – 30%
- **240,400 jobs = approx 2,200 hectares** (developed and vacant)
- 2,200 hectares of employment land are accommodated in a variety of OP land use designations



## Land Use Designations Accommodating Employment

**Employment Area Designations:**  
(subject to protection)  
Business Park Office Priority  
Business Park Employment  
General Employment  
Service Employment  
Future Employment Area

**Commercial and Mixed Use  
Designations:**  
(retail/service/institutional)  
Commercial  
Mixed Use Office Priority  
Mixed Use Low Rise  
Mixed Use Mid Rise  
Mixed Use High Rise  
Mixed Use Health Care Campus  
Mixed Use Heritage Main Street

### 3. Planning for Employment to 2041

*York Region is required to plan for 900,000 jobs by 2041 - additional 264,000 jobs from 2018*

#### **Key Findings of York Region Future Employment Trends Study:**

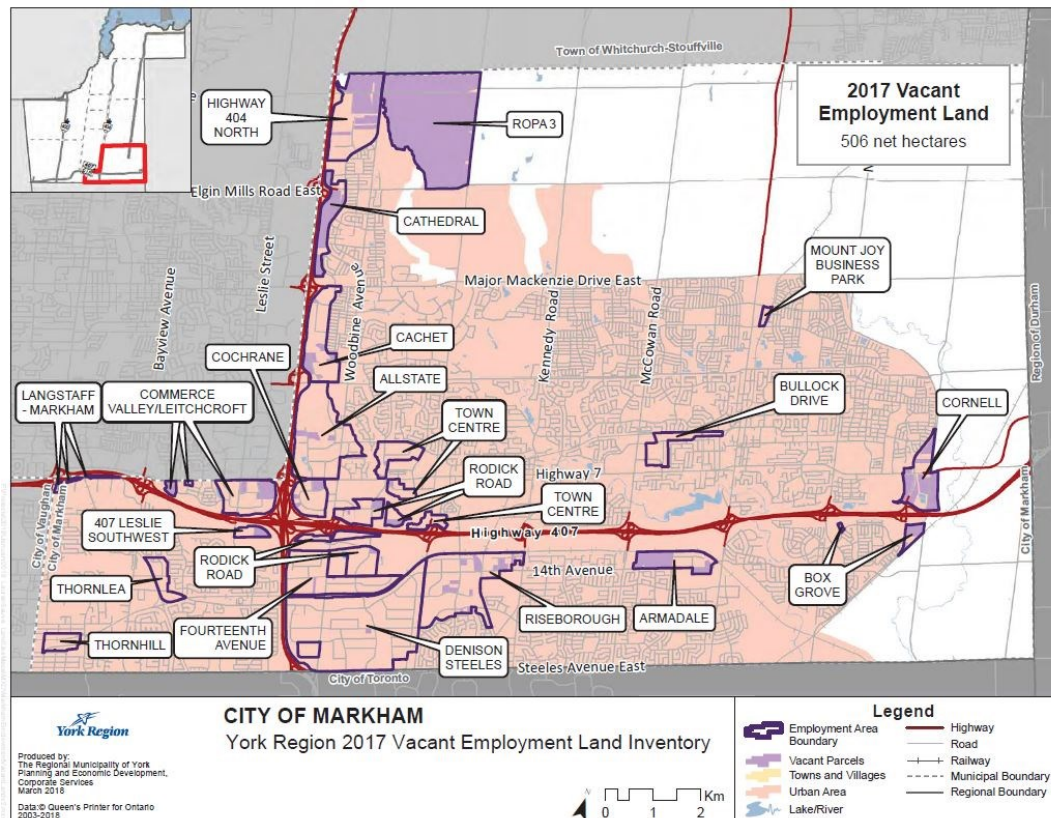
- Globalization of markets, automation, and the digital economy are key drivers shaping the Greater Golden Horseshoe economy.
- Automation has potential to create jobs in higher-skilled industries; York Region is well positioned to withstand the risks of automation with an economy increasingly focused on higher skilled activities; impact is expected to be gradual.
- The outlook for employment growth in York Region remains favourable:
  - Stable growth in manufacturing
  - Rapid growth in professional and service-based industries, including knowledge-based and creative industries.

## Key Findings of Future Employment Trends Study (cont'd):

- **Major office** employment is expected to outpace growth in other employment types in York Region; amenity rich and transit accessible work environments will be critical to attract and retain talent (e.g., Regional Centres and Corridors).
- **Employment areas** continue to be major drivers of economic activity; demand for employment land is expected to remain strong (increasing demand for warehouse and distribution facilities, flex-office space); therefore protection of employment areas is essential.
- **Retail locations** remain important as their role evolves to incorporate different types of retail delivery and support online retailers.



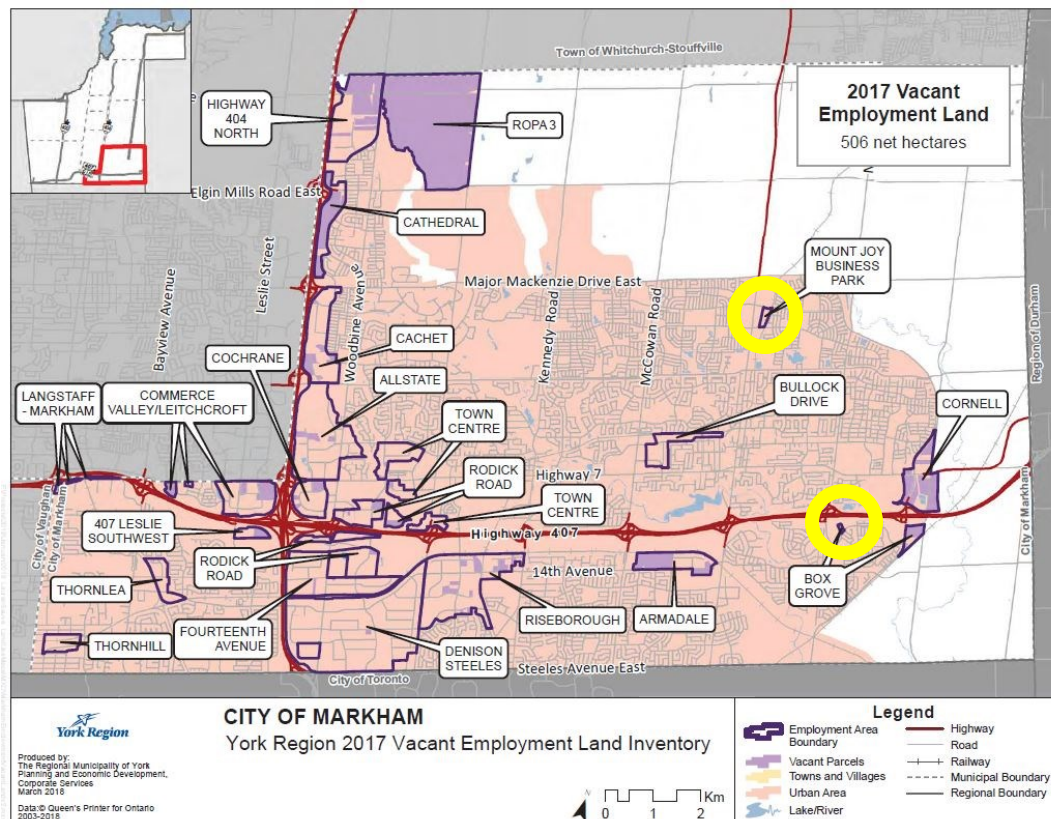
## 4. Markham's Employment Areas and Vacant Land



