

Electronic Revised Council Meeting Agenda

Revised Items are Italicized.

Meeting No. 6
May 4, 2021, 1:00 PM
Live streamed

Note: Due to COVID-19, our facilities are closed to the public. Access is not permitted to the Markham Civic Centre and Council Chamber.

Members of the public can participate by:

1. VIEWING THE ONLINE LIVESTREAM

Council meetings are video and audio streamed at: <https://pub-markham.escrimemeetings.com/>

2. EMAILING A WRITTEN SUBMISSION:

Members of the public may submit written deputations by email to clerkspublic@markham.ca.

Written submissions must be received by 10:00 a.m. on Council meeting day*

* If the deadline for written submission has passed, you may:

- a. Email your written submission directly to Members of Council; or
- b. Make a virtual deputation at the meeting by completing and submitting an online **Request to Speak Form**

* If the deadline for written submission has passed and Council has finished debate on the item at the meeting, you may email your written submission directly to **Members of Council**.

3. REQUEST TO SPEAK / VIRTUAL DEPUTATION :

Members of the public who wish to make a live virtual deputation, please register prior to the start of the meeting by:

1. Completing an online **Request to Speak Form** , or,
 2. E-mail clerkspublic@markham.ca providing full name, contact information and item they wish to speak, or,
 3. If you do not have access to email, contact the Clerk's office at 905-479-7760 on the day of the meeting.
- *If Council or Committee has finished debate at the meeting on the item, you may email your written submission directly to Members of Council. The list of **Members of Council is available online at this link.**

Alternate formats for this document are available upon request.

Closed captioning during the video stream may be turned on by clicking the [cc] icon located at the lower right corner of the video screen.

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.

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 - APRIL 20, 2021

14

1. That the Minutes of the Council Meeting held on April 20, 2021, be adopted.

4. PRESENTATIONS

5. DEPUTATIONS

6. COMMUNICATIONS

6.1. 4-2021 LIQUOR LICENCE APPLICATION - YANG'S BRAISED CHICKEN RICE (WARD 8) (3.21)

35

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

7. PROCLAMATIONS

7.1. PROCLAMATIONS (3.4)

No Attachment

1. That the following proclamations, issued by the City Clerk in accordance with the City of Markham Proclamation Policy, be received for information purposes:
 - a. Nursing Week - May 10 to 16, 2021
 - b. Multiple Sclerosis Awareness Day - May 19, 2021
 - c. Pride Month - June 2021

- d. Philippine Week - June 6 to 12, 2021
 - e. Philippines Independence Day - June 12, 2021
 - f. World Sickle Cell Day - June 19, 2021
2. That the following new request for proclamation be approved and added to the Five-Year Proclamations List approved by Council:
- a. Day of Action Against Anti-Asian Racism - May 10, 2021

8. REPORT OF STANDING COMMITTEE

8.1. REPORT NO. 12 - DEVELOPMENT SERVICES COMMITTEE (APRIL 19, 2021)

Please refer to your April 19, 2021 Development Services Committee Agenda for reports.

Mayor and Members of Council:

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

- | | | |
|--------|--|----|
| 8.1.1. | UNIONVILLE SUB-COMMITTEE MINUTES – MARCH 2, 2021 (10.0) - (MAIN STREET UNIONVILLE COMMUNITY VISION PLAN – IMPLEMENTATION, UPDATE ON THE UNIONVILLE STREETSCAPE MASTER PLAN AND UNIONVILLE BIA RETAIL ACTION PLAN) | 41 |
| | <ul style="list-style-type: none"> 1. That the minutes of the Unionville Sub-Committee meeting held March 2, 2021, be received for information purposes, and, 2. That the Terms of Reference for the Unionville Subcommittee be amended to increase the number of appointed Councillors from three (3) to four (4); and, 3. That Councillor Isa Lee be appointed to the Unionville Subcommittee, and, 4. That Staff be authorized and directed to do all things necessary to give effect to this resolution. | |
| 8.1.2. | AUTHORITY TO PROVIDE DEVELOPMENT CHARGE (DC) CREDITS AND/OR REIMBURSEMENTS TO THE TRUSTEE OF BERCZY GLEN LANDOWNERS GROUP INC. AND TO MATTAMY (BERCZY GLEN) LIMITED (WARDS 2 AND 6) (7.11, 5.0) | 47 |
| | <ul style="list-style-type: none"> 1. That the report entitled “Authority to provide Development | |

Charge (DC) Credits and/or Reimbursements to the Trustee of Berczy Glen Landowners Group Inc. and to Mattamy (Berczy Glen) Limited (Wards 2 and 6)” be received; and,

2. That Council authorize a City-Wide Hard Development Charge Credit and/or Reimbursement not exceeding \$8,000,000.00 to the Trustee of Berczy Glen Landowners Group Inc. for the design, contract administration, and construction costs associated with the construction of a bridge crossing the Berczy Creek (“North Bridge”) for the northerly east-west collector road (Street ‘D’) in the Berczy Glen Community; and,
3. That Council authorize a City-Wide Hard Development Charge Credit and/or Reimbursement not exceeding \$1,476,960.00, to the Trustee of Berczy Glen Landowners Group Inc. for the design, contract administration, and construction costs associated with the construction of the watermain on Warden Avenue between Major Mackenzie Drive and Street ‘D’; and,
4. That Council authorize the amount to be credited and/or reimbursed to the Trustee of Berczy Glen Landowners Group Inc. be increased after the update of the City-Wide Hard Development Charges By-law in 2022 to reflect the updated cost of the watermain on Warden Avenue, between Major Mackenzie Drive and Street ‘D’ which is currently estimated at \$6,100,000.00; and,
5. That Council authorize a City-Wide Hard Development Charge Credit and/or Reimbursement not exceeding \$639,904.00, to Mattamy (Berczy Glen) Limited for the design, contract administration, and construction costs associated with the construction of the watermain on Elgin Mills Road between Victoria Square Boulevard and Street ‘A’; and,
6. That Council authorize the amount to be credited and/or reimbursed to Mattamy (Berczy Glen) Limited be increased after the update of the City-Wide Hard Development Charges By-law in 2022 to reflect the updated cost of the watermain on Elgin Mills Road, between Victoria Square Boulevard and Street ‘A’ which is currently estimated at \$2,200,000.00; and,
7. That the Mayor and Clerk be authorized to execute a Construction Agreement with the Trustee of Berczy Glen Landowners Group Inc. or its successors in title for the construction of the North Bridge and watermain on Warden Avenue upon terms to the satisfaction of the Director of Engineering and the City Solicitor, or their respective designates; and,
8. That the Mayor and Clerk be authorized to execute a

Construction Agreement with Mattamy (Berczy Glen) Limited or its successors in title for the construction of a watermain on Elgin Mills Road to the satisfaction of the Director of Engineering and the City Solicitor, or their respective designates; and,

9. That the Mayor and Clerk be authorized to execute a Development Charge Credit and/or Reimbursement Agreements, if required, in accordance with the City's Development Charge Credit and Reimbursement Policy, with the Trustee of Berczy Glen Landowners Group Inc. and/or with Mattamy (Berczy Glen) Limited, or its successors in title to the satisfaction of the Treasurer and the City Solicitor, or their respective delegates; and,
10. That all of the above credits and/or reimbursements shall be the absolute value of the credits and/or reimbursements, and that HST, interest and/or indexing shall not be credited and/or reimbursed; and further,
11. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

8.2. REPORT NO. 13 - DEVELOPMENT SERVICES COMMITTEE (APRIL 21, 2021)

Please refer to your April 21, 2021 Development Services Committee Agenda for reports.

Mayor and Members of Council:

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

8.2.1. REQUEST TO INCREASE PURCHASE ORDER FOR CONSULTING ENGINEERING SERVICES TO DESIGN EXTENSION OF TRUNK SEWER AND WATERMAIN IN 404 NORTH SECONDARY PLAN AREA (5.5, 5.3)

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1. That the report entitled "Request to Increase Purchase Order for Consulting Engineering Services to Design Extension of Trunk Sewer and Watermain in Highway 404 North Secondary Plan Area" be received; and
2. That Purchase Order PD 18309 issued to SCS Consulting Group Ltd. for the detailed design of the extension of the existing trunk watermain and trunk sanitary sewer on Woodbine Avenue be increased by \$391,404.58 inclusive of HST impact, to cover the additional design work required for the project; and
3. That Purchase Order PD 18310 for the contingency for the detailed design of the trunk watermain and trunk sanitary

sewer on Woodbine Avenue be increased by \$39,140.46 inclusive of HST impact, to cover any additional design work required for the project and that authorization be granted to approve expenditures of this contingency amount up to the specified limit in accordance with the Expenditure Control Policy; and

4. That the Engineering Department Capital Administration Fee in the amount of \$54,665.40 , inclusive of HST impact, be transferred to revenue account [640-998-8871(Capital Admin Fees); and
5. That the 2019 Engineering Capital Account 19257 (Consulting Engineering Services for Hwy 404 North Sec Plan) be increased to cover the additional project estimates in the amount of \$485,210.44 inclusive of HST impact, and funded from City Wide Hard Development Charges Reserve, and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution

8.3. REPORT NO. 14 - GENERAL COMMITTEE (APRIL 26, 2021)

Please refer to your April 26, 2021 General Committee Agenda for reports.

Mayor and Members of Council:

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

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|--------|---|----|
| 8.3.1. | 2021 FIRST QUARTER INVESTMENT PERFORMANCE REVIEW (7.0) | 63 |
| 1. | That the report dated April 26, 2021 entitled “2021 First Quarter Investment Performance Review” be received. | |
| 8.3.2. | 2021 UNIONVILLE BUSINESS IMPROVEMENT AREA AND MARKHAM VILLAGE BUSINESS IMPROVEMENT AREA OPERATING BUDGETS (7.4) | 73 |
| 1. | That the report titled “2021 Unionville Business Improvement Area and Markham Village Business Improvement Area Operating Budgets” dated April 26, 2021 be received; and, | |
| 2. | That the 2021 Operating Budget in the amount of \$300,000 for the Unionville Business Improvement Area (UBIA) be approved; and, | |
| 3. | That the 2021 Operating Budget in the amount of \$265,763 for the Markham Village Business Improvement Area (MVBIA) be approved; and, | |
| 4. | That the Special Tax Rate levy, in the amount of \$214,221 | |

for the UBIA members and \$160,559 for the MBIA members be included in the 2021 Tax Levy By-law; and further,

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

8.3.3. MARKHAM VILLAGE AND UNIONVILLE FLOOD MITIGATION STUDY (5.0)

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1. That the presentation entitled “Markham Village/Unionville Flood Control Study Results,” be received; and,
2. That Staff be authorized to hold Public Meetings to obtain feedback on the proposed implementation plan for the Markham Village and Unionville Mitigation Project; and,
3. That Staff report back to Council with feedback obtained from the public prior to endorsement of the implementation plan for the Markham Village/Unionville Project; and further,
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

8.4. *REPORT NO. 15 - DEVELOPMENT SERVICES COMMITTEE (MAY 3, 2021)*

Please refer to your May 3, 2021 Development Services Committee Agenda for reports.

Mayor and Members of Council:

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

8.4.1. *CITY OF MARKHAM COMMENTS ON PLANNING ACT CHANGES REGARDING SUBDIVISION CONTROL AND CONSENTS IN BILL 276 (10.0)*

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1. That the report on the “City of Markham Comments on Planning Act Changes Regarding Subdivision Control And Consents in Bill 276”, be received, and forwarded to the Minister of Municipal Affairs and Housing as the City of Markham’s Comments with respect to ERO Number 019-3495; and,
2. That this report be forwarded to the Provincial Standing Committee on General Government as the City of Markham’s Comments with respect to Bill 276, Supporting Recovery and Competitiveness Act, 2021; and,

3. That Council for the City of Markham does not support the following changes to the Planning Act related to:
 - a. the Proposed Minister's Consent Order; and
 - b. allowing purchasers of land to apply for a consent;
4. **That should the Province enact the Minister's Consent Order changes to the Planning Act,**
 - a. That the legislation specify that any remnant parcels created by a Minister's Consent Order be required to comply with the local municipality's Official Plan and Zoning By-law;**
 - b. That the legislation specify that a Minister's Consent Order is required to comply with Provincial Policy; and**
 - c. That the Minister notify and consult the Council of the municipality where a Consent Order is sought prior to issuing a Minister's Consent Order;**
5. That Council for the City of Markham supports the proposed one-year extension for an applicant to fulfill conditions of a consent, and that the Planning Act be amended to allow the extension to be delegated to staff; and,
6. That Council for the City of Markham request an additional change to the Planning Act that allows for land to merge automatically where it is required by a condition of the consent; and,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

8.4.2. *YONGE NORTH SUBWAY EXTENSION (YNSE) MARKHAM THREE (3) STATION AREA STUDY (5.10)*

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Note: The notice of this motion was given to Development Services Committee at its meeting held on April 19, 2021.

WHEREAS the Province is undertaking the planning studies for the Yonge North Subway Extension (YNSE); and,

WHEREAS on March 18, 2021 Metrolinx released the Initial Business Case that affects the City of Markham and recommends advancing design of the YNSE; and

WHEREAS the Initial Business Case proposes up to four stations along the 8-kilometre subway extension and a new easterly route realignment at Royal Orchard that proposes the subway travel under

an established residential neighbourhood in order to connect to the GO/CN Corridor; and,
 WHEREAS intensification and redevelopment needs to occur along major rapid rail transit corridors like Yonge Street to support Provincial growth direction and to build sustainable communities, including the realization of transit-oriented communities; and,
 WHEREAS the City undertook a study in 2020 entitled “Yonge North Subway Intensification Analysis” to identify development potential and population and employment forecasts and densities within the Steeles Avenue, Clarke Avenue, Royal Orchard Boulevard, Langstaff Gateway and Richmond Hill Centre Station Areas that was provided to Metrolinx as input into the Initial Business Case for the YNSE; and further,
 WHEREAS it is necessary for the City to undertake additional technical work to confirm the Transit Oriented Community potential surrounding Steeles, Clark and Royal Orchard Station areas as preliminary work toward a Secondary Plan exercise for the Yonge Street Corridor and to inform the YNSE process.

Therefore, now be it resolved:

- 1. That while the City of Markham approved funding for the Yonge Street Corridor Secondary Plan as part of the 2021 Capital budget, the City should accelerate work around the Steeles, Clark and Royal Orchard station areas** beginning with a land use/built form study as work towards development of the Yonge Street Corridor Secondary Plan to confirm development potential and a preliminary land use concept, including 3D modelling and financial analysis, **generally located within the Region’s “2020 Proposed Major Transit Station Areas, September 2020”, including:**
 - a. Steeles Subway Station (MTSA 7) and lands within its 800-metre catchment area to the north (generally eastern boundary is Dudley Avenue, northern boundary is the CN tracks, western boundary is Yonge Street and southern boundary is Steeles Avenue);
 - b. Clark Subway Station (MTSA 6) and lands within its 800-metre catchment area (generally eastern boundary is Dudley Avenue, north boundary is Elgin Street, Yonge Street is the western boundary, and the CN tracks are the southern boundary); and,
 - c. Royal Orchard Subway Station (MTSA 70) and lands within

its 800-metre catchment area (generally Royal Orchard is the southern boundary, Yonge Street is the western boundary, southern boundary of Holy Cross Cemetery is the northern boundary and eastern boundary to be determined);

2. That York Region, City of Toronto and City of Vaughan be consulted as part of the study to consider inter-municipal transit-oriented opportunities; and,

3. That Markham staff be authorized and directed to do all things necessary to give effect to this resolution and report back to Development Services Committee at completion of the study.

Be it further resolved, that a copy of this resolution be sent to:

- Hon. Caroline Mulroney, Minister, Ministry of Transportation;
- Hon. Kinga Surma, Associate Minister of Transportation;
- Hon. Laurie Scott, Minister of Infrastructure;
- Hon. Jeff Yurek, Minister of the Environment, Conservation & Parks;
- Hon. Steve Clark, Minister of Municipal Affairs and Housing;
- Hon. Victor Fedeli, Minister of Economic Development, Job Creation and Trade;
- Hon. Catherine McKenna, Minister of Infrastructure and Communities;
- Phil Verster, President and CEO, Metrolinx;
- John MacKenize, CEO, Toronto and Region Conservation Authority;
- Wayne Emmerson, Chairman and CEO, York Region;
- Chris Raynor, Regional Clerk, Regional Municipality of York;
- Stephen Huycke, City Clerk, City of Richmond Hill;
- Todd Coles, City Clerk, City of Vaughan;
- All Members of Federal Parliament in the Regional Municipality of York;
- All Members of Provincial Parliament in the Regional Municipality of York; and,
- All Members of Regional Council in the Regional Municipality of York.

9. MOTIONS

10. NOTICE OF MOTION TO RECONSIDER

11. NEW/OTHER BUSINESS

As per Section 2 of the Council Procedural By-Law, "New/Other Business would

*generally apply to an item that is to be added to the **Agenda** due to an urgent statutory time requirement, or an emergency, or time sensitivity".*

11.1. RECOMMENDATION FROM THE APRIL 1, 2021 LICENSING COMMITTEE HEARING (48 CHURCH STREET) (2.0)

No Attachment

That the following recommendation of the Licensing Committee from the Hearing held on April 1, 2021, be approved and adopted:

1. That the application to remove one Black Walnut tree at 48 Church Street, Markham, be approved; and,
2. That the applicant provide for six plus two replacement trees. Two trees to be planted on the property of 48 Church Street, and six to be planted on any other private property in Markham in a size and native species deemed appropriate by staff, or provide a cash-in-lieu payment of \$600.00 per tree for the 6 trees not on the property and further,
3. That the recommendations are based on the unique characteristics of this case only and are not intended to be precedent setting nor to be used as a basis for future cases.

11.2. RECOMMENDATION FROM THE APRIL 1, 2021 LICENSING COMMITTEE HEARING (62 PENNOCK CRES) (2.0)

No Attachment

That the following recommendation of the Licensing Committee from the Hearing held on April 1, 2021, be approved and adopted:

1. That the application to remove one Norway Maple tree and one Blue Spruce tree at 62 Pennock Cres, Markham, be approved; and,
2. That the applicant provide for six (6) replacement trees on the property of 62 Pennock Cres, or on any other private property in Markham in a size and native species deemed appropriate by staff, or provide a cash-in-lieu payment of \$300.00 per tree; and further,
3. That the recommendations are based on the unique characteristics of this case only and are not intended to be precedent setting nor to be used as a basis for future cases.

11.3. RECOMMENDATION FROM THE MARCH 29, 2021 LICENSING COMMITTEE HEARING (70 BISHOP CRES) (2.0)

No Attachment

That the following recommendation of the Licensing Committee from the Hearing held on March 29, 2021, be approved and adopted:

1. That the application to remove one (1) Basswood tree at 70 Bishop Cres, Markham, be approved; and,
2. That the applicant provide for six replacement trees on the property of 70 Bishop Cres, or on any other private property in Markham in a size and native species deemed appropriate by staff, or provide a cash-in-lieu payment of \$300.00 per tree; and,
3. That the appellant hire a licensed tree removal company to remove the tree and submit the contract to the City prior to removing the tree; and further,
4. That the recommendations are based on the unique characteristics of this case only and are not intended to be precedent setting nor to be used as a basis for future cases.

12. ANNOUNCEMENTS

13. BY-LAWS - THREE READINGS

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. COUNCIL CONFIDENTIAL MINUTES - APRIL 20, 2021 (16.0) [Section 239 (2) (f)]

14.1.2. APPROVAL OF RESTRICTED AND CONFIDENTIAL COUNCIL MINUTES - NOVEMBER 10 AND NOVEMBER 24, 2020 (16.0) [Section 239 (2) (b)(d)]

14.1.3. PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL, INCLUDING MUNICIPAL OR LOCAL BOARD EMPLOYEES [Section 239 (2) b) (8.0)]

14.2. GENERAL COMMITTEE

14.2.1. LABOUR RELATIONS OR EMPLOYEE NEGOTIATIONS; RESTRICTED AND CONFIDENTIAL (11.0) [SECTION 239 (2)(d)]

The Committee consented to place this item on the May 4, 2021

Restricted and Confidential Council Meeting Agenda for consideration.

14.2.2. THE SECURITY OF THE PROPERTY OF THE MUNICIPALITY OR LOCAL BOARD; (8.7) [SECTION 239 (2) (a)]

The Committee consented to place this item on the May 4, 2021 Confidential Council Meeting Agenda for consideration.

14.3. *NEW/ OTHER BUSINESS*

14.3.1. *ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE, INCLUDING COMMUNICATIONS NECESSARY FOR THAT PURPOSE; (10-20 FINCHAM AVENUE) (8.0) [Section 239 (2) (f)]*

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

That By-law 2021-33 be given three readings and enacted.

Three Readings

BY-LAW 2021-33 A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL MEETING OF MAY 4, 2021.

No attachment

16. **ADJOURNMENT**



Electronic Council Meeting Minutes

Meeting No. 6

April 20, 2021, 1:00 PM

Live streamed

Roll Call	<p>Mayor Frank Scarpitti</p> <p>Deputy Mayor Don Hamilton</p> <p>Regional Councillor Jack Heath</p> <p>Regional Councillor Joe Li</p> <p>Regional Councillor Jim Jones</p> <p>Councillor Keith Irish</p> <p>Councillor Alan Ho</p>	<p>Councillor Reid McAlpine</p> <p>Councillor Karen Rea</p> <p>Councillor Andrew Keyes</p> <p>Councillor Amanda Collucci</p> <p>Councillor Khalid Usman</p> <p>Councillor Isa Lee</p>
Staff	<p>Andy Taylor, Chief Administrative Officer</p> <p>Trinela Cane, Commissioner, Corporate Services</p> <p>Arvin Prasad, Commissioner, Development Services</p> <p>Claudia Storto, City Solicitor and Director of Human Resources</p> <p>Joel Lustig, Treasurer</p> <p>Bryan Frois, Chief of Staff</p> <p>Meg West, Manager of Business Planning and Projects</p> <p>Kimberley Kitteringham, City Clerk</p> <p>Martha Pettit, Deputy City Clerk</p> <p>Hristina Giantsopoulos, Election/Council & Committee Coordinator</p>	<p>Ned Sirry, Acting Chief Information Officer</p> <p>Adam Grant, Fire Chief</p> <p>Lisa Chen, Senior Manager, Financial Planning & Reporting</p> <p>Kishor Soneji, Senior Accountant, Financial Services</p> <p>Mark Visser, Senior Manager Strategy Innovation & Investments</p> <p>Kevin Ross, Manager, Development Finance & Payroll</p> <p>Eddy Wu, Acting Director, Environmental Services</p> <p>Don De Los Santos, Manager, Small Business Centre</p> <p>Jacqueline Chan, Assistant City Solicitor</p>

Alternate formats for this document are available upon request

1. CALL TO ORDER

The meeting of Council convened at 1:15 PM on April 20, 2021. Mayor Frank Scarpitti presided.

