



Revised General Committee Meeting Agenda

(Revised items are identified with an asterisk.)*

Meeting No. 18 | September 19, 2023 | 9:30AM | Live streamed

Members of the public have the option to attend either remotely via Zoom or in-person in the council Chamber at the Civic Centre

Members of the public can participate by:

1. VIEWING THE ONLINE LIVESTREAM:

Council meetings are video and audio streamed at: <https://pub-markham.escribemeetings.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 5:00 PM the day before the meeting.

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

Email your written submission directly to [Members of Council](#); or

Make a 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 / DEPUTATION:

Members of the public who wish to make a live deputation, please register prior to the start of the meeting by: Completing an online [Request to Speak Form](#), or,

E-mail clerkspublic@markham.ca providing full name, contact information and item they wish to speak, or,

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](#).

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**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.**

Information Page

General Committee Members:

All Members of Council

General Committee

Chair: Councillor Keith Irish

Vice Chair: Deputy Mayor Michael Chan

Finance & Administrative Matters

Chair: Councillor Keith Irish

Vice Chair: Deputy Mayor Michael Chan

Community Services Matters

Chair: Councillor Isa Lee

Vice Chair: Councillor Juanita Nathan

Environment & Sustainability Matters

Chair: Councillor Amanda Collucci

Vice Chair: Councillor Ritch Lau

Land, Building & Parks Construction Matters

Chair: Councillor Andrew Keyes

Vice Chair: Councillor Keith Irish

General Committee meetings are audio and video streamed live at the City of Markham's website.

Alternate formats are available upon request.

Consent Items: All matters listed under the consent agenda are considered to be routine and are recommended for approval by the department. They may be enacted on one motion, or any item may be discussed if a member so requests.

Note: The times listed on this agenda are approximate and may vary; Council may, at its discretion, alter the order of the agenda items.

**Note: As per the Council Procedural By-Law, Section 7.1 (h)
General Committee will take a 10-minute recess after
two hours have passed since the last break.**

**General Committee is scheduled to recess for lunch from
approximately 12:00 PM to 1:00 PM.**



General Committee Meeting Revised Agenda

Revised items are identified by an asterisk (*)

Meeting Number: 18

September 19, 2023, 9:30 AM - 1:00 PM

Live streamed

Please bring this General Committee Agenda to the Council meeting on September 27, 2023.

Pages

1. CALL TO ORDER

INDIGENOUS LAND ACKNOWLEDGEMENT

We begin today by acknowledging the traditional territories of Indigenous peoples and their commitment to stewardship of the land. We acknowledge the communities in circle. The North, West, South and Eastern directions, and Haudenosaunee, Huron-Wendat, Anishnabeg, Seneca, Chippewa, and the Mississaugas of the Credit peoples. We share the responsibility with the caretakers of this land to ensure the dish is never empty and to restore relationships that are based on peace, friendship, and trust. We are committed to reconciliation, partnership and enhanced understanding.

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF PREVIOUS MINUTES

3.1 MINUTES OF THE JUNE 6 & JUNE 20, 2023 GENERAL COMMITTEE
AND JUNE 19, 2023 SPECIAL GENERAL COMMITTEE (16.0)

6

1. That the minutes of the June 6 and June 20, 2023 General Committee meeting and the June 19, 2023 Special General Committee meeting be confirmed.

4. DEPUTATIONS

5. COMMUNICATIONS

5.1 YORK REGION COMMUNICATIONS (13.4)

38

Note: Questions regarding Regional correspondence should be directed to Chris

Raynor, Regional Clerk.

1. That the following communications dated June 29, 2023 from York Region be received for information purposes:
 - a. 2023 Community Safety Zones and School Zone Speed Limit Reductions
 - b. 2022 Annual Waste Management Report
 - c. Housing Solutions 2022 Progress Report and 2023 Action Plan
 - d. 2023 Fiscal Sustainability Update
 - e. 2022 Agriculture and Agri-Food Strategy Update
 - f. Regional Planning Transition Plan -- Region's resolution requests local municipal planning staff for input.
 - g. York Region Transit Fare Structure and Policy Update
 - h. Proposed Provincial Planning Statement
 - i. Affordable Housing in York Region - 2022 Measuring and Monitoring
 - j. National Remembrance of the 100th Anniversary of the Enactment of the Chinese Exclusion Act in Canada
 - k. Proposed Provincial Planning Statement

***5.2 WRITTEN SUBMISSION REGARDING MINUTES OF THE RACE RELATIONS COMMITTEE MEETING (16.0)**

227

(See item 7.1)

1. That the written communication from Andrew Yu be received.

6. PETITIONS

7. CONSENT REPORTS - FINANCE & ADMINISTRATIVE MATTERS

7.1 MINUTES OF THE MARCH 6, 2023 RACE RELATIONS COMMITTEE MEETING (16.0)

228

Note: Committee has the option to endorse, amend, refer to staff or receive for information the following recommendation from the March 6, 2023 Race Relations Committee meeting:

1. That the minutes of the March 6, 2023 Race Relations Committee meeting be received for information purposes; and,

2. That the Race Relation Committee plays an important role in the implementation of the Diversity Action Plan and the Anti-Black Racism Action Plan as well as amplifying community voices and that the RRC does not agree with the change in frequency of meetings from monthly to quarterly; and further,
3. That it be it resolved that the RRC respectfully requests that the meeting frequency be reverted back to monthly.

7.2 MINUTES OF THE MAY 29, 2023 MARKHAM PUBLIC LIBRARY BOARD MEETING (16.0) 231

1. That the minutes of the May 29, 2023 Markham Public Library Board meeting be received for information purposes.

7.3 MINUTES OF THE APRIL 26, MAY 24 & JUNE 21, 2023 UNIONVILLE BUSINESS IMPROVEMENT AREA BOARD MEETING 16.0) 240

1. That the minutes of the April 26, May 24 & June 21, 2023 Unionville Business Improvement Area Committee meeting be received for information purposes.

7.4 MAYOR YOUTH COMMITTEE 2024/2025 APPOINTMENTS (16.24) 253

P. Lee, ext. 3930

1. That the Report Appointment of Members to the Markham Mayor's Youth Council for the period of September 5, 2023 to June 30, 2024 be received; and,
2. That the following Appointments of Members to the Markham Mayor's Youth Council be confirmed for the term September 5, 2023 to June 30, 2024; and further,

Name	School	Grade	Ward
Kelly Liu	University of Toronto Schools	9	1
Sabine Cuesta	Saint Robert Catholic High School	10	1
Christian Matros	Saint Robert Catholic High School	10	1
Varna Venkatesh	Saint Robert Catholic High School	10	6
Michael Li	Markville Secondary School	10	6
Oscar Cheng	Saint Robert Catholic High School	10	8
Elisabeth Lum	Markville Secondary School	10	3
Lilia Zitouni	Saint Robert Catholic High School	10	1
Kara Cespedes	Markville Secondary School	10	3
Ivy Chen	Markville Secondary School	10	6
Zoey Rodrigues	Bill Hogarth High School	10	6
Jin Zhou	Thorlea High School	11	1
Melody Cao	Bayview Secondary School	11	2

Mehrava Afshani	Bayview Secondary School	11	2
Hadia Rasool	Markham District High School	11	7
Sarah Gao	Bayview Secondary School	11	6
Rithikha Kalaiunaravan	Middlefield Collegiate Institute	11	7
Callista Chan	Saint Augustine Catholic High School	12	6
Elyssa Qi	Saint Augustine Catholic High School	12	2
Tom Zheng	Crescent School	12	3
Jiabei He	Bill Hogarth High School	12	5
Aiden Ma	Saint Robert Catholic High School	12	1
Isabella Peng	Unionville High School	12	4
Sam Chan	Saint Augustine Catholic High School	12	2
Ananiya Narmathan	Saint Augustine Catholic High School	12	2

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

***7.5 REQUEST FOR PROPOSAL 163-R-23 CITYWIDE BUILDING MECHANICAL AND HVAC SYSTEMS MAINTENANCE (7.0)**

257

D. Chung, ext. 2025 / M. Ryan, ext. 2563

Note: Report is now attached.

1. That the report entitled “Request for Proposal 163-R-23 Citywide Building Mechanical and HVAC Systems Maintenance” be received; and,
2. That the contract for Services be awarded to the highest ranked bidder, S.I.G. Mechanical Services Limited, for a term of two (2) years in the total amount of \$1,629,485.08 inclusive of HST as per the following; and,
 - November 1, 2023 - October 31, 2024 - \$814,742.54
 - November 1, 2024 - October 31, 2025 - \$814,742.54**Total: \$1,629,485.08**
3. That the contract include an option for the City (in its sole discretion) to extend the contract for up to four (4) additional one (1) year terms. Pricing will be firm for the first two years of the contract and prices in years three, four, five and six will be subject to Consumer Price Index (CPI) increase to a maximum of 2%; and,
4. That the Director of Sustainability & Asset Management and Senior Manager of Procurement & Accounts Payable be authorized to extend the contract for an additional four (4) one year periods subject to approval of the annual operating budget, vendor performance, and an increase based on the CPI to a maximum of 2%; and,
5. That the award be funded from the accounts identified in the Financial Considerations section, subject to approval of the 2024-2029 operating budgets; and,
6. The annual shortfall of \$42,632.99 be captured as part of the 2024

contract escalations and adjusted accordingly, subject to approval of the 2024-2029 operating budgets; and further,

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

8. PRESENTATION - FINANCE & ADMINISTRATION

8.1 STRONG MAYOR POWERS: OVERVIEW OF LEGISLATION (8.0)

K. Kitteringham, ext. 4729

Note: Deferred to a future date.

9. MOTIONS

10. NOTICES OF MOTION

11. NEW/OTHER BUSINESS

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

12. ANNOUNCEMENTS

13. CONFIDENTIAL ITEMS

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

13.1 FINANCE & ADMINISTRATIVE MATTERS

13.1.1 GENERAL COMMITTEE CONFIDENTIAL MINUTES - JUNE 6 & JUNE 20, 2023 (16.0) [Section 239 (2) (b)(c)(k)]

13.1.2 A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE CITY OR LOCAL BOARD; (WARD 2) [MUNICIPAL ACT 2001, Section 239 (c)]

14. ADJOURNMENT



General Committee Meeting Minutes

Meeting Number: 15

June 6, 2023, 12:30 PM - 4:30 PM

Live streamed

Roll Call	Mayor Frank Scarpitti Deputy Mayor Michael Chan Regional Councillor Jim Jones Regional Councillor Joe Li Regional Councillor Alan Ho Councillor Keith Irish Councillor Ritch Lau	Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Juanita Nathan Councillor Isa Lee
Staff	Andy Taylor, Chief Administrative Officer Trinela Cane, Commissioner, Corporate Services Arvin Prasad, Commissioner, Development Services Claudia Storto, City Solicitor and Director of Human Resources Bryan Frois, Chief of Staff Adam Grant, Fire Chief Stephanie DiPerna, Director, Building Standards Ned Sirry, Acting Chief Information Officer	Mary Creighton, Director, Recreation Services Frank Clarizio, Director, Engineering Graham Seaman, Director, Sustainability & Asset Management Shane Manson, Senior Manager, Revenue & Property Taxation Mark Visser, Sr Manager Strategy Innovation & Investments Eddy Wu, Acting Director, Environmental Services Hristina Giantsopoulos, Election/Council & Committee Coordinator

1. CALL TO ORDER

General Committee convened at 12:40 PM with Councillor Keith Irish presiding as Chair.

The Chair provided opening remarks and commenced the meeting by reading the Indigenous Land Acknowledgement.

INDIGENOUS LAND ACKNOWLEDGEMENT

We begin today by acknowledging the traditional territories of Indigenous peoples and their commitment to stewardship of the land. We acknowledge the communities in circle. The North, West, South and Eastern directions, and Haudenosaunee, Huron- Wendat, Anishnabeg, Seneca, Chippewa, and the Mississaugas of the Credit peoples. We share the responsibility with the caretakers of this land to ensure the dish is never empty and to restore relationships that are based on peace, friendship, and trust. We are committed to reconciliation, partnership and enhanced understanding.

The Committee recessed at 2:54 PM and reconvened at 3:10 PM.

2. DISCLOSURE OF PECUNIARY INTEREST

There were none disclosed.

3. APPROVAL OF PREVIOUS MINUTES

There were no minutes on this agenda. The May 23, 2023 minutes will be included on the June 20, 2023 General Committee Meeting Agenda for consideration.

4. DEPUTATIONS

There were deputations in relation to 9.1 and 11.1. Please refer to these items for details.

5. COMMUNICATIONS

5.1 YORK REGION COMMUNICATIONS (13.4)

Moved by Mayor Frank Scarpitti

Seconded by Councillor Isa Lee

1. That the following communications dated May 23, 2023 from York Region be received for information purposes:
 1. 2019 to 2023 Strategic Plan Final Year 4 (2022) Progress Report
 2. Bill 97 Proposed Legislative Changes
 3. 2022 Regional Centres and Corridors Update
 4. Community Investment Fund – Recommended Priorities
 5. 2021 and 2022 Paramedic Response Time Performance Plan Final Results
 6. Update to Parking and Stopping on Regional Roads Bylaw
 7. 2022 Regional Greening Strategy Achievements

Carried

6. PETITIONS

There were no petitions.

7. CONSENT REPORTS - FINANCE & ADMINISTRATIVE MATTERS

7.1 MINUTES OF THE JANUARY 25, FEBRUARY 22, MARCH 8 AND MARCH 29, 2023 UNIONVILLE BUSINESS IMPROVEMENT AREA BOARD MEETING (16.0)

Moved by Councillor Reid McAlpine

Seconded by Regional Councillor Jim Jones

1. That the minutes of the January 25, February 22, March 8 and March 29, 2023 Unionville Business Improvement Area Committee meeting be received for information purposes.

Carried

7.2 STATUS OF CAPITAL PROJECTS AS OF MARCH 31, 2023 (7.5)

Moved by Councillor Reid McAlpine

Seconded by Regional Councillor Jim Jones

1. That the report dated June 6, 2023 titled "Status of Capital Projects as of March 31, 2023 be received"; and,
2. That the Projects Completed within Scope with Surplus Funds and the Projects Completed within Scope without Surplus Funds, as identified on Exhibit B, be approved for closure and funds in the amount of \$3,986,605 be transferred to the original sources of funding as identified on Exhibit B; and,
3. That the Projects Closed, and Not/Partially Initiated, as identified on Exhibit C, be approved for closure and funds in the amount of \$128,329 be transferred to the original sources of funding as identified in Exhibit C; and,
4. That the Non-Development Charge Capital Contingency Project be topped up from the Life Cycle Replacement and Capital Reserve Fund by \$758,809 to the approved amount of \$250,000; and,

5. That the Engineering Capital Contingency Project be topped up from the Development Charges - City-Wide Hard Reserve by \$156,827 to the approved amount of \$100,000; and,
6. That the Design Capital Contingency Project be topped up from the Development Charges – Parks Development Reserve by \$47,912 to the approved amount of \$100,000; and,
7. That the Waterworks Capital Contingency Project be topped up from the Waterworks Stabilization/Capital Reserve by \$148,680 to the approved amount of \$100,000; and,
8. That the Staff approved draws from Other Reserves as part of the Capital Contingency process in the amount of \$99,208 be received; and,
9. That the funding source for \$55,000 in Project 23155 - Low-Carbon Vehicle Policy Study and Strategy, originally to be funded by Federation of Canadian Municipalities (FCM) grant, be changed from FCM grant to Markham Energy Conversation Office (MECO) fund; and,
10. That the following new capital projects, initiated subsequent to the approval of the 2023 capital budget, be received:
 - Project 22354 – Emergency Repairs – Cornell Pool – Budget of \$50,000 to be funded from the Non-DC Capital Contingency; and,
 - Project 23300 – Development Fee and Building Bylaw Review – Budget of \$121,105 to be funded by Development Fees; and further,
11. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**7.3 STAFF AWARDED CONTRACTS FOR THE MONTH OF APRIL 2023
(7.12)**

The Committee made an inquiry regarding Contract # 288-S-22, Hiring Additional Locate Services Provider.

Moved by Councillor Karen Rea
Seconded by Councillor Isa Lee

1. That the report entitled “Staff Awarded Contracts for the Month of April 2023” be received; and further,

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

Carried

7.4 THORNLEA POOL - TANK REPAIR, WATER PROOFING AND TILE REPLACEMENT UPDATE (6.0)

Moved by Councillor Reid McAlpine

Seconded by Regional Councillor Jim Jones

1. That the report entitled “Thornlea Pool - Tank Repair, Water Proofing and Tile Replacement Update” be received; and,
2. That the contract for the Thornlea Tank Repair and Tile Replacement be awarded to Canada Construction Limited in the amount of \$832,905.60 inclusive of HST; and,
3. That a contingency in the amount of \$83,290.56 inclusive of HST, be established to cover any additional construction costs and that authorization to approve expending of the contingency amount up to the specified limit be in accordance with the Expenditure Control Policy; and,
4. That a budget in the amount of \$79,372.80 inclusive of HST, be allocated for the purchase of tile for this project; and,
5. That the cost of \$995,568.96 ($\$832,905.60 + \$83,290.56 + \$79,372.80$) be funded from Thornlea Pool Restoration Capital project 21208, which has an available budget of \$703,396.00; and,
6. That the budget shortfall in the amount of \$292,172.96 ($\$995,568.96 - \$703,396.00$) be funded from Lifecycle Replacement Reserve; and,
7. That the tendering process be waived in accordance with Purchasing By-Law 2017-8, Part II, Section 11.1 (c) which states “when the extension of an existing Contract would prove more cost-effective or beneficial” and (g) where it is in the City’s best interest not to solicit a competitive Bid; and further,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8. CONSENT REPORTS - ENVIRONMENT & SUSTAINABILITY MATTERS

8.1 QUALITY MANAGEMENT SYSTEM MANAGEMENT REVIEW (5.3)

Moved by Regional Councillor Joe Li

Seconded by Deputy Mayor Michael Chan

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

Carried

9. PRESENTATIONS - FINANCE & ADMINISTRATIVE MATTERS**9.1 BY-LAW ENFORCEMENT SERVICE DELIVERY REVIEW (2.0)**

Trinela Cane, Commissioner, Corporate Services, addressed the Committee to provide opening remarks and advised that the City was successful in securing funding from the Province for a comprehensive review of by-law services that began in late 2022 which included detailed analysis, municipal comparisons as well as an external survey. She introduced Tammy Carruthers, Principal and Chief Executive Officer, WSCS Consulting, who presented the By-law Enforcement Service Delivery report that provided an overview of the project objectives, service profiles, consultation and findings summaries, as well as recommendations that accompanied the implementation plan.

The Committee heard the following deputation:

Tony Gradini, addressed the Committee to express concerns with illegal signs and stated his support for the enforcement of City by-laws in relation to illegal signage across the City.

Christopher Bullen, Manager, By-Law Services, addressed the Committee to speak to some of the concerns raised by the deputant and provided a brief description of the recent activities to address the issue and noted the City’s commitment to keep it beautiful.

The Committee thanked the consultant and staff for their work on the report and also thanked the deputant for attending the meeting.

There was discussion on the following in relation to the presentation and by law enforcement:

- A suggestion that business owners be held responsible for illegal signs and be issued a fine when located;
- Concerns with the size, content, colour of real estate open house signs and a suggestion that there be regulation standards surrounding their design and placement;
- The perceived reaction to illegal signage in relation to more complex issues;
- That stickers placed on light poles and other areas be subject to by-law enforcement;
- Concerns that City communication may not be reaching all residents and that there be consideration to provide a more comprehensive communication plan that includes digital, and printed materials that are available in multiple languages;
- That there be public education on this and other matters within the City;
- Concerns with signs that are posted at or on community mailboxes;
- The survey methodology and how by-law complaints may take multiple visits or contact to resolve;
- An inquiry regarding the implementation of the new Administrative Monetary Penalties (AMPs) and if it may result in increased violations, charges and fines; and,
- The number of dedicated resources to address complaints and compliance.

Staff provided information in relation to the Committee's inquiries and noted that they will continue to work with residents to provide public education and promote City by-law compliance.

Moved by Councillor Juanita Nathan

Seconded by Councillor Amanda Collucci

1. That the presentation entitled "By-Law Enforcement Service Delivery Review", be received;
2. That the deputation from Tony Gradini be received, and further,
3. That staff report back in the Fall 2023 with an implementation plan.

Carried

10. PRESENTATIONS - ENVIRONMENT & SUSTAINABILITY MATTERS

10.1 BLUE BOX TRANSITION UPDATE (5.1)

This item was deferred to the next General Committee Meeting on June 20, 2023.

1. That the presentation entitled “Blue Box Transition Update” be received; and,
2. That Staff will report back following discussions with Circular Materials Ontario and Miller Waste Systems and provide a recommendation to General Committee in September with regards to the status of Markham’s current collection contract; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution

Moved by Regional Councillor Jim Jones

Seconded by Councillor Isa Lee

That this item be deferred to the June 20, 2023, General Committee Meeting Agenda.

Carried

11. REGULAR REPORTS - FINANCE & ADMINISTRATIVE MATTERS

11.1 MINUTES OF THE MAY 11, 2023 MARKHAM SUB-COMMITTEE SWAN LAKE MEETING (16.0)

Eddy Wu, Director, Environmental Services, addressed the Committee to introduce Rob Muir, Manager Stormwater, who advised that staff do not support the proposed recommendations from the Markham Subcommittee in relation to Swan Lake and suggested an alternative approach. He proposed that the next review of the plan take place in 2026 and that a workshop of independent industry experts be considered after completion of Phase 1. He also indicated that staff will continue to report back on test findings annually.

The Committee heard the following deputation:

Fred Peters, addressed the Committee to express support of the current Markham Subcommittee recommendations in relation to Swan Lake.

The Committee considered the comments made by staff and the deputant in addition to the proposed recommendations and agreed that a workshop at this time may be premature and that it may be of greater benefit after the completion of Phase 1.

Moved by Councillor Andrew Keyes

Seconded by Regional Councillor Jim Jones

That the General Committee consider the following motion passed at the May 11, 2023, Markham Sub-Committee meeting:

1. That the report entitled “Swan Lake- 2022 Water Quality Status and Updates” be received; and,
2. That Staff continue to implement the Long-term Management Plan for Swan Lake approved by Council in December 2021, including advancement of submerged aquatic vegetation, research into chloride treatment, and flow diversion evaluation (previously in Phases 2 and 3 of the Plan); and,
3. That Staff report back annually on water quality results and evaluation of adapted Core and Complementary measures for consideration in Phase 2 of the Plan through the Markham Sub-Committee with the participation of the Friends of Swan Lake Park; and,
4. **That the next review of the Plan will be in 2026 (after completion of Phase 1 and other measures as listed under item 2) and that a workshop of independent industry experts be considered after completion of Phase 1, and;**
5. That the deputation from Fred Peters be received, and further;
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

12. MOTIONS

There were no motions.

13. NOTICES OF MOTION

There were no notices of motion.

14. NEW/OTHER BUSINESS

There was no new or other business.

15. ANNOUNCEMENTS

There were no announcements.

16. CONFIDENTIAL ITEMS

The Committee convened into confidential session at 3:31 PM.

Moved by Councillor Andrew Keyes

Seconded by Councillor Juanita Nathan

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

Carried

16.1 FINANCE & ADMINISTRATIVE MATTERS

16.1.1 PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL, INCLUDING CITY OR LOCAL BOARD EMPLOYEES; (7.1) [MUNICIPAL ACT, 2001, Section 239 (2) (b)]

The Committee consented to place this item on the June 14, 2023 Confidential Council Meeting Agenda for consideration.

16.1.2 NET ZERO FACILITY PROJECT FUNDING UPDATE (A POSITION, PLAN, PROCEDURE, CRITERIA OR INSTRUCTION TO BE APPLIED TO ANY NEGOTIATIONS CARRIED ON OR TO BE CARRIED ON BY OR ON BEHALF OF THE MUNICIPALITY OR LOCAL BOARD) (6.0)

[MUNICIPAL ACT, 2001, Section 239 (2) (k)]

The Committee consented to place this item on the June 14, 2023 Confidential Council Meeting Agenda for consideration.

Moved by Councillor Amanda Collucci

Seconded by Regional Councillor Joe Li

That General Committee adjourn from confidential session and not return to open session or report out on any matter.

Carried

17. ADJOURNMENT

General Committee adjourned from confidential session and did not return to open session or report out on any matter at 4:18 PM.

Moved by Councillor Amanda Collucci

Seconded by Regional Councillor Joe Li

That General Committee adjourn from confidential session and not return to open session or report out on any matter.

Carried



Special General Committee Minutes

Meeting Number: 16

June 19, 2023, 9:00 AM - 1:00 PM

Live streamed

Roll Call	Mayor Frank Scarpitti Deputy Mayor Michael Chan Regional Councillor Jim Jones Regional Councillor Joe Li Regional Councillor Alan Ho Councillor Keith Irish Councillor Ritch Lau	Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Juanita Nathan Councillor Isa Lee
Staff	Andy Taylor, Chief Administrative Officer Trinela Cane, Commissioner, Corporate Services Alice Lam, Acting Commissioner, Community Services Arvin Prasad, Commissioner, Development Services Michael Toshakovski, Deputy City Solicitor Mark Visser, Sr Manager Strategy Innovation & Investments	Eddy Wu, Acting Director, Environmental Services Hristina Giantsopoulos, Election/Council & Committee Coordinator John Wong, Technology Support Specialist II Morgan Jones, Commissioner, Community Services Joseph Silva, Treasurer

1. CALL TO ORDER

INDIGENOUS LAND ACKNOWLEDGEMENT

We begin today by acknowledging the traditional territories of Indigenous peoples and their commitment to stewardship of the land. We acknowledge the communities in circle. The North, West, South and Eastern directions, and Haudenosaunee, Huron- Wendat, Anishnabeg, Seneca, Chippewa, and the Mississaugas of the Credit peoples. We share the responsibility with the caretakers of this land to ensure the dish is never empty and to

restore relationships that are based on peace, friendship, and trust. We are committed to reconciliation, partnership and enhanced understanding.

The Special General Committee Meeting convened at 9:04 AM with Councillor Keith Irish presiding as Chair.

Mayor Frank Scarpitti recognized the victims of the Manitoba bus crash and the first responders for their rescue work. The Committee observed a moment of silence for the victims and all involved of this tragic accident.

Trinela Cane Commissioner, Corporate Services, addressed the Committee to introduce and welcome the City's new Treasurer, Joseph Silva. She indicated that Mark Visser who was Acting Treasurer will provide assistance to Mr. Silva as he transitions to the new role.

The Committee congratulated Mr. Silva and wished him well on this endeavour.

Joseph Silva, Treasurer addressed the Committee and noted that he is looking forward to working with staff and contributing to the City's fiscal stewardship.

The meeting agenda commenced after the reading of the Indigenous Land Acknowledgement.

2. DISCLOSURE OF PECUNIARY INTEREST

There were none disclosed.

3. COMMUNICATIONS - WINTER MAINTENANCE (16.0)

Moved By Councillor Reid McAlpine

Seconded By Mayor Frank Scarpitti

1. That the communications providing comments from Eraste Nkundumukiza and Dennis Fortnum be received.

Carried

4. PRESENTATIONS

4.1 WINTER MAINTENANCE WORKSHOP (16.0)

Alice Lam, Director, Operations, addressed the Committee to provide opening remarks and introduced Stephen Dollmaier, Sr. Manager of Roads and Fleet who today's Winter Maintenance Workshop Presentation.

The Committee thanked staff for the presentation and heard the following deputations:

Anna Giallonardo, addressed the Committee to voice concerns over the snow removal and windrow maintenance in her area.

Satya Arora, addressed the Committee to express concerns with City snow removal around mail boxes. She suggested that the areas be extended to provide better snow clearing and access.

Doug Denby, addressed the Committee to express concerns with snow removal on bridges over water and acknowledged recent improvements in this regard. He further expressed concerns with the City windrow program.

Brinda Goswami, addressed the Committee to express concerns with the City's winter maintenance service levels.

There was discussion on the following in relation to the presentation and deputations:

- The current winter maintenance service level;
- An inquiry regarding previous survey results and if there will be another survey conducted in the future;
- That there be consideration to increase winter maintenance service;
- The service standards around the windrow maintenance program;
- The maintenance provisions for school pathways and whether the City can expand this service to these areas;
- The type and number of complaints that the City of Vaughan received in relation to their windrow program;
- That there be consideration to enhance communication to residents and provide digital and print materials;
- Whether park, shortcut and school connecting pathways are included in the service plan;
- The number of complaints received regarding winter maintenance by category;
- The costs associated with snow removal services in addition to all additional costs such as those related to hauling the snow away;
- The impact to the roads, grass and environment on salt use;
- The costs to expand the windrow program;

- A suggestion for residents that live in rear laneway areas to maintain their areas similar to those that live in areas with shared driveways;
- That there be greater communication provided in relation to the service levels and associated costs to better manage expectations;
- A suggestion that when a snowbank is greater than 7 inches, it should be cleared by the City;
- An inquiry regarding the City's windrow program and why it only provides service for one car length;
- The service levels and accountability with contractors;
- The size of sidewalks in relation to the snow removal equipment and the damage caused to grass areas;
- The cost of an additional survey to investigate current service level satisfaction and concerns.

Staff provided information in relation to the inquiries and noted that the potential property tax impact to accommodate for the increased costs of enhanced winter maintenance is approximately 4%.

The Committee thanked staff for all the information provided and suggested that the next workshop be planned in 2026 to coincide with the next term of Council.

Moved By Councillor Andrew Keyes

Seconded By Councillor Amanda Collucci

1. That the presentation entitled "Winter Maintenance Workshop" be received; and,
2. That the current winter maintenance service levels be maintained and Senior Windrow to be completed in four (4) hours;
3. That the deputations from Anna Giallonardo, Satya Arora, Doug Denby and Brinda Goswami be received; and further,
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

4.2 WINTER MAINTENANCE OF REGIONAL SIDEWALKS AND ACTIVE TRANSPORTATION INFRASTRUCTURE (16.0)

David Plant, Senior Manager, Parks Horticulture and Forestry, addressed the Committee to present, Winter Maintenance of Regional Sidewalks and Active Transportation Infrastructure. The presentation provided an overview of current road jurisdiction, primary and secondary sidewalk network service levels and current issues related to City maintenance of Regional Sidewalks. Staff initiated a recommendation that York Region assume winter maintenance of sidewalks and active transportation infrastructure. Staff made a recommendation to request that the York Region

The Committee made the following inquiries:

- That the main objective is to clear the snow on roads, walkways, etc.
- The Region's reception to take on this responsibility and make this change;
- Where the responsibility of property and sod damage that is a result of the winter maintenance lies;
- That there be consideration to provide better coordination of plowing services and sidewalk clearing; and,
- The tax implication of the recommendation.

The Committee consented to a friendly amendment to the recommendation to reflect that any agreement be subject to the satisfaction of the City.

Moved By Councillor Karen Rea

Seconded By Mayor Frank Scarpitti

1. That the report titled Winter Maintenance of Regional Sidewalks and Active Transportation Infrastructure be received; and,
2. That **if** the Regional Municipality of York **assumes** winter maintenance of sidewalks on Regional roads; and,
3. That in the event the Regional Municipality of York assumes winter maintenance of active transportation infrastructure including but not limited to separated cycle track or multi-use pathway on Regional roads; and,
4. That the Regional Municipality of York prepare and outline the total cost and tax implication to the City of Markham to effect the assumption of winter maintenance of regional sidewalks and active transportation infrastructure; and,

5. That a Maintenance Agreement between the Regional Municipality of York and the City of Markham be executed to outline the change in responsibilities **subject to the satisfaction of the City of Markham**; and further,
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

5. ADJOURNMENT

Moved By Councillor Amanda Collucci

Seconded By Councillor Juanita Nathan

That the Special General Committee meeting adjourn at 12:45 PM.

Carried



General Committee Meeting Minutes

Meeting Number: 17

June 20, 2023, 9:00 AM - 1:00 PM

Live streamed

Roll Call	<p>Mayor Frank Scarpitti Deputy Mayor Michael Chan Regional Councillor Jim Jones Regional Councillor Joe Li Regional Councillor Alan Ho Councillor Keith Irish Councillor Ritch Lau</p>	<p>Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Juanita Nathan Councillor Isa Lee</p>
Staff	<p>Andy Taylor, Chief Administrative Officer Trinela Cane, Commissioner, Corporate Services Alice Lam, Acting Commissioner, Community Services Arvin Prasad, Commissioner, Development Services Bryan Frois, Chief of Staff Kimberley Kitteringham, City Clerk Michael Toshakovski, Deputy City Solicitor Sumon Acharjee, Chief Information Officer Adam Grant, Fire Chief Stephanie DiPerna, Director, Building Standards Mary Creighton, Director, Recreation Services Hersh Tencer, Manager, Real Property</p>	<p>Graham Seaman, Director, Sustainability & Asset Management Darryl Lyons, Acting Director, Planning & Urban Design Alex Moore, Manager of Purchasing & Accounts Payable Chris Rickett, Director, Economic Development, Culture and Entrepreneurship Mark Visser, Sr Manager Strategy Innovation & Investments Eddy Wu, Acting Director, Environmental Services Hristina Giantsopoulos, Election/Council & Committee Coordinator John Wong, Technology Support Specialist II Morgan Jones, Commissioner, Community Services Joseph Silva, Treasurer Tanya Lewinberg, Public Realm Coordinator</p>

1. CALL TO ORDER

INDIGENOUS LAND ACKNOWLEDGEMENT

We begin today by acknowledging the traditional territories of Indigenous peoples and their commitment to stewardship of the land. We acknowledge the communities in circle. The North, West, South and Eastern directions, and Haudenosaunee, Huron- Wendat, Anishnabeg, Seneca, Chippewa, and the Mississaugas of the Credit peoples. We share the responsibility with the caretakers of this land to ensure the dish is never empty and to restore relationships that are based on peace, friendship, and trust. We are committed to reconciliation, partnership and enhanced understanding.

General Committee convened at 9:08 AM with Councillor Keith Irish presiding as Chair.

General Committee recessed at 11:07 AM and reconvened at 11:20 AM.

2. DISCLOSURE OF PECUNIARY INTEREST

There were none disclosed.

3. APPROVAL OF PREVIOUS MINUTES

3.1 MINUTES OF THE MAY 23, 2023 GENERAL COMMITTEE (16.0)

Moved by Councillor Andrew Keyes

Seconded by Regional Councillor Jim Jones

1. That the minutes of the May 23, 2023 General Committee meeting be confirmed.

Carried

4. PRESENTATIONS

4.1 PRESENTATION OF SERVICE AWARDS (12.2.6)

Mayor Scarpitti addressed the committee to provide opening remarks and thanked as well as congratulated staff for their contributions to the City.

The following staff members were recognized for their service by commission:

CAO's Office

Daniel Epton, Senior Graphic Designer, Corporate Communication, 15 years

Michael Tong, Human Resources Specialist, People Services, 10 years

Community Services Commission

Helena Frantzke, Waterworks Quality Co-ordinator, Environmental Services, 15 years

Nan Zi, Wastewater Hydraulic Engineer, Environmental Services, 5 years

David Simpson, Facility Operator II, Recreation Services, 5 years

Corporate Services Commission

Michelle Perry, Letters of Credit Administrator, Financial Services, 15 years

Christos Gogos, Municipal Law Enforcement Officer 1, By-law & Regulatory Services, 10 years

Grace Lombardi, Supervisor, Municipal Law Enforcement, By-law & Regulatory Services, 10 years

Imran Hyat, Space and Accommodation Planner, Sustainability & Asset Management, 10 years

Development Services Commission

Abdullah Hossain, Senior Environmental Engineer, Engineering, 15 years

Nicholas Ondiaka, Architectural Plans Examiner II, Building Standards, 5 years

5. DEPUTATIONS

There were no deputations.

6. COMMUNICATIONS

There were no communications.

7. PETITIONS

There were no petitions.

8. CONSENT REPORTS - FINANCE & ADMINISTRATIVE MATTERS

8.1 MINUTES OF THE APRIL 24, 2023 MARKHAM PUBLIC LIBRARY BOARD MEETING (16.0)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Alan Ho

1. That the minutes of the April 24, 2023 Markham Public Library Board meeting be received for information purposes.

Carried

8.2 136-S-23 PURCHASE OF COMPUTING DEVICES AND MONITORS THROUGH THE ONTARIO GOVERNMENT PERSONAL

**COMPUTING DEVICES AND SERVICES (PCDS) AGREEMENT #14952
(7.9)**

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Alan Ho

1. That the report entitled “136-S-23 Purchase of Computing Devices and Monitors through the Ontario Government Personal Computing Devices and Services (PCDS) Agreement #14952” be received; and,
2. That the Province of Ontario supplier Compucom Canada Co. (“Compucom”) be the preferred supplier for the City of Markham for a period of five (5) years effective September 1, 2023 at the same itemized prices as those of the Province with an option for an additional two (2) year extension for personal computing devices and services; and,
3. That the City’s Tender process be waived as the Ontario Government has undergone their own competitive process and in accordance with Purchasing By-Law 2017-8, Part II, Section 7 Non Competitive Procurement, item 1 (g) which states “Where it is in the City’s best interest not to solicit a competitive bid”; and,
4. That the total award of \$2,074,763.00 inclusive of HST impact, be funded from the 2023 approved capital account 049-6150-23413-005 Computing Device Replacement; and,
5. That the Chief Information Officer and Sr. Manager, Procurement & Accounts Payable be authorized to approve any new purchases related to this contract needed due to growth during the term of this contract, subject to budget approval, in a form satisfactory to the City Solicitor and at the sole discretion of the City; and,
6. That the Mayor and City Clerk be authorized to execute a Personal Computing Devices and Service Agreement with the Province of Ontario and Compucom in a form satisfactory to the City Solicitor; and,
7. That the Mayor and City Clerk be authorized to execute any future Province of Ontario procurement agreements in related to ITS requirements such as, cellular phone acquisition/plans, IT Security products, Printers, Server and computer acquisition etc., where it is in the City’s best interest not to solicit an additional competitive bid where it is within an approved budget and upon receipt of the Chief Administrative Officer’s approval; and further,

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

Carried

**8.3 134-S-23 AUTOMATED MATERIAL HANDLING EQUIPMENT FOR
ANGUS GLEN, MARKHAM VILLAGE, MILLIKEN MILLS LIBRARIES
(7.9)**

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Alan Ho

1. That the report entitled “134-S-23 Automated Material Handling Equipment for Angus Glen, Markham Village, Milliken Mills Libraries” be received; and,
2. That staff be authorized to award a contract to Bibliotheca Canada Inc. for Angus Glen Branch for one (1) flex AMH System 9-bin sorter with one (1) patron return and one (1) staff induction station; for twelve (12) RFID Staff Workstations (4 for Angus Glen, and 4 for Markham Village (Admin) and 4 for Milliken Mills), for four (4) self-check kiosks for Angus Glen, and four (4) RFID security gates (1 for Angus Glen, 1 for Milliken Mills and 2 for Markham Village) in the amount of \$ 385,730.58 (including freight, installation, training and HST impact); and,
3. That the capital costs for lifecycle replacement of these items for Angus Glen, Markham Village and Milliken Mills branches be funded from capital project 23415, Library Bibliotheca Replacement, GL account 049-6150-23415-005, with an available budget of \$559,680.00; and,
4. That the net operating budget impact for maintenance is a cost savings of \$3,315.62 inclusive of HST to the ITS Computer Hardware Acct #400-404-5460 following the expiry of the one-year warranty period, which will be addressed during the 2025 operating budget process; and,
5. That the tendering process be waived in accordance with Purchasing By-Law 2017-8, Part II, Section 11.1 (b) Non Competitive Procurement, “Where there is only one source of supply for the goods to be purchased; and,
6. That Bibliotheca Canada Inc. be designated as the preferred vendor for the City’s Library Automated Material Handling Equipment needs at the sole discretion of the City and Bibliotheca Canada Inc. Automated Material Handling Equipment [Library Hardware] for the remaining four (4) out of

the five (5) year life cycle term (2025 to 2028) in the estimated amounts of;

- a. Life Cycle (Year 1: 2025) - None
 - b. Life Cycle (Year 2: 2026) - \$ 787,059*
 - c. Life Cycle (Year 3: 2027) - None
 - d. Life Cycle (Year 4: 2028) - \$ 91,991**
\$ 879,050
- o *Subject to Council approval of the 2025 capital budget for the Aaniin, Markham Village and Thornhill Branches; and,
 - o **Subject to Council approval of the 2027 capital budget for Milliken Mills Libraries; and,

7. That the Chief Administrative Officer and Commissioner, Community Services be authorized to approve any new purchases related to this contract needed due to growth and/or future Library Automated Material Handling Equipment [Library Hardware] upgrades due to change in technology related to the project during the remaining four (4) out of the five (5) year lifecycle term (2025 to 2028), subject to the Expenditure Control Policy and budget approval, in a form satisfactory to the City Solicitor and at the sole discretion of the City; and further,

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

Carried

8.4 TENDER 058-T-23 AODA PLAYGROUND REFURBISHMENTS (7.9)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Alan Ho

1. That the report entitled “Tender 058-T-23 AODA Playground Refurbishments” be received; and,
2. That the contract for Tender 058-T-23 AODA Playground Refurbishments be awarded to the lowest priced bidder, Forest Ridge Landscaping Inc. in the amount of \$1,392,225.93, inclusive of HST; and,
3. That a contingency in the amount of \$69,611.30 inclusive of HST, be established to cover any additional construction costs and that

authorization to approve expending of the contingency amount up to the specified limit be in accordance with the Expenditure Control Policy; and,

4. That the estimated costs of \$1,461,837.23 (\$1,392,225.93+ \$69,611.30) be funded from the capital project 23012 AODA Playground Refurbishments, GL account 059-6150-23012-005, which has an available budget of \$990,947.00; and,
5. That the budget shortfall in the amount of \$470,890.23 (\$1,461,837.23 - \$990,947.00) be funded from Facility Ramp up Reserve; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.5 2024 BUDGET SCHEDULE (7.0)

Moved by Regional Councillor Jim Jones

Seconded by Regional Councillor Alan Ho

1. That the report dated June 20, 2023 entitled “2024 Budget Schedule” be received; and,
2. That the following schedule for the 2024 Budget be approved with the dates and times below:
 1. **Meeting #1** – Tuesday, October 3, 2023 (9 a.m. to 12 p.m.)
 2. **Meeting #2** – Friday, October 6, 2023 (9 a.m. to 12 p.m.)
 3. **Meeting #3** – Monday, October 16, 2023 (10 a.m. to 1 p.m.)
 4. **Meeting #4** – Monday, October 23, 2023 (9 a.m. to 12 p.m.)
 5. **Meeting #5** – Wednesday, October 25, 2023 (9 a.m. to 12 p.m.)
 6. ***Meeting #6** – Monday, November 13, 2023 (10 a.m. to 1 p.m.)
 7. ***Meeting #7** – Wednesday, November 15, 2023 (9 a.m. to 12 p.m.)
 1. **Additional meetings as required*
 8. **General Committee** – Tuesday, November 21, 2023 (930 a.m. to 1 p.m.) – Budget item to be presented at General Committee Meeting - draft presentation on the proposed 2024 Budget for the public meeting

9. **Public Meeting** – Thursday, November 23, 2023 (7 p.m. to 9 p.m.) – Budget item to be presented at Public Meeting - Feedback from the public meeting will be incorporated into the report to Council
 10. **General Committee** – Tuesday December 5, 2023 – Feedback from Public Meeting and Final Budget Recommendations
 11. **Council Decision** – Wednesday, December 13, 2023 (1 p.m. to 4 p.m.) – Budget item to be presented at Council Meeting
 12. **Press Conference** – Thursday, December 14, 2023 (1 p.m.) and,
3. That the following schedule for the 2024 Water & Wastewater Rate be approved with the dates and times below:
 1. **General Committee** – Tuesday, November 7, 2023 (930 a.m. to 1 p.m.) - Budget item to be presented at General Committee
 2. **Public Meeting** – Tuesday, November 14, 2023 (6 p.m.) – Feedback from the public meeting will be incorporated into the report to Council
 3. **Council Decision** – Wednesday, November 29, 2023 (1 p.m. to 4 p.m.) – Budget item to be presented at Council Meeting; and further,
 4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9. REGULAR REPORTS - ENVIRONMENT & SUSTAINABILITY MATTERS

9.1 TREE BY-LAW UPDATE (2.0)

Alice Lam, Director of Operations, addressed the Committee to provided opening remarks and noted that the presentation is in response to the May 24, 2022, Council Meeting resolution that provided direction to staff to report back with additional recommendations to the Tree Preservation By-Law and related processes. Ms. Lam introduced Tanya Lewinberg, Public Realm Coordinator, and together presented, Tree Preservation By-Law Review and Update. The presentation provided an overview of the purpose and principle of the City's Tree Preservation By-Law, recommended updates, and results of the public consultations.

The Committee discussed the following items during the presentation:

- Concerns with the cash-in lieu calculation regarding the removal of hedges in instances where a hedge may be replaced with another hedge;
- Inquiries related to the definition of hedges;
- Inquiries and concerns related to cash-in lieu calculations;
- A request for clarification regarding the process for requesting a tree permit and the similarity of that to requesting to remove a hedge;
- An Inquiry regarding infringement of tree branches from an adjacent neighbor's property and the conditions surrounding when they can be cut or pruned;
- Concerns with trees that were planted close to a fence line and the impact it has had on surrounding areas and adjacent properties;
- An inquiry into how close to the fence can a tree be planted;
- A suggestion regarding enhanced tree control to assist with tree canopy preservation;
- That the farm community be exempted from provisions of the preservation by law;
- That restrictions imposed by the by-law may result in trees being cut prior to reaching the prescribed size where it would otherwise be prohibited;
- The impact of the by-law on designated farmland;
- The impact of the by-law changes to residents undergoing construction, building a pool, landfill developments; and,
- The removal of dead or diseased trees and the requirement of a permit.

The Committee thanked staff for the presentation and consented to vote on each of the new seven recommendations separately for their inclusion in the by-law revision. The Committee also consented that hedges are not to be included in the by-law.

The Committee requested that staff review the impacts of growing trees on surrounding areas and adjacent properties and to provide suggested solutions in relation to size of properties and tree placement.

Moved by Councillor Amanda Collucci

Seconded by Councillor Juanita Nathan

1. That the report and presentation entitled “Tree Preservation By-law Review and Update II” dated June 20, 2023 be received; and,
2. That Staff be directed to amend the Tree Preservation By-law and related processes recommended in this report for formal By-law readings; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

Moved by Councillor Andrew Keyes
Seconded by Regional Councillor Jim Jones

1. That the Tree Preservation By-Law and its current update exclude hedges; and further,
2. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

Moved by Councillor Reid McAlpine
Seconded by Councillor Andrew Keyes

1. That the Tree Preservation by-law and its current update include 'active farm coordination'; and further,
2. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

Moved by Councillor Karen Rea
Seconded by Deputy Mayor Michael Chan

1. That the Tree Preservation By-Law and its current update include all City trees regardless of their size, and private trees, ≥ 20 centimeters; and further,
2. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

Moved by Councillor Isa Lee

Seconded by Councillor Amanda Collucci

1. That the infill construction related fee be added to the Fee By-Law; and further,
2. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

Moved by Regional Councillor Joe Li

Seconded by Regional Councillor Alan Ho

1. That the Tree Preservation By-Law and current update include a securities requirement for tree preservation barriers and for existing trees remaining on site for all construction related permits; and further,
2. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

Moved by Councillor Reid McAlpine

Seconded by Mayor Frank Scarpitti

1. That the Tree Preservation By-Law and current update include the use of the Aggregate Caliper Method to evaluate illegal removals with a centimeter for centimeter replacement value; and further,
2. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

Moved by Councillor Isa Lee

Seconded by Councillor Andrew Keyes

1. That the current update include conditional planting size for non-construction permits of 3 centimeters caliper; and further,

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

Carried

10. PRESENTATIONS - ENVIRONMENT & SUSTAINABILITY MATTERS

10.1 BLUE BOX TRANSITION UPDATE (5.1)

Morgan Jones, Commissioner, Community Services, addressed the Committee to introduce Claudia Marsales, Sr Manager Waste Management & Environment, who provided an update on the activities that have taken place over the last year in preparation for the upcoming switch to the blue box program. Ms. Marsales presented details on the current blue box program, legislative changes, information on producers and their funding amounts to municipalities, variations to the blue box program and when they will be implemented. The City will transition to the new program in January 2026 together with all York Region Local Area Municipalities. Ms. Marsales advised that staff will report back to Council with the legal and financial analysis of all options relating to the new blue box program, the status of the long term contract with Miller Waste and potentially maintaining operation of the blue box program with reimbursement from the Province for those costs.

The Committee thanked staff for the full presentation and discussed the following in relation to the presentation and the impact of the blue box changes to the City;

- An inquiry related to residential units that are above businesses and whether their waste will be collected as a result of the future discontinuance of blue box service to Business Improvement Areas, businesses, commercial and institutional facilities;
- Concerns with potential changes to bi-weekly service and the current long term contract with Miller Waste;
- An inquiry related to the blue boxes that are placed next to the community mail boxes;
- Concerns related to the blue box service stoppage to some areas including, Business Improvement Areas, churches, and businesses;
- An inquiry regarding Key Performance Indicators and if they have been established to measure the impact of recycling efforts; and,

- The possibility of maintaining the current blue box service standards and receiving reimbursement from Circular Materials Ontario and have the City be responsible for the difference.

Staff provided information in relation to the inquiries and will provide additional information in the Fall, 2023.

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Joe Li

1. That the presentation entitled “Blue Box Transition Update” be received; and,
2. That Staff will report back following discussions with Circular Materials Ontario and Miller Waste Systems and provide a recommendation to General Committee in September with regards to the status of Markham’s current collection contract; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

11. MOTIONS

There were no motions.

