

Council Revised Agenda

Revised Items are Italicized.

Meeting No. 4
February 12, 2019, 1:00 PM
Council Chamber

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

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

Pages

1. CALL TO ORDER

INDIGENOUS LAND ACKNOWLEDGEMENT

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

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF PREVIOUS MINUTES

3.1 COUNCIL MINUTES JANUARY 29, 2019

7

1. That the Minutes of the Council Meeting held on January 29, 2019, be adopted.

4. PRESENTATIONS

5. DEPUTATIONS

6. COMMUNICATIONS

6.1 *3-2019 LIQUOR LICENSE APPLICATION IKON BAR & LOUNGE, (WARD 8) (3.21)*

21

Request for the City of Markham to complete the Municipal Information Form.

(New Liquor License for indoor areas)

6.2 4-2019 MEMO TO COUNCIL - REVISIONS TO RECOMMENDATIONS

28

Additional City of Markham Comments on the Province's Increasing Housing Supply in Ontario Consultation Document (7.11)

(Report 6, Item 8.2.1)

7. PROCLAMATIONS

7.1 PROCLAMATION AND FLAG RAISING REQUESTS (3.4)

No attachments

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

- Heritage Week - February 18-24, 2019

- Philippines Independence Day - June 9, 2019

- *Black History Month - February 2019*

- *Epilepsy Awareness Month - March 2019*

- *Purple Day (Epilepsy Awareness) - March 26, 2019*

- *Day of Mourning for Workers Killed or Injured on the Job - April 28, 2019*

- *Philippine Week - June 9 - 16, 2019*

- *Franco-Ontarian Day - September 25, 2019*

2) That the following request for flag to be raised at the Anthony Roman Markham Civic Centre flagpole, approved by the City Clerk in accordance with the City of Markham Community Flag Raisings & Flag Protocol Policy, be received for information purposes:

- Heritage Week - February 18-24, 2019

(Organized by Heritage Markham Committee)

- *Black History Month - February 19 - 22, 2019*

(Organized by the Markham African Caribbean Canadian Association (MACCA))

- *Day of Mourning for Workers Killed or Injured on the Job - April 28, 2019*

(Organized by City of Markham)

- *Philippine Week - June 9 - 16, 2019*

(Organized by the Markham Federation of Filipino Canadians)

- *Franco-Ontarian Day - September 25, 2019*

(Organized by L'Association Francophone de la Region de York)

8. REPORT OF STANDING COMMITTEE

8.1 REPORT NO. 5 DEVELOPMENT SERVICES COMMITTEE (JANUARY 28, 2019)

Please refer to your January 28, 2019 Development Services Committee Agenda for reports.

To the Mayor and Members of Council:

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

8.1.1 COMMENTS ON BILL 66, RESTORING ONTARIO'S COMPETITIVENESS ACT, 2018, PROPOSED OPEN-FOR-BUSINESS TOOL AND PROPOSED REGULATION (10.0) 32

1) That the report entitled "City of Markham Comments on Bill 66, Restoring Ontario's Competitiveness Act, 2018, Proposed Open-For-Business Planning Tool and New Regulation Under the Planning Act" dated January 28, 2019 be received; and,

2) That the City of Markham indicate its support for the Province's deletion of Schedule 10 from Bill 66; and,

3) That the City request that the Province extend the deadline for submissions so that the City may provide further feedback on how to help facilitate investment, create jobs and streamline the planning process related to growth in the Greater Golden Horseshoe.

8.1.2 FRIENDS OF THE MARKHAM MUSEUM BOARD MINUTES AND EXTRACT DATED NOVEMBER 10, 2018 AND MINUTES DATED JUNE 6, 2018, SEPTEMBER 12, 2018 AND OCTOBER 10, 2018 (16.0) 58

1) That the minutes of the Friends of the Markham Museum Board meetings held June 6, 2018, September 12, 2018 and October 10, 2018, be received for information purposes; and,

2) That Council endorse the recommendations from the November 10, 2018 Friends of the Markham Museum Board Extract:

“That the list of artifacts (Attachment A) from the Chapman House and the remaining Strickler Barn items be approved for deaccession and sent to the City of Markham for approval; and,

That the list of artifacts (Attachment B) from the Wilson Variety Hall be approved for deaccession and submitted to the City of Markham for final approval; and further;

That the list of artifacts (Attachment C) from the Baptist Church and Hoover House be approved for deaccession and submitted to the City of Markham for final approval.”

8.2 REPORT NO. 6 GENERAL COMMITTEE (FEBRUARY 4 2019)

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

To the Mayor and Members of Council:

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

8.2.1 ADDITIONAL CITY OF MARKHAM COMMENTS ON THE PROVINCE’S INCREASING HOUSING SUPPLY IN ONTARIO CONSULTATION DOCUMENT (7.11)

84

Note: This matter was referred from the January 29, 2019 Council Meeting to the February 4, 2019 General Committee meeting for further discussion.

Note: At the February 4, 2019 General Committee meeting, the Committee consented to refer this item to February 12, 2019 Council for consideration.

Please see Communication 4-2019: Memo to Council - Revisions to Recommendations for the update.

1. That the report entitled “Additional City of Markham Comments on the Province’s Increasing Housing Supply in Ontario Consultation Document”, dated February 4, 2019 be received; and,

2. That the report entitled “Additional City of Markham Comments on the Province’s Increasing Housing Supply in Ontario Consultation Document”, dated February 4, 2019, be forwarded to the Assistant Deputy Minister of Municipal Affairs and Housing; and,

3. That the City of Markham work with the Province to streamline development application processes and consider, among other initiatives, the following:

- a. *The Province allow for alternative forms of statutory Public Meetings to obtain public input on applications where Official Plan amendments are not required;*
- b. *Streamline application review processes undertaken by Provincial ministries and agencies and Upper Tier Municipalities by mandating appropriate application review timelines, having regard for the application approval timelines established under the Planning Act.*
- c. *Amend the Development Charges Act, 1997, as amended, and its associated Regulations 82/98, to provide an exemption for second dwelling units constructed at the time that a new residential dwelling unit is constructed.*

4. That the City of Markham request the Province to review their One Window Planning Service for input, review, and approval of planning applications that includes streamlining review processes and utilize technology for enhanced coordination between Ministries; and further,

5. That the City of Markham request the Province to amend the Development Charges Act, 1997 as amended, to eliminate the 10% reduction for services and reduce the list of ineligible services.

9. MOTIONS

10. NOTICE OF MOTION TO RECONSIDER

11. NEW/OTHER BUSINESS

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

12. ANNOUNCEMENTS

13. BY-LAWS

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 COUNCIL

14.1.1 MINUTES OF CONFIDENTIAL COUNCIL MEETING DECEMBER 12, 2018 (16.0)

14.2 GENERAL COMMITTEE - FEBRUARY 4, 2019

- 14.2.1 A PROPOSED OR PENDING ACQUISITION OR DISPOSITION
OF LAND BY THE MUNICIPALITY OR LOCAL BOARD
(WARD 7) (8.0) [Section 239 (2) (c)]

14.3 DEVELOPMENT SERVICES COMMITTEE - FEBRUARY 11, 2019

- 14.3.1 *LITIGATION OR POTENTIAL LITIGATION, INCLUDING
MATTERS BEFORE ADMINISTRATIVE TRIBUNALS,
AFFECTING THE MUNICIPALITY OR LOCAL BOARD – 2014
OFFICIAL PLAN PART 1 - LPAT SETTLEMENT HEARING
(10.0)[Section 239 (2) (e)]*

15. CONFIRMATORY BY-LAW - THREE READINGS

That By-law 2019-27 be given three readings and enacted.

Three Readings

BY-LAW 2019-27 - A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE
COUNCIL MEETING OF FEBRUARY 12, 2010.

No attachment

16. ADJOURNMENT

That the Council meeting be adjourned.



Council Minutes

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

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

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1. CALL TO ORDER

INDIGENOUS LAND ACKNOWLEDGEMENT

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

The meeting of Council convened at 6:07 PM on January 29, 2019 in the Council Chamber. Mayor Frank Scarpitti presided.

Council observed a moment of silence in recognition of the passing of Eabametoong First Nation Councillor Steven Atlookan.

Council recognized representatives of eScribe (Paul Macklin, Chris Phagoo and George Attai) in the audience and the City's move to the new eAgenda and report management system.

Regional Councillor Jack Heath congratulated Mayor Frank Scarpitti on his 30 years of public service with the City of Markham.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. APPROVAL OF PREVIOUS MINUTES

3.1 COUNCIL MINUTES - DECEMBER 12, 2018

Moved by Councillor Reid McAlpine

Seconded by Councillor Khalid Usman

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

Carried

4. PRESENTATIONS

4.1 2018 MARKHAM SANTA CLAUS PARADE - RECOGNITION OF PARADE WINNERS AND CONTRIBUTORS (12.2.6)

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

Jim Sandiford, Chair of the Markham Santa Claus Parade Committee, appeared before Council and thanked everyone for their support in producing another successful event.

Council recognized the following parade winners:

Commercial:

1. Miller Waste
2. School of Rock

Non-Commercial:

1. Newbeaver Shrine Club
2. War Amps

Marching Group:

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

Bands:

1. Philippines Heritage Band
2. Tian Guo Marching Band

School:

1. Collingwood Collegiate
2. Unionville Montessori School

Theme:

1. Church on the Rock
2. Centre for Dreams

Council recognized the following individuals for their contributions to the parade:

- Andrea Berry
- Craig Breen
- Nikolas Dimitrakopoulos, York Regional Police
- Michael Freethy
- Emma Girard
- Councillor Alan Ho
- Danny Ho
- Heather Hogan
- Eric Lizotte
- Yvonne Lord-Buckley
- Joel Lustig
- Cathy Molloy
- Marco Perri
- Susan Peterson
- Maxine Roy
- Jim Sandiford
- Peter Still

- Andy Taylor
- Jing Yu

Moved by Regional Councillor Jack Heath

Seconded by Regional Councillor Jim Jones

That the winners of the 46th Markham Santa Claus parade be recognized and congratulated for their contributions.

Carried

5. DEPUTATIONS

There were no deputations.

6. COMMUNICATIONS

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

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

Moved by Councillor Khalid Usman

Seconded by Regional Councillor Joe Li

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

Carried

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

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

Moved by Councillor Khalid Usman

Seconded by Regional Councillor Joe Li

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

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

Moved by Councillor Amanda Collucci

Seconded by Councillor Keith Irish

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

- Eating Disorder Awareness Week (EDAW) - February 1 - February 7, 2019
- International Women's Day - March 8, 2019

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

- Crime Stoppers Awareness Month - January 2019
- Tamil Heritage Month - January 2019
- Family Literacy Day - January 27, 2019

3) That the following new requests for a flag to be raised at the Anthony Roman Markham Civic Centre flagpole, approved by the City Clerk in accordance with the City of Markham Community Flag Raisings & Flag Protocol Policy, be received and added to the Five-Year List of Request to Raise Flag approved by Council:

- Family Literacy Day- January 27, 2019
(Organized by Youth and Parents Association of Markham)
- Bell Let's Talk Day - January 30, 2019
(Organized by Bell)

Carried**8. REPORT OF STANDING COMMITTEES****8.1 REPORT NO. 2 DEVELOPMENT SERVICES COMMITTEE (DECEMBER 11, 2018)**

Moved by Councillor Karen Rea
 Seconded by Regional Councillor Jim Jones

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

Carried

8.1.1 RECOMMENDATION REPORT ESTHER WONG C/O LOUIS MAK
 APPLICATION FOR A ZONING BY-LAW AMENDMENT TO
 REZONE 269 MAIN STREET MARKHAM NORTH
 (WARD 4) TO PERMIT A TRIPLEX DWELLING FILE NO. ZA 17
 151164 (10.5)

Moved by Councillor Karen Rea
 Seconded by Regional Councillor Jim Jones

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

(By-law 2019-25)

Carried

Moved by Councillor Karen Rea
Seconded by Councillor Keith Irish

That this matter be considered immediately after the Call to Order.

Carried

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

Moved by Regional Councillor Jim Jones
Seconded by Councillor Keith Irish

That the report of the Development Services Public Meeting be received & adopted, except for item 8.2.2. (See following item 8.2.2.)

Carried

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

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

Moved by Regional Councillor Jim Jones
Seconded by Councillor Keith Irish

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

2) That the report dated November 19, 2018 titled "PRELIMINARY REPORT, AGS Consultants Limited, Zoning By-law Amendment application to extend permission for temporary uses at 3, 5, and 21 Essex

Avenue and 201, 203, and 205 Langstaff Road, File No.: ZA 18 234292 & 18 234296, Ward 1”, be received; and,

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

4) That the application submitted by AGS Consultants Limited for a proposed Zoning By-law Amendment to extend permission for temporary uses at 3, 5, and 21 Essex Avenue and 201, 203, and 205 Langstaff Road, be approved and the draft Zoning By-law Amendment be finalized and enacted without further notice; and further,

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

(By-law 2019-22)

Carried

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

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

Moved by Regional Councillor Jim Jones

Seconded by Councillor Keith Irish

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

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

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

4) That the Zoning By-law Amendment application (File ZA 12 111705) submitted by Forest Hill Homes Ltd. to amend By-laws 304-87 and 177-96, both as amended, including provisions to prohibit second suites in the townhouse dwelling units be approved and that the by-law be finalized and enacted without further notice; and further,

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

Carried

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

Moved by Regional Councillor Jack Heath

Seconded by Councillor Khalid Usman

That the report of the General Committee be received & adopted, except for item 8.3.3. (See following item 8.3.3.)

Carried

8.3.1 2019 WATER/WASTEWATER RATE (5.3)

Moved by Regional Councillor Jack Heath

Seconded by Councillor Khalid Usman

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

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

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

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

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

Carried

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

Moved by Regional Councillor Jack Heath

Seconded by Councillor Khalid Usman

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

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

Carried

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

Council referred this item to the February 4, 2019 General Committee for further discussion.

1) That the report entitled "City of Markham Comments on the Province's Increasing Housing Supply in Ontario Consultation Document" dated January 21, 2019 be received; and,

2) That the report entitled "City of Markham Comments on the Province's Increasing Housing Supply in Ontario Consultation Document" dated January 21, 2019, be forwarded to the Assistant Deputy Minister of Municipal Affairs and Housing in response to the request for comments and that Council express its support for the development of a Provincial Housing Supply Action Plan, subject to the comments raised in the report; and,

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

Moved by Councillor Keith Irish
 Seconded by Councillor Alan Ho

The this matter be referred to the February 4, 2019 General Committee meeting for further discussion.

Carried

9. MOTIONS

There were no motions.

10. NOTICE OF MOTION TO RECONSIDER

There were no notices of motions.

11. NEW/OTHER BUSINESS

There were no new / other business.

12. ANNOUNCEMENTS

There were no announcements.

13. BY-LAWS - THREE READINGS

Moved by Councillor Khalid Usman

Seconded by Councillor Andrew Keyes

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

Carried

Three Readings

- 13.1 BY-LAW 2019-22 AGS CONSULTANTS LIMITED, LOT 86, 87 & N PT LOT 89, S PT LOT 88, S PT LOT 85, N PT LOT 85, PLAN 2386, 3, 5 & 21 ESSEX AVENUE AND 201, 203, 205 LANGSTAFF ROAD, ZONING BY-LAW AMENDMENT

A By-law to amend by-law 2551, as amended, to to permit outdoor storage on the lands noted above.

Carried

- 13.2 2019-23 CORNELL ROUGE DEVELOPMENT CORPORATION, PART LOT CONTROL EXEMPTION BY-LAW

A By-law to designate part of a certain plan of subdivision not subject to Part Lot Control, Blocks 156 to 161 (inclusive), Registered Plan 65M-4364, municipally known as 1906 to 1988 Donald Cousens Parkway, located on the west side of Donald Cousens Parkway in the Cornell Community.

Carried

13.3 2019-24 EP VICTORIA SQUARE MANOR LTD., PART LOT CONTROL EXEMPTION BY-LAW

A By-law to designate part of a certain plan of subdivision not subject to Part Lot Control, Blocks 1 to 19 (inclusive), Blocks 26 to 29 (inclusive) on Registered Plan 65M-4612 and Blocks 1 to 6 (inclusive) on Registered Plan 65M-4620, located on the east side of Victoria Square Boulevard, north of Elgin Mills Road East and east of Highway 404.

Carried

13.4 BY-LAW 2019-25 ESTHER WONG C/O LOUIS MAK, 269 MAIN STREET NORTH, ZONING BY-LAW AMENDMENT

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

Carried

14. CONFIRMATORY BY-LAW - THREE READINGS

Moved by Councillor Isa Lee

Seconded by Councillor Reid McAlpine

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

Three Readings

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

Carried

15. ADJOURNMENT

Moved by Regional Councillor Joe Li

Seconded by Councillor Alan Ho

That the Council Meeting be adjourned at 7:03 PM

Carried

Kimberley Kitteringham

City Clerk

Frank Scarpitti

Mayor



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

Municipal Information

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

Section 1 - Application Details

Premises Name <i>Ikon Bar & Lounge</i>	Premises Telephone Number <i>647 297 6876</i>		
Contact Name <i>REMBERT KOON</i>	Contact's Telephone Number <i>647 297 6876</i>	Email Address <i>ikonmarkham@gmail.com</i>	
Address <i>11 Fairburn Dr, Unit 20</i>	City / Town <i>Markham</i>	Province / State <i>ON</i>	Postal Code <i>L6G 0A4</i>

Does the application for a Liquor Sales Licence include:

- ☒ Indoor areas
☐ Outdoor areas

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

Municipal Clerk:

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

Name of village, town, township or city where taxes are paid: (If the area where the establishment is located was annexed or amalgamated, provide the name of the Village, Town, Township or City was known as)

Is the area where the establishment is located:

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

Note:

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

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

What is the closest major intersection to the restaurant? <u>HWY 7 & RODICK</u>	What is the distance between the restaurant and the closest residential area? (in kilometres) <u>3 KM</u>
Does the restaurant have a valid Business Licence issued by the City of Markham? Yes <input type="radio"/> No <input checked="" type="radio"/> Business Licence Number: _____ If no, please note that a Business Licence is required.	Does the restaurant have a working Fire Alarm System? Yes <input type="radio"/> No <input checked="" type="radio"/>
Type of restaurant (select one) Family Roadhouse <u>Sports Bar</u> Fine Dining Take Out Cafe	
What, if any, entertainment or amusements will be provided in the restaurant? (select all that apply) <u>Karaoke</u> <u>Live Entertainment</u> Casino Off-Track Betting Arcade	
Is the liquor licence application for an expansion of the existing operations? Yes <input type="radio"/> No <input checked="" type="radio"/> If yes, please provide the <u>current</u> existing maximum seating capacity: _____ If no, please provide the <u>planned</u> existing maximum seating capacity: <u>30</u>	
Location History	
Has a Building Permit been applied for or obtained for this location? <u>Yes</u> Building Permit Number: <u>18</u> <u>No</u>	
Was the location previously used as a restaurant? Yes <input type="radio"/> No <input checked="" type="radio"/> 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? <u>Yes</u> No <input type="radio"/> If yes, please provide Alteration Permit Number: <u>18 257797 000 00 AL</u>	

[Signature]
Applicant's Signature

Feb 8, 2019
Date

IKON BAR & LOUNGE

DRINKS MENU

Weekly special

Monday-Sex on the beach	5	1.5oz
Sleeman Draft	5	20 oz
Tuesday- Mojito	5	1.5oz
Sapporo	5	20 oz
Thursday- 35:45Ceaser	5	1.5oz
Stiegl Bier Draft	5	20 oz
Thursday- Ceaser	6	1.5oz
Erdinger Weissbier Draft	6	20 oz
Friday-La Vieille Ferme Rose	6	5 oz
Stiegl Grapefruit Radler	6	500ml can
Saturday- Belvedere and Soda	6	1oz
FIOL Prosecco Doc	6	5 oz
Sunday- Feature Red or White	6	5oz

White Wines

G (5oz)	1/2 L	Bottle
Open Riesling Gew, Ontario	7	20 28
Montalto Pinot Grigio, Italy	7	20 28
Lindemans Bin 65 Chardonnay, Australia	7	20 28
Santa Carolina Sauvignon Blanc, Chile	7	20 28
La Vieille Ferme Rose	7.5	21 30

Red Wines

G (5oz)	1/2 L	Bottle
Santa Carolina Merlot	7	20 28
Montalto Cabernet Sauvignon, Italy	7	20 28
McGuigan Black Label Shiraz, Australia	7	20 28
Ara Pathway Pinot Noir	9.5	27 38

Champagne and Prosecco

Moet & Chandon Imperial, France (375ml)	68
Veuve Clicquot Brut, France (375ml)	70
Veuve Clicquot Brut, France (750ml)	125
FIOL Prosecco Doc (750ml)	38

Beer	
Draft Beer	20oz
Sapporo	7.5
Stella	8
iKon Lager	6
Stiegl Bier	8
Erdinger Weissbier	8

Domestic Bottle	4.5
Imported Bottle	5.5
Sapporo Silver (650ml can)	8
Stiegl Grapefruit Radler (500ml can)	7
Erdinger Weissbier (500 mL bottle)	7

Martini	2oz	
Sour Apple Martini	Sour Puss Apple, Vodka, Lime Juice, Simple Syrup	7
Lychee Martini	Soho, Belvedere Vodka, Pineapple Juice	9
New york, New york Martini	Makers Mark Bourbon Whiskey, Grenadine, Lemon Juice	8
James Bond Martini	Gin, Vodka, Dry Sec, Olive or Lemon Twist	8
Raspberry Cosmo Martini	Raspberry Vodka, Cointreau, Lime Juice, Cranberry Juice	8
Bikini Martini	Blue Curacao, Gin, Peach Schnapps, Lemon Juice	7

Cocktails	1.5oz	
Fruity Ninja	Sake, Chambord, Cranberry juice	8
Pacific Breeze	Vodka, Blue Curacao, Lemon Juice, Soda	7
Pink lemonade	Vodka, Lemon Juice, Cranberry Juice	7
Jamaica Blue	Jamaican Gold Rum, Blue Curacao, Pineapple Juice, Lemon Juice	8
Spoon and Fork Caesar	Belvedere Vodka, Tabasco, Worcestershire, Clamato Mix, Pickles, Olives	9
Berry Sangria	Cointreau, Red Wine, Shredded Lime Peel, Lime Juice, Simple Syrup	7
Bubbly Bellini	Vodka, Prosecco, Peach Puree	7

Virgin Cocktails		
Pina colada	Tropical taste of pineapple and creamy coconut blended with ice	5
	Made with delicious strawberry mix, a dash of lime juice, blended with	
Strawberry Daiquiri	ice	5
Peach Paradise	A tasty drink using peach puree nectar and blended with ice	5
Pineapple Passion	Orange juice, Pineapple juice, Lemon Juice, Simple Syrup, Grenadine	5

We also make common cocktails, please ask your server for details.