INDIGENOUS LAND ACKNOWLEDGEMENT

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

Council observed a moment of silence to mark the passing of Markham resident, Sylvia Jacobs, the founder of the Markham Islanders Majors/ GTHL and Ontario Sledge Hockey Association.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. APPROVAL OF PREVIOUS MINUTES**3.1 COUNCIL MINUTES - MARCH 31, 2021**

Moved by Councillor Reid McAlpine
Seconded by Councillor Karen Rea

1. That the Minutes of the Council Meeting held on March 31, 2021, be adopted.

Carried

4. PRESENTATIONS**4.1 2020 CONSOLIDATED FINANCIAL STATEMENTS (7.0)**

Joel Lustig, Treasurer, introduced the item. Lisa Chen, Senior Manager, Financial Planning and Reporting and Kevin Travers, KPMG, delivered a presentation on the 2020 Consolidated Financial Statements.

See Item 11.1 under New/ Other Business for Council's decision on this matter.

5. DEPUTATIONS

There were no deputations.

6. COMMUNICATIONS

There were no communications

7. PROCLAMATIONS**7.1 PROCLAMATIONS (3.4)**

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

1. That the following proclamations, issued by the City Clerk in accordance with the City of Markham Proclamation Policy, be received for information purposes:
 - a. Human Values Day - April 24, 2021
 - b. Complex Regional Pain Syndrome/ Reflex Sympathetic Dystrophy Syndrome (CRPS/ RSD) Awareness Day - November 5, 2021
2. That the following new request for proclamation be approved and added to the Five-Year Proclamations List approved by Council:
 - a. Establishment of New Cherish Integrated Services Centre - September 21-24, 2021
3. That the following new request 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:
 - a. Organ and Tissue Donation Month - April 2021

Carried

8. REPORT OF STANDING COMMITTEE

8.1 REPORT NO. 11 - GENERAL COMMITTEE (APRIL 6, 2021)

Moved by Regional Councillor Jack Heath

Seconded by Councillor Isa Lee

That the report of the General Committee be received & adopted. (Save and except for item 8.1.3):

Carried

8.1.1 DEVELOPMENT CHARGES DECEMBER 31, 2020 RESERVE BALANCES AND ANNUAL ACTIVITY OF THE ACCOUNTS (7.11)

Moved by Regional Councillor Jack Heath

Seconded by Councillor Isa Lee

1. That the report titled “Development Charges December 31, 2020 Reserve Balances and Annual Activity of the Accounts” be received by Council as required under Section 43(1) of the *Development Charges Act, 1997, as amended*; and further,
2. That staff be directed to do all things necessary to give effect to this report.

Carried

8.1.2 DEVELOPMENT CHARGES BACKGROUND STUDY UPDATE (7.11)

Moved by Regional Councillor Jack Heath

Seconded by Councillor Isa Lee

1. That the Development Charges Background Study Update presentation be received, and,
2. That the following Council Members be appointed to a sub-committee:
 - Mayor Frank Scarpitti;

- Councillor Amanda Collucci, Chair of the Budget Sub Committee;
 - Councillor Andrew Keyes, Vice Chair of the Budget Sub Committee;
 - Regional Councillor Jim Jones, Chair of Development Services Committee;
 - Councillor Keith Irish, Vice-Chair of Development Services Committee; and,
 - Deputy Mayor Don Hamilton; and,
3. That an information session be scheduled to review the parameters and changes to the collection of Development Charges; and further,
 4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.1.3 CELEBRATE MARKHAM GRANT PROGRAM - 2021-2022
FUNDING CYCLE STATUS UPDATE - ALTERNATIVE PROGRAM
OPTIONS & IMPLICATIONS (7.0)

Moved by Regional Councillor Jack Heath

Seconded by Councillor Isa Lee

1. That the presentation entitled “Celebrate Markham Grant Program 2021-2022 Funding Cycle Status Update – Alternative Program Options and Implications”, be received; and,
2. That the update memo entitled, “Celebrate Markham 2021-2022 Funding Cycle Alternative Program Options” be received; and,
3. That the 2021-22 Funding Cycle be approved to proceed with the following temporary modifications and to be re-evaluated prior to commencing the 2022-23 Funding Cycle:
 - a. That Council only support Celebrate Markham grant applications for virtual events (except Sports Events); and,
 - b. That Sports Events be given consideration for Celebrate Markham grants only if they are in compliance with current public health

restrictions and return-to-play guidelines established by the relevant PSO/NSO but that spectator participation be restricted to virtual or livestream participation only; and,

- c. That Council authorize a one-time carry-forward of unused Community Events monies (up to \$256,000) from the 2021-22 Funding Cycle to the 2022-23 Community Events funding envelope **where surpluses occurred they be returned to the same categories where they came from; and,**
- d. That there be no changes to the funding envelope for the City-led events category with a funding envelope of \$84,000 annually; and,
- e. That there be no changes to the funding envelope for the Markham Arts Council annual net grant amount of \$23,400 (Celebrate Markham grant of \$30,000 less 2021 loan repayment of \$6,600 for a remaining balance owing of \$6,600 as of December 31, 2021) for their annual programs and activities conditional on receiving and approving 2020 audited financial statements; and,
- f. That the special provision approved by Council in June 2020, allowing an applicant that is approved to receive grant funding during the current funding cycle and is subsequently forced to cancel their project/event due to changes in COVID-19 public health restrictions, be given consideration for financial relief towards unrecoverable/ non-deferrable expenses related to the project but not exceeding 50% of the approved grant amount and conditional on receiving and approving proof of such expenses, not be extended to the 2021-22 Funding Cycle; and,
- g. That the special provision approved by Council in June 2020, allowing an applicant that is approved to receive grant funding during the current funding cycle and subsequently decides to significantly alter/revise the way in which their proposed project/event proceeds (including a switch to virtual), that if necessary to maintain consistency with the established funding category guidelines, Staff be authorized to adjust the funding allocation based on the applicant's revised proposal **to a maximum of 35% of the original grant for a virtual project/ event and that anything exceeding that require Council approval; and,**

- h. That the special provision approved by Council in June 2020 allowing an applicant that is approved to receive grant funding during the current funding cycle and subsequently decides to postpone their project/event to the following funding cycle (2022-23), be given the option to defer their application to 2022-23, thereby forfeiting their consideration for the current year and have their application directly carried forward for consideration as part of next year's 2022-23 funding cycle, without having to re-submit a new application form, so long as the postponed event is substantially the same in size, scope and budget as the original proposal, be extended to continue to be in effect for the 2021-22 Funding Cycle; and,
 - i. That in addition to requiring proof and approval of venue and liability insurance, that all applicants be required to sign an addendum/attestation acknowledging that they and their organization take full responsibility for ensuring adherence to Public Health restrictions (e.g., including safety plans, contract tracing records, etc.); and,
 - j. That grants be released no sooner than 30 days prior to the scheduled event; and
- 4. That Staff report back to Council in June recommending Celebrate Markham grant recipients; and further,
 - 5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried as Amended

Council consented to amend 3 (c) from:

- c. That Council authorize a one-time carry-forward of unused Community Events monies (up to \$256,000) from the 2021-22 Funding Cycle to the 2022-23 Community Events funding envelope and be distributed proportionately to each funding category (up to a combined total maximum of \$512,000); and,

to:

- c. That Council authorize a one-time carry-forward of unused Community Events monies (up to \$256,000) from the 2021-

22 Funding Cycle to the 2022-23 Community Events funding envelope **where surpluses occurred they be returned to the same categories where they came from; and,**

Council consented to amend 3 (g) from:

- g. That the special provision approved by Council in June 2020, allowing an applicant that is approved to receive grant funding during the current funding cycle and subsequently decides to significantly alter/revise the way in which their proposed project/event proceeds (including a switch to virtual), that if necessary to maintain consistency with the established funding category guidelines, Staff be authorized to adjust the funding allocation based on the applicant's revised proposal but not exceeding the originally approved allocation and not exceeding 25% of the applicant's overall revised budget, conditional on receiving and approving a revised work plan, budget and impact estimates, be extended to continue to be in effect for the 2021-22 Funding Cycle; and,

to:

- g. That the special provision approved by Council in June 2020, allowing an applicant that is approved to receive grant funding during the current funding cycle and subsequently decides to significantly alter/revise the way in which their proposed project/event proceeds (including a switch to virtual), that if necessary to maintain consistency with the established funding category guidelines, Staff be authorized to adjust the funding allocation based on the applicant's revised proposal **to a maximum of 35% of the original grant for a virtual project/ event and that anything exceeding that require Council approval;** and,

Council had before it the following original recommendation for consideration:

1. That the presentation entitled “Celebrate Markham Grant Program 2021-2022 Funding Cycle Status Update – Alternative Program Options and Implications”, be received; and,
2. **That the update memo entitled, “Celebrate Markham 2021-2022 Funding Cycle Alternative Program Options” be received; and,**
3. **That the 2021-22 Funding Cycle be approved to proceed with the following temporary modifications and to be re-evaluated prior to commencing the 2022-23 Funding Cycle:**
 - a. **That Council only support Celebrate Markham grant applications for virtual events (except Sports Events); and,**
 - b. **That Sports Events be given consideration for Celebrate Markham grants only if they are in compliance with current public health restrictions and return-to-play guidelines established by the relevant PSO/NSO but that spectator participation be restricted to virtual or livestream participation only; and,**
 - c. **That Council authorize a one-time carry-forward of unused Community Events monies (up to \$256,000) from the 2021-22 Funding Cycle to the 2022-23 Community Events funding envelope and be distributed proportionately to each funding category (up to a combined total maximum of \$512,000); and,**
 - d. **That there be no changes to the funding envelope for the City-led events category with a funding envelope of \$84,000 annually; and,**
 - e. **That there be no changes to the funding envelope for the Markham Arts Council annual net grant amount of \$23,400 (Celebrate Markham grant of \$30,000 less 2021 loan repayment of \$6,600 for a remaining balance owing of \$6,600 as of December 31, 2021) for their annual programs and activities conditional on receiving and approving 2020 audited financial statements; and,**
 - f. **That the special provision approved by Council in June 2020, allowing an applicant that is approved to receive grant funding during the current funding cycle and is subsequently forced to**

cancel their project/event due to changes in COVID-19 public health restrictions, be given consideration for financial relief towards unrecoverable/ non-deferrable expenses related to the project but not exceeding 50% of the approved grant amount and conditional on receiving and approving proof of such expenses, not be extended to the 2021-22 Funding Cycle; and,

- g. That the special provision approved by Council in June 2020, allowing an applicant that is approved to receive grant funding during the current funding cycle and subsequently decides to significantly alter/revise the way in which their proposed project/event proceeds (including a switch to virtual), that if necessary to maintain consistency with the established funding category guidelines, Staff be authorized to adjust the funding allocation based on the applicant's revised proposal but not exceeding the originally approved allocation and not exceeding 25% of the applicant's overall revised budget, conditional on receiving and approving a revised work plan, budget and impact estimates, be extended to continue to be in effect for the 2021-22 Funding Cycle; and,
- h. That the special provision approved by Council in June 2020 allowing an applicant that is approved to receive grant funding during the current funding cycle and subsequently decides to postpone their project/event to the following funding cycle (2022-23), be given the option to defer their application to 2022-23, thereby forfeiting their consideration for the current year and have their application directly carried forward for consideration as part of next year's 2022-23 funding cycle, without having to re-submit a new application form, so long as the postponed event is substantially the same in size, scope and budget as the original proposal, be extended to continue to be in effect for the 2021-22 Funding Cycle; and,
- i. That in addition to requiring proof and approval of venue and liability insurance, that all applicants be required to sign an addendum/attestation acknowledging that they and their organization take full responsibility for ensuring adherence to Public Health restrictions (e.g., including safety plans, contract tracing records, etc.); and,

- j. **That grants be released no sooner than 30 days prior to the scheduled event; and**
- 4. **That Staff report back to Council in June recommending Celebrate Markham grant recipients; and further,**
- 5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

8.1.4 AWARD OF CONSTRUCTION TENDER 003-T-21 WEST THORNHILL – PHASE 3B STORM SEWER AND WATERMAIN REPLACEMENT (3.0)

Moved by Regional Councillor Jack Heath
Seconded by Councillor Isa Lee

- 1. That the report entitled “Award of Construction Tender 003-T-21 West Thornhill – Phase 3B Storm Sewer and Watermain Replacement” be received; and,
- 2. That the contract for Tender 003-T-21 West Thornhill – Phase 3B Storm Sewer and Watermain Replacement be awarded to the lowest priced Bidder, Direct Underground Inc. in the amount of \$4,263,945.97, inclusive of HST impact; and,
- 3. That a 10% contingency in the amount of \$426,394.60 inclusive of HST, be established to cover any additional construction costs and that authorization to approve expending of this contingency amount up to the specified limit be in accordance with the Expenditure Control Policy; and,
- 4. That the construction award in the amount of \$4,690,340.57 (\$4,263,945.97 + \$426,394.60) be funded from the following capital projects:
 - (a) 058-6150-21164-005 “West Thornhill Flood Control Implementation - Phase 3B Construction”; and,
 - (b) 053-6150-21170-005 “Cast Iron Watermain Replacement – West Thornhill Phase 3B” as outlined under the financial considerations section in this report; and,

5. That the remaining funds in project #21164 “West Thornhill Flood Control Implementation - Phase 3B Construction” in the amount \$1,816,921.34 from the Stormwater Fee Reserve and the budget remaining in project #21170 “Cast Iron Watermain Replacement – West Thornhill Phase 3B” from the Waterworks Reserve in the amount of \$1,065,105.09 will be returned to the original funding source; and,
6. That a 5-year moratorium be placed on any major servicing and utility installation along restored areas including Johnston Street, Dove Lane, Ida Street, Wiarton Court, St. Andrews Court; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.1.5 **AWARD OF CONSTRUCTION TENDER 004-T-21 WEST THORNHILL – PHASE 4A STORM SEWER AND SANITARY SEWER UPGRADES (3.0)**

Moved by Regional Councillor Jack Heath
Seconded by Councillor Isa Lee

1. That the report entitled “Award of Construction Tender 004-T-21 West Thornhill – Phase 4A Storm Sewer and Sanitary Sewer Upgrades” be received; and,
2. That the contract for Tender 004-T-21 West Thornhill – Phase 4A Storm Sewer and Sanitary Sewer Upgrades be awarded to the lowest priced Bidder, GFL Infrastructure Group, in the amount of \$12,477,267.18, inclusive of HST; and,
3. That a 10% contingency in the amount of \$1,247,726.72 inclusive of HST, be established to cover any additional construction costs and that authorization to approve expending of this contingency amount up to the specified limit be in accordance with the Expenditure Control Policy; and,
4. That the construction award in the amount of \$13,724,993.90 (\$12,477,268.18 + \$1,247,726.72) be funded from the following capital projects:

- a) 058-6150-21165-005 “West Thornhill Flood Control Implementation - Phase 4A Construction”; and,
 - b) 053-5350-21172-005 “Royal Orchard Sanitary Sewer Upgrades (West Thornhill Phase 4A)” as outlined under the financial considerations section in this report; and,
5. That the remaining funds in project #21165 “West Thornhill Flood Control Implementation - Phase 4A Construction” in the amount of \$4,091,337.96 will not be required from the Stormwater Fee Reserve and the budget remaining in project #21172 “Royal Orchard Sanitary Sewer Upgrades – West Thornhill Phase 4A Construction” in the amount of \$7,186.76 will be returned to the waterworks reserve; and,
 6. That a 5-year moratorium be placed on any major servicing and utility installation along restored areas including Royal Orchard Blvd (from Pomona Creek to Bayview), Kirk Drive, Knotty Pine Trail, Augusta Court, Doral Gate and Blue Spruce Lane; and further,
 7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.2 REPORT NO. 12 - DEVELOPMENT SERVICES COMMITTEE (APRIL 19, 2021)

Moved by Regional Councillor Jim Jones
Seconded by Councillor Keith Irish

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

Carried

8.2.1 PROVINCIAL CONSULTATION COMMENTS: GROWING THE SIZE OF THE GREENBELT (ERO 019-3136) (10.0)

Moved by Regional Councillor Jim Jones
Seconded by Councillor Keith Irish

1. That the report entitled “Provincial Consultation Comments: Growing the Size of the Greenbelt (ERO 019-3136)” dated April 19, 2021 be received; and,
2. That this report be forwarded to the Ministry of Municipal Affairs and Housing (MMAH) and York Region as the City of Markham’s comments on ERO posting 019-3136 and as an expression of continued support for the Greenbelt Plan; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9. MOTIONS

There were no motions.

10. NOTICE OF MOTION TO RECONSIDER

There were no notices of motion to consider.

11. NEW/OTHER BUSINESS

11.1 2020 CONSOLIDATED FINANCIAL STATEMENTS (7.0)

Moved by Councillor Khalid Usman

Seconded by Councillor Andrew Keyes

1. That the presentation titled “2020 Consolidated Financial Statements” be received; and,
2. That the report titled “2020 Consolidated Financial Statements” be received; and,
3. That Council approve the draft Consolidated Financial Statements of The Corporation of the City of Markham (the City), including Community Boards, Business Improvement Areas (BIAs), Destination Markham Corporation and Investment in Markham Enterprises Corporation (MEC), for the fiscal year ended December 31, 2020; and,

4. That Council authorize Staff to publish the final audited Statements for the fiscal year ended December 31, 2020 upon receiving the Independent Auditors' Report; and,
5. That the KPMG LLP Audit Findings Report for the year ended December 31, 2020 be received; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

11.2 NEW/ OTHER BUSINESS: DECLARATION OF SURPLUS LANDS ADJACENT TO MOBIS DRIVE (8.5)

Moved by Councillor Alan Ho

Seconded by Councillor Andrew Keyes

1. That the notice of proposed sale for the City owned lands legally described as Part of Lot 28, Concession 3, designated as Parts 1, 2 and 3, Plan 65R-39300, City of Markham, Regional Municipality of York, be confirmed; and,
2. That subject to No. 1 above, the City enact a By-law to stop up and close the lands described as Part of Lot 28, Concession 3, designated as Parts 1, 2 and 3, Plan 65R-39300, City of Markham, Regional Municipality of York.

(Confidential Item No. 14.2.1, March 31, 2021 Council Meeting)

(By-law 2021-27)

Carried

11.3 PROVINCIAL FIRE SAFETY GRANT (7.6)

Moved by Councillor Karen Rea

Seconded by Councillor Isa Lee

1. That the report entitled "Provincial Fire Safety Grant" dated April 20, 2021 be received; and,
2. That Council approve the Fire Safety Grant in the amount of \$85,700 from the Province of Ontario, to be used to fund the construction of a live fire training facility; and,

3. That a new 2021 capital project named “Fire Safety Grant” be created in the amount of \$85,700 to be funded from the Fire Safety Grant; and,
4. That the CAO be authorized and directed to execute the funding agreement and any related documents required to give effect thereto, in a form satisfactory to the City Solicitor; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

11.4 APPOINTMENT TO ROUGE NATIONAL URBAN PARK MULTI-STAKEHOLDER AND ADVISORY COMMITTEE (16.24)

Council consented to waive the rules and introduced the following motion.

Moved by Councillor Alan Ho

Seconded by Regional Councillor Jack Heath

1. That the rules of procedure be waived in order to add an item of new business regarding an appointment to the Rouge National Urban Park Multi-stakeholder and Advisory Committee.

Carried by Two Thirds Vote

Moved by Regional Councillor Jack Heath

Seconded by Councillor Khalid Usman

1. That Councillor Andrew Keyes be appointed as the City of Markham’s representative to the Rouge National Urban Park Multi-stakeholder and Advisory Committee; and,
2. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

12. ANNOUNCEMENTS

There were no announcements.

13. BY-LAWS - THREE READINGS

Moved by Councillor Amanda Collucci

Seconded by Councillor Karen Rea

That By-laws 2021-27 to 2021-31 be given three readings and enacted.

Carried

Three Readings

- 13.1 BY-LAW 2021-27 A BY-LAW TO STOP UP AND CLOSE THE LANDS DESCRIBED AS PART OF LOT 28, CONCESSION 3, MORE PARTICULARLY DESCRIBED AS PARTS 1, 2 AND 3, PLAN 65R-39300

Carried

- 13.2 BY-LAW 2021-28 LEPORIS CONSTRUCTION INC., PART 1, PLAN OF PART OF THE EAST HALF OF LOT 25, CONCESSION 3, ZONING BY-LAW AMENDMENT

A By-law to amend By-laws 304-87 and 177-96, as amended, in order to permit the development of a convention centre, office building, restaurants, and retail.

(Item 8.1.2, Report No. 2, February 9, 2021 Council Meeting)

Carried

- 13.3 BY-LAW 2021-29 A BY-LAW TO AMEND BY-LAW 2013-113, A BY-LAW TO DELEGATE AUTHORITY TO CONDUCT CERTAIN REAL PROPERTY TRANSACTIONS

Carried

- 13.4 BY-LAW 2021-30 ROAD DEDICATION BY-LAW (IAN BARON AVENUE)

A by-law to dedicate certain lands as part of the highways of the City of Markham (Part of Lot 6, Plan 2196, designated as Parts 1 and 2, Plan 65R-34639 - Ian Baron Avenue)

Carried

13.5 BY-LAW 2021-31 ROAD DEDICATION BY-LAW

A by-law to dedicate certain lands as part of the highways of the City of Markham (Blocks 277, 278, 279, 280 and 281, Plan 65M-4686 - Lane).