12. NOTICES OF MOTION

There were no notices of motions.

13. NEW/OTHER BUSINESS

There was no new or other business.

13.1 BRIEFING MEMO, BID OPPORTUNITY – LITTLE NHL (NATIVE HOCKEY LEAGUE) TOURNAMENT 2024

Morgan Jones, Commissioner, Community Services and Mary Creighton, Director, Recreation Services, addressed the Committee to advise of the City's interest in submitting a bid to host the Little NHL hockey tournament in 2024. Staff requested direction and approval from Markham City Council to move forward with this submission.

Staff provided a high level overview of the economic development opportunities for the City and identified potential partnerships with neighbouring municipalities to meet the financial and resource commitments.

The Committee discussed the following in relation to the event and bid submission:

- The substantial resourcing requirements for this event and the City's ability to meet them;
- The hotel accommodation capacity within the City;
- The response and funding availability from Destination Markham;
- The number of other potential bidders for this event;
- The location of previous Little NHL hockey tournaments; and,
- The capacity of the City's ice venues.

The Committee thanked staff for the information and provided direction to staff to proceed with a bid submission.

Moved by Regional Councillor Jim Jones

Seconded by Councillor Andrew Keyes

That the Committee permit this item to be added to the agenda and discussed as New Business.

Carried by a Two Thirds Vote

Moved by Mayor Frank Scarpitti

Seconded by Councillor Juanita Nathan

1. That the briefing memo entitled BID OPPORTUNITY – Little NHL (Native Hockey League) Tournament 2024 be received; and,
2. That Markham Council approve the submission of a letter of intent advising that the City of Markham, has interest to submit a bid to host the 2024 Little Native Hockey League Tournament (Little NHL); and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

14. ANNOUNCEMENTS

There were no announcements.

15. CONFIDENTIAL ITEMS

General Committee resolved into confidential session at 1:03 PM.

Moved by Councillor Juanita Nathan

Seconded by Councillor Andrew Keyes

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

Carried

15.1 FINANCE & ADMINISTRATIVE MATTERS

15.1.1 GENERAL COMMITTEE CONFIDENTIAL MINUTES - MAY 23, 2023; (16.0) [Municipal Act, 2001, Section 239 (2) (a)(c)(e)]

The Committee confirmed the General Committee Confidential Minutes of May 23, 2023.

15.1.2 A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD; (8.2) [Municipal Act, 2001, Section 239 (2) (c)]

The Committee consented to place this item on the June 28, 2023 Confidential Council Meeting Agenda for consideration.

15.1.3 REIMBURSEMENTS FOR CAPITAL INFRASTRUCTURE (7.11)

The Committee consented to place this item on the June 28, 2023 Confidential Council Meeting Agenda for consideration.

16. ADJOURNMENT

General Committee adjourned from confidential session at 1:58 PM and did not report out on any matter.

Moved by Councillor Andrew Keyes

Seconded by Regional Councillor Alan Ho

That General Committee adjourn from confidential session and not return to open session or report out on any matter.

Carried

2023 Community Safety Zones and School Zone Speed Limit Reductions

On June 29, 2023 Regional Council made the following decision:

1. The Region's Community Safety Zone bylaw be amended to include locations on St. John's Sideroad in the Town of Aurora and Ninth Line in the Town of Whitchurch-Stouffville, as detailed in Appendix A, and existing speed limits on St. John's Sideroad in the Town of Aurora and Ninth Line in the Town of Whitchurch-Stouffville be amended to include school zone speed limit reductions, as outlined in Appendix B.
2. Council approve the updated Community Safety Zone Warrant Criteria policy, as indicated in Appendix C, and the updated Establishing Speed Limits on Regional Road policy, as indicated in Appendix D, which shall include proposed delegated authority recommended herein.
3. Council delegate authority to the Commissioner of Public Works to submit bylaws to amend the Community Safety Zone Bylaw in accordance with the Region's Community Safety Zone Warrant Criteria policy and to amend the speed limits in School Zones in accordance with the Region's Establishing Speed Limits on Regional Roads policy, including placement of each such bylaw on the Council agenda without an accompanying report to Council.
4. The Regional Solicitor and General Counsel prepare the necessary bylaws.
5. The Regional Clerk circulate this report to the Clerks of the local municipalities, Chief of York Regional Police and York Region school boards.

The Regional Municipality of York

Committee of the Whole
Transportation Services
June 15, 2023

Report of the Commissioner of Public Works

2023 Community Safety Zones and School Zone Speed Limit Reductions

1. Recommendations

1. The Region's Community Safety Zone bylaw be amended to include locations on St. John's Sideroad in the Town of Aurora and Ninth Line in the Town of Whitchurch-Stouffville, as detailed in Appendix A, and existing speed limits on St. John's Sideroad in the Town of Aurora and Ninth Line in the Town of Whitchurch-Stouffville be amended to include school zone speed limit reductions, as outlined in Appendix B.
2. Council approve the updated Community Safety Zone Warrant Criteria policy, as indicated in Appendix C, and the updated Establishing Speed Limits on Regional Road policy, as indicated in Appendix D, which shall include proposed delegated authority recommended herein.
3. Council delegate authority to the Commissioner of Public Works to submit bylaws to amend the Community Safety Zone Bylaw in accordance with the Region's Community Safety Zone Warrant Criteria policy and to amend the speed limits in School Zones in accordance with the Region's Establishing Speed Limits on Regional Roads policy, including placement of each such bylaw on the Council agenda without an accompanying report to Council.
4. The Regional Solicitor and General Counsel prepare the necessary bylaws.
5. The Regional Clerk circulate this report to the Clerks of the local municipalities, Chief of York Regional Police and York Region school boards.

2. Summary

This report seeks Council approval to amend the Region's Community Safety Zone and Speed Limit bylaws to reflect new schools expected to open in September 2023. This report requests Council delegate authority to the Commissioner of Public Works to amend said bylaws to account for schools that may open and close in the future.

Key Points:

- Community Safety Zones are enacted through municipal bylaw and intended to help increase safety for all travellers

- Council previously approved designation of Community Safety Zones in all school areas, subject to authorized exceptions by local municipalities
- Council previously approved implementing school zone speed limit reductions in all school areas
- In accordance with previous Council direction, Community Safety Zone and Speed Limit bylaw amendments are required to reflect new schools expected to open in September 2023
- Delegating authority to the Commissioner of Public Works to submit amendments to the Community Safety Zone and Speed Limit bylaws, which are in accordance with the respective policies, without an accompanying Council report, will allow for an efficient and expeditious response to meet safety needs of the community

3. Background

Community Safety Zones are enacted through municipal bylaw and intended to help increase safety for all travellers

A Community Safety Zone is a designation under the Ontario *Highway Traffic Act* and is intended to help change driver behaviour, including reducing speed and distracted driving, to improve safety. Fines are increased for traffic offences within a designated Community Safety Zone. A municipal bylaw must be enacted to designate a Community Safety Zone.

Community Safety Zones are typically designated on roadways near schools, daycare centres, retirement residences or high-collision locations, to advise motorists they are within a zone where public safety is of special concern.

May 2012, Council approved designation of Community Safety Zones in all school areas on the Regional road network, subject to authorized exceptions

In [May 2012](#), Council approved revisions to the Community Safety Zone Warrant Criteria Policy to designate all school areas as Community Safety Zones. Council further directed staff to request York Regional Police and each local municipality to identify any exceptions or deletions of specific Community Safety Zones before implementation.

May 2021, Council approved a Region-wide speed limit reduction in all Regional school areas

In [May 2021](#), Council approved school zone speed limit reductions in all Regional school areas, in conjunction with use of a new school zone maximum speed sign with a reduced speed limit introduced by the Province. This resulted in a 10 km/h reduced speed limit at more than 60 school locations on Regional roads. The new sign facilitates use of automated speed enforcement through clear direction to motorists as to the day and time when reduced speed limits are in effect. School zone speed limits are in effect from 7 a.m. to 5 p.m., Monday to Friday, September to June. This helps enhance safety when school is in session,

as well as during the morning and evening commute periods when children are walking, cycling, being dropped off/picked up, and during after-school activities.

Reduced speed limits throughout the Region's school zones help increase a motorist's ability to stop in time to avoid collisions, preventing serious injury or death to vulnerable road users. Reduced speed limits may also strengthen active school travel initiatives, promote safety of vulnerable road users in school zones throughout the Region and facilitate use of automated speed enforcement.

4. Analysis

Community Safety Zone and Speed Limit bylaw amendments are required to reflect new schools opening September 2023

School locations are reviewed on an annual basis to ensure the Community Safety Zone bylaw is current. During the review for the 2023/2024 school year, staff identified two new school locations on Regional roads expected to open in September 2023. Staff recommend implementing a Community Safety Zone and school zone speed limit reduction at these locations, as outlined in Appendices 1 and 2.

St. Anne's School

St. Anne's School is located on St. John's Sideroad, west of Yonge Street, in the Town of Aurora. This private school is for students between grades 5 and 12 with a planned enrollment of about 400 students, supported by about 40 staff.

Blessed Chiara Badano Catholic Elementary School and St. Katharine Drexel Catholic Secondary School

The York Catholic District School Board is constructing a multi-use facility on the southeast corner of Ninth Line and Meridian Drive, in the Town of Whitchurch-Stouffville. This facility will consist of Blessed Chiara Badano Catholic Elementary School, St. Katharine Drexel Catholic Secondary School and a childcare centre.

Delegating authority to the Commissioner to amend Community Safety Zone and Speed Limit bylaws allows for an efficient response

To reduce administrative effort on Council and improve efficiency of program delivery, delegated authority is requested for the Commissioner of Public Works to submit bylaws for Council approval, without an accompanying report to Council, to amend Community Safety Zones and Speed Limits for school zones in accordance with prior Council approvals and respective Regional policies pertaining to those zones. This will allow staff to effectively respond and ensure locations remain consistent with changes in land use along with minimizing discrepancies identified through ongoing monitoring and maintenance. It is further recommended the respective Regional policies be updated to include the delegated authority recommended herein. Draft versions of the revised policies are provided in Appendices 3

and 4, which have been modified to conform to the current corporate policy template and include revised language for increased clarity and to better reflect current practices.

5. Financial

Costs to manufacture and install new Community Safety Zone and school zone maximum speed signs at the two proposed locations are \$4,000 and these costs can be accommodated in the approved 2023 Public Works Operating Budget.

6. Local Impact

Local municipal staff have been consulted and support the proposed Community Safety Zone and school zone speed limit reduction at these two new school locations. Our partners support reducing speed limits in school zones on Regional roads. Staff will continue to work with school boards, local municipalities, York Regional Police and Public Health on active school travel initiatives. Residents will be informed through various communication channels including York.ca, media advisory and postcards to area residents and businesses.

7. Conclusion

Community Safety Zones are intended to help change driver behaviour. In conjunction with school zone speed limit reductions, these measures strive to improve safety on roads where public safety is of special concern. Community Safety Zones and school zone speed reductions are implemented at all school areas across the Region. School locations are reviewed annually. Staff recommend implementing a Community Safety Zone and school zone speed limit reduction at two new school locations expected to open in September 2023.

To reduce administrative effort on Council, delegated authority is requested for the Commissioner of Public Works to submit bylaws for Council approval to amend Community Safety Zones and speed limits for school zones in accordance with the respective Regional policies, without an accompanying report to Council. This will allow staff to deliver the program more efficiently, ensuring locations remain consistent with changes in land use and minimizing discrepancies identified through ongoing monitoring and maintenance.

Bylaw amendments through the proposed delegated authority are required to reflect two new schools expected to open in September 2023. Subject to Council approval, the Regional Solicitor and General Counsel will prepare the necessary bylaws and the Regional Clerk will circulate this report to the Clerks of the local municipalities, Chief of York Regional Police and York Region school boards.

For more information on this report, please contact Joseph Petrunaro, Director Roads, Traffic and Fleet, at 1-877-464-9675 ext. 75220. Accessible formats or communication supports are available upon request.

Recommended by:



Laura McDowell, P. Eng

General Manager, Operations and Services, Public Works



Erin Mahoney, M. Eng.

Commissioner of Public Works



Approved for Submission:

Bruce Macgregor

Chief Administrative Officer

May 30, 2023

15010141

Appendix A – Proposed Community Safety Zone Amendments

Appendix B – Maps of Proposed School Zone Speed Limit Reductions

Appendix C – Proposed Updates to Community Safety Zone Warrant Criteria Policy

Appendix D – Proposed Updates to Establishing Speed Limits on Regional Roads Policy

APPENDIX A

Proposed Amendments to Bylaw No. R-1195-1999-077

Designate parts of Regional Roads as Community Safety Zones, by adding the following:

Column 1 (Highway)	Column 2 (Description of Part of Highway)	Column 3 (Hours)	Column 4 (Schools)
TOWN OF AURORA			
St. John's Sideroad (Y.R. 26)	From 210 to 1,130 metres west of the west limit of Yonge Street (Y.R. 1)	24 hours per day/7 days per week throughout the year	St. Anne's School
TOWN OF WHITCHURCH-STOUFFVILLE			
Ninth Line (Y.R. 69)	From 890 metres north of the north limit of Stouffville Road to 50 metres north of the north limit of Bethesda Sideroad	24 hours per day/7 days per week throughout the year	Blessed Chiara Badano Catholic Elementary School and St. Katharine Drexel Catholic Secondary School







Community Safety Zone Warrant Criteria

Approved By: Council

Approved On: Date this version of the policy was approved

Policy Statement

This policy describes the process and criteria used to establish Community Safety Zones along Regional roads.

Application

To all staff responsible for evaluating and implementing Community Safety Zones on Regional roads.

Purpose

To provide a consistent process and criteria to establish Community Safety Zones.

Definitions

Community Safety Zone: A section of road, as designated through Regional bylaw, in accordance with the *Ontario Highway Traffic Act*, where fines are increased for traffic offences.

Community Safety Zones Warrant Process: Specific criteria that is applied in a certain order to determine eligibility for a Community Safety Zone.

High Pedestrian Location: A location experiencing an average of 100 pedestrians per hour or more for any eight hours of the day.

Description

Community Safety Zones are intended to improve safety on roads by changing driver behaviours, including speeding and distracted driving. They are designated on roadways near schools, daycare centres, retirement residences or high-collision locations to advise motorists they are within a zone where public safety is of special concern.

Council has directed that a Community Safety Zone can be implemented at all school locations with property adjacent to a Regional road without the need to apply the Community Safety Zones Warrant Process. York Regional Police and each local municipality must be consulted and provided with an opportunity to review proposed Community Safety Zones and identify any exceptions or deletions.

The Community Safety Zones Warrant Process outlined below is used to identify non-school locations that are eligible for Community Safety Zones along the Regional road network. Staff are responsible for evaluating eligible locations and providing recommendations to the Commissioner of Public Works.

Council has delegated authority to the Commissioner of Public Works to submit bylaws for Council approval to amend the Community Safety Zone Bylaw in accordance with this policy, without an accompanying report to Council.

Warrant Process

There are two sets of criteria outlined in the Community Safety Zones Warrant Process, of which both must be satisfied for a Community Safety Zone to be implemented.

Warrant 1 - Designated Areas of Special Concern

Community Safety Zones must only be implemented at the following locations of special concern that are obvious to the road user:

- Community centres
- Seniors' centres and residences
- High Pedestrian Locations

(Community Safety Zones can be implemented at all school locations with property adjacent to a Regional road without the need to apply the Community Safety Zones Warrant Process.)

Warrant 2 - Safety Warrant

The Safety Warrant is comprised of a collision component and a risk component. Either of these two components must be satisfied for the Safety Warrant to be met.

a) Collision Component

Community Safety Zone should be implemented if the collision ratio is less than

1:900 (one collision per year for every 900 annual average daily traffic volume), averaged over 36 consecutive months.

b) Risk Component

A significant safety concern may exist even though it is not shown in the collision record. Therefore, a secondary evaluation based on the elements of risk is available, which can be calculated using the scoring matrix outlined in Table 1 below. The minimum accepted value for the risk factor is 15.

Prior to using the risk component, field observations or York Regional Police must verify that there is an unusually high violation rate at the location.

Table 1
Risk Factor Component

Risk Factor	High (Score 3)	Moderate (Score 2)	Low (Score 1)	Score
Posted speed (km/h)*	40	50	60	
Average daily volume	Over 20,000	10,000 to 20,000	Under 10,000	
Number of lanes	More than 4	3 or 4	2	
Length of sidewalks	Less than 25%	25 to 75%	More than 75%	
Truck volume	More than 5 %	3 to 5%	Less than 3%	
Pedestrians crossing in any eight hours	More than 100	50 to 100	Less than 50	
Intersection and entrances per kilometre	More than 10	4 to 10	Less than 4	
TOTAL SCORE				

* Roads with a posted speed limit of more than 60 km/h shall not be considered for a Community Safety Zone

Reference

- [Ontario Highway Traffic Act, Section 214.1 \(Community Safety Zones\)](#)

Contact

Director of Roads, Traffic and Fleet, Public Works Department

Approval

Council Date: December 19, 2002	Committee Date: December 19, 2002
Council Minute Item: 178	Committee Minute Item: 7

Amended by:

Council Date: May 17, 2012	Committee Date: May 2, 2012
Council Minute Item: 90	Committee Minute Item: 1

Amended by:

Council Date: June 28, 2012	Committee Date: N/A
Council Minute Item: 121	Committee Minute Item: N/A

Accessible formats or communication supports are available upon request.

#15225672



Establishing Speed Limits on Regional Roads

Approved By: Council

Approved On: Date this version of the policy was approved

Policy Statement

A policy to outline the process and methods used to establish Speed Limits on Regional roads.

Application

To all staff responsible for evaluating and implementing Speed Limits on Regional roads.

Purpose

To provide a consistent approach to evaluate and implement appropriate Speed Limits on Regional roads that promote a safe road environment.

Definitions

Speed Limit: The maximum rate of speed that a motor vehicle can be driven on a section of road, as established through Regional bylaw in accordance with the *Ontario Highway Traffic Act*.

Regular Posted Speed Limit: The established Speed Limit in effect during all times, except those identified for school zones.

School Zone: The section of any Regional road that is adjacent to, and within 150 metres in either direction beyond the limits of the land used for the purposes of the

school, where the Speed Limit is reduced during specific times as established through Regional bylaw.

Speed Limit Review Study: A review of the operating characteristics and infrastructure data for a roadway to determine the appropriate Speed Limit by applying the Transportation Association of Canada's Guidelines for Establishing Posted Speed Limits.

Description

Speed Limits have considerable influence on road safety and efficiency. The Transportation Association of Canada's Guidelines for Establishing Posted Speed Limits (Guidelines) provide a systematic, consistent, and repeatable process for establishing regular posted Speed Limits. The principals and methodology outlined in the Guidelines are used to establish regular posted Speed Limits on Regional roads.

This methodology results in Speed Limits that are consistent with the roadway's physical characteristics and adjacent land use, match expectation of drivers and promote a safer road environment. The Guidelines consider the following roadway elements to establish appropriate Speed Limit for a given section of roadway:

- Number of access driveways
- Visibility
- Traffic volumes
- Number of lanes
- Roadside hazards
- Pedestrian and cyclist exposure
- Presence of on-street parking
- Volumes of pedestrians and cyclists
- Number of properties that front onto the roadway
- Number and frequency of signalized intersections
- Presence of public transit

The process to implement a Speed Limit revision on a Regional road is:

1. Road section identified for consideration of potential Speed Limit change through request, complaint or staff review.
2. Staff perform a Speed Limit Review Study to determine and recommend the appropriate posted Speed Limit.
3. Staff consult with local municipal staff on the proposed changes and obtain their input.
4. Staff report recommended Speed Limit changes to Committee of the Whole for Council's consideration and bylaw amendments as necessary.

School Zones

Reduced Speed Limits near school locations help increase a motorist's ability to stop in time to avoid collisions, preventing serious injury or death to vulnerable road users. Council has directed that a reduced speed limit can be implemented at all school locations on Regional roads.

Council has delegated authority to the Commissioner of Public Works to submit bylaws for Council approval to amend Speed Limits for School Zones in accordance with this policy, without an accompanying report to Council.

School Zones must be signed in accordance with the *Ontario Highway Traffic Act*. Ontario Regulation 615 includes an alternative time-based version of the school zone maximum speed sign (Figure 1), which indicates on the sign the specific times, days and months that the reduced Speed Limit is in effect. Ontario Regulation 615 stipulates that flashing beacons cannot be used with the time-based version of the school zone maximum speed sign.

To promote consistency, simplify understanding for motorists and simplify enforcement efforts, a Region-wide 10 km/h Speed Limit reduction will be applied to school locations, using the time-based school zone maximum speed sign. The reduced Speed Limit at all locations will be in effect from 7 am to 5 pm, Monday to Friday, September to June.

Figure 1
Time-Based School Zone Speed Limit Sign



Reference

- [Ontario Highway Traffic Act, Section 128](#)
- [Ontario Regulation 615](#)
- “Canadian Guidelines for Establishing Posted Speed Limits”, Transportation Association of Canada

Contact

Director of Roads, Traffic and Fleet, Public Works Department

Approval

Council Date: April 21, 2011	Committee Date: April 6, 2011
Council Minute Item: 85	Committee Minute Item: 2

Amended by:

Council Date: May 27, 2021	Committee Date: May 13, 2021
Council Minute Item: G.1	Committee Minute Item: F.2.1

Accessible formats or communication supports are available upon request.

#15225649

2022 Annual Waste Management Report

On June 29, 2023 Regional Council made the following decision:

1. Council recognize the month of July as “Plastics-Free July”, in support of community efforts to reduce use of single-use items.
2. The Regional Clerk circulate this report to the Clerks of the local municipalities and the Ministry of the Environment, Conservation and Parks.

The Regional Municipality of York

Committee of the Whole
Environmental Services
June 15, 2023

Report of the Commissioner of Public Works

2022 Annual Waste Management Report

1. Recommendations

1. Council recognize the month of July as “Plastics-Free July”, in support of community efforts to reduce use of single-use items.
2. The Regional Clerk circulate this report to the Clerks of the local municipalities and the Ministry of the Environment, Conservation and Parks.

2. Summary

This report provides Council with a copy of the 2022 Annual Waste Management Report (Attachment 1), which summarizes the Region’s waste reduction and diversion initiatives and highlights progress made on implementing the Integrated Waste Management Master Plan (SM4RT Living Plan). Each year this Annual Report is submitted to the Ministry of the Environment, Conservation and Parks to satisfy the Durham York Energy Centre Environmental Assessment condition for diversion reporting.

Key Points:

- The Region and its local municipal partners achieved 94% diversion from landfill in 2022, again exceeding Council’s goal of 90% waste diversion from landfill. This includes all tonnes collected through local municipal curbside programs, waste depot diversion programs and tonnes managed through energy-from-waste
- The Province does not recognize energy-from-waste as diversion and, as such, the diversion rate reported by the Resource Productivity and Recovery Authority (Authority) does not include energy-from-waste tonnages. York Region’s diversion rate for 2022 was 66% and is awaiting verification by the Authority
- The Authority’s Annual Datacall (Datacall) process and diversion ranking will end once the Blue Box program transitions to full producer responsibility in 2026, although the Region will continue reporting waste generation rates and diversion from landfill

- Waste generation decreased sharply after two years of increases due to pandemic restrictions that saw many residents working and studying from home. Waste generation rates are close to pre-pandemic levels for green bin and garbage
- The Region and local municipalities continue to make progress on all objectives in the Integrated Waste Management Plan (Attachment 1, page 3) including, new initiatives such as the Circular Economy Working Group and Single Use Innovation Challenge, advancing procurement of long-term organics processing and continued advocacy on single-use plastics and extended producer responsibility
- “Plastics-Free July” is an international effort to raise awareness and drive action to reduce impacts of single use plastics on the environment. To introduce this effort local and regional councils are asked to recognize July as “Plastics-Free July”

3. Background

The Region advances waste sustainability commitments through implementation of the SM4RT Living Plan

As approved by Council in [April 2020](#), the SM4RT Living Plan establishes a vision and long-term targets to move towards a world without waste. With a strong focus on partnerships and innovation, this plan continues to guide waste policy and programming and emphasizes the importance of transitioning to a circular economy. As outlined in Attachment 1, the Region, local municipalities and community partners, have made progress on all objectives of the Plan. Progress includes, adapting to federal and provincial waste regulations, securing long-term capacity for processing organic waste in a sustainable and cost-effective manner and increasing the reach of community programs that support transition to a circular economy.

York Region and its local municipal partners continue to be leaders in diversion

Together with local municipal partners, the Region achieved 94% diversion from landfill in 2022. The Region has exceeded its 90% diversion from landfill target annually since first reaching that milestone in 2016. The diversion from landfill rate is reported annually to the Ministry of the Environment, Conservation and Parks to satisfy the Durham York Energy Centre Environmental Assessment condition for diversion reporting.

York Region leads diversion performance in large urban municipalities in Ontario, as reported by the Resource Productivity and Recovery Authority (Table 1) and has ranked first since 2012. In 2021 (latest year with verified data), York Region’s verified diversion rate of 65% was the highest in the Province. The Region has submitted a 2022 diversion rate of 66% to the Authority for verification. This provincial diversion rate differs from the York Region diversion from landfill rate of 94% (referred to above), as energy-from-waste is not recognized by the Resource Productivity and Recovery Authority as diversion.

Table 1
2021 Large Urban Municipal Verified Diversion Ranking

Rank	Municipality	2021 Diversion Rate
1	York Region	65.4%
2	Halton Region	52.7%
3	Toronto	50.6%
4	Peel Region	46.9%
5	London	43.7%
6	Hamilton	42.6%

Datacall process and diversion ranking will adjust as municipalities transition to a producer-led system

Datacall is used to determine net Blue Box Program cost and allocate steward funding under the current Blue Box Program Plan. This annual Datacall is the source of data used by the Authority to determine verified residential waste diversion rates and rankings.

Once the Blue Box Program transitions to full producer responsibility in 2026, Datacall will cease along with the annual verified diversion rankings for municipalities. Municipalities that begin to transition their blue box programs in 2023 will no longer be obligated to submit an annual Datacall report to the Authority. The 2022 verified diversion ranking will be the last municipal ranking that includes all municipalities. Staff will update Council next year on the Datacall process and any new developments. The Region will continue to report on waste generation rates and overall diversion from landfill as key performance indicators for its integrated waste management system.

4. Analysis

Garbage and green bin waste generation rates decreased sharply, as residents returned to work, school and community activities

In 2022, with more businesses and community services opening back up, residents were spending less time at home. By fall 2022, community polling showed almost 50% of residents indicated a return to the workplace and in-person learning. As a result, the Region saw a decrease in waste at the curb in all streams except yard waste. The green bin generation rate decreased to 87 kilograms per person in 2022, from 93 kilograms per person in 2021 (Attachment 1 page 9). The garbage generation rate also decreased significantly to 82 kilograms per person in 2022 from 90 kilograms per person in 2021. These rates are comparable to those observed in 2019. The trend was consistent across all nine local municipalities. Participation at the depots continues to remain steady, with tonnages for most

streams consistent with the five-year trend (Attachment 1, page 19), suggesting users continue to appreciate the services offered by those sites.

The Region continues to advance waste reduction, diversion and circular economy actions prioritized in the SMART Living Plan

Reuse programming such as [Repair Cafes](#) and [Lenderies](#) restarted in 2022 with support from local libraries and other community partners. The first round of [Circular Economy Fund projects](#) were completed and seven new projects received funds from the 2022 funding call. The Region completed a [Circular Economy Roadmap](#) advancing the transition to a circular economy. A Circulate Economy Working Group composed of 13 local experts from a variety of sectors was established to support implementation of the Roadmap, with an initial term of two years.

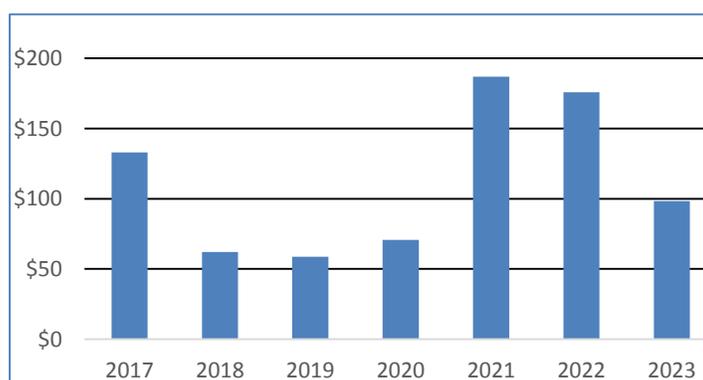
As outlined to Council in [January 2023](#), the Region secured long-term organics processing capacity that supports its commitment to the circular economy and reducing greenhouse gas emissions. A separate report to Council in fall 2023 will provide a detailed update on progress towards preparation for the blue box transition.

5. Financial

In 2022, Commodity price declines resulted in lower blue box revenues

Commodity markets for blue box materials have been very volatile over the past five years. Figure 1 shows fluctuations in the average annual price/tonne received for blue box commodities since 2017. Prices most recently peaked in June 2022, but as of October 2022, all commodity prices decreased significantly. In particular, the price for mixed paper products, which dropped from \$150 per tonne in revenue to a cost of \$50 per tonne in domestic markets (change of \$200 per tonne) and a cost of \$150 per tonne in the overseas market in India (change of \$300 per tonne). This means there was a transition from revenue received to a cost incurred for taking mixed paper products to markets.

Figure 1
Average Annual Price per Tonne Received for Blue Box Commodities



Changes in the commodity market and the overall economic climate allowed domestic end product buyers to impose even more stringent contamination limits in the latter half of 2022. These changes slowed down material movement and more products had to be shipped to India with a higher shipping cost. Commodity prices for plastic and metal dropped about 80% and 35%, respectively, but continued to generate revenue. Overall, this resulted in lower revenues for blue box in 2022. The impact to commodity markets will likely remain in 2023 until the global economy is stabilized.

Once responsibility for the Blue Box Program is fully transitioned to producers in 2026, York Region will no longer be impacted by the risks of volatile markets. An update to Council on transition of blue box operations will be provided in fall 2023.

Budget impacts from the pandemic declined as waste generation rates returned closer to pre-pandemic levels

As noted in Attachment 1, 2022 tonnages are similar to pre-pandemic levels, with increases more in-line with what would be expected from population growth. This trend is anticipated to continue.

6. Local Impact

Local and Regional staff working collaboratively supporting the community in reducing reliance on single use items

Reducing single use item usage in the Region continues to be a priority for local and regional councils and other levels of government. In June, 2022, the federal government finalized its [Single-use Plastics Prohibition regulations](#), which impact several types of common single use items. The federal government continues to consult on other actions under the Canada-wide Strategy on Zero Plastic Waste and Action Plan including [rules regarding recyclability labelling on packaging](#), recycled content requirements for plastic manufacturers and [a registry to track plastic usage and waste in Canada](#). Staff recently submitted two letters of comment in response to these federal consultations (Appendix A and B). Due to short consultation timelines, staff were unable to communicate this response to Council in advance, should Council have additional comments or feedback staff will share it accordingly. Draft regulations related to these initiatives are anticipated to be released for comment by the end of 2023.

Local and Regional staff have a joint working group to provide input through these consultations and [create resources](#) to help the community transition away from single use items where possible. 2022 activities included:

- Piloting a Single Use Innovation Challenge to support community-led projects aimed at engaging the business community in reducing their use of single use items.
- Sharing resources on best practices for reducing usage at community events/facilities.

- A communication campaign to educate residents on single use plastics.

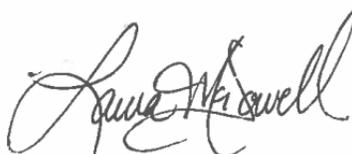
For 2023, a campaign is planned to launch during “Plastics-Free July”, an international effort to raise awareness and drive action to reduce negative impacts of single use plastics on the environment. To kick off this effort, local and Regional councils are asked to recognize the month of July as “Plastics-Free July” in support of these efforts.

7. Conclusion

Performance of the Region’s integrated waste management system in 2022 shows that York Region continues to remain a leader. The high diversion rates demonstrate the Region and local partners continue to move towards its visionary goal of a world in which nothing goes to waste. Waste generation rates have reduced, close to 2019 levels, and programs are already in place to promote more sustainable behaviours and community collaboration. These programs will help build a successful circular economy.

For more information on this report, please contact Lindsay Milne, Acting Director, Waste Management and Forestry Operations, Operations and Services, Public Works at 1-877-464-9675 ext. 75714. Accessible formats or communication supports are available upon request.

Recommended by:



Laura McDowell, P.Eng

General Manager, Operations and Services, Public Works



Erin Mahoney, M. Eng.

Commissioner of Public Works

Approved for Submission:



Bruce Macgregor

Chief Administrative Officer

June 1, 2023

14914013

Appendix A – York Region Response – Technical Paper: Federal Plastics Registry
 Appendix B – York Region Response – Recycled content and labelling rules for plastics:
 regulatory framework paper
 Attachment 1 - 2022 Annual Waste Management Report

APPENDIX A



Environmental Promotion and Protection
Public Works

May 18, 2023

Tracey Spack
Director General, Plastics Regulatory Affairs Division
Environment and Climate Change Canada (ECCC)
Gatineau, QC K1A 0H3
plastiques-plastics@ec.gc.ca

Ms. Tracey Spack,

RE: York Region Response – Technical paper: Federal Plastics Registry

Regional staff thank Environment and Climate Change Canada (ECCC) for the opportunity to provide feedback on the *Technical paper: Federal Plastics Registry* (Technical Paper). Staff support this approach as a federal plastics registry supports a circular economy for plastics with potential to expand to non-plastics in future. Key recommendations are described in the response as follows:

1. Align federal plastics registry with provincial extended producer responsibility (EPR) program reporting requirements
2. ECCC lead development of harmonized data standards to improve quality and consistency of ICI waste data
3. Make tracking and reporting of end markets and recovery rates across the lifecycle of durable goods the responsibility of manufacturers/producers

1. Align federal plastics registry with provincial EPR program reporting requirements

Staff appreciate ECCC aligning with provincial and territorial EPR programs and guidance developed by the Canadian Council of Ministers of the Environment (CCME). This will be critical to avoid creating a patchwork of requirements and guidance should clearly indicate where provincial versus federal requirements take precedent. Many provincial EPR programs have similar categories and reporting guidelines. Staff support the direction to include specific resins and recommend ECCC develop guidance for obligated parties similar to the [technical guidance](#) and [business guide](#) provided for the Single-Use Plastics Prohibition Regulations to ensure wide adoption and compliance.

2. ECCC lead development of harmonized data standards to improve quality and consistency of ICI waste data

Staff support including Industrial, Commercial and Institutional (ICI) generators of plastic waste in the registry. There is a significant data gap around the performance of waste diversion programs in the ICI sector. Open collaboration between provinces through the Canadian Council of Ministers of the Environment (CCME), processors, collectors, waste management industry, and reporting authorities can support consistent and reliable data and reduce administrative burden on businesses. It is recommended that the federal government lead the development of harmonized data standards to ensure consistency in waste diversion and reporting requirements for residential and ICI sources. Data standards would also support potential future automated data reporting processes.

3. Make tracking and reporting of end markets and recovery rates across the lifecycle of durable goods the responsibility of manufacturers

Staff support ECCC's direction to increase transparency on the full lifecycle of all plastics by collecting disposal, reuse and recycling data for durable goods that contain plastic parts. As the regulator of trade, the federal government is in the best position to create transparency on the lifecycle of durable goods. It is recommended that ECCC place the onus on manufacturers to provide data on plastic components of their products and their lifecycle. Current systems do not fully track end market destinations and recovery rates beyond initial collection tonnages nor recovery of component material types such as plastic and are likely unable to provide the level of detail proposed in the technical paper.

York Region looks forward to continued engagement as ECCC moves forward with plastic waste reduction commitments

Staff support ECCC's approach that creates a federal registry for plastics while protecting the sensitive information needs of businesses. Regional staff look forward to future consultation opportunities as next steps are rolled out later in 2023. If there is interest in discussing these recommendations, please contact Lindsay Milne, Manager of Sustainable Waste Management at Lindsay.Milne@york.ca.

Sincerely,



Laura McDowell
General Manager, Operations and Services
Public Works, York Region

cc: Charles O'Hara, Director, Resource Recovery Policy Branch, Ministry of the Environment,
Conservation and Parks
Dave Gordon, Association of Municipalities of Ontario

#15249888

APPENDIX B



Environmental Promotion and Protection
Public Works

May 18, 2023

Tracey Spack
Director General, Plastics Regulatory Affairs Division
Environment and Climate Change Canada (ECCC)
Gatineau, QC K1A 0H3
plastiques-plastics@ec.gc.ca

Ms. Tracey Spack,

RE: York Region Response – Recycled content and labelling rules for plastics: regulatory framework paper

Regional staff thank Environment and Climate Change Canada (ECCC) for the opportunity to provide feedback on the regulatory framework paper: *Recycled content and labelling rules for plastics*. Staff were pleased to see more clarity and direction on compostable materials and promoting activities to drive a circular economy for plastics in line with previous Region comments. York Region supports standardized labeling for recyclable and compostable materials, key recommendations are described in the response below:

1. Implement 80% acceptance criteria for compostable products to align with mandate letter and support extended producer responsibility
2. Develop a Canadian standard for compostable products by 2025 to ensure products can be composted effectively in existing municipal infrastructure
3. Harmonize labelling program across Canada and ensure labels are accessible
4. Provide stronger federal guidance to prevent unintended consequences from single-use plastic alternatives
5. Increase scope of materials under labelling rules in future phases of regulation to include problematic and hazardous materials
6. Permit provincial standards prevail if more stringent than federal standards
7. Increase recycled content targets to exceed 50% over time

1. Implement 80% acceptance criteria for compostable products to align with mandate letter and support extended producer responsibility

Staff recommend applying labelling standards for compostable products that align with recyclability criteria outlined in the Minister's mandate letter. Specifically, that for a

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product to be labelled compostable, it must be accepted and successfully composted in programs servicing >80% of Canadian households that have Green Bin programs. Applying the same criteria to compostability as recyclability supports effective outcomes and will help reduce consumer confusion.

Applying acceptance criteria provides municipalities with autonomy over managing their own green bin programs and encourages the application of extended producer responsibility (EPR) to compostable products and packaging. By setting the framework, ECCC demonstrates a commitment to ensuring these costly programs and infrastructure investments to manage compostable plastics are covered by the manufacturers and producers who want to label their products as compostable.

2. Develop a Canadian standard for compostable products by 2025 to ensure products can be composted effectively in existing municipal infrastructure

Staff are pleased to see consideration of standards and field testing to regulate products labelled as compostable. While staff appreciate ECCC taking steps in this direction, the issues raised in previous consultations are not addressed by using the proposed ASTM and ISO standards. Even certified compostable products do not break down in York Region's processing facilities and many other municipal systems as they do not reflect the realities of field conditions at different facilities, nor do they test for compatibility with anaerobic systems. Anaerobic digestion is the preferred processing technology for many municipalities as it is better suited to more populous areas, recovers biogas, and creates compost. York Region is planning to transition all its organics processing to AD by 2027.

It is strongly recommended that ECCC develop a Canadian standard that includes aerobic and anaerobic compatibility and standardized approaches to field testing. A Canadian compostability standard and clear labelling helps ensure materials will break down in existing infrastructure. It will reduce contamination and associated costs for processors, keeping Canada's compost quality high and supporting market demand. A Canadian standard would also increase capture of compostable products leading to reduced carbon emissions as they would be less likely to enter landfills. This supports the Minister's commitments to achieve net-zero emissions by 2030. It is recommended ECCC aim to develop a proposed standard by the end of 2025 to address this pressing issue and align with the labelling regulation timelines.

3. Harmonize labelling program across Canada and ensure labels are accessible

The proposed recyclability measurement test seems to indicate that recycling labels will vary across provinces and territories. Staff suggest ECCC clarify the intention of the criteria to ensure implementation of the labelling rules does not vary province to

province but works to harmonize labelling and promote consistency in recycling programs across Canada.

Staff thank ECCC for providing sample infographics for the proposed recycling labels, which include accessibility considerations, such as high contrast text and backgrounds and sans serif fonts. York Region accessibility staff have recommended a sans serif font at a size of 18 be required as this is a best practice for accessible font size and type. Staff recommend ECCC collaborate with accessibility organizations to ensure the label is accessible prior to developing the regulations.

4. Provide stronger federal guidance to prevent unintended consequences from single-use plastic alternatives

While Region staff support restrictions on single-use plastics, it can result in shifts to alternatives that create unintended consequences, such as businesses switching from plastic takeout containers to paper products lined with Per and Polyfluoroalkyl Substances (PFAS) that could have negative health and environmental impacts. It would be unfortunate to see businesses switch to this alternative even as Health Canada explores regulation of PFAS. Another example is stores giving out [new 'reusable' bags with online grocery orders](#). With no take-back option provided for these bags, the environmental benefits of reuse are not being achieved. These alternatives risk becoming a more resource-intensive single use item than what they are replacing. Staff recommend ECCC consider the following to promote better outcomes for single-use plastic alternatives:

- Federally-led education on selecting appropriate alternatives to single-use plastics and a behaviour change campaign to promote a shift to reusables
- ECCC-led collaborations between manufacturers and processors to promote better design for single-use plastic alternatives
- Focus on prevention of harm by restricting the use of PFAS and harmful chemicals in products, especially foodservice ware

5. Increase scope of labelling rules to include all blue box recyclables within two years and problematic and hazardous materials in later phases

Region staff support increasing the scope of materials included under the regulation beyond just plastic packaging, and recommend including recyclables such as paper products, glass and metal, and eventually problematic and potentially hazardous materials such as “flushable” wipes and batteries. Staff recommend ECCC phase in materials commonly accepted in household recycling programs within 2 years of publishing the regulation. A later phase could include items needing special handling such as batteries or frequently mis-handled items like flushable wipes. New materials

phased in must be subject to the same requirements for acceptance and recyclability under the regulations to ensure items aren't inappropriately labeled. Broadening the scope will reduce confusion for consumers, continue to improve participation and performance of recycling systems and promote a circular economy.

6. Permit provincial standards to prevail if more stringent than federal standards

In the proposed framework, the definition of regulated parties is broad and provides a minimum standard to capture entities with the most control over design and marketing of plastic packaging and single-use plastics. Staff recommend ECCC consider an approach to defer to the more stringent standard when those standards exist. For example, in provinces with EPR programs, these regulations have well defined producer hierarchies that potentially capture more parties. In these cases, staff recommend ECCC defer to provincial EPR definitions of regulated parties under federal regulation.

7. Increase recycled content targets to exceed 50% over time

Staff support the direction to focus on an outcomes and data-driven approach to determine recyclability of plastic products. High targets drive better outcomes. When setting targets for recycled content requirements, staff encourage ECCC to set initial targets with an indication these will increase to above 50% recycled content in the future.

Region staff are encouraged by the government's actions and commitment to achieving zero plastic waste by 2030. The Region looks forward to continued engagement in meaningful discussions to help advance these plans. If you would like to further discuss these recommendations, please contact Lindsay Milne, Manager of Sustainable Waste Management at Lindsay.Milne@york.ca.

Sincerely,



Laura McDowell
General Manager, Operations and Services
Public Works
The Regional Municipality of York

cc: Charles O'Hara, Director, Resource Recovery Policy Branch, Ministry of the Environment,
Conservation and Parks
Dave Gordon, Association of Municipalities of Ontario
#15242466

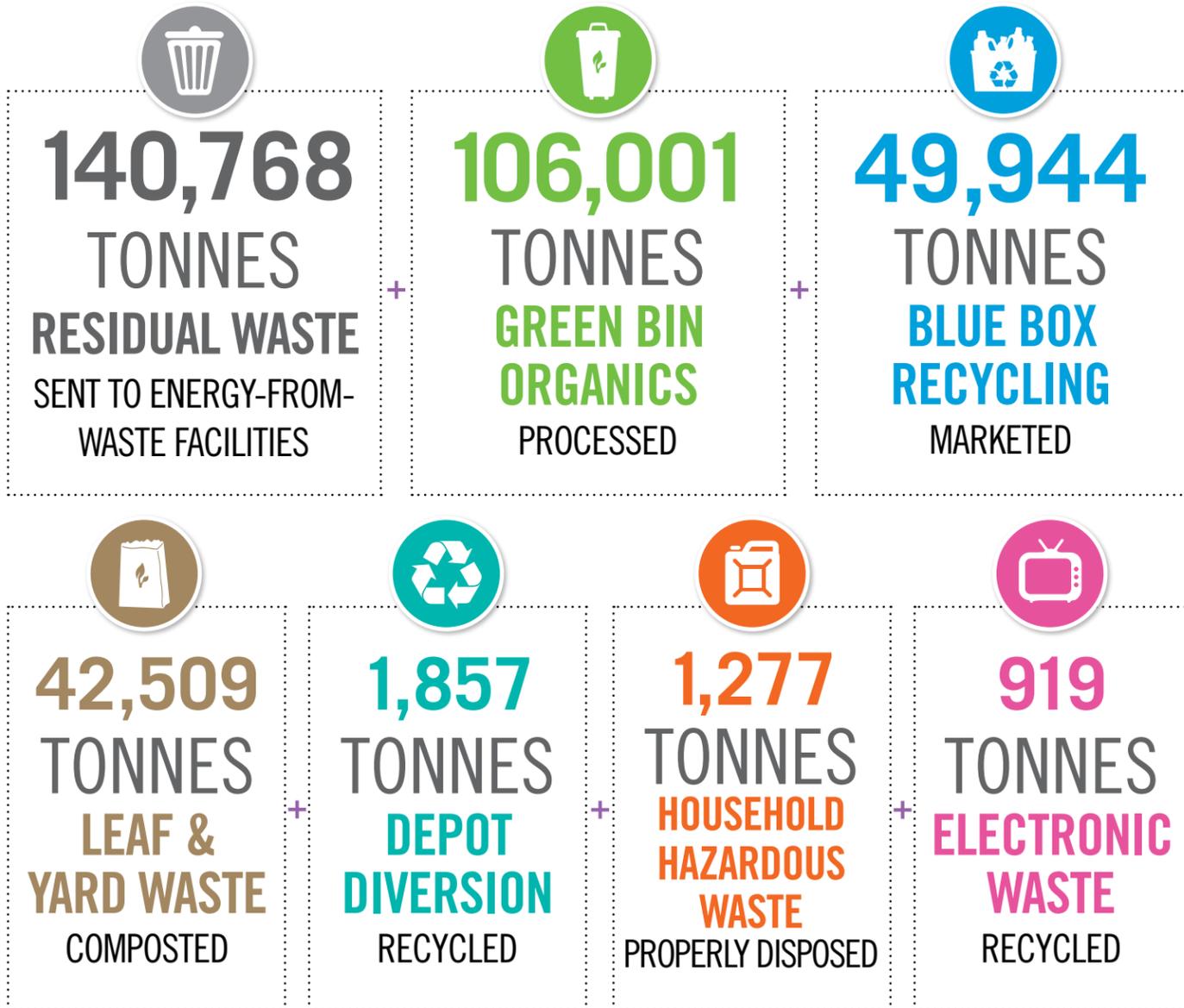


2022 ANNUAL WASTE MANAGEMENT REPORT

PARTNERSHIPS DRIVING
Reduction | Reuse | Recycling | Recovery



2022 At-A-Glance



94% DIVERSION FROM LANDFILL

The **Regional Municipality of York**, in partnership with its local cities and towns, provides an integrated waste management system to its residents. York Region processes waste collected by its local cities and towns and manages waste depots where residents can drop off items for reuse, recycling or disposal. Our leadership in sustainable waste management is guided by the [Integrated Waste Management Master Plan \(SM4RT Living Plan\)](#), a comprehensive long-term plan to reduce waste in York Region by advancing the circular economy. Collaboration and partnerships are key to achieving the SM4RT Living Plan's objectives, resulting in innovative programming and initiatives outlined in this report. Waste management and diversion are one of the Region's and its local cities and towns' top priorities and they continue to work together to adapt to changing Federal and Provincial legislation. These efforts have resulted in significant success with 94% of York Region's waste diverted from landfills in 2022.

York Region, in partnership with local cities and towns, continues to implement innovative waste reduction, diversion and disposal programs to meet the evolving needs of our growing communities.



Introduction



This annual Waste Management Report summarizes York Region’s integrated waste management system performance including the quantity of materials collected and processed in 2022. It reports on the Region’s progress in meeting the objectives of the SM4RT Living Plan and is submitted annually to the Ontario Ministry of the Environment, Conservation and Parks to satisfy the Durham York Energy Centre Environmental Assessment approval condition for diversion reporting.

In partnership with its local cities and towns, York Region provides waste management services and programs to over 1.2 million residents in almost 400,000 households across the Cities of Markham, Richmond Hill and Vaughan and the Towns of Aurora, East Gwillimbury, Georgina, Newmarket, Whitchurch-Stouffville and the Township of King.