Gekkeikan Premium House Sake	
Small (180ml)	5
Large (325ml)	9.5
Plum Wine	Glass 6.5
Hakutsuru Draft Sake	18
Sho Chiku Bai Nigori Sake	18
Tamanohikari Junmai Diginjo Super Premium	35
Gekkeikan Draft Sake	18
Sho Chiku Bai Organic Gingo	25
Wakatake, Ginjo Onikoroshi Sake	35

Cold Beverages

Soft Drinks	2
Iced Tea	2.25
Perrier	3
Evian Natural Spring Water	3
San Pellegrino Mineral Water	7
Milk	2
Orange Juice	3.5
Apple Juice	2.5
Cranberry Juice	2.5
Pineapple Juice	2.5
Mango Juice	2.5
Tomato Juice	2.5
Lychee Juice	2.5

Hot Beverages

David's Tea	3
Thai Ginger Honey Tea	4
Grapefruit Flavoured Tea	4
Jasmine Tea	3
Green Tea	3
English Tea	2.5

IKON BAR & LOUNGE

FOOD MENU

Appetizer

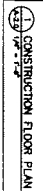
Edamame	Boiled whole green soy bean pods with salt	5
Spring Roll	Mixed vegetables and vermicelli in wheat flour wrapping	6
Chicken/Beef Satay	Skewers of marinated grilled satay served with peanut sauce	10
Wings	Deep fried chicken wings coated with house spices and serve with house sauce	12
Cheese and Spinach Puff	Pastry pockets stuffed with feta and spinach	8
Kimchi Fries	French fries topped with Korean style spicy cabbage	12

Main

iKon Steak	7 oz. AAA Top Striploin served with french fries	15
Burger	Beef burger topped with cheese, lettuce, Tomato, and pickle. Served with fries	8
Ramen	Japanese style noodle in soup topped with egg, cold cuts, and vegetable	12
Pizza of the day	Ask server for detail of daily selection	

Desert

Ice cream puff	Deep fried mini puff topped with chocolate sauce	6
Cheese Cake		5

[illegible][illegible][illegible]



M E M O R A N D U M

From: Arvin Prasad, Commissioner of Development Services

To: Mayor and Members of Council

Prepared by: Biju Karumanchery, Director of Planning and Urban Design

Date: February 12, 2019

Re: REVISIONS TO RECOMMENDATIONS
Additional City of Markham Comments on the Province's Increasing Housing Supply
in Ontario Consultation Document

RECOMMENDATION:

1. That the report entitled "Additional City of Markham Comments on the Province's Increasing Housing Supply in Ontario Consultation Document", dated February 4, 2019 be received; and,
2. That the report entitled "Additional City of Markham Comments on the Province's Increasing Housing Supply in Ontario Consultation Document", dated February 4, 2019, be forwarded to the Assistant Deputy Minister of Municipal Affairs and Housing; and,
3. That the City of Markham work with the Province to streamline development application processes and consider, among other initiatives, the following:
 - a) The Province allow for alternative forms of statutory Public Meetings to obtain public input on applications where Official Plan amendments are not required;
 - b) Streamline application review processes undertaken by Provincial ministries and agencies and Upper Tier Municipalities by mandating appropriate application review timelines, having regard for the application approval timelines established under the Planning Act.
 - c) Amend the Development Charges Act, 1997, as amended, and its associated Regulations 82/98, to provide an exemption for second dwelling units constructed at the time that a new residential dwelling unit is constructed.
4. That the City of Markham request the Province to review their One Window Planning Service for input, review, and approval of planning applications that includes streamlining review processes and utilize technology for enhanced coordination between Ministries; and further,
5. That the City of Markham request the Province to amend the *Development Charges Act, 1997 as amended*, to eliminate the 10% reduction for services and reduce the list of ineligible services.

BACKGROUND

The above-noted item was presented to General Committee at the February 4, 2019 meeting. At this meeting, the staff recommendations were not adopted (see Appendix A) and Committee directed staff to review these recommendations in order to provide additional guidance and specificity on the following matters:

- Clause 3 of the original staff recommendations (see Appendix A) should be more specific particularly with respect to streamlining Official Plan and Zoning By-law Amendments, while still providing for meaningful public consultation; and
- The need for better coordination of development application review and commenting between the Province; Provincial Agencies and Upper Tier Municipalities (which frequently play a central role in the review of development applications); and the local municipality's timelines for delivering recommendations on development applications.

These directions have been addressed by staff through the revised Clause 3 recommendation set out above. The components of the revised recommendation are briefly discussed below:

The Province allow for alternative forms of statutory Public Meetings to obtain public input on applications where Official Plan amendments are not required

A key focus of the Committee's discussion related the need for a more efficient public consultation process. While the Official Plan (and amendments thereto) are forward-looking and establish the municipality's planning vision, Zoning By-law Amendments (particularly site-specific amendments) are often concerned more with detailed implementation matters. In some cases, when a zoning amendment is required to permit a development application, the proposed use, massing, and urban design requirements have already been established by the Official Plan and are not subject to revision. Holding a statutory public meeting as currently mandated sometimes sets up unrealistic expectations that an application can be refused or significantly amended even though it complies with Official Plan policies.

Currently the Planning Act requires that a public meeting be held for **all** Zoning By-law Amendments. Staff propose that when a development application is already permitted by the Official Plan but a Zoning By-law Amendment is required, that Council be given additional discretion in determining what form public consultation should take, particularly when the matters under consideration have limited impacts on nearby properties or are limited to technical matters.

Streamline application review processes undertaken by Provincial ministries and agencies and Upper Tier Municipalities by mandating appropriate application review timelines, having regard for the application approval timelines established under the Planning Act

With the recent changes to the Planning Act and the legislation governing appeals of development applications, it is increasingly important for municipalities to meet the Provincially mandated timelines for in order for the municipality to be able to bring forward a strong case before LPAT. For example, in order to complete the development review process and formulate recommendations to Council within these deadlines, comments and input from Provincial agencies and ministries and School Boards, Upper Tier Municipalities, and Conservation Authorities must be provided in a timely manner.

Staff propose that the Province establish regulations requiring Provincial Agencies and School Boards, Upper Tier Municipalities, and Conservation Authorities to provide review comments within prescribed timelines that will allow local municipalities to review development applications and make recommendations to Council prior to an application becoming eligible for appeal to LPAT.

Amend the Development Charges Act, 1997, as amended, and its associated Regulations 82/98, to provide an exemption for second dwelling units constructed at the time that a new residential dwelling unit is constructed

Amendments were made to the Development Charges Act in 2016 that would prevent the Council of a Municipality from applying development charges to second dwelling units in new construction. These amendments did not come into force. Staff propose that the City request the Lieutenant Governor to review and establish an exemption of second dwelling units from development charges.

Council may chose to address, on its initiative, the issue of development charges for second dwelling units in new developments by amending the City of Markham's development charges by-law. This would establish the City's own regulations regarding exempting second dwelling units from local DC charges. However to ensure that local and upper tier municipal policies are consistent across the Province, staff recommend that the Province eliminate development charges through legislative changes applicable to all local and upper tier municipalities.

Appendix A

Staff Recommendations Presented to February 4, 2019

General Committee

1. That the report entitled “Additional City of Markham Comments on the Province’s Increasing Housing Supply in Ontario Consultation Document”, dated February 4, 2019 be received; and,
2. That the report entitled “Additional City of Markham Comments on the Province’s Increasing Housing Supply in Ontario Consultation Document”, dated February 4, 2019, be forwarded to the Assistant Deputy Minister of Municipal Affairs and Housing; and,
3. That the City of Markham work with the Province to streamline the development application process including matters such as public consultation requirements in the approvals process; and,
4. That the City of Markham request the Province to review their One Window Planning Service for input, review, and approval of planning applications that includes streamlining review processes and utilize technology for enhanced coordination between Ministries; and further,
5. That the City of Markham request the Province to amend the *Development Charges Act, 1997 as amended*, to eliminate the 10% reduction for services and reduce the list of ineligible services.



Report to: Development Services Committee

Report Date: January 28, 2019

SUBJECT: City of Markham Comments on Bill 66, *Restoring Ontario's Competitiveness Act, 2018*, Proposed Open-For-Business Planning Tool and New Regulation Under the *Planning Act*

PREPARED BY: John Yeh, Manager, Policy - ext. 7922

REVIEWED BY: Marg Wouters, Senior Manager, Policy and Research - ext. 2909

RECOMMENDATION:

- 1) That the report entitled "City of Markham Comments on Bill 66, *Restoring Ontario's Competitiveness Act, 2018*, Proposed Open-For-Business Planning Tool and New Regulation Under the *Planning Act*" dated January 28, 2019 be received;
- 2) That the Province be advised that the City of Markham does not support proposed legislation that would a) over-ride the established planning framework in the Province of Ontario including the Provincial Policy Statement, Greenbelt Plan, Oak Ridges Moraine Conservation Plan, *Clean Water Act* as well as municipal official plans and b) that would result in redistribution of infrastructure investment from areas already planned for growth, resulting in these areas not achieving their development potential;
- 3) That the Province allow sufficient time for meaningful public consultation on the proposed legislation, by extending the commenting deadline for a further 30 days;
- 4) And that the report entitled "City of Markham Comments on Bill 66, *Restoring Ontario's Competitiveness Act, 2018*, Proposed Open-For-Business Planning Tool and New Regulation Under the *Planning Act*" dated January 28, 2019 be approved and forwarded to the Assistant Deputy Minister of Economic Development, Job Creation and Trade and Assistant Deputy Minister of Municipal Affairs and Housing in response to comments requested by the Province.

EXECUTIVE SUMMARY:

The Province is proposing to make changes to the *Planning Act* to create a new economic development tool called the open-for-business planning by-law and is seeking feedback. The open-for-business planning tool is part of several legislative changes the Province is proposing as part of Bill 66, *Restoring Ontario's Competitiveness Act, 2018* to facilitate job creation in a number of sectors.

The open-for business planning by-law is intended to be available to all local municipalities to attract employment uses seeking development sites. A local municipal planning by-law would require Minister approval before it is approved by Council. The open-for-business planning by-law would allow employment uses to be approved without being subject to a number of Provincial land use planning related policy statements and

plans (e.g. Planning Act, Provincial Policy Statement, Growth Plan, Greenbelt Plan and Oak Ridges Moraine Conservation Plan, *Clean Water Act*, etc).

Preliminary staff comments were submitted to the Province prior to the commenting deadline on January 20, 2019. The submission noted preliminary staff comments were subject to Council's support and Council would follow up with additional comments to the Province.

There are questions and comments regarding several provisions of the proposed planning by-law:

- Clarity is requested on the nature of the barriers to economic development being addressed by the proposed planning by-law;
- The proposed planning by-law should not over-ride the established planning framework in the Greater Golden Horseshoe, and particularly but not limited to the Provincial Policy Statement, Greenbelt Plan, Oak Ridges Moraine Conservation Plan, and *Clean Water Act*;
- The implications of the proposed planning by-law on Provincial, Regional and local infrastructure investment and urban structure must be fully understood;
- The public should have the right to be notified prior to Council approval of the proposed planning by-law;
- Additional information is sought on how delivery of the minimum 100 jobs for municipalities with a population of 250,000 or more will be ensured;
- Non-employment uses should not be permitted and clarification is requested on the extent of a by-law beyond the area of a site-specific use;
- Conditions related to natural and cultural heritage should be included in the proposed planning by-law; and
- What are the actions to address the Province's goal for Provincial approvals within 1 year?
- The Province allow sufficient time for meaningful public consultation on the proposed legislation, by extending the commenting deadline for a further 30 days

It is recommended this report be forwarded to the Province in response to the request for comments on the proposed open-for-business planning by-law. Staff will report back to Development Services Committee should the Province allow for additional public input, as per staff recommendations, or upon the Province making a decision on Bill 66.

PURPOSE:

This report provides Development Services Committee with information and preliminary staff comments on the Province's new economic development tool called the open-for-business planning by-law which is part of several legislative changes the Province is proposing as part of Bill 66, Restoring Ontario's Competitiveness Act, 2018 to facilitate job creation. Council's comments will be sent to the Ministry of Economic Development, Job Creation and Trade and Ministry of Municipal Affairs and Housing.

BACKGROUND:

On December 6, 2018, the Minister of Economic Development Job Creation and Trade tabled Bill 66, *Restoring Ontario's Competitiveness Act, 2018* to further reduce red tape and regulatory burden to support business to grow and create jobs.

Bill 66 amends several Provincial *Acts* governed by 12 ministries including the *Planning Act*, *Child Care and Early Years Act*, and *Employment Standards Act* and is part of the Province's Open for Business Action Plan. This staff report focuses on the proposed changes to the *Planning Act* to provide local municipalities with a new economic development tool called an open-for-business by-law as contained in Appendix 'A' to this report. The proposed Regulation to facilitate implementation of the by-law is contained in Appendix 'B'.

Preliminary staff comments subject to Council's approval and further comments, were submitted to the Province prior to the commenting deadline on January 20, 2019 (attached as Appendix 'C').

Bill 66 amends the *Planning Act* to add a new section 34.1, which allows local municipalities to pass open-for-business planning by-laws. These by-laws involve the exercise of a municipality's powers under section 34 of the Act (pertaining to passing of zoning by-laws by councils of local municipalities) and allow municipalities to impose one or more specified conditions. A municipality may pass an open-for-business planning by-law only if it has received approval to do so through a council resolution requesting that the Minister of Municipal Affairs and Housing approve the by-law.

Certain provisions of the *Planning Act*, that would ordinarily apply to a by-law passed under section 34, do not apply to an open-for-business planning by-law. Key exemptions are briefly noted below:

1. Exempt from being consistent with policy statements and conformity with Provincial plans (subsection 3(5) of the *Planning Act*), specifically the following Provincial Acts referencing the corresponding plans:
 - a. Conformity with *Places to Grow Act, 2005* (subsection 14(1))
 - b. Conformity with the *Greenbelt Act, 2005* (section 7)
 - c. Conformity with the *Oak Ridges Moraine Act, 2001* (section 7)
 - d. Have regard to significant threat policies and designated Great Lakes policies, or have regard to any other policy set out in a drinking water source protection plan prepared under the *Clean Water Act, 2006* (section 39)
 - e. Conformity with *Resource Recovery and Circulation Economy Act, 2016* (Section 12)
 - f. Where the by-law is in effect, public works is exempt from conformity with a development plan that is in effect in the area (Section 13 of the *Ontario Planning and Development Act, 1994*);
2. Exempt from conformity with an Official Plan (section 24 of the *Planning Act*);

-
3. Cannot be appealed to the Local Planning Appeal Tribunal. A municipality is also not required to hold public meetings with respect to the request for a zoning by-law. However, individuals may apply for an amendment to the by-law within the two year period since coming into effect (subsection 34(10.0.0.1) – 34 of the *Planning Act*);
 4. Exempt from a holding provision by-law (subsection 36(1) – 34 of the *Planning Act*);
 5. Exempt from density bonusing (Section 37 of the *Planning Act*); and
 6. No notice or hearing is required prior to the passing of an open-for-business planning by-law as the following are the required notice provisions and the coming into force date:
 - a. Notice within 3 days of passing thereof to the Minister
 - b. Notice within 30 days of the passing thereof to anyone the municipality considers
 - c. Comes into force on the 20th day after it is passed by Council or a later day as specified by the Minister

The following are details of the proposed Regulation to facilitate implementation of the proposed open-for-business by-law:

1. Require confirmation that the proposal is for new major employment use;
2. Require evidence that the proposal would meet a minimum job creation threshold (e.g. 100 jobs for municipalities with a population of more than 250,000 people);
3. Identify uses of land, buildings and structures that may be authorized by the tool, such as manufacturing and research and development, but not residential, commercial or retail as the primary use; and
4. Prescribe how notice is to be given to the Minister of Municipal Affairs and Housing following the passing of the by-law (yet to be released).

OPTIONS/ DISCUSSION:

The initiative from the Province to streamline planning approvals is appreciated, especially at the Provincial level where much work needs to be done with various Ministries involved with development approvals. However, staff has questions and comments regarding several of the provisions of the proposed planning by-law, which are fully reflected in preliminary staff comments submitted to the Province prior to the January 20, 2019 commenting deadline (see 'Appendix C').

1. Clarity is requested on the nature of economic development barriers being addressed by the proposed planning by-law

The City of Markham supports economic development opportunities, and has for many years very successfully planned for and delivered employment in accordance with various Provincial legislation, policy statements and plans.

The proposed planning by-law provides the opportunity to establish employment uses, subject to specific requirements, without due consideration of the Provincial planning framework that has been carefully established over the past 25+ years. However, staff could find no mention in the consultation documents of the specific barriers to major employment uses that the proposed planning tool is meant to address, e.g., whether the barriers are province-wide or more regional in nature, or related to a specific sector. Identification of the specific barriers would assist in better understanding and commenting on the proposed planning by-law and its relevance to Markham.

2. The proposed planning by-law should not over-ride the established planning framework in the Greater Golden Horseshoe, particularly the Provincial Policy Statement (PPS), Greenbelt Plan, Oak Ridges Moraine Conservation Plan, and Clean Water Act

As the PPS indicates, the Provincial policy-led planning system recognizes and addresses the complex inter-relations among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes the linkages among policy areas. The City of Markham recognizes the need for an integrated and long term approach to land use planning and has strongly supported the PPS and Provincial plans which provide for this balanced approach. This approach is reflected not only in the City's Official Plan, but also in the City's overarching Greenprint Sustainability Plan which addresses environmental health, social and cultural well-being, and economic vitality.

Allowing employment uses to be approved without regard for environmental or social factors such as natural heritage protection, land use compatibility, and impact to nearby residents as provided for in the PPS and other Provincial legislation and policy is not consistent with the progressive planning policy framework established in Ontario and in Markham. It is recommended that at minimum, the proposed planning by-law be required to have regard to the Provincial Policy Statement, Greenbelt Plan, Oak Ridges Moraine Conservation Plan, and *Clean Water Act*.

3. Adequate time should be provided for public input by extending the commenting deadline for a further 30 days

The Province released Bill 66, *Restoring Ontario's Competitiveness Act, 2018* for comment on December 6, 2018 with a commenting deadline of January 20, 2019. Typically such comprehensive legislative changes with major implication are accompanied by public engagement opportunities such as workshops, consultation events and time to understand appropriately provide comments. Staff are concerned that in this instance the Province has not provided adequate time for meaningful public consultation and input.

4. The implications of the proposed planning by-law on Provincial, Regional and local infrastructure investment and urban structure must be fully understood

Allowing development on lands not identified for potentially urban uses in Regional or local official plans may require more costly infrastructure to service the new uses (e.g., roads, transit, water, wastewater, stormwater management, electricity). In addition, the extension of infrastructure to areas outside of the urban boundary not planned for employment uses will create pressure for additional development (e.g., residential, retail, etc) nearby to maximize the new investment in infrastructure, potentially undermining the urban structure, land use and associated infrastructure policies of official plans. These pressures could result in the unintended redistribution of infrastructure investments from areas already planned for growth, resulting in these areas not maximizing infrastructure investment and not achieving its development potential.

It is also a concern that there would be a potential impact of the proposed planning by-law on designated employment lands, identified in official plans from reaching their full potential. By allowing employment uses to be located on lands not identified for employment uses in an official plan, designated employment lands may remain undeveloped longer, and may be under greater pressure to be converted to non-employment uses.

5. The public should have the right to be notified prior to Council approval of the proposed planning by-law

The right of the public to be notified of planning decisions is supported, especially those decisions that are inconsistent with a municipality's official plan. At minimum, notice provisions after the passing of a by-law should be such that the by-law cannot come into force before the end of the notice period.

6. Additional information is sought on how delivery of the minimum jobs will be ensured

In addition to minimum jobs, density and land area also be considered as criteria for using the proposed planning by-law, as the amount of land area could further negatively impact areas not subject to Provincial plans and policies such as the Greenbelt Plan. More information on the reasoning/justification behind the 100 job threshold for municipalities over 250,000 population is requested.

7. Non-employment uses should not be permitted and clarification is requested on the extent of a by-law beyond the area of a site-specific use

The proposed regulation states that residential, commercial or retail are not to be the primary use permitted by an open-for-business planning by-law. Allowing these uses as secondary uses will further undermine the land use planning framework in official plans. If the proposed tool is to be used to attract employment uses, there need to be controls in place to ensure the by-law does not become an opportunity for non-employment uses to establish over time.

Further clarification is also requested on whether the proposed tool is solely for site-specific employment uses or whether the by-law may apply over a larger contiguous area reserved for a specific type of employment. While it is assumed the former case is the intent, consideration of approval of a by-law extending beyond the area of a site-specific use is not recommended.

8. Conditions related to natural and cultural heritage should be included in the proposed tool

The proposed regulation associated with the proposed planning by-law includes the requirements for a reduced form of site plan control and allows conditions to be attached to approvals. However, there is no mention of conditions related to environmental protection such as protecting ground and surface water and terrestrial features, or of cultural heritage protection. It is recommended to include both these considerations in the proposed new Section 34.1 of the *Planning Act* which provides for the open-for-business by-law. Clarity is requested on the role of other levels of government and agencies such as Regional municipalities and conservation authorities in the review of a proposal.

9. Province's goal for Provincial approvals within 1 year

The background information on the Environmental Registry website notes that introduction of the proposed planning by-law would support the government's 1-year service standard for Provincial approvals. More information on the Province's 1-year service standard is requested, particularly on the measures being taken to allow these timelines to be met by Provincial ministries.

The City of Markham supports economic development opportunities and ways to streamline planning approvals. However, several questions and issues have been raised with respect to the proposed open-for-business by law that could over-ride the established planning framework in the Greater Golden Horseshoe that balances environmental, economic and social factors in land use planning which Markham continues to strongly support.

It is recommended that this report be forwarded to the Province as Markham Council comments on the open-for-business by-law being proposed as part of Bill 66. Staff will report back to Development Services Committee should the Province allow for additional public input, as per staff recommendations or upon the Province making a decision on Bill 66.

FINANCIAL CONSIDERATIONS:

Not applicable

HUMAN RESOURCES IMPLICATIONS:

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

The comments in this report on proposed Bill 66 open-for-business by-law support the City's efforts to enable a strong economy, manage growth, protect natural heritage and agriculture, and maximize infrastructure investments in areas already planned for growth, which are key elements of the Engaged, Diverse and Thriving City; Safe and Sustainable Community; and Stewardship of Money and Resources strategic priorities.

BUSINESS UNITS CONSULTED AND AFFECTED:

Comments from the Planning and Economic Development Departments were included in this report.



Arvin Prasad
Commissioner, Development Services

ATTACHMENTS:

Appendix 'A' – Schedule 10 Proposed Changes to the Planning Act

Appendix 'B' - Proposed Regulation to Implement the Proposed Open-For-Business Planning By-Law

Appendix 'C' – Preliminary Staff Comments on Proposed Bill 66 Open-For-Business Planning By-Law

SCHEDULE 10
MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING
PLANNING ACT

1 The *Planning Act* is amended by adding the following section:

Open-for-business planning by-law

34.1 (1) A local municipality may pass a by-law to which this section applies (hereinafter referred to as an open-for-business planning by-law) that,

- (a) involves the exercise of the municipality's powers under section 34; and
- (b) may impose one or more of the conditions specified in subsection (8) on the use of land or the erection, location or use of buildings or structures.

Conditions

(2) A local municipality shall not pass an open-for-business planning by-law unless the following conditions are satisfied:

- 1. The municipality has received approval in writing by the Minister to pass an open-for-business planning by-law.
- 2. The prescribed criteria, if any, have been met.

Request by municipality

(3) The approval by the Minister referred to in paragraph 1 of subsection (2) must have been requested by the municipality by resolution, and the request must have been accompanied by the prescribed information.

Approval subject to conditions

(4) The approval by the Minister referred to in paragraph 1 of subsection (2) is subject to such conditions as the Minister may provide.

Purposes of open-for-business planning by-law

(5) An open-for-business planning by-law shall not authorize the use of land, buildings or structures except for a prescribed purpose.