Carried

14. CONFIDENTIAL ITEMS

Moved by Councillor Karen Rea

Seconded by Councillor Andrew Keyes

That, in accordance with Section 239 (2) of the *Municipal Act*, Council resolve into a private session to discuss the following confidential matters at 2:55 pm:

14.1 COUNCIL

14.1.1 COUNCIL CONFIDENTIAL MINUTES - MARCH 31, 2021
(16.0) [Section 239 (2) (f)]

14.1.2 APPOINTMENTS AND RESIGNATIONS TO
BOARDS/COMMITTEES (16.24) [SECTION 239 (2)(b)]

14.2 NEW/ OTHER BUSINESS

14.2.1 GENERAL COMMITTEE CONFIDENTIAL MINUTES -
MARCH 1, 2021 (16.0) [Section 239 (2) (f)]

14.2.2 A PROPOSED OR PENDING ACQUISITION OR
DISPOSITION OF LAND BY THE CITY OR LOCAL BOARD;
REPORTING OUT OF REAL PROPERTY ACQUISITION (8.7)
[SECTION 239 (2) (c)]

14.2.3 THE SECURITY OF THE PROPERTY OF THE
MUNICIPALITY OR LOCAL BOARD; (8.2) [SECTION 239 (2)
(a)]

Carried

Moved by Deputy Mayor Don Hamilton

Seconded by Regional Councillor Joe Li

That Council rise from Confidential session at 3:10 p.m.

Carried

The following Confidential items were approved by Council:

14.1 COUNCIL

14.1.1 COUNCIL CONFIDENTIAL MINUTES - MARCH 31, 2021 (16.0) [Section 239 (2) (f)]

Moved by Regional Councillor Jim Jones

Seconded by Councillor Isa Lee

1. That the confidential Council minutes dated March 31, 2021 be confirmed.

Carried

14.1.2 APPOINTMENTS AND RESIGNATIONS TO BOARDS/COMMITTEES (16.24) [SECTION 239 (2)(b)]

Moved by Councillor Karen Rea

Seconded by Regional Councillor Jim Jones

1. That the following persons be appointed to the Heritage Markham Committee with a term expiry as indicated::

Elizabeth Wimmer	November 30, 2024
David Wilson	November 30, 2024
Victor Huang	November 30, 2023
Nathan Proctor	November 30, 2024

Carried

14.2 NEW/ OTHER BUSINESS

14.2.1 GENERAL COMMITTEE CONFIDENTIAL MINUTES - MARCH 1, 2021 (16.0) [Section 239 (2) (f)]

Moved by Regional Councillor Jack Heath

Seconded by Councillor Khalid Usman

1. That the General Committee confidential minutes dated March 1, 2021 be confirmed.

Carried

14.2.2 A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE CITY OR LOCAL BOARD; REPORTING OUT OF REAL PROPERTY ACQUISITION (8.7) [SECTION 239 (2) (c)]

Moved by Councillor Alan Ho

Seconded by Regional Councillor Joe Li

1. That the report entitled “Reporting Out of Real Property Acquisition – 2787 19th Avenue, Markham” be received; and,
2. That Staff be authorized and directed to take the actions set out in this report; and further,
3. That the report entitled “Reporting Out of Real Property Acquisition – 2787 19th Avenue, Markham” and the foregoing resolutions be reported out at the next public Council meeting.

Carried

Note: Please see Item 15 for public report.

14.2.3 THE SECURITY OF THE PROPERTY OF THE MUNICIPALITY OR LOCAL BOARD; (8.2) [SECTION 239 (2) (a)]

Moved by Councillor Karen Rea

Seconded by Councillor Alan Ho

1. That the confidential report on the security of the property of the municipality or local board; be received; and,
2. That Staff be authorized and directed to take the actions set out in this report.

Carried

15. REPORTING OUT OF CONFIDENTIAL REPORT

Attached public report for :

14.2.2. A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND
BY THE CITY OR LOCAL BOARD; REPORTING OUT OF REAL
PROPERTY ACQUISITION (8.7) [SECTION 239 (2) (c)]

16. CONFIRMATORY BY-LAW - THREE READINGS

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Joe Li

That By-law 2021-32 be given three readings and enacted.

Three Readings

BY-LAW 2021-32 A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE
COUNCIL MEETING OF APRIL 20, 2021.

Carried

17. ADJOURNMENT

Moved by Councillor Isa Lee

Seconded by Councillor Keith Irish

That the Council meeting be adjourned at 3:14 p.m.

Carried

Kimberley Kitteringham

City Clerk

Frank Scarpitti

Mayor



Alcohol and Gaming Commission of Ontario
90 Sheppard Avenue East, Suite 200
Toronto, ON M2N 0A4
Tel.: 416-326-8700 • Fax: 416-326-8711
Toll free in Ontario: 1-800-622-2876
Inquiries: www.agco.ca/agco
Website: www.agco.ca

Municipal Information for Liquor Sales Licences

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

Yang's Braised Chicken Rice

Premises Phone Number (include area code)

19059043188

Premises Address

6384 Woodbine Ave

City/Town

Markham

Province Postal Code

ON L3R 2N8

Contact Name

Wanci Huang

Contact's Phone Number (include area code and extension)

16478633082

Contact's Email Address

zghuwx@gmail.com

Does the application for a Liquor Sales Licence include indoor areas and/or outdoor areas?

☒ 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 that the village, town, township or city was known as.)

Is the area where the establishment is located "wet", "damp" or "dry"? Please select one.

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

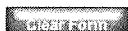
Note: Specific concerns regarding zoning or non-compliance with by-laws must be clearly outlined in a separate submission or letter within 30 days of this notification.

Address of Municipal Office

Date (dd/mm/yyyy)

Title

Signature of Municipal Official





Liquor Licence Questionnaire

The Corporation of the City of Markham

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

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

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

Attention: Public Services Assistant

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

Liquor Licence Questionnaire Checklist

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

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

Applicant Contact Information

First Name wanxi		Last Name Huang	
Street Number 8384	Street Name Woodbine Ave		Suite/Unit Number
City Markham		Postal Code L3R 2N8	Province ON
Telephone Number 9056043188	Mobile Number 6478633082	Email zghwx@hotmail.com	

Restaurant Information

Name of Restaurant Yang's Braised Chicken Rice			
Street Number 8384	Street Name Woodbine Ave		Suite/Unit Number
City Markham		Postal Code L3R 2N8	Province ON

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Rev. Jan/17

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

What is the closest major intersection to the restaurant? HWY 7 & Woodbine	What is the distance between the restaurant and the closest residential area? (in kilometres) 1km
Does the restaurant have a valid Business Licence issued by the City of Markham? <input checked="" type="radio"/> Yes <input type="radio"/> No Business Licence Number: 21101281RE If no, please note that a Business Licence is required.	Does the restaurant have a working Fire Alarm System? <input type="radio"/> Yes <input checked="" type="radio"/> No
Type of restaurant (select one) <input type="checkbox"/> Family <input type="checkbox"/> Roadhouse <input type="checkbox"/> Sports Bar <input checked="" type="checkbox"/> Fine Dining <input checked="" type="checkbox"/> Take Out <input type="checkbox"/> Cafe	
What, if any, entertainment or amusements will be provided in the restaurant? (select all that apply) <input type="checkbox"/> Karaoke <input type="checkbox"/> Live Entertainment <input type="checkbox"/> Casino <input type="checkbox"/> Off-Track Betting <input type="checkbox"/> Arcade	
Is the liquor licence application for an expansion of the existing operations? <input type="radio"/> Yes <input checked="" type="radio"/> No 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>60</u>	
Location History	
Has a Building Permit been applied for or obtained for this location? <input type="radio"/> Yes Building Permit Number: _____ <input checked="" type="radio"/> No	
Was the location previously used as a restaurant? <input checked="" type="radio"/> Yes <input type="radio"/> No If no, a Building Permit is required. Contact Building Services at 905-477-7000 ext. 4870 for more information.	
If the location was previously used as a restaurant, has construction or alteration been proposed? <input type="radio"/> Yes <input checked="" type="radio"/> No If yes, please provide Alteration Permit Number: <u>we didn't do any construction</u>	

Applicant's Signature

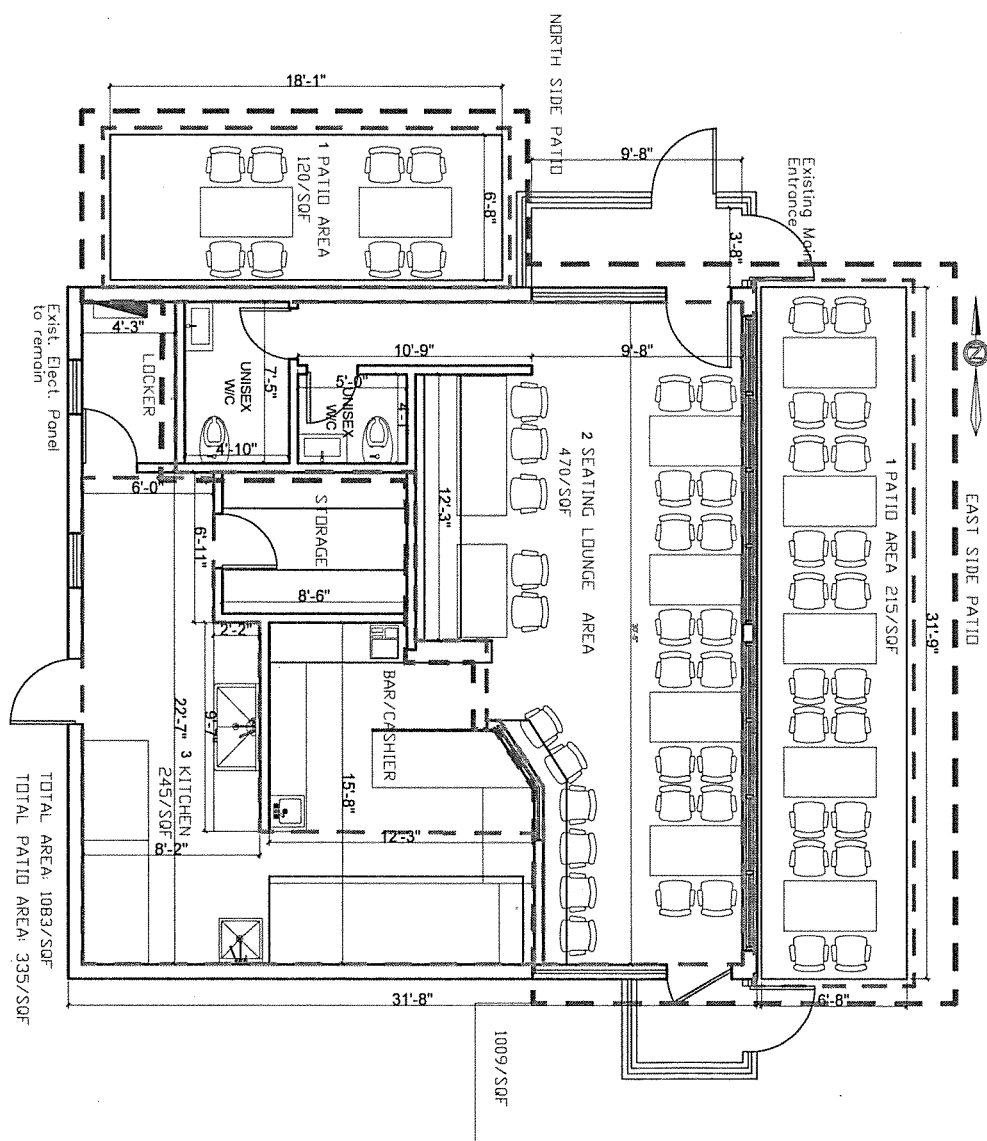
2021 04 13

Date

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Rev. Jan/17

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Tel: 905.604.3188

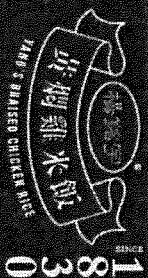
Address:
8384 Woodbine Ave,
Markham ON L3R 2N8

TABLE NO.

* 請隨時：請給收銀員您的惠顧所
的日期、金額
* Please confirm to our staff
about your food charges.
Thank you!



選擇主菜

CHOOSE MAIN DISHES

楊銘宇招牌系列 YANG'S SIGNATURES

包含一鍋米飯 INCLUDE ONE RICE

- 黃燜雞米飯 (有骨) 8.99
- Yang's Braised Chicken Rice (Bone-in)
- 黃燜雞米飯 (無骨) 9.99
- Yang's Braised Chicken Rice (Boneless)
- 黃燜牛腩米飯 11.99
- Yang's Braised Beef Brisket Rice

手工拉麵系列 HAND-PULLED NOODLE SERIES

- 黃燜雞手工拉麵 (有骨) 9.99
- Braised Chicken with Hand-Pulled Noodle (Bone-in)
- 黃燜雞手工拉麵 (無骨) 10.99
- Braised Chicken with Hand-Pulled Noodle (Boneless)
- 黃燜牛腩手工拉麵 12.99
- Braised Beef Brisket with Hand-Pulled Noodle
- 額外米飯 One Extra rice +1.99
- 額外手工拉麵 One Extra Hand-Pulled Noodle +2.50

選擇辣度

CHOOSE YOUR SPICY LEVEL

*** Must Be Served ***

- 不辣 Not Spicy *Stay in your comfort zone.
 - 微辣 Mild Spicy *Perfect for those who love a slight kick.
 - 大辣 Spicy *Light up your taste buds!
 - 雙重辣 Suicide *** +1.00
- *Your mouth will be on fire!

特選配單

CHOOSE YOUR ADD ON'S

*1.99/Each

- | | | | |
|------------------|-----------------------|---------------------------|-----------------------|
| ○ 土豆 Potato | ○ 豆泡 Tofu Puffs | ○ 豆腐皮 Tofu Skin | ○ 香菇 Shimeji Mushroom |
| ○ 上海青 Bok Choy | ○ 娃娃菜 Chinese Cabbage | ○ 西蘭花 Broccoli | ○ 金針菇 Enoki Mushroom |
| ○ 特級蛋 Quail Eggs | ○ 火腿 Ham | ○ 叉心牛丸 Stuffed Beef Balls | ○ 干貢豆腐 Soybean Cakes |

涼菜系列

COLD DISHES

- 口水雞 Cold Cut Chicken with Chili Oil 6.99
- 夫妻肺片 Slice Beef and Ox Tongue in Chili Sauce 8.99
- 鹽焗牛肉 Steamed Beef w/ Chili Sauce and Coriander 8.99
- 拍黃瓜 Cucumber Salad w/ Garlic and Soy Sauce 5.99
- 燒拌土豆絲 Shredded Potato Salad w/ Chili & Garlic Sauce 4.99
- 涼拌海帶絲 Seaweed Salad w/ House Soy Sauce 4.99

小吃系列

APPETIZERS

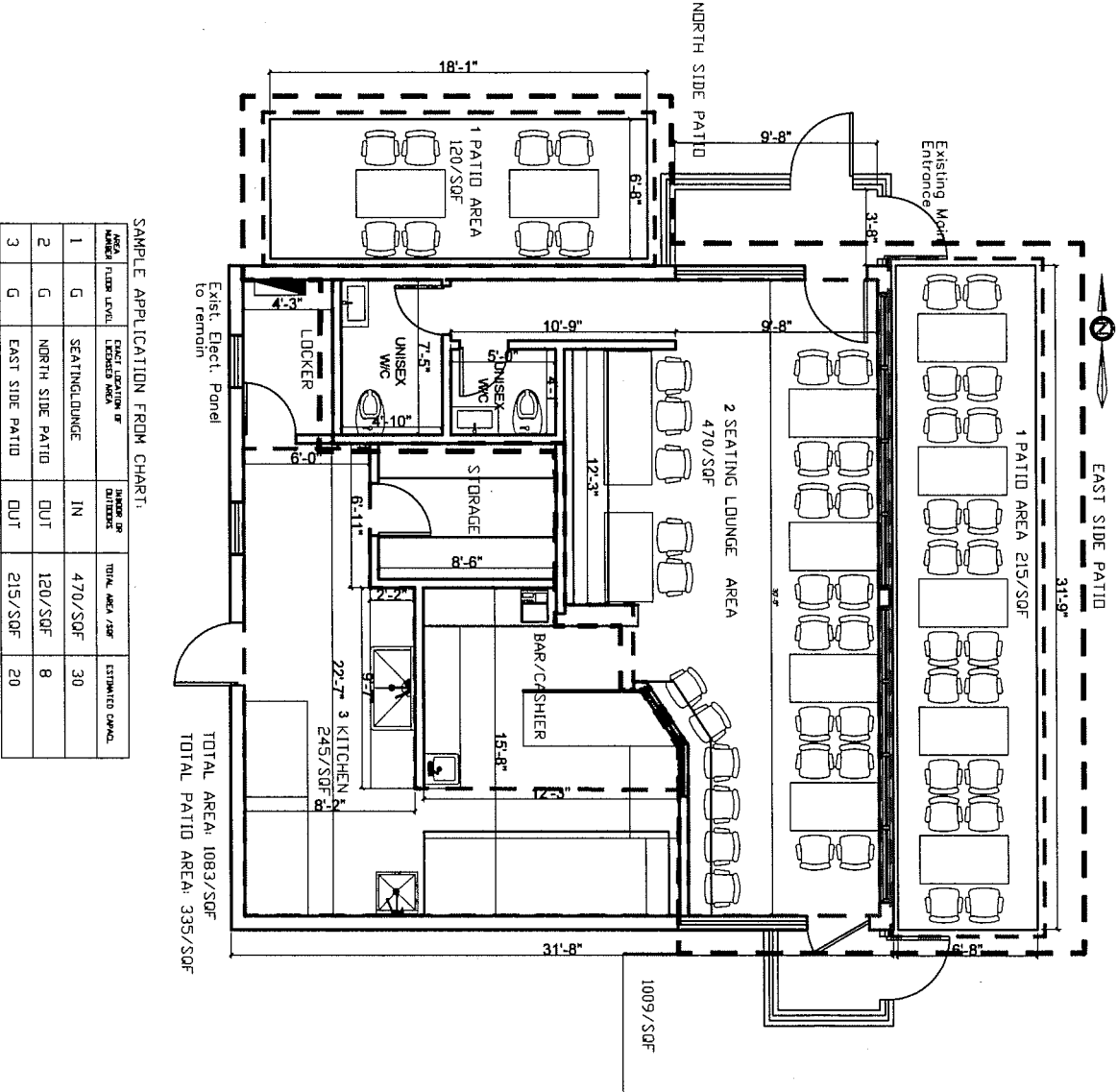
- 鹽焗雞 Poached Chicken 6.99
- 新奧爾良雞翅 New Orleans Style Fried Chicken Wings 6.99
- 蒜香雞腿骨 Crispy Chicken Gristle with Garlic 8.99
- 臺灣香腸 Taiwan Style Sausages 5.99
- 蒜泥炸豆腐 Deep Fried Tofu with Garlic Sauce 4.99
- 紅豆沙南瓜餅 Deep Fried Pumpkin Pancake with Red Bean Paste 3.99

飲料系列

DRINKS

- Coke
- Diet Coke
- Sprite
- Orange Soda
- Ginger Ale
- Bottle Water
- Nestlee 2.00
- Arizona 2.50
- 加多寶 2.50
- Herbal Tea

● 蔥花 Green Onion +0.25 ● 香米 Coriander +0.25





Unionville Sub-Committee Minutes

March 2, 2021, 9:30 AM - 12:30 PM
Electronic Meeting

Sub-Committee Members

Mayor Frank Scarpitti (Ex-Officio)
 Deputy Mayor Don Hamilton
 Regional Councillor Jim Jones (Ex-Officio)
 Councillor Keith Irish (Ex-Officio)
 Councillor Alan Ho
 Councillor Reid McAlpine
 Councillor Amanda Collucci

Council Members

Regional Councillor Joe Li
 Councillor Karen Rea
 Councillor Andrew Keyes
 Councillor Isa Lee

Staff/Guests

Staff

Andy Taylor, Chief Administrative Officer
 Arvin Prasad, Commissioner, Development Services
 Biju Karumanchery, Director, Planning & Urban Design
 Brian Lee, Director, Engineering
 Regan Hutcheson, Manager, Heritage
 Alain Cachola, Senior Manager Infrastructure & Capital Works
 David Plant, Senior Manager, Park, Horticulture & Forestry
 Dwight Ingalls, Streetscape Coordinator
 Laura Gold, Council and Committee Coordinator
 Grace Lombardi, Acting Election and Committee Coordinator

Guest

Sara Sterling, Executive Director, Unionville Business Improvement Area
 Rob Spanier, Spanier Group
Members of the Historic Unionville Community Vision Committee:
 Bill Bilkas
 Ken Davis

Harry Eaglesham

Kimberley Kwan

Rob Kadlovski

Sylvia Morris

Tony Lamanna

Members of the Unionville Residents Association:

Peter Miasek

Richard Tranquada

Michael Gannon

1. CALL TO ORDER

In consideration of the ongoing public health orders, this meeting was conducted electronically to maintain physical distancing of participants. With the recent passage of Bill 197 COVID-19 Economic Recovery Act, municipal Council Members are now permitted to meet remotely and count towards quorum.

The Unionville Sub-Committee meeting convened at the hour of 9:34 AM with Deputy Mayor Don Hamilton presiding as Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. MAIN STREET UNIONVILLE COMMUNITY VISION PLAN - IMPLEMENTATION

Regan Hutcheson, Manager, Heritage, delivered a presentation providing a brief overview on the progress to date with respects to the Main Street Unionville Community Vision Plan. The presentation included background information, vision area boundaries, a focus on the village commercial core area, vision plan recommendations, projects completed and projects underway. Mr. Hutcheson provided clarification on various opportunities being explored to resolve the parking issues along Main Street Unionville.

Members of the Unionville subcommittee discussed the following with respect to staff's presentation:

- Status of developments on the west side of Main Street Unionville;
- Considering potential areas to assist and improve accessibility parking issues on Main Street Unionville;

- Impacts of the flood plain on the south west side of Main Street Unionville due to new Toronto and Region Conservation Authority (TRCA) modelling;
- Opportunities to provide potential future vehicular connection between properties along Main Street Unionville on the west side near Crosby Arena;
- Concerns with parking issues and improving parking on the east side of Main Street Unionville; and,
- Using Main Street Markham as an example when considering street parking on Main Street Unionville and the issue of lack of convenient at grade parking for commercial businesses as opposed to underground commercial parking.