### Employment Area lands:

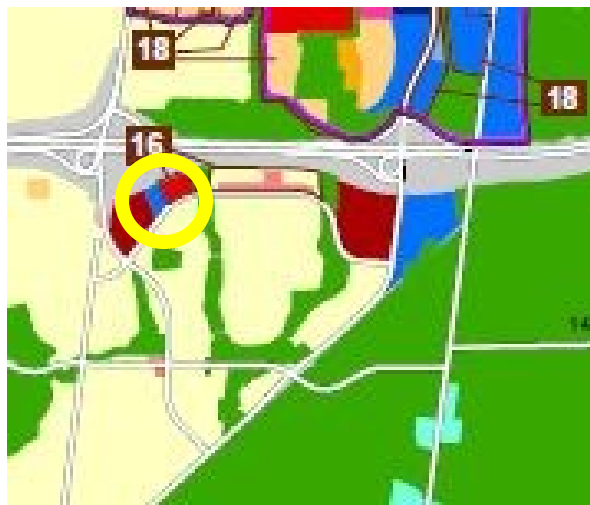
- Defined and subject to protection policies in PPS and Growth Plan; now to be identified in YROP
- Total lands = 1,776 ha (4,388 ac)
- Vacant lands = 506 ha (28% of total)
- Fully serviced vacant lands = 197 ha (39% of vacant lands)

## 4. Markham's Employment Areas and Vacant Land (cont'd)



### Staff recommendations:

- Keep employment area designation in YROP at high level (staff to confirm boundaries)
- Consider a non-employment designation for the remaining 1 ha employment area along Copper Creek Dr in Box Grove
- Review appropriate designation for Mount Joy Business Park lands (4 ha) through Secondary Plan study





## 5. Requests to Convert Employment Area Lands to Non-Employment Uses

### Provincial Policy:

- Decisions regarding conversions are now the responsibility of upper-tier municipalities
- For employment lands identified as provincially significant (i.e., within PSEZ mapping), conversions can only be considered as part of a Regional MCR
- Growth Plan tests must be met

### York Region has received over 50 requests to date:

- 10 requests (70 ha) in Markham

## Growth Plan 2019: 5 tests

The conversion of lands within employment areas to non-employment uses may be permitted only through a municipal comprehensive review where it is demonstrated that:

- a) there is a **need** for the conversion;
- b) the **lands are not required over the horizon of this Plan [2041]** for the employment purposes for which they are designated;
- c) the municipality will **maintain sufficient employment lands** to accommodate forecasted employment growth to the horizon of this Plan;
- d) **the proposed uses would not adversely affect the overall viability** of the employment area or the achievement of the **minimum intensification and density targets** of this Plan, as well as other policies of this Plan;
- e) there are **existing or planned infrastructure and public service facilities to** accommodate the proposed uses.

## Additional York Region Conversion Criteria

**Supply** – preserving large sized parcels; and lands in recently designated areas (e.g., ROPA3/FUA) beyond 2041

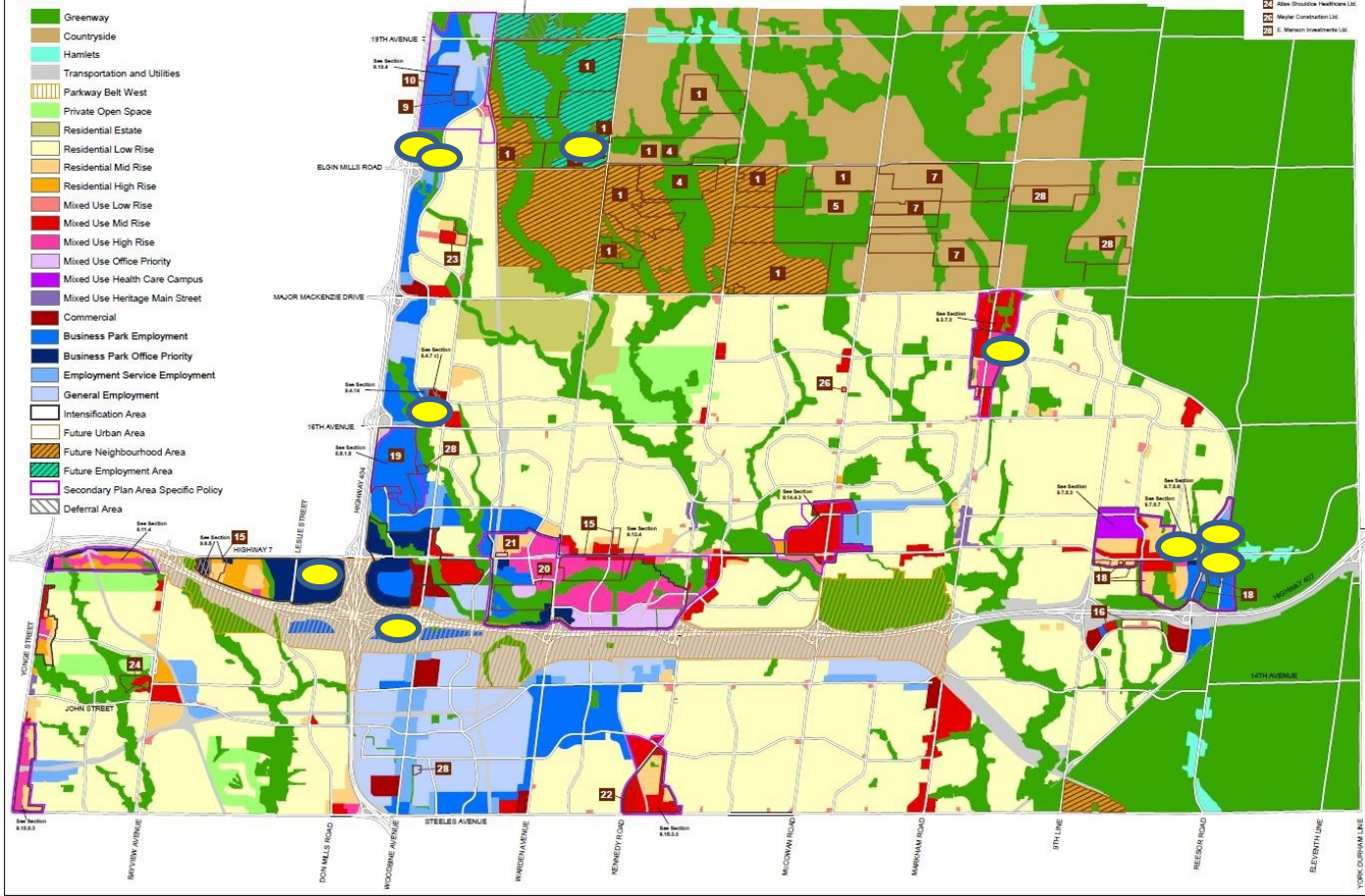
**Viability** - prohibit if site is wholly surrounded by employment area lands