Non-application of listed provisions

(6) The following provisions do not apply to an open-for-business planning by-law:

- 1. Subsection 3 (5).
- 2. Section 24.
- 3. Subsections 34 (10.0.0.1) to (34).
- 4. Section 36.
- 5. Section 37.
- 6. Section 39 of the *Clean Water Act, 2006*.
- 7. Section 20 of the *Great Lakes Protection Act, 2015*.
- 8. Section 7 of the *Greenbelt Act, 2005*.
- 9. Section 6 of the *Lake Simcoe Protection Act, 2008*.
- 10. Subsection 31.1 (4) of the *Metrolinx Act, 2006*.
- 11. Section 7 of the *Oak Ridges Moraine Conservation Act, 2001*.
- 12. Section 13 of the *Ontario Planning and Development Act, 1994*.
- 13. Subsection 14 (1) of the *Places to Grow Act, 2005*.
- 14. Section 12 of the *Resource Recovery and Circular Economy Act, 2016*.
- 15. Any prescribed provision.

Application of site plan control

(7) Section 41 of this Act and section 114 of the *City of Toronto Act, 2006* do not apply in respect of land that is subject to an open-for-business planning by-law. However, those sections do apply if the by-law has been amended, other than in circumstances where the amendment relates only to a condition imposed in accordance with subsection (8).

Conditions that may be imposed

(8) One or more of the following conditions may be imposed in accordance with clause (1) (b):

1. A requirement that any use of land or the erection, location or use of buildings or structures be undertaken in accordance with,
 - i. plans showing the location of all buildings and structures to be erected and showing the location of all facilities and works to be provided in conjunction therewith and of all facilities and works as may be required by a condition imposed under paragraph 2, including facilities designed to have regard for accessibility for persons with disabilities, and
 - ii. drawings showing plan, elevation and cross-section views for any building to be erected, which drawings are sufficient to display,
 - A. the massing and conceptual design of the proposed building,
 - B. the relationship of the proposed building to adjacent buildings, streets and exterior areas to which members of the public have access,
 - C. the provision of interior walkways, stairs, elevators and escalators to which members of the public have access from streets, open spaces and interior walkways in adjacent buildings, and
 - D. facilities designed to have regard for accessibility for persons with disabilities.
2. Any condition that can be imposed by a municipality under subsection 41 (7).
3. Any condition that can be imposed by an upper-tier municipality under subsection 41 (8).
4. Any requirement that is reasonable for and related to the appropriate use of the land and that the municipality considers necessary for the protection of public health and safety.
5. A requirement that the owner of the land to which the by-law applies enter into one or more agreements with the municipality respecting one or more conditions imposed under this subsection.

Same

(9) The following matters are not subject to a condition imposed under paragraph 1 of subsection (8) with respect to a building:

1. The colour, texture and type of materials, window detail, construction details, architectural detail and interior design.
2. The layout of interior areas, excluding interior walkways, stairs, elevators and escalators referred to in sub-paragraph 1 ii C of subsection (8).
3. The manner of construction and construction standards.

Same

(10) If an agreement is entered into in accordance with a requirement imposed under paragraph 5 of subsection (8),

- (a) the agreement may be registered against the land to which it applies; and
- (b) the municipality may enforce the agreement against the owner and, subject to the *Registry Act* and the *Land Titles Act*, any and all subsequent owners of the land.

Notice

(11) No notice or hearing is required prior to the passing of an open-for-business planning by-law, but the municipality shall give notice of the by-law,

- (a) within three days of the passing thereof to the Minister in the prescribed manner; and
- (b) within 30 days of the passing thereof to any persons or public bodies the municipality considers proper in such manner as the municipality considers proper.

Coming into force of by-law

(12) An open-for-business planning by-law comes into force on,

- (a) the 20th day after it is passed, even if that day is a holiday; or
- (b) such later day as may be specified by the Minister, if the Minister notifies the municipality of that day in writing before the day on which the by-law would otherwise come into force.

Minister may modify, revoke

(13) The Minister may by order modify or revoke an open-for-business planning by-law at any time before it comes into force.

Non-application of *Legislation Act, 2006*, Part III to order

(14) Part III of the *Legislation Act, 2006* does not apply to an order made under subsection (13).

Order provided to municipality

(15) If the Minister makes an order under subsection (13), the Minister shall provide a copy of the order to the municipality.

Deeming rule for modified by-law

(16) If the Minister makes an order modifying an open-for-business planning by-law under subsection (13), the by-law is deemed to have been passed by the municipality with the modifications specified in the order.

Deeming rule for revoked by-law

(17) If the Minister makes an order revoking an open-for-business planning by-law under subsection (13), the by-law is deemed never to have been passed by the municipality.

Amendment and revocation

(18) An open-for-business planning by-law may be amended or revoked by a by-law passed by the local municipality in accordance with section 34. However, any provision of the by-law that imposes a condition in accordance with subsection (8) may be amended or revoked by a by-law passed by the local municipality if the municipality has given notice, in such manner as the municipality considers proper, to the owner of the land to which the open-for-business planning by-law applies.

Conflict

(19) In the event of a conflict between an open-for-business planning by-law and a by-law passed under section 34 or 38, or under a predecessor of either of those sections, the by-law that was passed later prevails to the extent of the conflict, but in all other respects the other by-law remains in effect.

2 Subsection 77 (3) of the Act is amended by striking out “34, 36” and substituting “34, 34.1, 36”.

Commencement

3 This Schedule comes into force on a day to be named by proclamation of the Lieutenant Governor.



Environmental Registry beta (/)

New Regulation under the Planning Act for open-for-business planning tool

<u>ERO (Environmental Registry of Ontario) number</u>	013-4239
Notice type	Regulation
Act	Planning Act, R.S.O. 1990
Posted by	Ministry of Municipal Affairs and Housing
Notice stage	Proposal
Proposal posted	December 6, 2018
Comment period	December 6, 2018 - January 20, 2019 (45 days) Open

This consultation closes at

11:59 p.m. on:

January 20, 2019

Proposal summary

The government is proposing to make changes to the Planning Act to create a new economic development tool, the open-for-business planning by-law. The tool would be available to all local municipalities, if certain prescribed criteria are met, to ensure they can act quickly to attract businesses seeking development sites.

Proposal details

Description of Regulation

The government is proposing to make changes to the Planning Act to create a new economic development tool, the open-for-business planning by-law. The tool would be available to all local municipalities, if certain prescribed criteria are met, to ensure they can act quickly to attract businesses seeking development sites.

A municipality's request to use an open-for-business planning by-law would need to be accompanied by information that would be prescribed in a proposed new regulation, such as a description of the subject lands, land use planning information, and open-for-business information, including details about the proposed employment opportunity.

The proposed regulation would also:

- require confirmation that the proposal is for a new major employment use;
- require evidence that the proposal would meet a minimum job creation threshold (e.g. (for example) 50 jobs for municipalities with a population of less than 250,000 people, or 100 jobs for municipalities with a population of more than 250,000 people);
- identify the uses of land, buildings or structures that may be authorized by the tool, such as manufacturing and research and development, but not residential, commercial or retail as the primary use;
- prescribe how notice is to be given to the Minister of Municipal Affairs and Housing following the passing of an open-for-business by-law (similar to how the Minister is notified following the passing of a zoning by-law – e.g. (for example) email and personal service).

The purpose of the proposed regulation is to facilitate implementation of the proposed open-for-business planning by-law.

Supporting materials

Related links

Planning Act (<https://www.ontario.ca/laws/statute/90p13>)

Bill 66, Restoring Ontario's Competitiveness Act, 2018 (<https://www.ola.org/en/legislative-business/bills/parliament-42/session-1/bill-66>)

Related ERO (Environmental Registry of Ontario) notices

Bill 66, Restoring Ontario's Competitiveness Act, 2018 (/notice/013-4293)

Proposed open-for-business planning tool (/notice/013-4125)

View materials in person

Some supporting materials may not be available online. If this is the case, you can request to view the materials in person.

Get in touch with the office listed below to find out if materials are available.

Provincial Planning Policy Branch
777 Bay Street
13th floor
Toronto ON M5G 2E5
Canada
877-711-8208

Comment

Let us know what you think of our proposal.

Have questions? Get in touch with the contact person below.

Read our commenting and privacy policies. (/page/commenting-privacy)

Submit by mail

Ken Petersen
Provincial Planning Policy Branch
777 Bay Street
13th floor
Toronto ON M5G 2E5
Canada

Connect with us

Contact

Ken Petersen

855-776-8011

PlanningConsultation@ontario.ca



January 18, 2019

Mr. Ken Peterson
Provincial Planning Policy Branch
Ministry of Municipal Affairs and Housing
777 Bay Street, 13th Floor
Toronto, ON M5G 2E5

Mr. Michael Helfinger
Intergovernmental Policy Coordination Unit
Ministry of Economic Development, Job Creation and Trade
900 Bay Street, Hearst Block, 7th Floor
Toronto, ON M6H 4L1

Re: Proposed Open-For-Business Planning Tool and New Regulation Supporting Proposed *Bill 66, Restoring Ontario's Competitiveness Act, 2018*

Dear Mr. Peterson and Mr. Helfinger,

Thank you for the opportunity to comment on the proposed open-for-business planning tool and new regulation supporting proposed *Bill 66, Restoring Ontario's Competitiveness Act, 2018*. To allow for meaningful public input, it is requested the commenting period be extended for a minimum of 30 days beyond the January 20, 2019 deadline. Please note this letter represents preliminary comments from City of Markham staff and is subject to Council's support. The comments contained in this letter will be considered by Markham Council, following which additional comments on behalf of Council will be submitted.

Comments on the open-for-business planning tool

According to background information provided on the Environmental Registry of Ontario, the Province is proposing to make changes to the *Planning Act* to create a new economic development tool called the open-for-business planning tool. The open-for-business planning tool is part of the legislative changes the Province is proposing as part of *Bill 66, Restoring Ontario's Competitiveness Act, 2018* to facilitate job creation in a number of sectors.

The open-for business planning by-law (referred to hereafter as the 'proposed planning by-law') is intended to be available to all local municipalities to ensure they can act quickly to attract employment uses seeking development sites. A local municipal planning by-law would require Minister approval before it is approved by Council, and would be subject to certain criteria. Of note, the proposed planning by-law would allow employment uses to be approved without being subject to a number of Provincial land use planning related policy statements and plans (including the Provincial Policy Statement, Growth Plan, Greenbelt Plan, and Oak Ridges Moraine Plans, among others) or regional and local official plans and zoning by-laws.

While we appreciate the initiative to streamline planning approvals, especially at the Provincial level where much work needs to be done with various Ministries involved with development approvals, there are comments and questions regarding several of the provisions of the proposed planning by-law as follows.



1. Clarity is requested on the nature of the barriers to economic development being addressed by the proposed planning by-law

The City of Markham supports economic development opportunities, and has for many years very successfully planned for and delivered employment in accordance with various provincial legislation, policy statements and plans (e.g., *Planning Act*, Provincial Policy Statement, Growth Plan, Greenbelt Plan and Oak Ridges Moraine Conservation Plan, etc). The PPS and Growth Plan both require municipalities to specifically plan for employment uses and to protect employment lands.

The proposed planning by-law provides the opportunity to establish employment uses, subject to specific requirements, without due consideration of the provincial planning framework that has been carefully established over the past 25+ years. However, staff could find no mention in the consultation documents of the specific barriers to major employment uses that the proposed planning tool is meant to address, e.g., whether the barriers are province-wide or more regional in nature, or related to a specific sector. Identification of the specific barriers would assist in better understanding and commenting on the proposed planning by-law and its relevance to Markham.

2. The proposed planning by-law should not over-ride the established planning framework in the Greater Golden Horseshoe, and particularly not the Provincial Policy Statement (PPS)

As the introduction to the PPS indicates, the provincial policy-led planning system recognizes and addresses the complex inter-relations among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes the linkages among policy areas. The City of Markham recognizes the need for an integrated and long term approach to land use planning, and has strongly supported the PPS and provincial plans which provide for this balanced approach. This approach is reflected not only in the City's Official Plan, but also in the City's overarching Greenprint Sustainability Plan which addresses environmental health, social and cultural well-being, and economic vitality.

Allowing employment uses to be approved without regard for environmental or social factors such as natural heritage protection, land use compatibility, and impact to existing nearby residents as provided for in the PPS is not consistent with the progressive planning policy framework established in Ontario and in Markham. It is recommended that at minimum, the proposed planning by-law has regard for the Provincial Policy Statement, Greenbelt Plan, Oak Ridges Moraine Conservation Plan, and *Clean Water Act*.

3. The implications of the proposed planning by-law on Provincial, Regional and local infrastructure investment and urban structure must be fully understood

Staff are concerned that allowing development on lands not identified for potentially urban uses in Regional or local official plans may require more costly infrastructure to service the new uses (e.g., roads, transit, water, wastewater, stormwater management, electricity). In addition, the extension of infrastructure to areas not planned for employment uses will create pressure for additional development (e.g., residential, retail, etc) nearby to maximize the new investment in infrastructure, potentially undermining the urban structure, land use and associated infrastructure policies of official plans. These pressures could result in the unintended redistribution of infrastructure investments from areas already planned for growth, resulting in these areas not achieving their development potential.



In addition to the unintended impact on infrastructure costs, staff are concerned of the potential impact of the proposed planning by-law on designated employment lands, identified in official plans from reaching their full potential. By allowing employment uses to be located on lands not identified for employment uses in an official plan, designated employment lands may remain undeveloped longer, and may be under greater pressure to be converted to non-employment uses.

4. The public should have the right to be notified prior to Council approval of the proposed planning by-law

Staff support the right of the public to be notified of planning decisions, especially those that are inconsistent with a municipality's official plan. At minimum, notice provisions after the passing of a by-law should be such that the by-law cannot come into force before the end of the notice period.

5. Additional information is sought on how delivery of the minimum jobs will be ensured

Staff suggest that, in addition to minimum jobs, density and land area be considered as the amount of land area could further negatively impact areas not subject to Provincial plans and policies such as the Greenbelt Plan. More information on the reasoning/justification behind the 100 job threshold for municipalities over 250,000 population is requested.

6. Non-employment uses should not be permitted and clarification is requested on the extent of a by-law beyond the area of a site-specific use

The proposed regulation states that residential, commercial or retail are not to be the primary use permitted by an open-for-business planning by-law. Staff are concerned that allowing these uses as secondary uses will further undermine the land use planning framework in official plans. If the proposed tool is to be used to attract employment uses, there need to be controls in place to ensure the by-law does not become an opportunity for non-employment uses to 'creep in' over time.

Further clarification is also requested on whether the proposed tool is solely for site-specific employment uses or whether the by-law may apply over a larger contiguous area reserved for a specific type of employment. While staff assume the former case is the intent, we would not recommend consideration of approval of a by-law extending beyond the area of a site-specific use.

7. Conditions related to natural and cultural heritage should be included in the proposed tool

The proposed regulation associated with the proposed planning by-law includes the requirements for a reduced form of site plan control and allows conditions to be attached to approvals. However, there is no mention of conditions related to environmental protection such as protecting ground and surface water and terrestrial features, or of cultural heritage protection. Staff recommend inclusion of both these considerations in the proposed new Section 34.1 of the *Planning Act* which provides for the open-for-business by-law. Clarity is requested on the role of other levels of government and agencies such as Regional municipalities and conservation authorities in the review of a proposal.

8. Province's goal for provincial approvals within 1 year

The background information on the Environmental Registry website notes that introduction of the proposed planning by-law would support the government's 1-year service standard for Provincial approvals. Staff would be interested in more information on the Province's 1-year service standard, and what measures are being taken to allow these timelines to be met by Provincial ministries.

APPENDIX C



Development Services Commission

As a final comment, the City is concerned with the relatively limited 45 day commenting period for a proposed planning tool that has potentially major implications on land use planning in Ontario. Staff request that in further consultation, the commenting period be sufficient to allow for meaningful public input.

Thank you for the opportunity to provide comments on the proposed open-for-business planning tool and new regulation supporting proposed *Bill 66, Restoring Ontario's Competitiveness Act, 2018*. As stated previously, these comments will be followed by Markham Council comments.

If you have any questions about the comments provided above, please contact me or John Yeh, Manager of Policy at 905-477-7000 ext. 7922, or at jyeh@markham.ca.

Sincerely,

A handwritten signature in black ink, appearing to read 'Arvin Prasad'.

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

c.c.

Andy Taylor, Chief Administrative Officer, City of Markham
Biju Karumanchery, Director, Planning & Urban Design Department, City of Markham
Marg Wouters, Senior Manager, Policy & Research Group, City of Markham

City of Markham Comments on the Province's Proposed Open-For-Business Planning Tool from Bill 66, *Restoring Ontario's Competitiveness Act*, 2018

**Development Services Committee
January 28, 2019**

Provincial Planning/Environmental/Housing Initiatives

Initiative	Release Date for Comments	Comment Period Ending
Increasing Housing Supply in Ontario, Consultation Document	November 28, 2018	January 25, 2019
Proposed Open-For-Business Planning By-Law and New Regulation from Bill 66	December 6, 2018	January 20, 2019
Proposed Changes to the 2017 Growth Plan	January 15, 2019	February 28, 2019
Endangered Species Act, Discussion Paper	January 18, 2019	March 4, 2019
Provincial Policy Statement	Awaiting	
Planning Act	Awaiting	

Provincial Legislation Process

- Only applies to proposed legislation (e.g. Bill 66)
- After First Reading, notice posted on Environmental Registry website seeking public's comments
- Minimum 30 day commenting period is required
- Standing Committee can seek feedback from members of the public
- Committee can amend the proposed Bill
- At Third Reading, Bill can be debated and approved



Bill 66 Restoring Ontario's Competitiveness Act, 2018

- Amends several Provincial Acts including the *Planning Act*, *Child Care and Early Years Act*, *Employment Standards Act*
- Focused comments on changes to *Planning Act* that implements the Open-For-Business Planning Tool – Schedule 10 from Bill 66
- What is the Open-For-Business Planning Tool?
 - To expedite development of employment uses
 - Implemented through a by-law by a local municipality with MMAH Minister as approval authority
 - Several legislation exempted to streamline approvals
- Status of Bill 66
 - First Reading December 6, 2018, Second Reading expected Feb.19, 2019
 - MMAH Minister announced Jan.23, 2019 not proceeding with the tool (Schedule 10)

Open-For-Business Planning Tool

- Key exemptions when passing an open-for-business planning by-law
 - Provincial Policy Statements, *Places to Grow Act*, *Greenbelt Act*, *Oak Ridges Moraine Act*, *Clean Water Act*, *Planning Act* (site plan control, conformity to official plan, increased density, holding provision, zoning)
- Certain site plan conditions may be imposed
- No appeal provision to Local Planning Appeal Tribunal
- No notice or hearing is required prior to the passing of an open-for-business planning by-law
- Required notice provisions once Council passes a by-law:
 - Notice within 3 days to the Minister
 - Notice within 30 days to those determined by the municipality
 - Comes into force on the 20th day after it is passed by Council or a later day as specified by the Minister

Staff Comments Submitted by Jan.20, 2019 Deadline

- Clarity is requested on the nature of the barriers to economic development being addressed by the proposed planning by-law
- The proposed planning by-law should not over-ride the established planning framework in the Greater Golden Horseshoe, and particularly but not limited to the Provincial Policy Statement, Greenbelt Plan, Oak Ridges Moraine Conservation Plan, and *Clean Water Act*
- The implications of the proposed planning by-law on Provincial, Regional and local infrastructure investment and urban structure must be fully understood
- The public should have the right to be notified prior to Council approval of the proposed planning by-law
- Additional information is sought on how delivery of the minimum 100 jobs for municipalities with a population of 250,000 or more will be ensured

Staff Comments Submitted by Jan.20, 2019 Deadline

- Non-employment uses should not be permitted and clarification is requested on the extent of a by-law beyond the area of a site-specific use
- Conditions related to natural and cultural heritage should be included in the proposed planning by-law; What are the actions to address the Province's goal for Provincial approvals within 1 year?
- The Province allow sufficient time for meaningful public consultation on the proposed legislation, by extending the commenting deadline for a further 30 days

Next Steps

- Monitor for any changes to *Planning Act* portion of Bill 66
 - Provincial legislature resumes February 19, 2019
 - Any additional details will be conveyed to DSC
- Staff comments and analysis for Feb.25, 2019 DSC meeting
 - Proposed changes to the 2017 Growth Plan

FRIENDS OF THE MARKHAM MUSEUM BOARD MEETING
Meeting No. 74
Markham Museum, Mount Joy Staff Room
June 6, 2018, 5:00 p.m.

In Attendance:	Regrets:
Bill Crothers, Chair	Councillor Colin Campbell
Doug Worsley, Vice Chair	Athena Hurezeanu
Wendy Kadlovski, Treasurer	Jill ten Cate
Lorne Smith	
Sue Smitko	
Anna Masci	
Anisa Anwar	
<i>Ex Officio:</i>	<i>Guests:</i>
Cathy Molloy, Museum Director	Vivian Ng, Museum Youth Volunteer

1. CALL TO ORDER AND OPENING REMARKS

The meeting of the Friends of the Markham Museum Board was called to order at 5:00 p.m. with B. Crothers presiding as Chair. The Chair gave a brief history of the Museum and explained the role of the Friends of the Markham Museum for the new members. All Board members then introduced themselves.

2. DECLARATIONS

Nil.

3. ADDITIONS/CHANGES TO THE AGENDA

Moved By: L. Smith
 Seconded By: D. Worsley

THAT the agenda for the June 6, 2018 meeting be approved as distributed.

Carried. (3.1)

4. REGRETS

J. Cate, Cllr. C. Campbell, A. Hurezeanu.

5. ADOPTION OF MINUTES OF MEETING

Moved By: D. Worsley
 Seconded By: L. Smith

THAT the minutes of the Friends of the Markham Museum meeting on May 2, 2018 be approved as distributed

Carried. (5.1)

6. BUSINESS ARISING FROM THE MINUTES

Nil.

7. NEW BUSINESS

- a. New Member Introductions: All members were in attendance with the exception of those who previously sent regrets.
- b. Appoint Officers – see **7.c.**
- c. Appoint Committee Chairs

The Chair distributed a draft Committee Slate for 2018-2019 (Attachment A)

Moved By: D. Worsley
Seconded By: S. Smitko

THAT the Board endorse the Committee Slate as modified.

Carried. (7.c.1)

- d. Vision / Strategic Planning: The Chair detailed the need to develop a methodology to plan the activities of the Friends. Using the Museum Strategic Plan, this new committee, led by W. Kadlovski and L. Smith will meet ASAP to start the process.

8. DIRECTOR'S REPORT

C. Molloy gave a brief over-view of the Strategic Plan and the Museum Business Plan for 2018 for the benefit of the new members. She offered a Museum visit to new members, to further describe the strategic direction and associated programs and exhibitions

9. TREASURER'S REPORT

No report.

10. YOUTH MEMBER REPORT

The Youth Member will be invited to the September meeting.

11. COMMITTEE REPORTS

- a) Collections Committee: The committee submitted two reports (Attachments B and C).

Moved by D. Worsley
Seconded by L. Smith

THAT the Board accepts the Collections Committee's reports.

Carried. (11.a.2)

Moved by D. Worsley
Seconded by S. Smitko

THAT the list of artifacts from the Chapman House and the remaining Strickler Barn items be approved for deaccession and sent to the City of Markham for approval.

Carried. (11.a.2)

S. Smitko extended her thanks to Museum Curator Janet Reid for her sensitivity to the Markham Historical Society in explaining the deaccession process.