Moved By Councillor Amanda Collucci

Seconded By Councillor Alan Ho

1. That the presentation titled "Unionville Main Street Community Vision Plan Progress to Date", be received.

Carried

4. UPDATE ON THE UNIONVILLE STREETScape MASTERPLAN

Regan Hutcheson, Manager, Heritage, and Alain Cachola, Senior Manager Infrastructure & Capital Works delivered a presentation providing an update on the Main Street Unionville Commercial Core Streetscape Master Plan which included, the objective of the master plan, study area, current conditions, key findings, preferred concept, design/enhancement options, East Lane option, next steps, stages of the streetscape work, and a detailed design and construction update. Staff noted that they continue to finalize order of magnitude capital costs, lifecycle and operating/maintenance costs associated with the various enhancement options. The Master Plan will be brought to an upcoming Development Services Committee for approval of a preferred concept. It was noted that staff are reviewing the existing infrastructure to confirm if upgrades are required and have been working with the Unionville BIA on how future construction impacts can be minimized

Members of the Unionville subcommittee discussed the following relative to staff's presentation:

- Considering options for businesses to receive deliveries efficiently without impeding Main Street traffic flow;

- Concerns about the integrity of pavers/stone especially if being considered for the roadway and the need to show examples of how it has been used in Canada for both pedestrian and vehicular traffic. Lifecycle and integrity are key issues
- Concerns with the proposed timeframe of the construction on Main Street Unionville, the potential impact on businesses and considering appropriate stages; and,
- The need to ensure that any underground work such as, sanitary sewer and electrical are undertaken efficiently to minimize impact on the community/businesses.

Moved By Councillor Amanda Collucci

Seconded By Councillor Alan Ho

1. That the presentation titled "Main Street Unionville Streetscape Improvement Master Plan", be received.

Carried

5. UNIONVILLE BIA RETAIL ACTION PLAN

Sara Sterling, Executive Director, Unionville Business Improvement Area, delivered a presentation providing an update on the proposed Unionville Business Improvement Area (UBIA) retail action plan. Ms. Sterling advised the Committee of the requirements to fulfill the UBIA retail action plan which included, conducting a market survey, results from the survey providing suggestions for most profitable mix of retail, a list of potential candidate retailers to fulfill vacancies on the street, and an actionable plan being used as a tool to assist landlords to work cooperatively with the UBIA. It was noted that a Request for Proposal (RFP) is being prepared to obtain consulting services and that the UBIA consulted with Destination Markham, Central Counties Tourism and the Economic Development department to assist with funding.

Regan Hutcheson, Manager, Heritage, addressed the committee and provided clarification on permitted and non-permitted uses for Main Street Unionville in the zoning by-law.

Members of the Unionville subcommittee discussed the following relative to the presentation:

- Determining the appropriate mix of stores, demographics, while ensuring the best applicants are along Main Street Unionville;
- Constraints related to Main Street such as small store footprints that prevent certain businesses from coming here and inconsistent operating hours;

- Integrating City facilities such as the Varley Art Gallery and the trail systems with the Main Street Unionville; and,
- Clarification on permitted franchises.

Moved By Councillor Amanda Collucci

Seconded By Councillor Alan Ho

1. That the presentation made by Sara Sterling, Executive Director, Unionville Business Improvement Area (BIA), be received.

Carried

6. NEW/OTHER BUSINESS

6.1 ADDITIONAL COUNCILLOR APPOINTMENT

It was suggested that Ward 8 Councillor Isa Lee be appointed to the Unionville Subcommittee.

Moved By Regional Councillor Jim Jones

Seconded By Councillor Reid McAlpine

1. **That the Terms of Reference for the Unionville Subcommittee be amended to increase the number of appointed Councillors from three (3) to four (4); and,**
2. **That Councillor Isa Lee be appointed to the Unionville Subcommittee; and further,**
3. **That staff be authorized and directed to do all things necessary to give effect to this resolution.**

Carried

7. CONFIDENTIAL ITEMS

Moved By Councillor Keith Irish

Seconded By Councillor Reid McAlpine

That, in accordance with Section 239 (2) of the *Municipal Act*, Unionville subcommittee resolve into a confidential session at 11:52 AM to discuss the following matter:

Carried

**7.1 A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF
LAND BY THE CITY OR LOCAL BOARD - MAIN STREET
UNIONVILLE COMMUNITY VISION BOUNDARY AREA [(SECTION
239 (2) (c)]**

Moved By Councillor Reid McAlpine

Seconded By Councillor Keith Irish

That Rob Spanier, Spanier Group, be permitted to participate in the Unionville Subcommittee confidential session.

Carried

Moved By Councillor Alan Ho

Seconded By Regional Councillor Jim Jones

That the Unionville Subcommittee rise from the confidential session at 1:42 PM.

Carried

8. ADJOURNMENT

Moved By Councillor Keith Irish

Seconded By Councillor Reid McAlpine

That the Unionville Subcommittee meeting adjourn at 1:42 PM.

Carried



Report to: Development Services Committee

Meeting Date: April 19, 2021

SUBJECT: Authority to provide Development Charge (DC) Credits and/or Reimbursements to the Trustee of Berczy Glen Landowners Group Inc. and to Mattamy (Berczy Glen) Limited (Wards 2 and 6)

PREPARED BY: Mansoor Ali, P. Eng. Ext. 2523

REVIEWED BY: Reza Fani, P. Eng. Ext. 2414

Kevin Ross, Ext. 2126

RECOMMENDATION:

1. That the report entitled “Authority to provide Development Charge (DC) Credits and/or Reimbursements to the Trustee of Berczy Glen Landowners Group Inc. and to Mattamy (Berczy Glen) Limited (Wards 2 and 6)” be received; and
2. That Council authorize a City-Wide Hard Development Charge Credit and/or Reimbursement not exceeding \$8,000,000.00 to the Trustee of Berczy Glen Landowners Group Inc. for the design, contract administration, and construction costs associated with the construction of a bridge crossing the Berczy Creek (“North Bridge”) for the northerly east-west collector road (Street ‘D’) in the Berczy Glen Community; and
3. That Council authorize a City-Wide Hard Development Charge Credit and/or Reimbursement not exceeding \$1,476,960.00, to the Trustee of Berczy Glen Landowners Group Inc. for the design, contract administration, and construction costs associated with the construction of the watermain on Warden Avenue between Major Mackenzie Drive and Street ‘D’; and
4. That Council authorize the amount to be credited and/or reimbursed to the Trustee of Berczy Glen Landowners Group Inc. be increased after the update of the City-Wide Hard Development Charges By-law in 2022 to reflect the updated cost of the watermain on Warden Avenue, between Major Mackenzie Drive and Street ‘D’ which is currently estimated at \$6,100,000.00; and
5. That Council authorize a City-Wide Hard Development Charge Credit and/or Reimbursement not exceeding \$639,904.00, to Mattamy (Berczy Glen) Limited for the design, contract administration, and construction costs associated with the construction of the watermain on Elgin Mills Road between Victoria Square Boulevard and Street ‘A’; and
6. That Council authorize the amount to be credited and/or reimbursed to Mattamy (Berczy Glen) Limited be increased after the update of the City-Wide Hard Development Charges By-law in 2022 to reflect the updated cost of the

watermain on Elgin Mills Road, between Victoria Square Boulevard and Street 'A' which is currently estimated at \$2,200,000.00; and

7. That the Mayor and Clerk be authorized to execute a Construction Agreement with the Trustee of Berczy Glen Landowners Group Inc. or its successors in title for the construction of the North Bridge and watermain on Warden Avenue upon terms to the satisfaction of the Director of Engineering and the City Solicitor, or their respective designates; and
8. That the Mayor and Clerk be authorized to execute a Construction Agreement with Mattamy (Berczy Glen) Limited or its successors in title for the construction of a watermain on Elgin Mills Road to the satisfaction of the Director of Engineering and the City Solicitor, or their respective designates; and
9. That the Mayor and Clerk be authorized to execute a Development Charge Credit and/or Reimbursement Agreements, if required, in accordance with the City's Development Charge Credit and Reimbursement Policy, with the Trustee of Berczy Glen Landowners Group Inc. and/or with Mattamy (Berczy Glen) Limited, or its successors in title to the satisfaction of the Treasurer and the City Solicitor, or their respective delegates; and
10. That all of the above credits and/or reimbursements shall be the absolute value of the credits and/or reimbursements, and that HST, interest and/or indexing shall not be credited and/or reimbursed; and further
11. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not applicable

PURPOSE:

The purpose of this report is to obtain Council authorization:

- a) To grant a City-Wide Hard Development Charge Credit and/or Reimbursement to the Trustee of Berczy Glen Landowners Group Inc. not exceeding \$9,476,960.00, in accordance with the City's Development Charge Credit and Reimbursement Policy. The requested credit and/or reimbursement is for the construction of the following infrastructure which are eligible for development charges:
 - North Bridge to provide for a continuous northerly east-west collector road (Street 'D') in the Berczy Glen Community, as shown in Attachment 'A'. The DC credit and/or reimbursement for this item to not exceed \$8,000,000.00; and

-
- A watermain on Warden Avenue between Major Mackenzie Drive and Street 'D' (approximately 1,500 m in length), as shown in Attachment 'B'. The DC credit and/or reimbursement for this item to not exceed \$1,476,960.00.
- b) To get Council authorization to update the City-Wide Hard Development Charges By-law in 2022 to reflect the updated cost of the watermain on Warden Avenue, between Major Mackenzie Drive and Street 'D' which is currently estimated at \$6,100,000.00.
- c) To grant a City-Wide Hard Development Charge Credit and/or Reimbursement to Mattamy (Berczy Glen) Limited not exceeding \$639,904.00, in accordance with the City's Development Charge Credit and Reimbursement Policy. The requested credit and/or reimbursement is for the construction of the following infrastructure on behalf of the City:
- A watermain on Elgin Mills Road from Victoria Square Boulevard eastward to Street A, (approximately 635 m in length) as shown in Attachment 'B'. The DC credit and/or reimbursement for this item not to exceed \$639,904.00.
- d) To get Council authorization to update the City-Wide Hard Development Charges in 2022 to reflect the updated cost of the watermain on Elgin Mills Road, between Victoria Square Boulevard and Street 'A' which is currently estimated at \$2,200,000.00.
- e) For the Mayor and Clerk to enter into the necessary Construction Agreements and Development Charge Credit and/or Reimbursement Agreements with the Trustee of Berczy Glen Landowners Group Inc. and with Mattamy (Berczy Glen) Limited or its successors in title.

The Development Charge (DC) credit and/or reimbursement for eligible infrastructure includes the design, contract administration, engineering fees, and construction costs.

BACKGROUND:

On November 19, 2018, the Planning's report entitled, "Recommendation Report, Berczy Glen Landowners Group, Application for Official Plan Amendment and Secondary Plan in the north Markham Future Urban Area (Ward 2)" and the application submitted by the Berczy Glen Landowners Group for Official Plan Amendment and Secondary Plan in the north Markham Future Urban Area were adopted by Council.

The Berczy Glen Secondary Plan builds on the Conceptual Master Plan (CMP) for the FUA, which was endorsed by the Council on October 17, 2017.

Four plans of subdivision applications in the Berczy Glen Secondary Plan have received draft plan approval and the developers are in the process of designing the required infrastructure to service their respective plans of subdivision. The developers have proposed to initiate construction of the above-noted municipal infrastructure in 2021 and 2022 to coincide with their development schedule and minimize potential delays. In order

to be credited and/or reimbursed for the cost of constructing the infrastructure, Council's authorization is required in accordance with the Development Charge Credit and Reimbursement Policy, as the credit and/or reimbursement request exceeds the Treasurer's approval authority of less than \$500,000.00.

OPTIONS/ DISCUSSION:

City Wide Hard Development Charge Credits and/or Reimbursements

In accordance with the City's Development Charge Credit and Reimbursement Policy, the development charge credit and/or reimbursement for these works, will be limited to the lesser of the pro-rated amount in the Development Charges Background Study or the actual cost of the infrastructure. In this instance, the 2017 Development Charges Background Study established the prorated estimated cost of the infrastructure, in the amount of \$10,116,864.00.

The total estimated cost of the DC eligible infrastructure, as submitted by the group engineer (SCS Consulting Group Ltd.) is \$15,600,000.00 as shown in the table below, which is more than the amount in the DC Background Study. Therefore, Berczy Glen Landowners Group Inc. and Mattamy (Berczy Glen) Limited will be eligible for reimbursement and/or credit to a maximum of \$10,116,864.00 exclusive of HST, initially. It should be noted that the City does not give credit for, or reimburse HST costs, and no interest or indexing shall be payable on the credit/reimbursement.

Infrastructure	Project Location	Developer's Submitted (Estimated) Costs	Cost in the 2017 DC Background Study*
North Bridge	Berczy Creek Crossing (Street D)	\$7,300,000.00	\$8,000,000.00
Watermain	Warden Avenue	\$6,100,000.00	\$1,476,960.00
Watermain	Elgin Mills Road East	\$2,200,000.00	\$639,904.00
Grand Total		\$15,600,000.00	\$10,116,864.00

* *Maximum credit allowed under the DC Credit/Reimbursement Policy*

Justification for Cost Increase

a) Watermain - Warden Avenue:

In the 2017 DC Background Study, a 400 mm watermain (approximately 2,100 m in length) was assumed with no allowance for a tributary crossing. Based on the recent design information and current estimated construction unit rates, the cost has increased significantly, as the current design requires a 600 mm watermain (approximately 400 m in length) and a 750 mm watermain (approximately 1,100 m in length) with a tributary crossing. At this time, the developer is only proposing to construct a total of 1,500 m length of watermain. The remaining 600 m of watermain

will also need to be constructed later and the costs will be revised as a part of the next DC Background Study update.

The City has received DC Credit and/or Reimbursement request based on the current design, which will necessitate the update of the costs in the next DC Background Study scheduled to be completed in 2022.

b) Watermain - Elgin Mills Road:

In the 2017 DC Background Study, a 400 mm watermain (approximately 1,500 m in length) was assumed. Based on the detailed study completed during the preparation of the Conceptual Master Plan, a 600 mm watermain (approximately 1,500 m in length) was recommended to support growth in the FUA. This increase in watermain size resulted in increased costs.

The City has received DC Credit and/or Reimbursement request based on the current design, which will necessitate the update of the costs in the next DC Background Study scheduled to be completed in 2022.

Timing of Recommended DC Credits and/or Reimbursements

The final DC credits and/or reimbursements amounts for (a) North Bridge and Warden Avenue Watermain, and (b) Elgin Mills Road Watermain are to be issued to the Trustee of Berczy Glen Landowners Group Inc. and to Mattamy (Berczy Glen) Limited, respectively. Once the Director of Engineering has confirmed that the DC eligible works have been completed, the actual certified costs are provided by the developers and reviewed and signed off by the Engineering Department, to ensure that the costs are reasonable, the credit and/or reimbursement will then be the lesser of the actual cost and the amount included in the DC Background Study.

The City may enter into DC credits/reimbursements agreements as permitted by Section 38(1) of the *Development Charges Act, 1997* which provides as follows:

“If a municipality agrees to allow a person to perform work that relates to a service to which a development charge by-law relates, the municipality shall give the person a credit towards the development charge in accordance with the agreement.”

Development Charge credits and/or reimbursements have been used in a number of development applications to facilitate the construction of infrastructure in advance of the City’s capital programs in order for development to proceed.

Financial Security

The City will require security for these works to cover the warranty period and the developers will comply with all the City’s standards for design and construction. The construction letter of credit will be held until the works are accepted by the City.

FINANCIAL CONSIDERATIONS

There is no net financial impact to the City as DC credits/reimbursements are provided to developers in exchange for the construction of works included in the City's Development Charges Background Study, in compliance with the Development Charge Credit and Reimbursement Policy.

The credit and/or reimbursement of \$10,116,864.00 exclusive of HST for the infrastructure will be funded from DCs as it is required due to growth. As such, there is no negative financial impact to the City. It should be noted that the City does not give credit for, or reimburse HST costs, as well, no interest or indexing shall be payable on the credit and/or reimbursement.

The estimated cost of the watermains to be constructed on Warden Avenue and Elgin Mills Road East, is \$6.2M higher than the cost included in the current 2017 DC Background Study. These costs will be updated in the new DC background study in 2022. The DC credit and/or reimbursement will be provided based on the lesser of the actual cost and the amount included in the background study, so the developers will potentially be eligible for an increased amount.

Consistent with the City's Development Charge Credit and Reimbursement Policy, the Trustee for the Berczy Glen Landowners Group Inc., and Mattamy (Berczy Glen) Limited will be required to pay an administration fee for the Engineering, Legal and Finance Department's costs incurred relating to the review, preparation and administration of the Development Charge credit and/or reimbursement. The fee is structured in the following manner:

- An application fee of \$1,628.50 plus HST to review the development charge credit and/or reimbursement request; plus
- A fee equivalent to 1.0% of the value of the credit and/or reimbursement request or a maximum of \$10,856.00. For this application, the fee is \$10,856.00 plus HST and is payable upon credit and/or reimbursement of the approved amounts.

Other legal fees may be applicable upon execution of agreements between the City and the Trustee of Berczy Glen Landowners Group Inc., and between the City and Mattamy (Berczy Glen) Limited.

HUMAN RESOURCES CONSIDERATIONS

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

This is consistent with the City's goal of efficient service delivery and financial stewardship.

BUSINESS UNITS CONSULTED AND AFFECTED:

Finance and Legal Services Departments have reviewed this report and their comments

are incorporated.

RECOMMENDED BY:

Joel Lusting
Treasurer

Brian Lee, P. Eng.
Director of Engineering

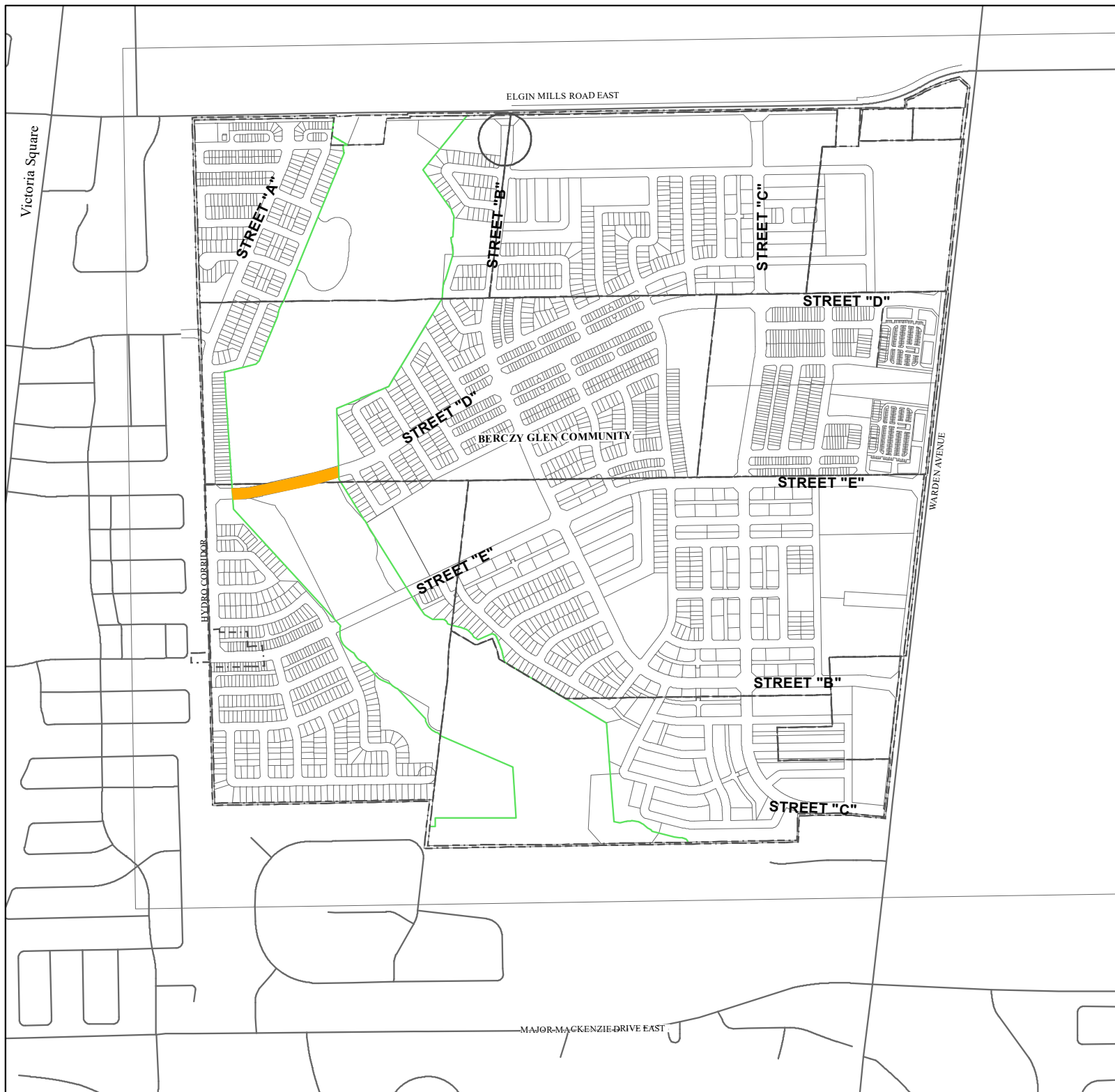
Trinela Cane
Commissioner, Corporate Services

Arvin Prasad, MCIP, RPP
Commissioner, Development Services

ATTACHMENTS:

Attachment 'A': DC Eligible Infrastructure - North Bridge

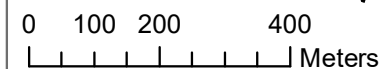
Attachment 'B': DC Eligible Infrastructure - watermain on Warden Avenue and Elgin
Mills Road