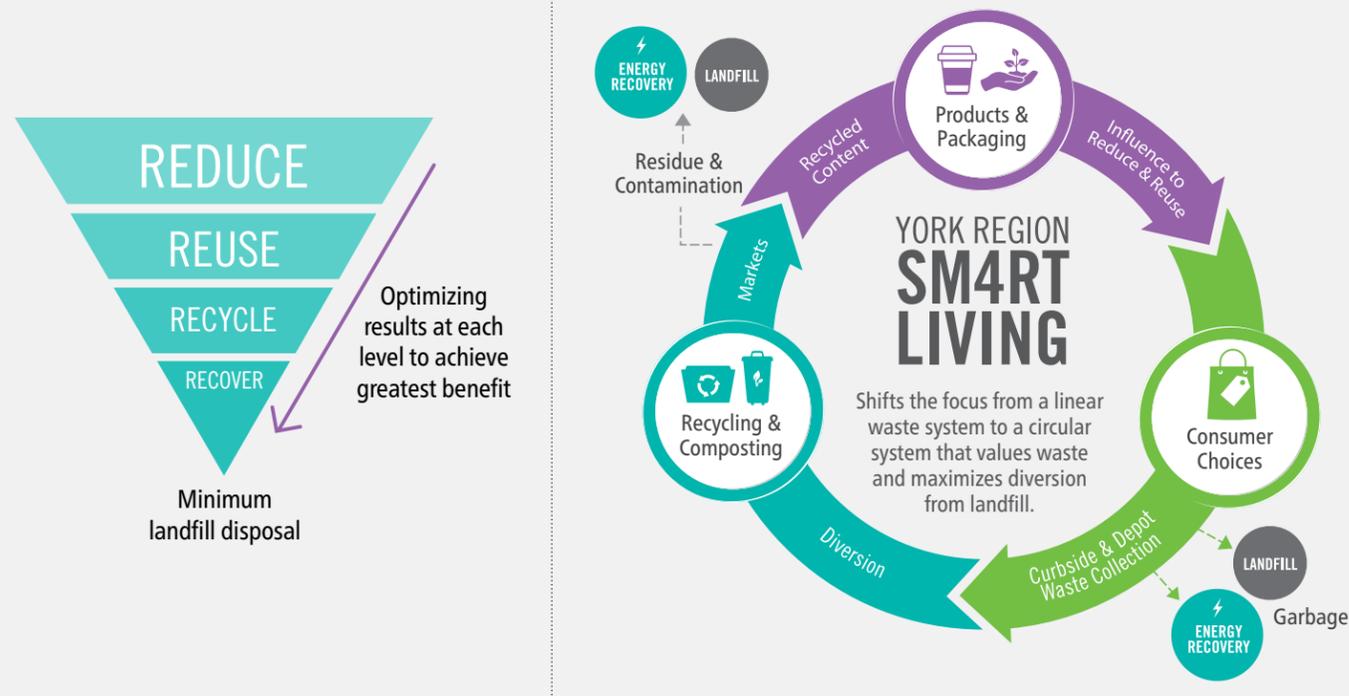
The SM4RT Living Plan, first developed in 2013 and updated in 2020, sets the stage for waste diversion and prevention in York Region to 2059 and beyond with a visionary goal of “a world in which nothing goes to waste”. The plan reinforces York Region’s continued leadership in waste management with a strong focus on the 4Rs waste hierarchy to:

- **Reduce** the amount of waste generated in the Region
- **Reuse** items instead of discarding them
- **Recycle** as many materials as possible into new products
- **Recover** energy from waste that cannot be managed in other ways

York Region works with its cities and towns to advance the SM4RT Living Plan. The Plan’s [three objectives](#) and 2022 highlights of achievements can be found in Figure 1.

Figure 1: SM4RT Living Plan 2022 Highlights of Achievements

Objective	Objective Description	2022 Highlights of Achievements
<p>1</p> <p>Successfully navigate legislative changes</p>	<p>Responding flexibly and using legislative changes to continually improve SM4RT Living.</p>	<ul style="list-style-type: none"> ✓ The Region continues to work toward securing a long-term lease of the Material Recovery Facility in advance of Blue Box Program transition. ✓ Waste depot operations aligned with producer responsibility programs to continue collection of household hazardous waste from residents.
<p>2</p> <p>Use resources and infrastructure more strategically to achieve SM4RT Living</p>	<p>Focusing efforts, innovating and improving coordination to create a more seamless, cost-effective system and do more with available resources.</p>	<ul style="list-style-type: none"> ✓ In June 2022, York Regional Council authorized staff to secure long-term contracts to recover energy from residual materials. ✓ The Region completed procurement to locally process green bin waste using a state-of-the-art biofuel facility that will produce fertilizer and renewable natural gas.
<p>3</p> <p>Inspire people across the Region to embrace SM4RT Living and advance the circular economy</p>	<p>Valuing partnerships and pioneers in igniting uptake of SM4RT Living and the circular economy across our communities.</p>	<ul style="list-style-type: none"> ✓ York Regional Council endorsed the Circular Economy Roadmap in May 2022. ✓ Through the Circular Economy Initiatives Fund, the Region supported six community groups to complete projects to reduce waste and advance the circular economy. ✓ The Region launched the Single-Use Innovation Challenge to help businesses reduce reliance on single-use items.



Going Circular

DID YOU KNOW?

Advancing the circular economy is a global movement, with municipalities like the Cities of Toronto and Vancouver championing circular approaches and strategies. Organizations around the world, like the Ellen MacArthur Foundation and the World Economic Forum, are committed to working with businesses, academia, policymakers and institutions to activate circular solutions.

Realizing the SM4RT Living Plan Vision by Advancing the Circular Economy

To meet the SM4RT Living Plan's vision of "a world in which nothing goes to waste", advancing the [circular economy](#) is essential. The circular economy eliminates waste and pollution, and conserves resources. It shifts the 'make-take-dispose' linear economy model to one that is circular. Through better design, resources are continuously recaptured and reused, allowing natural systems to regenerate. Products will be more durable, reusable, repairable and recyclable and options to share, rent, repair and repurpose will become more common.

Transitioning to a circular economy has global scale benefits, including climate change mitigation and greenhouse gas reduction benefits as a result of cleaner manufacturing and reduced resource extraction. With reduced impacts to the environment, community and environmental health will improve. Potential economic benefits include cost savings, innovation and job creation.



Through guidance and support offered by the [Canadian Circular Cities and Regions Initiatives](#), York Region developed a [Circular Economy Roadmap](#) to advance [five action areas](#):

-  Sustainable Food Systems
-  Reuse and Sharing
-  Community Capacity and Connections
-  Circular Procurement
-  Asset Management and Built Environment

Building local capacity to accelerate the circular economy is a key component of York Region's SM4RT Living programming. In 2022, [six community groups and organizations completed innovative projects](#) focused on reducing waste and advancing the circular economy through the [Circular Economy Initiatives Fund](#), and seven organizations were selected to receive funding in 2023. The Region also launched the [Single-Use Innovation Challenge](#), a funding program to help successful applicants educate and assist local businesses in reducing their use of single-use items.

Building local capacity to accelerate the circular economy is a key component of York Region's SM4RT Living programming.



Achievements



York Region Continues To Exceed Annual Diversion-From-Landfill Target

York Region is committed to following the 4Rs, with a strong focus on reduction and reuse to minimize waste generation. In 2022, York Region achieved 94% waste diversion from landfill, which includes all tonnes collected through curbside and depot diversion programs (see Table 1) and tonnes managed through energy-from-waste processing. York Region has exceeded its annual target of 90% waste diversion from landfill since 2016.

Year	York Region Diversion from Landfill Rate*
2018	94%
2019	94%
2020	93%
2021	92%
2022	94%

* Includes energy-from-waste

The Resource Productivity and Recovery Authority (RPRA) facilitates an annual Provincial datacall process used to determine the cost of the Blue Box Program and to allocate funding from producers to municipalities to assist with its operational costs.

With the Blue Box Program transitioning to full producer responsibility, the Provincial datacall process will end. The Region's 2023 datacall submission in 2024 will be its last. Thanks to residents and strong collaboration with its local cities and towns, York Region has been a leader in the large urban municipal category every year since 2012. At the time of this report's publication, the 2022 RPRA unverified diversion rate is 66% (RPRA does not recognize energy-from-waste as diversion).

Resource Productivity and Recovery Authority Annual Waste Diversion Rate

2018	1st for Large Urban Municipalities	68%
2019	1st for Large Urban Municipalities	66%
2020	1st for Large Urban Municipalities	66%
2021	1st for Large Urban Municipalities	65%
2022	Pending Verification	66%*

All values are rounded. RPRA does not recognize energy-from-waste as diversion.

*The 2022 diversion data presented is pending verification by the RPRA at time of printing.

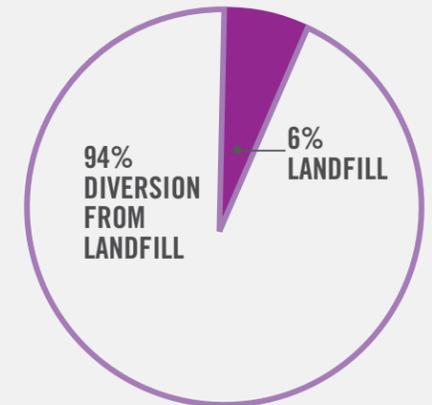
Table 1: Total Tonnes Collected

Material	Tonnes Collected				
	2018	2019	2020	2021	2022
Residual Waste (Garbage)	124,319	129,144	145,464	145,435	137,842
Green Bin Organics*	99,065	100,874	112,403	114,075	107,917
Blue Box*	83,526	78,243	79,087	78,417	76,032
Leaf and Yard Waste	42,287	42,814	44,216	42,029	42,509
Other Diversion - Depots	2,580	2,659	1,612	1,913	1,857
Household Hazardous Waste	1,219	1,297	1,459	1,365	1,277
Electronics	1,124	1,117	1,205	1,085	919

* Note: total blue box and green bin organics tonnes collected at curbside and depots include contamination

How do we achieve 94% diversion from landfill?

Following the waste hierarchy of reduce, reuse, recycle and recover, most of the material collected is managed through diversion programs such as the blue box, green bin, yard waste and depot programs. Almost all of the residual waste that cannot be diverted is managed at energy-from-waste facilities, with only a small amount sent to landfill.



Waste Generation



TARGETS



GREEN BIN

71 kilograms per capita by 2031



GARBAGE

66 kilograms per capita by 2031

Waste Generation Rates Approach Pre-Pandemic Levels

Waste generation rates measure the tonnage of waste per person (kilogram per capita) collected curbside. York Region uses waste generation rates to track progress made towards waste reduction targets set in the SM4RT Living Plan.

With the move to full producer responsibility for the Blue Box Program, reporting now focuses on two key streams of collected curbside waste – green bin organics and garbage (residual waste) – which will remain as mandated municipal responsibilities. Targets were identified for these streams in the SM4RT Living Plan update approved by York Regional Council in 2020. Yard waste generation rate is not included as this waste stream is the most unpredictable, with yard waste greatly influenced by external factors such as weather.

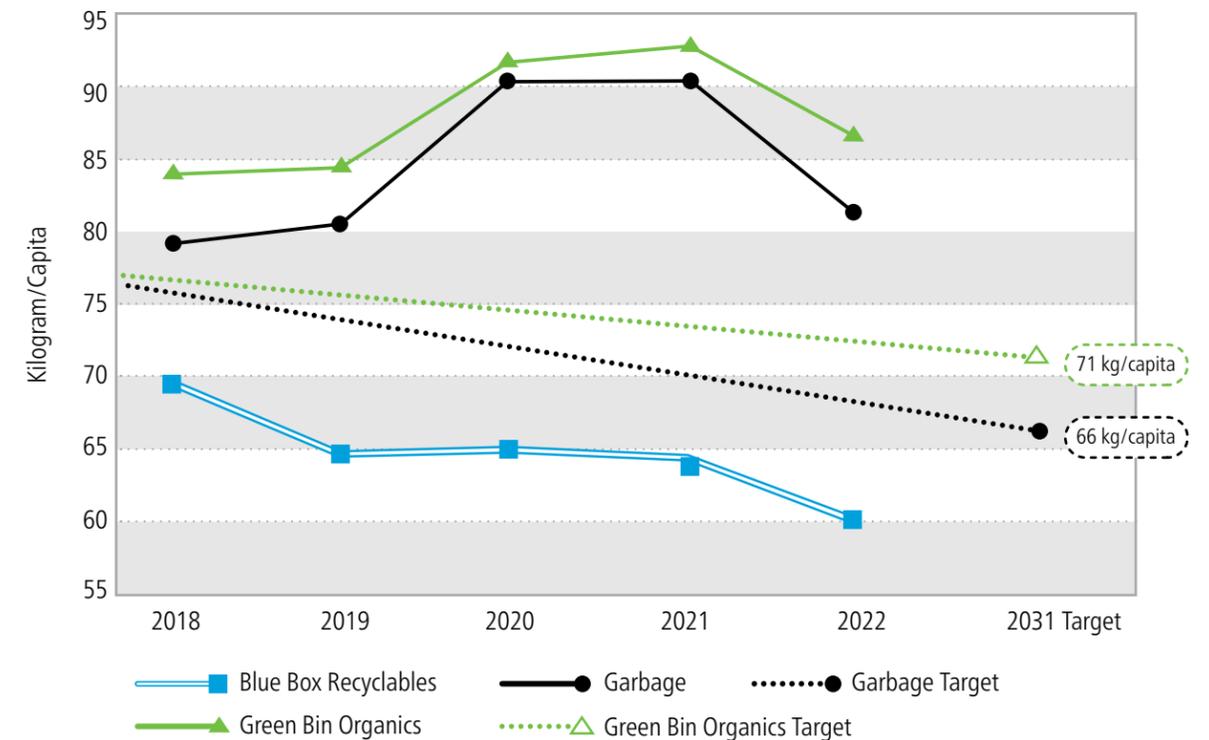
The Region and its local cities and towns have been agile and resilient in providing waste management services and responding to evolving resident needs. To manage waste generated at home throughout 2020 and 2021, restrictions on garbage bag limits and enforcement were relaxed in some municipalities. In 2022, most public health restrictions were lifted and many residents were spending less time at home.

By Fall 2022, community polling showed almost 50% of York Region respondents had returned to workplaces and schools full-time. York Region and its local cities and towns were able to resume most waste diversion programming, including in-person services and some municipalities reinstated garbage bag limits and curbside enforcement.

As a result, York Region’s residential garbage and green bin waste generation rates have sharply declined, nearing 2019 levels, while blue box generation rates also continue to follow a declining trend since before 2018 (Graph 1).

York Region’s residential garbage and green bin waste generation rates have sharply declined, nearing 2019 levels.

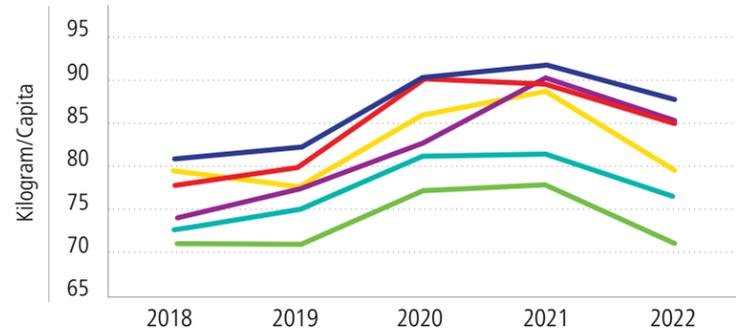
Graph 1: York Region Residential Curbside Waste Generation Rate (Kilogram/Capita)



Consistent with the overall Regional trend, all nine local cities and towns saw declines in garbage and green bin waste generation rates (see Graphs 2 to 5), likely due to residents returning to workplaces and schools full-time. In the northern six towns, declines in the garbage generation rate may have also been influenced by garbage bag tag program changes made in the Towns of Aurora, East Gwillimbury and Georgina.

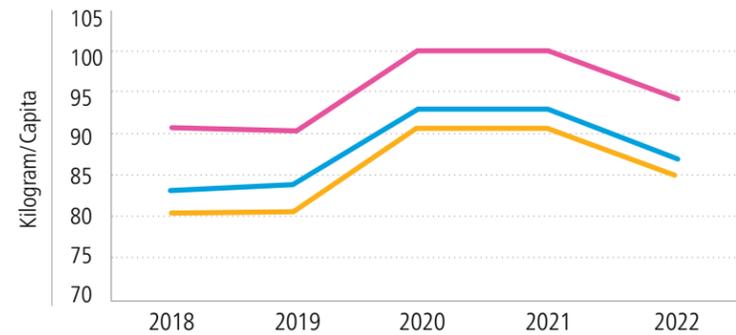


Graph 2: Northern Towns' Green Bin Waste Generation Rate (Kilogram/Capita)



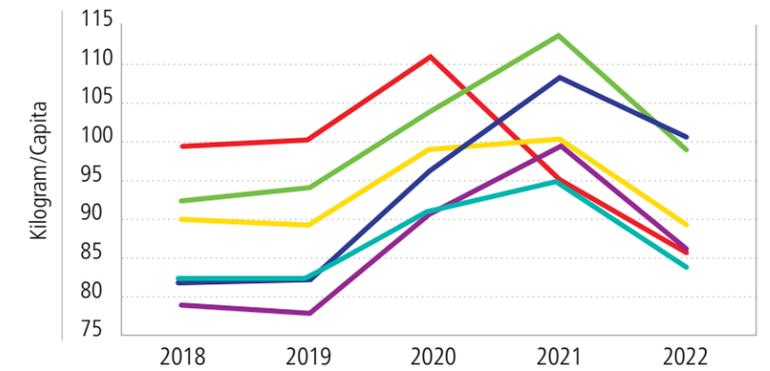
Local Town	2018	2019	2020	2021	2022
Aurora	77	80	90	88	85
East Gwillimbury	74	77	83	91	85
Georgina	71	71	76	77	72
King	81	83	90	92	87
Newmarket	73	75	81	83	77
Whitchurch-Stouffville	79	77	86	87	79

Graph 3: Southern Cities' Green Bin Waste Generation Rate (Kilogram/Capita)



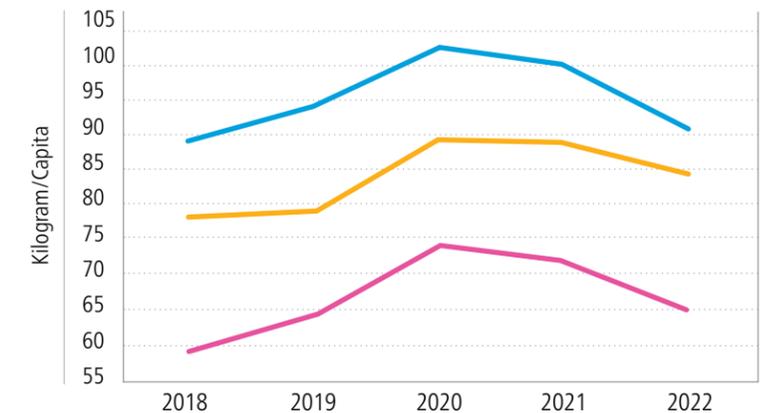
Local City	2018	2019	2020	2021	2022
Markham	91	91	100	100	94
Richmond Hill	80	81	91	91	84
Vaughan	84	85	93	93	87

Graph 4: Northern Towns' Residual Waste (Garbage) Generation Rate (Kilogram/Capita)



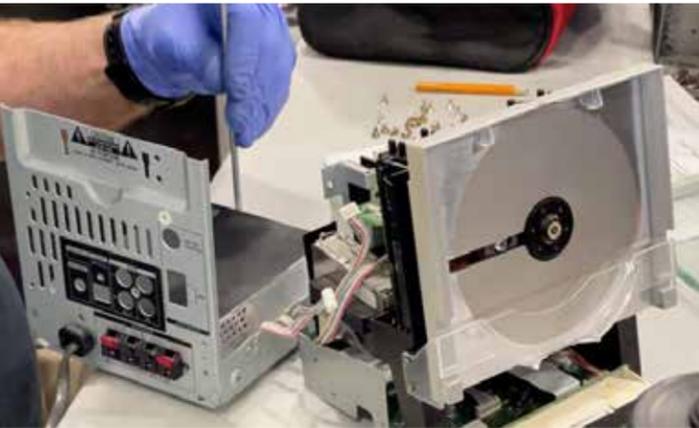
Local Town	2018	2019	2020	2021	2022
Aurora	99	100	111	95	86
East Gwillimbury	78	77	91	99	86
Georgina	93	94	104	114	98
King	82	83	96	108	101
Newmarket	83	83	91	95	84
Whitchurch-Stouffville	90	89	98	101	89

Graph 5: Southern Cities' Residual Waste (Garbage) Generation Rate (Kilogram/Capita)



Local City	2018	2019	2020	2021	2022
Markham	59	64	74	72	65
Richmond Hill	77	78	89	88	84
Vaughan	88	94	103	100	92

Partnerships



Local Municipalities and Community Partners Help the Region Deliver Innovative Programs and Extend Reach Into the Community

York Region and its nine local cities and towns continue to collaborate to provide integrated waste management services and programs focusing on reduction, reuse and recycling initiatives. Together, we deliver innovative programming to our communities including [curbside giveaway days](#), battery, electronic waste and textile diversion programs and regular curbside collection.

Various community partners also work with the Region on innovative programs that combine waste prevention efforts with community building such as [Good Food](#), the [Lendery](#) and [Repair Cafés](#). See the Engagement section of this report for more information.

Building community capacity and fostering collaborative partnerships are key to achieving SM4RT Living Plan objectives.

Waste Reduction and Collection Programs Provided by Local Cities and Towns

Collection Type	Waste Type	Aurora	East Gwillimbury	Georgina	King	Markham	Newmarket	Richmond Hill	Vaughan	Whitchurch-Stouffville
Curbside Collection	Garbage, Recycling, Green Bin Organics, Leaf and Yard Waste	•	•	•	•	•	•	•	•	•
	White Goods (Appliances)	•	•	•	•	•	•	•	•	•
	Bulky Items	•	•	•	•	•	•	•	•	•
Special Programs	Education and Outreach	•	•	•	•	•	•	•	•	•
	Textile Diversion	•	•	•	•	•	•	•	•	•
	Electronic Waste	•			•	•	•			•
	Batteries	•	•		•	•	•	•		•
Multi-Residential Collection	Garbage and Recycling	•		•		•	•	•	•	•
	Green Bin Organics			•		•		•	•	
Public Spaces	Garbage	•	•	•	•	•	•	•	•	•
	Recycling	•	•			•	•	•	•	
Municipal Facilities	Green Bin Organics	•	•	•		•	•	•		
	Recycling	•	•	•	•	•	•	•	•	•



TEXTILES

245

MUNICIPAL COLLECTION BINS

748

TONNES COLLECTED



CURBSIDE GIVEAWAY DAYS

50

COMMUNITY EVENT DAYS



Blue Box



DID YOU KNOW?

Everything placed in the blue box needs to be empty, clean, free of food and loose (not inside plastic bags or other containers). For more information about what goes in the blue box, check out york.ca/bluebox

To see if a specific item can be recycled, use Bindicator at york.ca/bindicator

Transitioning Blue Box Responsibility to Producers

In 2019, the Ontario Ministry of the Environment, Conservation and Parks announced the Blue Box Program would transition to full producer responsibility. This shift in responsibility is expected to standardize the Blue Box Program so items acceptable for recycling will be expanded and consistent across the province. Transition start dates are staggered across the province with the first municipalities transitioning on July 1, 2023. York Region and its local cities and towns continue to navigate the transition process (including decisions around collection contracts) and ensure a seamless changeover scheduled for December 31, 2025.

Transition Dates for Some Urban Regional Municipalities



Blue Box Materials are Sorted at York Region's Material Recovery Facility and Sold to be Turned Into New Products

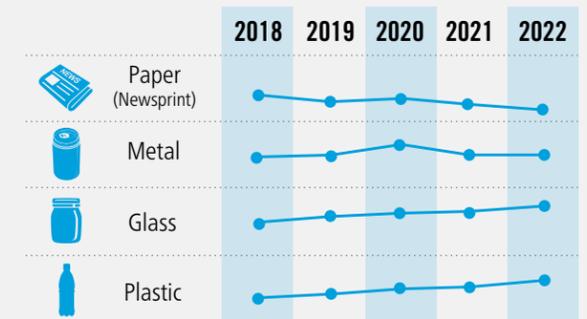
York Region's local cities and towns collect recyclables curbside from households, multi-residential buildings and some businesses and schools. After collection, recyclables are sorted at the Region's Material Recovery Facility located in the Town of East Gwillimbury, where they are baled and sold to end markets (recycling companies) to be recycled into new products. In 2022, 76,032 tonnes of blue box recyclables were collected and processed at the Material Recovery Facility.

The Region uses a combination of North American and overseas markets for all materials to help ensure the maximum amount of material gets recycled. Graphs 6 and 7 show the end market destination and composition of recyclables respectively over the last five years. End market destinations fluctuate over time depending on the changing composition of the blue box materials or the market itself; this could include variables like supply chain issues, consumer spending habits or quality standards. In 2022, 66.2% of the marketed recyclables were sold to North American companies.

Graph 6: End Market of York Region Blue Box Material



Graph 7: Trend of Marketed Blue Box Tonnes





Green Bin



Residual Waste

DID YOU KNOW?

Biogas is a type of biofuel and a source of energy, made from organic, living matter like plants, food waste or animal waste. Biofuels are better for the environment because they produce less greenhouse gas emissions than traditional fuels like oil or gasoline and are renewable when they are made from resources that nature can replace.

Cutlery labelled "compostable" should not go in the green bin. These materials do not break down in the Region's composting facilities. To learn more about what is accepted, see york.ca/greenbin

The Green Bin Program Reduces Greenhouse Gas Emissions and Captures Valuable Resources from Food and Organic Waste

In 2022, 107,917 tonnes of green bin organics (source separated organics) were collected from York Region residents. Of that amount, 104,614 tonnes were transferred to contracted composting facilities to be turned into renewable biogas (for electricity and heat), compost and fertilizer. The remaining 3,303 tonnes consisted of 1,916 tonnes lost to evaporation and 1,387 tonnes of liquid (or leachate) managed through approved treatment facilities.

In 2022, York Region completed procurement for a sustainable, long-term solution for its green bin waste. In January 2023, [York Regional Council awarded a 20-year contract](#) to process its green bin waste in a new [state-of-the-art biofuel facility](#) that will help York Region achieve its [climate change action plan](#) outcomes, including the Region's own corporate goal to achieve net-zero carbon by 2050 as guided by the [Energy Conservation and Demand Management Plan](#).

This new biofuel facility is estimated to reduce our greenhouse gas emissions by 15,000 tonnes of carbon dioxide equivalent per year.



Converting Garbage into Energy: The Fourth R, "Recover", Allows the Region to Turn Garbage Into a Valuable Resource

After reducing, reusing, recycling and composting, the remaining waste stream is garbage. Also known as residual waste, this stream includes contaminated materials placed in the blue box that could not be recycled. Most residual waste is sent to energy-from-waste (EFW) facilities to recover energy and metals. This is a key strategy to lower greenhouse gas emissions and reduced volumes going to landfill, an important consideration as landfill capacity in Ontario is limited¹.

The Region currently manages residual waste at the [Durham York Energy Centre](#) (DYEC), an EFW facility it co-owns with Durham Region, and through other contracted, privately-owned EFW facilities and landfills (see Table 2).

In 2022, York Regional Council authorized staff to secure [long-term energy-from-waste processing capacity](#), ensuring the Region's position long-term as a leader in waste diversion in Ontario.

York Region is committed to recovering energy from non-recyclable residual waste. Having multiple energy-from-waste processing contracts provides flexibility, minimizes potential service disruptions, and adds resiliency to meet the Region's needs. [Take a virtual tour of the Durham York Energy Centre](#).

Most residual waste is sent to energy-from-waste (EFW) facilities to recover energy and metals.

Table 2: Residual Waste Shipments

Destination	Tonnes	% of Total EFW
Energy-From-Waste	140,768	
DYEC (Clarington, ON)	29,881	21%
Emerald Energy (Brampton, ON)	43,757	31%
Covanta Niagara (Niagara, New York)	67,130	48%
Landfill	21,781	
Year-End Carry Over*	255	
Total Residual Waste	162,804	

* Change in transfer station inventory January 1, 2022 and December 31, 2022.



¹ [State of Waste in Ontario: Landfill Report](#), Ontario Waste Management Association, January 2021.



Depot Collection



DID YOU KNOW?

Before making a trip to the Georgina Transfer Station, visitors can check out the onsite camera feed for up-to-date traffic conditions. You can find more information about York Region's waste depots and materials accepted by visiting york.ca/wastedepots

Having waste depots allows York Region to respond quickly to emergency needs. In May 2022, waste depots were quickly leveraged to accept free drop-off of yard waste after a severe windstorm tore through York Region.

90%

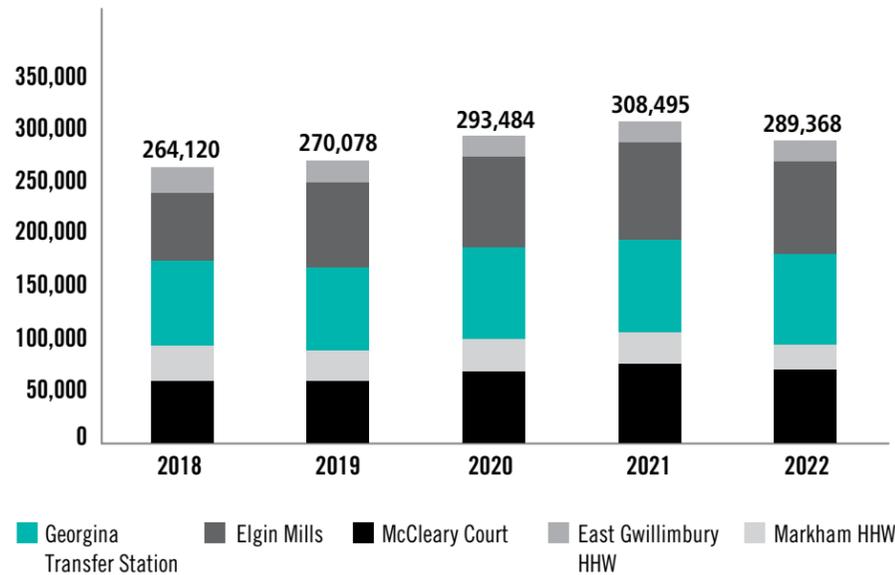
of depot users surveyed in 2022 said they were very satisfied with the quality of depot service.

Depots Provide Convenient Access to Additional Diversion Programs

York Region operates five waste depots in the Cities of Markham, Richmond Hill and Vaughan and the Towns of East Gwillimbury and Georgina. In 2022, these depots collected 4,053 tonnes of divertible items not accepted at the curb, including concrete, cooking oil, drywall, electronic waste, household hazardous waste (HHW), refrigerated appliances, scrap metal, shredded paper, textiles, tires, wood and others. Depot use has grown since 2019 (as

seen in Graph 8), demonstrating the value these sites bring to the community. They also provide opportunities to promote reuse: textile collection was added to East Gwillimbury Household Hazardous Waste Depot and a bike recovery and reuse pilot program was offered at McCleary Court Community Environmental Centre (CEC) in the City of Vaughan with Clean Air Partnership's [Markham](#) and [Newmarket Cycles](#) community bicycle hubs. This program will continue into 2023.

Graph 8: Total Visits to York Regions Waste Depots



DEPOT VISITORS



Georgina Transfer Station
85,117

Elgin Mills CEC
89,397

McCleary Court CEC
70,195

East Gwillimbury HHW
19,554

Markham HHW
25,105

Total Site Visits:

289,368

HHW COLLECTED

Paint (latex and alkyd)
505,030 kg

Motor Oil (bulked)
150,394 kg

Batteries (single-use/rechargeable)
59,163 kg

Propane Tanks and Cylinders
53,108 kg

Aerosol Containers
29,723 kg

Other Materials:
480,023 kg

Total HHW kg Collected:

1,277,441 kg

Engagement



Partnerships and Innovation Help Region Reach Residents in 2022

York Region actively promotes waste reduction, reuse and diversion through public communication and education programs in collaboration with its local cities and towns and community partners. With information and education, residents are empowered to become waste reduction ambassadors. Interest in waste reduction and diversion grew in 2022 as residents interacted more across the Region's social media platforms. As well, in-person community engagement activities resumed and some targeted community consultation activities took place.

Feedback received at these in-person and online engagements provided vital input to enhance programming and guide future SM4RT Living Plan initiatives.

A return to in-person services also allowed for some SM4RT Living programs to resume and expand:

- York Region partnered with [NewMakelt](#) to offer [Repair Cafés](#) that connected residents with volunteer fixers to repair broken items
- A third [Lendery](#), a library of things, was launched at [Vaughan Public Libraries'](#) Pierre Berton Resource branch in September 2022; a Lendery enables residents to borrow a variety of household items instead of buying new; this launch follows the success of the [Markham Public Library's Milliken Mills branch Lendery](#) that opened July 2019 and the [Newmarket Public Library Lendery](#) that opened February 2020

4 COMMUNITY ENGAGEMENTS	1,202 ATTENDEE INTERACTIONS
 6 Accessibility organizations participated in consultations to reduce single-use items	 52 college and high school students engaged to reduce single-use items
 3 Circular Economy Working Group (CEWG) meetings took place	 13 CEWG members representing a variety of community organizations and businesses

WASTE WEDNESDAY SOCIAL MEDIA

Total metrics across **Facebook, Twitter and Stories**

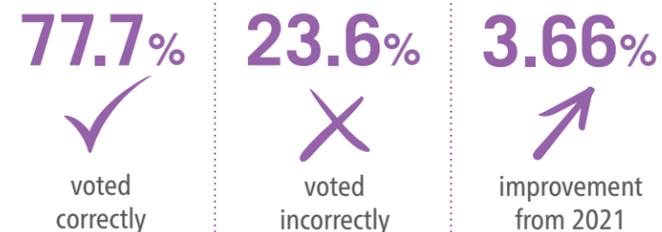
 **159 TOTAL POSTS**

REACH* 210,391	IMPRESSIONS** 282,599
---------------------------------	--

OUR CONTENT WAS SHARED 319 TIMES

OUR LINKS WERE CLICKED 974 TIMES

Viewers were polled about proper waste sorting...



* Reach is the total number of people who saw your content from your post at least once and is reported on Facebook posts and stories and Instagram stories. Twitter does not report on reach.

** Impressions is the total number of times your content is displayed on a screen, no matter if it was clicked or not. In most cases, impressions will be higher than reach. It's reported on Twitter and Instagram stories.

Social Media Is A Powerful Tool

Social media is an effective way to engage and communicate with York Region residents and communities. How campaigns perform provides insight to what matters most to the people we serve. Social media metrics reported here show that knowledge is improving; interest in waste is greatest around reuse programs like [Curbside Giveaway Days](#) and [textile donation](#), as well as learning about how to respond to critical issues (such as how to [dispose batteries safely](#) to prevent fires).

Social Media Campaign Highlights:

Best overall performing posts on Facebook and Twitter:

Curbside Giveaway Days
346 ENGAGEMENTS
75 LINK CLICKS

Best performing stories on Facebook and Instagram:

Textile Campaign
21,944 VIEWERS
1,965 VOTES

Most shared post on Twitter:

Safe Battery Disposal
10,079 IMPRESSIONS
24 RETWEETS*

*Shared by residents, local cities and towns and fire departments.



We're Active in the Community and Engaging with Residents



COMPOSTER SALE

"It was very easy to order my composter on the York site. The website is easy to use and navigate." ~ Resident

1,009 composters sold in 10 days | **101 TONNES** of organics diverted



GOOD FOOD CHALLENGE

"I loved that I could do this at my own pace. Life can't be scheduled and I am grateful to learn something new and to help my family learn healthier eating habits." ~ Challenge Participant

650 people participated | **77%** wasted less food



THE LENDERY

"It's been years since I used the library and I am happily surprised by the resources available... including the Lendery. What a brilliant idea." ~ Lendery Participant

241 Lendery items | **1,504** check-outs/renewals



REPAIR CAFÉ

"The volunteers are very nice and friendly. Their patience and kindness are much appreciated, on top of their expertise. This kind of community work is highly valued! Thank you." ~ Repair Café Participant

3 events | **48** event attendees | **31** items fixed



MARKHAM CYCLES & NEWMARKET CYCLES

"This is a great program!" ~ Recipient of refurbished bike

149 bikes collected from McCleary Court Environmental Centre

Thank You for Supporting the Circular Economy in York Region



york.ca/waste

1-866-665-6752 | May 2023

Housing Solutions 2022 Progress Report and 2023 Action Plan

On June 29, 2023 Regional Council made the following decision:

1. Council endorse the Housing Solutions Phase 2 2023 Action Plan (Appendix A).
2. Council request the Provincial and Federal governments commit consistent, long-term operating funding to support the homelessness system.
3. Council request the Provincial and Federal governments commit to a consistent, long-term capital funding program that equals to two-thirds of the capital costs, one-third from each level of government, to support new community housing development and better enable the Region to achieve its goal to double community housing growth.
4. The Regional Clerk forward this report and attachments to the Federal Minister of Housing and Diversity and Inclusion, local Members of Parliament, the Minister of Municipal Affairs and Housing, local Members of Provincial Parliament, and Clerks of the local municipalities.

The Regional Municipality of York

Committee of the Whole
Community and Health Services
June 15, 2023

Report of the Commissioner of Community and Health Services and Chief Planner

Housing Solutions 2022 Progress Report and 2023 Action Plan

1. Recommendations

1. Council endorse the *Housing Solutions* Phase 2 2023 Action Plan (Appendix A).
2. Council request the Provincial and Federal governments commit consistent, long-term capital and operating funding to support the homelessness system, sustain existing community housing, and better enable the Region to achieve its goal to double community housing growth.
3. The Regional Clerk forward this report and attachments to the Federal Minister of Housing and Diversity and Inclusion, local Members of Parliament, the Minister of Municipal Affairs and Housing, local Members of Provincial Parliament, and Clerks of the local municipalities.

2. Summary

This report updates Council on progress made in 2022 toward the goals and objectives set by York Region's 10-year housing and homelessness plan, *Housing Solutions: A place for everyone – Phase 2, 2019 to 2023*. The report also recommends actions for 2023 for Council's endorsement. As in many jurisdictions across Canada, housing affordability remains a key issue and demand for housing and homelessness services remains strong. As a result, this report recommends continued advocacy to senior levels of government for sustained and enhanced funding to help residents living with low and moderate incomes access affordable housing options.

Key Points:

- As Service Manager, York Region is required by the *Housing Services Act, 2011* to develop a 10-year housing and homelessness plan and report annually on progress
- All actions planned for 2022 were completed
- The 2023 action plan (Appendix A) includes actions to address affordability challenges of residents across the income spectrum, including people at risk of or experiencing homelessness

- As the current plan ends in 2023, a new housing and homelessness plan is targeted for consideration by Council in 2024, to be informed by consultations and a needs assessment, as well as implementation plans currently underway. These include the Affordable Private Market Housing Implementation plan focused on private market affordability, the Community Housing Development Master Plan focused on community housing supply, and the Homelessness Service System Plan focused on the homelessness and housing stability system

3. Background

Council endorsed Phase 2 of *Housing Solutions* in October 2019

Service Managers in Ontario are required by the *Housing Services Act, 2011* to develop and implement a 10-year plan to address local housing and homelessness needs, and to complete a review of the plan at least once every five years. The Region's first plan, [Housing Solutions: A place for everyone](#) was approved in [June 2014](#). In [October 2019](#), Council approved the outcome of the five-year review, [Housing Solutions: A place for everyone – Phase 2 2019 to 2023](#) (*Housing Solutions Phase 2*), which included updated goals and objectives to address resident needs in York Region over the final five years of the plan.

Service Managers are also required to report publicly each year on progress achieved in advancing their 10-year plans. Each June, Council receives a report on outcomes from the previous year, as well as an action plan and outlook for the next two years. This approach was established to allow the Region to address significant changes in policy directions and funding from senior levels of government. As this year marks the last year of the current plan, this report provides a 2023 action plan only.

Due to the COVID-19 pandemic, Council received a combined 2019/2020 progress report in [June 2021](#), and the 2021 progress report in [June 2022](#).

4. Analysis

All actions identified for 2022 have been completed

A total of 30 actions were identified in the [action plan](#) endorsed by Council in June 2022. All have been completed. Table 1 highlights key accomplishments, with detailed outcomes for each action provided in Attachment 1.

Table 1
Key Accomplishments Achieved in 2022

Goal	Accomplishments
Increase the Supply of Affordable and Rental Housing	<ul style="list-style-type: none"> • The Minister of Municipal Affairs and Housing approved the York Region Official Plan in November 2022. The Regional Official Plan includes enhanced intensification, density and complete community requirements to direct substantial new growth in housing to areas well-served by transit and services. • Committed financial incentives to support the development of 390 new private purpose-built rental units across three municipalities. • Advanced construction of 265 community housing units in the City of Markham and 97 units in the Town of Whitchurch-Stouffville, both to be owned and operated by Housing York Inc. (HYI). Planning also advanced for two additional HYI developments, one in the City of Markham and one in the Town of Newmarket.
Help People Find and Keep Housing	<ul style="list-style-type: none"> • Addressed the housing needs of 629 households from the subsidized housing wait list, including enrolling 356 households in the Canada-Ontario Housing Benefit program. • Continued to enhance outreach services by expanding supports and services to assist people experiencing or at-risk of homelessness.
Strengthen the Housing and Homelessness System	<ul style="list-style-type: none"> • Launched the first phase of the online housing offer process with nine community housing sites, a new way to offer available subsidized vacancies to wait list applicants. • Continued to coordinate the By-Name List Community Collaborative Table and referred 132 people to the Table to be matched with appropriate programs and supports.

While system indicators and key performance measures demonstrate continued affordability challenges, York Region is seeing an increase in purpose-built rental developments

York Region saw continued housing affordability challenges in 2022. Vacancy rates for purpose-built rentals decreased from 1.8% in 2021 to 1% in 2022 and remained below the 3% benchmark commonly considered to indicate a “healthy” rental market for all unit sizes. Despite these trends, there is growing interest from the development industry in building purpose-built rental housing. As reported to Council in May 2022 as part of the 2022 Regional Centres and Corridors update, a total of 38 developments, representing 8,294 purpose-built rental units, are currently proposed across the Region.

Also on the June 15, 2023 Committee of the Whole agenda, it was reported to Council that only 0.75% of new ownership housing was affordable to households with incomes at the sixth income decile (those who earn \$150,426 per year) in 2022, compared to 0.15% in 2021. This is the fifth year in a row that Regional affordability targets have not been met. Limited affordable ownership and rental housing options continue to affect the Region's long-term growth and sustainability. As a result, an Affordable Private Market Housing Implementation Plan is being developed to identify actions, advocacy, and partnership approaches to help address housing affordability in the private market. This work is being coordinated with the development of the next 10-year housing and homelessness plan.

In 2022, York Region helped 629 households from the wait list access rent subsidies, the highest number of households assisted in a single year since the wait list was established in the early 2000s

The subsidized housing wait list is used to allocate subsidized units in community housing, rent supplement units under agreements with private market landlords, and portable housing benefits to help pay market rent. In 2022, The Region housed 629 applicants, the highest number of households housed in a single year since the wait list was established in the early 2000s. Of the 629 applicants housed, 272 (43%) accepted offers for a subsidized unit, while 356 (57%) accepted a portable benefit under the Canada-Ontario Housing Benefit or the York Region Portable Housing Benefit. Portable benefits like Canada-Ontario Housing Benefit, which launched in [2020](#), provide an alternative for renter households to receive financial assistance to help pay market rent, rather than waiting for a subsidized unit to become available.

The overall size of the wait list continued to decrease in 2022, from 15,679 applicants in 2021 to 14,867 in 2022. The wait list has decreased by about 15% since 2019. This is a result of continued efforts to remove applicants who are no longer eligible under the Region's income and asset limits, who no longer require housing supports, or who have not responded to multiple requests to update their files, as required by Provincial regulations.

While the number of households on the wait list continued to decrease, there remains considerable need for subsidized housing options. In 2022, the Region received and approved 2,421 new applications. On average, between 2008 and 2022, about 371 applicants were housed annually, while the wait list grew by an average of 645 applicants each year. The wait list does not tell a complete picture of housing need in York Region. The [2021 Census](#), for example, indicated the Region has the highest proportion of renter and owner households spending 30% or more of income on housing costs in the Greater Toronto and Hamilton Area.

In 2022, 1,979 people accessed homelessness prevention and housing stability services

York Region data demonstrates the continued need for homelessness prevention and housing stability programs. The number of individuals who accessed program supports increased by 7% from 1,852 in 2021 to 1,979 in 2022. This includes:

- A growing number of individuals accessed the Region's Homelessness Prevention Program, which is operated by a community service partner. 262 households were provided financial and other supports to maintain housing stability, which was an increase of 7% compared to 2021. The Homelessness Prevention Program helps eligible York Region residents who are experiencing or at risk of homelessness and not receiving Ontario Works or Ontario Disability Program benefits with financial assistance for rent, utilities and other housing costs to stabilize their housing.
- Through funding provided by the provincial Social Services Relief Fund (SSRF), the Region assisted 97 households with rent and utility arrears to help them remain housed.
- 1,098 households accessed the Housing Stability Program in 2022, a 71% increase from the previous year. The Homelessness Stability Program helps eligible York Region residents receiving Ontario Works or Ontario Disability Program benefits who are experiencing or at risk of homelessness with financial assistance for rent, utilities and other housing costs to stabilize their housing.

In addition to the uptake in homelessness prevention and housing stability programs, the emergency and transitional housing system has seen consistent demand from individuals seeking support:

- In 2022, 1,239 unique individuals accessed emergency and transitional housing, including the Region's temporary Transitional and Self-Isolation Shelters, compared to 1,336 individuals in 2021. The average length of stay in emergency housing was 35.7 days in 2022, compared to 28.3 days in 2021.
- Among residents supported in emergency and transitional housing during 2022, 381 (31%) transitioned to more stable housing compared to 543 (41%) in 2021.

Federal and Provincial funding is critical to support the housing needs of York Region residents and advance the goals of *Housing Solutions*

All levels of government have a role to play in addressing housing and homelessness challenges. York Region monitors and pursues all funding opportunities offered through senior levels of government to advance its housing and homelessness priorities. Federal and Provincial funding continued to play a critical role in advancing the goals of *Housing Solutions* in 2022. This included:

- Funding to enroll 356 households in the Canada-Ontario Housing Benefit, representing more than \$3 million in investment. The Region was able to take up 56 spaces more than forecasted due to its efficiency in offering the program to households on the wait list.
- Approximately \$5.9 million under the Canada-Ontario Community Housing Initiative (COCHI) and Ontario Priorities Housing Initiative (OPHI) to support housing provider capital repairs.

- Approximately \$48 million in Provincial funding under the SSRF to support York Region's COVID-19 pandemic response since April 2020. SSRF has funded primary care, mental health and addiction supports, homelessness prevention programs (such as rent/utility arrears), and improvements to existing congregate living settings. \$7.3 million in SSRF funding supported the Region in building 26 new transitional housing units in the Town of East Gwillimbury and the Town of Georgina.
- Approximately \$20.9 million in Provincial Homelessness Prevention Program funding to continue to deliver programs and services to help people at risk of or experiencing homelessness find and keep housing, and to maintain approximately 350 rent supplements previously funded through the previous Strong Communities Rent Supplement Program

The Region has carried the majority of the costs to develop community housing supply

Council has consistently identified the need to increase the supply of community housing, including as part of the [2023 to 2027 Strategic Plan: From Vision to Results](#), approved in February 2023. Funding from senior levels of government is critical to this objective. From 2013 to 2024, the Region will have increased the HYI portfolio by six buildings with 963 units. The Region has funded over 60% of the capital costs for these projects.

The Region can no longer carry most of the capital costs needed for new development while building at the scale and speed required to address housing need. In response to this, Council endorsed a request to the Federal and Provincial governments in [June 2022](#) to commit to two-thirds of the cost of doubling the rate of growth for HYI, representing \$216 million each. This would support the Region in constructing 1,852 units.

Since that time, Bill 23, *More Homes Built Faster Act, 2022*, made housing services ineligible for development charges revenue. This will limit the Region's ability to fund new supply. From 2013 to 2024, approximately 10% of the Region's project costs to build new community housing was funded by development charge revenue. Further, the Region's 2022 Development Charges Background Study identified collection of \$109 million in development charges for housing for the period of 2023 to 2032. In [February 2023](#), Council requested the Province confirm York Region will be made whole financially to pay for necessary infrastructure and community services to support building more homes faster, and to reinstate housing services as eligible for funding under the *Development Charges Act, 1997*.

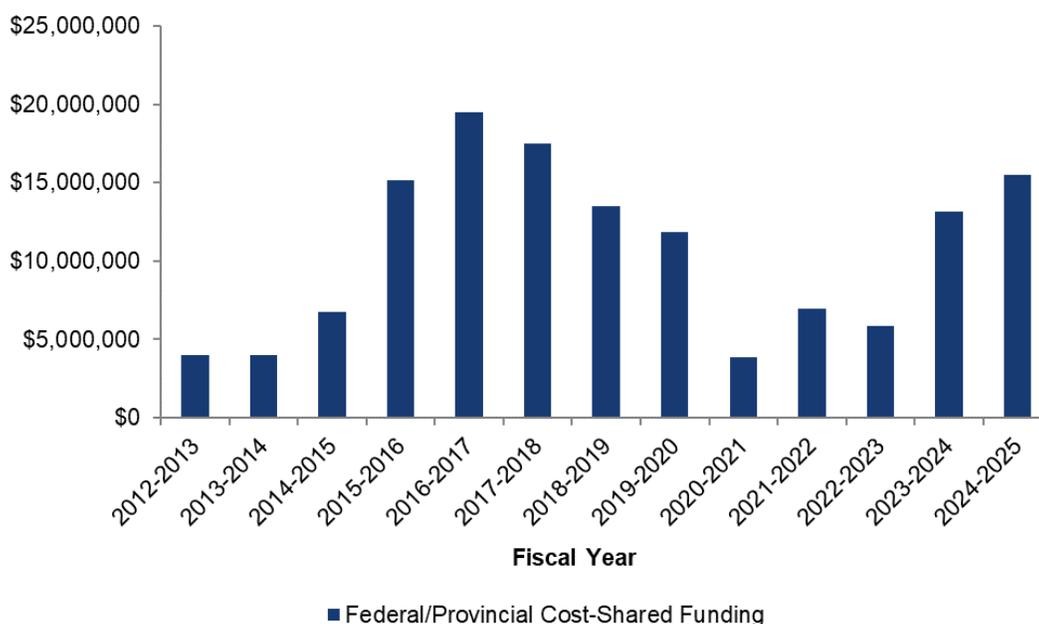
The Region was successful in securing CMHC Rapid Housing Initiative (RHI) Round 3 funding under the Cities Stream, as communicated to Council in [January 2023](#). The amount of funding is confidential until an official announcement is made with CMHC. Council [authorized](#) staff to submit applications to CMHC for Cities stream funding for the HYI Whitchurch-Stouffville development and proposed Men's Emergency and Transitional Housing Development in the Town of Aurora. Council also authorized submission of an application to CMHC under the Projects Stream for the proposed HYI Box Grove development in the City of Markham.