**Access** - consider location of site, particularly proximity to goods movement corridors (400-series Hwys, rail, etc)

**Infrastructure** – availability of infrastructure and community facilities

**Region-wide Interests** – consideration of other regional/local objectives and cross-regional impacts.

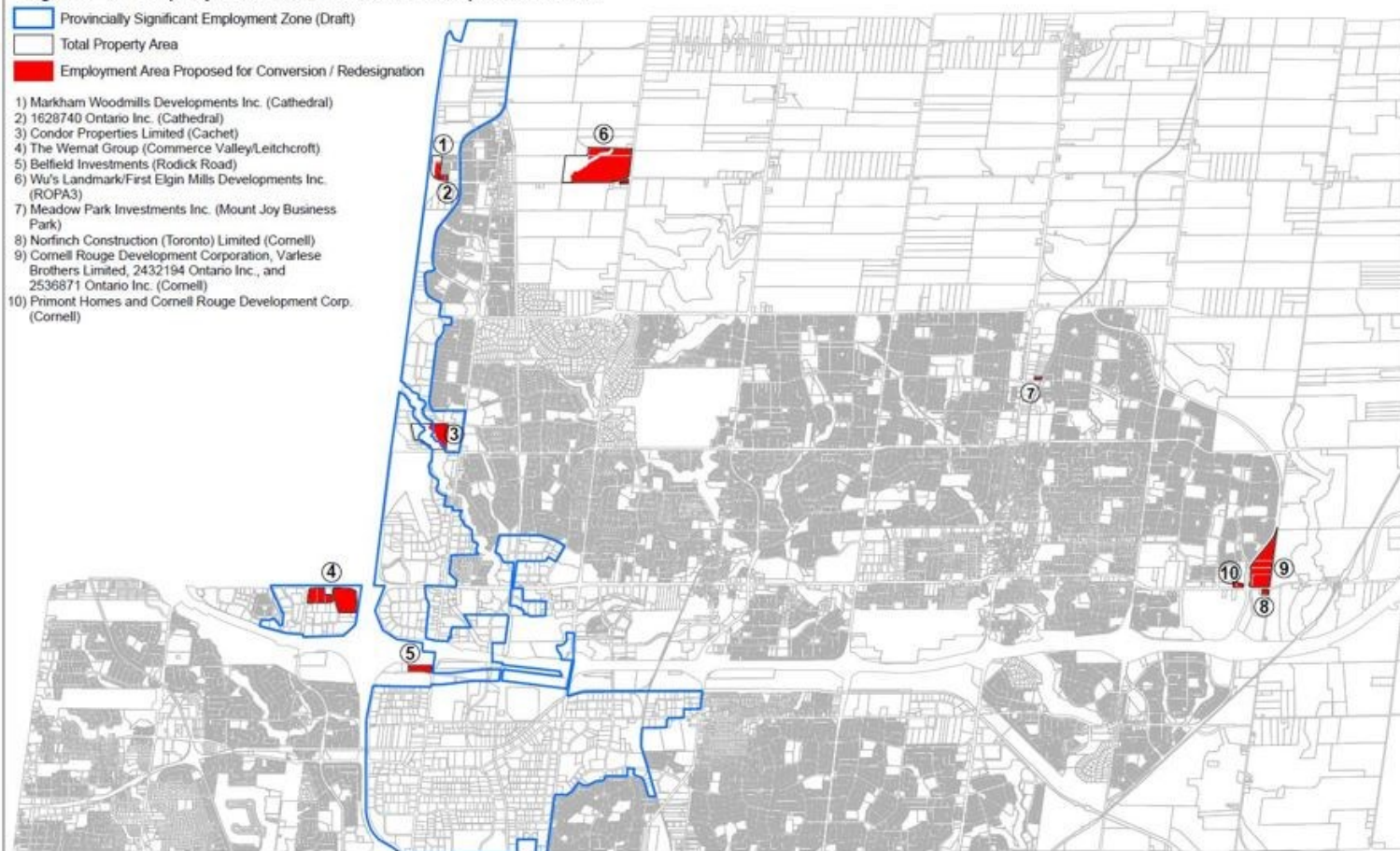
# Requests for Employment Area Land Conversion (2041 MCR)



10 requests =  
78 ha (193 ac)

= 15% of vacant  
employment  
area lands

Figure 1: Employment Conversion Requests 2019



## Staff Response to Common Arguments Supporting Conversion Requests

1. Mathematical comparison of jobs in current vs proposed designations not undertaken by staff – the type of job/business is equally or more important than the total number of jobs in ensuring a range of job opportunities and diversity in the assessment base.
2. There is a need, and appropriate location, for both mixed use employment environments (e.g., Markham Centre, Langstaff Gateway) and protected employment areas (Highway 404 corridor and Cornell Centre/Box Grove).
3. Fiscal impact – development of lands for employment uses also has a positive impact on City's overall financial health and can ease pressure on residential tax base.
4. Provision of affordable housing is not, in and of itself, a criteria for considering conversion.



# 1. Markham Woodmills Development

SE Hwy 404/Elgin Mills Road  
(Cathedral)

1.9 net ha (4.7 ac)



## Request:

Page 286 of 307

Conversion of 1.9 ha for mid-rise (4-6 storey) residential; remainder of property (1.3 ha) to remain as Employment for small scale office

## Recommendation:

Do not support.