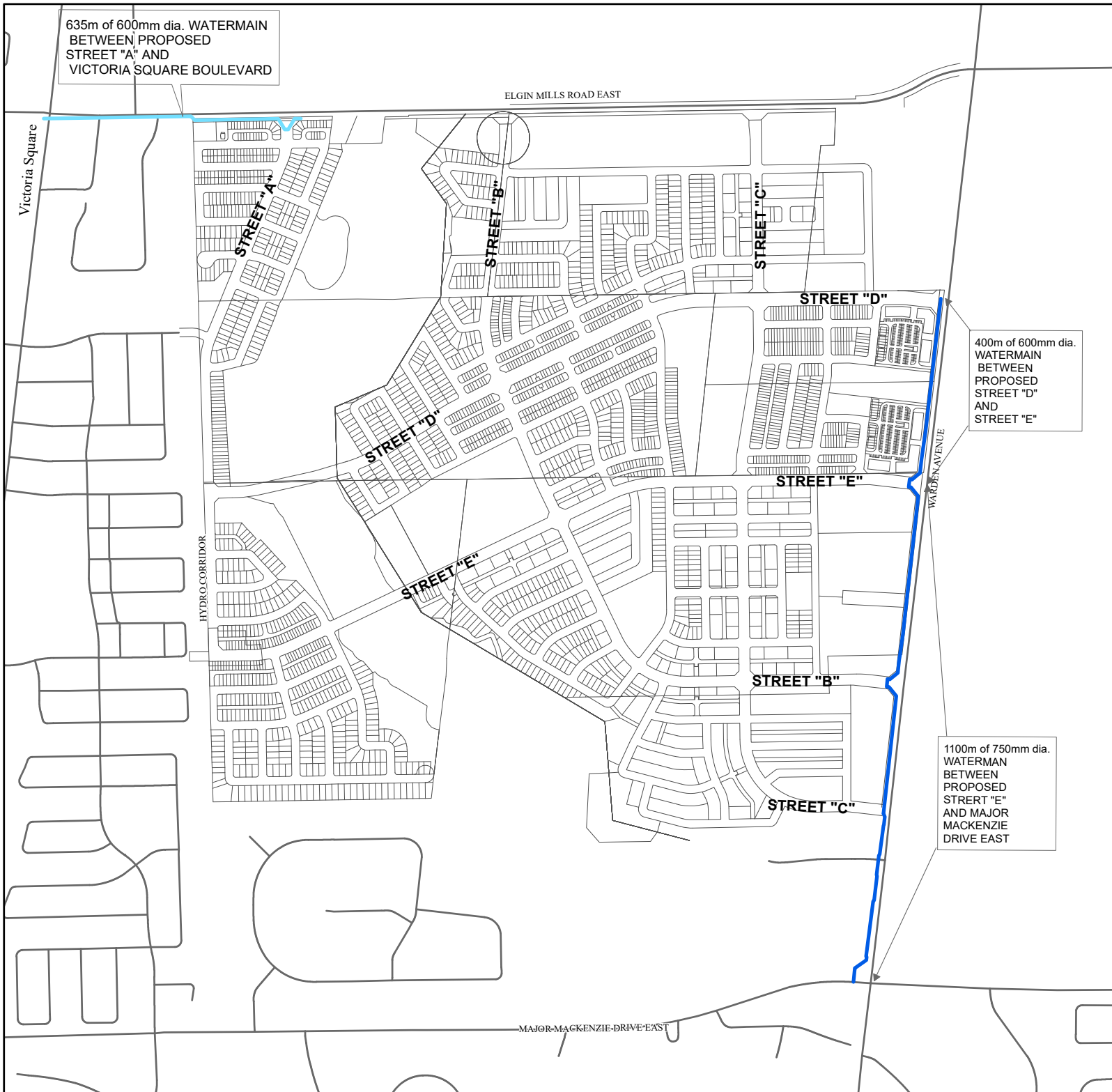


- BOUNDARY
- LIMIT OF GREENWAY SYSTEM
- STREET D (NORTH) CROSSING

Attachment 'A'

Berczy Glen Street D Valley Lands Crossing

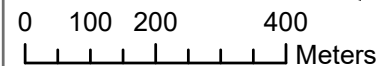




- PROPOSED WATERMAIN ON WARDEN AVE
- PROPOSED WATERMAIN ON ELGIN MILLS RD

Attachment 'B'

Berczy Glen External Watermains





Report to: Development Services Committee

Meeting Date: April 21, 2021

SUBJECT: Request to Increase Purchase Order for Consulting Engineering Services to Design Extension of Trunk Sewer and Watermain in Highway 404 North Secondary Plan Area (Ward 2)

PREPARED BY: Nhat-Anh Nguyen, Senior Manager, Development Engineering and Environmental Engineering, extension 2849

RECOMMENDATION:

1. That the report entitled “Request to Increase Purchase Order for Consulting Engineering Services to Design Extension of Trunk Sewer and Watermain in Highway 404 North Secondary Plan Area” be received; and
2. That Purchase Order PD 18309 issued to SCS Consulting Group Ltd. for the detailed design of the extension of the existing trunk watermain and trunk sanitary sewer on Woodbine Avenue be increased by \$391,404.58 inclusive of HST impact, to cover the additional design work required for the project; and
3. That Purchase Order PD 18310 for the contingency for the detailed design of the trunk watermain and trunk sanitary sewer on Woodbine Avenue be increased by \$39,140.46 inclusive of HST impact, to cover any additional design work required for the project and that authorization be granted to approve expenditures of this contingency amount up to the specified limit in accordance with the Expenditure Control Policy; and
4. That the Engineering Department Capital Administration Fee in the amount of \$54,665.40 , inclusive of HST impact, be transferred to revenue account [640-998-8871(Capital Admin Fees); and
5. That the 2019 Engineering Capital Account 19257 (Consulting Engineering Services for Hwy 404 North Sec Plan) be increased to cover the additional project estimates in the amount of \$485,210.44 inclusive of HST impact, and funded from City Wide Hard Development Charges Reserve, and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution

PURPOSE:

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

- Increase Purchase Order PD 18309 with SCS Consulting Group in the amount of \$391,404.58, to cover the additional detailed design work to extend the trunk

watermain and trunk sanitary sewer to service the 404 North Secondary Plan Area;

- Increase the Contingency Purchase Order in the amount of \$39,140.46 , to cover any additional detailed design work;
- Transfer the Capital Administration Fee in the amount of \$54,665.40 to the Engineering Department's Capital Administration Fee revenue account [640-998-8871]; and
- Increase the 2019 Engineering Capital Account 19257 (Consulting Engineering Services for Hwy 404 North Sec Plan), and be funded from City Wide Hard Development Charge Reserve, to cover the cost for the additional design work

BACKGROUND:

Council at its meeting of September 18, 2018 adopted staff's recommendation to award a consulting engineering services contract to SCS Consulting Group Ltd. (SCS) to design the extension of the existing trunk sanitary sewer and trunk watermain on Woodbine Avenue north to service the Highway 404 North Secondary Plan. The reason for starting the detailed design is to minimize delays for business corporations that are considering investing and developing lands in the 404 North Secondary Plan that are currently beyond the limits of municipal services. SCS was recommended to be retained for this work as they had prepared the Master Servicing Study for the Highway 404 North Secondary Plan and have the background to design the extension of the infrastructure.

OPTIONS/ DISCUSSION:

The Sanitary Sewer Servicing Concept Was Updated

The Master Servicing Study (2010) prepared in support of the Highway 404 North Secondary Plan contemplated extending the trunk sanitary sewer north on Woodbine Avenue to just south of the TransCanada Pipeline before turning north-west and running within the hydro corridor north to 19th Avenue. When the project team discussed the design of the extension of the trunk sanitary sewer early in the project, it was determined that constructing a sanitary sewer within the hydro corridor would be very expensive. In addition, obtaining approval to install a municipal sewer within the hydro corridor would be very difficult and a lengthy process. Accordingly, a new design concept was explored that would keep the extension of the trunk sanitary sewer within the Woodbine Avenue right-of-way.

However, the Woodbine sewer alignment is not without challenge and there are a number of physical constraints (such as crossings under the TransCanada Pipeline pipes, Enbridge pipes, and the Berczy Creek Tributary) which became apparent after engineering fieldwork was completed. In addition, this concept will result in a sewer that

is quite flat and will not meet the City's design criteria of minimum slope. A flat sewer will have long-term implications to the operations and maintenance of the sewer.

A Different Sewer Alignment Is Required to Resolve Constraints

A further refinement to the alignment for the trunk sanitary sewer is required to address the physical constraints and meet the City's design criteria. The project team and SCS have discussed an alternative sewer alignment that would follow the alignment of the proposed collector roads within the Hwy 404 North Secondary Plan that was recently established through a Class Environmental Assessment (Class EA) Study. This conceptual alignment is appended to this report as **Attachment 'A'**. SCS has indicated that the additional engineering work is estimated to cost \$256,587.84, inclusive of HST impact.

Watermain Design Scope Change

There is also a scope change required for the trunk watermain design on Woodbine Avenue. The available drawings show the watermain terminates at a point just south of the hydro corridor. Upon field investigation work by SCS, it was confirmed that the existing truck watermain terminates at Honda Boulevard, approximately 600m south of the anticipated location. While staff will investigate and report back to a future Development Services Committee the implications this discrepancy has on the design and future construction costs, it is necessary to change the project scope to design from the existing termination of the watermain. The conceptual alignment for the watermain is appended to this report as **Attachment 'B'**. SCS has indicated that the engineering work required to support the revised design scope for the trunk watermain is estimated to cost \$134,816.74, inclusive of HST impact.

Contingency

As per typical awards, staff recommend a 10% contingency for the proposed scope increase as identified above. Staff recommend a contingency amount of \$39,140.46, to cover any additional design revisions or field investigation.

FINANCIAL CONSIDERATIONS

The table below provide a detailed summary of the financial requirements for this report:

Table 1 – Design Cost Increase

Description	Amount (inc. HST Impact)	Comments
Original Award	\$1,230,502.27	PD 18309
Original Award – Contingency	\$123,050.22	PD 18310
Total Original Award	\$1,353,552.49	
Sanitary Trunk Alignment	\$ 256,587.84	
Watermain Extension Alignment	\$ 134,816.74	
Sub-total:	\$ 391,404.58	Increase to PO PD 18309
10% Contingency	\$ 39,140.46	Increase to PO PD 18310
Sub-total:	\$ 430,545.04	
Engineering Capital Admin Fee	\$ 54,665.40	640-998-8871
Total:	\$ 485,210.44	

In accordance with the City's Expenditure Control Policy, the proposed Purchase Order increase (greater than \$100,000 and no available funding) requires Council approval.

Table 2 – Financial Summary

Description	Amounts (inc. HST Impact)
Budget (Project 19257) (A)	\$ 1,402,357.00
Expenses/Commitments (B)	(\$ 1,402,357.00)
Current Balance Available (C=A+B)	\$ 0.00
PO Increase for Design (D)	(\$ 430,545.04)
Capital Admin Fee (E)	(\$ 54,665.40)
Shortfall Requiring Additional Funding (F=C+D+E)	(\$ 485,210.44)

Based on the above, staff recommends that the 2019 Engineering Capital Account 19257 be increased to cover the additional project costs in the amount of \$485,210.44, inclusive of HST impact, and be funded from City Wide Hard Development Charge Reserve.

It is not anticipated that there will be any further increases to PO PD18309.

HUMAN RESOURCES CONSIDERATIONS

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

This project aligns with the City's strategic priority of ensuring the reliability of the Corporation's services by proactively managing our infrastructure and developing plans to facilitate investment and employment growth.

BUSINESS UNITS CONSULTED AND AFFECTED:

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

RECOMMENDED BY:

Brian Lee, P. Eng.
Director of Engineering

Arvin Prasad, MCIP, RPP
Commissioner, Development Services

ATTACHMENTS:

Attachment 'A' – Conceptual Sanitary Sewer Alignment
Attachment 'B' – Conceptual Watermain Alignment

Attachment A - Conceptual Sanitary Sewer Alignment



Attachment B - Conceptual Watermain Alignment





Report to: General Committee

Meeting Date: April 26, 2021

SUBJECT: 2021 First Quarter Investment Performance Review
PREPARED BY: Mark Visser, Senior Manager of Financial Strategy & Investments, x4260

RECOMMENDATION:

- 1) THAT the report dated April 26, 2021 entitled “2021 First Quarter Investment Performance Review” be received.

EXECUTIVE SUMMARY:

Not applicable

PURPOSE:

Pursuant to Regulation 438/97 Section 8, the Municipal Act requires the Treasurer to “prepare and provide to the Council, each year or more frequently as specified by Council, an investment report”.

The investment report shall contain,

- (a) a statement about the performance of the portfolio of investments of the municipality during the period covered by the report;
- (b) a description of the estimated portion of the total investments of a municipality that are invested in its own long-term and short-term securities to the total investment of the municipality and a description of the change, if any, in that estimated proportion since the previous year’s report;
- (c) a statement by the Treasurer as to whether or not, in his opinion, all investments were made in accordance with the investment policies and goals adopted by the municipality;
- (d) a record of the date of each transaction in or disposal of its own securities, including a statement of the purchase and sale price of each security;
- (e) such other information that the Council may require or that, in the opinion of the Treasurer, should be included.

BACKGROUND:

Not applicable

OPTIONS/ DISCUSSION:

Not applicable

FINANCIAL CONSIDERATIONS

The 2021 budget for Income Earned on Investments is \$11.0 million. The \$11.0 million budget is based on a forecasted \$458.3 million average balance invested at an average rate of 2.4%.

The following table shows the budgeted investment income by quarter. The quarterly budget allocations reflect the projected changing portfolio balances and rates of returns throughout the year.

Period	Avg. Balance	Avg. Rate	Forecast
Q1	\$429.2m	2.60%	\$2,751,541
Q2	\$470.0m	2.31%	\$2,706,741
Q3	\$469.7m	2.31%	\$2,734,699
Q4	\$464.0m	2.40%	\$2,807,019
2021 Budget	\$458.3m	2.40%	\$11,000,000

The first quarter typically has lower average portfolio balances as Markham makes payments to the Region and School Board on December 15th and doesn't begin collecting tax payments again until February. As a result, the Q1 2021 forecast assumes an average general fund portfolio balance of \$429.2 million to be invested at an average rate of return of 2.60%. The actual average portfolio balance and the average rate of return were both below the forecasted levels.

For the three months ending March 31, 2021, the City of Markham's Income Earned on Investments was \$2.566 million, compared to a budget of \$2.752 million, representing a \$186,000 unfavourable variance to budget.

Interest Rate

The Prime Rate was stable at 2.45% throughout the first three months of 2021. During the first quarter of 2021, the City's general portfolio investments (including interest charged to reserves with negative balances) had an average interest rate of 2.49%; 11 basis points lower than forecast. The difference in the rate of return accounts for an unfavourable variance of \$117,000.

Portfolio Balance

The forecasted average portfolio balance for Q1 2021 was \$429.2 million. The actual average general fund portfolio balance (including cash balances) for the first quarter of 2021 was \$418.5 million. The lower portfolio balance accounts for an unfavourable variance of \$69,000.

Variance Summary

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Portfolio Balance	\$429.2m	\$418.5m	(\$10.7m)
Interest Rate	2.60%	2.49%	(0.11%)
Investment Income	\$2.752m	\$2.566m	(\$0.186m)
Portfolio Balance Variance Impact			(\$0.069m)
Interest Rate Variance Impact			(\$0.117m)

Portfolio Composition

All investments made in the first quarter of 2021 adhered to the City of Markham investment policy. At March 31, 2021, 39% of the City's portfolio (not including bank balances) was comprised of government issued securities. The remaining 61% of the portfolio was made up of instruments issued by Schedule 1 Banks (Exhibit 1). All of these levels are within the targets established in the City's Investment Policy.

The March 31, 2021 investment portfolio (not including bank balances) was comprised of the following instruments: Bonds 49%, Principal Protected Notes (PPNs) 37%, and GICs 14% (Exhibit 2).

At March 31, 2021, the City's general portfolio balance (all funds excluding DC) was \$503.4 million (including bank balances). The City's portfolio (all funds excluding DCA) was broken down into the following investment terms (Exhibit 3):

Under 1 month	57.3%
1 month to 3 months	2.2%
3 months to 1 year	6.9%
Over 1 year	33.6%
Weighted average investment term	1,318.4 days
Weighted average days to maturity	788.6 days

Money Market Performance

The City of Markham uses the 3-month T-bill rates to gauge the performance of investments in the money market. The average 3-month T-bill rate for the first quarter of 2021 was 0.08% (source: Bank of Canada). Money market investments (including bank balances) held by the City of Markham during the first quarter of 2021 had an average return of 1.03%. Therefore, the City's money market investments outperformed 3-month T-Bills by 95 basis points. See Exhibit 4 for all Money Market securities held by the City of Markham in the first quarter of 2021.

Bond Market Performance

The 2021 YTD highlights of Markham's bond portfolio are as follows:

- 4 bonds/Principal Protected Notes (PPNs) purchased with a face value of \$17.0 million

See Exhibit 5 for all Bonds held by the City of Markham in the first quarter of 2021.

Outlook

Interest rates are expected to stay low through the remainder of 2021 and into 2022. There is little incentive to invest longer term at the moment, apart from purchasing PPNs when the timing is right. While interest rates are low and equity markets are performing well, an opportunity exists for the City to potentially make some capital gains by selling some investments. This will help the City achieve the \$11 million budget for 2021.

HUMAN RESOURCES CONSIDERATIONS

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not applicable

BUSINESS UNITS CONSULTED AND AFFECTED:

Not applicable

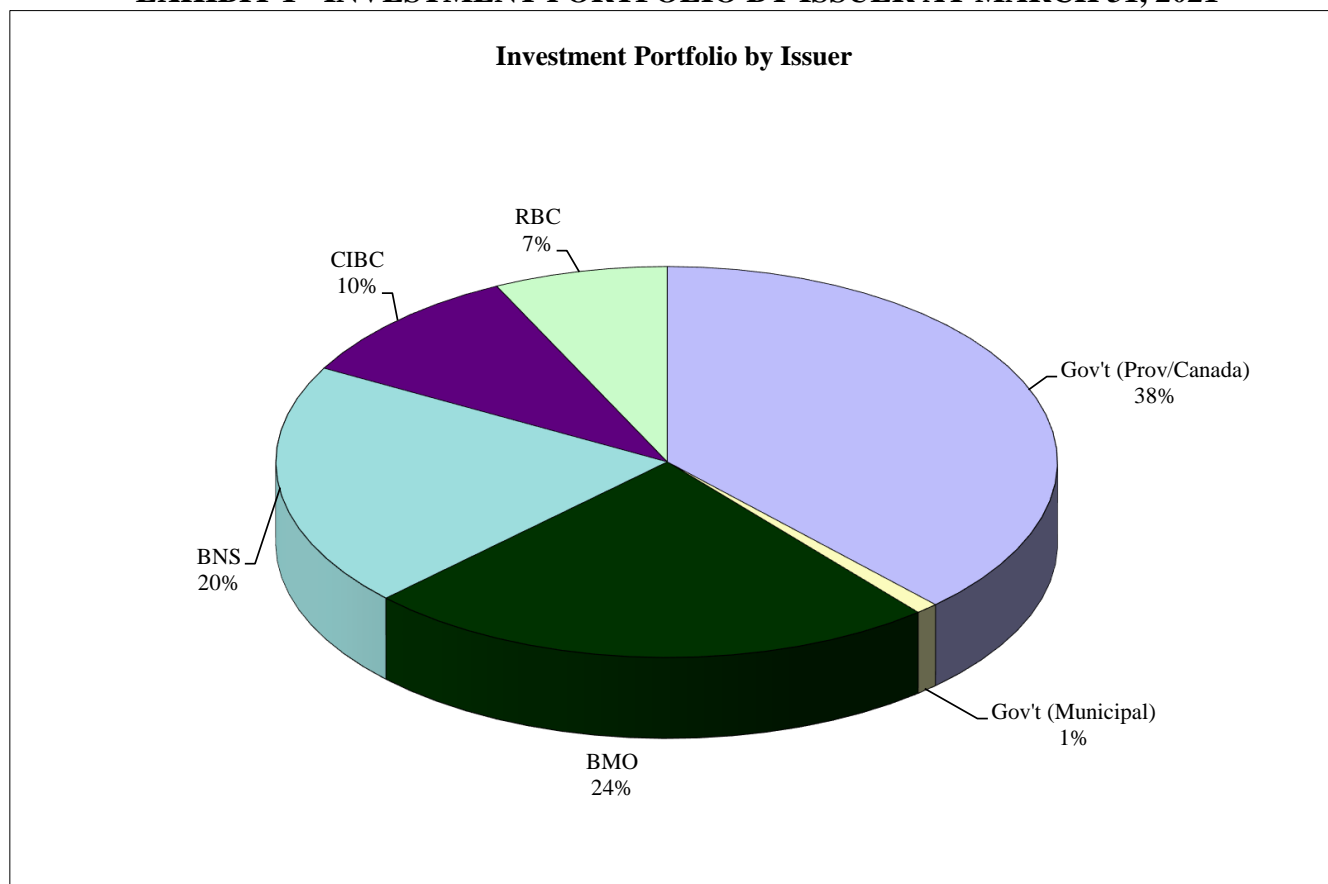
RECOMMENDED BY:

Joel Lustig, Treasurer

Trinela Cane, Commissioner,
Corporate Services

ATTACHMENTS:

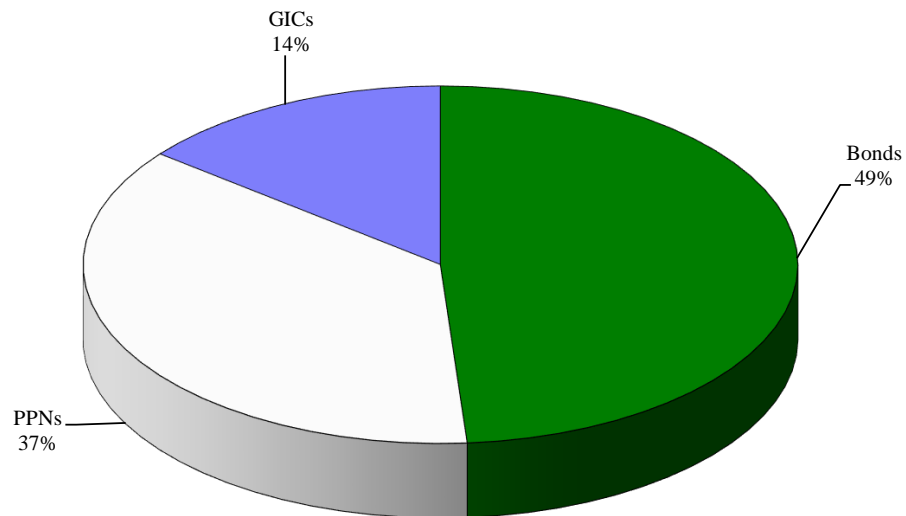
- Exhibit 1 – Investment Portfolio by Issuer
- Exhibit 2 – Investment Portfolio by Instrument
- Exhibit 3 – Investment Terms
- Exhibit 4 – 2021 Q1 Money Market Investments
- Exhibit 5 – 2021 Q1 Bond Market Investments
- Exhibit 6 – 2021 Q1 DCA Fund Investments

EXHIBIT 1 - INVESTMENT PORTFOLIO BY ISSUER AT MARCH 31, 2021

Quarter-End Portfolio Balance (All Funds; excluding bank balances): \$222.7m

	Investment <u>Policy Targets</u>	Portfolio at <u>Mar 31/21</u>
Government (Federal/Provincial)	>40%, no max	38% *
Government (Municipal)	max 30%	1%
Schedule A Banks:		
Bank of Nova Scotia	max 20%	20%
Bank of Montreal	max 20%	24% *
CIBC	max 20%	10%
Royal Bank of Canada	max 20%	7%
Toronto Dominion	max 20%	0%
Schedule A Banks Total	max 60%	61%
Schedule B Banks:		
Hong Kong Bank	max 15%	0%
		<u>100%</u>