The Region will need additional Federal and Provincial support to increase community housing supply, in the form of long-term and predictable funding

The Region receives funding under several programs that could be used to build community housing. OPHI and COCHI are cost-shared grant programs transferred directly to the Region to help address local priorities, including new supply and capital repairs. Other programs, like the National Housing Co-Investment Fund, administered by CMHC, are Federally funded only and require applications for specific projects.

The Region pursues all funding opportunities for which it is eligible. The forthcoming Community Housing Development Master Plan will identify development opportunities, estimated costs, and potential funding sources, supporting the Region's continued advocacy and planning for available funding from senior levels of government. Federal/Provincial cost-shared funding allocated to the Region from 2012 to 2022, as well as planned funding allocations from 2023 to 2025 is outlined in Figure 1.

Figure 1
Federal/Provincial Funding Allocated to York Region, 2012-2025



*Note: Figure 1 includes cost-shared funding for 2023-2024 and 2024-25 communicated to the Region for planning purposes but not yet confirmed by the Ministry of Municipal Affairs and Housing. Funding under Federal programs, such as CMHC National Housing Co-Investment Fund, are not represented as funding commitments are confidential until authorized for release by CMHC.

Figure 1 highlights the inconsistent nature of program allocations year over year. Funding for OPHI and COCHI is announced by the Province with a requirement for the Region to submit an investment plan for approval shortly after. Previous Federal/Provincial programs allocated funding across multiple program years, providing greater flexibility to align with local development plans. Funding under current programs is allocated on a use-it or lose-it basis and must be committed within the fiscal year, with tight timelines for spending. While the Region can choose to invest OPHI and COCHI into capital (new supply; repairs) or operating (short-term housing allowances) priorities, funding is not sufficient to address both capital repair and new supply needs.

Under the National Housing Strategy bilateral agreement between the Federal and Provincial governments, funding was to be committed in three-year increments; however, the Region was only informed of its allocation for 2022 to 2023, and allocations for 2023 to 2025 were communicated for planning purposes but were not confirmed prior to the start of the fiscal year. This presents challenges for effective long-term planning to address supply and repair needs. The bilateral agreement also stated funding for Provincial-Territorial priority funds like OPHI would gradually taper off by 2027-28 to prioritize funding for the Canada-Ontario Housing Benefit. As a result, this report recommends the Federal and Provincial governments commit to increased, long-term and predictable funding allocations, including extending programs like OPHI beyond 2028, to support Service Managers in planning. This recommendation aligns with previously endorsed Council positions.

The Province has increased Homelessness Prevention Program funding beginning in 2023-24

In 2021, the Auditor General of Ontario (OAGO) found that the Ministry of Municipal Affairs and Housing's (MMAH) allocation of funding to municipalities under the previous provincial Community Homelessness Prevention Initiative was not based on current municipal needs. The OAGO found that the MMAH used older census data to inform funding calculations. York Region could have received an increase of 43% in its 2020-21 funding allocations if MMAH had used more recent census data. At the time of the OAGO report, York Region was ranked one of the lowest of the 47 service managers in terms of funding per capita received (\$12.28 per capita).

On April 11, 2023 the Province announced funding of \$36,701,600 under the Homelessness Prevention Program, an increase of \$15.8 million from the previous fiscal year. This funding is confirmed for the next three years.

A Homelessness Service System Plan is under development to guide the Region's homelessness response

The Region is developing a Homelessness Service System Plan, which will consist of three priority areas – prevention and diversion, intervention and housing stability and coordinated systems response. The plan will focus on:

- Addressing emerging community needs

- Prioritizing resources to focus on early intervention and prevention
- Exploring forecasting of system needs to support longer-term planning

To inform the plan, staff will undertake consultations with people with lived experience, service providers and operators, municipal partners and community stakeholders, and will leverage available research and data.

As 2023 marks the end of York Region’s first housing and homelessness plan, *Housing Solutions*, the next plan is under development

As 2023 represents the final year of the Region’s first 10-year housing and homelessness plan, work has commenced on the development of the Region’s next plan. As staff design the approach for the next installment of the plan, there will be a focus on increasing the supply of affordable and community housing options and enhancing housing stability supports to address homelessness. The new plan will be informed by the three implementation plans currently under development – the [Affordable Private Market Housing Implementation Plan](#), the [Community Housing Development Master Plan](#) and the Homelessness Service System Plan.

Staff will engage and work with internal and external partners to conduct a needs analysis to inform the development of the new plan. The plan will be aligned to other Regional strategies, such as the [2023 to 2027 Strategic Plan: From Vision to Results](#), the refreshed [Plan for Seniors](#) and the [Community Safety and Well-Being Plan for York Region](#), which takes a social development, community-driven and place-based approach to address identified priority risks, including housing stability.

5. Financial

York Region will receive approximately \$61.4 million in Federal/Provincial funding for fiscal year 2023-24 to support *Housing Solutions*

Table 3 outlines confirmed and planned Federal and Provincial funding allocations for community housing, homelessness and housing stability programs for the 2023 to 2024 fiscal year. In addition to cost-shared programs, the Region was awarded Federal funding under Rapid Housing Initiative Round 3 and the National Housing Co-Investment Fund. Funding amounts under these programs are confidential at this time until formally announced by CMHC, and as a result are not included in Table 3.

Table 3
Federal/Provincial Funding Allocations for 2023-24

Funding Stream	Program	Capital or Operating	2023-24
Housing Programs	Canada-Ontario Community Housing Initiative (F/P)*	Both	\$7,096,400
	Ontario Priorities Housing Initiative (F/P)*	Both	\$6,022,000
	Canada-Ontario Housing Benefit (F/P)*	Operating	\$2,527,600
	Service Manager Federal Funding for Social Housing (F)	Operating	\$9,033,450
Homelessness and Housing Stability Programs	Homelessness Prevention Program	Both	\$36,701,600
Total Funding			\$61,381,050

*Represents planning allocations communicated to York Region by the Minister of Municipal Affairs and Housing on February 3, 2023

In 2023, the Region is investing over \$88 million in operating funding and \$7.3 million in capital funding into housing and homelessness priorities

The Region's investment in housing, homelessness prevention and housing stability programs in 2023 includes \$87 million in tax levy funding for Homelessness Community Programs and Housing Services, and approximately \$1.3 million currently planned through the Community Investment Fund. The 2023 Housing Services capital budget includes \$7.3 million in tax-levy reserve funding.

In addition to the \$88 million in operating funding, in [February 2023](#) Council approved nearly \$12.8 million in annual investment over the next four years to address critical issues impacting residents related to housing, homelessness, community investments and mental health. The additional investment was allocated to the Community and Health Services budget starting in 2023 and is funded through the Pandemic and Recovery Management Reserve Fund. Proposed projects include increasing seasonal shelter capacity and community housing supply, expanding rapid rehousing subsidies, and helping more people through enhanced community investments, including mental health and human trafficking counselling supports.

Staff will identify options for permanent, sustainable funding through the 2025 budget process, which may include tax levy funding. This approach allows time to evaluate the impact of new initiatives, ensure alignment with the next 10-year housing and homelessness plan and Homelessness Service System Plan, and report back to Council with a comprehensive strategy.

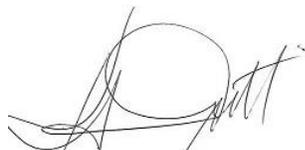
6. Local Impact

Residents living in all nine local municipalities have been impacted by increasing housing costs, a lack of affordable rental supply, and a need for support services to prevent and address homelessness. Local municipalities remain critical partners in achieving the goals and objectives of *Housing Solutions*, including increasing the rental housing supply and enabling the development of affordable housing options through supportive planning policies and participation in incentive programs. Local municipalities are key partners in responding to homelessness through collaborative work between outreach workers, local municipal staff and community agencies to support those who may be homeless, or at risk of homelessness. The Region has continued to work collaboratively with local municipalities on housing related initiatives.

7. Conclusion

In 2022, the Region made significant progress toward the goals and objectives of *Housing Solutions Phase 2*, including supporting residents to find and keep affordable housing and addressing homelessness. The action plan for 2023 will enable the Region and its partners to continue this work for the final year of the plan. A new 10-year housing and homelessness plan is also being developed for Council's consideration in late 2024, which will be informed by the various implementation plans currently underway, focusing on private market affordability, community housing development and the Homelessness Service System Plan.

For more information on this report, please contact Kathy Fischer, General Manager, Housing Services at 1-877-464-9675 ext. 72091, Kevin Pal, General Manager, Social Services at 1-877-464-9675 ext. 72150, Paul Freeman, Chief Planner, 1-877-464-9675 ext. 71534. Accessible formats or communication supports are available upon request.



Recommended by:

Katherine Chislett
Commissioner of Community and Health Services



Paul Freeman, MCIP, RPP
Chief Planner



Approved for Submission:

Bruce Macgregor
Chief Administrative Officer

May 30, 2023
15038900

Appendix A - *Housing Solutions Phase 2 - 2023 Action Plan*
Attachment 1 - *Housing Solutions: A place for everyone, 2022 Progress Report*

APPENDIX A

Housing Solutions Phase 2 – 2023 Action Plan**Goal 1: Increase the Supply of Affordable and Rental Housing**

Objective	2023 Actions
1. Plan for a full mix and range of housing options to support achievement of complete communities	1.1 Continue to support local municipal staff in development of housing related initiatives, including housing strategies and inclusionary zoning.
	1.2 Research housing gaps to better understand housing demand and inform future solutions and approaches to address housing need.
	1.3 Complete background work to support an update to the Affordable Housing Measuring and Monitoring Guidelines.
	1.4 Leverage the Region’s development tracking system (YorkTrax) to support housing supply analytics and visualization.
2. Implement tools and policies to increase the affordable housing supply	2.1 Develop an Affordable Private Market Housing Implementation Plan to identify and fund action, advocacy and partnership approaches to increase the supply of private market affordable housing.
	2.2 Through a report to Council, continue to advocate to the Province that the Region be made whole financially as a result of Bill 23, <i>More Homes Built Faster Act, 2022</i> , and that housing services be reinstated as eligible for funding under the <i>Development Charges Act, 1997</i> .
	2.3 Continue to work with stakeholders, local municipalities, senior levels of government, the development industry and community partners to explore approaches to increase the supply of affordable housing.

Objective	2023 Actions
	2.4 Seek Council endorsement to defer consideration of a potential Vacant Home Tax to 2024 to allow for additional analysis of emergent Provincial and Federal regulations, economic conditions, opportunities to streamline administration and collaboration with other Ontario municipalities.
3. Build community housing and encourage affordable rental housing to meet the needs of low and moderate income households	3.1 Complete construction of Unionville Commons.
	3.2 Seek Council approval of a Community Housing Development Master Plan.
	3.3 Submit planning applications for 62 Bayview Parkway development in the Town of Newmarket.
	3.4 Design and launch a pilot program to support housing providers to develop new community housing in response to Council's decision in February 2023 to dedicate additional funding to critical social infrastructure.
	3.5 Explore funding opportunities to move from planning to construction at 7045 14th Avenue in the City of Markham.
	3.6 Establish a Municipal Land Contribution Program by finalizing the land transfer criteria and protocol, the municipal land donation guidelines, and identifying the first sites for donation, in response to Council's February 2021 motion for local municipalities to donate land for affordable housing purposes.
	3.7 Submit investment plan/applications for Rapid Housing Initiative Round 3 funding.
	3.8 Continue advocating for Federal/Provincial capital funding to advance community housing projects identified in the 10-year capital plan.

Goal 2: Help People Find and Keep Housing

Objective	2023 Actions
1. Deliver programs that help residents with low and moderate income living in private market housing keep their homes	1.1 Implement Year 4 of the Canada-Ontario Housing Benefit.
	1.2 Implement new Housing Services Act, 2011 regulatory amendments, including Council approval of a service agreement framework, and reviewing and updating programs and policies to ensure compliance.
	1.3 Continue to implement the consolidated Provincial Homelessness Prevention Program Plan and further enhance data collection through the Homeless Individuals and Families Information System (HIFIS) to provide greater insight into program outcomes and areas that require further development.
	1.4 Expand the Region's Rapid Rehousing Program by working with emergency housing operators to provide rent assistance to people moving from emergency or transitional housing to longer-term housing and to help people retain their market housing.
2. Support long-term housing stability by strengthening individuals and community housing communities	2.1 Connect subsidized housing wait list applicants, including seniors, to available programs and resources while they wait for housing.
	2.2 Deliver programming and services that support residents' housing stability and wellness.
	2.3 Continue planning and construction for seniors focused hub and community centre at Unionville Commons.
	2.4 Continue to explore opportunities to locate Community and Health Services programs and services and/or establish hubs in new Housing York Inc. builds.
3. Advance prevention programs through continuous improvements to help people at risk of homelessness remain stably housed	3.1 Continue to strengthen prevention and early intervention activities by incorporating best practices from York Region's COVID-19 response. Enhance diversion from emergency housing and explore opportunities to improve financial supports for households, including those in arrears.

Objective	2023 Actions
4. Strengthen homelessness and housing stability services to help people experiencing homelessness to find and keep housing	4.1 Continue to develop a service delivery model for the new men's multi-service emergency and transitional housing program informed by consultations with service providers, people with lived experience and community stakeholders. A Request for Proposal process will be used to select an operator.
	4.2 Continue to enhance integration of the seasonal shelter programs into the broader homelessness prevention and housing stability system.
	4.3 Provide additional supports for people experiencing homelessness during extreme weather events, including developing and implementing a Heat Relief Strategy.
	4.4 Enhance compliance to operational standards for emergency and transitional housing and explore opportunities to increase access to all programs and services.
	4.5 Monitor Provincial supportive housing system review and analyze the implications on York Region's Housing with Supports program.
	4.6 Build on the successes of the Community Paramedicine Outreach Response Team by expanding primary care and mental health and addictions supports to more people experiencing or at risk of homelessness.
	4.7 Continue to pilot the Emergency Housing Centralized Intake Line and use best practices to inform the development of a permanent service.
	4.8 Fund community services that help residents to find and keep housing through the Community Investment Fund.

Goal 3: Strengthen the Housing and Homelessness System

Objective	2023 Actions
1. Sustain the existing stock of community housing	1.1 Expand the online housing offer process to remaining community housing sites.
	1.2 Build on the upgraded subsidized housing applicant portal to improve the annual update process and increase the proportion of applicants using the portal to approximately 80%.
	1.3 Complete investment plan to allocate Ontario Priorities Housing Initiative and Canada-Ontario Community Housing Initiative funding for years 2023-24 and 2024-25, with a focus on Regional housing priorities.
	1.4 Provide training for community housing providers to support strong board governance and operations.
2. Build an integrated system to plan and deliver homelessness and housing stability services	2.1 Increase community service provider participation on the By-Name List Community Collaborative Table to enhance client access to appropriate housing options and other supports across the Region.
	2.2 Develop directions/priorities for a Homelessness Service System Plan to address emerging community needs, prioritize resources to focus on early intervention and prevention, and forecast investments and ongoing resources needed for longer-term planning to support York Region residents at risk of or experiencing homelessness.
3. Conduct research, engagement, and knowledge sharing to identify service system gaps and build community capacity in the homelessness and housing stability service system	3.1 Continue to implement lessons learned and best practices gleaned throughout the COVID-19 pandemic to ensure prevention, diversion and emergency housing programs continue to meet the emerging needs of the community.
	3.2 Increase diversion from emergency housing and strengthen supports for youth experiencing homelessness. Continue to implement initiatives identified through the Youth Homelessness Prevention and Housing Stabilization Committee.
	3.3 Support the Community Action Tables in the implementation of actions related to housing stability in the Community Safety and Well-Being Plan.

Objective	2023 Actions
4. Support residents to age in their communities and influence the transformation of the long-term care sector	4.1 Seek Council approval of the proposed 2023 to 2027 York Region Plan to Support Seniors and begin implementation.
	4.2 Expand CP@Clinic to six additional seniors' community housing sites. Community Paramedicine will continue to explore opportunities to support seniors within the community.
	4.3 Influence the proposed amendments to the regulations under the <i>Fixing Long-Term Care Act, 2021</i> by providing feedback.
	4.4 Share insights and expertise on, and advocate for the needs of, seniors as part of Regional membership on local Ontario Health Teams.

HOUSING SOLUTIONS

A place for everyone

2022 PROGRESS REPORT



Passage House
Town of East Gwillimbury

HOUSING SERVICES
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York Region



LAND ACKNOWLEDGMENT

We acknowledge that York Region is located on the traditional territory of many Indigenous peoples including the Anishinaabeg, Haudenosaunee, Huron-Wendat and Métis peoples and the treaty territories of the Haudenosaunee, Mississaugas of the Credit First Nation and Williams Treaties First Nations. Today this area is home to many diverse Indigenous Peoples, and we recognize their history, spirituality, culture and stewardship of this land. We also acknowledge the Chippewas of Georgina Island First Nation as our closest First Nation community.



Chairman & CEO
Wayne Emmerson

A MESSAGE FROM YORK REGION CHAIRMAN AND CEO AND MEMBERS OF REGIONAL COUNCIL

Housing is a key social determinant of health, and York Regional Council is committed to building complete communities with a full range of housing options and services to support residents at all ages and stages of their lives. This commitment includes investing in affordable housing and working with community partners and all levels of government to build a system of supports to help people find and keep housing.

Like many jurisdictions across Canada, York Region is facing ongoing housing affordability challenges. Home prices and rents continue to climb, and the demand for housing stability supports remains strong.

This report summarizes progress made by York Region in 2022 to advance the goals of Housing Solutions, York Region's 10-year Housing and Homelessness Plan. Key results in the fourth year of implementation include an increase in purpose-built rental, helping the highest ever number of households on the subsidized housing wait list access appropriate housing options and the delivery of housing stability supports to people experiencing or at-risk of homelessness.

Partnerships remain crucial to the success of York Region's housing plans. Sustained federal and provincial investment is essential to ensure York Region residents can access housing options they can afford.

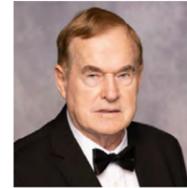
York Region remains focused with our partners on helping residents find and keep appropriate housing, aligning with our vision to create strong, caring and safe communities.



Mayor
Frank Scarpitti
City of Markham



Regional Councillor
Michael Chan
City of Markham



Regional Councillor
Jim Jones
City of Markham



Regional Councillor
Joe Li
City of Markham



Regional Councillor
Alan Ho
City of Markham



Mayor
John Taylor
Town of Newmarket



Regional Councillor
Tom Vegh
Town of Newmarket



Mayor
Steven Del Duca
City of Vaughan



Regional Councillor
Linda Jackson
City of Vaughan



Regional Councillor
Mario Ferri
City of Vaughan



Regional Councillor
Gino Rosati
City of Vaughan



Regional Councillor
Mario G. Racco
City of Vaughan



Mayor
Margaret Quirk
Town of Georgina



Regional Councillor
Naomi Davison
Town of Georgina



Mayor
David West
City of Richmond Hill



Regional Councillor
Godwin Chan
City of Richmond Hill



Regional Councillor
Joe DiPaola
City of Richmond Hill



Mayor
Tom Mrakas
Town of Aurora



Mayor
Virginia Hackson
Town of East Gwillimbury



Mayor
Steve Pellegrini
Township of King



Mayor
Iain Lovatt
Town of Whitchurch-Stouffville

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Accessible formats or communication supports are available upon request.



INTRODUCTION

York Regional Council approved Phase 2 of [Housing Solutions: A place for everyone, 2019 to 2023](#) in October 2019. The plan sets out three goals and long-term objectives to work towards addressing housing and homelessness needs in the Region. This report provides an update on key accomplishments made in 2022 towards the goals and objectives under the plan, during its fourth year of implementation.

HOUSING SOLUTIONS
 A place for everyone
 PHASE 2 PLAN 2019 TO 2023

HOUSING SERVICES
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OUR GOALS



1
Increase the supply of affordable and rental housing



2
Help people find and keep housing



3
Strengthen the housing and homelessness system

HIGHLIGHTS

Progress toward the *Housing Solutions* Phase 2 goals in 2022 included:

GOAL 1: Increase the supply of affordable and rental housing

- Council adopted the [2022 Regional Official Plan](#), and it was approved by the Minister of Municipal Affairs and Housing. The Regional Official Plan includes enhanced intensification, density and complete community requirements to direct substantial new growth in housing to areas well-served by transit and services.
- Staff completed a feasibility and public benefits review of a Vacant Homes Tax (VHT) and submitted to Council.
- Through Council, the Region continued to advocate for evidence-based policies to address housing supply and affordability challenges, including responding to the provincial Housing Affordability Task Force recommendations and new provincial legislation ([Bill 109: More Homes for Everyone Act, 2022](#), and [Bill 23: More Homes Built Faster Act](#)).
- Work continued to increase community housing supply, including 265 new units in the City of Markham and 97 new units in the Town of Whitchurch-Stouffville, both to be owned and operated by Housing York Inc. (HYI). Planning also advanced for two additional HYI developments, one in the City of Markham and one in the Town of Newmarket.
- The Region was successful in its advocacy to be included in the Cities Stream of the federal Rapid Housing Initiative Round 3.

GOAL 2: Help people find and keep housing

- 629 households from the subsidized housing wait list accepted offers of housing—the highest number of households housed in a single year since the Region became responsible for housing in the early 2000s—including enrolling 356 households in the Canada-Ontario Housing Benefit program.
- The Region's Outreach Program was enhanced with additional investment to expand supports and services to assist people experiencing or at risk of homelessness, including unsheltered individuals. A total of 572 unique people were assisted through the Outreach Program.
- Planning continued for a new men's multi-service emergency and transitional housing development, with the Region substantially completing building design and continuing to engage with the public.
- The Region was successful in its advocacy for regulatory changes under the [Housing Services Act, 2011](#), which will enable the Region to support housing providers' long-term sustainability and count local investments towards mandated service levels.

GOAL 3: Strengthen the housing and homelessness system

- The first phase of the online housing offer process was successfully launched with nine community housing sites, providing a new way to offer available subsidized vacancies to wait list applicants. The system will help to reduce vacancy loss costs by more quickly matching applicants with available units and improve customer service for applicants and housing providers.
- The Region continued to coordinate the By-Name List Community Collaborative Table and successfully referred 132 people experiencing homelessness to the table to be matched with appropriate programs and supports.
- The Region continued to pilot an Emergency Housing Central Intake Line, providing a 24/7 central access point to emergency housing services and information for people experiencing homelessness.
- The Community Paramedicine at Clinic (CP@Clinic) was expanded to five additional seniors' community housing sites, serving 257 clients, 787 visits and providing eight clients with ongoing community paramedicine support.
- The Community Paramedicine Outreach Program was expanded to provide multi-disciplinary intensive supports to people at risk of or experiencing homelessness, including encampments and other outdoor spaces.



SUPPORTING RESIDENTS DURING THE COVID-19 PANDEMIC

In 2022, York Region continued to support residents' critical housing needs during the pandemic through partnerships with community organizations, housing providers, local municipalities, and the federal and provincial governments.

Key actions to address pandemic-related housing needs included:

- The COVID-19 Community Coordination Initiative (3C) was established at the start of the global pandemic to identify needs and solutions with partners in a dynamic environment and to maximize resources. This initiative played a critical role in helping to coordinate and mobilize community response to emerging needs of marginalized residents, and it supported a Service Partners table through the provision of tools, resources and information sharing to increase the capacity of community service providers across the Region.
- Received approximately \$48 million in funding under the provincial Social Services Relief Fund (SSRF) to support York Region's COVID-19 pandemic response from April 2020 to December 2022. SSRF funded primary care, mental health and addictions supports, homelessness prevention programs (such as rent and utility arrears), and improvements to existing congregate living settings. \$7.3 million in SSRF funding supported the Region in building 26 new transitional housing units in the towns of East Gwillimbury and Georgina.
- Improved existing congregate living settings to align with infection prevention and control measures, including renovating seven facilities and installing 45 partitions.
- Received and allocated \$1 million in one-time Regional funding under the Community Investment Fund to support pandemic response and recovery. The Community Investment Fund funded 26 non-profit community agencies to expand mental health and addictions supports, homelessness prevention services and emergency food access programs.
- Through a partnership with Peel Region, continued to provide voluntary isolation supports to York Region residents until March 2022. This partnership, alongside the COVID-19 Voluntary Isolation Centre the Region operated from January to June 2021, helped nearly 620 York Region residents since the start of the pandemic safely self-isolate and prevent the spread of COVID-19 among the most vulnerable residents.
- Received a federal/provincial funding allocation under the COVID-19 Resilience Infrastructure Stream of the Investing in Canada Infrastructure Program to support pandemic-resilient capital projects.
- Continued operations of a temporary Transitional Shelter, with capacity to accommodate up to 80 people experiencing homelessness. People staying at the temporary Transitional Shelter had access to case management, wellness and mental health programs, and supports to develop individualized housing plans and job search skills training. The Transitional Shelter closed in July 2022, after supporting 1,372 individuals including 496 people who found stable housing.
- Provided 180 people experiencing homelessness with a safe place to self-isolate, access health supports and recover from COVID-19 through York Region's temporary Self-Isolation Shelter, which closed April 2022.

PERFORMANCE MEASURES

GOAL	PERFORMANCE MEASURE	2019	2020	2021	2022
Increase the supply of affordable and rental housing	Percentage of new housing built in centres and corridors	39% (1825 units)	30% (1740 units)	43% (4,660 of 10,787 units)	39% (2,748 units of 7,120)
	New housing built by structure type across the Region year over year	4,692 units, 2,195 units in condo and apartment buildings	5,831 units, 2,258 units in condo and apartment buildings	10,787 units, 4,973 units (46%) in condo and apartment buildings	7,120 units, 3,533 units (50%) in condo and apartment buildings
	Number of new private purpose-built rental housing units created year over year	0	36	136	217
	Number of private purpose-built rental units that have received Regional financial incentives	0	261	0	390
	Number of new community housing units created year over year	162	32	0	0
Help people find and keep housing	Number of clients who received support to improve housing stability, year over year	5,107	5,157	5,704	6,007
	Number of people at risk of homelessness who remain housed for at least six months	1,740	1,429	1,139	1,242
	Number of people who moved from emergency housing to long-term housing	446	280	174	170
	Number of people who are diverted from emergency housing	92	129	218	110
	Number and percentage of people experiencing chronic homelessness who remain housed for at least six months	63 (61%)	82 (78%)	102 (74%)	99 (81%)

GOAL	PERFORMANCE MEASURE	2019	2020	2021	2022
Strengthen the housing and homelessness system	Number of training and capacity building activities delivered for housing providers	6	6	15	17
	Number of community housing units that received capital funding to maintain a state of good repair, year over year	1,246	1,923	1,682	2,171
	Number of affordable rental units administered by York Region	6,940	6,841	6,717	6,717
	Number of rent-geared-to-income units in York Region	4,129	4,087	4,098	4,089
	Number of people referred to Community Collaborative Table	105	N/A	N/A	132
	Number of people experiencing homelessness at a point-in-time	N/A	N/A	329	N/A
	Percentage of department programs and services included in the 211 inventory (programs that meet Ontario's Call 2-1-1 Inclusion policy criteria)	100%	100%	100%	100%
	Percentage of Community Investment Fund organizations included in the 211 inventory	98% (42 agencies)	100% (42 agencies)	100% (42 agencies)	100% (32 agencies)
	Number of advocacy activities related to long-term care beds	13	6	21	23

2022 ACTION PLAN OUTCOMES



GOAL 1: Increase the supply of affordable and rental housing

OBJECTIVES	2022 ACTION	OUTCOME
1. Plan for a full mix and range of housing options to support achievement of complete communities and promote economic development	1.1 Adopt enhanced Official Plan policies to direct substantial new growth in housing to areas well-served by transit.	The 2022 Regional Official Plan , adopted by Regional Council in June 2022 and approved by the Minister of Municipal Affairs and Housing in November 2022 , includes enhanced intensification, density and complete community requirements to direct substantial new housing growth to areas well-served by transit and services.
	1.2 Support local municipal staff in development of housing related initiatives, including housing strategies and inclusionary zoning.	Provided support to local municipal staff through technical reviews and input on housing strategy and inclusionary zoning initiatives.
	1.3 Continue to assess the use of innovative approaches to increase housing options.	Participated and contributed to Greater Toronto Hamilton Area-wide, and national Working Groups working to identify approaches to increase housing options.
2. Implement tools and policies to increase the affordable housing supply	2.1 Seek Council approval of the 2022 Development Charges Bylaw.	The 2022 Development Charges Bylaw was approved by Council in May 2022, and included \$909 million of gross capital costs to support Housing Services. Bill 23, <i>More Homes Built Faster Act, 2022</i> , which received Royal Assent on November 28, 2022, removed Housing Services as a service eligible for development charges funding .
	2.2 Continue to work with the Province to explore approaches to increase the supply of affordable housing.	Provided input on provincial approaches to housing supply and affordability through attendance at the provincial Housing Affordability Summit , and comments on the Housing Affordability Task Force Recommendations ; Bill 109, More Homes for Everyone Act, 2022 and Bill 23, More Homes Built Faster Act, 2022 .
	2.3 Seek Council direction in September 2022 on a vacant homes tax with the revenue to be used to support affordable housing initiatives. A feasibility study and public benefits review will be conducted in Q2/Q3 2022.	Completed a feasibility study and public benefits review, which was presented to Council in September 2022 . Council directed staff to proceed with the design of a Vacant Homes Tax program and draft bylaw.



OBJECTIVES	2022 ACTION	OUTCOME
3. Build community housing and encourage affordable rental housing to meet the housing needs of low and moderate income households	3.1 Prepare for partial occupancy of Unionville Commons in the City of Markham, with full completion of 265 units expected in 2023.	Partial occupancy was completed in March 2023, with total completion and occupancy anticipated by summer 2023.
	3.2 Begin construction of 97 Housing York Inc. units for families, singles and seniors in the Town of Whitchurch-Stouffville.	Construction started in Q2 2022 on the Whitchurch-Stouffville project, with completion targeted for 2024.
	3.3 Continue community engagement and planning applications for a new community housing development at 62 Bayview Parkway in the Town of Newmarket.	Development concepts for 62 Bayview Parkway were underway, community consultations continued and the contract for architectural services was awarded.
	3.4 Offer community housing providers interested in development support with feasibility studies to increase the supply of affordable housing.	Issued a call for expressions of interest from housing providers interested in receiving pre-development support from staff. Four housing providers indicated interest and staff are exploring options for development potential and support.
	3.5 Continue community engagement and planning applications for a new community housing development at 7045 14th Avenue in the City of Markham.	Development concepts for 7045 14th Avenue were underway, community consultations continued and planning applications were submitted to the City of Markham.



GOAL 2: Help people find and keep housing

OBJECTIVES	2022 ACTION	OUTCOME
1. Deliver programs that help residents with low and moderate income living in private market housing keep their homes	1.1 Implement Year 3 of the Canada-Ontario Housing Benefit (COHB) to provide a portable rent subsidy to approximately 300 households.	Supported 356 households from the subsidized housing wait list in accessing COHB, 56 households more than anticipated due to an additional provincial allocation. The program provides renters with a portable benefit as an alternative to waiting for a subsidized unit to become available.
	1.2 Analyze Housing Services Act, 2011 regulatory amendments relating to service agreements, access system, service levels, and income and asset limits and plan for implementation.	Reported to Council in June 2022 on the impacts of new <i>Housing Services Act, 2011</i> regulations. The regulations enable Service Managers to support housing providers' long-term sustainability through service agreements, provide applicants with more information about available housing programs, and will allow the Region to count certain local programs towards mandated service levels. The Region was successful in advocating to the province to ensure the new regulations granted flexibility to meet local needs.
	1.3 Complete an Investment Plan for provincial approval and implement the new consolidated provincial Homelessness Prevention Program, which combines the existing Community Homelessness Prevention Initiative, Home for Good, and the Strong Communities Rent Supplement Program, to support people experiencing or at risk of homelessness.	Completed a 2022-23 Investment Plan for the new consolidated Provincial Homelessness Prevention Program, which was approved by the Ministry of Municipal Affairs and Housing. Program outcomes focus on preventing and addressing homelessness, reducing chronic homelessness, and continuing to provide rent supplements in alignment with Provincial priorities.

OBJECTIVES	2022 ACTION	OUTCOME
2. Support long-term housing stability by strengthening individuals and communities	2.1 Deliver diversity and inclusion initiatives for community housing providers and residents and increase the number of participating communities.	Delivered programming to community housing tenants and co-operative members to promote diversity and strengthen social connections, including life book workshops, community events and monthly newsletters providing links to inclusion resources.
	2.2 Deliver programming to support the mental health and wellness of community housing residents to enhance community belonging.	Partnered with the Canadian Mental Health Association to deliver intensive mental health programming to community housing tenants and co-operative members needing support. Provided people-centered mental health awareness workshops, art therapy, yoga classes, youth after-school programming, weekly coffee chats and colouring conversations to increase well-being and belonging.
	2.3 Deliver programming and services to help residents keep housing with a focus on employment programs and housing stability.	Delivered eviction prevention supports, financial stabilization workshops and assisted households access income supports to promote housing stability.
	2.4 Continue planning, including establishing a Planning Advisory Table, and start construction for seniors focused hub and community centre at Unionville Commons.	Continued to plan for the seniors' hub and community centre at Unionville Commons by launching a public procurement process for the lead agency that will operate hub, drafting a lease agreement between Housing York Inc., York Region and the lead agency, and developing an Advisory Group Terms of Reference.
3. Advance prevention programs through continuous improvements to help people at risk of homelessness remain stably housed	3.1 Continue delivering homelessness prevention programs including providing financial, legal and mental health supports funded through the provincial Social Services Relief Fund.	Provided homelessness prevention supports to 1,045 households through the provincial Social Services Relief Fund.
4. Strengthen homelessness and housing stability services to help people experiencing homelessness to find and keep housing	4.1 Develop and implement planning for a new men's multi-service emergency housing building, including building design, communication supports and public engagement.	Progressed planning and development for the new men's multi-service emergency and transitional housing facility. At the end of 2022, building design was substantially completed and the Region continued to seek local municipal planning approvals and conduct public consultation and engagement activities.
	4.2 Begin implementing program changes aimed at strengthening compliance, addressing service gaps and improving housing stability..	Continued to update operational standards for housing stability and homelessness services to improve service delivery for clients and strengthen quality assurance and licensing compliance. The Region continues to review and improve its housing stability procedures to increase public awareness and access to services.



GOAL 3: Strengthen the housing and homelessness system

OBJECTIVES	2022 ACTION	OUTCOME
1. Sustain the existing stock of community housing	1.1 Continue to implement changes and streamline wait list administration processes.	Implemented new tools and processes to assist Housing Access Unit staff to prioritize and respond to applicants through the portal to update their applications. Access York was engaged to provide more support to applicants over the phone. These changes resulted in faster eligibility decisions and improved service and communication for applicants and made the process to match applicants with available housing subsidies more efficient.
	1.2 Pilot the online offer process for the subsidized housing wait list with 10 community housing sites.	Launched the first phase of the online housing offer process in October 2022 with nine community housing sites. One provider's participation was deferred to 2023 at its request.
	1.3 Complete investment plan to allocate anticipated Ontario Priorities Housing Initiative and Canada-Ontario Community Housing Initiative funding for years 2022-23 to 2025-26 with a focus on Regional housing priorities.	Completed an investment plan for 2022-23, as the province communicated one-year funding. The \$5.87 million in Ontario Priorities Housing Initiative and Canada-Ontario Community Housing Initiative was allocated to housing providers to complete a range of critical capital repairs, in alignment with the objective of sustaining the existing stock of community housing.
2. Build an integrated system to plan and deliver homelessness and housing stability services	2.1 Launch the Coordinated Access System model in collaboration with partners and continue to use the By-Name List to inform system planning and strengthen housing stability for individuals experiencing chronic homelessness by the end of 2022.	Partnered with United Way Greater Toronto to develop a plan to implement an enhanced Coordinated Access System. Continued to support the By-Name List Community Collaborative Table in 2022 and successfully matched 132 unique individuals to available and appropriate housing options and other supports. Continued to pilot the Emergency Housing Central Intake Line, which provides a 24/7 central access point to emergency housing services and resource information for people experiencing homelessness.

OBJECTIVES	2022 ACTION	OUTCOME
3. Conduct research, engagement and knowledge sharing to identify service system gaps and build community capacity in the homelessness and housing stability service system	3.1 Implement recommendations based on lessons learned and best practices gleaned during the COVID-19 pandemic to further enhance outreach services across the Region.	Enhanced the Region's outreach program by expanding supports and services to assist people experiencing or at risk of homelessness, including those living unsheltered. In 2022, 572 unique individuals were assisted through the Region's outreach program.
	3.2 Implement initiatives identified through the 360°Kids led Youth Homelessness Prevention and Housing Stabilization Strategy Committee, including youth focused diversion from emergency housing model.	Continued to participate as 360°Kids re-engaged the Youth Homelessness Prevention and Housing Stabilization Strategy Committee.
	3.3 Support Community Action Tables to inform the development and implementation of actions related to housing stability in the Community Safety and Well-Being Plan.	Brought together stakeholders and residents through Community Action Tables to develop actions to address community needs and priorities. To support greater housing stability, the Tables helped to coordinate a housing summit in south-central Markham and a tenant outreach project in central Newmarket. Under the Region's Community Safety and Well-Being Plan , 13 out of the 52 actions completed or underway in 2022 supported housing stability.
4. Support residents to age in their communities and influence the transformation of the long-term care sector	4.1 Refresh the York Region Seniors Strategy and develop a Two-Year Action Plan (2022 to 2024) to review the current direction, identify what has changed and where new areas of focus are needed to support seniors to age in place in York Region.	Completed final online engagements to inform the refresh of the proposed Plan to Support Seniors and held in-person and telephone validation sessions with equity deserving groups in the fall. This work confirmed four Priority Areas and related actions and advocacy for the proposed Plan. The term of the plan was extended from two years to four (2023 to 2027).
	4.2 Expand the CP@Clinic to two additional seniors' community housing sites, serving a total of nine sites, and identify clients requiring ongoing supports and transitioning them to the community paramedicine program.	Expanded the CP@Clinic to five additional senior's community housing sites. This included serving 257 clients, 787 visits, and providing eight clients with ongoing community paramedicine support.
	4.3 Influence long-term care sector transformation through submissions on proposed long-term care regulations, national standards and other standards or protocols issued.	Provided Council-endorsed feedback in April 2022 to the Ministry of Long-Term Care on the then draft <i>O. Reg. 264/22</i> under the Fixing Long-Term Care Act, 2021 and the Health Standards Organization on the then draft National Long-Term Care Services standard. Provided Council-endorsed feedback in May 2022 to the Canadian Standards Association on the then-draft national long-term care home operations and infection prevention and control standard .

Where the Housing and Homelessness System Stood in 2022

SYSTEM INDICATORS

MARKET RENTAL HOUSING

Benchmark: 3% is considered a healthy vacancy rate.

In 2022, the maximum affordable rent for a household at the sixth income decile for renter households (those who earn \$96,941 per year) in York Region was \$2,424.

VACANCY RATE

	2019	2020	2021	2022
Purpose-built All unit types	1.2%	1.9%	1.8%	1%
Rental condo All unit types	0.3%	0.9%	0.5%	0.6%



Source: Canada Mortgage and Housing Corporation (CMHC) Rental Market Survey Data Tables, 2018-2022.

AVERAGE RENT

	2019	2020	2021	2022
Purpose-built All unit types	\$1,368	\$1,465	\$1,442	\$1,489
Rental condo All unit types	\$2,071	\$2,200	\$2,214	\$2,605



Source: CMHC Rental Market Survey Data Tables, 2018-2022.

OWNERSHIP HOUSING

Benchmark: Affordable housing thresholds identify the highest price a household at the sixth decile of the income distribution (those who earn \$150,426 per year) can afford. In York Region, the threshold was \$564,326 in 2022, and the maximum affordable monthly carrying cost for a home purchased in 2022 was \$3,956.



	2019	2020	2021	2022	
Average price New single-detached home	\$1.39M	\$1.36M	\$1.40M	\$1.53M	UP 10% from 2019
Average resale price All housing types	\$0.94M	\$1.07M	\$1.29M	\$1.37M	UP 46% from 2019
Estimated monthly carrying cost for a resale townhouse (includes mortgage, mortgage insurance and property tax)	\$4,725	\$5,125	\$6,083	\$7,289	UP 54% from 2019
Percentage of new ownership housing that is affordable to households at the sixth income decile	11%	5%	0.15%	0.75%	



Source: CMHC Market Absorption Survey

Source: Toronto Regional Real Estate Board (TRREB) Market Watch Report

Source: TRREB Market Watch Report/York Region Measuring and Monitoring Report

Source: York Region Measuring and Monitoring Report

Note: System Indicators that use the sixth income decile should be interpreted with some caution. The income level for the sixth income decile has risen faster in the past two years than what is typical. The 2022 income level is calculated based on 2020 numbers which were skewed higher due to COVID-19 income supports like the Canada Emergency Response Benefit. Further, the 2022 income level is multiplied by the Bank of Canada's Consumer Price Index which has seen substantive growth in the past two years due to inflation. The impact of these two factors has led to a substantial increase in the sixth income decile which is likely inflated. As such, affordability measures will have appeared to improve while the reality is likely different.

COMMUNITY HOUSING

Benchmark: In 2021, MBNCanada reported that the median percentage of subsidized housing wait list applicants offered housing among participating Ontario Service Managers was 7.9%. In 2022, York Region housed 1.5% of the wait list.

AVERAGE WAIT TIME FOR SUBSIDIZED HOUSING

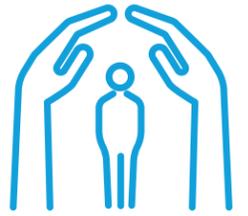
	2019	2020	2021	2022
 Seniors	8.7 years	10.1 years	9.0 years	8.2 years
 Non-senior Single Adults	11.5 years	11.5 years	7.5 years	6.6 years
 Families	9.2 years	10.7 years	9.9 years	6.4 years

Source: York Region Housing Services, 2022

	2019	2020	2021	2022
Number of households on the Wait List as of December 31 st	17,457	15,810	15,679	14,867
Net change in Wait List applicants	1,220	-1,647	-133	-812
Number of households on the Wait List housed	245	584	329	629

Source: York Region Housing Services, 2022

HOMELESSNESS AND HOUSING



Benchmark: In 2021, MBNCanada reported that the median for average length of stay in emergency shelters across participating Ontario Service Managers was 17.9 days.

	2019	2020	2021	2022
Number of unique individuals accessing emergency and transitional housing	1,257	1,027	1,336	1,239

Source: Homelessness Individuals and Families Information System (HIFIS) and program data

	2019	2020	2021	2022
Average length of stay in emergency housing (in days)	26.5	23.6	28.3	35.7

Source: HIFIS

	2019	2020	2021	2022
Number of unique individuals experiencing chronic homelessness	124	165	174	202

Source: HIFIS and program data

	2019	2020	2021	2022
Number of households accessing homelessness prevention services	1,998	1,606	1,852	1,979

Source: HIFIS and program data

LONG-TERM CARE



Benchmark: The number of individuals waiting per bed increased from 8.3 (2021) to 8.6 (2022), calculated using 192 beds (the total number of basic and private long-stay beds for Maple Health Centre and Newmarket Health Centre).

	2019	2020	2021	2022
Number of individuals waiting for a York Region Municipal Long-Term Care bed	1,617	1,749	1,594	1,647

Source: Program data



SYSTEM INDICATOR ANALYSIS

MARKET RENTAL AND OWNERSHIP HOUSING

In 2022, vacancy rates for purpose-built rentals decreased from 1.8% to 1%, which remains below the 3% benchmark generally considered to indicate a healthy rental market. Purpose-built unit rents have increased on average by 9% since 2019, while condominium unit rents have increased by 26% over the same period. The difference may be explained by rent controls applicable to purpose-built supply, as most of the Region's stock is older compared to newer rented condominium units. Rent control does not apply to units built after November 2018.

The percentage of new ownership housing that is affordable to households at the sixth income decile or below slightly increased from 0.15% in 2021 to 0.75% in 2022. This increase may be partially attributed to the impact of COVID-19 income supports and the effect of inflation on income data. Limited affordable ownership and rental housing options continue to affect the Region's long-term growth and sustainability. In May 2023, Council received the Affordable Housing Measuring and Monitoring report, which highlighted the ongoing affordability challenges and its impact on the Region.

COMMUNITY HOUSING AND HOUSING SUBSIDIES

In 2022, the Region provided housing assistance to 629 households from the subsidized housing wait list, an increase from 2021 when 329 households were housed. This marks the highest number of households housed in a single year since the Region began managing a centralized wait list in the early 2000s and is largely attributable to the high number of spaces that were allocated to the Region by the Province for the Canada-Ontario Housing Benefit (COHB). Of the 629 households, 357 received COHB or the York Region Portable Housing Benefit. Portable benefits help with the cost of renting a market rental unit and provide an effective alternative for some households compared to waiting for a community housing unit to become available. The remaining 272 households housed accepted units at community housing sites or a rent supplement with a private landlord. The Region's ability to continue to address the needs of a high number of wait list households depends on increased and sustained investments from the federal and provincial governments in new supply and in programs like COHB. Without it, our ability to help applicants remains limited.

The overall size of the wait list continued to decrease in 2022, from 15,679 in 2021 to 14,867 in 2022. The wait list has decreased by about 15% since 2019. Reasons for the decrease include removal of applicants who are not eligible under the Region's income and asset limits for subsidized housing, which Council approved in 2018, and cancellation of applications for those who no longer require housing supports or who did not respond to unit offers or multiple requests to update their files in accordance with provincial regulations.

The data for 2022 shows a decrease in average wait times for those who accepted a housing offer across all three applicant categories – seniors, non-senior single applicants with no dependents, and families. This is primarily a result of applicants with older application dates refusing offers for COHB. As a result, Housing Services staff can offer COHB to those who applied more recently in order of their application date and priority, and target support to those who need financial assistance. Applicants with the oldest application dates may be waiting for a unit at a specific housing provider site to become available.

HOMELESSNESS AND HOUSING STABILITY SERVICES

The number of unique individuals who accessed emergency housing decreased from 1,336 individuals in 2021 to 1,239 in 2022, while the average stay in emergency housing increased from 28 days in 2021 to 36 days in 2022. The Region has also seen an increase in the number of households accessing homelessness prevention and housing stability services to 1,979 individuals in 2022 compared to 1,852 in 2021. The number of people experiencing chronic homelessness continued to increase year-over-year, from 124 in 2019 to 202 in 2022. York Region's homelessness data reflects similar trends observed in other municipalities. York Region is in the process of developing a Homelessness Service System Plan, that will inform the next 10-year Housing and Homelessness Plan.

LONG-TERM CARE

The number of individuals waiting for a long-term care bed in one of York Region's municipal homes has increased slightly since 2021, from 1,594 individuals in 2021 to 1,647 individuals in 2022.

As part of the [2019 to 2023 Strategic Plan](#), York Region committed to "advocate to improve policy planning and decision-making for long-term care beds by developing a forecast for York Region, including required number, type and location." In 2022, the Region completed 23 advocacy actions to increase the supply of long-term care beds in York Region.

THE REGIONAL MUNICIPALITY OF YORK

HOUSING SERVICES

17150 Yonge Street
Newmarket, Ontario, L3Y 8V3

york.ca/housing

2023 Fiscal Sustainability Update

On June 29, 2023 Regional Council made the following decision:

1. Council, through the Regional Chair, renew its request of February 23, 2023, for the Province to keep the Region financially whole as a result of development charge collection reductions due to Bill 23, More Homes Built Faster Act, 2022 (estimated to total between \$710 million and \$1.9 billion by 2033).
2. Staff report back to Council with a potential strategy for funding development charge reductions due to Bill 23 related to residential discounts and exemptions, once Provincial guidance on these matters is known, to be included as part of the 2024 budget process.
3. Council defer the following recommendation for consideration in fall 2023:

Council direct staff, when reviewing servicing requests to accommodate unplanned or accelerated growth approved by the Province, to apply the following key principles:

- a. Prepaid Development Charge Credit Policy, as amended, will be considered to advance infrastructure that is not in Regional Plans where technically and operationally feasible
 - b. Unplanned infrastructure must be approved by the Region and shall be 100% funded by developers
 - c. Only the in-period growth costs of the infrastructure in the Development Charges Bylaw are eligible for recovery through development charge credits
 - d. Water and wastewater servicing capacity will be provided through the local municipality's existing capacity assignment
 - e. Ownership of servicing infrastructure will follow the [Water and Wastewater Infrastructure, Regional Jurisdiction Policy](#)
 - f. Delivery of Regional infrastructure will follow the Region's project delivery process, including route and location selection through an Environmental Assessment consistent with Region's design guidelines, standards and specifications
4. The Regional Clerk forward this report to the Premier, Minister of Municipal Affairs and Housing, Minister of Finance, Local Members of Provincial Parliament and local municipalities.