## Rationale:

Identified as regionally and provincially significant (PSEZ) due to location along Hwy 404 and Elgin Mills interchange; should consider flexibility in uses to reflect site context but lands should be maintained as Employment rather than Residential

## 2. 1628740 Ontario Inc

2718 and 2730 Elgin Mills Road  
(Cathedral)

1.0 ha (2.5 ac)



### Request:

Page 287 of 307

To redesignate from Service Employment to Residential Low Rise as continuation of residential subdivision to north

### Recommendation:

Support, subject to York Region confirming no access from Elgin Mills Rd to employment lands to west is possible through these lands

### Rationale:

Although within PSEZ, access is currently restricted to local residential road through approval of subdivision to north



### 3. Condor Properties Ltd 2920 16<sup>th</sup> Avenue (Cachet)

5.9 net ha (14.6 ac)



#### **Request:**

Page 288 of 307

To redesignate from Business Park Employment to permit a variety of commercial and residential uses

#### **Recommendation:**

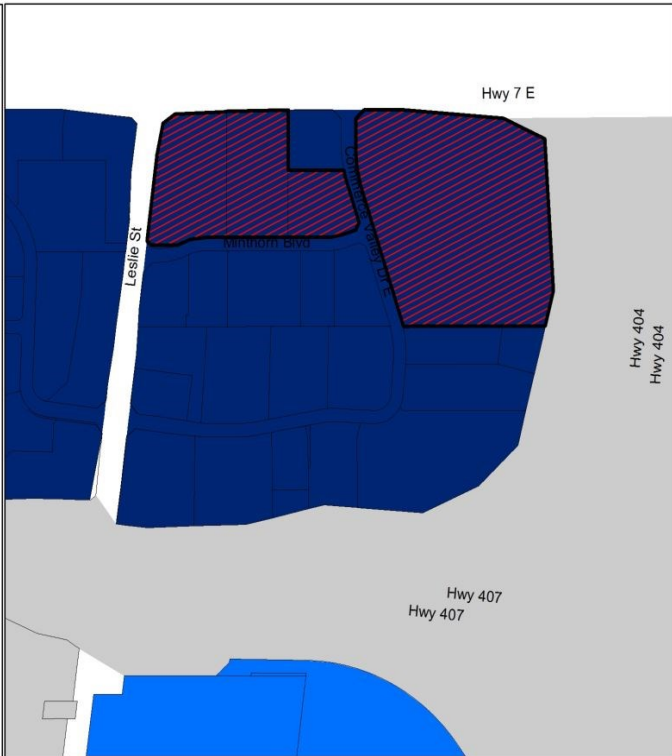
Do not support.

#### **Rationale:**

Lands have good visibility from Hwy 404; within PSEZ mapping; large site; will adversely affect the viability of remaining employment parcels northward along Markland St; access possible from Markland

#### 4. The Wemat Group SW Hwy 404/Hwy 7 (Commerce Valley/Galleria)

17 ha (42 ac)



#### **Request:**

Page 289 of 307

To permit high-rise residential ,  
hotel and convention centre,  
major office and mixed use

#### **Recommendation:**

Do not support.

#### **Rationale:**

Lands have excellent visibility  
and access from Hwy 404, Hwy  
407 and Hwy 7; within PSEZ  
mapping; large site;  
introduction of residential will  
adversely affect the viability of  
remaining employment parcels



## 5. Belfield Investments

8050 Woodbine Ave  
(Rodick Road)

3.3 ha (8.1 ac)



### Request:

To add residential permissions to current employment permissions, to achieve high density mixed use site consistent with location near future Hwy 407 Transitway.

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### Recommendation:

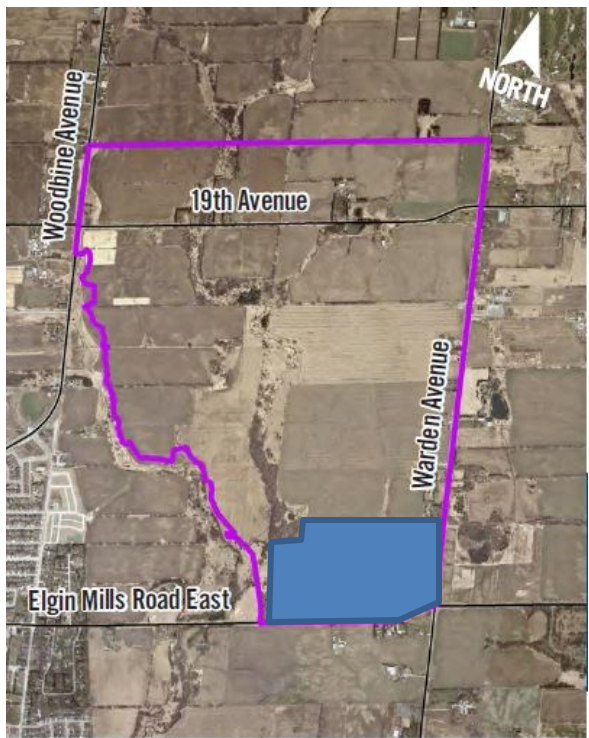
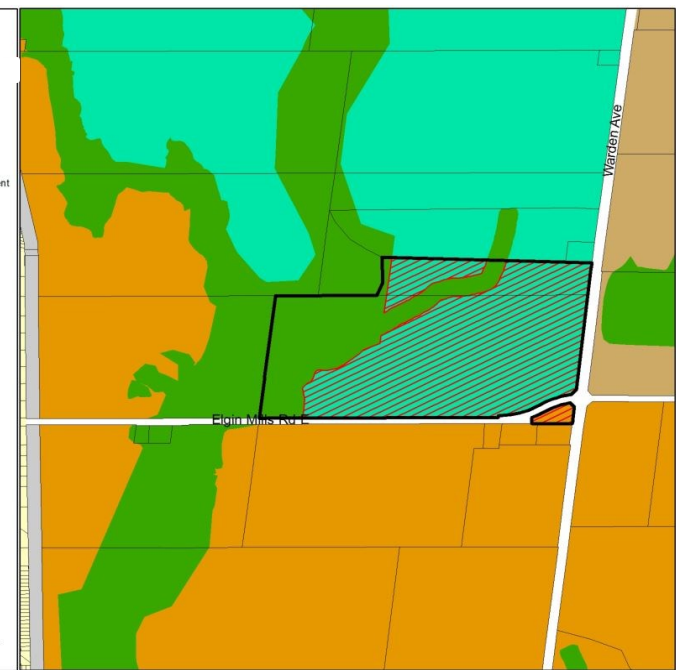
Do not support.

### Rationale:

Within Hwy 404/Woodbine employment corridor; not within PSEZ but Council has requested it be included; introduction of residential uses would adversely affect surrounding employment uses

**6. Wu's Landmark & First Elgin Mills Development**  
**10900 Warden Ave and 3450 Elgin Mills Rd**  
(ROPA 3 – FUA Employment Block)

29 net ha (71.6 ac)



**Request:** Page 291 of 307  
To redesignate to a Mixed Use designation to permit medium and high density residential, at-grade retail, office and recreational uses