* The City's Investment Policy allows for deviations of +/- 5% in order to take advantage of market conditions

EXHIBIT 2 - INVESTMENT PORTFOLIO BY INSTRUMENT AT MARCH 31, 2021

Quarter-End Portfolio Balance (All Funds, excluding cash balances): \$222.7m

EXHIBIT 3 - INVESTMENT TERMS (All Funds excluding DCA)

INSTRUMENT	ISSUER	INT_RATE	DATE_BGT	DATE_SOLD	BOUGHT	MATURITY VALUE	LENGTH	DAYS to MA
BANK ACCOUNT		0.95	31-Mar-2021	01-Apr-2021	298,931,339.27	298,999,266.27	1	1
Less than 1 month					298,931,339	57.3%		
BOND	BMO	0.00	17-May-2020	17-May-2021	6,000,000.00	6,000,000.00	365	47
BOND	BCMFA	4.22	04-Apr-2011	01-Jun-2021	3,492,685.00	3,500,000.00	3,711	62
BOND	YORK REGION	3.43	18-Nov-2011	30-Jun-2021	2,098,160.00	2,000,000.00	3,512	91
Between 1 and 3 months					11,590,845	2.2%		
GIC (2023)	BNS	3.25	01-Aug-2020	01-Aug-2021	10,000,000.00	10,325,000.00	365	123
GIC (2022)	RBC	3.07	14-Sep-2020	14-Sep-2021	10,000,000.00	10,307,000.00	365	167
BOND	CIBC	3.37	19-Mar-2013	07-Jan-2022	3,735,250.00	5,000,000.00	3,216	282
GIC (2024)	RBC	1.90	04-Mar-2021	04-Mar-2022	6,000,000.00	6,114,000.00	365	338
GIC (2023)	CIBC	1.92	05-Mar-2021	05-Mar-2022	6,000,000.00	6,115,200.00	365	339
Between three months and one year					35,735,250	6.9%		
BOND	CIBC	3.32	29-May-2013	07-Jul-2022	3,714,500.00	5,000,000.00	3,326	463
BOND	ONT	4.56	18-Feb-2011	08-Sep-2022	2,987,800.00	5,000,000.00	4,220	526
BOND	ONT	4.52	30-Mar-2011	02-Dec-2022	4,772,000.00	8,000,000.00	4,265	611
BOND	CIBC	3.50	12-Mar-2013	07-Jan-2023	4,493,412.00	6,300,000.00	3,588	647
BOND	ONT	3.59	04-Dec-2013	08-Sep-2023	2,836,040.00	4,000,000.00	3,565	891
BOND	ONT	3.25	01-Nov-2012	02-Dec-2023	2,805,600.00	4,000,000.00	4,048	976
BOND	ONT	3.20	02-Oct-2012	07-Feb-2024	3,499,150.00	5,000,000.00	4,145	1,043
BOND	ONT	3.53	10-Feb-2014	02-Jun-2024	3,496,950.00	5,000,000.00	3,765	1,159
BOND	BNS	3.33	26-Jun-2018	26-Jun-2024	4,000,000.00	4,000,000.00	2,192	1,183
BOND	ONT	3.48	21-Mar-2014	02-Dec-2024	2,774,800.00	4,000,000.00	3,909	1,342
PPN	BMO	1.00	13-May-2015	13-May-2025	5,000,000.00	5,000,000.00	3,653	1,504
BOND	SASK	2.56	07-Mar-2019	30-May-2025	4,272,250.00	5,000,000.00	2,276	1,521
BOND	ONT	1.48	05-Mar-2020	08-Sep-2025	7,377,760.00	8,000,000.00	2,013	1,622
PPN	BMO	0.00	16-Sep-2015	16-Sep-2025	3,000,000.00	3,000,000.00	3,653	1,630
PPN	BMO	1.00	30-Dec-2015	30-Dec-2025	7,000,000.00	7,000,000.00	3,653	1,735
PPN	BMO	0.00	31-Mar-2016	31-Mar-2026	6,000,000.00	6,000,000.00	3,652	1,826
BOND	ONT	2.13	18-Oct-2019	02-Dec-2026	3,442,000.00	4,000,000.00	2,602	2,072
PPN	BMO	1.25	23-Feb-2017	23-Feb-2027	5,000,000.00	5,000,000.00	3,652	2,155
PPN	BMO	1.00	05-Apr-2017	05-Apr-2027	5,000,000.00	5,000,000.00	3,652	2,196
PPN	CIBC	0.00	24-Feb-2021	24-Feb-2028	4,000,000.00	4,000,000.00	2,556	2,521
BOND	ONT	2.81	27-Apr-2016	02-Jun-2028	4,291,440.00	6,000,000.00	4,419	2,620
BOND	ONT	2.63	13-Dec-2017	02-Jun-2028	7,620,000.00	10,000,000.00	3,824	2,620
BOND	ONT	3.06	21-Dec-2016	02-Dec-2028	6,959,700.00	10,000,000.00	4,364	2,803
BOND	ONT	2.93	13-Jan-2017	02-Dec-2028	4,965,800.00	7,000,000.00	4,341	2,803
PPN	BNS	1.50	31-Dec-2018	31-Dec-2028	7,000,000.00	7,000,000.00	3,653	2,832
PPN	BMO	0.00	01-Mar-2019	01-Mar-2029	5,000,000.00	5,000,000.00	3,653	2,892
PPN	BNS	0.00	11-Apr-2019	12-Apr-2029	5,000,000.00	5,000,000.00	3,654	2,934
PPN	BNS	1.55	08-Aug-2019	08-Aug-2029	2,000,000.00	2,000,000.00	3,653	3,052
PPN	BNS	0.00	08-Aug-2019	08-Aug-2029	2,000,000.00	2,000,000.00	3,653	3,052
PPN	BMO	1.50	15-Sep-2017	14-Sep-2029	6,000,000.00	6,000,000.00	4,382	3,089
BOND	ONT	3.11	17-Apr-2018	02-Dec-2029	4,900,700.00	7,000,000.00	4,247	3,168
BOND	ONT	3.05	18-Jun-2018	02-Dec-2029	4,253,700.00	6,000,000.00	4,185	3,168
PPN	BMO	1.00	20-Feb-2020	20-Feb-2030	7,000,000.00	7,000,000.00	3,653	3,248
PPN	BNS	1.00	20-Feb-2020	20-Feb-2030	7,000,000.00	7,000,000.00	3,653	3,248
PPN	BMO	0.00	05-Mar-2021	05-Mar-2031	6,000,000.00	6,000,000.00	3,652	3,626
BOND	ONT	1.47	28-Sep-2020	02-Jun-2031	4,277,500.00	5,000,000.00	3,899	3,715
BOND	ONT	2.20	01-Mar-2021	02-Dec-2031	3,165,268.00	4,000,000.00	3,928	3,898
BOND	ONT	1.81	24-Feb-2021	02-Dec-2032	2,429,940.00	3,000,000.00	4,299	4,264
Over 1 year					175,336,310	33.6%		

Bonds/PPNs
Money Market

191,836,310
329,757,434

Average Length of Investment (days)

Portfolio Balance Mar 31, 2021
General Fund and Other Reserves
(not including DCA)

521,593,744

Weighted Average Days to Maturity

EXHIBIT 4 - 2021 Q1 MONEY MARKET INVESTMENTS (All Funds excluding DCA)

ISSUER	INT RATE	DATE BOUGHT	DATE SOLD	BOUGHT	SOLD
BANK BALANCE	0.95	31-Mar-21	1-Apr-21	298,931,339.27	298,939,119.67

BONDS/PPNs THAT MATURED IN 2021:

ISSUER	COUPON RATE	YIELD	PURCHASE DATE	MATURITY DATE	COST	FACE VALUE

BONDS/PPNs SOLD IN 2021:

ISSUER	COUPON RATE	YIELD	PURCHASE DATE	DATE SOLD	COST	FACE VALUE	SALE PROCEEDS	CAPITAL GAIN/(LOSS)

BOLD HOLDINGS at MARCH 31, 2021:

ISSUER	COUPON RATE	YIELD	PURCHASE DATE	MATURITY DATE	COST	FACE VALUE
BCMFA	4.150	4.220	04-Apr-2011	01-Jun-2021	3,492,685.00	3,500,000.00
BNS	3.300	3.328	26-Jun-2018	26-Jun-2024	4,000,000.00	4,000,000.00
CIBC		3.368	19-Mar-2013	07-Jan-2022	3,735,250.00	5,000,000.00
CIBC		3.320	29-May-2013	07-Jul-2022	3,714,500.00	5,000,000.00
CIBC		3.500	12-Mar-2013	07-Jan-2023	4,493,412.00	6,300,000.00
ONT		4.560	18-Feb-2011	08-Sep-2022	2,987,800.00	5,000,000.00
ONT		4.524	30-Mar-2011	02-Dec-2022	4,772,000.00	8,000,000.00
ONT		3.590	04-Dec-2013	08-Sep-2023	2,836,040.00	4,000,000.00
ONT		3.251	01-Nov-2012	02-Dec-2023	2,805,600.00	4,000,000.00
ONT		3.200	02-Oct-2012	07-Feb-2024	3,499,150.00	5,000,000.00
ONT		3.530	10-Feb-2014	02-Jun-2024	3,496,950.00	5,000,000.00
ONT		3.480	21-Mar-2014	02-Dec-2024	2,774,800.00	4,000,000.00
ONT		1.480	05-Mar-2020	08-Sep-2025	7,377,760.00	8,000,000.00
ONT		2.130	18-Oct-2019	02-Dec-2026	3,442,000.00	4,000,000.00
ONT		2.809	27-Apr-2016	02-Jun-2028	4,291,440.00	6,000,000.00
ONT		2.630	13-Dec-2017	02-Jun-2028	7,620,000.00	10,000,000.00
ONT		3.060	21-Dec-2016	02-Dec-2028	6,959,700.00	10,000,000.00
ONT		2.930	13-Jan-2017	02-Dec-2028	4,965,800.00	7,000,000.00
ONT		3.110	17-Apr-2018	02-Dec-2029	4,900,700.00	7,000,000.00
ONT		3.050	18-Jun-2018	02-Dec-2029	4,253,700.00	6,000,000.00
ONT		1.472	28-Sep-2020	02-Jun-2031	4,277,500.00	5,000,000.00
ONT		2.200	01-Mar-2021	02-Dec-2031	3,165,268.00	4,000,000.00
ONT		1.810	24-Feb-2021	02-Dec-2032	2,429,940.00	3,000,000.00
SASK		2.560	07-Mar-2019	30-May-2025	4,272,250.00	5,000,000.00
YORK REGION	4.000	3.426	18-Nov-2011	30-Jun-2021	2,098,160.00	2,000,000.00
					102,662,405.00	135,800,000.00

PPN HOLDINGS at MARCH 31, 2021:

ISSUER	COUPON RATE	PARTICIPATION RATE	PURCHASE DATE	MATURITY DATE	COST	FACE VALUE
BMO	-	100%	17-May-2020	17-May-2021	6,000,000.00	6,000,000.00
BMO	1.000	110%	13-May-2015	13-May-2025	5,000,000.00	5,000,000.00
BMO	-	250%	16-Sep-2015	16-Sep-2025	3,000,000.00	3,000,000.00
BMO	1.000	150%	30-Dec-2015	30-Dec-2025	7,000,000.00	7,000,000.00
BMO	-	350%	31-Mar-2016	31-Mar-2026	6,000,000.00	6,000,000.00
BMO	1.250	75%	23-Feb-2017	23-Feb-2027	5,000,000.00	5,000,000.00
BMO	1.000	100%	05-Apr-2017	05-Apr-2027	5,000,000.00	5,000,000.00
BMO	-	370%	01-Mar-2019	01-Mar-2029	5,000,000.00	5,000,000.00
BMO	1.500	100%	15-Sep-2017	14-Sep-2029	6,000,000.00	6,000,000.00
BMO	1.000	265%	20-Feb-2020	20-Feb-2030	7,000,000.00	7,000,000.00
BMO	-	245%	05-Mar-2021	05-Mar-2031	6,000,000.00	6,000,000.00
BNS	1.500	195%	31-Dec-2018	31-Dec-2028	7,000,000.00	7,000,000.00
BNS	-	448%	11-Apr-2019	12-Apr-2029	5,000,000.00	5,000,000.00
BNS	1.550	100%	08-Aug-2019	08-Aug-2029	2,000,000.00	2,000,000.00
BNS	-	425%	08-Aug-2019	08-Aug-2029	2,000,000.00	2,000,000.00
BNS	1.000	265%	20-Feb-2020	20-Feb-2030	7,000,000.00	7,000,000.00
CIBC	-	100%	24-Feb-2021	24-Feb-2028	4,000,000.00	4,000,000.00
					88,000,000.00	88,000,000.00

TOTAL BONDS AND PPNS

190,662,405.00	223,800,000.00
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EXHIBIT 6 - 2021 Q1 DCA FUND INVESTMENTS

ISSUER	INT RATE	DATE BOUGHT	DATE SOLD	BOUGHT	SOLD
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Current Holdings:

BANK BALANCE	0.75	31-Mar-21	1-Apr-21	45,935,205.10	45,936,148.97
				45,935,205.10	



Report to: General Committee

Meeting Date: April 26, 2021

SUBJECT: 2021 Unionville Business Improvement Area and Markham Village Business Improvement Area Operating Budgets
PREPARED BY: Lisa Chen, Senior Manager, Financial Planning and Reporting
 Kishor Soneji, Senior Accountant

RECOMMENDATION:

- 1) That the report titled “2021 Unionville Business Improvement Area and Markham Village Business Improvement Area Operating Budgets” dated April 26, 2021 be received; and
- 2) That the 2021 Operating Budget in the amount of \$300,000 for the Unionville Business Improvement Area (UBIA) be approved; and
- 3) That the 2021 Operating Budget in the amount of \$265,763 for the Markham Village Business Improvement Area (MVBIA) be approved; and
- 4) That the Special Tax Rate levy, in the amount of \$214,221 for the UBIA members and \$160,559 for the MBIA members be included in the 2021 Tax Levy By-law; and
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

To obtain Council approval of the UBIA and MBIA 2021 Operating Budgets.

BACKGROUND:

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

The Management Board of the UBIA approved their 2021 operating expenditure budget in the amount of \$300,000 on February 17, 2021.

The Management Board of the MVBIA approved their 2021 operating expenditure budget in the amount \$265,763 on March 9, 2021.

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

Each property within the BIA boundary pays a portion of the total levy, based on their proportionate assessment share to the total BIA assessment base.

The following example outlines how the Special Tax Rate and the BIA levy for an individual property is calculated. It also illustrates the effects of assessment appeals on the BIA funding.

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

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

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

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

The authority to establish this tax rate and to levy taxes for the two BIAs will be included in the 2021 levying by-law.

DISCUSSION:

Unionville BIA Operating Budget

The UBIA's 2021 operating expenditure budget of \$300,000 represents an increase of \$85,779 compared to the prior year. Details of the 2021 budget in comparison with the 2020 budget and audited actuals are outlined in Appendix A. The UBIA ended 2020 with an accumulated surplus of \$74,990, of which \$50,000 will be used to fund the 2021 budget.

The 2021 revenue budget maintains the levy at the same amount as the prior year at \$214,221. Compared to the 2020 budget, the 2021 revenue budget increased \$85,779 mainly due to the following items:

	<u>2021 Budget</u>	<u>2020 Budget</u>	<u>Incr. / (Decr.)</u>
Transfer from Surplus	50,000	-	50,000
Grants and Sponsorships	35,000	-	35,000

The 2021 expenditure budget increased \$85,779 mainly due to the following items:

	<u>2021 Budget</u>	<u>2020 Budget</u>	<u>Incr. / (Decr.)</u>
Retail Action Strategy	40,000	-	40,000
Contracted Services	81,500	62,950	18,550
Event & Entertainment Promotion	57,000	48,000	9,000

The UBIA Management Board approved the budget on February 17, 2021 (Appendix B).

Markham Village BIA Operating Budget

The MBIA approved an operating expenditure budget of \$265,763, representing a decrease of \$44,188 compared to the prior year. The 2021 budget also includes \$61,166 of accumulated surplus as a funding source. Details of the 2021 budget in comparison with the 2021 budget and audited actuals are outlined in Appendix C.

The 2021 revenue budget decreases the levy by 33%, from \$239,640 in 2020 to \$160,559 in 2021. Compared to the 2020 budget, the 2021 revenue budget increased \$44,188 mainly due to the following items:

	<u>2021 Budget</u>	<u>2020 Budget</u>	<u>Incr. / (Decr.)</u>
Transfer from Surplus	61,166	12,220	48,946
Member Tax Levy	160,559	239,640	(79,081)
Event Promotion	5,000	14,500	(9,500)
Grants and Interest Income	16,447	21,000	(4,553)

The 2021 expenditure budget decreased \$44,188 mainly due to the following items:

	<u>2021 Budget</u>	<u>2020 Budget</u>	<u>Incr. / (Decr.)</u>
Event Promotion	47,900	86,523	(38,623)
Salaries & Benefits	81,174	97,882	(16,708)
Advertising	30,244	24,082	6,162
Street Beautification	27,500	23,000	4,500

The MBIA Management Board approved the budget on March 9, 2021 (Appendix D).

FINANCIAL CONSIDERATIONS

The City of Markham's annual tax rates and levy by-law will be in the May 10, 2021 General Committee agenda and the BIA special tax rate will be included for Council approval.

RECOMMENDED BY:

Joel Lustig
Treasurer

Trinela Cane
Commissioner, Corporate Services

ATTACHMENTS:

Appendix A - Unionville Business Improvement Area 2021 Budget

Appendix B - Unionville Business Improvement Area 2021 Budget Board meeting minutes

Appendix C - Markham Village Business Improvement Area 2021 Budget

Appendix D - Markham Village Business Improvement Area 2021 Budget Board meeting minutes

Appendix A

**UNIONVILLE BUSINESS IMPROVEMENT AREA
2021 BUDGET**

	<u>2021 Budget</u>	<u>2020 Budget</u>	<u>2020 Actual</u>	<u>2021 Budget vs. 2020 Budget Incr./.(Decr.)</u>
Revenues				
Member Tax Levy	\$214,221	\$214,221	\$214,221	\$ -
Transfer from Surplus	50,000	-	-	50,000
Fundraising & Other Revenues:				-
Provincial Grants	15,000	-	-	15,000
Sponsorships	10,000	-	-	10,000
City of Markham Grant	10,000	-		10,000
Sundry Revenue	779	-	1,710	779
Digital Main Street Grant	-	-	10,000	-
Central Counties Tourism Grant	-	-	7,680	-
Grant from Destination Markham Corporation	-	-	5,000	-
Promotion	-		1,019	
Interest	-	-	706	-
Total Revenues	<u>300,000</u>	<u>214,221</u>	<u>240,336</u>	<u>85,779</u>
Expenditures				
Advertising	55,500	52,371	15,824	3,129
Event & Entertainment Promotion	57,000	48,000	6,550	9,000
Retail Action Strategy	40,000	-	-	40,000
Street Beautification	35,000	28,000	45,510	7,000
Contracted Services	81,500	62,950	74,122	18,550
Office Expenses	29,000	20,900	26,880	8,100
Audit Fees	2,000	2,000	2,066	-
Property Tax Adjustments	-	-	538	-
Total Expenditures	<u>300,000</u>	<u>214,221</u>	<u>171,490</u>	<u>85,779</u>
Net Revenues / (Expenses)	-	-	68,846	
Accumulated Surplus, beginning of year	74,990	6,144	6,144	
Transfer to Operating Budget	(50,000)	-	-	
Accumulated Surplus / (Deficit), end of year	<u>24,990</u>	<u>6,144</u>	<u>74,990</u>	



MINUTES

Annual General Meeting: Unionville BIA

Date: Wednesday, February 17th, 2021

Via Zoom

Attendees:

Board: Chair Niina Felushko, Vice-Chair Natasha Usher, Secretary-Treasurer Shibani Sahney, Roger Kanda, Sarah Iles, Tony Lamanna

Board Members (City): Councillor Reid McAlpine, Deputy Mayor Don Hamilton

Members: Lindsay McClelland, Debbie Smrz, Kash Mahmood, George Ilioupoulos, Paul Vasilovsky, Harshal Dave, Nicole Fletcher, George LeDonne

Guests: Mayor Frank Scarpitti, Bryan Frois, Sylvia Morris, Lake Trevalyn, Eric LaRiviere, Christina Kakaflikas, Fernand Vartanian, Joe Cuntrera, Rob Kadlovski, Mike Gannon, Darrell Hein,

Staff: Sara Sterling, Executive Director

1. Call to order

Good evening everyone, my name is Niina Felushko I am the Chair of the Unionville Business Improvement Area, UBIA, and I would like to call this Annual General Meeting to order. It is 7:06pm.

2. Chair's Welcome

Mayor Scarpitti, Deputy Mayor Hamilton, Councillor McAlpine, UBIA Board and members, and guests, welcome to the 2021 UBIA Annual General Meeting. We are so pleased you could all join us tonight as we review what 2020 was, and what lies ahead in 2021.

I would like to take a moment to recognize the Directors of the UBIA Board, shown here. Two of our Directors have recently stepped down, Rob Kadlovski and Sylvia Morris, and we thank them profusely for their many years of service and dedication to Main Street Unionville. They will certainly be missed.

3. Approval of agenda

I would first like to ask for approval of our agenda. The agenda was sent out last Friday to members and guests, and is here on the screen for your viewing as well.

Motion by: Sarah Iles

Seconded by: Shibani Sahney

All were in favour



4. **Approval of 2020 AGM Minutes**

I would next like to ask for approval of the 2020 minutes, sent out by email as well.

Motion by: Don Hamilton

Seconded by: Roger Kanda

All were in favour

5. **Year in review**

(Chair Niina Felushko) I think we can all agree 2020 was the most challenging year Main Street Unionville has faced in a very long time. Starting with the usual slower retail and restaurant months of January and February, we headed into the COVID Pandemic in March, which brought many issues for all of us. A lockdown, similar to the one we have just been in, began, and we remained in that lockdown until the early days of Summer. Although we were able to open to a certain degree over the Summer and Fall months, late Fall and Winter again brought closures to the street and more suffering for our businesses.