The Regional Municipality of York

Committee of the Whole
Finance and Administration
June 15, 2023

Report of the Commissioner of Finance and the Commissioner of Public Works

2023 Fiscal Sustainability Update

1. Recommendations

1. Council, through the Regional Chair, renew its request of February 23, 2023, for the Province to keep the Region financially whole as a result of development charge collection reductions due to Bill 23, *More Homes Built Faster Act, 2022* (estimated to total between \$710 million and \$1.9 billion by 2033).
2. Staff report back to Council with a potential strategy for funding development charge reductions due to Bill 23 related to residential discounts and exemptions, once Provincial guidance on these matters is known, to be included as part of the 2024 budget process.
3. Council direct staff, when reviewing servicing requests to accommodate unplanned or accelerated growth approved by the Province, to apply the following key principles:
 - a. Prepaid Development Charge Credit Policy, as amended, will be considered to advance infrastructure that is not in Regional Plans where technically and operationally feasible
 - b. Unplanned infrastructure must be approved by the Region and shall be 100% funded by developers
 - c. Only the in-period growth costs of the infrastructure in the Development Charges Bylaw are eligible for recovery through development charge credits
 - d. Water and wastewater servicing capacity will be provided through the local municipality's existing capacity assignment
 - e. Ownership of servicing infrastructure will follow the [Water and Wastewater Infrastructure, Regional Jurisdiction Policy](#)
 - f. Delivery of Regional infrastructure will follow the Region's project delivery process, including route and location selection through an Environmental Assessment consistent with Region's design guidelines, standards and specifications

4. The Regional Clerk forward this report to the Premier, Minister of Municipal Affairs and Housing, Minister of Finance, Local Members of Provincial Parliament and local municipalities.

2. Summary

This is a mid-year update of the 2023 Fiscal Strategy on matters that will have financial sustainability implications for York Region. It outlines the expected financial impact of major planned and priority growth-related infrastructure and asset management needs. In addition, it recommends a strategy for addressing the financial impact of Bill 23, *More Homes Built Faster Act, 2022* (Bill 23) and other recent provincial legislative changes.

Key Points:

- Fiscal sustainability requires planning for the long term with a focus on prudent management of the capital plan, reserves, and debt.
- Council approved a 1% incremental Rapid Transit / Infrastructure Levy from 2022 to 2024 to fund the tax levy portion of the Regional contribution needed for the Yonge North Subway Extension project. Extending this levy to 2025 and 2026, as endorsed through the 2023 Budget outlook, will help fund the tax levy portion of future Bus Rapid Transit (BRT) and priority affordable housing projects over the next ten years, however they will still require senior government funding commitments to be included in the 10-year Capital Plan.
- Bill 23 will result in lower development charge collections than originally anticipated in the 2023 Budget (estimated impact to total \$710 million to \$1.9 billion by 2033). The Province has recognized that Bill 23 poses a financial challenge to municipalities and has indicated it will assist in transition by keeping municipalities whole, provided housing targets are met; however, to date, there has been no firm funding commitment from the Province.
- Without compensation from the Province, future development charge collections will need to be supplemented with funding from other sources, including potential tax levy and user rate increases, to accommodate planned growth, maintain existing assets in a state of good repair and avoid service level reductions. Any delay in replacing lost development charge collections will result in larger increases being required once implemented.
- The Upper York Sewage Solutions project in the 2023 10-year Capital Plan will now be replaced with a new servicing program for Aurora, Newmarket, and East Gwillimbury which will result in increased costs with advanced and compressed construction timelines in comparison to the existing Master Plan.
- Unplanned servicing requirements from the conversion of former greenbelt areas into development lands and proposed changes to the Provincial Policy Statement (PPS)

and the Bill 97, *Helping Homebuyers, Protecting Tenants Act, 2023* (Bill 97) are also likely to have a financial impact on the Region.

- Unplanned or advanced growth such as that enabled by Minister’s Zoning Orders (MZOs) creates unanticipated planning pressures and can create a fiscal gap when required servicing infrastructure is beyond the 10-year Capital Plan or not contemplated in infrastructure Master Plans. General principles proposed in this report ensure any such additional servicing requirements can be addressed in a financially sustainable manner to support the growth.

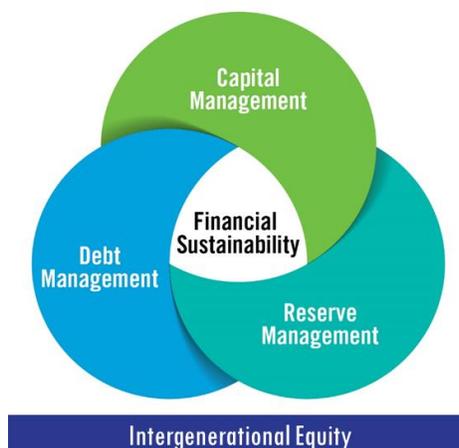
3. Background

FISCAL SUSTAINABILITY: GENERAL

Fiscal sustainability requires planning for the long term

Fiscal sustainability requires making financial decisions using a long-term lens. The Fiscal Strategy strives to achieve long-term financial sustainability while maintaining a balance between current and future needs of the Region, with a focus on prudent management of the capital plan, reserves and debt as illustrated by Figure 1.

Figure 1
Elements of the Fiscal Strategy



The Budget and Fiscal Strategy strive to achieve fiscal sustainability

The Budget and Fiscal Strategy are two main policy tools the Region uses to achieve fiscal sustainability, based on principles set out in Table 1.

Table 1
Financial Sustainability at York Region

Principles
Keeping growth affordable and Region's infrastructure in a state of good repair
Maintaining the Region's AAA credit rating
Maintaining fiscal flexibility to respond to Region's evolving needs and economic changes
Treating current and future tax and rate payers fairly by striving for intergenerational equity

Council's commitment to exercise fiscal prudence to maintain a strong financial position has been consistently noted by credit rating agencies. In 2022, both Moody's Investor Service (Moody's) and S&P Global Ratings (S&P) reaffirmed their AAA ratings for York Region and highlighted its continued strong financial management as a key contributing factor for their ratings.

Reserve contributions are meant to fund known liabilities, including future rehabilitation and replacement of assets

As part of its strategy for long term fiscal sustainability, the Region contributes to reserves to meet its known liabilities, supply funds for major new capital assets in its 10-year capital plan, support rehabilitation and replacement of existing and planned new assets as well as provide a buffer for significant unanticipated expenditures.

One of the principles of the Fiscal Strategy is to strive to achieve intergenerational equity – where no generation is left worse off through the actions of another. This principle guides elements of the strategy and influences decisions about when infrastructure is built and how it is paid for.

Although reserves have been forecasted to reach approximately \$4.8 billion by the end of 2023, there is still a need to build these reserves to address anticipated long-term asset management requirements. As assets age and new assets are added, higher contributions are needed to meet the objective of inter-generational equity. Staff estimate the current gap in planned contributions from the tax levy is about \$70 million per year, on average, over the next ten years. Any reallocation of reserve contributions to address lower development charge collections arising from Bill 23 would not only increase the tax levy contribution gap for asset management but also could introduce a user rate contribution gap.

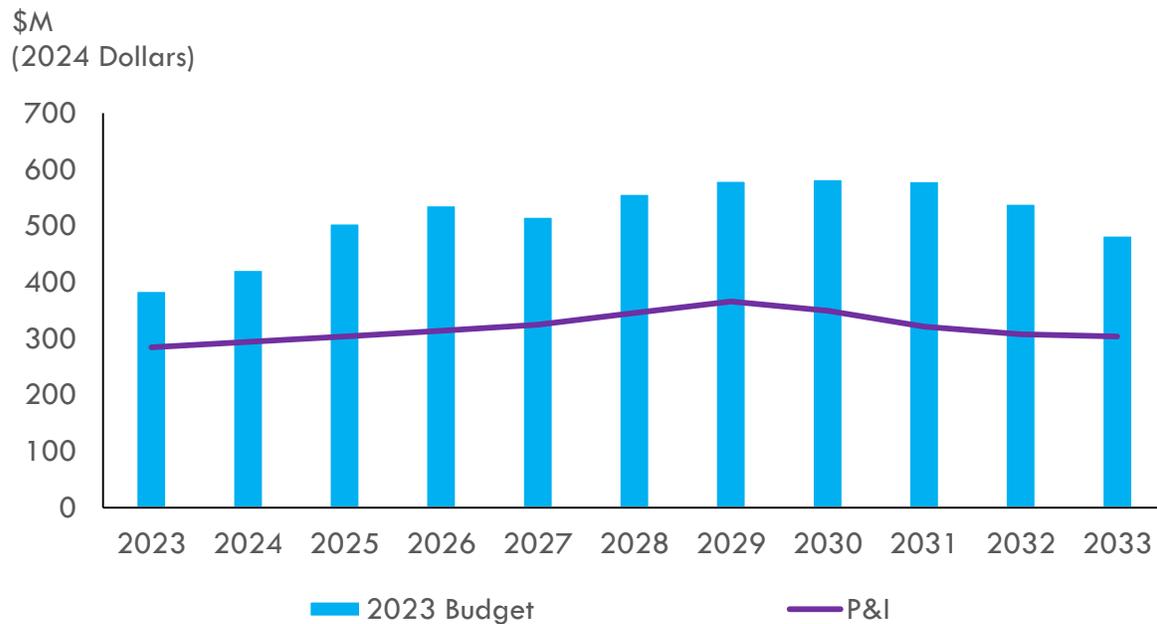
Development charges remain a major source of funding for the 10-year Capital Plan, despite recent cooling of the housing market

Development charges are the primary source of funding for growth-related infrastructure. 62% of the 2023 10-year Capital Plan (Capital Plan) expenditures relate to growth. Overall, development charges were expected to fund approximately 45% of the total cost of capital infrastructure over the next ten years.

Excluding expected reductions associated with Bill 23, expressed in 2024 constant dollars, the average development charge collection from 2023 to 2033 was forecasted to be \$517 million annually, of which 71% would be needed for just principal and interest payments on outstanding development charge debt (Figure 2).

The development charge collection forecast used for the Capital Plan assumes residential development of about 7,900 units per year, which is slightly lower than the level of housing starts achieved in the past ten years. This forecast reflects lower-than-average starts anticipated in 2023 and 2024 as a result of the recent cooling of the housing market. In the long term, this forecast is in line with the 2022 Official Plan. The forecast also assumes non-residential growth of 2.7 million square feet per year. Should growth occur slower than anticipated, development charge collections may be less than forecasted. Prolonged periods of lower development charge collections would increase the need to borrow for growth-related infrastructure.

Figure 2
Forecasted Development Charges Collections and Debt Principal & Interest Requirements in 2023 Budget



Tax levy portion of Region's planned contribution to the Subway expected to be fully funded through the Rapid Transit / Infrastructure Levy by 2031

The 2023 Budget and Capital Plan include a contribution of \$1.12 billion toward the cost of constructing the Yonge North Subway Extension (YNSE). The tax levy component of this contribution is expected to be \$280 million. Along with the additional \$42 million of budgeted oversight costs, this amount will be funded through the incremental 1% annual Rapid Transit / Infrastructure Levy approved as part of the 2022 and 2023 Budgets as well as included in the 2024 operating outlook. Assuming the expected capital contribution requirement of \$1.12 billion remains the same, the Rapid Transit / Infrastructure Levy is expected to generate enough revenue to fully fund the YNSE tax levy requirement by 2031.

Continuing the annual 1% Levy into 2025 and 2026 supports unfunded priority projects, and senior government funding will be critical to move them forward

In the 2023 Budget, some Community Housing and Bus Rapid Transit (BRT) projects were identified as priorities but could not be included in the Capital Plan due to the absence of federal and provincial funding commitments and financial sustainability considerations.

The 2023 Budget outlook included continuation of the annual 1% incremental Rapid Transit / Infrastructure Levy into 2025 and 2026 that could be used to help fund the tax levy component of funding for priority Housing and BRT projects once senior government funding has been secured at levels typical of recent similar projects.

FISCAL SUSTAINABILITY: CHALLENGES AHEAD

Bill 23 will result in lower development charge collections than originally anticipated in the Capital Plan

As a result of Bill 23, the Region is no longer able to collect development charges for housing services as of November 28, 2022. In addition, the Region will not be allowed to collect development charges for some land costs and growth-related studies starting with its next development charges bylaw update, currently planned for 2027.

Bill 23 also requires that the Region's development charge rates be phased-in over five years. This means that collections will start (retroactively) at 80% of the Council approved 2022 Development Charges Bylaw rates during the first year, increasing by five percentage points per year on the anniversary of the date that the bylaw took effect. These legislative changes, along with the cooling housing market, are anticipated to constrain the Region's development charge collections. Each subsequent Development Charge Bylaw will be subject to the same phase-in requirements.

The [February 9, 2023 memo](#) to Committee of the Whole estimated that development charge collections would be \$497 million lower than previously forecasted from 2023 to 2032 as a result of known impacts of Bill 23, such as newly ineligible costs and phase-ins. The memo noted the impact from anticipated guidance related to Bill 23 residential housing exemptions and discounts could potentially further reduce development charge collections by another estimated \$1.1 billion over the next ten years.

The Province has committed to make municipalities financially whole from impacts of Bill 23, and as part of this will audit selected municipalities

The Province has recognized that Bill 23 poses a challenge to municipalities and indicated it will assist in transition by keeping municipalities financially whole. On November 30, 2022, Minister Clark sent a letter to the City of Toronto and the Association of Municipalities of Ontario (AMO) stating that, “There should be no funding shortfall for housing enabling infrastructure as a result of Bill 23, provided municipalities achieve or exceed their housing pledge levels and growth targets. That’s why we are taking immediate action to launch a third-party audit of select municipalities to get a factual understanding of their finances, including their reserve funds and development charge administration.”

As part of a [February 23, 2023 report](#), Council requested the Province confirm the Region will be kept financially whole for the loss of development charge revenue due to Bill 23 and to contribute to the additional cost of regional growth-related infrastructure to achieve its new housing target of 125,000 homes in the Region by 2031.

To date, the Province has not made any funding commitment to address the shortfall, however, it has selected certain municipalities to perform audits to identify the financial impact and any potential funding sources from which the impact could be mitigated. In March 2023, Toronto became the first municipality to be selected for an audit. According to the [draft Terms of Reference](#), an independent estimate of Toronto’s Bill 23 financial impacts will be developed based on the assumption that the City meets or exceeds the new housing targets from 2022 to 2031. Parameters of the audit suggest an assumption is being made that the additional development charge collections associated with achieving, or exceeding, housing targets would not require additional infrastructure. The audit would also review whether the City levied and used development-related fees, like development charges and parkland levies, according to their intended purpose.

On May 4, 2023 the Province announced its intention to also audit Peel Region, Mississauga, Brampton, Caledon and Newmarket, and indicated that these audits would be completed later in 2023.

In the absence of a firm funding commitment from the Province, the Region will need to develop its own strategy for making up any reduction in development charge collections.

The Province has provided new direction for servicing the wastewater needs for growth in Aurora, Newmarket and East Gwillimbury

Supporting Growth and Housing in York and Durham Regions Act, 2022 has stipulated that a new dedicated system will be required to convey wastewater from the Upper York service area to Lake Ontario through the York Durham Sewage System (YDSS) and Duffin Creek Plant. The new system will require trunk sewers, forcemains and pumping stations presenting fewer opportunities to phase design and construction of this infrastructure program (refer to [March 2023](#) report).

The 2023 Capital Plan was based on the 2022 Water and Wastewater Master Plan which phased expansions of the Upper York Water Reclamation Centre over a 30-year period to

2051. With this new direction from the Province, funding will need to be advanced in the capital plan to construct conveyance infrastructure and potentially other components of the Master Plan over a shorter period. This will also increase the cost of servicing wastewater needs for these communities.

The total cost for this new infrastructure program is now projected to be higher than the \$1.06 billion previously estimated for all phases of the Upper York Project and will be incurred over a shorter timeline than the 30 years previously projected. Based on [the new provincial approach for servicing the Upper York area](#), new resources, contracts and financial mechanisms will be required to deliver this accelerated infrastructure program. Future reports will be brought to Council to expedite retaining the resources needed to deliver this priority project effectively.

Minister's Zoning Orders increasingly being used to advance unanticipated growth and, in some cases, require additional infrastructure

Minister's Zoning Orders (MZOs) are a tool used by the Province to expedite development approvals. The *Planning Act* authorizes the Minister to issue MZOs to advance the planning process for developments that align with Provincial priorities, like long term care or housing. The Minister is not required to consider technical factors such as servicing requirements or alignment with existing Official Plans when using this authority.

Since 2021, the use of MZOs has increased, with 26 being issued for lands in York Region (Attachment 1). These MZOs are creating new growth in new community areas or infill development within existing communities, often at levels significantly higher than originally forecasted. The additional, unplanned growth creates pressure on existing infrastructure and servicing capacity. Although some of these lands may appear spatially close to the nearest Regional wastewater infrastructure, there are pre-existing limitations related to assigned capacity and timing for already approved lands.

Premature advancement of infrastructure can cause potential unintended impacts such as poor water quality in drinking water systems as well as odour and corrosion in sanitary sewers, both of which result in additional operational costs. Additionally, unplanned growth increases pressures on limited infrastructure capacity in the downstream facilities that are shared with other municipalities such as the Duffin Creek Plant. The Region's Official Plan, adopted in 2022, includes phasing policies to address the potential for accelerated development of new communities.

Other Provincial actions could result in additional servicing requirements and costs

A number of recent policy and legislative changes from the Province will have an impact on development within York Region and could potentially result in additional servicing requirements and associated costs. These changes are summarized in Table 2.

Table 2
Recent Provincial Policy and Legislative Changes
Key Details and Possible Implications

Change/Proposed Change	Key Detail(s)	Possible Implications
Removal of Lands from the Greenbelt	<ul style="list-style-type: none"> • Province’s removal or redesignation of 330 hectares of the Greenbelt and Oak Ridges Moraine, to be made available for new housing • Landowners would be required to fund any infrastructure requirements upfront 	<ul style="list-style-type: none"> • Will result in additional infrastructure requirements • Will require infrastructure coordination with local municipalities (due to shared servicing responsibilities) and cost sharing
Bill 97, <i>Helping Homebuyers, Protecting Tenants Act, 2023</i> and the new proposed Provincial Planning Statement (PPS)	<ul style="list-style-type: none"> • No mandated intensification targets to be met, rather they are encouraged (unlike Growth Plan which contained specific intensification targets related to growth in the built boundary) • A common set of Provincial population and employment forecasts for use by municipalities will no longer be provided • Potential settlement area expansion into Greenbelt/Oak Ridges 	<ul style="list-style-type: none"> • A municipality’s development charges bylaw requires growth projections, and a lack of a common set of population and employment forecasts, on a region-wide basis, may complicate that process • Conversions of employment lands to residential has the potential to consume more servicing capacity from existing infrastructure than contemplated which could necessitate additional infrastructure, as residential users consume water (or services) at a higher rate than some employment uses (e.g., offices).
Transit Oriented Communities (TOC)	<ul style="list-style-type: none"> • TOC proposals beyond what is planned for in Langstaff Gateway/Richmond Hill Centre 	<ul style="list-style-type: none"> • Extent of additional infrastructure required to accommodate TOCs is still to be determined

4. Analysis

The Fiscal Strategy strives to achieve long-term financial sustainability while maintaining a balance between current and future needs of the Region, with a focus on prudent management of the reserves, debt and the capital plan. This section updates the status of each of these elements and discusses their impact on long-term financial sustainability.

FISCAL SUSTAINABILITY: RESERVES INCLUDING ASSET MANAGEMENT NEEDS

Contributions to reserves, excluding asset management, are on target to meet their intended need

As detailed in Table 3, reserves are forecasted to be approximately \$4.8 billion by the end of 2023. Annual reserve contributions are prioritized to fund known corporate liabilities as well as the non-development charges funded component of growth in the Capital Plan. After these needs are met, any remaining fiscal room is allocated to contributions for the rehabilitation and replacement of existing and planned infrastructure over the long-term. At present, only the contributions for long-term tax levy-funded asset management needs are under their targeted amount.

Table 3
Projected Reserve Balances as at Year-End 2023

Reserve	Forecasted 2023 Closing Balance (\$Millions)	2023 Contribution On Target/Under Target
Asset Replacement Tax Levy	1,435	Under Target
Asset Replacement User Rate	<u>816</u>	On Target
Sub-total	2,250	
Growth Capital	1,028	On Target
Development Charges	785	On Target
Corporate Reserves ¹	753	On Target
Total	4,816	

¹ Corporate reserves include Canada Community-Building Fund reserve, which is currently used to fund Asset Management needs

Source: York Region Finance

Reserve balances described above are only one component of the Net Financial Assets shown in the Region's annual Financial Statements and therefore are not directly comparable. Under the Public Sector Accounting Standards used when preparing Financial Statements, Net Financial Assets also include other financial assets, such as accounts receivable, and liabilities such as outstanding debt.

Increased contributions for asset management needed to maintain assets in a state of good repair over the longer term

Through successive budgets, Council has committed to building asset management reserves that support the Region's growing asset inventory. Healthy reserve balances allow for future asset rehabilitation and replacement without the need to issue new tax levy or user rate debt.

At \$2.2 billion, asset management represents the largest reserve category, of which about \$1.4 billion will be for future rehabilitation and replacement of tax levy-supported assets while the remaining \$0.8 billion will be for user rate-supported assets (i.e., water and wastewater services). Contribution targets developed for these reserves are based on the estimated replacement value of the assets, which is currently estimated to be over \$19 billion. (See the [2021 State of Infrastructure Report](#).) An additional \$4.9 billion of new assets is expected to be added over the next ten years for a total asset replacement value approaching \$24 billion by 2033.

Through the 2021 User Rate Study, Council approved a financial plan that will see the water and wastewater system achieve and maintain full cost recovery. This includes full funding for water and wastewater asset management, such that rehabilitation and replacement can be funded while adhering to the Fiscal Strategy's guiding principle of inter-generational equity and without the need to issue new user rate debt.

As noted earlier, higher contributions to tax levy-funded asset replacement reserves will be needed to fully fund asset management needs over the longer term.

FISCAL SUSTAINABILITY: ADDRESSING THE CHALLENGES

Without Provincial compensation, the loss of development charge collections due to Bill 23 will need to be made up from other sources of revenue to fully achieve Council's approved 2023 10-year Capital Plan

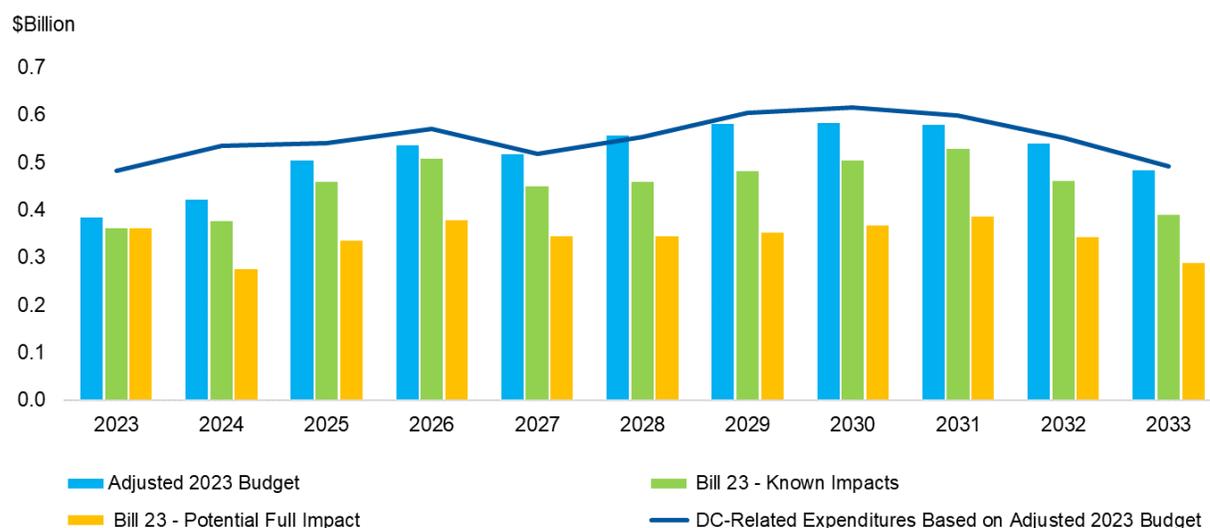
As noted earlier, the estimated development charge collection loss over the next ten years, originally presented to Council in February 2023, was \$497 million for known impacts and \$1.1 billion for the new housing exemptions and discounts. Those estimates were made using the 2023 to 2032 planning horizon and were presented in constant 2023 dollars.

Analysis of the loss has now been updated to reflect the 2024 Budget's 10-year planning horizon ending in 2033 and is now expressed in 2024 constant dollars. As a result, the known impact of Bill 23 is now estimated to be \$710 million (constant 2024 dollars), including the estimated \$23 million loss that will occur in 2023 which has not yet been funded. The potential full impact, including losses from potential residential discounts and exemptions, is currently estimated at \$1.9 billion over the next ten years. The lost development charge collections represent approximately 12% to 34% of forecasted development charge collections during this period.

Figure 3 below shows forecasted development charge collections from 2023 to 2033, before and after the anticipated financial impacts of Bill 23. When compared to the 2023 Budget, the development charge collections available to support new infrastructure investments are

forecasted to be significantly diminished. Without additional funding from the Province, or other revenue sources such as tax levy and user rates, there may be insufficient funds to provide the necessary infrastructure to achieve the Region's planned growth.

Figure 3
Forecasted Development Charge Collections with Bill 23 Impact

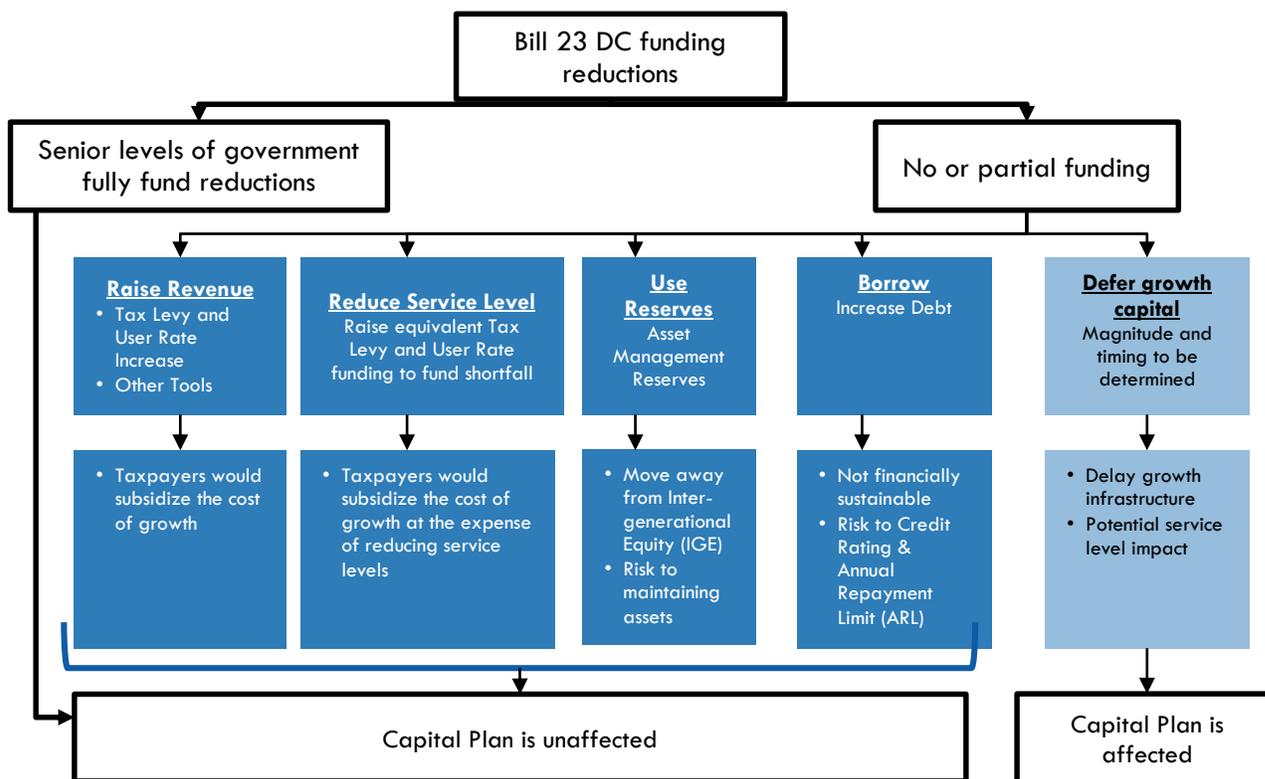


Five options have been evaluated for addressing the financial impact of Bill 23

While the Province has indicated that it will keep municipalities whole, it has yet to make any firm financial commitments to that effect. As a result, staff have prepared an evaluation of the five potential options for addressing the financial impact of Bill 23 that were presented to Council on February 23, 2023 (Figure 4).

Figure 4

Options to Address the Financial Impact of Bill 23



- **Raise Revenues:** Implement tax levy and user rate increases and then use the associated revenue to fund the development charges revenue reductions. However, under this option tax and rate payers would further subsidize the cost of growth.
- **Service level reductions:** Development charges reductions associated with tax levy and user rate funded services could be funded by reducing municipal service levels and redirecting associated savings. This would be beyond any short-term operational savings and could result in a significant impact to or elimination of some core municipal services or programs to achieve required savings. The ability to reduce some core user rate programs may be limited due to legislative requirements. As with the first option, tax and rate payers would be subsidizing the cost of growth at the expense of reducing service levels.
- **Reallocate contributions to existing reserves:** Contributions to most reserves are tied to specific liabilities and/or are required to meet planned commitments in the Capital Plan. However, staff have evaluated the option to redirect a portion of planned asset replacement reserve contributions each year to fund some or all of the development charge collections reductions.

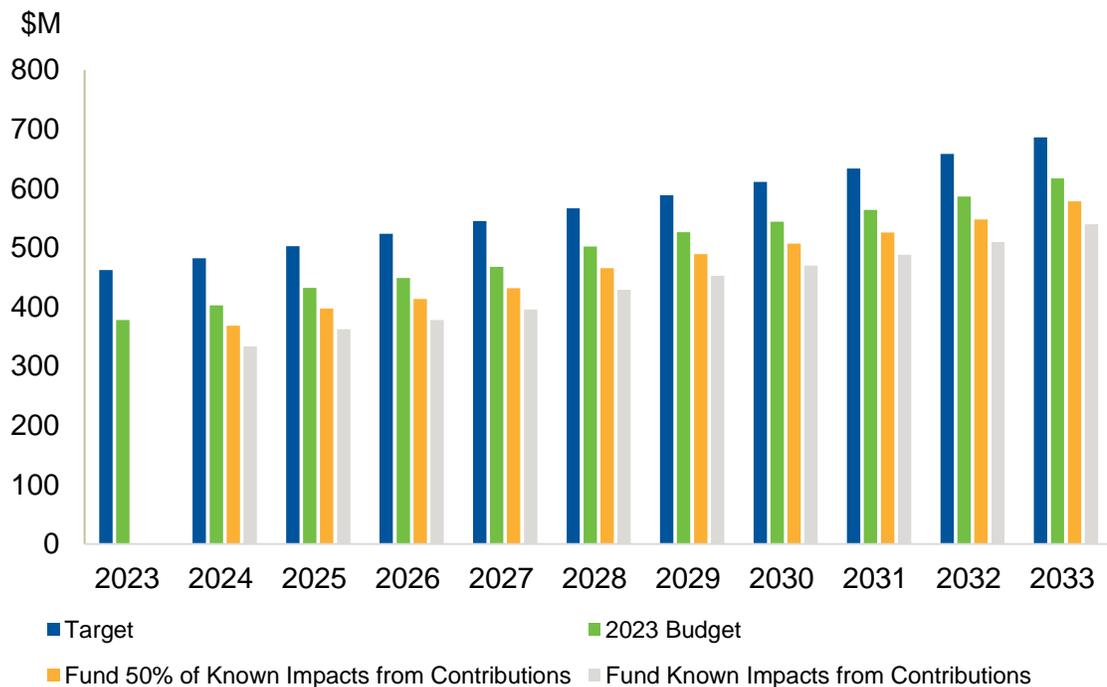
While asset management reserves at their current contribution levels would be sufficient to meet their requirements over the next ten years, this approach is not sustainable indefinitely and would further widen the contribution gap relative to the inter-generational equity target from the current amount of about \$70 million per year,

on average, to approximately \$140 million per year over the next ten years to offset just known impacts of Bill 23, such as the phase-in of rates and ineligible costs. If the full potential reduction in development charge collections were funded by redirecting asset management contributions, the contribution gap would widen from \$70 million per year to up to \$270 million per year.

A variant of this option would be to fund a portion of the \$710 million of known Bill 23 impacts by re-directing some contributions from asset management reserves, with the remainder funded from tax levy and user rate increases. Figure 5 illustrates the potential impact on asset management reserve contributions of funding 50% and 100% of these impacts. Funding 50% of known impacts would increase the asset management contributions gap from \$70 million to \$107 million per year.

This option moves away from the principle of the current taxpayers paying their fair share of the cost of rehabilitating and replacing the assets that they use and places a heavier burden on future generations. Over the long-term it also poses a risk to having sufficient funds to maintain assets.

Figure 5
Funding Bill 23 Known Impacts Using Tax Levy and User Rate Asset Management Reserve Contributions



- Additional debt:** Under the *Development Charges Act, 1997*, the Region would not be able to recover the cost of additional principal and interest through future development charge collections and would therefore need to rely on other sources of revenue such as tax levy and/user rates to service it. Borrowing to finance the reduction in development charge collections without additional revenues to service

the debt would lead to unsustainable debt levels and subsequent deferral of capital investments. It would also put the Region's credit rating at risk. The Region's Annual Repayment Limit, determined by provincial regulation, would further constrain the future ability to issue debt to support growth. As a result, this was not considered to be a viable option for funding Bill 23 revenue reductions.

- **Capital deferrals:** The development charge-funded investments in the Capital Plan are required to support planned growth; delaying them could limit growth and impact service levels and further reduce future development charge collections. As a result, this was also not considered to be a viable option.

Bill 23's known impacts could be funded with tax levy and user rates starting with 2024 Budget process and a strategy for funding the full impact considered as part of the 2025 Budget process

All of the financial options identified above include some challenges and risks. Unless the Province immediately commits to funding the development charges revenue reductions, the Region will need a strategy to replace the lost revenue to achieve its planned growth and maintain municipal service levels. While the use of reserves may offer an interim funding solution, raising revenues through tax levy and user rate increases is the more financially sustainable option.

Table 4 presents an updated estimate of the one-time incremental tax levy and user rate increases that would be needed to offset lost development charge revenue over the next ten years. Proceeds from the increases would be contributed to the recently established Tax Levy Development Reserve and Rate Supported Development Reserve, and from there would be contributed to the development charges reserves as actual revenue reductions are realized.

Table 4

Estimated One-time Tax Levy and Water and Wastewater User Rate Impact Needed To Fund Development Charge Collection Reductions Due to Bill 23 Starting in 2024

Development Charges Reduction (2023-2033)	Tax Levy	User Rate
Estimate of Known Impacts (\$710 million)	3.6%	6.2%
Estimate of All Impacts* (\$1.9 billion)	10.2%	16.1%

Note: * All Impacts scenario includes the Known Impacts scenario and the impact of new housing exemptions and discounts pending further guidance from the Province

Only the financial impact of certain components of Bill 23 are fully known at this time. Therefore, it is recommended that only these shortfalls be funded starting with the 2024 Budget process. Once a funding decision is made by Council, staff will work with Public

Works regarding the feasibility of implementing a user rate increase for the 2024 calendar year. The tax levy and user rate increases identified above are those that would be required if implemented in 2024. Delaying implementation of the increases to 2025 or later or phasing them in over time will lead to larger overall required increases.

Alternatively, funding 50% of the shortfall from one-time tax levy and user rate increases would require increases of approximately 1.8% and 3.1%, respectively. The other 50% of the shortfall could be funded by reallocating planned contributions to asset management reserves. However, as illustrated in Figure 5, this approach would further widen the gap of planned asset management reserve contributions and is not financially sustainable over the long-term.

Once provincial guidance on the Bill 23 residential discounts and exemptions become available, expected later this year, and the availability of any provincial support is known, staff will be able to update its analysis of the expected funding shortfall and report back to Council with a potential funding strategy to address it as part of the 2025 Budget process.

A principled approach to unplanned infrastructure requirements could help to ensure alignment with Region's priorities

The Regional Official Plan (ROP) provides for a comprehensive approach to growth management that aligns land use policy with regional and local infrastructure required to support growth while maintaining financial sustainability. This approach allows the local municipalities and York Region to leverage existing infrastructure investments, phase new development and infrastructure, align investments with the ability to recover development charge collections and grow in a financially sustainable manner. The intent is that all urban areas be provided water and wastewater through Regional infrastructure based on population and employment forecasts developed through an iterative growth management, financial, and infrastructure planning process.

Minister's Zoning Orders (MZOs) are a tool used by the Province to expedite development approvals. To mitigate operational and financial sustainability risks, development accommodated through MZOs in new community areas or infill development within existing communities needs to be staged within the overall direction set out by the growth plans as outlined in the ROP. Where associated infrastructure requirements do not align with existing plans (in terms of timing, phasing or location), adhering to the key principles in Table 5 may allow the development to proceed while still meeting Regional fiscal sustainability objectives.

Table 5
Key Principles to Address Servicing Requests for Unplanned or Accelerated Growth Approved by the Province (e.g., MZO)

Principles

- a. Prepaid Development Charge Credit Policy, as amended, will be considered to advance infrastructure that is not in Regional Plans where technically and operationally feasible
 - b. Unplanned infrastructure must be approved by the Region and shall be 100% funded by developers
 - c. Only the in-period growth costs of the infrastructure in the Development Charges Bylaw are eligible for recovery through development charge credits
 - d. Water and wastewater servicing capacity will be provided through the local municipality's existing capacity assignment
 - e. Ownership of servicing infrastructure will follow the [Water and Wastewater Infrastructure, Regional Jurisdiction Policy](#)
 - f. Delivery of Regional infrastructure will follow the Region's project delivery process including route and location selection through Environmental Assessment consistent with Region's design guidelines, standards and specifications
-

The Development Charge Credit Policy provides a framework for accelerating infrastructure while maintaining financial sustainability

The Region has an established framework for developers to request accelerated construction of Regional infrastructure already included in the Capital Plan. Subject to Council's approval, developers can pay to advance the works through a Prepaid Development Charges Credit Agreement. Subject to meeting the criteria set out in Council's policy, a developer would then be eligible for reimbursement of its costs through credits when development charges are payable.

DEBT FORECAST

The Region issues debt to finance the cost of building growth-related infrastructure between the time of its emplacement and the time that development charges and other revenue have been collected which can be years later. Spending too far ahead of growth leaves the Region

with too much debt and an asset base that needs to be maintained without offsetting revenue, while too little spending could slow the rate of growth.

Outstanding debt is expected to peak at \$2.4 billion in 2033

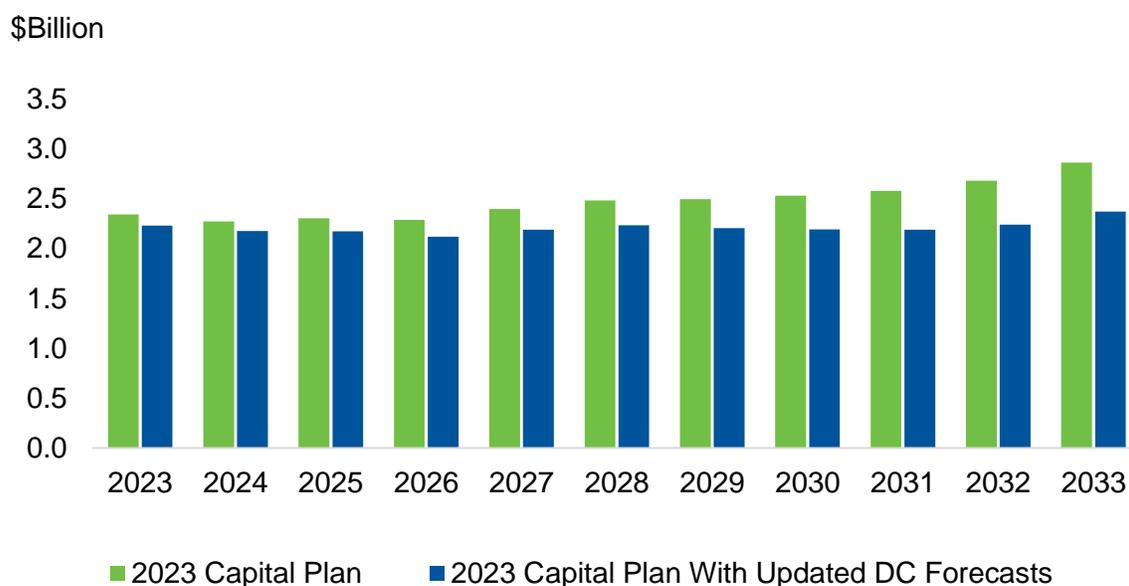
Figure 6 shows the debt forecast for the Capital Plan that was included in the 2023 Budget and now been extended one year to include 2033.

Adjustments made to the forecast include updating the cost basis for planned capital expenditures to 2024 dollars and the expected indexing of development charge rates in June 2023. Interest rates for servicing the cost of future debt have also been updated but are largely unchanged from the projection that supported the 2023 Budget.

Figure 6

Net Outstanding Debt Forecast

2023 Capital Plan vs. 2023 Capital Plan with Updated Development Charge Forecasts (Assumes Development Charge Reductions funded from Alternative Revenue Sources)



As a strategy to help create some fiscal capacity for new capital projects, such as those discussed below, capital planning allocations for existing projects will be constrained to a year-over-year adjustment of 2.9%. As a result, peak debt could decrease from \$2.7 billion in 2032 to \$2.4 billion in 2033 before considering debt needs for new major infrastructure projects such as Aurora, Newmarket and East Gwillimbury Servicing Solution or other unfunded priorities like affordable housing and the BRT, should funding commitments be secured from senior level governments.

The Region's AAA credit rating will not be directly impacted by Bill 23

One of York Region's fiscal sustainability principles is to maintain its AAA credit rating. In their recent report, S&P set out its expectation that the Region will continue to carefully manage its operating and capital costs resulting in strong annual surpluses. The rating agency indicated that the rating would be lowered if York Region generated lower-than-expected revenue and took on a rising level of debt that led to an interest burden above 5% of revenues.

The debt forecast shown above suggests that debt levels would remain within reasonable range and the interest burden would not exceed 5% of operating revenue within the 10-year forecast period – a key factor to maintaining a AAA rating. However, any additional debt required for capital infrastructure currently not in the Capital Plan would need to be carefully managed to maintain this credit rating.

As any funding for Bill 23 reductions cannot be financed through new development charge debt, the funding strategy is unlikely to directly affect the Region's credit rating.

CAPITAL PLAN

Continuation of 1% incremental Rapid Transit / Infrastructure Levy into 2025 and 2026 could cover the tax levy portion of the Region's share of unfunded priority projects

Including currently unfunded priority projects such as affordable housing and BRT in the Capital Plan would require an additional \$2.2 billion of expenditures through 2033 (2023 dollars), of which \$1.4 billion would be required from federal and provincial governments. The remaining \$768 million would need to be funded by the Region.

The \$768 million includes \$396 million in development charge funding and \$219 million from the tax levy. A further \$84 million of expenditures previously eligible for development charge funding will now need to be replaced using the Bill 23 financial solutions discussed above. The remaining \$69 million would be funded through Housing York Inc. (HYI) debt (mortgages). Table 6 illustrates expenditure and funding requirements for projects carried as unfunded priorities in the 2023 Regional Budget and 10-year Capital Plan

Table 6
2024-33 Expenditure and Funding Requirements for Unfunded Priorities

\$ Millions	Community Housing	Bus Rapid Transit (BRT)	Total Unfunded Priorities
Gross Expenditures	423	1,790	2,213
Less:			
Expected Senior Government Funding	138	1,307	1,445

\$ Millions	Community Housing	Bus Rapid Transit (BRT)	Total Unfunded Priorities
Development Charges	-	396	396
Bill 23 Funding Solution	84	-	84
HYI Debt (Mortgage)	69	-	69
Tax Levy Funding Required	132	87	219

Note: Senior Government Funding share is based on recent, similar projects

Although these unfunded priority projects are not currently included in the Capital Plan, BRT projects are included in the Transportation Master Plan and Housing Services projects are included in the forthcoming Community Housing Master Plan. These projects were also included in the 2022 Development Charges Background Study.

Through the 2023 Budget outlook, the recommended annual 1% incremental increases to the Rapid Transit / Infrastructure Levy for 2025 and 2026 could generate up to \$246 million of additional revenue by 2033. This revenue would help fund the tax levy portion of the Region's share of these priority projects. Senior levels of government funding at least at levels committed to other recent and similar projects are still the most critical sources of revenues in moving infrastructure projects forward, which cannot be replaced by regional sources to any extent.

New provincial direction for servicing sewage in the Upper York service area will result in increased costs with advanced and compressed timelines

The 2023 10-year Capital Plan included the first phase of the proposed Upper York Water Reclamation Centre with future phases and expansions planned over a 30-year period through the Master Plan. To satisfy servicing requirements and meet the new direction from the Province, new conveyance infrastructure (sewers, forcemains, pumping stations) will be required for Aurora, Newmarket and East Gwillimbury. This construction program will cost more than the three phases of the Upper York Water Reclamation Centre anticipated in the Master Plan and will need to be condensed over a shorter project delivery timeframe.

The current 10-year capital plan held expenditures totalling \$433 million for Phase 1 of the Upper York project. Although costs and timing for the new project have not been finalized, the new infrastructure program required by the Province will create additional debt pressure unless a mechanism such as a Prepaid Development Charge Agreement is used to help finance the project. Additional debt may impact the Region's credit rating and could result in the need to reprioritize other projects in the Capital Plan to ensure long-term financial sustainability.

5. Financial

This Fiscal Sustainability Update is based on the 2023 Budget and Capital Plan together with updated inflation and interest rate assumptions and a new development charges collection

forecast. There is a significant financial impact associated with Bill 23 and this report recommends an approach to address both the known and potential full impact of this legislation. In addition, there are new major capital infrastructure priorities that are not currently funded.

Maintaining financial sustainability will require careful balancing of capital investments, reserves and debt. The actions to address provincial legislative impacts, the phasing and aligning of infrastructure investment with actual pace of growth will be key to supporting these objectives.

6. Local Impact

Growth-related infrastructure is vital to the local municipalities. Any fiscal pressures impacting the timing of delivery, maintenance and enhancement of this infrastructure will need to be monitored and managed.

7. Conclusion

Maintaining fiscal sustainability is a hallmark of prudent financial management and is a key factor that contributes to the Region's healthy financial position manifested through its strong credit ratings.

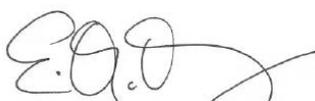
This report provides a mid-year update of the 2023 Fiscal Strategy on the Region's current financial position. It also outlines the challenges that could impact long-term financial sustainability as well as identifies a strategy for addressing shortfalls in development charge collections as a result of Bill 23.

For more information on this report, please contact Edward Hankins, Director, Treasury Office and Deputy Treasurer at 1-877-464-9675 ext. 71644 or Mike Rabeau, General Manager, Capital Infrastructure Services at 1-877-464-9675 ext. 75157. Accessible formats or communication supports are available upon request.