- b) Development Committee: The Development Committee will meet in September with the understanding the Vision/Strategic Planning will be well developed.
- c) Executive Committee: Did not meet in June

- d) Book Marketing Committee: W. Kadlovski reported that an ad in Snapd resulted in good coverage of the book launch. The books are selling fairly well at Village Grocer and that L. Smith will attend Village Grocer customer appreciation day on June 20 to sell books. The booth at Unionville Festival was well attended but the number of books sold at Varley was not yet known.

12. MARKHAM HISTORICAL SOCIETY REPORT

L. Smith noted that 2019 will mark the 225 year Anniversary of the Founding of Markham and that recent reconciliation actions should play a part in the recognition.
S. Smitko gave a listing of events and activities planned for the Society over the next year.

13. OTHER BUSINESS

Nil.

14. NEXT MEETING

The Chair informed the Board that the next meeting would be held on September 5 at 5 p.m. in the Mount Joy Staff Room at Markham Museum.

15. ADJOURNMENT

Moved by: D. Worsley
Seconded by: S. Smitko

THAT the June 6, 2018 meeting of the Friends of the Markham Museum Board be adjourned.

Carried. (15.1)

Meeting adjourned 6:00 p.m.

ATTACHMENT A

Friends of the Markham Museum 2018-2019 Committee Slate

Officers

Chair - Bill Crothers
Vice-Chair - Doug Worsley
Treasurer - Wendy Kadlovski

Committee Chairs

Collections - Doug Worsley
Development - Wendy Kadlovski
Vision and Strategic Planning -
- Lorne Smith and Wendy Kadlovski co-chairs

Committees

Friends of the Markham Museum Board
June 6, 2018

Page 4

Collections

Doug Worsley - Chair
Lorne Smith
Jill Ten Cate
Ardy Reid
Bill Crothers

Development

Wendy Kadlovski - Chair
Athena Hurezeanu
Anna Masci
Bill Crothers
Anisa Anwar

Vision and Strategic Planning

Lorne Smith - co-Chair
Wendy Kadlovski co-chair
Sue Smitko
Bill Crothers

Executive

Bill Crothers
Doug Worsley
Wendy Kadlovski
Lorne Smith
Athena Hurezeanu

ATTACHMENT B:

COLLECTIONS MANAGEMENT BRIEF May 16, 2018

The Collections Management Committee met on May 16, 2018 for review of artifacts selected for deaccession from the collection of Markham Museum that will be presented to the City of Markham through the Friends of Markham Museum.

Artifacts for Discussion:

Members of the committee were presented by museum staff with a comprehensive list of artifacts from the Chapman House and the remaining six (6) artifacts from the Strickler Barn that are slated for deaccession (indicated by “NO” pass). These assessed artifacts were discussed individually in detail by committee members and museum staff to ascertain that the items should be deaccessioned. The list also includes artifacts that are to remain within the collection.

Approval:

Motion by Bill Crothers, seconded by Ardy Reid that the list (attached) of artifacts for Deaccession from the Chapman 1-louse and remaining items from the Strickler Barn be submitted

Friends of the Markham Museum Board
June 6, 2018

Page 5

to the Friends of the Markham Museum for further approval, with final submittal to the City of Markham. **Motion carried.**

Closing comments:

Thanks were expressed to Tammy Law and Janet Reid for the professional submittal of the archival material that was reviewed.

Collections Review will continue at our next-meeting, scheduled for June 20, 2018.

ATTACHMENT C:

Friends of Markham Museum Collection Committee Meeting May 16, 2018 Minutes

Present: Doug Worsley, Janet Reid, Bill Crothers, Tammy Law.
Ardy Reid, Lorne Smith, Rachel Moats

Regrets:

- Chair Doug Worsley welcomed the committee members at 9:03 am.
- Minutes of the December 6, 2017 meeting. **Moved to accept by Bill Crothers and seconded by Lorne Smith that the Minutes be Accepted. Carried.**

Exhibitions:

- Staff confirmed the exhibition plans for the 2018/19 calendar year:
 - Main gallery: Geared for growing: Markham's Agricultural History (produced in-house) October 2017 to January 2019. End date to be confirmed.
 - Mezzanine: From the Ground Up — Ongoing — end date to be confirmed.
 - Markham Moves – 2019.
 - Markham Superheroes — 2019.
 - Kinnee Barn for agriculture display.

Collections Management:

- Staff provided updates regarding documentation, conservation curatorial & archives services and volunteer activities.
The major focus of the 2018 work plan for the curatorial area will be collection analysis and deaccession of archival material.

Grant Updates:

- Provincial (CMOG) operating grant submittal is due in June.
- Ontario 150 fund for a grant of \$70,000 approved to support 2017 Growing Innovation program including the Agricultural Machine show entitled "Geared for Growing".
- Museum Assistance Program, Department of Canadian Heritage grant approved for \$15,000.

Friends of the Markham Museum Board
June 6, 2018

Page 6

- Funding for students provided for two interns.
- YCW internship — Collections Review project.

Donations:

- The committee reviewed new proposed donations to the collection for the year 2018.

Permanent Collection

- Charles Miles Trophy won by Doris Ramasy
- Mary Reesor autograph book from 1800's

Other items presented for review included:

Permanent collection:

- Mary Reesor post cards

Teaching Collection

- n.a.

The curator advised the committee that the museum is still in negotiations for the collection of Canadian glass oil lamps. That collection maybe coming forward at the end of 2018. Also the Peter Reesor painting has been relined and should be ready by the end of 2018.

New Acquisition:

None reported.

New Business:

- The collection policy shall be reviewed and amended accordingly
- Tammy Law will be undertaking the collection review for the deaccession of artifacts.
- Additional meetings will be added as required for the review and amendments to the policies/procedures. Also additional meetings pertaining to deaccession.

Next Committee Meeting to be Wednesday, September 19, 2018 at 9:00 a.m.

Motion to adjourn by Ardy Reid

The meeting adjourned at 9:45 am.

FRIENDS OF THE MARKHAM MUSEUM BOARD MEETING
Meeting No. 75
Markham Museum, Mount Joy Staff Room
September 12, 2018, 5:00 p.m.

In Attendance:	Regrets:
Bill Crothers, Chair	Councillor Colin Campbell
Doug Worsley, Vice Chair	Sue Smitko
Wendy Kadlovski, Treasurer	Jill ten Cate
Lorne Smith	Anna Masci
Athena Hurezeanu	
Anisa Anwar	
<i>Ex Officio:</i>	<i>Guests:</i>
Cathy Molloy, Museum Director	Vivian Ng, Museum Youth Volunteer

1. CALL TO ORDER AND OPENING REMARKS

The meeting of the Friends of the Markham Museum Board was called to order at 5:06 p.m. with B. Crothers presiding as Chair. The Chair thanked everyone for attending.

2. DECLARATIONS

Nil.

3. ADDITIONS/CHANGES TO THE AGENDA

Moved By: D. Worsley

Seconded By: W. Kadlovski

THAT the agenda for the September 12, 2018 meeting be approved as distributed.

Carried. (3.1)

4. REGRETS

J. Cate, Cllr. C. Campbell, S. Smitko and A. Masci sent their regrets.

5. ADOPTION OF MINUTES OF MEETING

Moved By: D. Worsley

Seconded By: W. Kadlovski

THAT the minutes of the Friends of the Markham Museum meeting on June 6, 2018 be approved as distributed

Carried. (5.1)

6. BUSINESS ARISING FROM THE MINUTES

Nil.

7. NEW BUSINESS

a. Vision / Strategic Planning:

Moved By: L. Smith
Seconded By: W. Kadlovski

THAT the Friends of the Markham Museum Board adopt the proposed Vision, Mission, Objectives and Strategic Plan for the Foundation.

Carried. (7.a.1)

- b. Council requested via Clerks that the Board flag and extract any major decisions. The Board is happy to comply.
- c. Meeting dates 2018-2019: Move to next month

8. **DIRECTOR'S REPORT**

C. Molloy gave a report (Attachment A).

Moved by L. Smith
Seconded by A. Hurezeanu

THAT the Board receives the Director's report.

Carried. (8.1)

9. **TREASURER'S REPORT**

The current bank balance is \$67,432.48. Recent donations from the Easey family in memory of former Museum staff member and volunteer, Elizabeth (Betty) Easey.

Moved by D. Worsley
Seconded by A. Hurezeanu

THAT the Board receives the Treasurer's report.

Carried. (9.1)

10. **YOUTH MEMBER REPORT**

V. Ng reported that many volunteers at summer camps were choosing to work more hours than they were required to and coming back for multiple weeks.

11. **COMMITTEE REPORTS**

- a) Collections Committee: The committee submitted two reports (Attachments B and C).

Moved by D. Worsley
Seconded by L. Smith

THAT the list of artifacts from the Wilson Variety Hall be approved for deaccession and sent to the City of Markham for approval.

Carried. (11.a.1)

- b) Development Committee: The Development Committee welcomes ideas from all Board members. There is a dual purpose of raising money for the Foundation and promoting the Museum.
- c) Executive Committee: Did not meet over the summer
- d) Book Marketing Committee: Book sales over the summer grossed \$390. The committee will meet soon to discuss the marketing strategy for the Fall/Holiday season.

12. MARKHAM HISTORICAL SOCIETY REPORT

BBQ last Monday. Sue Smitko is now the Chair of the MHS. MHS will be once again making Apple Fritters at Applefest, partner with the Lions Club. At the meeting on the third Monday in October, there will be a presentation about Bees from a speaker from York University.

13. OTHER BUSINESS

Nil.

14. NEXT MEETING

The Chair informed the Board that the next meeting would be held on October 10 at 5 p.m. in the Mount Joy Staff Room at Markham Museum.

15. ADJOURNMENT

Moved by: D. Worsley

Seconded by: A. Hurezeanu

THAT the September 12, 2018 meeting of the Friends of the Markham Museum Board be adjourned.

Carried. (15.1)

Meeting adjourned 6:08 p.m.

ATTACHMENT A:**Friends of the Markham Museum**

Director's Report, September 8, 2018

The Museum summer season was the busiest that it has ever been. Camps and private events were sold-out and the Museum finally started to see a substantial up-tick in walk-in visitors.

The larger Canadian Museum Community is recognizing our unique strategies. Cathy Molloy is a part of the opening and closing plenary of the Alberta Museums Association conference this September 20-22. She will give a brief presentation on the Museums' environment based program. At the closing plenary, she will comment on the sessions at the conference with the rest of the panel. The AMA is covering all the costs for her to attend the conference.

A number of Museum capital projects are proposed for 2019. At this time, they are active files, but capital requests will not go to Council until after the election. There are several smaller items, but items of note are; the little train, which is now owned by the City, \$10,000; Chapman Community Kitchen, \$586,200 and; a study to examine the feasibility of Wilson Store becoming an archaeological repository and research lab, \$15,300.

Programs:

- Completed another successful summer camp season, some Winter Break Camps already sold out
- Currently booking school programs and birthday party programs for the 2018/2019 school season
- Launching two new Science based birthday Party programs to keep up with the demand for parties and new themes for returning families, a summer student supported by Young Canada Works created the programs
- Successfully launched new pottery and education programs during the spring and summer season, including our sold out Open Studio where more experienced potters can continue to develop their skills, while an instructor is available to assist with technique if needed
- Two new education programs relating to the current exhibition including “Machines in Action” aimed at the grades 2 and 4 and “The Trail of the Black Walnut” aimed at grades 7 through 8

Curatorial:

- Geared for Growing to receive an honourable mention from the OMA at the annual conference
- Curator receiving an Arbor Award from UofT Alumnae Association for professional practice
- Curator is the Chair of YDAMA, effective Sept 2018
- Confirmed \$5,000 grant to support the presentation of Serving Style: Women in Business on Main St. - an exhibit in the Wilson Variety Hall from Nov 1 - Dec 2. The project is a partnership with Myseum of Toronto, University of Toronto and Peppertree Klassics.

Events:

- This year’s wedding rentals have been very successful; weddings up to November this year
- Corporate and other rentals have been notably increasing, leading to more off-season bookings
- 2019 wedding dates are almost sold out
- Completed several successful outreach campaigns – we increased our database to reach a larger audience.
- A large private annual event conflicts with our business. Cynthia Szeto suggested a proposal to the Friends to discuss a possible partnership (see agenda)

ATTACHMENT B:

COLLECTIONS MANAGEMENT BRIEF
June 20, 2018

The Collections Management Committee met on June 20, 2018 for review of artifacts selected for deaccession from the collection of Markham Museum, that will be presented to the City of Markham through the Friends of Markham Museum.

Artifacts for Discussion:

Members of the committee were presented by museum staff with an incomplete list of artifacts and discussion was deferred until the following meeting scheduled for July.

**Approval:
Deferred****Closing comments:**

Thanks were expressed to Tammy Law for the professional input for the deaccession of artifacts, as this concluded her term with the committee.

Collections Review will continue at our next meeting, scheduled for July 18, 2018.

ATTACHMENT C:

COLLECTIONS MANAGEMENT BRIEF
July 18, 2018

The Collections Management Committee met on July 18, 2018 for review of artifacts selected for deaccession from the collection of Markham Museum, that will be presented to the City of Markham through the Friends of Markham Museum.

Artifacts for Discussion:

Members of the committee were presented by museum staff with a comprehensive list of artifacts from the Wilson Variety Hall, a list of chairs and trunks/chests from various buildings that are slated for deaccession (indicated by "NO" pass). These assessed artifacts were discussed individually in detail by committee members and museum staff to ascertain that the items should be deaccessioned. The list also includes artifacts that are to remain within the collection.

Approval:

Motion by Lorne Smith, seconded by Ardy Reid that the list (attached) of artifacts for deaccession from the Wilson Variety Hall, the list of chairs and trunks/chests from various buildings be submitted to the Friends of the Markham Museum for further approval, with final submittal to the City of Markham.
Motion carried.

Closing comments:

Thanks were expressed to the staff for the professional submittal of the archival material that was reviewed.

Collections Review will continue at our next meeting, scheduled for September 19, 2018.

FRIENDS OF THE MARKHAM MUSEUM BOARD MEETING
Meeting No. 76
Markham Museum, Mount Joy Staff Room
October 10, 2018, 5:00 p.m.

In Attendance:	Regrets:
Bill Crothers, Chair	Councillor Colin Campbell
Wendy Kadlovski, Treasurer	Doug Worsley, Vice Chair
Lorne Smith	Athena Hurezeanu
Sue Smitko	
Jill ten Cate	
Anisa Anwar	
Anna Masci	
<i>Ex Officio:</i>	<i>Guests:</i>
Cathy Molloy, Museum Director	Vivian Ng, Museum Youth Volunteer

1. CALL TO ORDER AND OPENING REMARKS

The meeting of the Friends of the Markham Museum Board was called to order at 4:58 p.m. with B. Crothers presiding as Chair.

2. DECLARATIONS

Nil.

3. ADDITIONS/CHANGES TO THE AGENDA

Moved By: L. Smith

Seconded By: A. Masci

THAT the agenda for the October 10, 2018 meeting be approved as distributed.

Carried. (3.1)

4. REGRETS

Cllr. C. Campbell, D. Worsley and A. Hurezeanu sent their regrets.

5. ADOPTION OF MINUTES OF MEETING

Moved By: W. Kadlovski

Seconded By: A. Anwar

THAT the minutes of the Friends of the Markham Museum meeting on September 12, 2018 be approved as distributed

Carried. (5.1)

6. BUSINESS ARISING FROM THE MINUTES

Nil.

7. NEW BUSINESS

Nil.

8. DIRECTOR'S REPORT

C. Molloy spoke briefly on the recent activities of the Museum. Applefest was well-attended with 3000 visitors. There have been issues lately with the fire alarm system due to a contractor digging in the wrong place. In 2019, attendees from the Canadian Museums Association conference will visit the Museum on a field trip with lunch provided by the Markham Historical Society.

Moved by L. Smith
Seconded by S. Smitko

THAT the Board receives the Director's report.

Carried. (8.1)

9. TREASURER'S REPORT

The current bank balance is \$67,543.31. No recent transactions.

10. YOUTH MEMBER REPORT

No report.

11. COMMITTEE REPORTS

- a) Collections Committee: The committee is still reviewing the artifacts being considered for deaccession. Janet Reid and her staff are doing a very thorough job
- b) Development Committee: No report. The committee will meet soon.
- c) Executive Committee: Has not met recently.
- d) Book Marketing Committee: 550 books sold to date. We will do more marketing for the holiday season.

Moved by W. Kadlovski
Seconded by J. Cate

THAT the Board receives the Book Marketing Committee's report.

Carried. (11.d.1)

12. MARKHAM HISTORICAL SOCIETY REPORT

MHS Apple Fritter sales at Applefest grossed almost \$2000. Next Monday at the meeting there will be a presentation about Bees from a speaker from York University. In November there will be a talk by Lorne Smith on maple syrup. MHS has offered space in its newsletter for the Friends to write an article.

13. OTHER BUSINESS

- a) The Chair asked the Board to review the proposed meeting times for 2018-2019 that was distributed via email and to let him know if anyone has any conflicts.
- b) The Volunteer Appreciation Dinner will take place on Thursday, November 15.

Friends of the Markham Museum Board
October 10, 2018

Page 3

14. NEXT MEETING

The Chair informed the Board that the next meeting would be held on November 7 at 5 p.m. in the Mount Joy Staff Room at Markham Museum.

15. ADJOURNMENT

Moved by: W. Kadlovski

Seconded by: S. Smitko

THAT the October 10, 2018 meeting of the Friends of the Markham Museum Board be adjourned.

Carried. (15.1)

Meeting adjourned 5:56 p.m.

**FRIENDS OF THE MARKHAM MUSEUM BOARD
EXTRACT**

DATE: November 10, 2018

TO: Development Service Committee

EXTRACT CONTAINING ITEM 11a OF THE FRIENDS OF MARKHAM MUSEUM
MEETING HELD ON JUNE 6, 2018.

11 a) COLLECTIONS COMMITTEE

Moved By: D. Worsley

Seconded By: S. Smitko

THAT the list of artifacts (Attachment A) from the Chapman House and the remaining Strickler Barn items be approved for deaccession and sent to the City of Markham for approval.

CARRIED (11.a.2)

EXTRACT CONTAINING ITEM 11a OF THE FRIENDS OF MARKHAM MUSEUM
MEETING HELD ON SEPTEMBER 12, 2018.

Moved by D. Worsley

Seconded by L. Smith

THAT the list of artifacts (Attachment B) from the Wilson Variety Hall be approved for deaccession and submitted to the City of Markham for final approval.

CARRIED. (11.a.1)

EXTRACT CONTAINING ITEM 11a OF THE FRIENDS OF MARKHAM MUSEUM
MEETING HELD ON NOVEMBER 7, 2018.

Moved by D. Worsley

Seconded by L. Smith

THAT the list of artifacts (Attachment C) from the Baptist Church and Hoover House be approved for deaccession and submitted to the City of Markham for final approval.

CARRIED. (11.a.2)

Strickler Barn							
Points	Pass ¹	Accession #	Common Name	Location	Donor	Teaching	Note
40	Yes	M.1982.64.1	Fence Cap	SB-1	Simpson, Mark		
55	Yes	M.1991.21.1	Rack Lifter	SB-1	Reesor, Lewis		
45	Yes	M.1991.21.2	Hay Wagon	SB-2	Reesor, Lewis		
20	No	T.2018.0.185.1-2	Seed Drill fragment	SB-2	Markham Museum Collection		
20	No	T.2018.0.186	Seed Drill fragment	SB-2	Markham Museum Collection		
-5	No	T.2018.0.187	Saw Blade	SB-2	Markham Museum Collection		

¹ Object must score 40 or higher to be considered for acquisition or to be kept in the Collection.

SB1 = Main floor of Strickler Barn

SB2 = Loft of Strickler Barn

Chapman (Basement)						
Points	Pass ¹	Accession #	Common Name	Location	Source Info	Teaching Note
20	No	M.1971.31.467	Harness Maker's Bench	CPH1	Markham Historical Society	
25	No	M.1976.37.8	Portrait	CPH1	Baxter, Mrs. Ollie	
-10	No	M.1983.20.4	Chair (broken)	CPH1	Wyatt, Majorie	
15	No	M.1984.0.168	Harness Maker's Bench	CPH1	Unknown	
15	No	M.1985.0.699	Harness Maker's Bench	CPH1	Unknown	
15	No	M.1985.15.1	Stove Leg	CPH1	Gray, Margaret D.	
25	No	M.1985.35.3.1-15	Pews, frag	CPH1	Markham Historical Society	
25	No	M.1985.64.145	Ruler	CPH1	Reaman, Hazel	
-5	No	M.1986.0.259	Fireplace Grate	CPH1	Unknown	
-5	No	M.1986.0.262.a	Fireplace Surround	CPH1	Unknown	
-5	No	M.1986.0.262.b	Fireplace Surround	CPH1	Unknown	
-5	No	M.1986.0.262.e	Stove	CPH1	Unknown	
-5	No	M.1986.0.284	Fender	CPH1	Unknown	
-5	No	M.1986.0.292.a-b	Table Remnant	CPH1	Unknown	
-5	No	M.1986.0.298.b	Stove	CPH1	Unknown	
-5	No	M.1986.0.298.c	Stove	CPH1	Unknown	
-5	No	M.1986.0.298.d	Stove	CPH1	Unknown	
-5	No	M.1986.0.298.e	Stove	CPH1	Unknown	
-5	No	M.1986.0.298.f	Stove	CPH1	Unknown	
20	No	M.1986.0.345	Shoe Last	CPH1	Unknown	
20	No	M.1986.0.346	Shoe Last	CPH1	Unknown	
20	No	M.1986.0.479	Arch Punch	CPH1	Unknown	
30	No	M.1986.0.570	Riveting Machine	CPH1	Unknown	
0	No	M.1986.0.808	Sewing Machine	CPH1	Unknown	
20	No	M.1986.0.848	Sewing Machine	CPH1	Markham Museum Collection	
20	No	M.1987.20.83	Butcher Block	CPH1	Markham Historical Society	
30	No	M.1987.3.9	Meat Slicer	CPH1	Markham Historical Society	
20	No	M.1988.0.760	Chopping Block	CPH1	Markham Museum Collection	
15	No	M.1989.35.115	Shoe Last	CPH1	Conley, C. Isabel Ogden	
15	No	M.1991.0.35.a-c	Board	CPH1	Markham Museum Collection	
35	No	M.L. 1971.8.91	Fork	CPH1	Lunau, John william	
20	No	M.L. 1973.11.1	Harness Maker's Bench	CPH1	Stirling, James	
25	No	T.2018.0.127	Lamp	CPH1	Markham Museum Collection	Yes
-10	No	T.2018.0.128	Iron frag	CPH1	Markham Museum Collection	
-10	No	T.2018.0.129	Iron frag	CPH1	Markham Museum Collection	
-10	No	T.2018.0.130	Iron frag	CPH1	Markham Museum Collection	
-10	No	T.2018.0.131	Iron frag	CPH1	Markham Museum Collection	
-10	No	T.2018.0.133	Iron frag	CPH1	Markham Museum Collection	
30	No	T.2018.0.135	Oil Heater	CPH1	Markham Museum Collection	Yes
-5	No	T.2018.0.136	Sewing Machine	CPH1	Markham Museum Collection	
-5	No	T.2018.0.137	Unclassifiable	CPH1	Markham Museum Collection	
15	No	T.2018.0.138	Cradle	CPH1	Markham Museum Collection	
45	Yes	M.1987.0.221	Sewing Machine	CPH1	Markham Museum Collection	
55	Yes	M.2005.0.21	Collection in a frame	CPH1	Markham Museum Collection	
40	Yes	M.L. 1971.8.23	Rake	CPH1	Lunau, John william	
40	Yes	M.L. 1971.8.46	Barley Fork	CPH1	Lunau, John william	
60	Yes	M.L. 1971.8.57	Bylaw Poster	CPH1	Lunau, John william	

¹ Object must score 40 or higher to be considered for acquisition or to be kept in the Collection.