Marketing-wise, we kept our social media very active, posting and sharing as much as possible as well as hosting social media contests. We advertised in local papers as well as with the Toronto media giant BlogTO. We were also fortunate to have City TV's Breakfast Television do a live broadcast, as well as reports from Global and CTV throughout the pandemic.

With Streetscape, we pushed the City to re-install previously cancelled flowers on the street, brought in new flags for our lamp posts, and Instagram Murals. We also purchased a popular new "Holiday Chair" that attracted thousands to the street to take photos, and hired a new contractor to ensure our lighting and holiday décor was top notch.

One large program we were allowed to operate this year was Digital Main Street, which we had in 2019 as well. We had 20 businesses that met with our DMS associates, and 10 businesses ended up applying for and getting the \$2,500 grant to assist with digital services. We also offered some webinars through this program, took some new photos of your businesses and upgraded our website to offer more information to visitors.

Above all, our main goal this year was to keep you informed and educated about the pandemic, which government programs were available and how to apply for them, and which regulations we needed to follow, when. We were responsive to your questions and reach-outs for assistance, and will continue to be as responsive in 2021.

6. **Looking ahead:**



(Executive Director Sara Sterling) While I think everyone is breathing a sigh of relief that 2020 is over, we still have a bit of a COVID fight ahead of us in 2021. As we come out of lockdown we need to remain vigilant and follow the City, Province and Federal regulations about events and gatherings, which will limit what we are able to host again this year.

Unfortunately large events like the Festival will not be able to take place, but we are hoping that the City will allow us to host smaller, socially distanced events and programs like a new Unionville Market at the Bandstand on Sunday mornings.

Events aside, this will be a busy year of planning as we look ahead to the redevelopment of the street. This includes both a Retail Action Plan that we will be issuing an RFP for soon, and the complete reconstruction of the street from pavement to sidewalks to lampposts. We are expecting the sewer and water work to begin early in 2022, but there is much work to be done with each business ahead of that.

As we move throughout this year, and into a recovery period, we will continue to support each and every business with marketing efforts and of course information sharing. We will also ensure the street looks amazing – we have already confirmed the City's commitment to flowers for the summer, and maintaining our Instagram murals with fresh paintings in Spring and Summer.

We hope that as we near the Fall and Winter we will be able to gather in much larger numbers and be able to hold more events and bring more focus to our street. Together, we truly think 2021 can be fantastic for Main Street Unionville.

7. Mayor Presentation and Q&A

(Chair Niina Felushko) We are honoured tonight to have Mayor Frank Scarpitti with us to talk about the future of Unionville, and answer a couple of your questions afterwards. The Mayor has always been a great advocate for Main Street Unionville and we appreciate his time and dedication. Over to you, Mr. Mayor.

Notes from Mayor Scarpitti's presentation:

- Pandemic has been incredibly tough for small businesses like yourselves
- The City of Markham has found several ways to help during these times, this includes:
 - Property tax relief
 - Eliminating increase in water fees
 - Temporarily removing Stormwater Management fees
 - Temporarily removing Hospitality Tax
- The new budget does include a tax increase



SETTLED IN 1794

- We have used our "Stabilization Fund" during COVID, and made investments in various parts of the City including the Markham Centre Trail
- We were the first Municipality to use the IBM Watson Technology
- We were the first Municipality to offer SHOP HERE to our businesses
- Established Destination Markham – our new Tourism Board that has been helping local businesses promote themselves during COVID
- More than 1200 businesses in Markham were visited and engaged by our Destination Markham Ambassadors
- Destination Markham helped to pay for your wonderful Holiday Chair
- We worked with AGCO to facilitate patio expansions
- York University is back on track and scheduled for Sept 2023 opening
- I'd like to thank Reid McAlpine, your Councillor has been a true advocate for you at Council
- Councillor McAlpine, Sara Sterling, Niina Felushko, invited Andy Taylor and myself to Main Street for a walk to show us the work that needs to be done to bring the street back to its full potential
- The Streetscape Master Plan will be coming to Council soon, with material costing etc. so decision can be made and we can move forward with design
- Sewer and water work will begin in 2022, then streetscape in 2023 likely
- We realize this will be painful for businesses, especially coming out of COVID, but it is something that has to get done
- We are committed to working with the BIA and each business to ensure minimal disruption, and discuss and consult on timing of work

(Executive Director Sara Sterling) Thank you Mr. Mayor for your presentation, we appreciate your time. We do have some questions that have been submitted by our members for you.

The first is from George Iliopoulos from Old Country Inn, he has a question for you about taxation.

- George and Mayor discussed various taxation issues and agreed that the system itself needs an overhaul – Tony Lamanna contributed his thoughts as well. Bottom line is relief will mostly have to come from Province as the City relies on property taxes to pay for all its services. The Mayor highlighted the various other programs available throughout COVID that might help small businesses – Ontario Small Business Support Grant, Ontario Main Street Relief Grant, and Property Tax & Energy Cost Rebates.

The second is from Shibani Sahney from Silver Tulip, she has a question about Toogood Pond.

- Shibani asked the Mayor if we could go back to managing skating on Toogood Pond as it is such a great draw for the street, and activity for the Community. The Mayor commented that the ice on the Pond does not freeze to an approved thickness, and



that the City lost a Zamboni in the pond one year. The Mayor suggested a volunteer group in community build a rink near the pond, the City will contribute with assistance if asked.

The last question was from Tony Lamanna about Streetscape and the plans for Revitalization.

- Although the Mayor spoke about this in his presentation, Tony wanted to ensure the Mayor understood that the businesses must be involved in the process and consulted along the way as to the timing of construction, to reduce impacts on the street. The Mayor agreed conversations will be on-going, and decisions on timing will need to be made.

The Mayor was thanked by all for his attendance and presentation.

7. 2020 Financials

Chair Niina Felushko presented the 2020 Financials and highlighted the fact that we do have a surplus due to events being cancelled with COVID.

Motion to accept 2020 financials: Reid McAlpine

Seconded by: Natasha Usher

All were in favour

6. Proposed Annual Budget

Chair Niina Felushko presented the proposed 2021 annual budget.

Motion to approve proposed budget: Sarah Iles

Seconded by: Shibani Sahney

All were in favour

7. Election of Directors

(Chair Niina Felushko) We currently have 8 Directors and have 2 nominees who have completed their nomination forms seeking 2 of our 3 empty spots on the Board. They are Debbie Smrz and Kash Mahmood. I would also like to ask if there are any nominations from the floor at this time (asked 3 times)

Harshal Dave asked the Chair what is required to nominate someone. He asked to nominate Rob Kadlovski and Sylvia Morris. The Chair explained that, as had previously been explained to both Rob and Sylvia, and Harshal, proof of address and tenancy on the street must be provided



otherwise Rob and Sylvia are not considered members and are therefore not eligible to be Directors.

Chair proceeded with nominates for Debbie Smrz and Kash Mahmood, as there were no other eligible nominations presented.

Can I have a nominator and seconder for Debbie Smrz?

Nominator: Sarah Iles
 Secunder: Shibani Sahney
 All were in favour

And can I have a nominator and seconder for Kash Mahmood?

Nominator: Tony Lamanna
 Secunder: Niina Felushko
 All were in favour

8. Next meeting

A meeting will be called on Wednesday March 10th Sara Sterling will send out notice and calendar invite.

Prior to adjournment Tony Lamanna congratulated Niina Felushko for doing a great job as Chair, and Sara Sterling for doing a great job as ED as well. Niina thanked the entire Board for their support and looks forward to a great 2021.

9. Adjournment

Motion to adjourn the meeting at 8:53pm: Deputy Mayor Don Hamilton
 Secunder: Natasha Usher
 All were in favour

Appendix C

**MARKHAM VILLAGE BUSINESS IMPROVEMENT AREA
2021 BUDGET**

	<u>2021 Budget</u>	<u>2020 Budget</u>	<u>2020 Actual</u>	<u>2021 Budget vs. 2020 Budget Incr./.(Decr.)</u>
Revenues				
Member Tax Levy	\$160,559	\$239,640	\$239,640	\$(79,081)
Transfer from Surplus	61,166	12,220	-	48,946
Event Promotion	5,000	14,500	-	(9,500)
Grants and Interest Income	16,447	21,000	25,178	(4,553)
Washroom Maintenance Recovery	22,591	22,591	22,591	-
Total Revenues	<u>265,763</u>	<u>309,951</u>	<u>287,409</u>	<u>(44,188)</u>
Expenditures				
Advertising	30,244	24,082	19,041	6,162
Event Promotion	47,900	86,523	96,240	(38,623)
Salaries & Benefits	81,174	97,882	73,728	(16,708)
Street Beautification	27,500	23,000	25,110	4,500
Washroom Maintenance	19,500	19,000	19,040	500
Office Expenses	31,681	32,100	27,591	(419)
Contracted Services	15,264	15,264	16,385	-
Audit Fees	2,500	2,100	2,066	400
Property Tax Adjustments	10,000	10,000	-	-
Total Expenditures	<u>265,763</u>	<u>309,951</u>	<u>279,201</u>	<u>(44,188)</u>
Net Revenues / (Expenses)	-	-	8,208	
Accumulated Surplus, beginning of year	184,241	176,033	176,033	
Transfer (to) / from Operating Budget	(61,166)	(12,220)	8,208	
Accumulated Surplus / (Deficit), end of year	<u>123,075</u>	<u>163,813</u>	<u>184,241</u>	

**MARKHAM VILLAGE B.I.A.
2020 ANNUAL GENERAL MEETING MINUTES
MARCH 9, 2021 6:00 PM
DRAFT 2**

Present:

Paul Cicchini (Chair), Brian Rowsell (Secretary), Karen Rea (Councillor Ward 4), Andrew Keyes (Councillor Ward 5), Tony Paul. Danni Imbrogno

Staff: Victoria Campbell, Jessie Wong, Samantha Beachamp, Phil Howes

Guests: Mayor Frank Scarpitti

Members: Michelle McDermott, Martha Mingay, Ted Mukar, John Webster, Jim Walker, Shauna Ferguson, Christine Noble, Scott Musard, Simon Chan

1) CALL TO ORDER

The meeting was held via ZOOM video conference and was called to order at 6:08 pm by Chairman Paul Cicchini.

2) DECLARATION OF TAX AND ENVIRONMENTAL OBLIGATIONS

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

3) DISCLOSURE OF PECUNIARY INTEREST

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

4) ADOPTION OF THE MINUTES

The chair advised that the minutes of the MVBIA 2019 AGM, held on March 2, 2020, have been distributed and asked for a motion to have the minutes adopted. Motion by Michelle McDermott, seconded by Tony Paul to approve the minutes of the 2019 Annual General Meeting. Carried.

5) DELEGATIONS

Mayor Frank Scarpitti addressed the meeting expressing his continuing support for the Markham Village BIA community and his gratitude for the ongoing activities of the BIA members during the past difficult year. The Mayor outlined the steps the city has taken to help businesses and residents in eliminating storm water rate fees and 0% tax increases for 2021 and expressed his commitment to assist in any way possible in the future.

6) MARKHAM VILLAGE BIA BOARD NOMINATIONS

The Chair advised the meeting that there are currently five vacancies on the current Board of Management and asked if there were any nominations from the floor. Michelle McDermott (Solace Natural Health) was nominated by Brian Rowsell, seconded by Tony Paul. Michelle has attended every meeting since the last Annual General Meeting and is willing to serve on the board. Brian Rowsell also nominated Ali Daya (The Ten Spot) to the board, seconded by Tony Paul. Ali has indicated his willingness to serve on the board. The Chair then asked three times if there were any

**MARKHAM VILLAGE B.I.A.
2020 ANNUAL GENERAL MEETING MINUTES
MARCH 9, 2021 6:00 PM
DRAFT 2**

further nominations. There being no further nominations and the full number of vacancies not being filled, the nominees were acclaimed.

7) FINANCIAL REPORT & 2021 BUDGET

The Chair asked Phil Howes to provide the financial report for the meeting and provide information on the 2021 budget.

a) **2019 Audited Financial Statements:** The 2019 Audited Statements as prepared by KPMG were presented and discussed. Motion by Tony Paul, seconded by Paul Cicchini to approve the 2019 Audited Financial Statements. Carried.

b) **2020 Interim Financial Results and 2021 Budget:** The unaudited Interim Financial Report of operations for the year ended to December 31, 2020 was presented indicating a surplus on operations of \$5208 on the year, increasing the reserve fund surplus to \$181,240. The surplus for the year resulted primarily due to there being no MPAC Levy reassessment charges being approved. During the year, the Board authorized funds intended for use for promotional events during the year were diverted to COVID relief activities such as PPE, Signage and Supplies for members, food supplied to front line workers, and distribution of over ninety-three \$500 prepaid VISA cards to BIA members.

c) 2021 BUDGET

The 2021 Operating Budget as prepared and recommended by the Board of Management was presented to the members for approval. Highlights of the proposed budget and the tax levy for 2021 were pointed out. The BIA levy will be reduced by 33% for 2021 from the previous year to \$160,559, with a loss on operations projected of \$61,166 for the year. The reserve fund balance at the end of 2021 will reduce to \$123,075. Motion to approve the 2021 budget by Tony Paul, seconded by Michelle McDermott. Carried

8) OPERATIONS REPORT

Victoria presented a detailed review of the activities of the BIA office and staff during 2020. The COVID19 pandemic has impacted the BIA significantly, both with the typical promotion, marketing and events on the street and more so for the businesses themselves. Many businesses have lost significant revenue and have experienced long term closures. The BIA provided support for members with increased social media initiatives, providing PPE and signage, and distributing the Covid Relief benefit. The Digital Main Street 2.0 program helped over 35 businesses to secure a grant, open an online store or work to improve their online presence.

During 2021 the BIA intends to continue to support businesses with sharing information, government grants, promotion and marketing and bringing back the Farmers' Market.

MARKHAM VILLAGE B.I.A.
2020 ANNUAL GENERAL MEETING MINUTES
MARCH 9, 2021 6:00 PM
DRAFT 2

The Main Street Markham Farmers' Market will be held in a new location to support COVID requirements and to avoid using City property to create a safer space.

Victoria thanked the Board and her staff for their support during the year.

9) ADDITIONAL BOARD NOMINEE

The Chair was asked to re-open nominations for the Board of Management as an additional nominee was requested. Nomination made by Tony Paul, seconded by Brian Rowsell to nominate Shauna Ferguson (Sharp Minds Academy) as a director. Shauna indicated her willingness to serve on the board. Carried.

10) CHAIR'S REPORT

Chair Paul Cicchini thanked everyone for coming and expressed his gratitude to everyone, the staff and board for their efforts, hard work and dedication during this most difficult year.

11) ADJOURNMENT – The meeting was adjourned at 7:25 pm.



Markham Village & Unionville Flood Study

Council Presentation
April 26, 2020



Agenda

- Background – Flood Control Program
- Markham Village and Unionville Flood Control Study Findings
- Stormwater Fee Financial update
- Next Steps – Project Implementation

Purpose

To obtain endorsement of the implementation plan identified through the Markham Village and Unionville Flood Control Study, and to seek authorization to host public meetings to obtain feedback from the public on the plan.



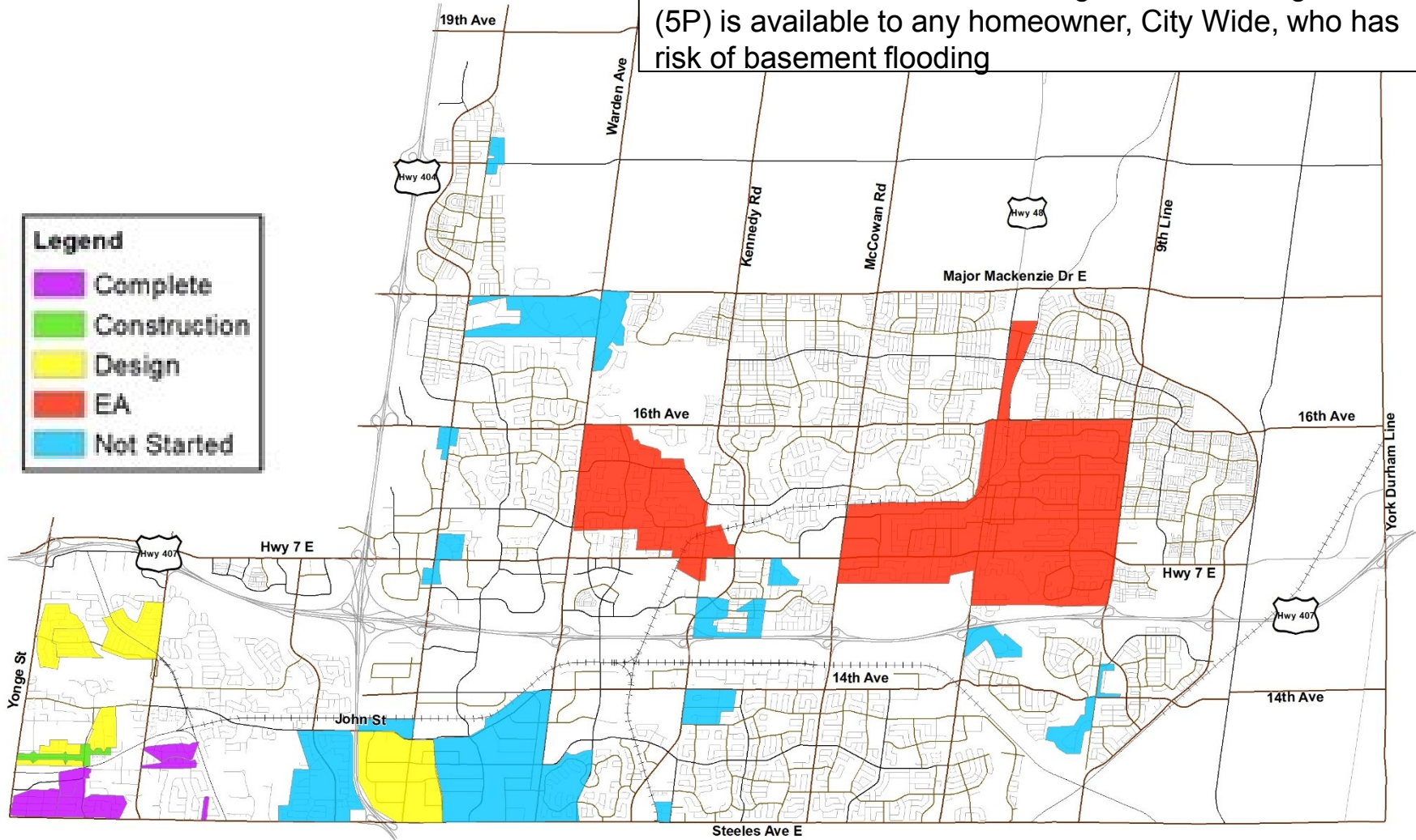
Background – Flood Control Program

- In February 2013, Council approved a 30 year Flood Control Program, which provides funding to improve the level of service of our drainage systems
- The rate structure was updated in 2019. Current rates are:
 - Residential - \$51 per year
 - Non-Residential - \$28.50 per \$100,000 current value assessment (CVA)
- West Thornhill and Don Mills Channel project implementation is ongoing, with anticipated completion of these projects in 2026 and 2027 respectively
- Markham Village and Unionville are the next areas to be implemented – the study for these areas was accelerated after the significant flooding that occurred in the summer of 2017
 - Work originally planned for 2027 was initiated in 2018



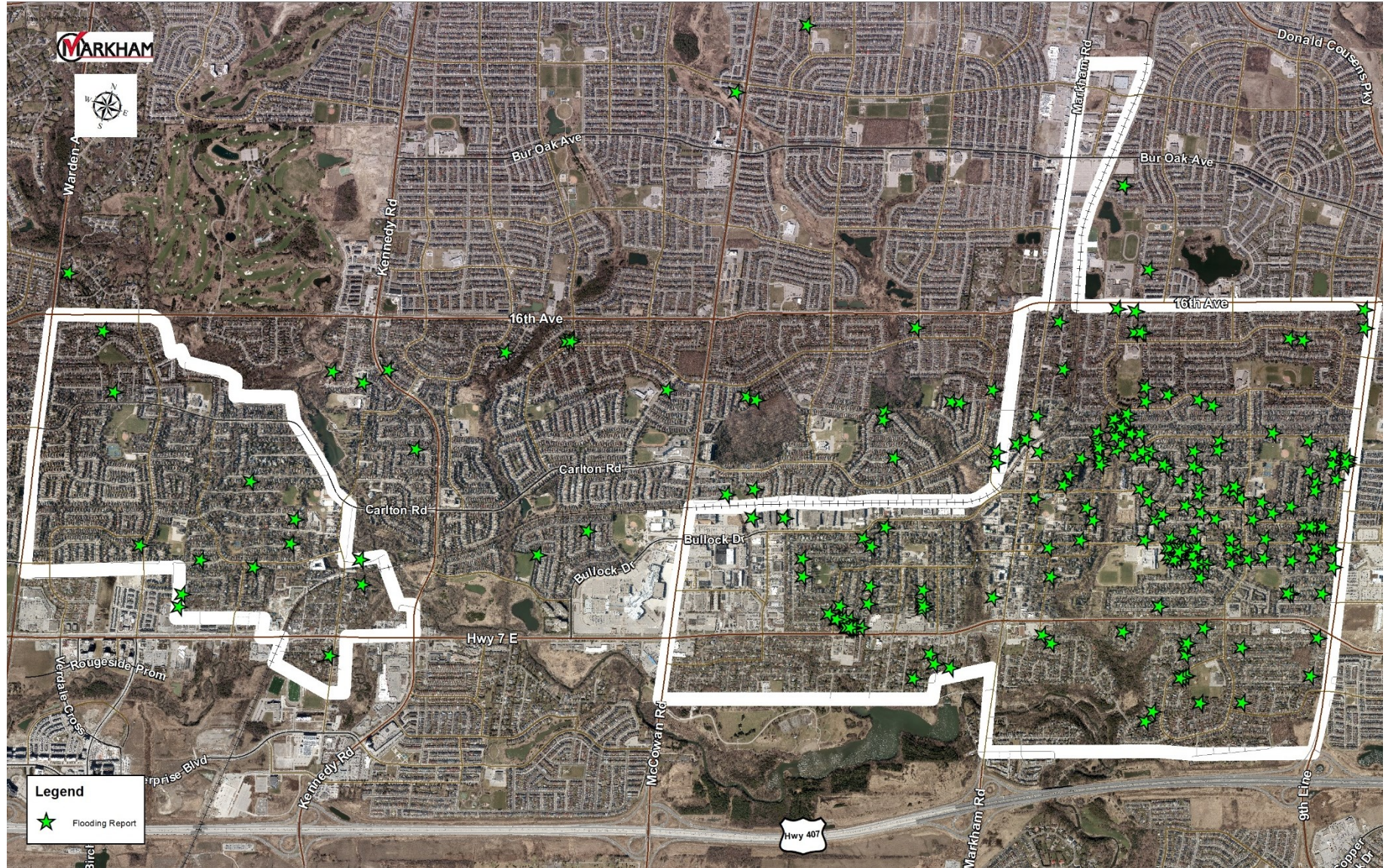
Background - Flood Control Project Status (2020)

Note: The Pilot Private Plumbing Protection Program (5P) is available to any homeowner, City Wide, who has risk of basement flooding





Markham Village/Unionville Study Area & Flood Records





Causes of Flooding

- The area was developed prior to 1978, when the City's design standards were increased from a 5 year level of service to 100 year level of service.
 - When very large storm events occur, there is not enough capacity in the system, and it surcharges into basements
- Private plumbing systems require maintenance, which can cause basement flooding when not performed.