**Recommendation:**  
Defer to Employment Block Secondary Plan study.

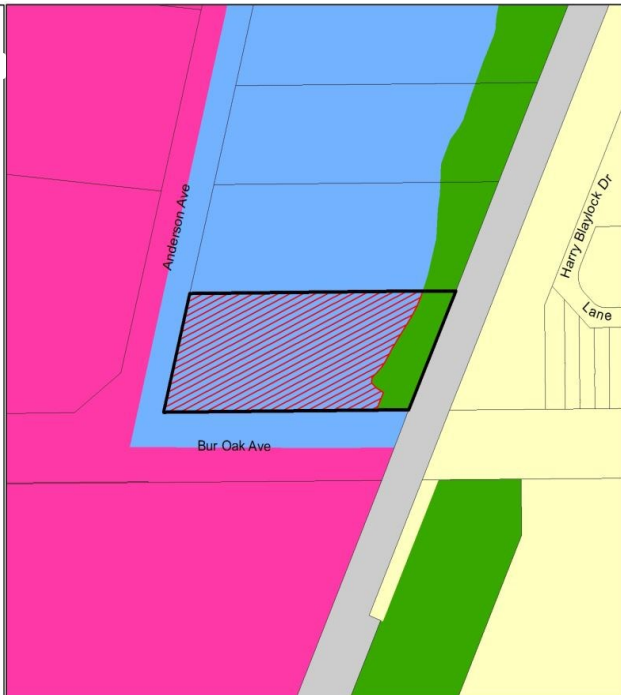
**Rationale:**  
All of the FUA Employment Block lands were included in Urban Boundary to accommodate 2031 employment forecasts; premature to consider non-employment uses; consistent with 2013 Council decision

## 7. Meadow Park Investments

77 Anderson Avenue

(Mount Joy Business Park)

0.4 net ha (1.0 ac)



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### Request:

To redesignate from Service Employment to Mixed Use High Rise to reflect proximity to GO station

### Recommendation:

Defer decision to Markham Road-Mount Joy Secondary Plan study

### Rationale:

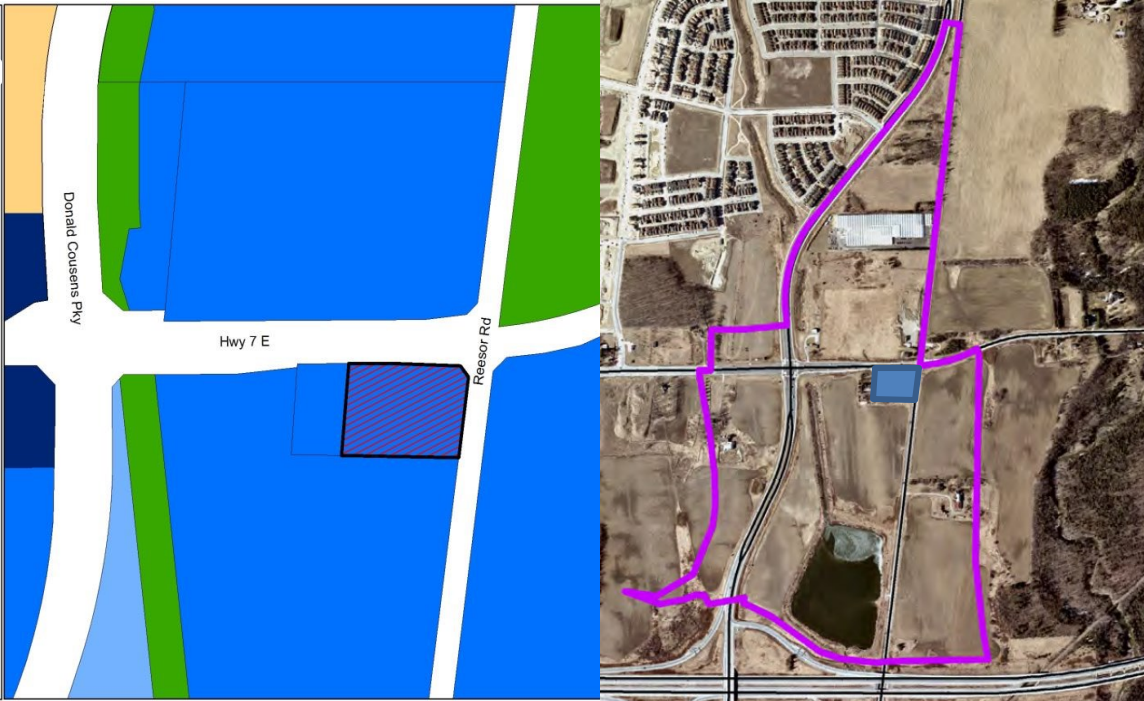
Consider appropriate land use comprehensively for all 9 parcels (4 ha) in Mount Joy Business Park, given proximity to GO station and identification of draft MTSA around the GO station



## 8. Norfinch Construction (Toronto) Ltd

7485 Highway 7  
(Cornell)

0.75 ha (1.8 ac)



Page 293 of 307

### Request:

To redesignate from employment to Mixed Use Mid Rise similar to other lands along Hwy 7

### Recommendation:

Defer decision to Cornell Centre Secondary Plan

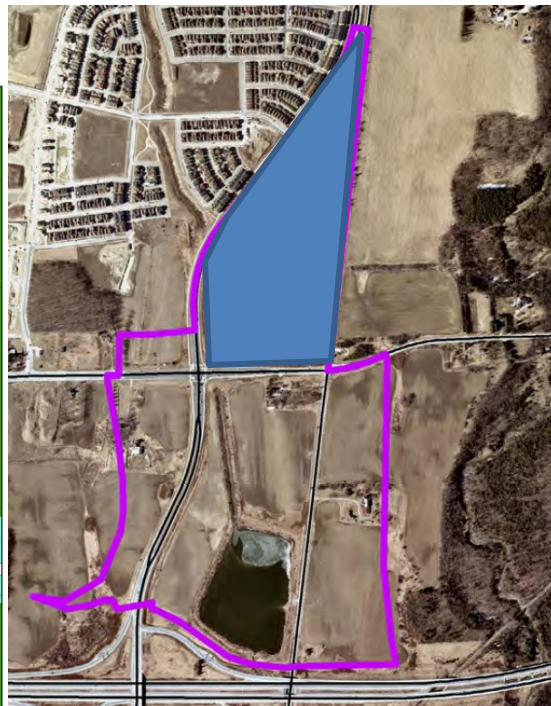
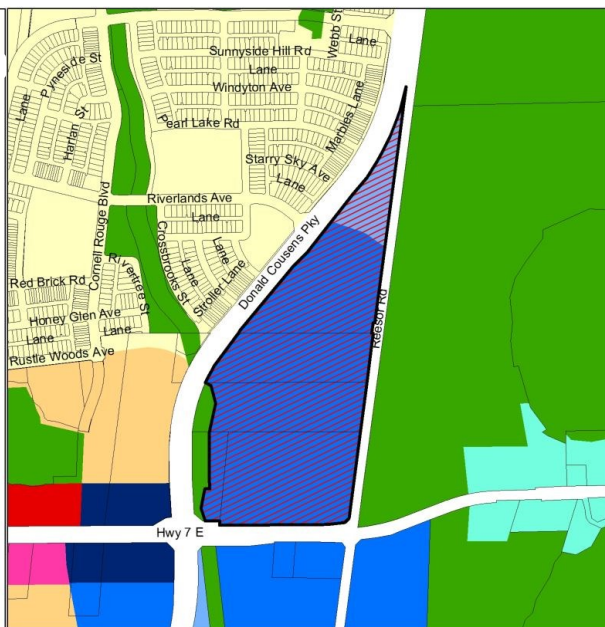
### Rationale:

Although lands are identified as regionally significant (proximity to DCP/Hwy 407 interchange), need to reassess current permitted uses in light of emerging vision for Rouge National Urban Park Gateway.