CPH1 = Chapman House Basement

Chairs (Found site-wide)

Points	Pass	Accession #	Common Name	Location	Source Info	Teaching?
25	No	M.1971.106.3	Chair	C150101	Markham Museum Collection	
35	No	M.1971.92.5	Chair	WVH3Bank3A	Hemingway, Robert Kellow	
35	No	M.1977.78.1	Chair	C150502	Markham Museum Collection	
30	No	M.1983.17.9	Chair	CPH2 Study	Wideman, Russell	
15	No	M.1983.20.2	Chair	C140303	Wyatt, Marjorie	
-10	No	M.1983.20.4.a-d	Occasional Chair	CHP1	Wyatt, Marjorie	
30	No	M.1983.38.42	Chair	C140301	Bosomworth, Mrs. J.H.	
25	No	M.1983.38.55	Chair	C140303	Bosomworth, Mrs. J.H.	
20	No	M.1985.0.849	Occasional Chair	WVH2Retail South Side	Markham Museum Collection	
20	No	M.1985.0.852	Occasional Chair	WVH3Bank1C	Markham Museum Collection	
15	No	M.1985.0.853	Occasional Chair	WVH3Bank2E	Markham Museum Collection	
15	No	M.1985.0.859	Occasional Chair	WVH3Bank2E	Markham Museum Collection	
15	No	M.1985.0.860	Occasional Chair	WVH3010201	Markham Museum Collection	
15	No	M.1985.0.861	Occasional Chair	WVH3Bank3A	Markham Museum Collection	
25	No	M.1986.0.124	Chair	WVH2Retail South Side	Markham Museum Collection	
30	No	M.1986.0.129	Chair	C170302	Markham Museum Collection	
25	No	M.1986.0.130	Chair	C130501	Markham Museum Collection	
25	No	M.1986.0.132	Chair	WVH2Retail South Side	Markham Museum Collection	
30	No	M.1986.0.228	Chair	C150203	Markham Museum Collection	
35	No	M.1986.0.230	Chair	C140101	Markham Museum Collection	
30	No	M.1986.0.233	Chair	C140101	Markham Museum Collection	
35	No	M.1986.0.242	Chair	C150403	Markham Museum Collection	
25	No	M.1987.20.3	Chair	WVH2Retail South Side	Ward, June	
25	No	M.1987.20.4	Chair	WVH2Retail South Side	Ward, June	
25	No	M.1987.20.5	Chair	WVH2Retail South Side	Ward, June	
30	No	M.1987.0.744	Chair	C140503	Markham Museum Collection	
25	No	M.1991.0.33	Chair	C150301	Markham Museum Collection	
25	No	M.2000.0.144	Chair	C140201	Markham Museum Collection	
25	No	M.2003.6.1	Chair	CPH2 Study	Marlatt, Julie	
30	No	M.2006.09.1	High Chair	HH1	Glass, Frances Ann	
15	No	T.2018.0.159	Chair	CPH2 Master Bedroom	Markham Museum Collection	
15	No	T.2018.0.173	Dining Chair	CPH2 Kitchen	Markham Museum Collection	
15	No	T.2018.0.174	Chair	CPH2 Kitchen	Markham Museum Collection	
15	No	T.2018.0.250	Chair	WVH3Bank2E	Markham Museum Collection	
25	No	T.2018.0.252	Chair	WVH3010501	Markham Museum Collection	
25	No	T.2018.0.253	Rocking Chair	WVH3010501	Markham Museum Collection	
25	No	T.2018.0.258	High Chair	WVH3000102	Markham Museum Collection	
15	No	T.2018.0.292	Chairs	HH1	Markham Museum Collection	
45	Yes	M.1970.12.1	Chair	C150501	Hore, Dr. A. L.	
45	Yes	M.1970.16.1	Chair	CPH2 Parlour	Sargent, Terry	
45	Yes	M.1971.31.516.a-e	Chair	CPH2 Study	Markham Historical Society	
40	Yes	M.1971.90.1	Chair	C150301	Dimma, Mrs. Les	
55	Yes	M.1973.108.1	Rocking Chair	V140401	Hemingway, Mr. & Mrs. Art	
50	Yes	M.1974.74.1	Chair	WVH3010201	Williams, Dr. Charles	
50	Yes	M.1974.74.15	Rocking Chair	WVH3070301	Williams, Dr. Charles	
50	Yes	M.1974.74.2	Rocking Chair	HH1	Williams, Dr. Charles	
50	Yes	M.1977.17.2	Chair	C140101	Allison, Nellie	
50	Yes	M.1977.17.3	Chair	C160302	Allison, Nellie	
60	Yes	M.1977.58.1.a-c	Reclining Chair	V190101	Mrs. H. (Frisby) Frandson, Willow Beach, Ont.	
45	Yes	M.1977.8.23	Chair	HH1	Taylor, Vera	
45	Yes	M.1977.8.24	Chair	WVH3Bank2E	Taylor, Vera	
45	Yes	M.1978.23.1	Rocking Chair	HH1	Family of Fred and Garfield Hamilton	
45	Yes	M.1979.35.2	Chair	C140204	Kennedy, Mrs. Keith	
40	Yes	M.1979.35.15	Chair	C140301	Kennedy, Mrs. Keith	
40	Yes	M.1980.76.1	Occasional Chair	WVH3Bank1C	Lunau, Archie	
40	Yes	M.1980.76.2	Chair	C140201	Lunau, Archie	
55	Yes	M.1981.66.2	Chair	C150403	Patterson, Rachel	
45	Yes	M.1983.11.16	Chair	C130502	Reaman, Warren	
40	Yes	M.1983.20.3	Chair	C150501	Wyatt, Marjorie	
45	Yes	M.1983.39.1	Chair	C140501	Crane, Jarvis	
45	Yes	M.1984.63.160	Chair	C150503	Taylor, Vera	
40	Yes	M.1984.63.272	Chair	C140101	Taylor, Vera	
50	Yes	M.1984.63.273	Chair	C140103	Taylor, Vera	
40	Yes	M.1984.63.274	Chair	C140130	Taylor, Vera	
45	Yes	M.1985.0.82	Chair	C100202	Markham Museum Collection	
50	Yes	M.1985.21.1	Chair	C170203	Metcalfe, Alan	
50	Yes	M.1985.21.2	Dining Chair	CPH2 Parlour	Metcalfe, Alan	
50	Yes	M.1985.21.3	Chair	C140503	Metcalfe, Alan	
50	Yes	M.1985.21.4	Chair	C140503	Metcalfe, Alan	
50	Yes	M.1986.0.136	Chair	C150503	Markham Museum Collection	
40	Yes	M.1986.0.1476	Chair	WVH2Office	Markham Museum Collection	

40	Yes	M.1986.0.1477	Chair	C140501	Markham Museum Collection
50	Yes	M.1986.15.4	Chair	C080301	Bowles, Elizabeth Scott
45	Yes	M.1989.45.1	Chair	WVH2Office	Scott, Jean E.
50	Yes	M.1990.3.1.1-2	Chair	C160203	Forgie, Gord
40	Yes	M.1997.5.6&7	Chair	C150103	Scott, Jean E.
50	Yes	M.2000.41.1	Chair	C140204	Boyington, Drew
50	Yes	M.2003.2.1	Chair	C130502	Brown, Andy & Pat
45	Yes	M.2006.12.2	Chair	C140403	Coakwell, Brian
40	Yes	M.2006.12.3	Chair	C140403	Coakwell, Brian
50	Yes	M.2006.12.4	Chair	C140403	Coakwell, Brian
50	Yes	M.2011.3.1	Chair	CPH2 Parlour	Elaine Shirley Stover
50	Yes	M.2015.30.12	Windsor Arm Chair	CPH2 Kitchen	Anderson, Mary
40	Yes	M.D.1985.0.850	Chair	CPH2 Kitchen	Markham Museum Collection
50	Yes	M.D.2012.32.98	Commode Chair	CHP2 Guest Bedroom	Peter Kaellgren and John Alexander
45	Yes	M.L.1970.27.1	Chair	C140201	Barkey, Frank
40	Yes	M.L.1971.8.537	Chair	HH1	John Lunau
40	Yes	M.L.1971.8.6	Chair	C120501	Lunau, John William
45	Yes	M.L.1984.1.1-8	Chair	C150401	Gibson, Mrs. Linda
55	Yes	M.L.1985.4.1	Chair	C150201	Summerfeldt, John

Object must score 40 or higher to be considered for acquisition
or to be kept in the Permanent Collection.

HH = Hoover House Gallery

CPH2 = Main Floor Chapman

WVH1 = Wilson Variety Hall Basement

WVH2 = Wilson Variety Hall Main

WVH3 = Wilson Variety Hall Attic

C = Collections Building

Wilson Variety Hall - Basement

Points	Pass	Accession #	Common Name	Location	Source Info	Teaching?
30	No	M.1970.8.4	Wood Stove	WVH1	Unknown	
5	No	M.1971.31.34	Bed	WVH1	Markham Historical Society	
30	No	M.1971.31.427	Commode	WVH1	Markham Historical Society	
35	No	M.1971.31.454	Stool	WVH1	Markham Historical Society	
10	No	M.1971.31.67	Bed Frame	WVH1	Markham Historical Society	
35	No	M.1971.38.17.a&b	Bed	WVH1	Thomson, J. Walter	
15	No	M.1971.46.1	Grain Shovel	WVH1	Wideman, Lorne Hoover	
35	No	M.1971.5.1	High Chair	WVH1	Campbell, Stuart Tripp	
30	No	M.1971.54.10	Rocking Chair	WVH1	Mr. M. McQuay	
35	No	M.1971.54.8.a&b	Bed	WVH1	McQuay, M.	
20	No	M.1973.125.1.a&b	Crib	WVH1	Markham Historical Society	
25	No	M.1977.57.1	Chair	WVH1	Miss. Florence Thomson	
35	No	M.1979.35.1	Chair	WVH1	Kennedy, Mrs. Keith	
35	No	M.1980.15.15	Chairs	WVH1	Unknown	
30	No	M.1980.70.1	Mirror	WVH1	Hare, Alice Hendricks	
25	No	M.1981.76.59	Rocking Chair	WVH1	Markham Historical Society	
25	No	M.1983.20.12	Mirror	WVH1	Wyatt, Majorie	
20	No	M.1984.3.1	Desk	WVH1	Mortson, Mr. and Mrs. Lorne	
25	No	M.1984.63.159	Bucket Bench	WVH1	Taylor, Vera May Reesor	
25	No	M.1984.67.18	Cradle/Rocker	WVH1	Gray, Mrs. Margaret	
15	No	M.1985.0.1674	Saw Horse	WVH1	Unknown	
15	No	M.1985.0.1676	Saw Horse	WVH1	Unknown	
15	No	M.1985.0.1677	Saw Horse	WVH1	Unknown	
20	No	M.1985.0.1857	Pulley	WVH1	Unknown	
20	No	M.1985.0.2025	Molding	WVH1	Unknown	
-5	No	M.1985.0.829	Table Leg	WVH1	Unknown	
-5	No	M.1985.0.830	Table Leg	WVH1	Unknown	
15	No	M.1985.0.848.a-s	Brine Barrel	WVH1	Unknown	
25	No	M.1985.35.4	Child's Chair	WVH1	Markham Historical Society	
30	No	M.1985.55.7	Table	WVH1	Summerfeldt Family	
30	No	M.1985.64.19.a-c	Towel Rack	WVH1	Reaman, Hazel	
20	No	M.1985.64.34	Deck Chair	WVH1	Reaman, Hazel	
30	No	M.1985.66.1.a-e	Crib	WVH1	Mr. & Mrs. Elmer Burkholder	
20	No	M.1986.0.1204	Cupboard	WVH1	Unknown	
5	No	M.1986.0.1205.a&b	Blanket Chest	WVH1	Unknown	
25	No	M.1986.0.133	Chair	WVH1	Unknown	
15	No	M.1986.0.1330	Tongs	WVH1	Unknown	
20	No	M.1986.0.138.a&b	Drop Front Desk	WVH1	Unknown	
20	No	M.1986.0.156.a-b	School Bench	WVH1	Unknown	
10	No	M.1986.0.204	Chest of Drawers	WVH1	Unknown	
5	No	M.1986.0.231	Chair, Fragment	WVH1	Unknown	
15	No	M.1986.0.232.a-d	Bed legs	WVH1	Unknown	
30	No	M.1986.0.235	Cupboard	WVH1	Unknown	
20	No	M.1986.0.296.d	Wood Stove	WVH1	Unknown	
10	No	M.1986.0.297.1-6	Stove	WVH1	Unknown	
5	No	M.1986.0.353.a-e	Crib	WVH1	Unknown	
20	No	M.1986.0.559	Shelf	WVH1	Unknown	
20	No	M.1986.0.610	Shelf	WVH1	Unknown	
10	No	M.1986.0.613	Chair	WVH1	Unknown	
20	No	M.1986.0.614	Chair	WVH1	Unknown	
15	No	M.1986.0.685	Stool	WVH1	Unknown	
20	No	M.1986.0.695	Stool	WVH1	Unknown	
10	No	M.1986.0.696	Chair	WVH1	Unknown	
10	No	M.1986.0.697	Chair	WVH1	Unknown	
20	No	M.1986.0.717	Chair	WVH1	Unknown	
35	No	M.1986.36.1.a-j	Stove	WVH1	Mr. & Mrs. Larry Reesor	
10	No	M.1987.0.128	Chair	WVH1	Unknown	
5	No	M.1987.0.178	Chair	WVH1	Unknown	
20	No	M.1987.0.179.1	Chair	WVH1	Unknown	
10	No	M.1987.0.179.2	Chair	WVH1	Unknown	
10	No	M.1987.0.180	Chair	WVH1	Unknown	
25	No	M.1987.0.181	Chair	WVH1	Unknown	
-10	No	M.1987.0.182	Stool	WVH1	Unknown	
20	No	M.1987.0.184	Chair	WVH1	Unknown	
15	No	M.1987.0.185	Chair, Child's	WVH1	Unknown	
20	No	M.1987.0.192	Chair	WVH1	Unknown	
10	No	M.1987.0.193	Rocking Chair	WVH1	Unknown	

10	No	M.1987.0.195	Wall Mirror	WVH1	Unknown
20	No	M.1987.0.196.1-2	Chair, Dining	WVH1	Unknown
20	No	M.1987.0.198.a&b	Bed	WVH1	Unknown
25	No	M.1987.0.206	Bed	WVH1	Unknown
20	No	M.1987.0.208	Headboard remant	WVH1	Unknown
20	No	M.1987.0.209.a&b	Bed	WVH1	Unknown
20	No	M.1987.0.222	Washstand	WVH1	Unknown
35	No	M.1987.0.288	Mantel	WVH1	Unknown
20	No	M.1987.0.294	Chair	WVH1	Unknown
10	No	M.1987.0.303	Table	WVH1	Unknown
20	No	M.1987.0.305	Table	WVH1	Unknown
10	No	M.1987.0.306	Table	WVH1	Unknown
15	No	M.1987.0.324	Furnace	WVH1	Unknown
10	No	M.1987.0.325	Furnace	WVH1	Unknown
10	No	M.1987.0.349	Bedsprings	WVH1	Unknown
20	No	M.1987.0.524	table	WVH1	Unknown
15	No	M.1988.0.644	School Desk	WVH1	Unknown
20	No	M.1988.0.645	School Desk	WVH1	Unknown
20	No	M.1988.0.655	Fireplace Tongs	WVH1	Unknown
10	No	M.1988.0.764	Chair	WVH1	Unknown
15	No	M.1988.0.796	Wheel Chair	WVH1	Unknown
35	No	M.1988.0.797	Bed frame	WVH1	Unknown
20	No	M.1988.0.798	Chair, Rocking	WVH1	Unknown
25	No	M.1988.1.9.a-e	Bed frame	WVH1	Hudson, Linda
35	No	M.1988.34.2	Kitchen Table	WVH1	Moore, Bill
35	No	M.1988.40.1.a-i	Bed	WVH1	Clark, Harriet
35	No	M.1988.40.2.a-d	Bureau	WVH1	Clark, Harriet
25	No	M.1988.40.5.a-d	Sideboard	WVH1	Clark, Harriet
15	No	M.1990.0.207	Saw Horse	WVH1	Unknown
15	No	M.1990.0.208	Saw Horse	WVH1	Unknown
15	No	M.1990.0.209	Saw Horse	WVH1	Unknown
35	No	M.1991.0.30.1&2	Flowerpot	WVH1	Unknown
10	No	M.1991.0.32	Chair	WVH1	Unknown
20	No	M.1991.0.36	Table	WVH1	Unknown
20	No	M.1999.0.367	Chair	WVH1	Unknown
35	No	M.2007.40.2	Settler's Bed	WVH1	Duffield, R.
25	No	M.L.1970.26.2	Chair	WVH1	Durant, Viola
35	No	M.L.1971.8.2	Rocking Chair	WVH1	Lunau, John William
35	No	M.L.1971.8.21	Lounge	WVH1	Lunau, John William
20	No	T.2018.0.222	Table	WVH1	Unknown
15	No	T.2018.0.223	Saw Horse	WVH1	Unknown
15	No	T.2018.0.224	Saw Horse	WVH1	Unknown
10	No	T.2018.0.228	Organ	WVH1	Unknown
20	No	T.2018.0.229	Peavy	WVH1	Unknown
20	No	T.2018.0.230	Grocery Tongs	WVH1	Unknown
10	No	T.2018.0.231	Side Table	WVH1	Unknown
-5	No	T.2018.0.232	Unclassifiable Artifact	WVH1	Unknown
20	No	T.2018.0.233	Drawers	WVH1	Unknown
20	No	T.2018.0.234	Unclassifiable Artifact	WVH1	Unknown
15	No	T.2018.0.235	Chair	WVH1	Unknown
10	No	T.2018.0.236	Unclassifiable Artifact	WVH1	Unknown
20	No	T.2018.0.237	Chalkboard/Slate	WVH1	Unknown
10	No	T.2018.0.238	Chair	WVH1	Unknown
15	No	T.2018.0.239	Chair	WVH1	Unknown
20	No	T.2018.0.240	Unclassifiable Artifact	WVH1	Unknown
20	No	T.2018.0.241	Unclassifiable Artifact	WVH1	Unknown
20	No	T.2018.0.244	Wooden box	WVH1	Unknown
15	No	T.2018.0.245	Chair	WVH1	Unknown
15	No	T.2018.0.246	Chair	WVH1	Unknown
55	Yes	M.1970.1.1	Spinning Wheel	WVH1	Ramer, Ora
50	Yes	M.1971.38.8.a-d	desk	WVH1	Thomson, J. Walter
45	yes	M.1971.38.18	Blanket Chest	WVH1	Mr. J.W. Thomson
55	Yes	M.1971.103.1	Cupboard	WVH1	Unknown
45	Yes	M.1976.74.1	Rocking Chair	WVH1	Funnell, Mrs. D.
40	Yes	M.1978.47.10a&b	Saw Horse	WVH1	Mr. & Mrs. Warren Reaman
40	Yes	M.1979.54.1	Chair x3	WVH1	Young, Clark
45	Yes	M.1981.67.2	Lounge	WVH1	Reesor, Dorothy Eileen Hood
40	Yes	M.1983.38.41	Wall Mirror	WVH1	Bosomworth, Mrs. J. H
40	Yes	M.1984.0.1400	Dressing Cradle	WVH1	Unknown

40	Yes	M.1987.0.417	Pew	WVH1	Unknown
50	Yes	M.1988.33.1-3	Desk, School	WVH1	Scaysbrook, Edward A.
50	Yes	M.1988.33.4	Chair, Desk	WVH1	Scaysbrook, Edward A.
50	Yes	M.1988.33.5	Chair, Desk	WVH1	Scaysbrook, Edward A.
45	Yes	M.1988.40.3	Washstand	WVH1	Clark, Harriet
40	Yes	M.1988.40.4	Cupboard	WVH1	Clark, Harriet
50	Yes	M.1988.40.6	Stand	WVH1	Clark, Harriet
45	Yes	M.1989.19.37	School Desk	WVH1	Markham Historical Society
45	Yes	M.1990.17.1	cradle	WVH1	Grove, Paul
40	Yes	M.1990.19.1	Lounge Chair	WVH1	Reesor, Lewis
45	Yes	M.1991.38.1	Crib	WVH1	Watson, Trevor
40	Yes	M.1992.0.8	Lectern	WVH1	Unknown
50	Yes	M.1993.15.48	Lifenet	WVH1	Town of Markham c/o Mr. Ken Beckett, Fire Chief
45	Yes	M.1993.16.1	Bed	WVH1	Brillinger, Mrs. E.
50	Yes	M.1993.16.2	Rocking Chair	WVH1	Brillinger, Mrs. E.
45	Yes	M.1997.5.5	Dining Table	WVH1	Scott, Jean E.
55	Yes	M.1999.1.1.a-f	Trade sign	WVH1	Rowan, Michael
50	Yes	M.2000.43.1	School Desk	WVH1	Bosomworth, Patsy
45	Yes	M.L.1970.26.1	Chair	WVH1	Durant, Viola
45	Yes	M.L.1971.8	Sideboard	WVH1	Lunau, John William
45	Yes	M.L.1971.8.16	Bench	WVH1	Lunau, John William
40	Yes	T.2018.0.226	Cabinet	WVH1	Unknown

Object must score 40 or higher to be considered for acquisition or to be kept in the Permanent Collection.