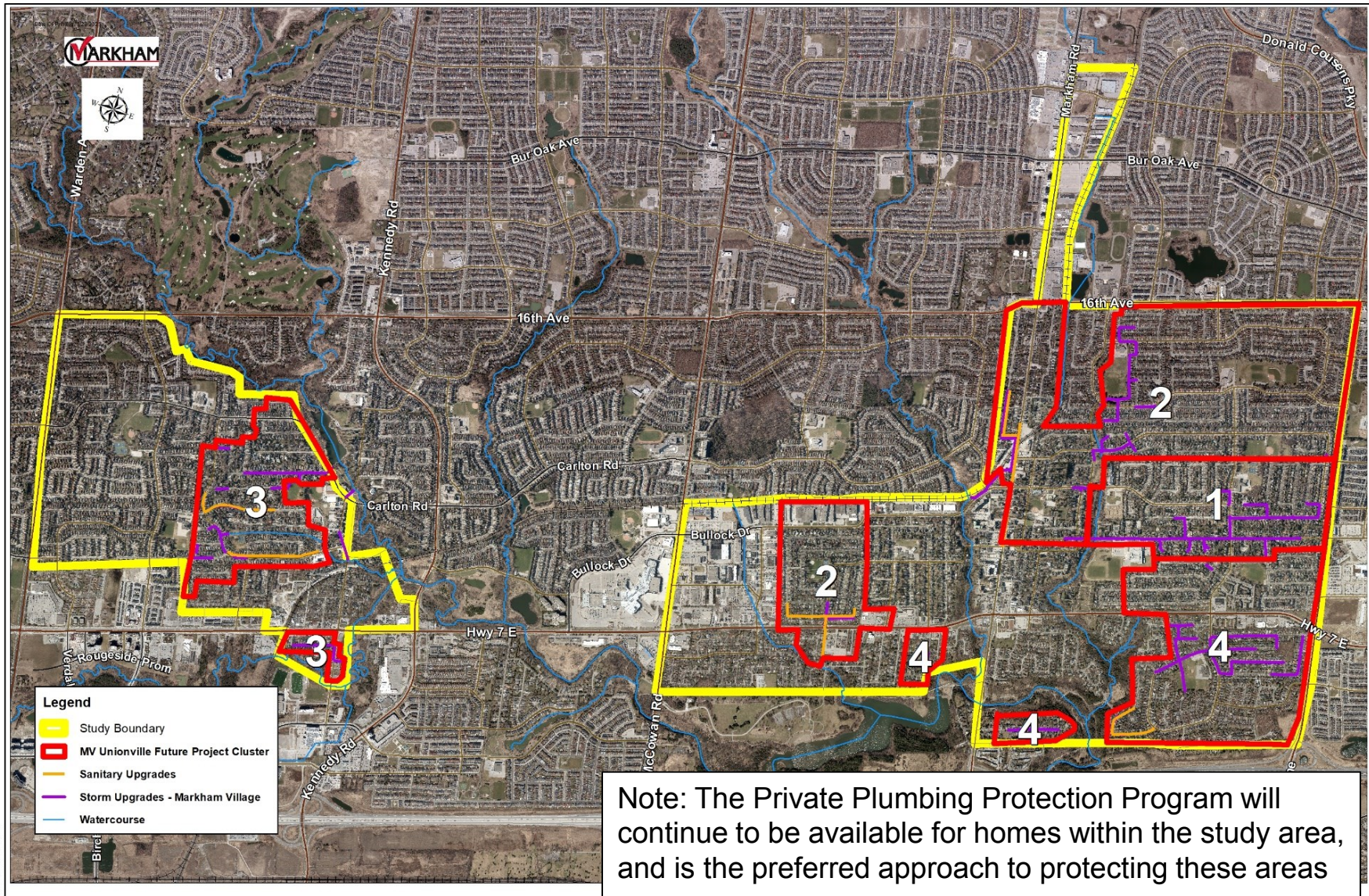


Proposed Solutions

- Options for solutions include:
 - Sewer size upgrades
 - Storage facilities
 - Private Plumbing Protection
- Four project clusters have been identified
 - The timing and phasing of upgrades are to be prioritized based on risk and logistics associated with construction
 - Work is clustered based on combining work on individual drainage systems in the same location, and at similar risk levels
 - The clusters are numbered 1 to 4 based on high to low risk
- Projects will be coordinated with ongoing work completed by other departments or groups (roads, water, sidewalks, etc.)



Project Clusters





Project Costs

Project Cluster 1 (Markham Village) – Church St. East/Parkway Ave Area Drainage Improvements

- Diversion of Flow from Parkway Ave, Jack Crt, Jill Court, Rose Way to Church Street, and upgrade of Church Street System

Project Cluster 2 (Markham Village) - Ramona Blvd., Parkway West, Church West, Friar Tuck, Daniel Court/Fincham Improvements

- Sewer Upgrades

Project Cluster 3 (Unionville) - Main St., East Drive, Pomander Road, Gainsville, Fred Varley

- Diversion of Emily Carr and Gainsville Ave to Pomander Street System, and upgrade of Pomander Street Sewer
- Optimization of Wembley Ave System
- Upgrade of Fred Varley System at Tuscan Court/Markhaven Road, East Drive, Main Street

Project Cluster 4 (Markham Village) - Milne Lane, Rouge Street, Major Buttons/Squire Bakers Lane System Improvements

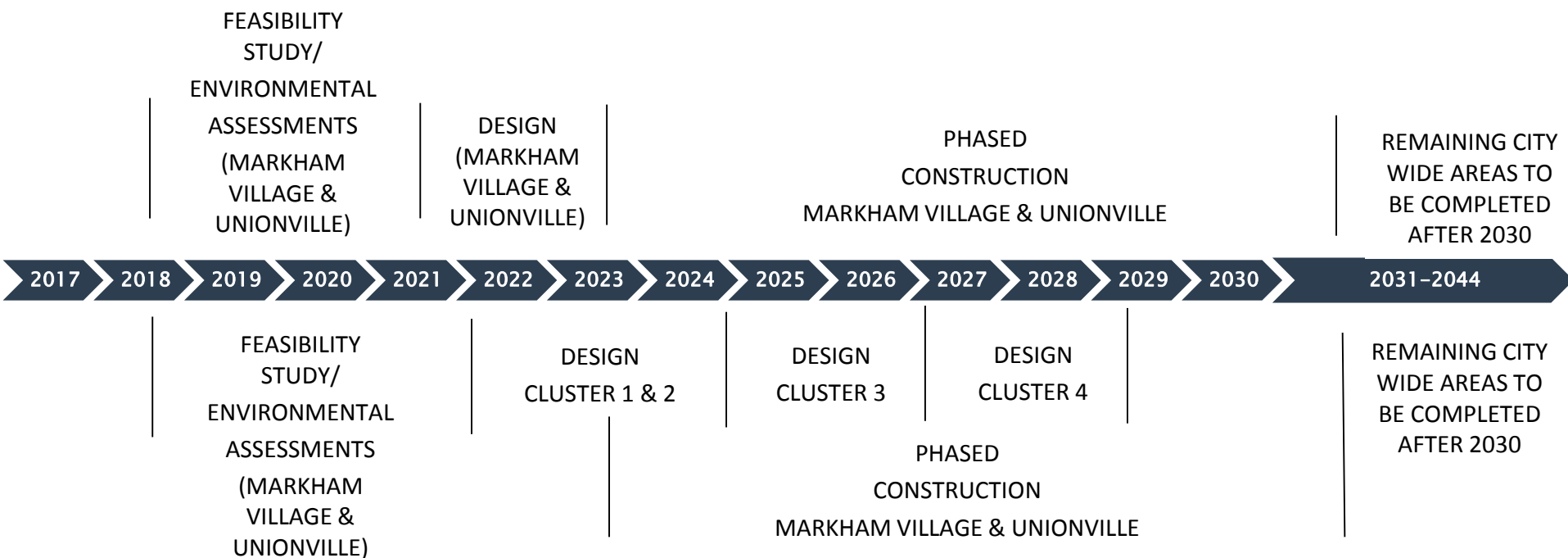
- Upgrades of three systems

Total Estimated Project Delivery Cost - \$106.1M



Markham Village/Unionville Implementation Schedule

Presented to Council 2019



Refined Implementation Schedule, 2020



Note: Detailed Construction Phasing to be Determined through Design Process (Initiated in 2022)



Stormwater Fee Update

- For 2020 Council approved fee of \$50 per residential property and \$28 per \$100,000 of CVA for non-residential properties.
 - Fee is to be increased by \$1/year for residential properties and 2% a year for non-residential properties
 - Fee collection in 2020 was waived due to COVID, and collection will be extended by one year (into 2045)
- The updated cost estimates defined through the Markham Village/Unionville flood study are in line with the budget defined through the previous rate update approved by Council in 2019
- Staff will continue to monitor program costs and will be undertaking a review of the Stormwater Fee in 2024, for implementation of any changes in 2025



Next Steps

- Hold public meetings to obtain feedback from the public in May 2020
- Incorporate feedback and finalize project implementation plan
- Assemble request for proposals for design consultants to plan upgrades in clusters 1 & 2
- Initiate project design in early 2022



Recommendations

1. THAT the presentation entitled “Markham Village/Unionville Flood Control Study Results,” be received;
2. AND THAT Staff be authorized to hold Public Meetings to obtain feedback on the proposed implementation plan for the Markham Village/Unionville Project;
3. AND THAT Staff report back to Council with feedback obtained from the public prior to endorsement of the implementation plan for the Markham Village/Unionville Project;
4. AND THAT staff be authorized and directed to do all things necessary to give effect to this resolution.



Report to: Development Services Committee

Meeting Date: May 3, 2021

SUBJECT: City of Markham Comments on *Planning Act* Changes regarding Subdivision Control and Consents in Bill 276

PREPARED BY: Francesco Santaguida, Assistant City Solicitor, Ext. 3583
Bradley Roberts, Manager – Zoning and Special Projects, Ext. 2800

RECOMMENDATION:

- 1) That this report be forwarded to the Minister of Municipal Affairs and Housing as the City of Markham's Comments with respect to ERO Number 019-3495;
- 2) That this report be forwarded to the Provincial Standing Committee on General Government as the City of Markham's Comments with respect to Bill 276, *Supporting Recovery and Competitiveness Act, 2021*;
- 3) That Council for the City of Markham does not support the following changes to the *Planning Act* related to:
 - a. the Proposed Minister's Consent Order; and
 - b. allowing purchasers of land to apply for a consent;
- 4) That Council for the City of Markham supports the proposed one-year extension for an applicant to fulfill conditions of a consent, and that the *Planning Act* be amended to allow the extension to be delegated to staff;
- 5) That Council for the City of Markham request an additional change to the *Planning Act* that allows for land to merge automatically where it is required by a condition of the consent; and
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

On April 15, 2021, the Provincial Government released [Bill 276, the Supporting Recovery and Competitiveness Act, 2021](#) and released a request for comments through the Environmental Registry of Ontario ([ERO number 019-3495](#)). Comments are due through the ERO by May 25, 2021.

The proposed changes to the *Planning Act* relate to Section 50 (Subdivision Control), Section 51 (Plans of Subdivision) and Section 53 (Consents). Many of the changes are "housekeeping" changes, related to legal issues that have arisen over the years. However, there are a few proposed changes that would affect the City's interests:

-
1. The creation of a “Minister’s Consent Order” to issue a Consent or a Certificate of Validation without the matter being considered by Council or the Committee of Adjustment.
 2. Allowing purchasers of a property to apply for a consent to sever land.
 3. A one-year extension of the initial one-year timeframe to fulfil any conditions for a consent.

Staff have concerns about the introduction of a new “Minister’s Consent Order” as it has the ability to override local planning decisions related to land divisions. Staff also have concerns about allowing purchasers to apply for a consent to sever land, as it presents implementation challenges for the City in dealing with these types of applications.

Staff are supportive of the proposed one-year extension to comply with any conditions of a consent. Staff request that the Province provide Council with the express authority to delegate the power to extend the compliance timeframe to staff in order for the process to operate most efficiently.

Lastly, for consents that seek to add land to another parcel, staff request that the Province consider adding an amendment that allows properties to merge automatically if the municipality applies a condition requiring the land to merge.

PURPOSE:

This report is to advise Council of the recent proposed changes to the *Planning Act*, and to seek instructions to provide comments on these changes to the Minister of Municipal Affairs and Housing and the Provincial Standing Committee of General Government.

BACKGROUND:

On April 15, 2021, the Provincial Government released Bill 276, the *Supporting Recovery and Competitiveness Act, 2021* and released a request for comments through the Environmental Registry of Ontario (ERO number 019-3495). Through the ERO posting, the Province has asked for comments to be provided by May 25, 2021.

The proposed changes to the *Planning Act* relate to Section 50 (Subdivision Control), Section 51 (Plans of Subdivision) and Section 53 (Consents). Several of the changes relate to “housekeeping” changes that many real estate, legal and conveyancing practitioners have sought for a number of years, and do not affect the City’s administration of Consent applications.

There are some proposed changes that would affect the administration of Consent applications, including:

1. The creation of a “Minister’s Consent Order” to issue a Consent or a Certificate of Validation without the matter being considered by Council or the Committee of Adjustment.
2. Allowing purchasers of a property to apply for a consent to sever land.

-
3. A one-year extension of the initial one-year timeframe to fulfil any conditions for a consent.

DISCUSSION:**Staff have concerns with the proposed Minister's Consent Order, and allowing purchasers to apply for a consent prior to closing a sale.**

The Proposed Bill 276 contains changes that would allow the Minister to issue an order, with conditions, that would grant a consent in place of a municipality. The Minister may grant specific consents or certificates of validation, or may require that all consents after the order is made be reviewed and granted by the Minister.

Staff have concerns with this provision, as it allows the Minister to stand in the place of Council/Committee of Adjustment without a public process. There is no provision for members of the public to provide input or comments on an application for a consent to the Minister.

Staff also have concerns with allowing a purchaser of a property to apply for a consent prior to the closing of the transaction. Currently, only the owner of the land, or the owner's agent can apply for a consent. Allowing purchasers to apply for a consent prior to the closing of a transaction would place an additional administrative burden on City staff who would have to determine if an applicant has the authority to apply for a consent. This change could also create administrative issues related to who is responsible for clearing conditions. Consents would also have to be contingent on the sale of the property, resulting in a period of uncertainty prior to closing.

Staff support the proposed one-year extension to fulfil any consent conditions, and request ability to delegate extension to staff

City staff often receive requests to extend the *Planning Act*'s one-year deadline to clear conditions on an approved consent. Staff are unable provide any relief due to the *Planning Act* deadline. As a result, Staff support the proposed extension. Staff request that the Province expressly allow for Council to delegate such requests to staff, to ensure that these requests can be addressed quickly and efficiently.

Staff request an additional change in the legislation to require that lot additions merge with the parent lot

Where an applicant seeks to add land to an existing lot, there is often a requirement for the severed parcel to merge with the lot seeking the addition. In order to comply with the requirement in the City's zoning by-laws that a building not be built on a property line, staff seek conditions that require the merger of the severed parcel with the existing lot. Without the parcels merging, the severed parcel can be sold separately from the existing lot. Figure 1 shows an example of this issue.

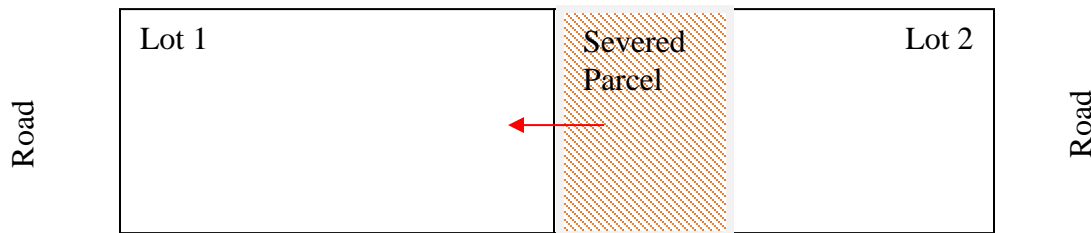


Figure 1: Example of a severance application in a Plan of Subdivision where a merger is required. Lot 2 is requesting to sever part of its land to add to Lot 1.

In the example shown in Figure 1, the City would seek a condition of approval for the consent that would require the Severed Parcel to merge with Lot 1. In order to effect the merger under the *Planning Act*, a deeming by-law would be required, which would require additional time and expense. Without the deeming by-law, the severed parcel could be sold to a third party without proper road access.

To address this situation, staff request that the Province consider an additional amendment to the *Planning Act* that automatically merges the severed lot with the existing lot where required by a condition of a consent.

FINANCIAL CONSIDERATIONS

Not Applicable.

HUMAN RESOURCES CONSIDERATIONS

Not Applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Report aligns with the City's Strategic Priorities related to Growth Management.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Zoning and Special Projects Team in the Development Services Commission and the Legal Department have been consulted.

RECOMMENDED BY:

Claudia Storto, City Solicitor and
Director of Human Resources

Arvin Prasad, Commissioner of
Development Services

Yonge North Subway Extension (YNSE) Markham Three (3) Station Area Study

Moved by: Regional Councillor Jim Jones

Seconded by: Councillor Ward 1 Keith Irish

Notice of Motion: Yonge North Subway Extension - Markham Three Station Area Study

WHEREAS the Province is undertaking the planning studies for the Yonge North Subway Extension (YNSE); and,

WHEREAS on March 18, 2021 Metrolinx released the Initial Business Case that affects the City of Markham and recommends advancing design of the YNSE; and

WHEREAS the Initial Business Case proposes up to four stations along the 8-kilometre subway extension and a new easterly route realignment at Royal Orchard that proposes the subway travel under an established residential neighbourhood in order to connect to the GO/CN Corridor; and,

WHEREAS intensification and redevelopment needs to occur along major rapid rail transit corridors like Yonge Street to support Provincial growth direction and to build sustainable communities, including the realization of transit-oriented communities; and,

WHEREAS the City undertook a study in 2020 entitled “Yonge North Subway Intensification Analysis” to identify development potential and population and employment forecasts and densities within the Steeles Avenue, Clark Avenue, Royal Orchard Boulevard, Langstaff Gateway and Richmond Hill Centre Station Areas that was provided to Metrolinx as input into the Initial Business Case for the YNSE; and further,

WHEREAS it is necessary for the City to undertake additional technical work to confirm the Transit Oriented Community potential surrounding Steeles, Clark and Royal Orchard Station areas as preliminary work toward a Secondary Plan exercise for the Yonge Street Corridor and to inform the YNSE process.

Therefore, now be it resolved:

1. That the City of Markham immediately initiate the secondary plan for the Yonge Street Corridor approved as part of the 2020 Capital budget including more detailed analysis of growth potential along the corridor through a Preliminary Design Business Case which will include land use/built form study as preliminary work towards development of the Yonge Street Corridor Secondary Plan to confirm development potential and a preliminary land use concept, including 3D modelling and financial analysis, for three distinct areas along the Yonge Corridor, generally located within the Region’s “2020 Proposed Major Transit Station Areas, September 2020”, including:
 - a. Steeles Subway Station (MTSA 7) and lands within its 800-metre catchment area to the north,
(eastern boundary is Dudley Avenue, northern boundary is the CN tracks, western boundary is Yonge Street and southern boundary is Steeles Avenue)
 - b. Clark Subway Station (MTSA 6) and lands within its 800-metre catchment area; and (eastern boundary is Dudley Avenue, north boundary is Elgin Street, Yonge Street is the western boundary, and the CN tracks are the southern boundary)
 - c. Royal Orchard Subway Station (MTSA 70) and lands within its 800-metre catchment area; and (Royal Orchard is the southern boundary, Yonge Street is the western boundary, southern boundary of Holy Cross Cemetery is the northern boundary and eastern boundary to be determined)

2. That staff initiate the RFP process for the Preliminary Design Business Case and report back on remaining stages of the secondary plan exercise including a project schedule and resourcing of the secondary plan process; and
3. That the interview committee be comprised of the Thornhill Subcommittee, the CAO, the Commissioner of Development Services, the Director of Planning and Urban Design and a representative of the Purchasing Division; and,
4. That Markham staff be authorized and directed to do all things necessary to give effect to this resolution and report back to Development Services Committee at completion of the study.

Hon Caroline Mulroney, Minister, Ministry of Transportation, minister.mto@ontario.ca

and MPP, York-Simcoe, caroline.mulroneyca@pc.ola.org

Hon Kinga Surma, MPP, Etobicoke Centre, Associate Minister of Transportation GTA, kinga.surma@pc.ola.org

Hon. Jeff Yurek, MPP, Elgin-Middlesex-London, Minister of the Environment, Conservation & Parks minister.mecp@ontario.ca

Hon. Stephen Lecce, MPP, King-Vaughan, Minister of Education, Stephen.lecce@pc.ola.org

Hon. Steve Clarke, MPP, Leeds-Grenville, Thousand Islands, Rideau Lake, Kingston, Minister of Municipal Affairs and Housing, Steve.Clrke@pc.ola.org

Hon. Paul Calandra, Minister Without Portfolio, MPP, Markham-Stouffville, paul.calandra@pc.ola.org

Hon. Victor Fedeli, MPP, Nipissing, Minister of Economic Development, Job Creation and Trade, vic.fedeli@pc.ola.org

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