Recommended by:

Laura Mirabella
Commissioner of Finance and Regional Treasurer



Erin Mahoney, M. Eng.
Commissioner of Public Works



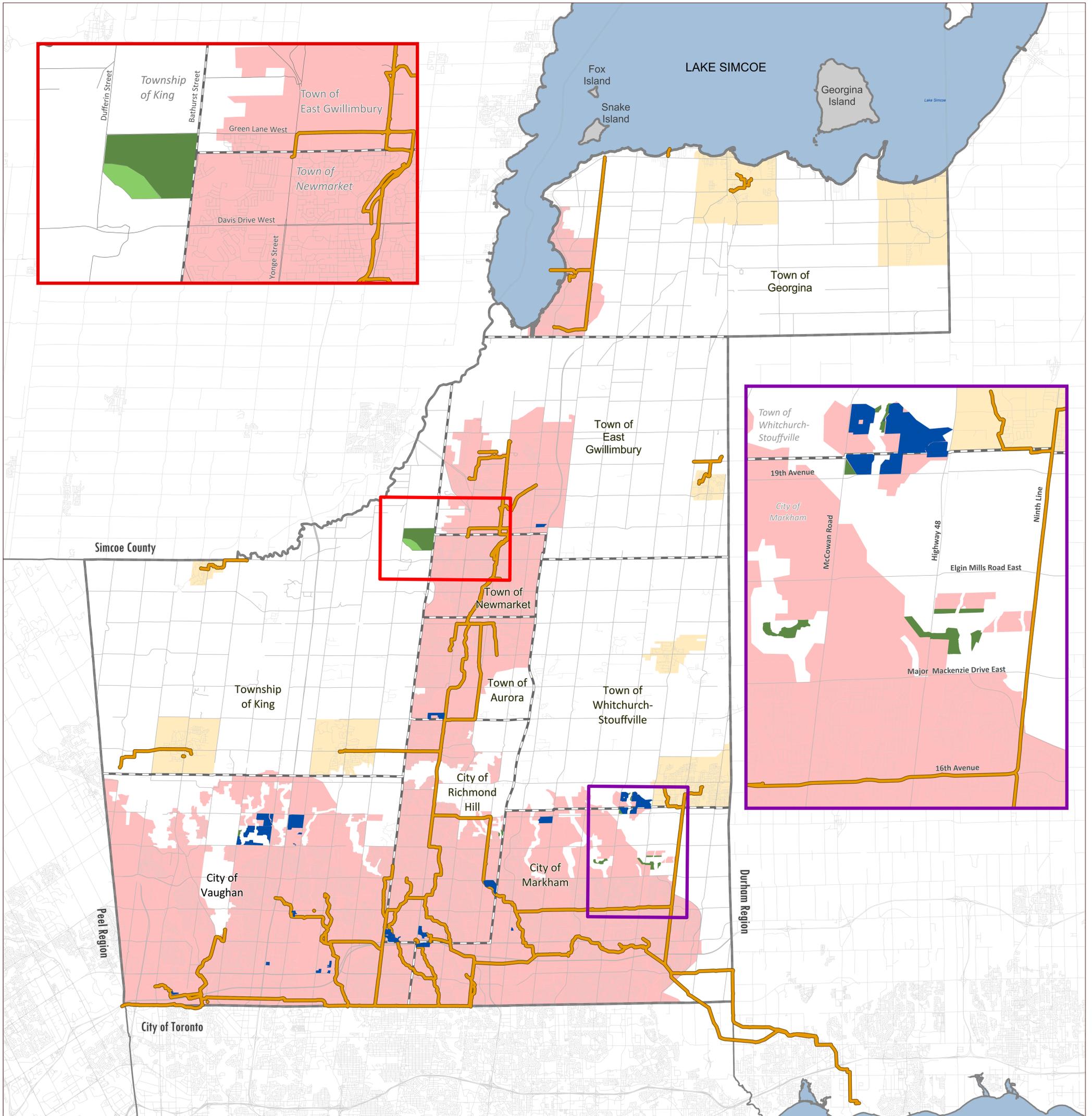
Approved for Submission:

Bruce Macgregor
Chief Administrative Officer

June 2, 2023

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Attachment 1 – MZO Applications and Greenbelt Conversions Map



MZO Applications and Greenbelt Conversions

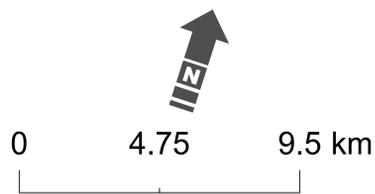
2023 Fiscal Sustainability Update

June 15, 2023

Produced by: The Regional Municipality of York
Public Works Department
Environmental Services Department, May 2023

Data Sources:
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- Minister's Zoning Order Applications
- Greenbelt Conversion Areas
- ORMCP Redesignation Area
- Urban Areas
- Town and Village
- Existing Regional Sewer
- York Road
- Municipal Boundary
- Regional Boundary

2022 Agriculture and Agri-Food Strategy Update

On June 29, 2023 Regional Council made the following decision:

1. The Regional Clerk circulate this report to the Agriculture and Agri-Food Advisory Committee, Golden Horseshoe Food and Farming Alliance, Ontario Ministry of Agriculture, Food and Rural Affairs and the local municipalities.

The Regional Municipality of York

Committee of the Whole
Planning and Economic Development
June 15, 2023

Report of the Commissioner of Corporate Services and Chief Planner

2022 Agriculture and Agri-Food Strategy Update

1. Recommendation

The Regional Clerk circulate this report to the Agriculture and Agri-Food Advisory Committee, Golden Horseshoe Food and Farming Alliance, Ontario Ministry of Agriculture, Food and Rural Affairs and the local municipalities.

2. Summary

This report provides Council with the annual 2022 update on activities, partnerships and achievements for implementing the [Agriculture and Agri-Food Sector Strategy](#) (Strategy).

Key Points:

- Strategy implementation has progressed well with all the actions either completed or mobilized
- Agriculture and agri-food programming and stakeholder engagement reached over 6,500 participants with over 200 events, webinars, and industry meetings since 2018
- Members have been appointed for the 2023-2026 term of the Agriculture and Agri-food Advisory Committee
- A new Agriculture and Agri-food Sector Strategy will be developed for Council consideration in 2024

3. Background

York Region's agriculture and agri-food sector is a significant driver of the local economy

York Region's agriculture and agri-food sector includes more than 600 farms and 290 food and beverage manufacturers and distributors that contribute to York Region's economic vitality. Based on the 2021 Census of Agriculture, the agriculture and agri-food sector in York Region, including farms, processors, food retailers and restaurants, provides approximately 49,000 jobs. York Region farms generate over \$390 million in operating revenues. The total

operating farm revenue of \$2,903 per acre ranks first in the Greater Toronto Area, and third highest in the Greater Golden Horseshoe, indicating high productivity levels in agriculture. This may be partially attributed to more than half of the Holland Marsh (a speciality crop area) being in the Region. York Region is also the fourth-largest food and beverage processing hub in Canada. Figure 1 highlights York Region's agriculture and agri-food sector as a significant driver of the local economy.

Figure 1
York Region Agriculture and Agri-food Sector Highlights



Source: 2021 Census of Agriculture and OMAFRA County Data, Canadian Business Counts 2022, * 2016 Census of Agriculture

A comprehensive summary of York Region data from the 2021 Census of Agriculture is available on the [York Link website](#).

Council approved the Region's first Strategy in 2017 to guide long-term growth of the agriculture and agri-food sector

Council approved the Region's first [Strategy](#) in [October 2017](#), to guide long-term growth of the sector and set direction for the development of program initiatives. The Strategy articulates a comprehensive set of objectives defined within five strategic goal areas, comprised of [45 action items](#), to be implemented over five years. The actions are grouped as on-going, short-term, medium, and long-term activities.

The five strategic goals are:

1. Strengthen communication and collaboration with York Region, local municipalities and the agri-food sector
2. Support the agri-food sector through integrated land use planning and economic development

3. Support increased capacity for value added agri-food processing and support services
4. Leverage location within the GTA and proximity to customers through direct farm marketing and meet demand for local food production
5. Provide support for business retention and expansion of primary agricultural production within York Region

Progress on the Strategy is reported to Council annually.

Economic landscape for the agriculture and agri-food sector is experiencing significant changes, presenting both challenges and opportunities

Climate change, labour shortages, and supply chain disruptions pose significant challenges for the agriculture and agri-food sector. The urbanization of the region and resulting loss of farmland also contribute to the challenges for the sector. The sector must navigate the challenges while leveraging these opportunities to remain competitive and sustainable in the long run.

On the positive side, growing demand for local and sustainable food, technological advancements such as precision agriculture, and supportive government funding programs provide opportunities for growth, innovation and diversification. For example, in 2022, the Federal, Provincial and Territorial Ministers of Agriculture agreed to establish a new five-year agricultural policy framework, the [Sustainable Canadian Agricultural Partnership](#). This program will strengthen competitiveness, support innovation, and increase the resiliency of the sector. Eligible farmers, food processors, and other agri-food businesses will benefit from access to funding.

4. Analysis

Implementation of the Strategy has progressed well with all actions mobilized

York Region continued to work closely with local municipal partners, the Advisory Committee, and agri-food stakeholders to implement actions in the Strategy. As of December 2022, all 45 action items were underway, completed or planned to be reviewed as part of the new Strategy. In summary:

- All short-term activities have been completed
- All ongoing activities have been completed and operationalized or are underway
- The majority of medium and long-term actions have been completed and operationalized as ongoing, with three of the actions to be re-prioritized and considered as part of the next iteration of the Strategy

Completed and ongoing activities include conducting a baseline study to review local food-sourcing practices at regional facilities, continuing local food education campaign, facilitating

business networking events such as the vertical farming webinar series and development of on-farm diversification tools for the agri-food businesses.

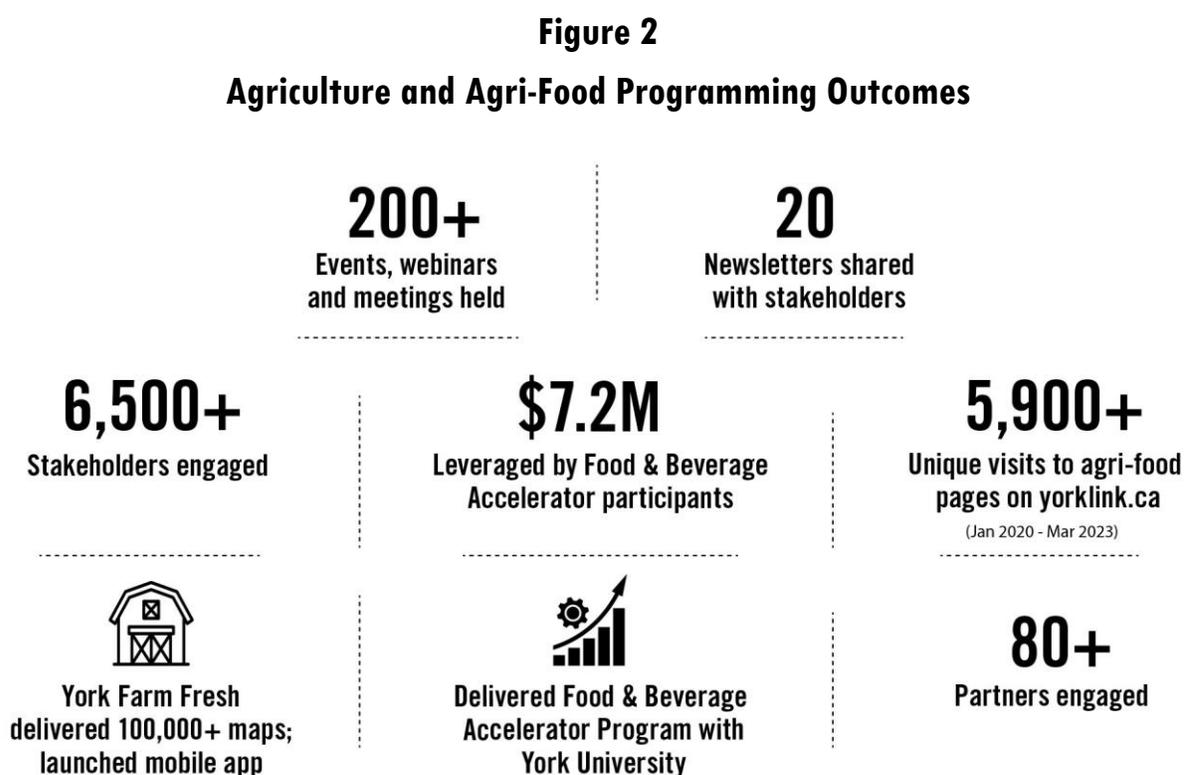
Actions that will be re-prioritized and considered as part of the new Strategy include an Action Plan for food & beverage processing, conducting industry sector analysis for equine sector and agri-food business retention and expansion studies.

A summarized list of action items grouped by status (underway, completed & operationalized as ongoing, and re-prioritized as part of the new Strategy) is outlined in Appendix A.

Agriculture and agri-food programming and stakeholder engagement reached over 6,500 participants with over 200 events, webinars, and industry meetings

Since the Strategy was launched in 2018, a key focus has been to engage with stakeholders to build partnerships and leverage resources for program delivery. Agriculture and agri-food programming has engaged more than 6,500 stakeholders through over 200 events, webinars and industry meetings in partnership with 80 organizations. The region's agri-food sector is actively promoted on York Link social media channels that has generated over 10,000,000 impressions since 2018.

Figure 2: Agriculture and agri-food programming outcomes illustrates key performance metrics over the past four years. It includes outcomes from the projects delivered with the partners including York Farm Fresh Association and York University for the delivery of [Food and Beverage Accelerator Program](#).



York Region partnered with the Province and Regional stakeholders to encourage growth in the agri-food sector

In February 2022, York Region partnered with the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) and Durham Region to deliver a four-part webinar series on Vertical Farming 101. The webinars aimed to address the growing interest in vertical farming as an opportunity to support economic recovery and meet consumer demand for domestically grown food. The series attracted more than 400 agri-food businesses and stakeholders from Canadian and international audiences, demonstrating strong interest in the topic. The series was featured in [Greenhouse Canada](#) magazine.

York Region also participated in the five counties agriculture economic development collaborative that developed education tools and resources for the agriculture community. The collaborative consists of the City of Kawartha Lakes, the County of Northumberland, Peterborough and Kawarthas Economic Development, the Region of Durham and York Region. The collaborative planned and delivered two webinar series:

- Webinars: “So You Think You Want to Farm” on March 4, 2022, and March 11, 2022. This two-part series was aimed at individuals exploring farming as a career path. Over 75 participants attended the two webinars.
- Webinars: “Thinking of Diversifying Your Farm” on March 25, 2022, and April 1, 2022. This two-part webinar was targeted for current farm owners interested in diversifying their farm operations to generate additional revenue. Over 65 participants attended the two webinars.

The group developed a collection of resources for businesses looking to start a farm or diversify a farm in Ontario. An On-Farm Diversification Toolkit is underway to help businesses navigate the municipal process for starting agriculture related, on-farm diversification and agri-tourism business opportunities.

Overall, the eight webinars brought together over 500 attendees, and received positive feedback, with a zoom poll showing that 97% of the participants felt that the webinars either exceeded or met their expectations.

York Region continued to fund partnerships to support initiatives that align with the Strategy

York Region continued funding partnerships in 2022 with the Golden Horseshoe Food and Farming Alliance (\$30,000) and York Farm Fresh Association (\$35,000) to deliver projects that support the Strategy:

- **Golden Horseshoe Food and Farming Alliance (GHFFA):** York Region staff continued to collaborate and share best practices with Alliance members. In 2022, GHFFA conducted a [Scarborough Fresh Food Pilot](#) to increase access to locally produced food in underserved neighbourhoods, support urban and rural farmers, and advance more inclusive public spaces as “nano economies”. Lessons learned from the community development project in addressing food insecurity can be applied to

jurisdictions across the alliance partners. An interactive dashboard is being designed for the ConnectON economic development platform to integrate Workforce and Statistics Canada data for users. ConnectON was refreshed with over 2000 food processing sector data points in collaboration with Food and Beverage Ontario and OMAFRA. GHFFA members also provided a [response to Bill 23](#) with the focus on preservation of agricultural lands in the Greater Golden Horseshoe.

- **York Farm Fresh (YFF):** YFF connects York Region communities to locally grown products at farms and farmers markets. The Region funded YFF as a service delivery partner to raise awareness of locally produced agricultural products and develop the local Farm Fresh Guide Map for 2022. YFF continued to enhance its [multilingual mobile app for 2022](#). The digital Guide Map and the app is translated in seven different languages including French, Chinese (simplified and traditional), Persian, Urdu, Russian, and Tamil. The website received nearly 10,000 visits in 2022.

York Region conducted a baseline study to review local food procurement practices at Regional facilities

A baseline study was initiated to review local food procurement practices as part of an action item from the Strategy (Action 4.7). The project aimed to identify opportunities for integrating local food procurement practices into Regionally operated facilities. The objectives were to understand the definition of “local food” in a York Region context and identify best practices for local food sourcing policies.

The study focused on two Regionally operated long-term care (LTC) homes in Maple and Newmarket. The information was gathered through a review of food purchasing data at LTC homes, virtual focus group sessions with stakeholders, and interviews with LTC staff. One of the key findings of the report is that LTC staff proactively incorporated local Ontario-based food options into their purchasing practices.

The study identified best practices and recommendations for consideration. These include formalizing a definition of local food that is Ontario-wide, identifying product origins with food service providers, setting aspirational local food purchasing targets, supporting LTC staff with local food purchasing and promoting local food procurement through communication campaigns.

Lessons learned from the project can be applied more broadly to other Regional facilities. The report will be shared with stakeholders once finalized.

Efforts continue to promote York Region as an investment destination for the agri-food sector

In 2022, the [Anuga Food Conference](#) was identified as an opportunity to promote York Region as an investment destination for the agri-food sector. Anuga is the world’s largest food and beverage fair, attracting industry professionals from around the globe to showcase the latest trends and innovations in the sector.

As Canada's fourth largest food & beverage processing hub, the agri-food industry will be showcased in collaboration with all levels of governments to enable local companies with opportunities to access additional markets. Planning for the conference, which will take place in Germany, in October 2023, is underway in collaboration with local municipalities.

Agriculture and Agri-Food Advisory Committee members completed a successful term supporting implementation of the Strategy

The Advisory Committee completed a successful four-year term (2019-2022) supporting the implementation of the Strategy. During the term, 15 meetings were held including four meetings in 2022. The Committee provided input and feedback on several initiatives in 2022 including:

- The Municipal Comprehensive Review process to update the [2022 York Region Official Plan](#).
- Virtual education webinar series for agri-food businesses, including Vertical Farming 101 and On-farm Diversification series
- Research on Farm 911 – The Emily Project

Advisory Committee members were publicly [recognized](#) for their contribution and commitment in supporting the sector in York Region. A recruitment process was initiated at the end of term to on-board new Committee members. With successful community engagement through the Strategy, applications from several highly qualified candidates were received with interest to participate in the committee.

In 2022, Council appointed new Advisory Committee members for the 2023 - 2026 term

In [December 2022](#), Council appointed members to the Agriculture and Agri-food Advisory Committee for the 2023-2026 term. The members provide balanced representation across the agri-food value chain including producers, urban farmers, retailers and more.

The committee is composed of eleven members from across the Region, including two Council representatives:

- Regional Councillor Naomi Davison, Town of Georgina
- Councillor Avia Eek on behalf of Mayor Steve Pellegrini, King Township

The new Advisory Committee members will continue to support delivery of the Strategy.

New Agriculture and Agri-food Sector Strategy will be developed for Council consideration

The current Agriculture and Agri-Food Sector Strategy expired on December 31, 2022 and the process for new strategy development has been initiated. The new Agriculture and Agri-food Sector Strategy will be developed for consideration by Council in 2024. The new Strategy will consider Council's vision for economic vitality, regional and local Economic Development Action Plans, the York Region Climate Change Action Plan, priorities of senior

levels of government, industry trends, upcoming policies and regulations, and input from the business community. A consultant will be retained to support the project which will include review of the sector and stakeholder consultation.

The 2023 workplan includes a focus on background review and information gathering to set the stage for the new Strategy, including review and analysis of the 2021 Census of Agriculture dataset. Staff will collaborate with the Advisory Committee, Ontario Ministry of Agriculture Food and Rural Affairs (OMAFRA) and local municipalities for the development of the new Strategy. The new Strategy will reflect local realities facing the agri-food business community, explore opportunities to establish an agri-food Innovation network and position York Region as the agri-food hub to do business.

5. Financial

The Strategy identified a number of objectives and actions for consideration as part of implementation. Funds required to support 2023 agriculture and agri-food initiatives are included in the approved 2023 Planning and Economic Development budget. As noted above, York Region continued funding partnerships in 2022 with the Golden Horseshoe Food and Farming Alliance (\$30,000) and York Farm Fresh Association (\$35,000) to deliver projects that support the Strategy.

6. Local Impact

The Strategy supports and complements the goals and interests of the Region's local municipal partners. Staff from local municipalities participated in development and review of the Strategy and continue to attend Advisory Committee meetings. The Region partners with local municipalities to deliver programs and execute the Strategy. The Strategy is shared with local municipalities to be leveraged as they develop their respective agriculture and agri-food plans and initiatives.

7. Conclusion

Through implementation of the Strategy, York Region continues to demonstrate a strong commitment to the agriculture and agri-food sector. Implementation of the Strategy has progressed well with all the actions mobilized and significant stakeholder outreach and engagement since 2018.

In 2023, the Region, local municipalities and Advisory Committee will collaborate to build on the momentum to develop a new Agriculture and Agri-food Sector Strategy. This will be a key focus along with raising the profile for the agri-food sector with stakeholders.

For more information on this report, please contact Jonathan Wheatle, Director, Economic Strategy at 1-877-464-9675 ext. 71503. Accessible formats or communication supports are available upon request.

Recommended by:



Paul Freeman, MCIP, RPP
Chief Planner



Dino Basso
Commissioner of Corporate Services

Approved for Submission:



Bruce Macgregor
Chief Administrative Officer

June 2, 2023

#15157910

Appendix A – Agriculture & Agri-food Strategy: Status of Action Items

Agriculture and Agri-Food Strategy: Status of Action Items

STRATEGIC GOAL	ACTION ITEM	TIMELINE	STATUS
1. Strengthen communication and collaboration with York Region, lower tier municipalities and the agri-food sector	1.1 Create a York Region agri-food specialist role dedicated to supporting growth of existing businesses, attracting new investments and promoting the Agri-food sector in York Region.	Short-term	Complete
	1.2 Build internal staff capacity to provide direction to lower tiers on agri-food issues; coordinate programming and initiatives between planning and economic development and tourism at the Regional level.	On-going	Complete/ On-going
	1.3 Develop a communication roadmap/strategy to ensure open and transparent communication pathways.	Short-term	Complete
	1.4 Create a directory/resource that includes names and contact information of producers in the Region; to be used by the Region for collecting employment data.	Medium-term	Complete
	1.5 Create annual opportunity to collect feedback from the agri-food sector to strengthen York Region staff and Council's understanding of farm and food businesses and their needs by engaging with local farmers and agri-food experts.	Medium-term	Complete/ On-going
	1.6 Continue to support and collaborate with GHFFA through projects.	On-going	Complete/ On-going
	1.7 Continue support for the York Region Agricultural Advisory Liaison Group (YRAALG) by allocating annual budget for special projects and events.	Medium-term	Complete/ On-going
	1.8 Explore and identify ways to celebrate and showcase agricultural innovators/champions in the Region using existing communication efforts.	On-going	Complete/ On-going

STRATEGIC GOAL	ACTION ITEM	TIMELINE	STATUS
	1.9 Seek opportunities to collaborate with partners in York Region and beyond the Region.	On-going	Complete/ On-going
	1.10 Develop York Region agri-food educational materials for general public to share at regional and community events.	On-going	Complete/ On-going
	1.11 Investigate and explore opportunities for teaching youth about agriculture and food production in the Region.	Medium-term	Complete/ On-going
	1.12 Demonstrate a commitment to the agri-food sector by supporting agricultural events and conventions through sponsorship or in-kind support.	On-going	Complete/ On-going
	1.13 Collaborate with organizations such as Rouge National Park, Oak Ridges Moraine Trust, Ontario Soil and Crop Improvement Association (OSCIA), and Ontario Farmland Trust to conduct study to understand current land stewardship practices used by York producers.	Medium-term	Complete/ On-going
2. Support agri-food sector through integrated land use planning and economic development			
	2.1 At the next review, update York Region's Official Plan to conform and align with recent changes to the Greenbelt Plan, Growth Plan and Oak Ridges Moraine Plan (2017 updates).	Medium-term	Complete
	2.2. Prior to next Official Plan review, conduct a Land Evaluation and Area Review (LEAR) study to collect updated data on quality of soils, fragmentation, conflicting uses and production in York Region.	Medium-term	Complete
	2.3 Through the Municipal Comprehensive Review, review York Region's Official Plan (and lower tier plans) related to overall agricultural strategies, land use policies, acceptable uses, as well as application processes and development fees to ensure they encourage and support investment and employment in the agricultural sector.	On-going	Complete/ On-going
	2.4 Conduct a study that investigates innovative financial mechanisms that	Medium-term	Complete/On-going

STRATEGIC GOAL	ACTION ITEM	TIMELINE	STATUS
	incentivize producers and landowners to keep land in agricultural production.		
	2.5 Conduct a review of policies and regulations related to environmental performance of food processing operations within the Region.	Short-term	Complete
	2.6 Participate in the upcoming consultation and review for the Greater Golden Horseshoe's Agricultural System policies (led by OMAFRA).	Short-term	Complete
	2.7 Recognize and acknowledge the agri-food sector's role as an economic driver in the Region through updates to plans and policies.	Medium-term	Complete/ On-going
	2.8 Conduct a study and review of edge planning practices and identify planning tools the Region can use to resolve conflicts between adjacent urban and agricultural land uses.	Medium-term	Complete/ On-going
	2.9 Monitor the Province's development of Agricultural Impact Assessment (AIA) guidelines and provide feedback through consultation with planning staff and other relevant stakeholders.	On-going	Complete
	2.10 Encourage the lower tier municipalities to develop and implement an Agricultural Community Improvement Plan (CIP) to incentivize on-farm diversification and value-added operations.	On-going	Complete/ On-going
	2.11 Create factsheets and accessible materials to help agri-food stakeholders interpret land use policies.	On-going	Complete
3. Support increased capacity for value added processing and support services			
	3.1 Develop and implement a Food Processing Action Plan that demonstrates York Region is 'open for business' to attract and retain food processing businesses.	Medium-term	Planned to re-prioritize as part of new Strategy
	3.2 Establish an agri-entrepreneur mentor program in conjunction with the York Small Business Enterprise Centre to support existing	Medium-term	Complete/ On-going

STRATEGIC GOAL	ACTION ITEM	TIMELINE	STATUS
	and potential entrepreneurs with mentoring and business guidance.		
	3.3 Investigate and identify opportunities to develop a regional food incubator/hub to support fruit and vegetable value-adding opportunities to increase farm revenue.	Long-term	Complete/ On-going
4. Leverage within the GTA and proximity to customers through direct farm marketing to meet demand for local food production			
	4.1 Facilitate the revitalization of the York Farm Fresh Organization to support the growth of York's agri-food sector and demand for farm-direct production.	On-going	Complete
	4.2 Continue annual production of the York Region Farm Fresh Guide Map and Pumpkin Pie Trail Map to promote and raise awareness of locally produced agricultural products.	Short-term	Complete
	4.3 Continue to support and encourage the provision of community gardens and/or urban agriculture projects that promote agricultural awareness in settlement/urban areas.	On-going	Complete/ On-going
	4.4 Support the development of agri-tourism programming such as "Farm Tour Hikes".	On-going	Complete/ On-going
	4.5 Raise awareness around the diversity of production and processing found in the Region through promotional materials (e.g. Ontario's 'soup and salad bowl' in the Holland Marsh; world crop production).	On-going	Complete/ On-going
	4.6 Revisit York Region's Food Charter and broaden support across the agri-food sector.	On-going	Underway
	4.7 Develop local food-sourcing policies for Regional facilities and encourage other public sector agencies within the Region to adopt similar policies.	Medium-term	Complete / On-going
	4.8 Facilitate relationship building between producer, processors and retail companies that support local food production (e.g. Longos, Metro).	Medium-term	Complete/ On-going

STRATEGIC GOAL	ACTION ITEM	TIMELINE	STATUS
	4.9 Communicate and promote existing online tools to help connect producers with the local market through workshops and seminars.	Medium-term	Complete/ On-going
	4.10 Partner with Rouge National Urban Park and Toronto Region Conservation to increase collaboration and learning amongst agri-businesses and potential new entrants into agri-tourism through hikes, education programs and/or peer-to-peer learning groups.	Medium-term	Underway
5. Provide support for business retention and expansion of primary agriculture production within York Region			
	5.1 Conduct Business Retention and Expansion studies (led by OMAFRA) to assess and evaluate the needs and opportunities in each lower-tier municipality with a focus on agri-food related services and businesses	Medium-term	Planned to re-prioritize as part of new Strategy
	5.2. Conduct a study and develop a long-term sustainability strategy for the Holland Marsh through collaboration with stakeholders and partners (e.g. Simcoe County, Lake Simcoe Regional Conservation Authority, Holland Marsh Growers' Association, OMAFRA, etc.).	Medium-term	Complete
	5.3. Work with industry and government agencies to support the employment of seasonal and foreign agricultural workers, with respect to working conditions, accommodations, cultural services and accessibility to workers.	On-going	Complete/ On-going
	5.4. Undertake an equine industry study and consultation to identify barriers and opportunities for growing the Region's equine industry including research on successes in other regions (e.g. Greater Toronto Area, Caledon, Halton Hills, etc.).	Medium-term	Planned to reprioritize as part of new Strategy
	5.5 Explore opportunities to increase the production of world crops within York Region.	Medium-term	Complete/ On-going
	5.6 Continue support to improve broadband connectivity across the Region through the Region's Broadband Strategy; particularly in rural and agricultural areas to help businesses develop and grow.	On-going	Complete/ On-going

STRATEGIC GOAL	ACTION ITEM	TIMELINE	STATUS
	5.7 Develop template and prepare annual report card to record and evaluate achievements.	On-going	Complete/ On-going
	5.8 Conduct a five-year review of York Region's Agriculture and Agri-Food Sector Strategy.	Long-term	Underway

Regional Planning Transition Plan

On June 29, 2023 Regional Council made the following decision (**please note requested action**):

1. Council receive the memorandum from Paul Freeman, Chief Planner dated June 19, 2023 and **forward it to local municipal planning staff for input.**

The original memorandum is available for your information at the following: [link to memo](#)

Regards,

Christopher Raynor (he/him) | Regional Clerk, Regional Clerk's Office, Corporate Services Department

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Our Mission: **Working together to serve our thriving communities – today and tomorrow**



Office of the Chief Planner
Corporate Services Department

MEMORANDUM

To: Regional Chair Emmerson and Members of Regional Council

From: Paul Freeman
Chief Planner

Date: June 19, 2023

Re: Regional Planning Transition Plan

This memorandum updates Council on the approach to transition Regional planning services due to legislative changes introduced through the [More Homes Built Faster Act, 2022](#) (Bill 23).

Bill 23, when fully implemented will fundamentally change Ontario's land use planning system

Bill 23 is omnibus legislation introduced on October 25, 2022. In response to a [November 10, 2022](#) report containing a high-level assessment of proposed changes on Bill 23, Council requested the Province halt Bill 23 to allow for fulsome consultation. On [December 15, 2022](#) Council endorsed comments submitted to the Province before Bill 23 received Royal Assent on November 28, 2022. On February 23, 2023 a [report](#), [memo](#) and [presentation](#) provided additional information, and Council considered the opportunities and challenges with Bill 23, including addressing housing affordability and maintaining municipal financial sustainability.

One of the updates provided through Bill 23 removes planning responsibilities from prescribed upper-tier municipalities, including York Region. These changes remove Regional Council's approval authority over local municipal official plans and amendments, requiring local municipalities to implement the Regional Official Plan, and remove the Region's right to appeal land use planning decisions. Many of the approaches to transition responsibilities will not be triggered until further proclamation occurs, the date of which is currently unknown. Material released with the proposed Provincial Planning Statement indicated the earliest this could occur is winter 2024.

Transition planning is advancing in collaboration with all nine local municipalities

York Region and local municipal planning staff have a long standing, collaborative relationship on land use planning matters, underpinned by a shared interest in achieving complete communities. One-on-one meetings with local municipal staff have occurred to begin supporting transition of planning responsibilities. Most local official plan amendments are already exempt from Regional approval, and there is a shared interest in continued streamlining of the development review and approval process to build more homes faster. These meetings are a first step towards retooling how to support the planning process post Bill 23. Regional staff will continue to comment on planning applications and assist local municipalities with ensuring conformity and addressing cross boundary issues.

The current status of approaches to transition Regional planning services, and a list of activities planned or underway is provided through Appendix A. The intent is to provide value added service. Further discussions with the local municipalities will occur to identify opportunities tailored to meet the needs of each and ensure a smooth transition.

Growth management will remain critical to coordinate growth with infrastructure service delivery and maintain financial sustainability

Growth management is intricately linked to land use, infrastructure and financial planning. Growth forecasts are used to plan communities and determine infrastructure and services required to serve residents and businesses. Continued coordination of growth management, land use planning and the development approvals process will be required to avoid slower planning approvals, delays in infrastructure delivery, and competing local municipal priorities. As a result, York Region will continue to support its local municipalities from a growth management perspective.

A collaborative approach to the planning process will continue, to ensure public safety and interests are addressed

When the Bill 23 changes related to the Region's planning authority are in full force and effect, the Region will continue to support the local municipalities by providing expertise and insights into the approvals process as outlined in Appendix A. Specifically, there is a continued shared need and interest in aligning growth with infrastructure, addressing housing affordability, assisting with implementation of Regional and Provincial policy and streamlining planning approvals. There is also continued need to protect the safety of the Region's roads and transportation system, which benefits all nine local municipalities. This will be done through commenting on new development and construction approvals, and other tools such as a Right-of-Way Management Bylaw.

Ongoing data stewardship, monitoring and reporting will provide timely, standardized information on growth and development, affordable housing, economic development, and other key elements of complete communities. It is anticipated that, through this transition of planning

authority, partnerships and opportunities to collaborate will be strengthened, and roles and responsibilities more clearly defined.

For more information on this memo, please contact Sandra Malcic, Director Planning, Policy and Data at 1-877-464-9675 ext. 75274. Accessible formats or communication supports are available upon request.



Paul Freeman, MCIP, RPP
Chief Planner



Bruce Macgregor
Chief Administrative Officer

June 16, 2023
#15269917

Appendix A – Summary of Approaches to Transition Regional Planning Services (Bill 23)

Summary of Approaches to Transition Regional Planning Services (Bill 23)

Description of York Regional Planning Role/Responsibility	Status as of Today (June 2023)	Transition Approach and Timing	Description of End State (Proclamation TBD – possibly Q1 2024)
1. Municipal Comprehensive Review (MCR) and Official Plan Update	MCR completed and the new Official Plan has been adopted by Council and approved by MMAH in November 2022.	Region will continue to assist local municipalities with their Official Plans to ensure conformity with the approved ROP and inclusion of added policies to embed any necessary Regional policies into the local OPs (i.e. Regional road planned widths, MTSA policies, growth management).	Region will continue to gather and analyze data to forecast growth to assist local municipalities and Regional Council coordinating growth, determining infrastructure needs and phasing within the financial sustainability framework and to inform master and capital planning.
2. Responsibility for Regional Official Plan	Region has the responsibility to continue to make decisions and offer advice regarding conformity to the Regional Official Plan.	<p>Region will continue to work with each local municipality to determine needs in preparing the local municipality to assume responsibility for implementation of the Regional Official Plan.</p> <p>Region will continue to provide comments and bring locally adopted OPs to Regional Council to achieve timely approvals that incorporate the approved ROP and provincial policy direction.</p>	Region will continue to support administering and interpreting the Regional Official Plan following proclamation.

Description of York Regional Planning Role/Responsibility	Status as of Today (June 2023)	Transition Approach and Timing	Description of End State (Proclamation TBD – possibly Q1 2024)
3. Approval Authority for Local Official Plans and Amendments	Region is approval authority for Local Official Plans and Amendments – Amendments meeting criteria defined in Regional Official Plan policy 7.3.8 can be exempted from Regional approval.	Region will continue to apply the exemption criteria where possible to streamline the approval process. Some amendments may still be subject to Regional approval delegated to staff per the delegation bylaw or approved by Regional Council, striving to achieve approval within prescribed timelines.	Upon Proclamation, Region is no longer approval authority for local Official Plans and Amendments and will no longer collect decision fees. Regional staff will continue to advise local municipalities through comments with the goal of achieving approval ready OPAs that respect local, Regional Council and provincial policy directions within the prescribed timeframes.
4. Region’s participation in Local Official Plans, Amendments, Secondary Plans and related background studies	Region participates in reviewing and providing comments on Official Plans, Amendments and Secondary Plans and related background studies. The amendments are circulated to the Region for review and comment following adoption. The Region is the approval authority for Official Plans, Amendments and Secondary Plans	Region will continue to participate in reviewing and providing comments on Official Plans, Amendments and Secondary Plans and related background studies. Region will continue to work with local municipalities to achieve approval ready OPs, OPAs and Secondary Plans.	Region will continue to participate in reviewing and providing comments on Official Plans, Amendments and Secondary Plans and related background studies, with focus on Regional matters such as: <ul style="list-style-type: none"> • Municipal water and wastewater servicing • Regional Transportation Systems • Growth management linked to the fiscally sustainable provision of regional infrastructure and services • Affordable and Assisted Housing • Responsibilities associated with a specific mandate prescribed by

Description of York Regional Planning Role/Responsibility	Status as of Today (June 2023)	Transition Approach and Timing	Description of End State (Proclamation TBD – possibly Q1 2024)
<p>5. Region’s participation in reviewing and commenting on development applications</p>	<p>Region is circulated, reviews and provides comments on development applications in accordance with public and resident interests</p> <p>Region is circulated all development applications to capture growth data in a comprehensive manner and provide products back to individual local municipalities such as housing supply and servicing allocation dashboards.</p>	<p>All development applications continue to be circulated to Region.</p> <p>Region continues to be circulated, review and provide comments on development applications in accordance with public and resident interests.</p>	<p>legislation (e.g. sourcewater protection, public health)</p> <ul style="list-style-type: none"> • Other Regional Services and Council priorities. <p>All development applications should continue to be circulated to Region for monitoring, reporting and growth management.</p> <p>Region will continue to review and provide comments on development applications related to Regional matters such as:</p> <ul style="list-style-type: none"> • Municipal water and wastewater servicing • Regional Transportation Systems • Growth management linked to the fiscally sustainable provision of regional infrastructure and services • Affordable and Assisted Housing • Responsibilities associated with a specific mandate prescribed by legislation (e.g., sourcewater protection, public health) • Other Regional Services that have a land component

Description of York Regional Planning Role/Responsibility	Status as of Today (June 2023)	Transition Approach and Timing	Description of End State (Proclamation TBD – possibly Q1 2024)
6. Right to Appeal to the Ontario Land Tribunal (OLT)	Although rare, the Region has the ability to appeal decisions to the Ontario Land Tribunal Appeal of local planning matters is subject to Council direction.	Region will not exercise its right to appeal, except for circumstances where public and resident interests are critically impacted, in recognition of its changing role, subject to Council direction.	Upon proclamation, Region is no longer able to appeal decisions to the OLT.
7. Party to an OLT Hearing	Region is currently a party to many active files under litigation at the Ontario Land Tribunal.	<p>Region will actively seek opportunities to limit its involvement as a party at new Ontario Land Tribunal Hearings unless matters of critical importance to Regional Council is an issue. Staff will seek Regional Council direction for any involvement at OLT in these cases.</p> <p>Region will discuss with local municipalities the inclusion of typical Regional standards for development to ensure Regional infrastructure and assets are not compromised. Regional participation in hearings to ensure this is a smooth process may still be required during this transition period.</p>	<p>Upon proclamation, Region no longer able to be a party to a Hearing. The proposed transition provisions allow the Region to remain a party to an appeal, if it was granted party status prior to sections removing its rights came into force.</p> <p>Regional staff will make themselves available to local municipalities where requested, including authorization by Council.</p>

List of Activities planned or underway to prepare for proclamation and implementing the future state

- Retooling of Planning and Economic Development workplan priorities is based on the following priorities:
 - Agility & innovation related to Provincial legislative changes
 - Timely development comments and approvals while mandated
 - Growth management to align infrastructure and growth
 - Local municipal support to implement complete communities, address housing affordability and promote economic development
 - Planning data/analytics to monitor targets and trends to inform Council
- Continue to develop dashboards and growth analysis products such as housing supply for use by local municipalities and the Province.
- Continue to facilitate process improvement and standardization such as the Collaborative Application Preparation (CAP) process in partnership with local municipalities to streamline the development process and meet Provincially mandated timeframes.
- Clearly define the services provided by the Region to local municipalities through MOUs, including additional items not referenced in this table as may be requested by the local municipality.
- Continue to progress the open sharing of development data and information through the establishment of data exchanges and reporting.
- Explore options for environmental plan review (natural heritage and water resources) to ensure local municipalities have consistent professional natural heritage advice without incurring additional costs or delays.
- Continue to assist local municipalities with embedding ROP policies into local plans.
- Ensure protection of critical Regional infrastructure and safety for all travelers through the implementation of a Right-of-Way Management Bylaw.
- Continue to monitor growth and inform local municipalities of trends impacting community objectives.
- Determine the need to update the Archaeological Master Plan.
- Region to finalize work with Conservation Authorities and execute agreements to deliver non-Planning Act services.

York Region Transit Fare Structure and Policy Update

On June 29, 2023 Regional Council made the following decision:

1. Council approve:
 - a. York Region Transit fare structure changes including replacement of monthly passes with fare capping and removing the express fare supplement
 - b. Updates to the York Region Transit Fare Policy (Appendix A) incorporating administrative changes identified in this report
2. Council rescind the York Region Transit Ride Free Policy (Appendix B).
3. A copy of this report be forwarded to the Clerks of the local municipalities, Ministry of Transportation Ontario, and Toronto Transit Commission.

The Regional Municipality of York

Committee of the Whole
Transportation Services
June 15, 2023

Report of the Commissioner of Public Works

York Region Transit Fare Structure and Policy Update

1. Recommendations

1. Council approve:
 - a. York Region Transit fare structure changes including replacement of monthly passes with fare capping and removing the express fare supplement
 - b. Updates to the York Region Transit Fare Policy (Appendix A) incorporating administrative changes identified in this report
2. Council rescind the York Region Transit Ride Free Policy (Appendix B).
3. A copy of this report be forwarded to the Clerks of the local municipalities, Ministry of Transportation Ontario, and Toronto Transit Commission.

2. Summary

This report seeks Council approval of changes to York Region Transit's fare structure and updates to the York Region Transit Fare Policy.

Key Points:

- York Region Transit (YRT) and Toronto Transit Commission (TTC) conducted a five-year fare policy review
- Fare capping (customers travel for free after a specific number of paid trips) is recommended to replace monthly passes in 2024 for all fare categories
- In March 2023, the province announced it will fully fund the elimination of cross-boundary double fares, including those with the TTC, by the end of 2023
- It is recommended the fare supplement of 50 cents on express routes be removed in September 2023

- Administrative changes are required to update the YRT Fare Policy with current information and terminology (Appendix A)
- Updated YRT Fare Policy structure includes details from the YRT Ride Free Policy (Appendix B) which will therefore be rescinded

3. Background

Council approved an update to the YRT Fare Policy in 2016

In [November 2016](#), Council approved updates to the YRT Fare Policy. Highlights of changes included a revenue-to-cost ratio target of 40%, incorporating the YRT Ride Free Policy, fare adjustments for years 2017 to 2019 based on an annual inflationary rate, and changing the name of the student age category to “Youth”. The Transit Assistance Program (TAP) pilot in partnership with Community and Health Services was implemented, as a result of the 2016 YRT Fare Policy update, to assist low-income residents with the cost of transit. In [February 2023](#) TAP was approved by Council as a permanent program through the Community and Health Services multi-year budget submission.

In October 2019, YRT and TTC initiated a five-year fare policy review

In October 2019, YRT and TTC initiated a comprehensive five-year fare policy review consisting of research and analysis, consulting with key stakeholders including customers and the public. Overall, the project strived to improve the customer experience and create a simple and consistent fare system for both the TTC and YRT.

In [September 2021](#), Council received an update on the progress of the five-year fare policy review including emerging insights from work completed to date. Consultations were key to understanding how fare policy and fare collection impact customer experience. Modelling and testing potential fare structures, concessions and pricing provided insight into costs and implications of implementing a combination of fare options.

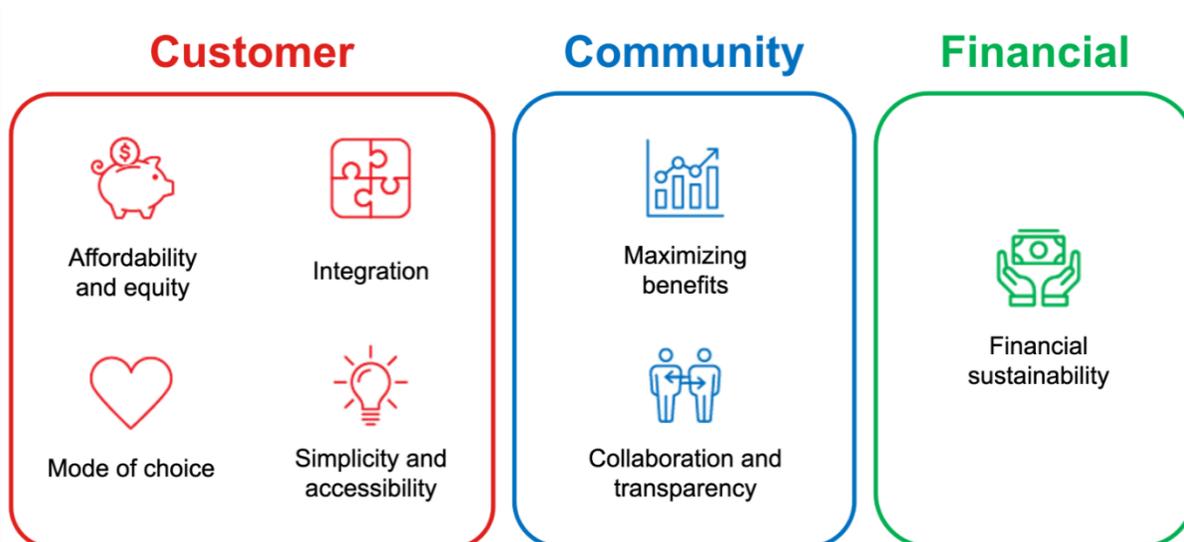
4. Analysis

Three fare policy recommendations resulted from the five-year fare policy review

In 2022, the five-year fare policy review was completed. As part of a fare analysis, several options were explored, ranging from free fares to full-cost recovery.

Fare policy goals (Figure 1) were established and provided a foundation for addressing customer experience while recognizing the importance of farebox recovery (the share of operating expenses that are recovered by the fares paid by customers). Fare policy goals balance the need to attract customers and ensure fiscal sustainability is maintained with other community objectives, such as equity and economic opportunity.

Figure 1
Fare Policy Goals



The following three options align with fare policy goals:

- Fare capping – Customers travel for free after a specific number of paid trips are reached within a calendar month. A “cap” is set on a number of paid trips and any trips taken after the “cap” is reached are free. Implementation of fare capping is recommended for 2024.
- Removal of the cross-boundary double fare between YRT and TTC – Eliminates the need for customers to pay a second fare when crossing the municipal boundary between York Region and the City of Toronto and/or transferring between the two transit systems. In March 2023, the province announced that it will fully fund the elimination of cross-boundary double fares, by the end of 2023. Staff will continue to work with the province and the TTC on this initiative as more details are provided.
- Expanding the ability to pay – Offers a low-income concession to a larger proportion of eligible customers. Staff continue to collaborate with Community and Health Services to explore opportunities for expanding the current Transit Assistance Program.

Replace monthly passes with fare capping for all fare categories in 2024

In 2018, YRT partnered with Community and Health Services and launched the Transit Assistance Program (TAP) pilot. The program offered lower-income residents, between the ages of 18 and 64 years, a monthly transit pass, which was half the cost of a YRT adult monthly pass. Participants in the program experienced challenges with the upfront cost of the monthly pass.

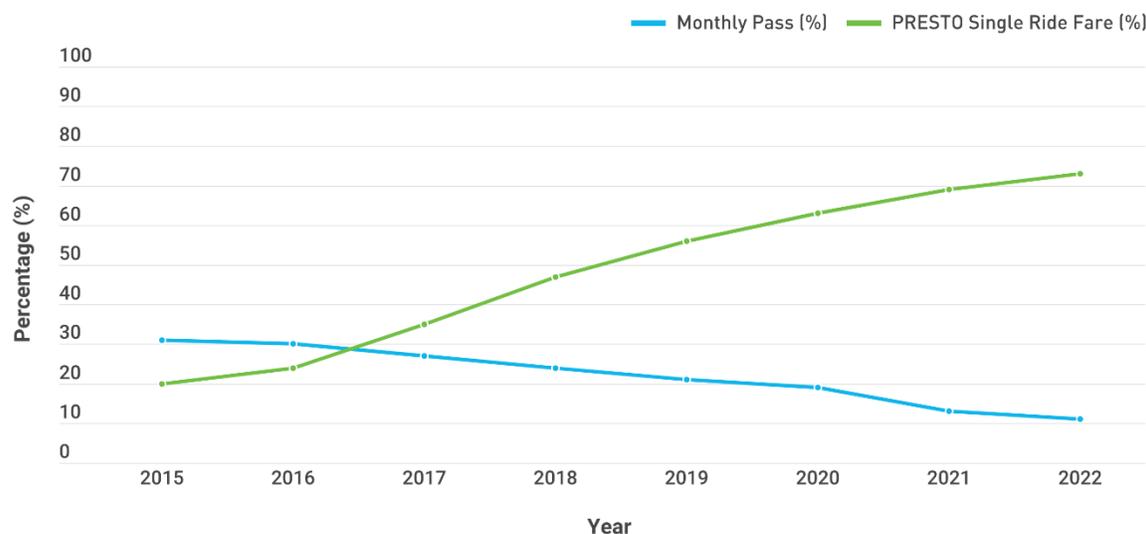
In 2021, monthly passes were removed from TAP and fare capping was introduced. TAP participants now pay half price for a single ride when using PRESTO. After 40 trips per calendar month have been reached rides are free for the remainder of the calendar month. Community and Health Services has also introduced fare capping into the Transit Discount Program for eligible Ontario Works and Ontario Disability Support Program recipients.

Feedback received during the extensive public consultation on the five-year fare policy review was consistent with feedback received from TAP participants. It was conveyed that the upfront cost of a monthly pass was a financial barrier and/or the product no longer met traveler needs. Monthly fare capping was preferred, by transit users, non-transit users and key stakeholders, over weekly and daily options.

Burlington Transit and Brampton Transit introduced fare capping at the on-set of the pandemic to address declining pass sales. Burlington Transit uses monthly fare capping, while Brampton Transit uses weekly fare capping. Transit agencies around North America have introduced fare capping including Metropolitan Atlanta Transit Authority, New York's Metropolitan Transportation Authority, Dallas Area Rapid Transit, and Edmonton Transit. GO Transit offers a complex type of fare capping product where discounts are tiered and increased as the number of monthly trips increase until 41 trips are reached after which the rest are free.

Monthly pass sales have been declining since 2015 for several reasons including the expansion of hybrid work, the upfront cost of the monthly pass, and the introduction of PRESTO fare card on YRT (Figure 2).

Figure 2
Comparison of Ridership Using Monthly Pass and PRESTO Single Ride Fare



After considering, public consultation feedback, customer experience, Regional Council equity goals, review of industry best practices, and monthly pass trends, it is recommended fare capping replace monthly passes for all YRT age-based fare categories using PRESTO single ride fares. Fare capping of monthly trips is recommended to align with current monthly pass pricing across all fare categories. Following the introduction of fare capping, the robust data that it yields on customer travel trends will be analyzed to help inform future fare policy decisions.