Trunks and Chests						
Points	Pass	Accession #	Common Name	Location	Source Info	Teaching?
25	No	M.1974.102.1	Trunk	CPH2 Study	Spofford, Mr. and Mrs.	
30	No	M.1979.30.1	Trunk	WVH3Bank3C	Fockler, Margaret B.	
35	No	M.1981.3.27	Chest	WVH3Bank1D	Tait, Stewart	
35	No	M.1981.77.1	Blanket Chest	Mount Joy	Housser, Sam	Yes
25	No	M.1983.20.5	Trunk	WVH3Bank1B	Wyatt, Marjorie	
35	No	M.1984.72.6	Trunk	WVH3090106	Pilkey, Gordon	Yes
35	No	M.1984.82.1	Blanket Chest	Church	Housser, Sam	Yes
25	No	M.1985.0.221	Trunk	WVH3090104	Markham Museum Collection	
25	No	M.1985.0.251	Trunk	WVH3070201	Markham Museum Collection	
15	No	M.1985.0.256	Trunk	WVH3Bank3C	Markham Museum Collection	
25	No	M.1985.0.257	Trunk	WVH3070401	Markham Museum Collection	Yes
35	No	M.2010.37.1	Trunk	WVH3	Everett, Harold	Yes
15	No	T.2018.0.289	Trunk	CPH1	Markham Museum Collection	
20	No	T.2018.0.293	Trunk	Transportation Building	Markham Museum Collection	
15	No	T.2018.0.294	Trunk	Transportation Building	Markham Museum Collection	
15	No	T.2018.0.295	Trunk	Transportation Building	Markham Museum Collection	
40	Yes	M.1972.103.1	Trunk	CHP2 Maid's Bedroom	Rattle, Thomas	
40	Yes	M.1973.103.23	Trunk	RS1	McLean, Mr. & Mrs. David	
50	Yes	M.1974.27.1	Tool Chest	Housser Barn Level 1	Mac Rae, Donald A.	
55	Yes	M.1974.91.3	Belt Chest	C120502	Reesor, Mrs. Jacob	
45	Yes	M.1981.3.26	Chest	PS	Tait, Stewart	
50	Yes	M.1981.71.4	Trunk	WVH2	Secor, Mrs. Christine	
45	Yes	M.1981.71.5	Trunk	WVH3070201	Secor, Mrs. Christine	
45	Yes	M.1983.5.2	Trunk	WVH3	Johnson, Ned	
50	Yes	M.1983.48.460	Trunk	V070305	Estate of Innis MacDonald, c/o Marlene Findley	
50	Yes	M.1983.53.2	Trunk	RS1	McCook, Doris / Owned: Clarry, Henry J.	
50	Yes	M.1984.63.158	Chest	HH1	Hoover Family / Taylor, Vera May	
50	Yes	M.1984.76.9	Trunk	RS1	Reeves, Jim	
55	Yes	M.1986.0.311	Chest	C000103	Markham Museum Collection	
45	Yes	M.1986.0.1201a-c	Blanket Chest	C080201	Markham Museum Collection	
40	No	M.1987.0.244	Chest	C100101	Markham Museum Collection	
60	Yes	M.2013.36.2	Chest	C110202	Pustai, Ken	
60	Yes	M.L.1980.6	Chest	V200102	Pingel, Joachim / Rae, Matthew	
40	Yes	M.X.1985.0.1474	Blanket Chest	C000103		

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HH = Hoover House Gallery

CPH1 = Chapman Basement

CPH2 = Chapman Main Floor

WVH2 = Wilson Variety Hall Main

WVH3 = Wilson Variety Hall Attic

C = Collections Building

V = Visible Storage

RS = Railway Station Exhibit

PS = Print Shop

Geared for Growing						
Points	Pass	Accession #	Common Name	Location	Source Info	Teaching?
40	Yes	M.1983.44.1	Fanning Mill	MG	Sallaberger, Manfred	
50	Yes	M.1984.0.240	Fanning Mill	MG	Markham Museum Collection	
50	Yes	M.1985.80.89	Plough	MG	Ward, June	
60	Yes	M.1990.17.16	Threshing Machine	MG	Grove, Paul	
60	Yes	M.L.1975.21	Threshing Machine	MG	Reesor, Simeon	

Object must score 40 or higher to be considered for acquisition or to be kept in the Permanent Collection.

MG = Main Gallery

Hoover House							
Points	Pass	Accession #	Common Name	Location	Source Info	Teaching?	Note
30	No	M.1985.0.422.a&b	Cup and saucer	HH1	Markham Museum Collection	Yes	
30	No	M.1985.63.1a,b-6a,b	Cups and Saucers	HH1	Wideman, Russell		
30	No	M.1985.63.2.1-6	Plates	HH1	Wideman, Russell		
30	No	M.1985.63.3.A,B	Casserole	HH1	Wideman, Russell		
30	No	M.1985.63.4	Pitcher	HH1	Wideman, Russell		
30	No	M.1985.63.5.A,B	Sugar Bowl	HH1	Wideman, Russell		
30	No	M.1985.63.6.A,B	Teapot	HH1	Wideman, Russell		
25	No	M.1985.64.58	Cowbell	HH1	Mrs. Hazel Reaman	Yes	
25	No	M.1987.20.11	Bench	HH1	Mrs. June A. Ward	Yes	
35	No	M.1987.20.29	Bathtub	HH1	Mrs. June A. Ward	Yes	
20	No	T.2018.0.291	Box	HH1	Markham Museum Collection	Yes	
15	No	T.2018.0.320	Taper Holder	HH1	Markham Museum Collection	Yes	
20	No	T.2018.0.329	Pot	HH1	Markham Museum Collection	Yes	
20	No	T.2018.0.333	Jar	HH1	Markham Museum Collection	Yes	
20	No	T.2018.0.336	Flower Pot	HH1	Markham Museum Collection	Yes	
15	No	T.2018.0.337	Barrel	HH1	Markham Museum Collection	Yes	
15	No	T.2018.0.338	Barrel	HH1	Markham Museum Collection	Yes	
15	No	T.2018.0.344	Flower Pot	HH1	Markham Museum Collection	Yes	
25	No	T.2018.0.345	Finger Jug	HH1	Markham Museum Collection	Yes	
20	No	T.2018.0.559	Inkwell	HH1	Markham Museum Collection	Yes	
15	No	T.2018.0.560	Masher	HH1	Markham Museum Collection	Yes	
50	Yes	M.1970.19.1	Cradle	HH1	Thompson, George		
45	Yes	M.1970.40.2	Bed	HH1	Markham Museum Collection		
45	Yes	M.1971.31.2.6	Spade, Butterchurning	HH1	Markham Historical Society		
45	Yes	M.1971.31.517	Jug	HH1	Markham Historical Society / Harold Carruther		
50	Yes	M.1971.84.1	Hackle	HH1	Mills, William John?		
55	Yes	M.1972.16.1	Settle Bed	HH1	Possibly belonged to Milroy Family / Burrows, Bob		
55	Yes	M.1973.26.1	Document Box	HH1	Hoover, Carl Howard		
45	Yes	M.1973.57.2	Bowl	HH1	Burrows Family		
55	Yes	M.1974.52.2	Press	HH1	Taylor, Vera May Reesor		
40	Yes	M.1976.60.1	Bible	HH1	Family of Peter Ramer and Magdeline Grove (Groff) Ramer.		
45	Yes	M.1976.81.32	Pitcher	HH1	Scott, R.W. (nee Francis)		
55	Yes	M.1977.32.14	Egg Cup	HH1	Hoover, Christian L.		
55	Yes	M.1977.81.1	China Cabinet	HH1	Leibel, Stan		
45	Yes	M.1977.91.2	Beater, Rug	HH1	Hamilton, Hugh		
45	Yes	M.1980.15.6	Rack Roller	HH1	Anderson, Mabel A. Hagerman		
45	Yes	M.1982.23.5	Teacup and Saucer	HH1	Wideman, Russell		
40	Yes	M.1983.2.1	Jar	HH1	Jarvis, Mr. and Mrs. Marcus		
45	Yes	M.1983.49.2	Spoon	HH1	Timbers, Morley; Campbell Mrs. Rebecca		
50	Yes	M.1984.33.39	Bowl	HH1	Mr. and Mrs. Lyle Robinson		
45	Yes	M.1984.63.14	Pitcher	HH1	Hoover Family		
45	Yes	M.1984.63.15	Pitcher	HH1	Hoover Family		
45	Yes	M.1984.63.16	Pitcher	HH1	Hoover Family		
55	Yes	M.1984.63.26.a-b	Sieve	HH1	Taylor, Vera May Reesor		
40	Yes	M.1984.63.28	Pitcher	HH1	Hoover Family		
50	Yes	M.1984.63.32	Masher	HH1	Hoover Family		
45	Yes	M.1984.63.37	Spoon	HH1	Hoover Family		
50	Yes	M.1984.63.38	Steel	HH1	Hoover Family		
55	Yes	M.1984.63.41	Dish	HH1	Taylor, Vera May Reesor; Hoover Family		
50	Yes	M.1984.63.42A,B	Cup and Saucer	HH1	Hoover Family		
50	Yes	M.1984.63.47.1-5	Plates	HH1	Taylor, Vera May Reesor; Hoover Family		
50	Yes	M.1984.63.48.1-2	Plates	HH1	Taylor, Vera May Reesor; Hoover Family		
50	Yes	M.1984.63.49.1-3	Teacup and Saucer	HH1	Taylor, Vera May Reesor; Hoover Family		
50	Yes	M.1984.63.50.1AB-5AB	Cups and Saucers	HH1	Taylor, Vera May Reesor; Hoover Family		
50	Yes	M.1984.63.85	Bedsread	HH1	Hoover Family		
40	Yes	M.1985.0.49a,b	Mortar and Pestle	HH1	Markham Museum Collection		
45	Yes	M.1985.0.166	Crock	HH1	Robinson, William; Lunau, John		
50	Yes	M.1986.0.10	Blanket	HH1	Markham Museum Collection		
50	Yes	M.1987.0.896	Trundle Bed	HH1	Hoover, Mr. & Mrs. Elmer		
50	Yes	M.1990.0.307	Cupboard	HH1	Lunau, John William		
40	Yes	M.2010.0.165	Jug	HH1	Markham Museum Collection		
55	Yes	M.2010.9.1	Whale Oil Lamp	HH1	Gift of Janet Reid		
40	Yes	M.2013.8.1.1	Plate	HH1	Gift of Rosemary Knox		
40	Yes	M.2013.8.1.2	Plate	HH1	Gift of Rosemary Knox		
40	Yes	M.2013.8.1.3	Plate	HH1	Gift of Rosemary Knox		
40	Yes	M.2013.8.1.4	Plate	HH1	Gift of Rosemary Knox		
40	Yes	M.L.1971.8.528a-b	Dough Trough	HH1	Lunau, John William		
50	Yes	M.L.1971.14a&b	Barrel	HH1	Grove, Paul		
40	Yes	T.2018.0.314	Taper Holder	HH1	Markham Museum Collection		
55	Yes	T.2018.0.315	Table	HH1	Markham Museum Collection		
50	Yes	T.2018.0.316	Chest of Drawers	HH1	Markham Museum Collection		
40	Yes	T.2018.0.317	Rope Bed	HH1	Markham Museum Collection		
40	Yes	T.2018.0.319	Candle Lantern	HH1	Markham Museum Collection		
40	Yes	T.2018.0.323	Slant Top Table	HH1	Markham Museum Collection		
45	Yes	T.2018.0.330	Copper Boiler	HH1	Markham Museum Collection		
40	Yes	T.2018.0.331	Dry Sink	HH1	Markham Museum Collection		
40	Yes	T.2018.0.339	Boot Jack	HH1	Markham Museum Collection		
45	Yes	T.2018.0.341	Dining Table	HH1	Markham Museum Collection		
50	Yes	T.2018.0.343	Wood Stove	HH1	Markham Museum Collection		

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HH = Hoover House

Baptist Church							
Points	Pass	Accession #	Common Name	Location	Source Info	Teaching?	Note
25	No	M.1994.0.106	Oil Lamp	BC_2_S	Roadhouse Antiques	Yes	
25	No	M.1994.0.107	Oil Lamp	BC_2_S	Roadhouse Antiques	Yes	
25	No	M.1994.0.108	Oil Lamp	BC_2_S	Roadhouse Antiques	Yes	
25	No	M.1994.0.109	Oil Lamp	BC_2_S	Roadhouse Antiques	Yes	
30	No	M.1994.0.110.1	Pew	BC_2_S	Dunnville, Ontario Baptist Church	Yes	
30	No	M.1994.0.110.2	Pew	BC_2_S	Dunnville, Ontario Baptist Church	Yes	
30	No	M.1994.0.110.3	Pew	BC_2_S	Dunnville, Ontario Baptist Church	Yes	
30	No	M.1994.0.110.4	Pew	BC_2_S	Dunnville, Ontario Baptist Church	Yes	
30	No	M.1994.0.110.5	Pew	BC_2_S	Dunnville, Ontario Baptist Church	Yes	
30	No	M.1994.0.110.6	Pew	BC_2_S	Dunnville, Ontario Baptist Church	Yes	
30	No	M.1994.0.110.7	Pew	BC_2_S	Dunnville, Ontario Baptist Church	Yes	
30	No	M.1994.0.110.8	Pew	BC_2_S	Dunnville, Ontario Baptist Church	Yes	
30	No	M.1994.0.110.9	Pew	BC_2_S	Dunnville, Ontario Baptist Church	Yes	
30	No	M.1994.0.110.10	Pew	BC_2_S	Dunnville, Ontario Baptist Church	Yes	
30	No	M.1994.0.110.11	Pew	BC_2_S	Dunnville, Ontario Baptist Church	Yes	
30	No	M.1994.0.110.13	Pew	BC_2_S	Dunnville, Ontario Baptist Church	Yes	
30	No	M.1994.0.110.14	Pew	BC_2_S	Dunnville, Ontario Baptist Church	Yes	
30	No	M.1994.0.110.15	Pew	BC_2_S	Dunnville, Ontario Baptist Church	Yes	
30	No	M.1994.0.110.16	Pew	BC_2_S	Dunnville, Ontario Baptist Church	Yes	
30	No	M.1994.0.110.17	Pew	BC_2_S	Dunnville, Ontario Baptist Church	Yes	
30	No	M.1994.0.110.18	Pew	BC_2_S	Dunnville, Ontario Baptist Church	Yes	
30	No	M.1994.0.110.19	Pew	BC_2_S	Dunnville, Ontario Baptist Church	Yes	
30	No	M.1994.0.110.20	Pew	BC_2_S	Dunnville, Ontario Baptist Church	Yes	
30	No	M.1994.0.110.21	Pew	BC_2_S	Dunnville, Ontario Baptist Church	Yes	
30	No	M.1994.0.110.22	Pew	BC_2_S	Dunnville, Ontario Baptist Church	Yes	
30	No	M.1994.0.110.23	Pew	BC_2_S	Dunnville, Ontario Baptist Church	Yes	
30	No	M.1994.0.110.24	Pew	BC_2_S	Dunnville, Ontario Baptist Church	Yes	
30	No	M.1994.0.110.25	Pew	BC_2_S	Dunnville, Ontario Baptist Church	Yes	
30	No	M.1994.0.110.26	Pew	BC_2_S	Dunnville, Ontario Baptist Church	Yes	
30	No	M.1994.0.110.27	Pew	BC_2_S	Dunnville, Ontario Baptist Church	Yes	
30	No	M.1994.0.110.28	Pew	BC_2_S	Dunnville, Ontario Baptist Church	Yes	
25	No	M.1999.0.312	Table	BC_2_CG	Markham Museum Collection	Yes	
35	No	T.2018.0.267	Wooden Pew	WVH3	Markham Museum Collection	Yes	
50	Yes	M.1971.3.2	Pew	BC_3_CL	Mr. Paul Burkholder		
55	Yes	M.1972.48.1	Clock	BC_2_S	9th Line Baptist Church, c/o Mr. Jim Lewis		
55	Yes	M.1972.48.4	Pulpit	BC_2_N	9th Line Baptist Church, c/o Mr. Jim Lewis		
55	Yes	M.1972.48.5	Hanging Cupboard	BC_2_S	9th Line Baptist Church		
50	Yes	M.1972.48.8.1	Pew	BC_3_CL	9th Line Baptist Church		
50	Yes	M.1972.48.8.2	Pew	BC_3_CL	9th Line Baptist Church		
45	Yes	M.1976.59.1	Pew	C110201	Mr. Roy Morrish		
60	Yes	M.1981.32.1	Pump Organ	BC_2_S	Mr. & Mrs. Jim Lewis		
50	Yes	M.1981.32.3	Chair	BC_2_S	Mr. & Mrs. Jim Lewis		
50	Yes	M.1981.32.5	Table	BC_2_S	Mr. & Mrs. Jim Lewis		
50	Yes	M.1981.32.6	Piano Stool	BC_2_S	Mr. & Mrs. Jim Lewis		
50	Yes	M.1981.32.19	Chair	BC_2_S	Mr. & Mrs. Jim Lewis		
55	Yes	M.1981.78.1	Pew	BC_2_S	9th Line Baptist Church		
55	Yes	M.1981.78.2	Pew	BC_2_S	9th Line Baptist Church		
55	Yes	M.1982.5.1	Lamp Bracket	BC_2_S	Mr. & Mrs. Jim Lewis		
55	Yes	M.1982.5.1.2	Lamp Bracket	BC_2_S	Mr. & Mrs. Jim Lewis		
50	Yes	M.1983.11.17	Wood Stove	BC_2_S	Mrs. Warren Reaman		
50	Yes	M.1984.71.1	Pew	V190101	Mr. and Mrs. John Reesor		
45	Yes	M.1994.0.48	Pew	BC_3_CL	Bethesda English Evangelical Lutheran Church		
50	Yes	M.1994.0.51	Pew	BC_3_CL	Grace Anglican Church		
50	Yes	M.2007.8.1	Quilt	BC_2_NH	Old Towne Quilters Markham Guild		
60	Yes	M.2012.2.2	Pulpit	WVH3	Reesor, Dorothy		
55	Yes	M.L.1976.3	Pew	WVH3	Reesor, Lewis		
40	Yes	T.2018.0.561	Pulpit	V210000	Markham Museum Collection		

Object must score 40 or higher to be considered for acquisition or to be kept in the Permanent Collection.

BC = Baptist Church

C = Collections Building

V = Visible Storage

WVH1 = Wilson Variety Hall Basement

WVH3 = Wilson Variety Hall Attic



Report to: General Committee

Meeting Date: February 4, 2019

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

PREPARED BY: John Yeh, Manager, Policy – ext.7922

RECOMMENDATION:

- 1) That the report entitled "Additional City of Markham Comments on the Province's Increasing Housing Supply in Ontario Consultation Document", dated February 4, 2019 be received;
- 2) That the report entitled "Additional City of Markham Comments on the Province's Increasing Housing Supply in Ontario Consultation Document", dated February 4, 2019, be forwarded to the Assistant Deputy Minister of Municipal Affairs and Housing;
- 3) That the City of Markham work with the Province to streamline the development application process including matters such as public consultation requirements in the approvals process;
- 4) That the City of Markham request the Province to review their One Window Planning Service for input, review, and approval of planning applications that includes streamlining review processes and utilize technology for enhanced coordination between Ministries; and
- 5) And that the City of Markham request the Province to amend the *Development Charges Act, 1997 as amended*, to eliminate the 10% reduction for services and reduce the list of ineligible services.

PURPOSE:

This report provides additional recommendations that build on the recommendations endorsed by General Committee on January 21, 2019 regarding the report entitled "City of Markham Comments on the Province's Increasing Housing Supply in Ontario Consultation Document".

BACKGROUND:

On January 21, 2019 the General Committee staff report entitled "City of Markham Comments on the Province's Increasing Housing Supply in Ontario Consultation Document", addressed the following broad theme areas from the Province aimed at removing the barriers to building new housing:

- Streamlining development approvals;
- Relaxing restrictions to allow a mix of housing where it is needed;
- Lowering the costs of government imposed fees and charges;

-
- Improving the rental housing system for landlords while protecting tenant rights; and
 - Identifying opportunities and innovations to increase housing supply.

The staff report broadly discussed issues related to:

- Length of development approvals related to infrastructure approvals from other levels of government;
- Compliance with provincial building code standards;
- Improving coordination of development approvals with other levels of government
- The need for purpose-built rental housing that is affordable to middle-income households
- Allowing municipalities to recover the full share of growth related housing costs to make it easier to ensure service land can be available in the right places for housing;

The recommendations endorsed on January 21, 2019 by General Committee and the staff report entitled “City of Markham Comments on the Province’s Increasing Housing Supply in Ontario Consultation Document” were submitted to the Province on January 25, 2019 prior to the commenting deadline as follows. The January 21, 2019 General Committee staff report and recommendations were approved by Council on January 29, 2019.

- That Markham City Council does not endorse or support proposed changes to the *Development Charges Act, 1997, as amended*, to reduce the infrastructure recoverable through development charges, and that any changes should ensure that growth pays for growth and does not create a greater financial burden on existing property tax payers;
- That the City of Markham offer to work with the Province to establish creative solutions to affordable housing and home ownership, including secondary suites, and grant municipalities greater control in applying those solutions;
- That Markham City Council request that the Province extend the timeline for providing comments for an additional 30-days in order to provide meaningful proposed solutions from municipalities, the development industry and members of the public; and
- That Markham City Council request that the Province immediately undertake process reviews to streamline the development process especially as it relates to three areas of importance: 1) streamlining the Ministry of Transportation permitting process; 2) revamping the environmental assessment process to be more effective and efficient; 3) examining the permitting and reporting processes at the conservation authorities to comment on applications in a more timely manner.

OPTIONS/ DISCUSSION:

Building on these recommendations, the following section describes additional recommendations for the Province to consider as input to increasing housing supply.

1. That the City work with the Province to streamline the development application process including matters such as public consultation requirements in the approvals process

Public consultation is an important component of the application process but there could be ways to streamline public consultation to ensure more timely decisions which include providing flexibility for public notification requirements for certain types of planning applications.

2. That the Province should review their One Window Planning Service for input, review, and approval of planning applications that includes streamlining review processes and utilize technology for enhanced coordination between Ministries

There is efficiency in the Province's One Window Planning Service by coordinating application reviews through the Ministry of Municipal Affairs and Housing but improvements are needed with clarity in timing, coordination, and consistency with obtaining comments from other Ministries.

3. That the Province amend the *Development Charges Act* to eliminate the 10% reduction for services and reduce the list of ineligible services

Council has endorsed in the past that growth should pay for growth and there should be no changes to the *Development Charges Act 1997, as amended, (DCA)* to reduce eligible costs to services currently being recovered for. As noted from the January 21, 2019 General Committee report "City of Markham Comments on the Province's Increasing Housing Supply in Ontario Consultation Document", there is no evidence that lower development charges will result in an increase in housing supply. Development charges represent approximately 5-7% of the price of a new single-family home in the Greater Toronto Area ("GTA") and Ottawa. Changes to the DCA should focus on eliminating the 10% reduction for services such as indoor recreation and park development and reducing the list of ineligible services to ensure growth pays for growth, such as hospitals.

The Province in their consultation document listed barriers to new housing supply and included cost as one such barrier. The document stated that, "Development costs are too high because of high land prices and government-imposed fees and charges". Submissions to the Province by the Association of Municipalities Ontario ("AMO") and the Municipal Finance Officers' Association ("MFOA") support the City's position that reducing development charges will not improve housing affordability. They concur that a reduction in development charges will:

- not improve housing affordability as land economics show that the market sets housing prices and factors such as population growth, income growth, interest rates and the general state of the economy have the most significant impact on housing demand and pricing
- not result in a decrease in the cost of growth-related infrastructure. This cost will instead be transferred from developers to new and existing homeowners through

higher property taxes and utility rates thereby increasing the overall cost of housing for everyone, including low income families and seniors

- result in municipalities having less funds available to put infrastructure in place to support new development in a timely manner.

AMO and the MFOA are also in agreement that growth should pay for growth and currently development charges do not cover the cost of growth-related capital infrastructure and the shortfall is being subsidized by property taxes. Attached are the submissions to the Province by AMO (Appendix A) and the MFOA (Appendix B and C).

Markham will continue to work with the Province to explore ways to increase the housing supply including purpose-built rental and affordable housing while ensuring growth pays for growth. Staff will continue to monitor Provincial activities related to planning and housing initiatives that may inform further comments regarding increasing the supply of housing. It is recommended Council express its support for the additional recommendations contained in this report on the Province's Increasing Housing Supply in Ontario Consultation Document.

FINANCIAL CONSIDERATIONS

Not Applicable

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

The recommendations in this report support the City's efforts to manage growth and ensure a fiscally prudent and efficient municipality which are key elements of the Safe & Sustainable Community and Stewardship of Money & Resources strategic priorities.

BUSINESS UNITS CONSULTED AND AFFECTED:

Comments from Planning and Finance Departments were included in this report.