**9. Cornell Rouge Development Corp, Varlese Brothers, 2432194 Ontario Inc, 2536871 Ontario Inc**  
**7386-7482 Highway 7, 8600-8724 Reesor Rd**  
**(Cornell)**

17.9 ha (44 ac)



**Request:**

To provide for a mixed use community with employment, commercial and medium and high density residential uses

**Recommendation:**

Defer decision to Cornell Centre Secondary Plan

**Rationale:**

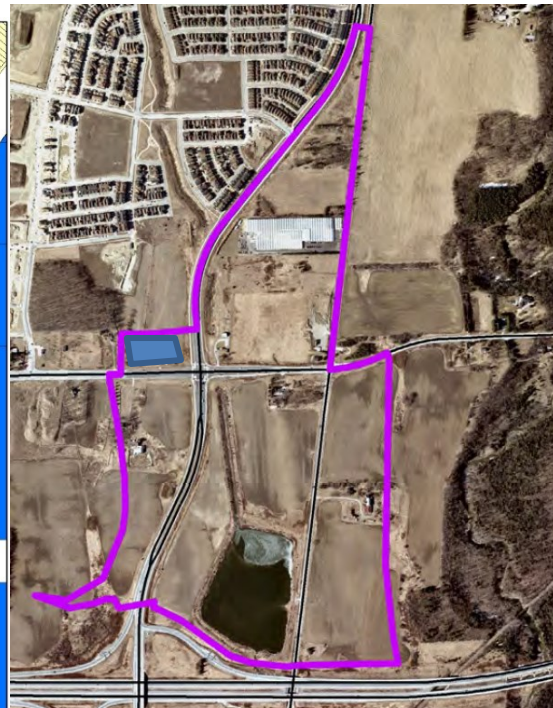
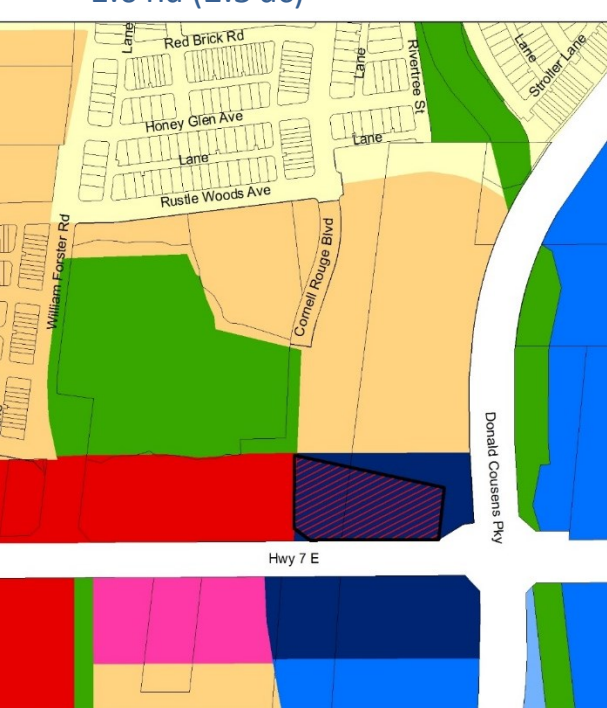
Although lands are identified as regionally significant (proximity to DCP/Hwy 407 interchange), need to reassess current permitted uses in light of emerging vision for Rouge National Urban Park Gateway; adverse impact on viability of remaining employment lands is a concern.

## 10. Primont Homes and Cornell Rouge

### Development Corp

SW Hwy 7/Donald Cousens Parkway  
(Cornell)

1.0 ha (2.5 ac)



### Request:

To redesignate from employment to a mix of uses, including residential, office and retail

### Recommendation:

Support, to reflect OPA 252

### Rationale:

Markham Council adopted OPA 252 permits mix of uses including residential, office and retail; awaiting Regional approval.

## 6. Recommendations and Next Steps

That this report and recommendations be forwarded to York Region as the City of Markham's comments on the Region's 2041 MCR employment strategy to date, including recommendations on requests for employment land conversions as follows:

- Support for 2 requests: Primont Homes/Cornell Rouge Development, and 1628740 Ontario Inc (conditional)
- Deferral of 4 requests: Meadow Park, Wu's Landmark/First Elgin Mills, Cornell Rouge/Varlese Bros et al and Norfinch Construction to secondary plan studies
- Denial of 4 requests: Markham Woodmills, Condor Properties, Wemat Group and Belfield Investments

## 6. Recommendations and Next Steps (cont'd)

Markham staff will:

- Continue to work with the Region on finalizing employment areas to be identified in the Regional Official Plan
- Continue to work with the Province and Region on finalizing PSEZ mapping
- Report back to Committee once the Regional 2041 draft growth scenario(s) (forecasts and land budget) is released – early 2020.
- Report back on other components of the Regional MCR as required (e.g., comments on draft MTSAs).
- Initiate an amendment to Markham's Official Plan once the Regional Official Plan is updated.

## Discussion and Deputations



## Bylaw 2019-XXX

### A by-law to repeal and replace Stormwater Fee By-law 2015-130

**Whereas** Section 11 of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, (the “Municipal Act”) authorizes The Corporation of the City of Markham (the “City”) to exercise authority over drainage and flood control matters; and,

**Whereas** Section 391 of the Municipal Act authorizes the City to pass bylaws imposing fees or charges on persons for services or activities provided or done by or on behalf of it; and,

**Whereas** the Council for the City deems it necessary and desirable to implement a stormwater Flood Control Program for purposes of the safety and well-being of persons, and the City’s economic and environmental well-being; and,

**Whereas** the Council for the City deems it necessary and desirable to create a separate Stormwater Fee to fund capital projects to improve the storm drainage system;

**Now Therefore** the Council for The Corporation of the City of Markham enacts as follows:

#### **1. Definitions**

1. In this Bylaw:
  - (a) “City” means The Corporation of the City of Markham;
  - (b) “Council” means the Council of The Corporation of the City of Markham;
  - (c) “MPAC” means the Municipal Property Assessment Corporation;
  - (d) “Property” means any real property within the geographical boundary of the City of Markham;
  - (e) “Property Owner” means an individual, partnership or corporation who owns Property;
  - (f) “Property” means Property within the geographical boundary of the City of Markham classified by the MPAC;
  - (g) “Residential Property” means Property within the geographical boundary of the City of Markham classified as Residential by the MPAC;
  - (h) “Non-Residential Property” means Property within the geographical boundary of the City of Markham classified as Non-Residential by the MPAC;