Removal of the fare supplement on express routes is recommended for implementation in September 2023

Feedback from the five-year fare policy public consultation concluded that extra fares for YRT's express services are not justified or equitable for all travellers. Express routes were first introduced during amalgamation of YRT in 2001 using the 407 ETR to provide faster service for business commuters. A fare supplement was introduced to compensate for the cost of 407 ETR. Subsequently, Rapid transit routes (Viva), additional express routes using Regional roads, and other routes using the 407 ETR have been implemented without fare supplements causing confusion for customers and inconsistency in fare collection.

The express fare supplement of 50 cents is recommended to be removed in September 2023.

Simplifying the Fare Structure responds to customer feedback

Easy-to-understand fares and using digital solutions to simplify fares are common themes in customer feedback. Removing monthly passes and the express fare supplement significantly streamlines the YRT Fare Structure (Table 1 is the current and Table 2 is the proposed).

Table 1
Current YRT Fare Structure

	Adult	Youth	Senior	Child	Express
Cash Debit or Credit	\$4.25	\$4.25	\$4.25	\$4.25	\$4.75
PRESTO or YRT Pay App	\$3.88	\$3.03	\$2.40	\$2.40	\$4.38
Monthly Pass	\$154.00	\$118.00	\$65.00	\$65.00	\$175.00
Ride to GO	Free	Free	Free	Free	\$0.50

Table 2
Proposed YRT Fare Structure

	Adult	Youth	Senior	Child
Cash Debit or Credit	\$4.25	\$4.25	\$4.25	\$4.25
PRESTO or YRT Pay App	\$3.88	\$3.03	\$2.40	\$2.40
Monthly Trip Cap on PRESTO	40	39	28	28
Ride to GO	Free	Free	Free	Free

Administrative updates to the YRT Fare Policy are needed

In addition to the fare age categories approved by Council in [September 2020](#), other updates to the YRT Fare Policy are needed. These include name changes, such as replacing Mobility Plus with Mobility On-Request, and removal or amendment of references to outdated fare and/or service integration agreements with neighbouring transit agencies.

Council approved the YRT Ride Free Policy in 2005 (Appendix B). The policy identifies who is eligible to ride free on YRT conventional services, including TTC-contracted routes north of Steeles Avenue and Brampton Transit routes operating in York Region. Eligible parties include Emergency Service personnel (in uniform) and members of the Canadian National Institute for the Blind. Individuals are required to provide proof of eligibility. As these details are now included in the updated YRT Fare Policy, the YRT Ride Free Policy is no longer required and is recommended to be rescinded.

The YRT fare structure and YRT Fare Policy updates support strategic goals identified in the Region’s Vision, Strategic Plan, and Official Plan

The recommended YRT fare structure and YRT Fare Policy updates support York Region as a place where everyone can thrive by providing equitable payment options for all YRT customers and focusing on what is needed to encourage and sustain economic growth and vitality of the Region.

5. Financial

Recommended fare structure changes managed through the budget outlook

Fare capping for all fare categories is estimated to impact YRT revenue with a forecast annual loss of \$500,000 by 2026 (Table 3). Removing the express fare supplement is estimated to impact YRT revenue with a forecast loss of \$150,000 in 2026 (Table 3).

Table 3
Estimated Revenue Impact of Fare Structure Recommendations

Proposed Fare Structure Change	2023	2024	2025	2026
Implementation of Fare Capping	0	(\$200,000)	(\$450,000)	(\$500,000)
Removal of Express Fare Supplement	(\$40,000)	(\$130,000)	(\$140,000)	(\$150,000)
Projected Total Revenue Loss	(\$40,000)	(\$330,000)	(\$590,000)	(\$650,000)

Fare structure recommendations are driven by customer benefit and equity goals as a significant portion of the revenue impact was likely being covered by lower-income riders paying per trip and ultimately exceeding the cost of a monthly pass.

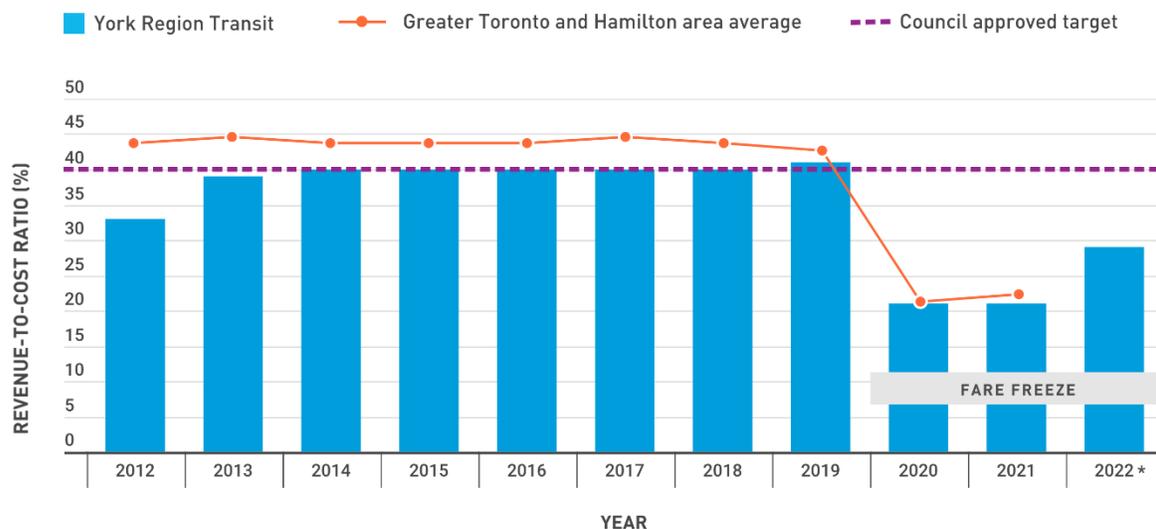
It is anticipated the improved customer experience, provided by the recommended fare structure including fare capping, will contribute to long-term ridership growth. Financial impacts resulting from fare structure recommendations in this report will be addressed through the 2024-2026 budget process.

Revenue-to-cost ratio is recovering from the impact of the pandemic

Revenue-to-cost ratio continues to recover reaching 31.5% for Q1 2023, ahead of the budgeted trend and up from 20.5% in 2020. This recovery is attributed to better-than-forecasted ridership growth following the pandemic.

Prior to and during the pandemic, YRT's revenue-to-cost ratio continued to be comparable to the Greater Toronto and Hamilton Area transit agencies' average ratio (Figure 3). Planned fare increases from 2024-2026 will further support recovery of YRT's revenue-to-cost ratio.

Figure 3
Ten-Year Revenue-to-Cost Ratio Trend



* 2022 GTHA transit agency revenue-to-cost ratios currently not available

6. Local Impact

Two virtual Town Hall sessions were held during the five-year fare policy review. Community stakeholder workshops were held with business improvement areas, school boards, shopping malls and a variety of community organizations in York Region to gather information and understand impacts of current fare policies and fare collection systems. Focus groups featuring customers and non-customers were conducted, as well as two public surveys that generated over 6,000 responses. Local municipal staff were consulted as part of the annual transit initiatives consultation process.

Residents will benefit from fare capping by removing the upfront cost of monthly passes and the assurance that fares will be capped at a set maximum number of trips per month. Residents using express routes on 400-series highways will also benefit from a more affordable trip. The YRT fare chart will be simplified and easier to understand.

7. Conclusion

This report seeks Council approval of recommended changes to York Region Transit's fare structure and updated YRT Fare Policy included in Appendix A. Fare capping would benefit all age categories by removing the upfront cost of a monthly pass and ensuring that customers do not exceed their monthly budget. Removing the express fare supplement will

reduce customer confusion and make riding express routes equitable while further simplifying the fare chart.

Work with the province will continue, regarding support for the double fare removal program, as more information is provided. Staff will continue collaboration with Community and Health Services and assist in reviewing the current Transit Assistance Program exploring opportunities for expansion.

For more information on this report, please contact Kyle Catney, Director, Operations, York Region Transit at 1-877-464-9675 ext. 75637. Accessible formats or communication supports are available upon request.

Recommended by:



Laura McDowell, P.Eng

General Manager, Operations and Services, Public Works



Erin Mahoney, M. Eng.

Commissioner of Public Works



Approved for Submission:

Bruce Macgregor

Chief Administrative Officer

June 2, 2023

14475385

Appendix A – Proposed Updates to the York Region Transit Fare Policy

Appendix B – York Region Transit Ride Free Policy



York Region Transit (YRT) Fare Policy

Approved By: Council

Approved On: **Date this version of the policy was approved**

Policy Statement

YRT Fare Policy is based on three guiding principles:

The fare structure should contribute to and support ridership growth strategies that result in net new ridership

The fare structure should support business objectives that aim to balance fare revenue with operating expenditures

The fare structure should be applied proportionately to all fare categories, recognizing the need to meet business objectives

Application

This policy applies to all passengers accessing transit services operated by or on behalf of YRT.

Purpose

The purpose of this policy is to establish the fare structure which applies to YRT services, including Conventional Bus Service, Viva and Mobility On-Request Services. YRT staff refers to this policy when proposing to adjust fares and implement fare structure changes. All such proposals will be presented to Council for consideration and approval.

Definitions

Conventional Bus Service: Transit service provided by or on behalf of YRT, excluding Viva and Mobility On-Request

Fare Media: Any form of payment that is currently accepted on YRT

Fare Structure: Determines how much a customer is required to pay to access YRT services. The structure identifies fare values based on customer fare categories

Mobile Payment: A smart fare technology accepted on YRT

Mobility On-Request (MOR-CON) Service: YRT's demand-responsive transit service in low demand areas and/or operating periods, connecting passengers within a designated area or to an adjacent fixed transit stop

Mobility On-Request Para transit (MOR-PARA) Service: YRT's specialized transit service for people with physical or functional disabilities who may be unable to use other YRT services for the entire duration of their trip, but who may be able to use these services for a part of the trip

Mobility On-Request Services: Includes both Mobility On-Request (MOR-CON) Service and Mobility On-Request Para transit (MOR-PARA) Service

PRESTO: An electronic fare card accepted on YRT

Proof-of-Payment (POP): Evidence that payment has been made by a customer who is-riding on Viva service, and which must be presented to a Transit Enforcement Officer upon request

Smart Fare Technology: Fare payment using technology and accepted on all YRT services. Smart Fare Technology includes PRESTO, Mobile Payment, and open payment

Special Pass Programs: Provides an additional discounted period pass to those who qualify. Special pass programs may include an employer pass program and the Transit Assistance Program (TAP)

Support Person: An individual who accompanies a person having a disability who requires assistance with communication, mobility, personal care or medical needs while travelling on YRT

Viva: York Region's rapid transit service operating on Yonge Street, Davis Drive and Highway 7 corridors, which provides faster service than Conventional Bus Service with off-board fare payment and limited-service stops

York Region Transit (YRT): A public transit agency that offers Conventional Bus Service, Viva Transit, and Mobility On-Request Services in York Region

Description

Fare Policy Objectives

This Fare Policy supports YRT's mission of providing high quality and accessible public transportation services for the benefit of the individuals and communities that it serves.

This policy sets six objectives critical to achieving the mission of YRT:

Increase ridership and improve service use

YRT contributes to reducing traffic congestion, improving the environment and social determinants of health by providing services that are accessible and efficient. This includes adopting fare strategies that help to increase ridership.

Establish Equitable Fares

YRT's fare structure will support the travel patterns and requirements of transit riders while providing options that take into account the needs of various population groups of York Region and their ability to pay for transportation services. Special pass programs will be reviewed and implemented where appropriate.

An annual adjustment will be applied to calculate and establish any fare changes based on operating and maintaining services. Changes to fare structure will be reflected proportionally across all fare categories. Any fare discounts for different fare categories shall be established using the adult concession fare as the base.

Enhance Mobility and Access

A variety of services and fare options enhance the customers' ability to access YRT services to get them where they need to go, improving their quality of life.

Increasing Revenue

Fare and non-fare revenues are critical to YRT's ability to partially subsidize its operating costs. Fare increases or restructuring of fares need to meet both YRT customer and business needs with a focus on achieving the revenue-to-cost ratio target established by Council. YRT continues to look for non-fare revenue opportunities to help achieve the revenue-to-cost ratio targets.

Maximize Fare Revenue Collection

YRT will implement convenient smart fare technologies, including the use of the PRESTO fare card mobile device payment, and other modes of electronic payment.

YRT will also continually explore ways to optimize the current customer revenue system.

Respect Customer Privacy

YRT recognizes the importance of respecting customer privacy and ensuring the security of personal information and will make every effort to put security features in place that protect YRT's customers.

Fare Structure

Fare Media Types and Structure

YRT accepts various forms of Fare Media. Where amendments to the fare structure (Appendix 1) are approved by Council, a comprehensive public communication strategy will be developed and implemented to advise customers and residents of approved changes to the fare structure.

Fare Levels

One fare will be charged on any YRT services within the two-hour time period allotted.

Fares will be reviewed and updated through the business planning and budgeting process. Should fare changes be implemented, a comprehensive public communication strategy will be developed focusing on informing customers, and residents of changes to fares as approved by Council.

Transfers

Transfers are valid for two hours and can be used in any direction of travel. The trip must be completed by the time of expiry.

Proof-of-Payment

Viva operates on a proof-of-payment system (POP). Passengers are required to carry POP with them at all times and required to present their POP to a Transit Enforcement Officer upon request. Customers are responsible for ensuring appropriate fares, and any applicable fare supplements, are paid for each trip. Customers are required to pay their fare before entering the fare-paid zone or boarding a Viva bus.

Responsibilities

Regional Council:

Review and approve any increase in/or restructuring of fares, as recommended by the Director, Transit Operations

YRT Staff:

Continue to monitor the budget, and ridership and research best practices to help increase the revenues in accordance with this Fare Policy

Legislative and other authorities

- York Region Transit Fare Policy e-docs 6102357

Appendices

- (Provide a hyperlink to eDOCS or website)

Contact

Director, Transit Operations, Public Works, Extension 75637

Approval

(Remove the CAO approval section for policies approved by Regional Council)

<p>CAO Signature: _____</p> <p>Date Approved: _____</p>

(Remove the Council approval section for policies approved by CAO only)

<p>Council Date: <input type="text"/></p> <p>Council Minute Item: <input type="text"/></p>	<p>Committee Date: <input type="text"/></p> <p>Committee Minute Item: <input type="text"/></p>
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Accessible formats or communication supports are available upon request.

#10567879

YRT Fare Structure

1. YRT Fare Categories

Adult

Applies to any person having reached the age of 20, but not yet having reached the age of 65.

Youth (age 13- 19 years)

Applies to any person from the age of 13 to 19 and must show proof of age upon request.

Senior

Applies to any person having reached the age of 65 and must show proof of age upon request.

Child (age 0 – 5 years)

Children up to the age of 5 years old ride free and must show proof of age upon request.

Child (age 6 – 12 years)

Applies to any person from the age of 6 to 12 and must show proof of age upon request.

2. Transfers and Fare Integration

Transfers

Transfers will be accepted on YRT from the following transit agencies so long as they have not expired:

- a) Durham Region Transit
- b) Brampton Transit
- c) Mississauga Transit
- d) Oakville Transit
- e) Burlington Transit
- f) Hamilton Street Railway
- g) TTC contracted routes in York Region

Transfers will NOT be refreshed. Customers must retain their original transfer and travel must be completed by the two-hour issuance time.

GO Transit Fare Integration

Ride to GO allows customers to travel on YRT for free when showing proof-of-payment for a trip on GO Transit. Ride to GO is available on any YRT and contracted TTC route in York Region travelling to or from GO Transit services. You must use a PRESTO card, credit or debit card, or valid GO Transit fare to use this fare integration.

GO Transit group passes, e-tickets, and employee passes cannot be used with Ride to GO.

YRT and contracted TTC vehicles will only accept a GO Transit single-ride or day pass if transferring from a GO transit service to a YRT or contracted TTC route. The ticket must show the current date/time cancellation from connecting GO Train or Bus. Travellers connecting to Viva cannot use prepaid GO single-ride or day pass GO fare and must use a PRESTO, credit or debit card to use Ride to GO. Refer to website for latest information and complete details.

<https://www.yrt.ca/en/fares-and-passes/ride-to-go.aspx#How-to-GO>

3. General Conditions for all Fare Media

Fare Media remains the property of York Region Transit and is subject to confiscation without refund if the holder violates any of these conditions. Fare Media must not be altered or reproduced in any fashion.

- Fare Media is non-refundable except for PRESTO e-purse which may be refunded, subject to a 4% administrative fee
- Fare Media will not be replaced if lost or stolen
- Pre-paid credit cards are not accepted as a form of payment at on-street ticket vending machines

4. Support Person Assistance Card

YRT customers who need to be accompanied by a support person are required to carry a YRT Support Person Assistance Card. View Support Person Assistance Card details

<https://www.yrt.ca/en/our-services/mor-paratransit-support-person-assistance-card.aspx>

5. Ride Free

Emergency Service personnel, members of the Canadian National Institute for the Blind (CNIB), and any other organization operating within the Region dealing with persons with visual impairments are permitted to travel free of charge on YRT conventional bus services.

Passengers 100 years old and older are permitted to travel free on all YRT services including conventional bus services, Viva, and Mobility On-Request Services.



STATUS	Final
Council Approved	Y
CAO Approved:	Y

TITLE: York Region Transit Ride Free	Edocs No.: 108598 Original Approval Date: February 17, 2005 Policy Last Updated: February 24, 2005
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POLICY STATEMENT:

York Region Transit (YRT) recognizes the value and importance of emergency services personnel. In this regard, YRT consents to Emergency Service personnel riding free of charge on all YRT operated services (including TTC contracted routes north of Steeles Ave. and Brampton Transit routes within York Region).

Additionally, members of the Canadian National Institute for the Blind (CNIB) and any other organization operating within the Region dealing with persons with visual impairments will travel free of charge on conventional transit services with appropriate identification.

APPLICATION:

This policy applies to all York Region Transit conventional routes, including TTC routes north of Steeles Avenue and Brampton Transit routes operating within York Region.

PURPOSE:

The purpose of this policy is to formalize and identify who is eligible to ride free on YRT conventional services.

DESCRIPTION:

The following table describes personnel that are entitled to ride York Region Transit conventional services at no cost:

Rider	Ride Free Criteria
Police Officer	In uniform only, when traveling to/from work or while on duty. Civilian status does not apply to this policy.
Fire Fighter	In uniform only when traveling to/from work or while on duty.
Paramedic	In uniform only when traveling to/from work or while on duty.
Visual Impairment	Any client of the CNIB or any other approved agency dealing with visual impairments.

RESPONSIBILITIES:

York Region Transit will notify its Contractors regarding the Ride Free policy.

REFERENCE:

Brampton Transit	London Transit
Burlington Transit	Mississauga Transit
Ajax Pickering Transit	OC Transpo
Hamilton Transit	Oakville Transit
GO Transit	Toronto Transit Commission
Grand River Transit	

CONTACT:

Mary-Lou Johnston, Manager, Customer Service & Marketing
 Brian Drew, Manager, Mobility Plus
 Rick Takagi, Manager, Conventional Operations

APPROVAL INFORMATION

CAO Approval Date:	January 11, 2005		
Committee: Transit	Clause: 2	Report No: 2	
Council Approval:	Minute No. 24	Page: 14	Date: February 17, 2005

Proposed Provincial Planning Statement

On June 29, 2023 Regional Council made the following decision:

1. Council approve this report, Appendix A and Appendix B for submission to the Provincial Land Use Plans Branch, Ministry of Municipal Affairs and Housing in response to Environmental Registry of Ontario posting #019-6813.
2. The Regional Clerk forward this report to the Minister of Municipal Affairs and Housing and the Clerk's of the local municipalities.

The Regional Municipality of York

Committee of the Whole
Planning and Economic Development
May 18, 2023

Report of the Commissioner of Corporate Services and Chief Planner

Proposed Provincial Planning Statement

1. Recommendations

1. Council approve this report, Appendix A and Appendix B for submission to the Provincial Land Use Plans Branch, Ministry of Municipal Affairs and Housing in response to Environmental Registry of Ontario posting #019-6813.
2. The Regional Clerk forward this report to the Minister of Municipal Affairs and Housing and the Clerk's of the local municipalities.

2. Summary

This report seeks Council approval for comments on the Province's proposal to consolidate two major planning documents in Ontario: *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (Growth Plan), 2020 and the *Provincial Policy Statement, 2020*. The proposed Provincial Planning Statement, 2023 (the Statement) will form a single province-wide land use planning policy document to support the achievement of Provincial housing objectives.

Key Points:

- The Province released a proposed Provincial Planning Statement that integrates the Growth Plan for review and comment by June 5, 2023
- Streamlining planning approvals and providing flexibility in local municipal planning decisions are supported, but should not come at the expense of considerable gains in comprehensive planning achieved over the past 30 years
- As did Bill 23, *More Homes Built Faster Act*, the proposed Statement will complicate the Region's ability to align growth with infrastructure and financial planning
- Intensification targets and most density targets have been removed in the Statement creating uncertainty as to where growth will occur. This makes planning for community amenities a challenge since the objective is locations where they can serve the most residents

- Targets for, and the Provincial definition of affordable housing is proposed for removal and should be maintained to support monitoring and reporting on the success of the target and Provincial initiatives aimed at addressing housing supply and the affordability crisis
- Policies may result in more car dependent communities lacking adequate community services impacting public health and well-being, and pressure to expand planned municipal infrastructure

3. Background

Provincial Policy Statement provides comprehensive planning policy direction for Ontario that is different from the Growth Plan that address growth pressures for Greater Golden Horseshoe

The Provincial Policy Statement and the Growth Plan are foundational documents that provide Provincial policy direction on land use planning matters including growth management, infrastructure planning, protection of resources and protection of health and safety due to natural or human-made hazards.

The Provincial Policy Statement is implemented through section 3 of the *Planning Act* and is the primary provincial land use planning policy document, applying across Ontario. All planning decisions must be consistent with the Provincial Policy Statement, and all other Provincial plans are to be read in conjunction with the Provincial Policy Statement.

Working alongside the Greenbelt Plan, Oak Ridges Moraine Conservation Plan and the Lake Simcoe Protection Plan, the Growth Plan identifies where and how growth is to occur in the Greater Golden Horseshoe (GGH) to promote economic vitality while protecting natural and agricultural systems. The Growth Plan outlines strategic locations for growth, land density targets and Provincial growth forecasts to 2051. These factors are essential to ensure an integrated approach to complete communities, and to make effective investments in infrastructure and public service facilities.

Key policy changes result from the proposed Provincial Planning Statement

Key changes resulting from the proposed merger of the current Provincial Policy Statement and Growth Plan into the Provincial Planning Statement, 2023 include:

- Flexibility for the planning horizon has been introduced by requiring the designation of land to accommodate growth for at least 25 years ('at least' being new)
- A common set of Provincial population and employment forecasts for use by municipalities will no longer be provided
- Municipal comprehensive reviews are no longer required and decisions on growth management, including settlement area expansion and employment conversion, can occur at any time

- The intensification target has been removed and the focus of intensification is limited to “Strategic Growth Areas”, which are only applicable to large and fast-growing municipalities; Provincial Urban Growth Centres are no longer referenced
- Minimum density for designated greenfield areas is encouraged and only a subset of Growth Plan targets has been maintained (MTSA densities) applicable only to “large and fast-growing municipalities”, elsewhere they’re optional
- The Provincial Planning Statement does not define affordable housing and has not brought forward targets for affordable or rental housing
- The definition of employment area and the policy approach to employment planning has changed, specifically by not including office in the definition, allowing more residential uses in some instances, and allowing conversion of employment lands at any time, with fewer tests
- The Statement eliminates the requirement to use the provincially mapped Agricultural System, and permits additional residential units and lots in the agricultural area

Implications of these changes are highlighted in this report and Appendices A and B.

Comments on the proposed Provincial Planning Statement are due June 5, 2023

In October 2022, ERO [posting #019-6177](#) requested ideas on how to integrate the Growth Plan and the Provincial Policy Statement. In [December 2022](#) Council expressed concern with the proposed merger and urged the Province to allow time for meaningful consultation since the proposal could undo significant progress between the Province and municipalities to coordinate and strengthen comprehensive planning in the GGH over the last 30 years. Council identified integrating the two documents may have the opposite effect of bringing housing supply to market faster if local municipalities pause their Official Plan reviews to address forthcoming policy changes.

On April 6, 2023 ERO [posting #019-6813](#), “Review of proposed policies adapted from A Place to Grow and Provincial Policy Statement to form a new provincial planning policy instrument” included a proposed Provincial Planning Statement document for review with a commenting deadline of June 5, 2023. Once the new Provincial Planning Statement is approved, the Growth Plan will be revoked and the new PPS would take effect sometime in fall 2023. The proposed PPS document outlines policies grouped under five pillars:

- Generate an appropriate housing supply
- Make land available for development
- Provide infrastructure to support development
- Balance housing with resources
- Implementation

Concurrent with this ERO posting, the Province released [Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023](#). Bill 97 introduced proposed changes to the *Planning Act*,

Residential Tenancies Act (2006) and minor revisions to the *Development Charges Act* (1997), *Ministry of Municipal Affairs and Housing Act*, and *Municipal Act* (2001). A report to Committee of the Whole on [May 4, 2023](#) outlined details of Bill 97 legislative amendments to various statutes and provided a response.

4. Analysis

Municipal flexibility is supported but gains in comprehensive planning achieved over the past 30 years should be maintained

Prior to the mid 1990's, the Provincial policy framework lacked tools to allow for comprehensive planning. Specifically, the following were not addressed through provincial planning documents:

- A common planning horizon and Provincial population and employment growth forecasts
- Intensification and density targets
- Restrictions and conditions on converting employment lands

Lack of direction in these areas resulted in challenges, particularly in high-growth regions of the GGH. These challenges were experienced in planning, prioritizing and financing transit, aligning water and wastewater infrastructure, and community and emergency services to ensure residents and workers were well supported within their communities. Since the 1990's various iterations of the Provincial Policy Statement and Growth Plan have addressed this gap and strengthened comprehensive planning.

While flexibility is supported in some areas, as is streamlining the planning approval process, gains in comprehensive planning over the past 30 years need to be preserved for the reasons set out in this report, Appendix A, and Appendix B.

Housing development needs to be aligned with municipal servicing master plans to achieve the 1.5 million homes target

For the Province to achieve its goal of 1.5 million homes in 10 years, servicing and infrastructure sequencing will be critical. Infrastructure, community services and land use planning need to be closely aligned, which is the approach Council has taken through master planning aligned with the ROP. The Provincial Planning Statement should include the objective of long-term financial planning required to deliver and maintain sustainable infrastructure for years to come. It is imperative that comprehensive municipal infrastructure planning consider the financial, technical and operational needs of a growing Region.

Master plans and capital plans play a strong role in identifying areas that are ready, and those next in line for development. The Transportation Services and Water and Wastewater Master Plans identified regional costs to 2051 of nearly \$13 billion, with total costs, including expenditures by other levels of government, of \$21.6 billion. The Region's 2023 10-year

Capital Plan includes \$6.2 billion to support growth-related infrastructure primarily for roads, transit, and water and wastewater systems.

Phasing and sequencing of infrastructure allows for orderly implementation of servicing to planned and identified strategic areas. It is not financially feasible, sustainable or efficient to build disconnected (or interim) infrastructure to all corners of a municipality. Master Plans identify the quantum of infrastructure required to address growth to 2051, and capital plans identify needs for the next 10 years. Together these plans identify where, how and when servicing capacity should be delivered to enable housing to come online more quickly and cost effectively to support Provincial goals.

Broadening where housing is permitted may leave future residents with fewer community amenities and supportive services

The proposed Provincial Planning Statement's focus on housing supply promotes more dispersed development than the current Provincial Policy Statement and Growth Plan which direct, through targets, significant growth to areas supported by transit and community amenities. Proposed updates do not direct intensification to specific areas in a municipality or manage urban expansion as has been followed in Official Plans. The proposed Statement will allow growth and intensification more broadly and place demand for services over a larger geographic area.

The proposed Provincial Planning Statement also permits residential uses in previously protected employment and agricultural areas in an effort to bolster housing supply. This has implications for Regional infrastructure and services to support the potential distribution of more new residents in areas not anticipated. Proactive planning for services such as paramedics, fire, police, public health, transit, community housing and social assistance services will be more challenging with less certainty on growth areas. Additionally, services planned at the Regional level will need to be coordinated with nine local municipalities to prioritize capital investment and service delivery.

If the Provincial Planning Statement's aim is to increase housing supply to resolve affordability, then targets to monitor success need to be included

All references to affordable housing targets and definitions, as well as purpose-built rental targets, are removed with the proposed Provincial Planning Statement. Instead, the Statement indicates housing affordability needs are to be coordinated with Service Managers, like York Region, responsible for funding, administration and delivery of local housing and homelessness systems.

With these changes, the role of the private market and development industry in helping to address affordability is unclear. A bigger role for municipalities is a challenge, particularly given recent Development Charges Act, 1997 changes which make Housing Services no longer DC eligible.

Maintaining a consistent definition of affordable housing is important to support evidence-based accountability. Reviewing and maintaining an appropriate target along with consistent methodology for its application is essential and supports the continuation of current monitoring to assess trends and impacts of initiatives using a common baseline. Opportunity

for improvement, including consideration of MPAC as a consistent source of data, should be explored.

Provincial Planning Statement should reinforce the link between land use planning, quality of life and human health

Complete communities support quality of life and human health by encouraging the use of active transportation and providing high quality public open space, adequate parkland, opportunities for recreation, and access to local and healthy food. Complete communities support climate change mitigation by increasing the modal share for transit and active transportation and by minimizing land consumption through compact built form.

Proposed changes may impact delivery of complete communities impacting health and well-being, and prevention of chronic illnesses. The Statement should acknowledge the relationship between health and the built and natural environment.

Mixed-use communities are supported but business parks need to be protected for their ongoing economic viability

The definition of an employment area will significantly change with the proposed Provincial Planning Statement. This may impact where businesses locate and potentially reduce economic competitiveness. Many of the Region's current employment areas contain business park uses such as office uses not associated with industrial operations.

As proposed, office and retail uses will no longer be allowed in the redefined "employment areas", unless they are associated with the primary use (for example, office space within a warehousing facility). As a result, employment areas may need to be modified to exclude office developments. This will encourage office and retail uses in strategic growth areas and other mixed-use areas which is supported. Removing office uses from employment areas will result in increased competition with residential development, which the market favours over office.

Industrial, manufacturing and small-scale warehousing without adverse effects are also encouraged to locate in mixed-use areas. The intent is to promote more mixed land uses, including employment opportunities while separating those businesses not compatible with residential or commercial. Promotion of a range of uses in planned mixed use areas is a laudable goal, but this is a significant change and threatens land use compatibility and economic viability for some employment areas that may result in unintended land use conflicts.

Like concerns raised with other proposed changes, future residents living in these areas may not have the supports and amenities they need (parks, schools, open space, etc.).

Provincial Planning Statement proposes additional changes that have broad implications on future growth

The Proposed Provincial Planning Statement contains other changes that prompt additional comments as provided in Appendix A and Appendix B.

- Focusing housing on the 29 large and fast-growing municipalities, which in York Region includes only Markham, Newmarket, Richmond Hill and Vaughan, creates a patchwork of growth management approaches across the Province and among adjacent municipalities
- The lack of intensification targets, limited density targets, and no requirement of Major Transit Station Areas and associated density targets outside large and fast-growing municipalities impacts how infrastructure is planned for, and future ridership levels
- Relaxing policies for settlement area boundary expansions and allowing them on an ad hoc basis promotes unmanaged (sprawl-like) growth
- Increased opportunities for housing in Agricultural areas, previously restricted from development will increase automobile dependence
- Potential enactment of the Provincial Planning Statement in fall 2023, may create additional delays to bring housing online with uncertainty for local municipal Official Plan review and approval processes
- Proposed changes emphasize the need for a modernized environmental assessment process to address Provincial delays in infrastructure approvals

5. Financial

The Region's 2023 10-year Capital Plan includes \$6.2 billion to support vital growth-related infrastructure primarily for roads, transit, and water and wastewater systems. These plans were based on a growth management strategy resulting from a comprehensive review of growth needs to 2051. Master Plans for these service areas identified regional costs to 2051 of approximately \$13 billion, with total costs, including expenditures by other levels of government, of about \$21.6 billion.

An additional \$2 billion of expenditures beyond those included in the capital plan have been identified for priority projects that are needed to help build complete communities across the Region. These projects remain reliant on senior government funding commitments and are subject to the Region's fiscal capacity considerations. Included in the \$2 billion estimate is approximately \$1.5 billion to advance the Region's bus rapid transit network and \$0.4 billion for affordable housing initiatives.

Conversions of employment lands to residential also has the potential to consume more servicing capacity from existing infrastructure than contemplated which could necessitate additional infrastructure, as residential users consume water (or services) at a higher rate than employment uses (e.g., offices). Depending on uptake, settlement area expansions and policies permitting more dispersed intensification throughout settlement areas, could also increase expenditures for infrastructure and other services (e.g., transit and emergency medical services).

When the Region's Development Charges Bylaw is updated, growth projections are required as part of the background study. Lack of a common set of population and employment forecasts, on a region-wide basis, may complicate that process.

Staff will continue to monitor implementation of the proposed Provincial Planning Statement and any other legislative changes and, as more information is made available, report back on fiscal impacts that have budgetary ramifications.

6. Local Impact

Partnerships between York Region and local municipalities should be preserved while working together to streamline planning and respond to new policy direction

York Region and the nine local municipalities have worked together to implement the Growth Plan since its inception. Through the most recent Municipal Comprehensive Review to update the Region's Official Plan, combined efforts on forecasts, density targets, MTSA's, mapping and policy directions enabled Official Plans to reflect balanced future communities that bring economic opportunity and provide a good quality of life.

Markham Centre and Vaughan Metropolitan Centre (VMC) are well advanced, and expansion of the subway to Richmond Hill Centre will bring new connections to the GTA. The Growth Plan has helped to enable this planning, providing goals for municipalities across York Region so servicing and transportation connections could be well coordinated.

Continued collaboration between the Region and local municipalities to comprehensively plan and align growth with infrastructure is of paramount importance as we transition to a more streamlined planning process with additional planning approval authority shifting from the Region to local municipalities.

7. Conclusion

The proposed Provincial Planning Statement is anticipated to take effect in fall 2023. Comments on ERO [posting #019-6813](#), through this report will be submitted to the Province in response to the posting.

Critical aspects of existing provincial planning direction should be maintained through the proposed Provincial Planning Statement to provide a consistent approach to growth management, particularly for municipalities in the GGH. Policy direction should be maintained for coordinated infrastructure planning, protection of natural and agricultural areas and provision of services to avoid future communities which lack the components of a healthy built environment that promotes health and well-being of future residents.

For more information on this report, please contact Teresa Cline, Manager, Policy and Environment at 1-877-464-9675 ext. 71591. Accessible formats or communication supports are available upon request.

Recommended by: 
Paul Freeman, MCIP, RPP
Chief Planner


Dino Basso
Commissioner of Corporate Services

Approved for Submission: 
Bruce Macgregor
Chief Administrative Officer

April 13, 2023

15284521

Appendix A – Response Letter for Bill 97

Appendix B – Comments and Response Table



Provincial Land Use Plans Branch
Via email: growthplanning@ontario.ca
13th Floor, 777 Bay Street
Toronto, Ontario
M7A 2J3
Canada

DRAFT

May 6, 2023

Re: Proposed Provincial Planning Statement ERO posting 019-6813

York Region Committee of the Whole received the attached report which outlines key comments on the proposed Provincial Planning Statement. In addition to those comments, the Region has the following additional comments, with detailed section by section comments attached

Municipalities not listed as 'large and fast-growing' are permitted, but not required to identify density targets

The proposed PPS identifies 'large and fast-growing' municipalities, which in York Region include the Cities of Markham, Richmond Hill and Vaughan and the Town of Newmarket. These municipalities have been assigned housing targets and associated housing pledges.

The proposed PPS focuses growth in these municipalities requiring them to identify strategic growth areas, delineate Major Transit Station Areas (MTSA) and set minimum density targets for both these areas. These municipalities are encouraged to establish density targets for new settlement areas or expansions, but this is not a mandatory requirement. Municipalities not listed as 'large and fast-growing' are permitted, but not required, to have these planning policies in place.

Comprehensive planning, and a level playing field for the Greater Golden Horseshoe is lost with a new patchwork approach to select areas in the Province.

Removal of the intensification target loses the focus of long-term planning goals and vision for future communities

The proposed PPS removes intensification targets. The intensification target across York Region ensured that 50% of all new residential development would be within the built-up area. Intensification targets ensure that a portion of new development is near infrastructure such as transit, water and wastewater servicing and community amenities. Intensifying

existing urban areas allows for housing units of varying types and sizes and limits the need for expansion of urban boundaries to accommodate additional population and employment. Intensification uses land efficiently and because amenities are close-by, encourages a more walkable community.

Although the proposed PPS encourages intensification, removing the target reduces certainty and transparency, eliminates an indicator for measuring and reporting progress, reduces motivation to change outdated and more costly land use patterns, and diminishes the focus of working toward more sustainable communities.

Permissive settlement area expansion policies and loss of comprehensive planning will promote uncontrolled growth

One of the key elements of the Growth Plan is the requirement for a Municipal Comprehensive Review (MCR), when potential settlement area expansions are evaluated to support growth forecasts region wide. This regulated the timeframe and parameters to consider if an expansion was required and ensured that development was primarily directed to built up areas, meeting density targets to develop land efficiently and restrain urban sprawl. The proposed PPS removes the MCR requirement, allowing municipalities to identify settlement area expansions on an ad hoc basis with relaxed requirements. In addition, policies restricting expansion of Greenbelt and Oak Ridges Moraine settlement areas currently found in the Growth Plan have not been carried forward in the proposed PPS, potentially permitting uncontrolled expansion of these areas.

Proposed PPS allows additional housing in agricultural areas diminishing previous protection from development

Up to three residences are permitted on a prime agricultural lot, one for the primary dwelling and up to two additional residential units with limited tests for compatibility. The proposed PPS also allows multi-lot development where servicing, including private servicing, can be provided. The result of these policies is the loss of land for agricultural use, and housing that is located further from amenities and services, exacerbating car dependence. It also changes the nature of rural landscapes in Ontario, diminishing previous policies that protected these areas for agricultural activities.

Continued changes in Provincial direction may delay finalization of local Official Plans and impact building housing faster

The proposed PPS is anticipated to be in effect in fall 2023 with the expectation that municipalities will follow their normal Official Plan update cycle of every 5-10 years to align with the PPS. With the approval of the York Region Official Plan in November 2022, local municipalities are at various stages of their own local municipal Official Plan review for conformity. Now that Provincial policy approach is changing, local municipalities may choose to pause local Official Plan reviews until the PPS is approved by the Province which will further delay Official Plan reviews. The forthcoming PPS may also delay development application review as staff works to understand and apply the new policies, once approved, for both residential and employment areas.

Environmental assessment modernization is needed to ensure servicing capacity is available to support the Provincial housing target

Developing infrastructure required to support growth has been challenging for York Region due to delays experienced in the environmental assessment process. Many of the Region's major infrastructure projects have been subject to significant delays, including the Southeast Collector with a delay of eight years and both the Duffin Creek Outfall and Upper York Sewage Solutions projects experiencing delays of 10 years.

A streamlined environmental assessment process for municipal infrastructure is required. York Region urges the province to work with municipalities to develop and implement a modernized environmental assessment process that addresses these issues and roll out a new system in the near future. The Province will not meet its 1.5 million home goal with the currently constrained process for approving critical infrastructure under the *Environmental Assessment Act*.

Broadening of housing options and locations may have implications for servicing and infrastructure planning guided by Official Plans for the past 30 years

The proposed PPS expands the definition of housing options to include examples such as garden suites, low and mid-rise apartments, student housing and long-term care homes. Residential intensification also is expanded to include conversion of commercial or industrial buildings, housing redevelopment at higher units, not restricting intensification to specific areas in a municipality as was done in Official Plans, but rather allowing it more broadly. This has implications on Regional infrastructure and services available to support a potential increase in housing not focused in areas previously identified which informed master plans.

The Region looks forward to continuing to work with the Provincial Land Use Plans Branch and staff are available to discuss these comments. If you have any questions, please do not hesitate to contact Sandra Malcic, Director Long Range Planning at 1-877-464-9675, ext. 75274.

Sincerely,

Paul Freeman, MCIP, RPP
Chief Planner

cc: Wayne Emmerson, Regional Chairman and CEO
Lina Bigioni, Chief of Staff
Bruce Macgregor, Chief Administrative Officer
Christopher Rayner, Regional Clerk

APPENDIX B**York Region Comments on Proposed Provincial Planning Statement****ERO posting #019-6813**

Chapter	Regional Comments
General Comments	<ul style="list-style-type: none"> • Planning for high growth areas like the GGH requires a distinct, comprehensive planning framework separate from the rest of the Province. Loss of this comprehensive planning framework makes it difficult for all levels of government to plan for sustainable and financially responsible land use, infrastructure, and services. A regional growth management approach that is integrated with infrastructure planning and financial planning has proven to be successful over the last few decades in using land more efficiently, by encouraging more compact, complete communities reducing sprawl. This was the basis of the Growth Plan that is lost in the proposed Provincial Planning Statement.
Chapter 1	<ul style="list-style-type: none"> • Maintaining a focus on intensification and complete communities promotes walking and transit use which is critical in the prevention of chronic illnesses and the promotion of health and well-being for Ontarians. The relationship between health and the built and natural environment needs to be explained and strengthened. Recommend including references to the importance of efficient land use and development patterns to support human health and well-being. • Land use planning systems impact climate change mitigation and adaptation, including climate-related health risks and hazards. Climate change adaptation, mitigation, vulnerabilities, and increased resiliency should be reflected in PPS 2023 reflecting their importance. Public Health agencies should be included in the list of government agencies working to help identify and address health hazards associated with climate change.
Section 2.2 Housing	<ul style="list-style-type: none"> • Conversion of existing commercial buildings for residential use can cause long-term economic implications for job growth and erode employment areas, especially those primarily comprised of office uses. Recommend that local municipalities be given flexibility to identify areas appropriate for residential conversion rather than permitting that conversion as of right for all existing commercial and institutional uses. (Policy 2.2.1 b) • Recommend that Policy 2.2.1 d) explicitly identify the need for vertical integration of land uses to support affordable housing, community facilities, office and retail, which optimizes the long-term investments of major transit infrastructure. • A common definition of affordable housing, targets, and planning tools to enforce them, are required to continue to strive for improvement and to monitoring progress. Recommend they be maintained.

Chapter	Regional Comments
	<ul style="list-style-type: none"> Policy 2.2.1 a) in the proposed Provincial Planning Statement says that “to address the full range of housing options, including housing affordability needs, planning authorities are required to coordinate land use planning and planning for housing with Service Managers” and the explicit reference to housing and homelessness plans has been removed. Additional clarity is required to confirm to what extent this direction differs from what is in the current Provincial Policy Statement?
<p>Section 2.3</p> <p>Settlement Areas and Settlement Area Boundary Expansions</p>	<ul style="list-style-type: none"> The removal of municipal comprehensive reviews, specific targets for intensification in delineated built up areas, density targets for communities, and less stringent criteria for urban expansions and employment conversions as proposed in PPS 2023 makes planning comprehensively for infrastructure and services more complex, especially where regional coordination of infrastructure and services that cross municipal boundaries is required. The Proposed Planning Statement introduces policies for a subset of municipalities identified as large and fast-growing. This creates an imbalance amongst adjacent municipalities, as some may choose different density targets that will result in land use inefficiencies, different built form, and varying decisions about growth from one municipality to another. The comprehensive planning from the Growth Plan for the GGH is lost with a new patchwork approach to select areas in the Province in the proposed PPS. Policies should require the coordination of development with the delivery of infrastructure. This approach ensures that municipalities can proactively and strategically plan infrastructure in a financially responsible manner. More dispersed residential growth may impact the paramedic services Master Plan. Additional growth will result in increased and spatially dispersed 911 call volumes, which will require more staffing fleet and stations, beyond what is included in the master plan.
<p>Sections 2.5 and 2.6</p> <p>Rural Areas and Lands</p>	<ul style="list-style-type: none"> Reintroduce policies identifying rural settlement areas as the focus of growth and development and ensuring development is compatible with rural landscape. Consider further qualifying policy that permits multi-lot residential development in rural areas by adding “where permitted by Provincial Plans”
<p>Section 2.8</p>	<ul style="list-style-type: none"> The proposed Employment Areas policy 2.8.2, definition is too narrow. The type of employment varies considerably from one municipality to another. For example, the City of Vaughan has key strengths in manufacturing, transportation, warehousing, and logistics, while the cities of Richmond Hill and Markham have a stronger focus on technology related professions such as

Chapter	Regional Comments
Supporting a Modern Economy	<p>professional, scientific and technical services, while the Town of Newmarket has strengths in health care.</p> <ul style="list-style-type: none"> • Changing the definition of employment area may result in the loss of designated employment areas across the Region and may result in the conversion of areas for residential uses. This is especially true for employment areas identified as business parks and primarily comprised of, and planned for, office uses. As with more traditional employment lands, office uses need to be protected long term without directly competing with residential uses. Municipalities should be given discretion to identify and protect employment areas with existing office clusters that would be negatively impacted by the introduction of residential uses. • Comprehensive planning and protection of employment lands for a variety of sectors on a region wide scale aligned with regional investment in water and wastewater infrastructure, transit, and economic development initiatives is key in supporting job growth and attracting and retaining businesses to the Region's employment lands. • Policy 2.8.2.4, which allows Planning authorities to remove lands from employment areas, may have unintended consequences with a cumulative impact on the erosion of employment areas. There are regionally significant employment areas that cross municipal boundaries. Removal of employment lands requires comprehensive consideration to protect the interest of a broader business community and economic viability. • Include more specific policy guidance in this section on land use compatibility with nearby sensitive uses to ensure major facilities and sensitive land uses are planned and developed to avoid, minimize, and mitigate potential adverse effects from odour, noise, air pollutants and other contaminants, and minimize risk to public health and safety.
Section 2.9 Energy Conservation, Air Quality and Climate Change	<ul style="list-style-type: none"> • Integrating climate change considerations into planning and building compact, complete mixed-use communities that include sufficient parks, green space and tree cover helps to support climate change mitigation and adaptation as it encourages healthy, active, and sustainable modes of transportation (e.g., walking, cycling and public transit) while reducing traffic related air pollution and greenhouse gas emissions. Planning for more resilient communities and infrastructure that are adaptive to the impacts of a changing climate and moving towards environmental sustainability ensures communities are more resilient to the impacts of a changing climate and helps to further recognize climate change vulnerabilities that impact public health while supporting the health and well-being of residents.

Chapter	Regional Comments
	<ul style="list-style-type: none"> Update policy 2.9 to identify the need to incorporate climate science including provincial and local climate vulnerability assessments in preparing for the impacts of a changing climate through land use planning decisions.
Section 3.1 General Policies for Infrastructure	<ul style="list-style-type: none"> Requirements to ensure viability of infrastructure over its lifecycle in 3.1(1)a is critical and needs to remain clearly called out. Infrastructure takes time to plan and build, it is recommended that the PPS direct proponents to develop in areas with servicing or servicing is planned, whenever possible, as outlined in the municipality's Master Plans. Private servicing should be a last resort, subject to adequate tests with adequate measures to address potential liability.
Section 3.5 Land Use Compatibility	<ul style="list-style-type: none"> As a major contaminant of concern for Ontarians, this section should be updated to identify air pollutants in the list of potential adverse impacts when evaluating land use compatibility. Reinstate the policy requirement for the proponent of sensitive land uses to demonstrate the need or evaluate alternative locations for sensitive land uses where avoidance of adverse effects is not possible as well as the policy reference to adverse effects to the proposed sensitive land use being minimized and mitigated. Recommend strengthening policy to improve public health protective measures by requiring appropriate separations where necessary. Health impact assessments can be an objective and consistent method for assessing the public health impacts of planned development projects. This practice should be encouraged from the Provincial level, while ensuring that municipalities have the flexibility to adopt their own definitions and processes for health impact assessment.
Section 3.6 Sewage, Water and Stormwater	<ul style="list-style-type: none"> New terminology was introduced for water and wastewater services for decentralized systems, a definition of what would be considered a decentralized system should be included in the Provincial Planning Statement to provide clarity. With greater support for private systems, including communal systems, the Province should play a role in assuming liability

Chapter	Regional Comments
Section 3.9 Public Spaces, Recreation, Parks, Trails and Open Space	<ul style="list-style-type: none"> Recommend including a need to balance requirements for increasing housing density with requirements with expanding publicly available parkland and green space. Public spaces, recreation, parks, trails, and open spaces are important areas that contribute to overall health and well-being. These areas enhance both physical and mental health and are also important for climate change mitigation and adaptation. Most notably in higher density areas, ensuring equitable access to green space and opportunities for recreation, physical activity, socialization, and relaxation are critical in the development of healthy, complete communities.
Chapter 5.0 Protecting Public Health and Safety	<ul style="list-style-type: none"> This Chapter includes policies to direct development away from areas of natural or human-made hazards, and acknowledges that the Province, planning authorities and conservation authorities must work together to mitigate potential risks including the risks associated with a changing climate. York Region recommends expanding this policy direction for “public health and safety” to include climate-related health risks of natural hazards beyond flooding. These include extreme weather events, extreme heat, extreme windstorms, drought and wildfires.

Specific responses / input to focused questions provided in ERO posting #019-6813.