RECOMMENDED BY:



Arvin Prasad
Commissioner, Development Services

ATTACHMENTS:

Appendix A – AMO – The Importance of Development Charges

Appendix B – MFOA – Who Pays for Growth?

Appendix C – MFOA Technical Response to: Increasing Housing Supply in Ontario, A Consultation Document



The Importance of Development Charges

Submission to the Minister of Municipal Affairs and Housing on
“Increasing Housing Supply in Ontario” consultations

January 31, 2019

The government has launched a consultation to, “increase the supply of housing in Ontario” and to “address barriers getting in the way of new ownership and rental housing.” According to the government, one of the key barriers to new housing supply is “Cost: Development costs are too high because of high land prices and government-imposed fees and charges.” Any added restrictions on the use of development charges (DCs) will have major implications for municipal governments.

Development charges are a major source of revenue for **cost recovery** that funds the infrastructure needed for Ontario’s growing communities. In 2017, 197 municipal governments collected about \$2.3 billion in development charge revenue.

At present, development charges only cover about 80% of the costs of growth-related capital. They are used throughout Ontario and especially in high growth areas. That means property taxes are currently subsidizing the cost of growth and municipalities are currently falling short of achieving the principle, “growth should pay for growth.” As a recent paper from the Institute on Municipal Finance and Governance at the University of Toronto noted, “[the] burden on existing ratepayers is not only inequitable, but also leads to inefficiently low municipal service levels and other related problems for municipalities and the development industry.”

Inadequate DC revenue will have negative consequences for the province, not just municipalities. The Association of Municipalities of Ontario urges the government to consider these three key points:

1. Development charges are not a root cause of the affordable housing and supply challenge in Ontario. Even further to the point, DCs only apply to only a small part of the housing market – new homes. DCs represent between 5 – 7% of the cost of a new home.
2. A reduction in development charge collections will increase the cost of public services for all residents. This will increase pressure from taxpayers to constrain growth and to constrain demands on the already stretched property tax dollar.
3. Municipal governments and current property taxpayers do not have means to subsidize developers in building new homes. Changes that reduced development charges has never resulted in reduced housing prices.

The affordability question

1. Development charges are not a root cause of the affordable housing and supply challenge in Ontario.

Where used, development charges only account for between 5-7% of the price of a new home. The cost of lumber and supplies, interest rates, economics, land costs, and developer profits are significant factors when it comes to the cost of a new home. A recent study by the Royal Bank and the Pembina Institute concluded that, with respect to DCs, “the increase in these charges accounts for only a small fraction of the increase in home prices.”

In addition, experience has taught that DC reductions are not passed on to the home buyer. For example, Ottawa experimented with offering DC concessions in a specific area. The concessions offered did not lower the price of housing compared to other areas in the city. In the GTA, on the border of two municipalities, with different development charge programs, the municipality with

lower DCs in fact has higher housing prices. These examples add to the embedded skepticism that exists about the interests and actions of the industry to reduce house prices.

Lowering DCs will not lower housing prices nor increase land supply. Reducing DCs could exacerbate housing issues and create further barriers to long-term municipal financial sustainability.

Taxpayer Equity and Municipal Sustainability

2. A reduction in development charge collections will increase the cost of public services for all residents. This will increase pressure from taxpayers to constrain growth to constrain demands on the already stretched property tax dollar.

Reducing DCs does not decrease the cost of growth-related infrastructure. Instead, it transfers the cost to existing homeowners, which includes low income families and seniors. Significant increases in the whole cost of housing, through increased annual property taxes, would be unaffordable for many. Existing taxpayers and ratepayers would have to fund the cost of infrastructure not recovered through DCs. This would result in higher property taxes and utility rates for municipalities with new development and create a disincentive for residents to support new housing.

If more municipal operating revenues are needed to cover the cost of growth, it will be at the expense of maintaining existing capital assets, services, or current property tax and user rates. Shortchanging the public services that the people of Ontario depend on is no way to build the communities people want to live in. Development charges are the right tool to fund the services needed for growth in Ontario.

Specific to the issue of water and wastewater infrastructure, it has been suggested that DCs should not be used to recover growth-related capital costs associated with water and wastewater infrastructure. This is a poorly thought out suggestion which would have the following impacts:

- It will reduce a municipality's ability to finance the essential infrastructure needed for growth to occur;
- It will reduce the supply of serviced land;
- It will unfairly affect existing homeowners, who would see large increases in their water rates to pay for infrastructure that does not benefit them;
- Municipal efforts to properly fund asset management plans would likely be compromised because the rate increases necessary for both growth and asset management would likely be unacceptable;
- Opposition to growth may increase as homeowners become aware that growth is causing increases in their water rates;
- There would be significant transitional issues as many municipalities have issued debt that is funded by future development charge revenue; and
- Higher water rates would reduce affordability for the people of Ontario, including seniors and lower income residents.

Cumulative Impact

3. Municipal governments and current property taxpayers do not have means to subsidize developers in building new homes.

As noted above, property taxpayers are already subsidizing growth. Ontarians already pay the highest property taxes in county. What ancillary impacts will be further placed on others in a community? How much higher should property taxes go? How high is too high?

We also have to consider the perspectives of Ontarians:

- Six in ten say improving the state of roads, bridges, and transit is a high priority.
- Seven in ten say they are concerned that current property taxes will not cover the cost of local infrastructure and municipal services.
- More than eight in ten Ontarians say they would be concerned if the province placed new demands on municipal governments that result in higher property taxes.

Ontarians understand the limits of the property tax system and they understand that an infrastructure gap exists in their community. Much of what makes Ontario an attractive place to live, start a family and open a local business is public infrastructure.

AMO estimates municipal governments need an additional \$4.9 billion per year for ten years to continue delivering today's services and to close the infrastructure gap. This need is on top of inflation-adjusted property tax and user fee increases over the next ten years.

Mandating reductions in the collection of DCs will compound existing municipal financial challenges. Reductions would hamper the aspirations of Ontarians to continuously improve the state of infrastructure in their communities and close the gap.

Conclusion

AMO was pleased to make presentations to the Minister of Municipal Affairs and Housing on the importance of development charges as a financial underpinning of municipalities, and especially high growth communities. AMO and the Municipal Finance Officers Association were pleased to recently assemble treasurers from a wide assortment of municipal governments, to inform the provincial government's deliberations on this issue, at two different occasions.

The Municipal Finance Officers Association has provided a very detailed paper to the government on this issue. Similarly, the Institute on Municipal Finance and Governance at the University of Toronto has also recently published a paper on development charges. A key quote from that paper bear mentioning: "Both municipalities and the development industry are stronger when growth-related capital costs are recovered by DCs set within well-structured municipal funding regimes."

We urge the government to consider the above points and submissions. The government must ensure that unintended consequences of a policy change do not exacerbate the availability and supply of housing in Ontario, nor existing municipal financial challenges.

Who Pays For Growth?

With changes to development charges, YOU could be paying more



Development charges are fees collected on new development and are currently the primary funding source for infrastructure needed to service growth.



If you're a growing municipality, chances are your community needs new infrastructure to accommodate new residents and businesses.

That's because when most infrastructure was originally built, no one could predict the way communities would grow.

For example, a pipeline meant for a population of 10,000 can't handle more people without upgrading or building new infrastructure.

These changes cost money.

How is growth-related infrastructure paid for?

PRE-1980s

Primarily funded by federal and provincial governments

In the past, the provincial and federal governments paid for infrastructure upgrades.

PRESENT

Primarily funded from growth

However, in the late 1990s, the province changed legislation which transferred **20%** of the cost of growth-related infrastructure to existing residents with **80%** coming from developers.*

*Watson & Associates' 2010 study, "Long-term Fiscal Impact Assessment of Growth: 2011-2021," for the Town of Milton.

POSSIBLE FUTURE

With low development charges:
Primarily funded from existing taxpayers and business owners

Now the province is exploring changes to legislation. If these changes lead to lower development charges, then existing residents and businesses will pay for growth through **higher** property taxes and utility rates.

Reducing development charges does not make housing more affordable.

Instead, it would be:

ONE



EXPENSIVE

- Reducing development charges does not decrease the cost of growth-related infrastructure.
- It transfers the cost to existing homeowners, which includes low-income families and seniors. Significant increases in housing costs would be unaffordable for many.

TWO



INEFFICIENT

- There is no evidence that shows reductions in development charges being passed directly to homebuyers through drops in house prices. House prices are set through market demand.

THREE



INEFFECTIVE

- It will result in higher property taxes and utility rates for municipalities with new development, to cover funds for infrastructure not recovered through development charges.
- It provides a disincentive for residents to support new housing.

FOUR



COUNTERPRODUCTIVE

- Municipalities are already struggling to meet their current infrastructure demands. Without development charges, growth projects would compete with other municipal projects. Municipalities may not have the funds available to put the infrastructure in place needed for development to occur in a timely way.
- Reducing development charges would reduce growth.

Someone has to pay for infrastructure if growth is going to occur.

The question is who?



MFOA Technical Response to: Increasing Housing Supply in Ontario, A Consultation Document

Municipal Finance Officers' Association

January 2019

Table of Contents

<u>I. INTRODUCTION.....</u>	<u>3</u>
<u>II. PRINCIPLES AND PRIOR POSITIONS.....</u>	<u>3</u>
II.I. COMPLETE COMMUNITIES.....	4
II.II. MUNICIPAL AUTONOMY	4
II.III. MUNICIPAL FINANCE	4
SOCIAL HOUSING	5
MUNICIPAL INFRASTRUCTURE	5
II.IV. POLICY APPROACH.....	5
PRIOR MFOA POSITIONS ON DEVELOPMENT CHARGES.....	6
<u>III. CONSULTATION THEMES.....</u>	<u>7</u>
III. I. SPEED	7
III. II. MIX.....	9
III.III. COST	16
III.IV. RENT	18
III.V. INNOVATION.....	20
<u>IV. CONCLUSION.....</u>	<u>21</u>

I. Introduction

The Municipal Finance Officers' Association of Ontario (MFOA), established in 1989, is the professional association of municipal finance officers. We represent more than 2300 individuals who are responsible for handling the financial affairs of municipalities and who are key advisors to councils on matters of finance policy.

MFOA promotes the interests of our members in carrying out their statutory and other financial responsibilities through advocacy, information sharing, networking opportunities, and through the promotion of fiscal sustainability. We also provide members with training and education to enable continuous professional development and to support excellence in municipal finance.

In December of 2018 the Province issued a discussion paper on housing supply entitled: *Increasing Housing Supply in Ontario*.¹ This document is a foundational piece supporting a broad consultation in the Province to address housing supply and related issues of affordability to ensure that Ontario has the right housing in the right places with the necessary infrastructure. The results of the consultation will shape a Housing Supply Action Plan, which will address barriers to new ownership and rental housing in Ontario.

This paper sets out MFOA's views on the important issues and questions raised in the consultation document as well as some that were not. We very much appreciate the opportunity to provide our perspectives and look forward to working with the Province on solutions that will build strong vibrant communities.

II. Principles and Prior Positions

MFOA has previously taken a position and made recommendations to the Province on some of the issues raised in the consultation paper. For some of the other issues, we have not. Either way, we believe that policy recommendations should be anchored in principles that are explicitly set out for the Province as well as our members. The remainder of this section sets out our principles and, in some cases, previously stated positions, in the following areas:

- Complete Communities
- Autonomy
- Financing
 - Social and Affordable Housing
 - Infrastructure Financing
- Policy Approach

¹ This document, and a supporting presentation, is available at <http://www.ontario.ca/housingsupply>.

II.i. Complete Communities

MFOA supports the creation of complete, strong and vibrant communities. Such communities require a “range and mix of housing options, including secondary units and affordable housing, to serve all sizes, incomes and ages of households.”² Complete communities require employment opportunities and a significant array of municipal infrastructure to service residents and businesses. The importance of complete communities that support healthy and active living in municipalities is noted in the provincial growth plan and in the federal government’s recent National Housing Strategy.³

II.ii. Municipal Autonomy

The Province’s discussion paper rightly notes that there is a delicate balancing act in the housing market and in setting and implementing housing policy. A multitude of governmental approvals are required for new housing to come on stream. As noted in the consultation document:

The various regulatory requirements and approvals were established to serve specific public interests, policy objectives or government goals. For example, rules and processes exist to ensure the health and safety of residents, protect environmentally and culturally sensitive areas, and support economic development and a vibrant agricultural sector. Efforts to streamline these requirements need to balance these multiple goals.⁴

Municipal approval of building permits, severances, subdivision agreements and a variety of other planning applications are vital tools for municipalities to ensure that communities develop in ways that promote sound planning principles and produce vibrant, sustainable and complete communities. While MFOA supports efforts from all levels of government and developers for greater coordination and streamlining of approvals, we do not support reducing or eliminating municipal approval powers with respect to development or restrictions on revenue raising capacity to finance housing and infrastructure. Municipalities must have the powers and tools to ensure sound development and growth in their own communities.

II.iii. Municipal Finance

Housing affects municipal finance in a number of ways. For example, some municipalities incur significant capital and operating costs as direct providers of social and affordable housing infrastructure. Ontario is the only province where municipalities have significant social housing responsibilities and costs. Indirect costs are also incurred for a range of supportive services for many social housing

² Ontario, Growth [Plan for the Greater Golden Horseshoe](#), May 2017, p. 6

³ Ontario, [Growth Plan for the Greater Golden Horseshoe](#), May 2017, p. 5. See also Canada, [National Housing Strategy: A Place to Call Home](#), 2017, p. 5.

⁴ Ontario, [Increasing Housing Supply in Ontario](#), December 2018, p. 3

residents. In addition, municipalities provide a range of infrastructure which is needed to support housing and businesses. The municipal finance implications of social housing and infrastructure are expanded on below.

Social Housing

As direct providers of social housing, “municipalities contribute more than \$1.2 billion to social housing every year, which is more than federal and provincial housing funding combined.”⁵ The level of municipal contribution to social housing was also noted in the 2017 Annual Report of the Ontario Auditor General.⁶ The numerous issues related to social housing are beyond the scope of this consultation; however, consistent with our support of “complete communities”, we would urge that social and affordable housing remain a strong focus of housing policy. We are encouraged by the emphasis social and affordable housing issues have received under the federal housing strategy, and we support continued efforts to ensure that all Ontarians have adequate housing. As a starting principle we agree with AMO’s (Association of Municipalities of Ontario) position that, “with respect to social and affordable housing, senior governments must commit to ‘dedicated, permanent, predictable and sustainable funding’”.⁷ Municipalities do not have the financial resources to carry the burden of social and affordable housing costs alone.

Municipal Infrastructure

Municipalities also provide infrastructure that supports housing and employment in Ontario communities. MFOA promotes financial sustainability and long-term financial planning. This includes, among other things, strong support for asset management planning since local governments provide services through a very substantial range of assets that include water and waste water facilities, recreation centers, libraries, roads, transit, police and EMS infrastructure, to name a few. An important tool that contributes to long-term planning and sustainability is the *Development Charges Act, 1997*, which permits the partial recovery of growth-related capital costs. The significance of this tool will be discussed further.

II.iv. Policy Approach

The Province’s consultation paper is a wide-ranging document that touches on a number of complex policy issues including multi-level approvals, development

⁵ Association of Municipalities of Ontario, [Housing in Ontario: A Primer for AMO Members](#), January 2017.

⁶ The Auditor General found that about \$1.35 billion has been spent annually over the past five years to support social housing in Ontario. This money is provided by the federal (29%) and municipal (service manager) governments (70%); the Province only contributes about 1% toward social housing costs, most of which relates to Indigenous social housing in Northern Ontario. Auditor General, [2017 Annual Report: Social and Affordable Housing](#), 2017, p. 710.

⁷ Association of Municipalities of Ontario, [National Housing Strategy: Submission to the Government of Canada](#), 2061, p. 7.

mix, the impact of provincial policies on land supply and housing costs, government charges on development and several more. We feel that the policy changes that the Province opts for in its Housing Supply Action Plan need to be mutually supportive of each other. It is counterproductive to initiate reforms that solve one problem but exacerbate another. Our main concern is that any attempt to address housing affordability by restricting municipal use of development charges (DCs) will only make it more difficult for municipalities to emplace the needed capital works to support housing. Restrictions on DCs can, and will, have major implications for housing supply if the required infrastructure cannot be emplaced. Further, it is important for policy changes to recognize the critical roles played by each of the main parties to development – the Province, the municipality, and the developer. A comprehensive approach involving all three levels of government and key stakeholders is needed to ensure that municipalities can fund the infrastructure our communities require.

Prior MFOA Positions on Development Charges

The first *Development Charges Act* (DCA) in Ontario came into force in 1989. It set out rules to enable municipalities to collect growth-related capital costs created from new development. The Act did not permit the recovery of operating costs, rehabilitation or replacement costs for assets. This legislation was very broad and allowed municipalities to recover 100% of growth-related capital costs.

The Act was amended in 1997, and a number of provisions were introduced that resulted in lower levels of cost recovery for municipalities, which significantly shifted growth-related costs from the development that created the costs to existing property tax and ratepayers.

In 2016, the Province conducted a review of the DCA. At that time, MFOA's position regarding DCs was that:

- Growth should pay for growth;
- There should be no ineligible services under the DCA;
- There should be no service “discounts”;
- Service levels should be forward looking and not based on historic service averages.

MFOA continues to support these positions.

MFOA has observed continuous pressure to expand mandatory exemptions from DCs to promote a variety of planning objectives. MFOA has argued that the DCA is a blunt policy tool to achieve these goals when compared to various planning tools. In addition to the position on DCs noted above, MFOA also recommends no new mandatory exemptions for DCs. Municipalities already have flexibility to make DC exemptions and some do for various reasons. However, exemptions merely reduce revenues, not growth-related costs. Exemptions must be funded

from existing taxpayers. Municipalities are best positioned to know if this is affordable and desirable in their jurisdiction.

III. Consultation Themes

The Province's December 2018 discussion paper on housing supply presented five broadly themed barriers to new housing supply: speed, mix, cost, rent, and innovation. For each theme, a number of issues and questions were raised, which we have responded to in the subsequent thematic sections. The discussion questions posed by the province are presented in bold.

III. i. Speed

The consultation document notes that in Ontario, multiple approvals of varying types are required under a myriad of statutes and by-laws from several levels of government. The complexity, uncertainty and length of these processes have been identified as a problem that increases costs for developers, builders and homebuyers.

A single housing project may require approvals from many of these entities. Duplication, lack of coordination and delays add burden to the development process and increase costs for builders and homebuyers. Potential appeals of these decisions can add further delays and uncertainty.⁸

We agree that the various approvals processes can be time consuming, difficult to navigate and involve significant compliance costs.

The development approval process in Ontario was complex and lengthy prior to the 2005 Planning Act and the 2006 Growth Plan changes requiring additional process. It now generally requires 8-10 years to complete the initial stages of policy and development planning prior to the first building permits emerging on vacant land in new communities. Beyond this initial timeframe, communities can take 15-20 years or longer to be fully built out as municipalities require time to process development applications and integrate growth with the delivery of community infrastructure (e.g. schools, parks, community centres).⁹

A recent study of the building permit approval process found similar problems with long approval times that appear to be more protracted than other parts of Canada and other cities in the world.

⁸ Ontario, [Increasing Housing Supply in Ontario](#), 2018, p. 3

⁹ Malone Given Parsons, [Greater Toronto & Hamilton Area, Simcoe County, Barrie and Orillia Land Supply Analysis](#), November 2018, p. 4

These unnecessary delays in approval have significant impacts. A Fraser Institute report that examined building regulatory regimes in different Canadian communities found that every 6-month delay in approvals reduces growth in new housing supply by 3.7%. This is not just a delay in approvals but it also results in a reduction of new supply. Additional reductions in housing supply growth occur when there is considerable uncertainty regarding approval timeframes which is another feature of Ontario's building approval process.¹⁰

In late 2017, the Province hosted a roundtable to discuss the development approvals process and to develop actionable recommendations for streamlining.¹¹ Several of the recommendations that came out of the roundtable were captured in Ontario's Fair Housing Plan.¹² A number of additional recommendations have since been submitted to the Province by the Residential Construction Council of Ontario.¹³ These exercises contain a number of useful suggestions for streamlining approvals processes without sacrificing the rigorous review needed to ensure adherence to planning principles, the public interest, public safety and other vital public sector priorities. Governments (federal, provincial, municipal), the development industry and other key stakeholders will have to work together to achieve streamlined processes that continue to protect homeowners and residents.

MFOA supports efforts to streamline development approvals processes. However, changes to development approvals processes must be made with the agreement of municipal planning staff and building officials to ensure that municipalities retain the authority to ensure that develop plans conform to local standards.

We are of the view that the issues related to the speed of development approvals need to be viewed more broadly. Development approval timelines **are** overly lengthy, but so too are various infrastructure approvals that municipalities must obtain due to the current provincial legislative framework. For example, environmental assessment processes can take significant lengths of time. In cases where approvals are required for critical infrastructure, such as water or wastewater services, the lack of an approval, or a delay of an approval, can bring development to a virtual halt with obvious housing supply implications.¹⁴

¹⁰ Amborski, David and Duong, Lynn, Centre for Urban Research and Land Development, [Modernizing Building Approvals in Ontario: Catching Up with Advanced Jurisdictions](#), July 2017, p. 2

¹¹ Ontario, [Development Approval Roundtable: Action Plan](#), November, 2017

¹² Ontario, [Ontario's Fair Housing Plan](#), April 20, 2017

¹³ Residential Construction Council of Ontario, [Streamlining the Development and Building Approvals Process in Ontario](#), July 2018

¹⁴ Dave Wilkes, BILD, Toronto Star, July 21, 2018. This article mentions the Upper York Sewage system that has been almost a decade in the planning and approvals process and has yet to be built.

Actions of the development community can also lengthen the development approvals process period. Developers need to reflect on and review how their activities contribute to the issue. For example, developers do not uniformly submit completed applications. This requires municipal staff to spend additional resources on select applications. Developers may also engage in a hurry up and wait approach to the approvals process. Developers are highly engaged at the beginning of the process, but then wait to develop until such a time as they deem the market ready for investment. The length of the process could be misleading due to uneven engagement through the approvals process period.

Development approvals should, therefore, not only be faster, but they should also be “smarter.” Ontario has been committed to smart growth principles for many years and these principles can be found in numerous provincial planning statements and documents. It nevertheless remains the case that sometimes development and infrastructure placement are not well aligned. This issue will be addressed more fully in the following sections on mix and cost.

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

Process re-engineering with respect to development approvals should only be made through collaborative exercises that ensure all views are heard. Top down changes that do not include municipal planning, building, and/or other municipal officials risk significant implementation challenges and, more importantly, risk departing from sound and accepted planning principles and locally determined planning priorities.

III. ii. Mix

The provincial discussion paper raises a number of issues related to housing mix that have been identified by various stakeholders in recent years. These include problems related to housing types, housing location and local amenities to support housing (e.g. schools, transit, workplaces). The complex interaction of housing markets, provincial policies, local planning priorities and a myriad of other factors all play a part in determining the location and types of housing and the types and location of public infrastructure to service the development.

How can we make the planning and development system more effective to build the kind of housing people want, and can afford, in the right places with the right supports (e.g. school, transit and other amenities)?

This single question touches on a number of important points, including:

- Make planning and development more effective
- Building housing that:
 - people want (matching housing types with housing needs)

- is affordable
- is in the right places
- has the right supports (public infrastructure)

Planning and development system that is more effective

Ontario has complex and lengthy approval processes that, in many cases, also have mechanisms to appeal decisions that have been publicly made, which in turn have their own lengthy and expensive processes. Several observers have noted that these processes have become more complex as efforts are made to incentivize certain types of development through the provincial growth plan.