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- (i) “Vacant Land” means Property within the geographical boundary of the City of Markham classified as Land without structures or outbuildings by the MPAC;
  - (j) “Stormwater” means surface and rain water, melted snow and ice, and uncontaminated water when discharged to the stormwater drainage system from freshwater swimming pools, underground drains, foundation drains and groundwater;
  - (k) “Stormwater Fee” means the amount charged under this Bylaw based upon the rate and class of the Property;
  - (l) “Treasurer” means the Treasurer of the City or his/her delegate;
  - (m) “Tax Bill” means the property tax bill under the Municipal Act sent to Property Owners by the City;
  - (n) “Flood Control Program” means the City-wide upgrade of storm drainage systems as approved in Class Environmental Assessment or other remediation studies.
2. THAT an annual Stormwater Fee be imposed on all property within the City of Markham, save and except those noted as exempt in this bylaw to fund a long-term Flood Control Program which includes construction of storm drainage system capital projects and administration of the stormwater program.
  3. THAT the annual Stormwater Fee for Residential properties be increased in year 2020 from \$47 to \$50 per property; and further be increased by \$1 per year, each year thereafter; AND,
  4. THAT the annual Stormwater Fee rate for Non-Residential properties be increased in year 2020 by \$2 per \$100,000 of current value assessment (CVA) and further be increased by 2% per year, each year thereafter; AND
  5. THAT the annual Stormwater Fee rate for Vacant Land properties be increased in year 2020 by \$2 per \$100,000 of current value assessment (CVA) and be increased by 2% per year, each year thereafter; AND
  6. THAT the Treasurer continue to be authorized to adjust the annual stormwater fee rate for both Non-Residential and Vacant Land properties to compensate for the average annual change in City-wide CVA; AND
  7. THAT any Property with a total CVA of less than \$100,000, as determined by MPAC is exempt from this by-law and shall not have a Stormwater Fee imposed upon it; AND

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8. THAT any Property owned by the City is exempt from this by-law and shall not have a Stormwater Fee imposed upon it; AND
  9. THAT any Property owned by a District School Board or School Authority as defined under the Ontario *Education Act*, as amended, is exempt from this by-law and shall not have a Stormwater Fee imposed upon it; AND
  10. THAT the annual Stormwater Fee levied by this by-law be included as a separate line item on the final tax bill of the property; AND
  11. THAT the Stormwater Fee levied by this by-law be due and payable in conjunction with the tax bill installments of the property; AND
  12. THAT payment of the Stormwater Fee be paid to the Treasurer at the Municipal Offices, 101 Town Centre Boulevard, Markham, Ontario, L3R 9W3; AND
  13. THAT By-law 2015-130 be repealed in its entirety and replaced with the Stormwater Fee By-law as outlined in Appendix “A” to this staff report; and further
  14. THAT this by-law come into force and effect on the date it is passed.

**READ A FIRST, SECOND, AND THIRD TIME AND PASSED ON THIS XX DAY  
OF XX**

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Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor

# BY-LAW 2019-

A by-law to change a certain street name  
in the City of Markham

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The Corporation of the Town of Markham has changed its name to The Corporation of the City of Markham by By-law No. 2012-120 enacted and passed May 29, 2012, effective July 1, 2012, as evidenced in Instrument No. YR1847438 registered June 29, 2012.

Whereas Section 27 of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, provides that a Council of a municipality may pass a by-law to change the name of a highway;

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

1. That the portion of “Meadowview Avenue”, City of Markham, Regional Municipality of York, legally described as Meadowview Road, Registrar’s Compiled Plan 10327, Markham; being Meadowview Avenue (Formerly Meadowview Road also known as McKenzie Avenue) between Yonge Street and Doncaster Avenue, Markham, be renamed to “Doncaster Avenue” (shown approximately as Part 1 on the sketch attached);
2. That the portion of “Meadowview Avenue”, City of Markham, Regional Municipality of York, legally described as McKenzie Avenue, Plan 2446 Markham; 1 Foot Reserve, Plan 2446, Markham; being Meadowview Avenue (Formerly McKenzie Avenue and also known as Meadowview Road) between Yonge Street and Doncaster Avenue, Markham, be renamed to “Doncaster Avenue” (shown approximately as Part 2 on the sketch attached);
3. That the portion of “Meadowview Avenue”, City of Markham, Regional Municipality of York, legally described as Part Lot 18, Registrar's Compiled Plan 10327, Part 10, on Reference Plan 65R32918, Markham, be renamed to “Doncaster Avenue” (shown approximately as Part 3 on the sketch attached);
4. That the portion of “Meadowview Avenue”, City of Markham, Regional Municipality of York, legally described as Part Lot 18 Registrar's Compiled Plan 10327, Markham, Parts 1 & 2, Expropriation Plan MA99820; Markham, be renamed to “Doncaster Avenue” (shown approximately as Part 4 on the sketch attached); and
5. That the provisions of this by-law shall take effect at such time as a certified copy of same certified under the hand of the Clerk and the seal of the Corporation has been registered in the Land Registry Office for the Land Titles Division of York Region (No. 65).

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

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Frank Scarpitti  
Mayor

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Kimberley Kitteringham  
City Clerk









## BY-LAW 2019-XX

**To amend Bylaw 2018-135 being a by-law to prohibit the smoking or vaporizing of recreational cannabis in public places in the City of Markham.  
(Amendments to Cannabis By-law)**

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**WHEREAS** Section 8(1) of the Municipal Act, 2001, S.O. 2001, c.25, as amended, hereinafter the ("Municipal Act, 2001") provides that the powers of a municipality under any Act shall be interpreted broadly so as to confer broad authority on municipalities to enable them to govern their affairs as they consider appropriate, and to enhance their ability to respond to municipal issues;

**AND WHEREAS** Section clause 6 of subsection 11(2) of the Municipal Act, 2001, provides that a municipality may pass by-laws in the interest of the health, safety and well-being of its residents and;

**AND WHEREAS** administrative amendments are required from time to time for enforcement purposes;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM ENACTS AS FOLLOWS:

(1) That Section 2.0 of the Cannabis By-law (Definitions) be amended as follows:

(a) Add the definition of "Smoke or Smoking"

**"Smoke or Smoking"** includes the inhaling, exhaling, holding or carrying of any lighted cannabis or any heated or otherwise activated smoking equipment used to smoke or consume cannabis;

(2) Delete the word "recreational" from the title of By-law 2018-135.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS  
\_\_\_\_ DAY OF SEPTEMBER, 2019

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KIMBERLEY KITTERINGHAM  
CITY CLERK

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FRANK SCARPITTI  
MAYOR



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

### **A By-law to amend By-law 177-96, as amended** *(Removal of Hold Provision)*

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WHEREAS Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, permits a Council to pass a by-law prohibiting the use of land, buildings or structures within a defined area or areas; and

WHEREAS Section 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended, permits a Council to pass a by-law to specify the use to which lands, buildings or structures may be put at such time in the future as the hold symbol is removed by amendment to the by-law; and

WHEREAS Zoning By-law No. 177-96 as amended by By-law 2006-179 is the governing By-law of the Corporation of the City of Markham pertaining to the subject lands; and