Unfortunately, it is unlikely that any attempts to streamline complex processes, while ensuring protections for key stakeholders and governments, will result in short-term solutions to housing supply issues or price challenges faced by many in Ontario. The fact that these solutions probably have significant lead times is not, of course, a reason to avoid making improvements in the way that developments are approved and built. We would caution against quick fixes that might seem to make the development process more effective but actually run the risk of unintended consequences and create new problems or exacerbate existing ones. Ontario municipalities are incredibly diverse in terms of geography, population, and economy. A fix geared to a growing urban environment may not be relevant for a rural community with a declining population. One size does not fit all.

Rural Communities

Affordable housing issues in urban municipalities in the GTHA currently receive the lion's share of media attention. This is likely due to staggering jumps in house prices over the last ten years. Less attention is paid to the issues faced by smaller, more rural communities where house prices as well as household incomes are often lower. Housing in rural communities is also disproportionately impacted by factors outside of municipal control, such as the closing of the main local employer.¹⁵

These rural communities often face different obstacles when trying to attract a mix of housing that meets the needs of their residents. Many of these obstacles are related to geography.¹⁶

These factors include a low population density that restricts transportation options, limited access to contractors and poor housing conditions. Additionally, the low income of rural residents also puts them at a disadvantage in finding suitable accommodations in the event of resort or retirement development and the subsequent inward migration of urban

¹⁵ Paddison, Laura, "[America's Affordable Housing Crisis isn't Just Hitting Cities](#)", Huffington Post, October 2, 2018.

¹⁶ Rural Ontario Institute, [Under Pressure: Affordable Housing in Rural Ontario](#), December 2009.

residents that raises housing prices through increased demand for accommodations.¹⁷

Rural housing mix also includes types of shelters not seen in urban environments, such as mobile homes and trailer parks. Some of these shelters are unlikely to benefit from repair and rehabilitation further exasperating the affordability crisis.¹⁸

Provincial policies should consider these differences when formulating strategies.

Urban Communities

Matching housing types with housing needs

It is often suggested that in recent years new housing developments in the GTHA have either been “tall” or “sprawl.” In other words, there is a “missing middle” of housing types, which includes rowhouses, town-houses, walk-up apartments and low to mid-rise buildings. The term describes housing types that fall somewhere between high rise apartments/condos and single-family homes.

The majority of new housing built and under construction is either “tall”—one-bedroom condos at high density nodes—or “sprawl”—single-family homes at increasingly distant locations on the urban fringe. This has left households with little choice in the housing market. The options are a small condo in a high-rise tower close to amenities and transit, or a single-family home not served by either transit or amenities and requiring a long commute.¹⁹

A case study of Mississauga conducted by the Ryerson City Building Institute found that the potential for adding “missing middle” housing in Mississauga was significant and that such housing reduces land consumption, makes more efficient use of infrastructure and offers housing that focuses on middle income families. In 2017, Mississauga identified a number of initiatives to encourage a broader range of “missing middle” housing. The recommendations taken together are ambitious, but the benefits will be significant if successful.²⁰

The case of Mississauga and others suggests that a full range of housing is the result of a deliberate and coordinated focus to ensure that housing types are built for households of all incomes. Coordination means that various departments in

¹⁷ Rural Ontario Institute, [Under Pressure: Affordable Housing in Rural Ontario](#), December 2009, p. 4.

¹⁸ Waegemakers Schiff, J., Schiff, R., Turner, A., & Bernard, K. (2015). [Rural homelessness in Canada: Directions for planning and research](#). The Journal of Rural and Community Development, 10(4), 85-106.

¹⁹ Ryerson City Building Institute, [Finding the Missing Middle in the GTHA: An Intensification Case Study of Mississauga](#), October 2018, p. 1

²⁰ City of Mississauga, [Making Room for the Middle: A Housing Strategy for Mississauga](#), 2017.

municipalities need to work together (e.g. planning, public works, finance) and work with the development industry as well as various advocacy groups. Getting a range of housing that is affordable and in the right places doesn't just happen; it happens when builders, planners and others work together to make it happen.

Building housing in the right places

A variety of studies have suggested that development does not always occur in the right places to permit it to be fully supported by public infrastructure.

Major investments to transportation infrastructure have been made since the release of the first Growth Plan in 2006. However, much of the Designated Greenfield Areas are not proximal to existing or planned higher-order transit. This has resulted, in some cases, development being limited due to the lack of sufficient transportation capacity in the surrounding network.²¹

A study by Neptis Foundation that compared development in Vancouver to the GTA found that:

Growth in the GTHA is going mainly to areas without transit, and outside Urban Growth Centres: Only 18% of net new residents were located in areas within easy walking distance of frequent transit (corridors with transit service every 15 minutes or less), while the areas around GO stations accommodated 10% of the region's net new population. Urban Growth Centres identified in the Growth Plan for the Greater Golden Horseshoe, which are supposed to accommodate significantly higher amounts of intensification, accounted for only 13% of net new residents across the region.²²

It is obviously important to have an array of housing types to accommodate the range of housing demand by income, demographic groups as well as those requiring assisted living arrangements or other supports. However, it is also important that development occur in areas where needed infrastructure is in place. Similar to the previous point, in urban settings, ensuring that development complements the location of existing municipal and other public sector infrastructure is often about actively searching for intensification opportunities that will offer a range of housing that goes beyond condominium towers.

²¹ Malone Given Parsons, [Greater Toronto & Hamilton Area, Simcoe County, Barrie and Orillia Land Supply Analysis](#), November 2018, p. 4

²² Neptis Foundation, [Misalignment of growth and infrastructure means Growing Pains for the GTHA](#), May 2015

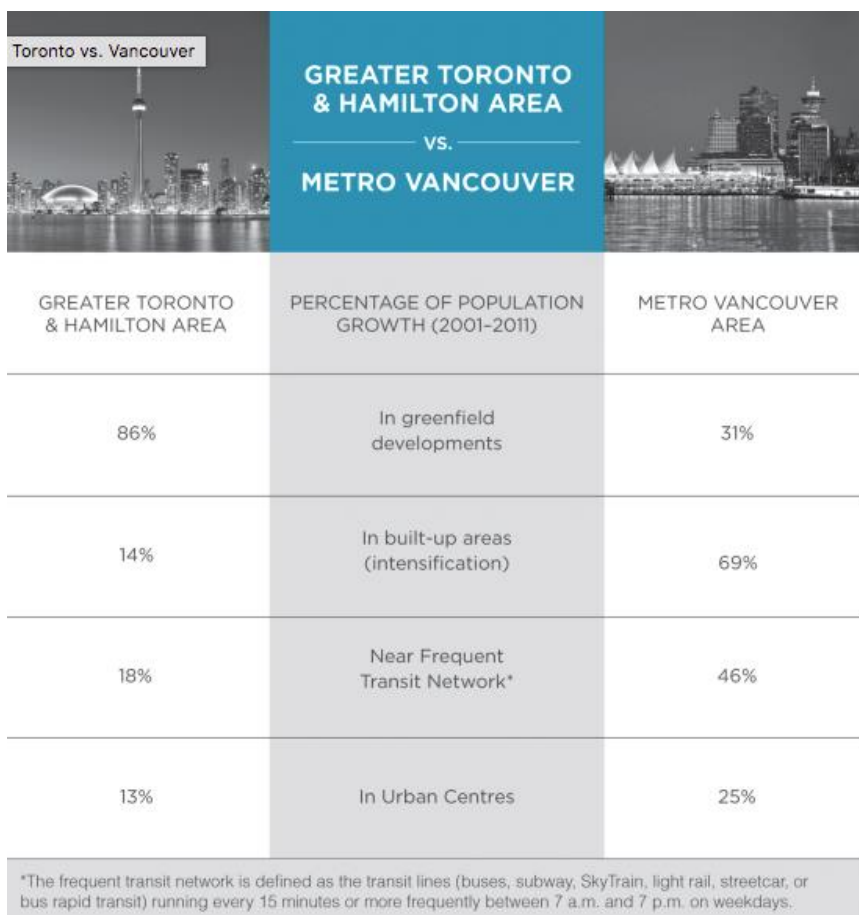


Figure 1: Location of new development, GTHA and Metro Vancouver compared (Neptis Foundation, 2015)

Housing affordability

Housing affordability is, in part, the result of a number of supply and demand considerations. As noted by the Fraser Institute, when explaining house prices it is:

...unwise to focus on any single element of housing demand when trying to explain rapid price growth. Rather, it helps to remember the fundamentals, which include population growth, income growth, housing supply and—of course—interest rates.²³

Numerous macro-economic factors are relevant in any discussion of housing affordability, though they are not the focus of the Province's discussion paper. For example, a number of observers have noted that incomes of millennials have remained stagnant, notwithstanding higher levels of education than earlier generations of the same age. Others have expressed concerns that rising

²³ Josef Filipowicz, "[When explaining home prices, the fundamentals matter](#)," in Fraser Forum, December 21, 2018.

interest rates will negatively impact housing affordability. Many of these factors are beyond the control of municipalities or even the Province (e.g. interest rates).

Supportive public infrastructure to service housing and its occupants

Most public infrastructure in Ontario is owned and operated by municipalities.²⁴ Municipalities face significant challenges to fund emerging asset management plans to maintain it in a state of good repair.²⁵ In addition, municipalities in high growth areas, such as the GTHA, face the financial challenges of providing growth-related infrastructure to service new populations and developments. Development charges have been a vital revenue tool to enable municipalities to finance this growth-related capital work. Any attempts to reduce DCs to make housing more affordable will NOT reduce housing prices but WILL mean that municipalities will be less able to emplace requisite infrastructure to accommodate growth.

How can we bring new types of housing to existing neighbourhoods while maintaining the qualities that make these communities desirable places to live?

Notwithstanding numerous economic considerations (e.g. incomes, interest rates, supply, demographics, etc.), the provision of affordable housing can be enhanced when it is made a priority of governments, including municipalities, as well as developers and builders. New approaches such as inclusionary zoning and efforts to locate “missing middle” housing near existing infrastructure result in an array of housing choices at a variety of prices than would occur when such a focus is absent.²⁶ Additionally, builders and planners can look to underutilized sites and surplus properties in existing developed areas, or explore the potential of permitting accessory dwelling units.²⁷ These approaches often result in changes to approvals processes and thinking differently about providing housing for all income levels. The policy changes required to facilitate this may differ from place to place but without a change in culture or thinking about development of complete communities, we will not get the type of housing needed in the places that it is needed. In short, affordable housing needs to be established as a primary planning goal in the GTHA.²⁸

²⁴ Francine Roy, [From Roads to Rinks: Government Spending on Infrastructure in Canada, 1961 to 2005](#), Statistics Canada, 2008; A more recent citation: [Statistics Canada, Canada's Core Public Infrastructure Survey: Roads, bridges and tunnels, 2016](#)

²⁵ [Canadian Infrastructure Report Card](#), 2016

²⁶ Clayton, Frank; Schwartz, Geoff, [Is Inclusionary Zoning a Needed Tool for Providing Affordable Housing in the Greater Golden Horseshoe?](#), Ryerson University, 2015

²⁷ McKinsey & Company, Housing affordability: A supply-side tool kit for cities, McKinsey Global Institute, 2017.

²⁸ Amborski, David; Clayton, Frank, [The Need to Make Housing Affordability a Primary Goal in Regional Planning for the Greater Golden Horseshoe](#), Centre for Urban Research and Land Development, 2016.

We think there are also parallels between asset management with respect to affordable and “missing middle” housing. Successful asset management planning requires input from all departments in a municipality and it needs to be viewed as a priority by council and senior management. In short, asset management often involves new ways of thinking about assets (e.g. life cycle costs, asset procurement, new technologies, etc.). Municipalities that are actively pursuing these types of options are re-engineering approaches to planning processes, approvals, capital planning etc. Processes that are better informed by planning, public works and finance considerations will yield better results with respect to having a full range of housing options located in the right places where they are supported by needed infrastructure. MFOA has played a leading role in promoting asset management planning at the municipal level in Ontario.

How can we balance the need for more housing and the need for employment and industrial lands?

Building “missing middle” housing can have the benefit of reducing land consumption for housing. Building housing that makes better use of existing infrastructure by locating it near growth nodes and existing development can also contribute to a more efficient use of lands. These policies can help strike a balance between residential lands and employment and industrial lands.

Designating employment and industrial lands does not, of course, guarantee that employment will be created. A recent study of “complete communities” in the Greater Golden Horseshoe found a very uneven record of job creation among municipalities.²⁹ “Complete communities” have a robust mix of residential and employment uses where “people can live, work, shop and play locally without having to rely on automobile use.”³⁰ The study concludes that:

If employment growth continues to concentrate in a few municipalities (Toronto especially), but residential growth continues to be more widely dispersed, it becomes much more challenging for municipalities outside of Toronto, and especially in the Outer Ring, to attract adequate employment to ensure a local mix of uses.³¹

In other words, employment in the GGH has not occurred as projected in the Growth Plan and has not been distributed in a way that supports complete communities. The study does not offer explanations for the distribution of employment, but it does suggest that the employment objectives in the growth plan be revisited. Efforts should be devoted to understanding what types of policies might be needed to achieve a more even distribution of employment growth in the Greater Golden Horseshoe.

²⁹ Complete communities are an explicit objective of the Ontario Growth Plan.

³¹ Ibid., p. 8

III.iii. Cost

The provincial discussion paper identifies a number of issues that stakeholders have brought forward to government around the scarcity of serviced land and its impact on housing prices as well as the economic viability of development.

A claim is made in the discussion paper that development costs in Ontario are too high because of high land prices and government imposed-fees and charges. Development charges, in particular, are identified as a charge that increases the costs of serviced land and housing.³² This is a significant concern for us, as noted several times in previous sections, and our view is that this claim is based on inaccurate assumptions. DCs represent approximately 5-7% of the price of a new single-family home in the GTA and Ottawa. A recent study by the Royal Bank and Pembina Institute that examined the factors affecting home prices in the GTA concluded that, with respect to DCs, “the increase in these charges accounts for only a small fraction of the increase in home prices.”³³

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

It has been suggested that lowering DCs would make housing more affordable.³⁴ MFOA is of the view that reducing DCs will **not** lower housing prices nor increase land supply. Reducing DCs may actually result in complexities that could further exacerbate housing issues and create problems for municipal finance. MFOA is of the view that reducing DCs would be:

- Counterproductive:
 - Reducing or further restricting development charges would reduce supply, not increase it. Less funding from DCs means more competition for projects from other demands on property taxes and municipal revenue streams. Unless a priority, municipalities may not have the funds available to put the infrastructure in place needed for development to occur in a timely way.
- Inefficient
 - We are not aware of any evidence that shows reductions in DCs being passed directly to homebuyers through drops in house prices.

³² See a report prepared by the Altus Group for BILD, [Government Charges and Fees on New Homes in the Greater Toronto Area](#), April 2018.

³³ Cherise Burda, *Priced Out: Understanding the factors affecting home prices in the GTA*, Royal Bank of Canada and the Pembina Institute, November 2013, p. 15

³⁴ Ibid.

- Ineffective
 - Taxpayers and ratepayers would have to cover funds for infrastructure not recovered through DCs. This would result in higher property taxes and utility rates for municipalities with new development and create a disincentive for residents to support new housing.
- Expensive
 - Reducing DCs does not decrease the cost of growth-related infrastructure. Instead it transfers the cost to existing homeowners, which includes low income families and seniors. Significant increases in the whole cost of housing would be unaffordable for many.

Development charges are not a root cause of the affordable housing and supply challenge. As noted above, they represent approximately 5-7 percent of the price of a new single-family home in the GTA and Ottawa. This share has been relatively stable for many years.

The construction of every new house, especially in high growth areas, comes with a direct cost for serviced land and the community facilities demanded by homeowners (e.g. parks, libraries, recreation facilities). Reducing DCs does not reduce the need for the growth-related works. It merely reduces municipal revenues to pay for them and shifts costs to existing taxpayers and ratepayers. Additionally, reducing the development charge does **not** guarantee lower house prices. If more municipal operating revenues are needed to cover the cost of growth, it will be at the expense of maintaining existing capital assets, services, or current property tax rates. Shortchanging the public services Ontarians depend on is no way to build the communities people want to live in. Development charges are the right tool to fund the services and growth Ontarians depend on.

It has also been suggested that DCs should not be used to recover growth-related capital costs associated with water and waste-water infrastructure.³⁵ Reducing DCs for key services such as water and waste-water will reduce a municipality's ability to finance these works and will reduce the supply of serviced land. Other issues related to this approach include:

- It is unfair to existing homeowners and businesses, as they would see very large increases in their water rates to pay for infrastructure that does not benefit them. Municipalities, such as the City of Markham, have forecast significant utility rate and property tax hikes in a future without

³⁵ Dachis, Benjamin, [Hosing Homebuyers: Why Cities Should Not Pay For Water and Wastewater Infrastructure with Development Charges](#), C. D. Howe Institute, August, 2018

DCs, while the Region of Peel forecast huge increases in their top five business water accounts if water and wastewater DCs are eliminated.

- Municipal governments' efforts to properly fund their asset management plans would likely be compromised. The rate increases necessary for both growth and asset management would likely be unacceptable.
- Opposition to growth may increase as homeowners become aware that growth is causing increases in their water rates.
- There would be significant transitional issues as many municipalities have debt that is funded by future development charge revenue.
- Higher water rates would reduce affordability for lower income residents.

Rural Communities

In addition, it is important not to lose sight of the specific housing cost challenges faced by rural and northern communities in Ontario. Costs can be higher in more rural communities due to:

- Less existing transportation infrastructure,
- Fewer economies of scale,
- Longer distances travelled by materials and professionals,
- Shorter construction seasons (in the North),
- Fewer suppliers,
- More complex geographies,
- Bigger economic swings due to less diversified economies, and
- Smaller populations.³⁶

Many of these challenges can increase the costs of development, as well as create obstacles for the construction of growth-related infrastructure.

III.iv. Rent

The discussion document identifies a number of issues the government has heard about rental housing and landlord/tenant relations. For example:

- There is a shortage of affordable rental housing, especially in northern and rural communities;
- Some small landlords claim that requirements on landlords under the *Residential Tenancies Act, 2006* are onerous; and
- Creating new legal secondary units in existing dwellings is difficult because of Building Code requirements and local by-laws.

As noted above in Section II, MFOA supports full communities with a full range of housing options that are affordable as well as communities that provide

³⁶ Woodrow, Maureen, [Challenges to Sustainability in Northern Ontario](#), Environmental Commissioner of Ontario, May, 2002.

employment and supportive public infrastructure and services to serve diverse communities in Ontario. This includes adequate rental housing choices for individuals, couples and families in all parts of Ontario.

We recognize, however, the additional difficulties in getting rental housing into northern and rural communities. Barriers include the difficulty for developers to find financing for rental housing, the smaller size of development coupled with the complexity of financing arrangements, the limited number of specialist developers in rural communities, and the availability of water/wastewater systems with needed capacity.³⁷

How can we make the current system work better for landlords?

Being a landlord is a complex undertaking that requires expertise in a wide range of skills including an understanding of:

- Statutory obligations and municipal by-laws
- Landlord Tenant Board procedures and documents
- Insurance
- Accounting
- Property management and maintenance
- Relationship management, including tenant communications strategies with tenants who might have challenges paying rent or meeting other obligations
- Dispute resolution mechanisms

In addition to these and other skills, landlords work in a changing environment. For example, the legalization of cannabis and changing provisions related to rent controls in Ontario are just two recent examples of challenges with which landlords, and tenants, will have to adjust.

The current system can be made to work better for landlords through a system of landlord education. Large landlords are likely well organized and resourced to undertake the various activities noted above. However, smaller landlords might benefit from services designed to educate and provide best practices on the range of issues landlords and their tenants face. There are organizations that already provide resources and education for landlords.

What additional protections should be provided for tenants?

We are aware of a number of recent initiatives to enhance protections for tenants. For example, easy to understand leases for landlords of most private

³⁷ Paddison, Laura, "[America's Affordable Housing Crisis isn't Just Hitting Cities](#)", Huffington Post, October 2, 2018.

residential rental units can help tenants understand their obligations and rights.³⁸ Provincial initiatives to disseminate information on tenant rights is also useful.

Helping tenants with understandable leases and streamlined procedures for landlord tenant disputes is laudable, significant issues for many tenants are not addressed through such mechanisms.

Some Ontarians are unable to find or pay for market based housing or rental units given their incomes. Others require social service supports to live independently in their housing. The provision of these supports is not the responsibility of landlords but of government at all three levels in Canada (i.e. federal, provincial and municipal). Recent initiatives in Ontario and from the Canada Mortgage and Housing Corporation (CMHC) have recognized the need to view housing in a comprehensive fashion that includes public, private and non-profit stakeholders in providing solutions.

How do we encourage homeowners to create legal second units and new rental supply?

MFOA supports creative housing solutions and a range of housing options that can include legal second units on or in existing properties. Municipalities should be encouraged to work with various groups to see if such housing is workable in their communities. However, second units must not by-pass Building Code requirements and municipal by-laws intended to provide for the health and safety of tenants. Any efforts to streamline the process of creating second units should not be done by reducing the review and approval powers of municipal planning staff or building officials. Second units should also not be exempt from DCs since second unit occupants generate growth-related capital needs.

III.v. Innovation

The consultation document seeks other creative ideas to help increase the supply of housing, offering up the following examples:

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

In addition, the government is interested in gathering input on other issues that people face when trying to find or afford a home, including issues faced by new home buyers.

MFOA supports innovation in housing whether it involves innovative materials, designs, planning, financing or public sector supports for homeowners and renters. However, as a finance organization, MFOA defers to others on matters such as building industry innovation, new ownership forms, and the like. We

³⁸ Ontario, [Renting in Ontario: Your rights](#)

support a number of recent initiatives that will result in innovation and benefits for those looking for housing.

As noted several times in this paper, our view is that the most significant innovations will be in the development of creative housing strategies that specifically address issues of housing mix, location and affordability for all incomes and housing needs. These strategies emphasize partnerships and working with development industry leaders to expedite new approaches to the provision of housing and more efficient use of existing infrastructure. The strategies that will emerge in municipalities that pursue them will be varied, as the circumstances they face will be different. However, without focusing on these issues and making them policy priorities, it is less likely a change in an approval process will produce the results we want from a holistic housing approach.

IV. Conclusion

Numerous questions raised in the consultation paper are best dealt with by municipal planners and building code officials. MFOA supports efforts to streamline approvals, promote affordable housing and promote innovation. However, we also caution that municipal powers to promote sound planning and protect the public interest not be eroded as we adopt new policies and approaches.

Our most pressing concern in the current debate deals with infrastructure financing. We are concerned about any new initiative that would reduce development charge revenues by expanding mandatory exemptions or other means. Further, development charges do not drive house prices. Therefore, reducing DCs will not reduce house prices. **Reducing development charges, however, will reduce municipal revenues and negatively impact a municipality's ability to finance growth-related capital works and negatively affect its long-term sustainability.** A reduced ability to finance growth-related works will only serve to delay or halt development and exacerbate housing supply problems. We conclude by repeating our position on development charges:

- Growth should pay for growth;
- There should be no ineligible services under the DCA;
- There should be no service “discounts”;
- Service levels should be forward looking and not based on historic service averages;
- There should be no new mandatory development charge exemptions.