WHEREAS the Council of the Corporation of the City of Markham has deemed it advisable to amend Zoning By-law No. 177-96; and

WHEREAS condition “ii)” for the removal of the Holding (H) Symbol from the subject lands was repealed from subsection 1.9 b) of By-law 2006-179 by the Ontario Municipal Board on February 8, 2017; and

WHEREAS it has been confirmed to Council that all of the conditions required for the removal of the Hold (H) Symbol from the subject lands have been completed to the satisfaction of the City;

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

1. THAT By-law 177-96 is hereby further amended as follows:
  - 1.1 By removing the Holding (H2) provision from the Business Park (Hold Two) [BP (H2)] Zone for the lands outlined on Schedule ‘A’ attached hereto.
2. THAT Zoning By-law No. 177-96 is hereby amended to give effect to the foregoing, but shall in all other respects remain in full force and effect.
3. THAT this By-law shall come into effect upon final passing, pursuant to Section 34(21) of the Planning Act, 1990.

Read a first, second and third time and passed on September 24, 2019.

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Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor



AMANDA FILE NO: HOLD 19-135087



## **EXPLANATORY NOTE**

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

#### **A By-law to amend By-law 177-96, as amended**

**2599519 Ontario Inc.**

**Markland Street**

**65R-33070 Parts 1 to 3 Markham Concession 3 Part Lot 22 RP**

#### **Lands Affected**

The proposed by-law amendment applies to a 3.1 hectare (7.7 acre) area of lands located on the north side of Markland Street and the west side of Woodbine Avenue.

#### **Existing Zoning**

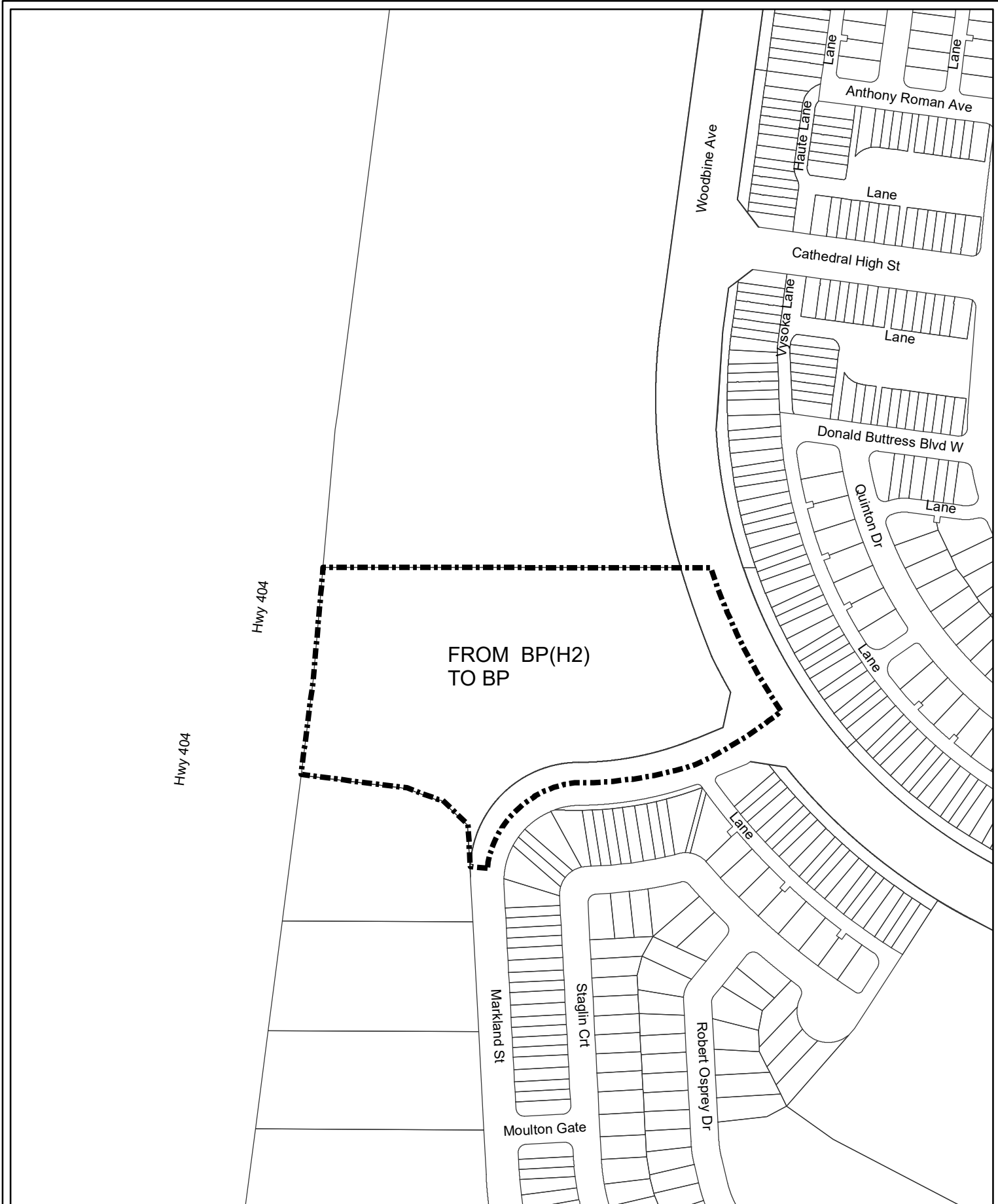
The subject lands are zoned "Business Park (Hold Two) [BP (H2)] Zone", per By-law 177-96, as amended.

#### **Purpose and Effect**

The purpose and effect of this by-law is to remove the Holding (H) symbol provision from the zoning of the subject property in order to permit the property to be developed as a 3 storey private high school with an adjoining 9 storey student dormitory. The dormitory is proposed to have 450 student beds. The proposed school has a total gross floor area of 19,217 m<sup>2</sup>.

Condition "i)" for the removal of the Holding (H) Symbol from the subject lands requires an Environmental Assessment Study of the Highway 404 flyover to be approved by the City and the appeal period to expire without a Part 2 Order (Bump-up). The Environmental Assessment Study has been approved.

Condition "ii)" required the draft plan of subdivision to be revised to incorporate any changes relating to the Highway 404 flyover. This condition was repealed by the Ontario Municipal Board on February 8, 2017.



# SCHEDULE "A" TO BY-LAW

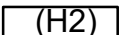
## AMENDING BY-LAW 177-96 DATED



BOUNDARY OF AREA COVERED BY THIS SCHEDULE



Business Park



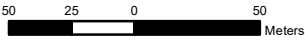
HOLDING PROVISION TWO

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

Q:\Geomatics\New Operation\By-Laws\HOLD\HOLD19135087.mxd



DEVELOPMENT SERVICES COMMISSION



Drawn By: CPW

Checked By: MR

DATE: 19/09/2019

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