Question	Comment and response table
<p>What are your thoughts on the proposed policies regarding the conservation of agriculture, aggregates, natural and cultural heritage resources?</p>	<p>Natural Heritage and environmental protection are at risk with recent changes and implementation of Bill 23, particularly the diminished role of Conservation Authorities in natural heritage review. Streamlined planning policy changes required to increase housing supply should not come at the expense of adequate environmental protection or public health and safety.</p> <p>The Provincial Planning Statement should continue to prevent or limit encroachment on natural and agricultural systems from urban development.</p>
<p>What are your thoughts on the proposed policies regarding planning for employment?</p>	<p>A lot of work and collaboration went into identifying Employment Areas in the York Region Official Plan. There are constant pressures for conversion/ more non-employment uses in these areas and the proposed changes further risk adequate long-term protection.</p>
<p>Are there any other barriers to, or opportunities for, accelerating development and construction (e.g., federal regulations, infrastructure planning and approvals, private/public partnerships for servicing, provincial permitting, urban design guidelines, technical standards, zoning, etc.)?</p>	<p>High-quality, complete application submissions and resubmissions for development proposed that are in keeping with approved municipal planning documents. Timely, complete resubmission that address review comments.</p> <p>Residential applications need to focus on providing housing types that address the housing affordability crisis.</p> <p>The Province to provide much-needed infrastructure for existing built-up and identified growth areas in a timely manner to support increased housing supply in these areas.</p>

Affordable Housing in York Region – 2022 Measuring and Monitoring

On June 29, 2023 Regional Council made the following decision:

1. The Regional Clerk forward this report to the Minister of Municipal Affairs and Housing, local municipalities, Building Industry and Land Development Association (BILD), and local Members of Parliament and Members of Provincial Parliament for information.

The Regional Municipality of York

Committee of the Whole
Planning and Economic Development
June 15, 2023

Report of the Commissioner of Corporate Services and Chief Planner

Affordable Housing in York Region – 2022 Measuring and Monitoring

1. Recommendation

The Regional Clerk forward this report to the Minister of Municipal Affairs and Housing, local municipalities, Building Industry and Land Development Association (BILD), and local Members of Parliament and Members of Provincial Parliament for information.

2. Summary

This report, and Attachment 1, provides a summary of the 2022 Affordable Housing Measuring and Monitoring results.

Key Points:

- Annual assessment of affordability for new ownership housing and the supply of newly constructed purpose-built rental housing shows affordable housing continues to be a challenge in York Region
- Threshold for affordable ownership housing in 2022 was \$564,326, and the threshold for affordable rental housing in 2022 was \$1,861 (per month)
- Regional affordability targets have not been met for the fifth year in a row. In 2022, only 11% of units were rental housing units or ownership units that met what has been the Provincial threshold for affordability
- Less than one percent (0.75%) of new ownership units in 2022 were affordable (26 stacked townhouse units, of the total 3,457 new residential units built in 2022)
- Ninety-three percent (93%) of total reported affordable units were rental tenure. Of the 378 new rental units in 2022, 57% (217 units) were a part of a retirement home and not accessible to all York Region residents
- There is need to take strategic action to address York Region's affordability challenges and ensure that York Region's growth targets are met
- Comprehensive plans are under development to help address housing challenges by enhancing, focusing, and streamlining Regional support in both the community housing and private markets

3. Background

Council is committed to finding practical solutions to improve housing affordability

In York Region, the affordability of housing is declining, failing to meet minimum Provincial thresholds since 2018. The Region has shown leadership to help address housing needs through development charges deferral policies for purpose-built housing and housing policies in the Regional Official Plan (ROP). In February 2021, Council declared a housing [affordability crisis](#), and formed a [Housing Affordability Task Force](#) comprised of the Chairman and the mayors of each local municipality to focus efforts on finding practical issues to improve affordability across the region.

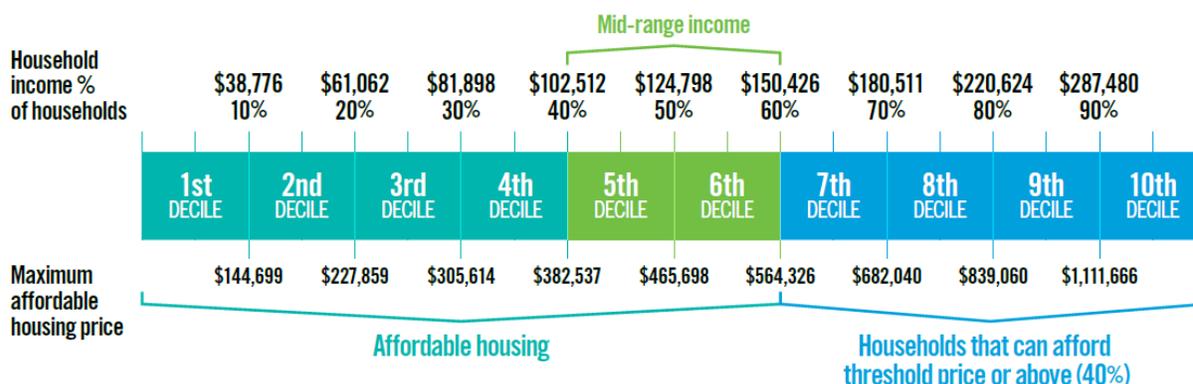
Affordable housing targets are monitored annually

Council has established the target that a minimum of 35% of all new housing in Regional Centres and major transit station areas, and 25% of all new housing outside of those areas be affordable. The affordability threshold used in this annual measuring and monitoring exercise is based on the definition set out in the [Provincial Policy Statement, 2020](#).

In the case of ownership housing, the Provincial Policy Statement, 2020 benchmarks maximum affordable ownership housing at 30% of the gross income for households with incomes in the lowest 60% of the income distribution. This is the maximum house price that the lowest earning 60% of households can afford to purchase, assuming that 30% of household income is spent on mortgage payments, mortgage insurance and property taxes. Figure 1 shows the maximum price that a household can afford to spend based on each decile across the income spectrum. In 2022, York Region's annual household income at the 6th decile was \$150,426 which allows for a maximum affordable house price of \$564,326. Based on the 2021 Census, household incomes have been confirmed and are higher than forecasted, resulting in an increase in the affordability threshold. Despite the increased income, the average resale price of a home was 146% above the affordability threshold at \$1,390,330.

Figure 1

York Region Household Income Distribution and Affordable Ownership Thresholds, 2022



Source: York Region Planning and Economic Development, 2022

The Provincial definition, as applied in York Region, benchmarks maximum affordable rental housing at 125% of average market rent (AMR). In 2022, York Region's average market rent was \$1,489 per month, which translates to a maximum affordable monthly rent price of \$1,861 per month. For the purpose of this report, all rental supply is considered and reported as affordable due to data limitations.

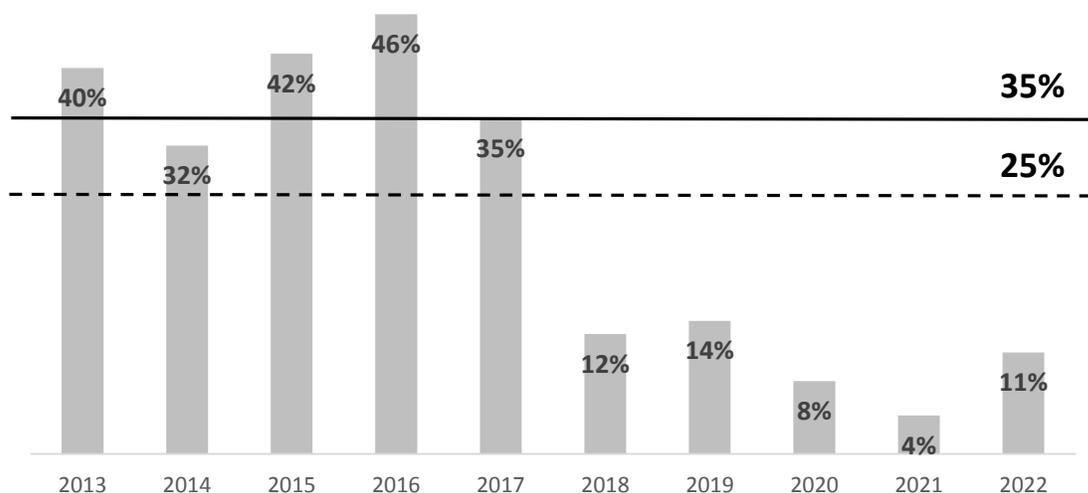
4. Analysis

In 2022, Regional targets for affordable housing were not achieved for the fifth year in a row

In 2022, the York Region Official Plan affordable housing targets were not achieved with only 11% of new housing either meeting the affordable ownership threshold or being purpose built rental. Affordability remains below the 25% target, reflecting ongoing challenges with affordability (Figure 2). The increase in affordable units between 2021 and 2022 is primarily due to an increase in rental supply and, to a lesser extent, higher household incomes which increased the affordability threshold. These factors increased the overall affordability achieved in York Region, without necessarily reflecting a decrease in housing prices.

Figure 2

Percent of New Units that are Rental or Affordable Ownership 2013-2022



Source: York Region Planning and Economic Development, 2022

Trend of limited new affordable ownership options and rental supply continues

Since 2021, the affordability of condo units by bedroom type has not been monitored due to a data limitation. As a result, the 2021 and 2022 analyses used median prices of all units within a condominium development to assess affordability. Based on the data available, no units could be identified as affordable.

As shown in Table 1, the number of affordable ownership units increased from 10 in 2021 to 26 in 2022, despite the increase in total number of new units, less than 1% of new ownership units were affordable based on the Provincial definition.

The measured affordable ownership options in York Region were 26 stacked townhouse units in East Gwillimbury, Newmarket, and Whitchurch-Stouffville. The lack of affordable ownership opportunities puts more pressure on the rental market to provide affordable options.

Table 1
Percent of New Ownership Units that are Affordable, 2013-2022

Year	Number of Affordable New Ownership Units	Number of all New Ownership Units	Percent of Affordable Ownership Units
2013	2,488	6,697	37.15%
2014	1,886	6,334	29.78%
2015	2,710	6,705	40.42%
2016	4,096	9,423	43.47%
2017	4,067	12,342	32.95%
2018	714	6,641	10.75%
2019	959	8,574	11.18%
2020	333	6,450	5.16%
2021	10	6,879	0.15%
2022	26	3,457	0.75%

Source: York Region Planning and Economic Development, 2022

In 2022 new purpose-built rental supply consisted of 217 units in the Town of Whitchurch-Stouffville and 161 secondary suites registered with local municipalities region wide. All 217 private purpose-built rental units are part of a retirement building, which are not available to all community members. This means 43% (161 units) of the 378 rental units were responsible for providing affordable living options to York Region residents who are not seniors.

The Canadian Mortgage and Housing Corporation's (CMHC) Rental Market Report showed that average cost of rent in the condo market increased from \$2,214 in 2021 to \$2,605 in 2022. This exceeds the affordable rental threshold of \$1,861 by about \$700 (40%). In 2022,

the condominium rental market grew by approximately 1,600 units, representing 33% of all condo units that may be available for rent. CMHC data shows that average rents in the purpose-built market were more affordable at an average cost of \$1,489 per month. While purpose-built market appears to provide affordable options, limited supply pushes renters in York Region to the less affordable secondary rental market; a market not easily monitored, and which provides less security of tenure.

Affordable ownership is a challenge across the income spectrum

As indicated in Table 2, the analysis shows there are no affordable ownership options at the 4th and 5th income deciles and affordability pressures persist at higher income levels. In 2022, households with incomes of approximately \$180,000 could afford 1.2% of new units and households with incomes of approximately \$220,000 could only afford 30% of units. Even at the 9th income decile, representing all but the highest earning 10% of households, only 66% of new ownership housing is affordable.

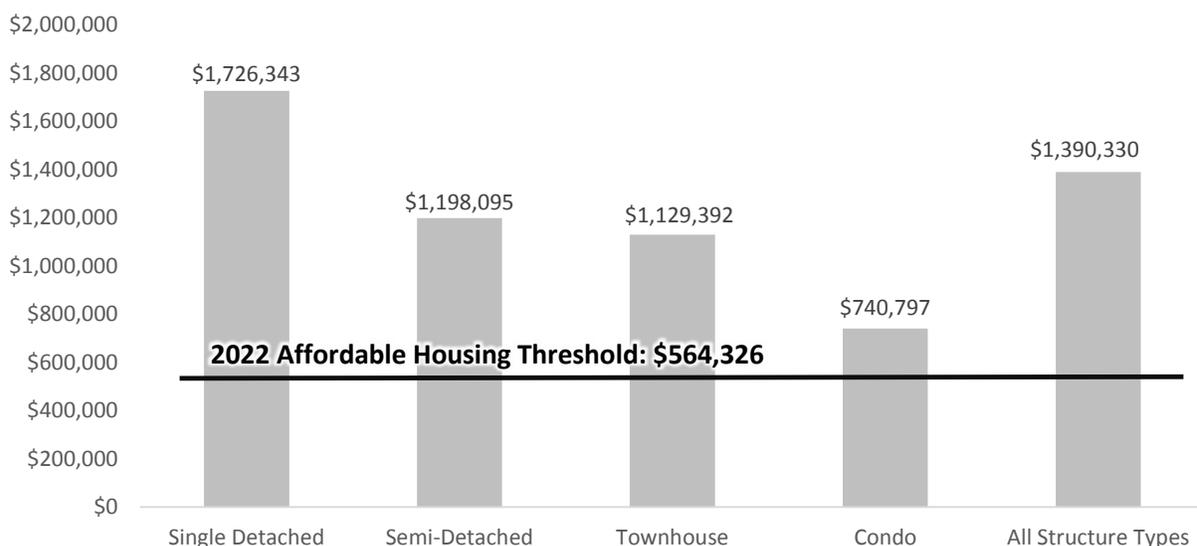
Table 2
Percent of Affordable Ownership by Income Decile

Decile	Maximum Gross Household Income	Maximum Affordable House Price (Threshold)	% Units Sold Under Threshold
4 th	\$102,512	\$383,394	0%
5 th	\$135,551	\$506,108	0%
6 th	\$150,426	\$564,326	0.75%
7 th	\$180,511	\$682,040	1.2%
8 th	\$220,624	\$839,060	30%
9 th	\$287,480	\$1,111,559	66%

Source: York Region Planning and Economic Development, 2022

Affordability in the resale market is increasingly limited

Average resale prices are also evaluated against the monitoring threshold to help assess resale affordability. As shown in Figure 3, the average price of resale housing across all structure types was above the affordable threshold in 2022.

Figure 3**Affordable Housing Threshold and Average Resale Home Prices, 2022**

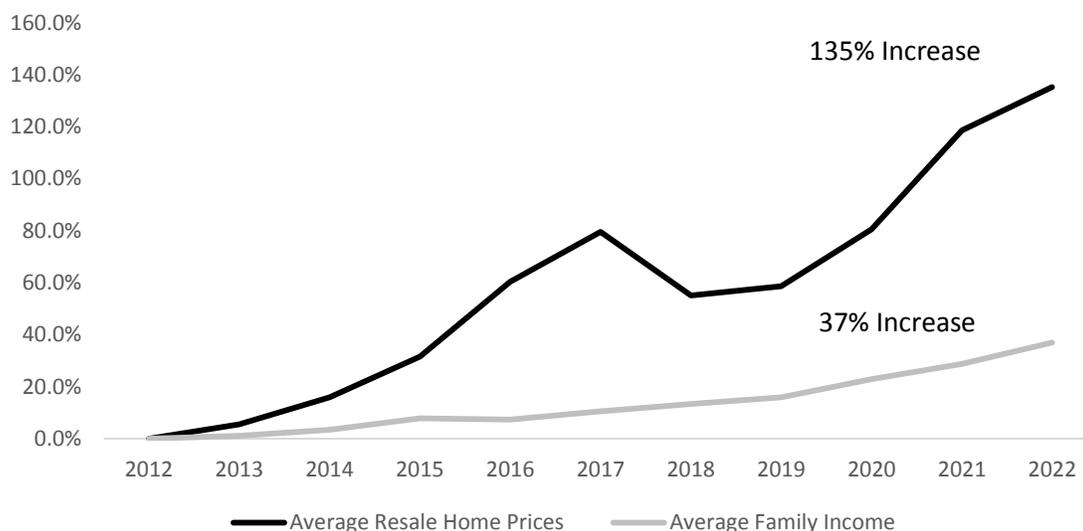
Source: York Region Planning and Economic Development, 2022

The average price of resale condominiums in 2022 was more than 31% or close to \$200,000 above the affordable housing threshold. Average prices of resale townhouses were more than 100% above the threshold, resale semi-detached were 112% above the threshold and the average price of a single detached resale unit was over three times the affordable threshold.

In York Region the average single detached house cost \$1,726,343 in 2022 according to the Toronto Region Real Estate Board (TRREB). CMHC data shows that the Ontario and Canada average costs of a single detached house in 2022 were \$1,051,282 and \$985,302 respectively. This means that York Region residents paid \$675,061 more than the average Ontarian and \$741,041 more than the average Canadian who purchased a single detached house in 2022. Despite the average resale prices for Ontario and Canada being 64% and 75% below the York Region average respectively, they both exceed the affordability threshold as noted in this report.

Comparing average resale house price increases over time to average household incomes highlights that affordability challenges are increasing (Figure 4). There has been rapid growth in resale housing prices compared to lower growth in average household incomes from 2012 to 2021, despite a market correction that caused a decline in 2018 resale house prices. Between 2012 and 2022, average resale home prices increased by 135% whereas average income increased by only 37%. As the gap between home price and income continued to grow in 2022, the 10-year trend shows that homeownership continues to be out of reach of most households.

Figure 4
Percent Increase: Average Resale Home Prices and Average Household Income, 2012-2022



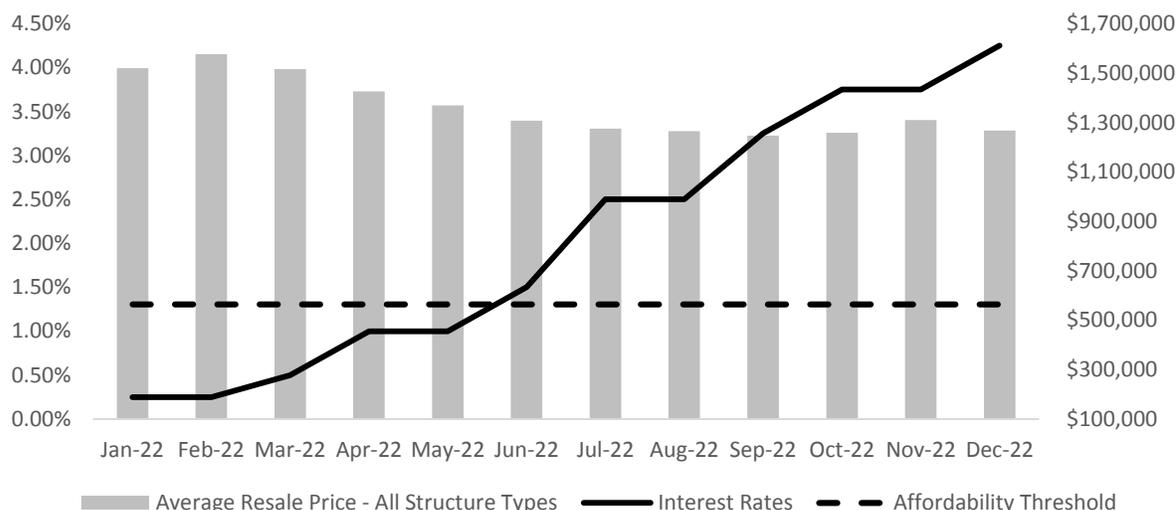
Source: York Region Planning and Economic Development, 2022

Higher interest rates have slowed the ownership sales market as households navigate higher carrying costs of home ownership, as TRREB records show that sales fell 42% from 2021 to 2022. Interest rates are a key factor in the carrying cost of home ownership. While prices in the resale market have fallen by about 20% since February 2022, any potential benefit to carrying costs is offset by the increase in interest rates shown in Figure 5.

For illustrative purposes, monthly mortgage cost differences between February (peak home prices, low interest rate) and December (following 20% drop in home price but significantly higher interest rates) were calculated using a mortgage calculator available on realtor.ca. The result was a mortgage with 29% higher monthly mortgage payments for the December purchase at a lower price but higher interest rate. The following are the key assumptions used:

- Purchase of a home at the average purchase price for all units (\$1,576,585 in Feb, \$1,267,563 in December)
- 20% down payment
- Amortized over 25 years
- Bank of Canada's target overnight interest rate of 0.25% for February 2022 and 4.5% for December 2022

Figure 5
Monthly Change in Interest Rates and Average Resale Home Prices



Source: York Region Planning and Economic Development, 2022

Lack of affordable housing options constrains growth

The ongoing lack of affordable housing options throughout York Region has and will continue to limit population and economic growth in the Region. In 2022, York Region's population growth rate was the lowest of all GTHA municipalities at 0.9%. Census data shows that in the last 5-years, the average annual growth in York Region was 15,000 people, almost half of the 29,260 people per year required to reach the forecasted population of 2,088,000 by 2051.

While the Region achieved net growth overall, it was dependent on strong immigration which more than offset losses due to outward migration. York Region lost 18,355 people between July 2016 and 2021 to interprovincial migration (moving to or from another province) and intraprovincial migration (moving within the same province). [Toronto Metropolitan University](#) and [BILD](#) have released reports on intraprovincial migration trends in the GTHA, identifying that York, Peel and Toronto recorded the highest rate of intraprovincial migration between July 2016 and 2021. Both reports conclude that residents are moving due to a lack of affordable housing options within established neighbourhoods. This trend is expected to continue until more affordable housing options are built in York Region.

Along with limiting population growth, a lack of affordable housing challenges the attraction of employers and employees to the Region. A 2021 report, *Housing a Generation of Essential Workers*, by the Toronto Board of Trade and WoodGreen found that high housing costs in the GTA require employers to pay employees a wage premium. Rather than pay employees more to live in the GTA, employers and employees are choosing to locate outside of the GTA. While employment activity showed strong signs of rebounding after the pandemic, the lack of affordable housing options for the labour market could deter prospective industries from locating in the Region.

Lower growth rates due to affordable housing will impact development charge collections and the Region's ability to pay for growth-related infrastructure. [Research](#) by the Toronto Board of Trade and WoodGreen estimated that the direct and indirect economic costs of the GTA's housing affordability crisis are between \$5.88 billion and \$7.98 billion per year.

Maintaining a definition of affordable housing will support continued monitoring of trends and the success of current housing initiatives in addressing affordability

On April 6, 2023, the Province proposed a new Provincial Planning Statement to replace the Provincial Policy Statement, 2020. The Provincial Planning Statement, 2023 is absent of any mention of affordable housing, including a definition. As presented to Council on May 18, 2023, maintaining a consistent definition of affordable housing is important to support evidence-based accountability and ongoing monitoring of housing affordability.

Monitoring new housing affordability aligns with the Region's Accountability Framework

The annual affordable housing measuring and monitoring exercise aligns with York Region's [Vision](#) of "strong, caring, safe communities" as well as the Strategic Plan objective to "sustain and increase affordable housing choices". This exercise also supports the [2022 Regional Official Plan](#) by tracking progress towards meeting Council's housing affordability targets.

5. Financial

The Region offers a development charge deferral incentive for developers who build private purpose-built rental in York Region. Since 2014, six developments across three municipalities have used the incentive, resulting in 876 new units. This has resulted in approximately \$27.5 M in development charge deferrals. Two of these developments have been completed to date, resulting in 270 new purpose-built rental units in York Region. The purpose-built units that were completed in 2022 did not use the development charge deferral incentive.

Bill 23 presents added pressure on funding complete communities, as a [February 23, 2023 report to council](#) predicted that there will be a development charge revenue loss between \$497 million and \$1.6 billion, from 2023 to 2032. Council has requested that the Province keep municipalities financially whole to meet the infrastructure needs of new communities, or growth targets will be delayed.

A lack of affordable housing threatens York Region's ability to achieve forecasted population growth, and may deter employers from locating in York Region, which could slow the building of growth-related infrastructure due to fewer development charges collection.

6. Local Impact

Local municipalities are key partners in addressing housing affordability. The Region will continue to collaborate with local municipalities to address affordable housing needs across York Region, including to inform the Affordable [Private Market Housing Implementation Plan \(AHIP\)](#). The housing challenges outlined impact all local municipalities, requiring continued collaboration and ongoing support to deliver solutions.

7. Conclusion

The affordability of new ownership housing and the supply of new rental housing is monitored on an annual basis. The 2022 analysis identifies a continued downward trend of ownership affordability and an ongoing lack of new purpose-built rental supply, with only 1% of new ownership units affordable and 217 new purpose-built rental units. Ownership affordability and challenges around attracting purpose built rental developments is an issue across the GTHA and, increasingly, throughout southern Ontario.

No one level of government or industry partner can solve housing affordability challenges alone. Work in collaboration with partners and local municipalities to find innovative solutions continues as will monitoring of the affordability of housing across York Region to support evidence-based approaches to addressing housing challenges.

For more information on this report, please contact Teresa Cline, Manager, Policy and Environment at 905-830-4444 ext. 71591. Accessible formats or communication supports are available upon request.



Recommended by:

Paul Freeman, MCIP, RPP
Chief Planner



Dino Basso
Commissioner of Corporate Services



Approved for Submission:

Bruce Macgregor
Chief Administrative Officer

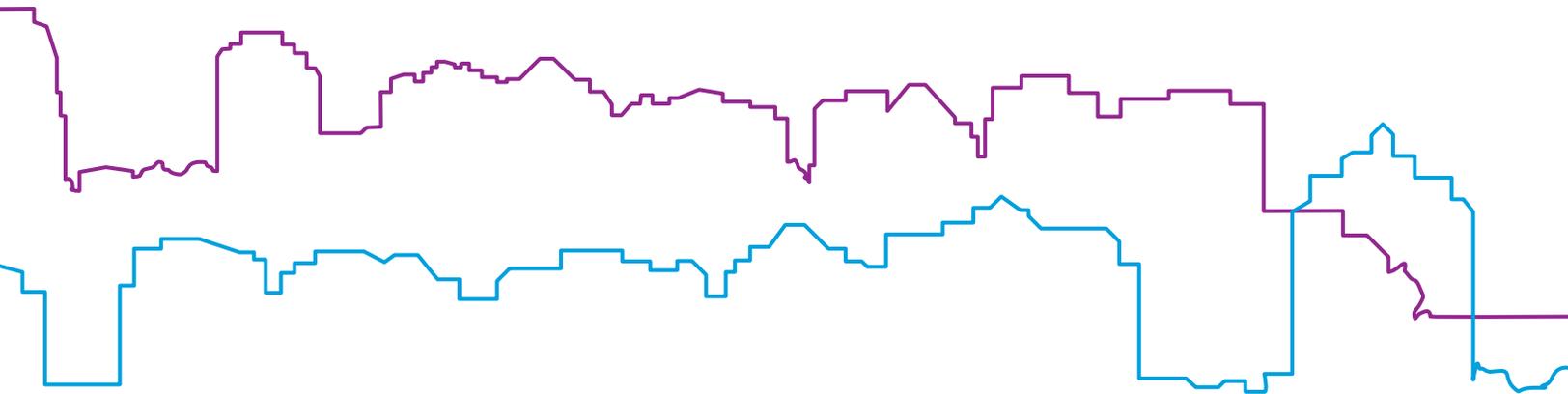
May 18, 2023

#15041042

Attachment 1 – Affordable Housing in York Region: 2022 Measuring and Monitoring

AFFORDABLE HOUSING in YORK REGION

2022 MEASURING and MONITORING



JUNE 2023

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Affordable Housing is a Key Component of Complete Communities

Complete communities include a full mix and range of housing options for people of all ages, abilities, and income levels. Communities with housing options that meet the needs of residents and workers have positive economic, environmental, and social outcomes. While affordability of new housing has always been a priority for York Region, rapidly rising house prices resulted in Council declaring a Housing Affordability Crisis. Affordable housing monitoring through this exercise provides a mechanism to gauge the impact of actions taken to address the housing crisis and allows for results-based accountability and decision making.

Affordable housing monitoring is conducted each year

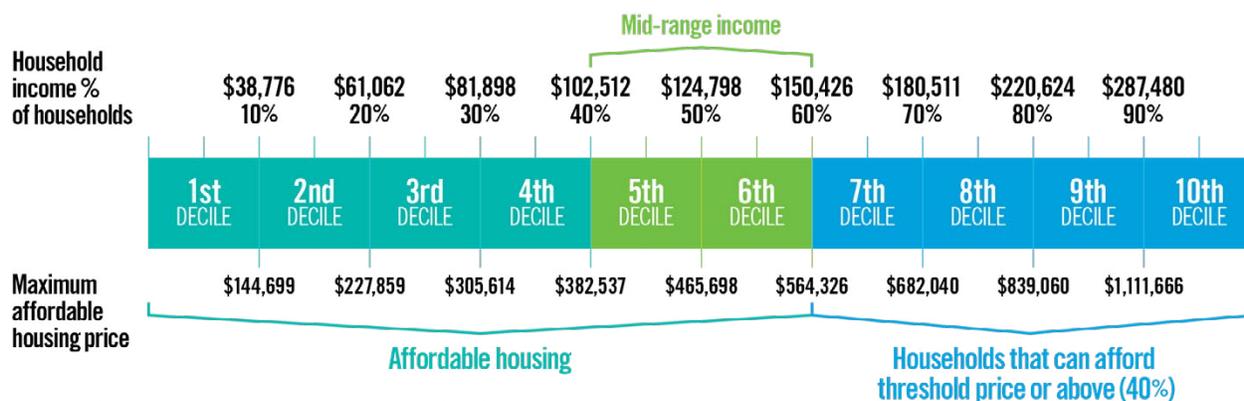
The *Provincial Policy Statement* requires York Region to establish and implement affordable housing targets. The 2022 York Region Official Plan (ROP) sets affordability targets of 35% of all new housing in Regional Centres and major transit station areas, and 25% of all new housing outside of those areas.

The [York Region Affordable Housing Measuring and Monitoring Guidelines](#) establish a standardized approach to identify and measure the supply of new affordable units in order to monitor progress each year in meeting affordable housing targets and to help inform decision making around housing need.

Maximum affordable housing thresholds are calculated annually for rental and ownership tenures

The affordable threshold for ownership is the maximum price that households at the sixth decile of the income distribution can afford to pay (based on 30% of gross income) and includes the cost of a mortgage, mortgage insurance, and property taxes. It is assumed that the minimum allowable down payment is provided¹ and that the Bank of Canada posted rate for a 5-year fixed mortgage is paid. As displayed in **Figure 1**, the maximum ownership threshold for York Region in 2022 is \$564,326 and based on a household income of \$150,426.

¹For CMHC-insured mortgage loans, individuals need a minimum down payment of 5% of the purchase price for the first \$500,000, 10% of the portion of the house price that is greater than \$500,000 and less than \$1 million, and 20% down for the portion of the purchase price that is over \$1 million.

Figure 1: York Region Household Income Distribution and Affordable Ownership Thresholds, 2022²

Source: York Region Planning and Economic Development, 2023. Based on Statistics Canada, Local Municipal property tax, Bank of Canada and Canada Mortgage and Housing Corporation data

For this analysis, the income base was updated with the 2021 census release. The 2021 census data confirmed a larger increase in income from the 2016 base data than had been forecasted, with incomes at the 6th decile increasing by 22% between 2016 and 2021. In between census releases, the income base data is adjusted yearly based on the Bank of Canada's Consumer Price Index (CPI), which increased by 11.43% between 2020 and 2022. Both the significant increase in income base data and CPI led to a 14% increase in the estimated household income between 2021 and 2022 for affordable housing monitoring purposes. In 2021 the gross annual income for a household at the 6th decile in 2021 was estimated at \$132,008 and the threshold for affordability was \$535,809. This increased in 2022 to \$150,426 and \$564,326, respectively based on the census data. As a result, the reported increased affordability between 2021 and 2022 may be partially attributed to the increased gross annual household income and related affordability threshold.

The rental threshold identified in both the Affordable Housing Measuring and Monitoring Guidelines and the 2022 Regional Official Plan is 125% of region-wide average market rent by bedroom type. This threshold is used to assess affordability in new developments. Due to data limitations, rents per unit are not available to monitor the affordability of new rental product on that basis. Rather, this exercise monitors the supply of new purpose-built rental units year over year, including community housing units, private purpose-built rental units, and additional residential units (second suites) that have been registered with the local municipalities.

2022 Local maximum affordable ownership housing thresholds range from \$467,913 to \$564,326

Table 1 provides the maximum local municipal affordable ownership thresholds for 2022, for the lowest earning 60% of households in each local municipality. As average household incomes vary between local municipalities, ownership thresholds are calculated both on a region-wide basis and by local municipality. Where the local municipal threshold exceeds the Regional threshold (\$564,326), the Regional threshold is used for affordable housing commitment and monitoring purposes in order to help achieve region-wide affordability. Where the local municipal threshold is below the Regional threshold, the local municipal threshold is used for affordable housing monitoring purposes. This helps reflect the local municipal context and the incomes of residents, impacting how affordability is defined across York Region's nine local municipalities.

² The figure simplifies York Region's housing market and represents all households in York Region. The figure separates York Region's households into ten separate decile groups based on household income, each decile representing 10% of the total household population.

Table 1: 2022 Affordable Ownership Thresholds

Local Municipality	Local Municipal Threshold	Thresholds Used for Commitments and Monitoring	Average Resale Price
Aurora	\$594,212	\$564,326	\$1,418,746
East Gwillimbury	\$584,393	\$564,326	\$1,422,686
Georgina	\$467,913	\$467,913	\$973,046
King	\$731,650	\$564,326	\$2,332,590
Markham	\$538,377	\$538,377	\$1,370,347
Newmarket	\$539,809	\$539,809	\$1,235,441
Richmond Hill	\$532,105	\$532,105	\$1,458,199
Vaughan	\$628,325	\$564,326	\$1,409,379
Whitchurch-Stouffville	\$605,767	\$564,326	\$1,424,317

Source: York Region Planning and Economic Development, 2023. Based on Statistics Canada, Local Municipal property tax, Bank of Canada and Canada Mortgage and Housing Corporation data, and Toronto Region Real Estate Board

Housing affordability targets are not being achieved with 10% of new units meeting thresholds

Table 2 displays the number and percentage of new affordable units in 2022 by local municipality based on the thresholds in **Table 1**. For monitoring purposes, all rental units are coded as affordable due to data limitations of rents charged on new rental units. Average market rents reported by Canada Mortgage and Housing Corporation (CMHC) Rental Market Housing Report are evaluated in **Table 5**.

Table 2: New Affordable Housing Monitoring Analysis, 2022

Local Municipality	Ownership Units		Rental Units		All Units	
	Total Units	Affordable Units	Total Rental Units	Affordable Units	Total Units	Affordable Units
Aurora	131	0	16	16	147	16
East Gwillimbury	431	3	8	8	439	11
Georgina	174	0	22	22	196	22
King	56	0	0	0	56	0
Markham	539	0	9	9	548	9
Newmarket	311	11	33	33	344	44
Richmond Hill	294	0	63	63	357	63
Vaughan	973	0	0	0	973	0
Whitchurch-Stouffville	548	12	227	227	775	239
York Region	3,457	26	378	378	3,835	404

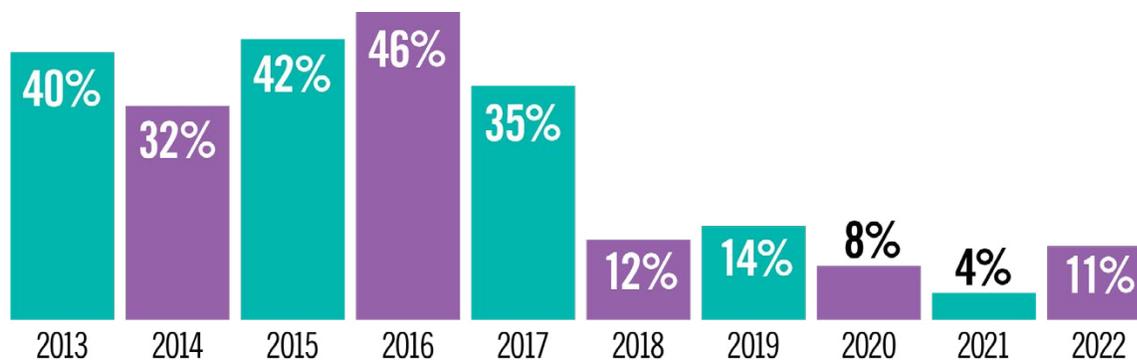
Source: York Region Planning and Economic Development, 2023. Based on Teranet, RealNet/Altus and Canada Mortgage and Housing Corporation data

Ownership affordability for high density units was not monitored by bedroom type due to data limitations. In the absence of this data, the median price of the lowest and highest priced unit for each development was used to report on affordability. This data limitation means that the more affordable high-density units (typically one bedroom units) were not included in the count of affordable ownership units. Alternative sources for high density ownership data are being explored.

Low affordability rates continued in 2022, impacting the Region's ability to achieve forecasted growth targets

Figure 2 provides an overview of the percentage of new ownership and rental units below the affordable thresholds from 2013 – when the Region began tracking affordability – to 2022. The increase from 12% in 2018 to 14% in 2019 is mainly due to the 162 new community housing units that became available in 2019. The increase from 4% in 2021 to 11% in 2022 may be due to the increased affordability threshold resulting from higher than expected household incomes explained above and a large retirement home that contributes 217 new purpose-built rental units. Similar to recent years, in 2022 affordable housing options were not consistently represented in all local municipalities and across all unit types and tenures.

Figure 2: New Units below York Region's Affordable Threshold, 2013 to 2022



Source: York Region Planning and Economic Development, 2023

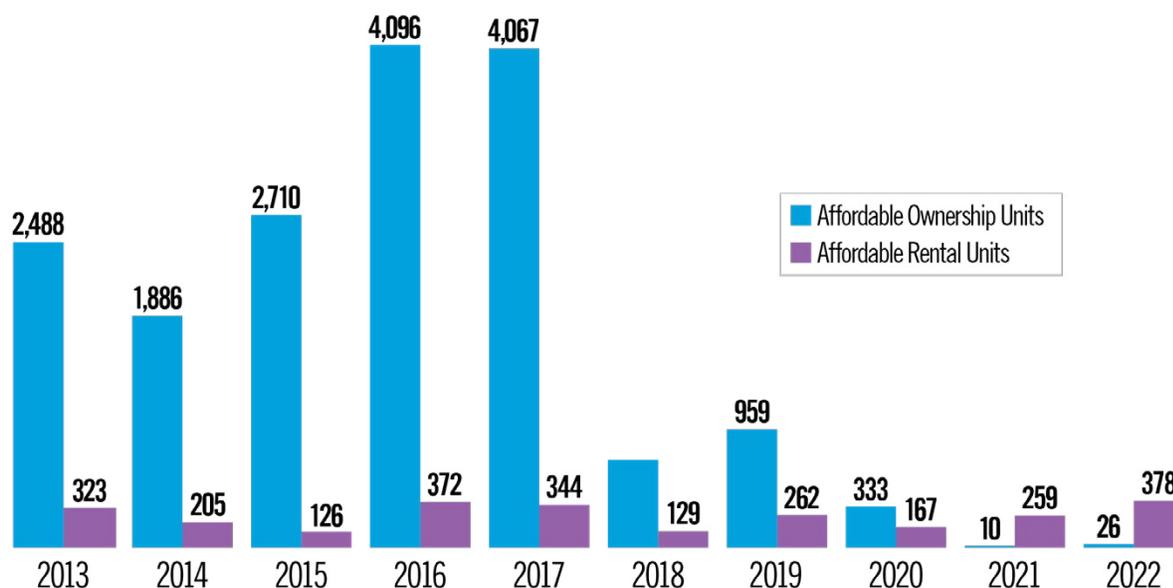
During 2021 it was [identified](#) that the Region is not achieving growth targets, in part due to the lack of affordable housing options, which in turn impacts timing of infrastructure delivery and complete community initiatives. In response, Council declared an [affordable housing crisis](#), and formed a [Housing Affordability Task Force](#) comprised of the Chairman and the mayors of each local municipality. The Region has shown strong financial and policy support to do its part to help address housing need. To enhance, focus and streamline support, comprehensive plans to address and fund housing need are being developed through the upcoming [Affordable Private Market Housing Implementation Plan](#), [Community Housing Master Plan](#), and [Housing and Homelessness Plan](#).

Purpose-built rental housing is key component to a healthy housing system

As ownership housing prices have rapidly increased, the importance of a healthy rental housing stock has been highlighted. As of 2021, the proportion of York Region's housing stock in rental tenure was 18%, which was the lowest in the GTHA. Staff estimate that the majority of this stock is in the secondary market.

In 2022 there were 217 new purpose-built rental units, which were all a part of a retirement home developed in Whitchurch-Stouffville, and 161 registered new secondary suites region-wide. Since 2015, the rental stock has delivered an increasing proportion of the total affordable supply, from 4% in 2015 to 94% in 2022. Rather than being an indicator of an increase in rental supply, this shows the decline in ownership affordability over the period. This change in affordable units can be seen in **Figure 3**. There has been an average of approximately 257 new purpose-built rental units³ built per year since monitoring began in 2013, with variations year over year based on completions dates for single developments. The 2022 York Region Official Plan includes a purpose-built rental target of a minimum of 1,000 units per year, with local municipal targets based on share of growth over the time period.

³ Includes new private purpose built, community housing and registered additional residential units

Figure 3: Number of Ownership and Rental Units Deemed Affordable, 2013 to 2022

Source: York Region Planning and Economic Development, 2023

Lower income households have fewer housing options

The affordable ownership housing thresholds and analysis are benchmarked to the 6th Decile of the income distribution, which provides the highest price that can be paid by the lowest earning 60% of households. As the ownership housing thresholds provide an upper limit, they do not address the need for an appropriate range of housing for households with incomes below this limit. To understand housing need throughout the income spectrum, the Region also reviews affordability using thresholds that are affordable to 40% and 50% of households (units that are measured to the 5th and 4th deciles on **Figure 1**). This evaluates depth of affordability for households below the upper threshold, and identifies that affordability only applies to the highest earning households being monitored. **Table 3** summarizes the findings from the 2022 analysis.

Table 3: New Affordable Ownership Housing Lower Income Supplemental Analysis, 2022

Monitoring Decile	Maximum Income	Maximum House Price (Threshold)	Percent Units Sold Under Threshold
6 th Decile (Primary Analysis)	\$150,426	\$564,326	0.75%
5 th Decile (Supplemental Analysis)	\$135,551	\$506,108	0%
4 th Decile (Supplemental Analysis)	\$102,512	\$383,394	0%

Source: York Region Planning and Economic Development, 2023. Based on Teranet, RealNet/Altus and Canada Mortgage and Housing Corporation data.

Based on this analysis, the 2022 maximum affordable price for the lowest earning 50% of households was \$506,108, and 0% of new units (0 units) fell below this price. The 2022 maximum affordable price for the lowest earning 40% of households was \$383,394 and 0% of new units (0 units) fell below this price.

Higher income households also face affordability challenges

To gain a better understanding of affordability challenges facing York Region residents and workers throughout the income spectrum, affordability for higher income households in the Region is also evaluated (**Table 4**).

As is shown through this analysis, there is no point at which there is equilibrium between the number of households to be housed and the availability of new affordable ownership housing. Even at the 9th Decile, representing 90% of households, only 66% of new housing is affordable. This leaves 34% of units on the market that are only affordable to those who earn above the 9th income decile, or those who have access to assets that do not affect their gross income. Assets cannot be accurately tracked, so they are excluded from this analysis. Research from the Bank of Canada and Statistics Canada suggests that these unaffordable prices are being sustained by the assets of investor and second-time buyers as repeat buyers and multiple property owners are taking over a larger share of the market. First-time buyers are struggling to meet the price of homes based on their incomes and research from [CIBC](#) shows that about 27% of first-time buyers are relying on gifts from parents to afford their home.

Table 4: New Affordable Ownership Housing Higher Income Supplemental Analysis, 2022

Monitoring Decile	Maximum Income	Maximum House Price (Threshold)	Percent Units Sold Under Threshold
6 th Decile (Primary Analysis)	\$150,426	\$564,326	0.75%
7 th Decile (Supplemental Analysis)	\$180,511	\$682,040	12%
8 th Decile (Supplemental Analysis)	\$220,624	\$839,060	30%
9 th Decile (Supplemental Analysis)	\$287,480	\$1,111,559	66%

Source: York Region Planning and Economic Development, 2023. Based on Teranet, RealNet/Altus and Canada Mortgage and Housing Corporation data.

New purpose-built rental units are limited

The affordability of new rental stock cannot be monitored due to data limitations regarding rents charged for new units. As such, all new rental units are currently coded as “affordable”, and this analysis monitors the supply of new purpose-built rental units. Most non-luxury purpose-built rental housing units would be affordable to mid-range income earners and are reasonably considered affordable in York Region. This includes community housing, registered secondary suites and purpose-built rental housing. In 2022, only 378 rental units were built in York Region. Of that total, 217 units were private purpose-built rental housing part of a retirement home developed in Whitchurch-Stouffville, and the remaining 161 were registered secondary suites. In 2022, there were no new community housing units built.

Rental condominiums also contribute to the rental stock, however, units in the secondary rental market are not monitored through this analysis, as those units have already been monitored for ownership affordability. In 2022, approximately 33% of condominium units that permit rentals were rented out in the secondary market (approximately 16,500 units). In general, the secondary market is more expensive than the purpose-built rental market and offers less security of tenure. In 2022 the average rents for units in the secondary market was \$2,605, which exceeded the affordable rental threshold of \$1,861 by 40%.

2022 Affordable rent thresholds range from \$1,310 to \$2,354

The Provincial definition of rental affordability is based on 100% average market rent (AMR), as determined by the annual Canada Mortgage and Housing Corporation (CMHC) survey. In 2018, York Region Council established, and the Province approved through the ROP definition, a rental threshold of 125% AMR for monitoring affordability. This higher threshold is a better reflection of rents that can reasonably be achieved given that the existing stock, which is used to form the threshold, is generally aged and not reflective of current building code and amenity standards. Threshold by bedroom type encourage affordability in all unit sizes, whereas the previous single threshold approach drove affordability to smaller unit sizes. The 2022 threshold for affordable rental housing at 125% AMR across all bedroom types was \$1,861. The maximum 2022 rental thresholds range from \$1,310 for a bachelor to \$2,354 for a three-bedroom apartment (**Table 5**).

To help increase the purpose-built rental supply, Council approved development charge deferrals for affordable purpose-built rental buildings, subject to criteria. One of the criteria to access the program is that rents cannot exceed 175% AMR by bedroom type, based on 2021 data is affordable to households in the 5th (bachelor units) through 8th (3+ bedroom units) deciles.

Table 5: Private Purpose-Built Average Market Rents by Bedroom Type, 2022

Bedroom Type	100% AMR	125% AMR (Affordable Threshold)	175% AMR
Bachelor	\$1,048	\$1,310	\$1,834
1 Bedroom	\$1,383	\$1,729	\$2,420
2 Bedrooms	\$1,539	\$1,924	\$2,693
3+ Bedrooms	\$1,883	\$2,354	\$3,295

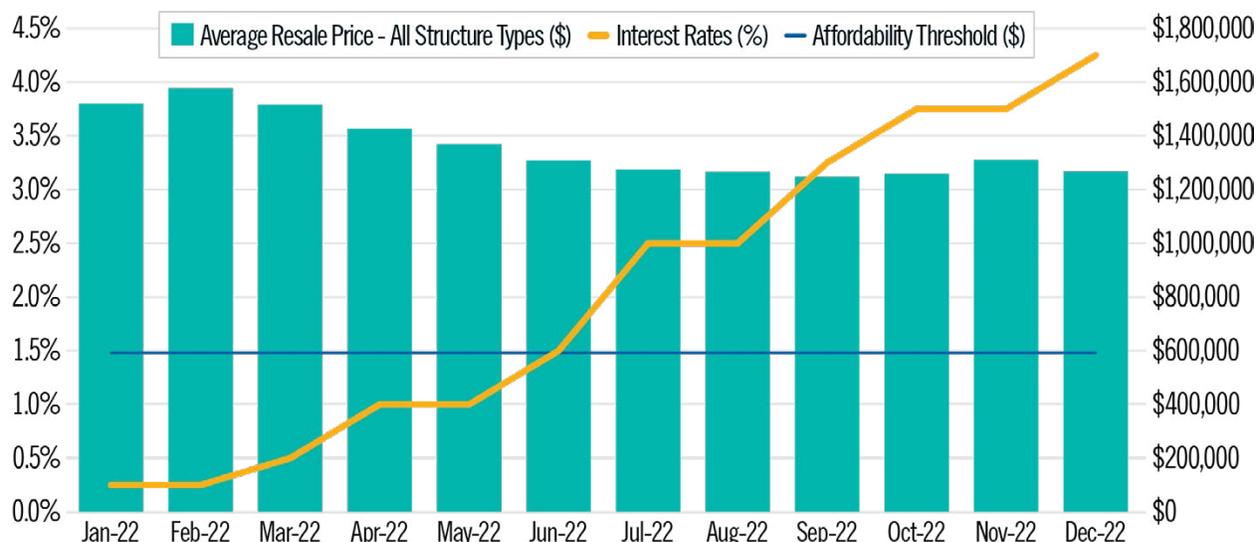
Source: CMHC Rental Market Report 2022. Private Apartment Rent, Table 1.1.2.

While the pandemic provided a relief to affordability challenges in the rental market with prices declining between 2020 and 2021 across most bedroom types, 2022 has seen significant price increases. Bachelor units increased from \$979 to \$1,048 (7%), 1-bedroom units increased from \$1,328 to \$1,383 (4%), 2-bedroom units increased from \$1,506 to \$1,539 (2%) and 3+ bedroom units increased from \$1,816 to \$1,883 (4%). Higher increases in rents were observed in other Greater Toronto Area (GTA) municipalities.

Increases to household income haven't bridged the gap between average house price

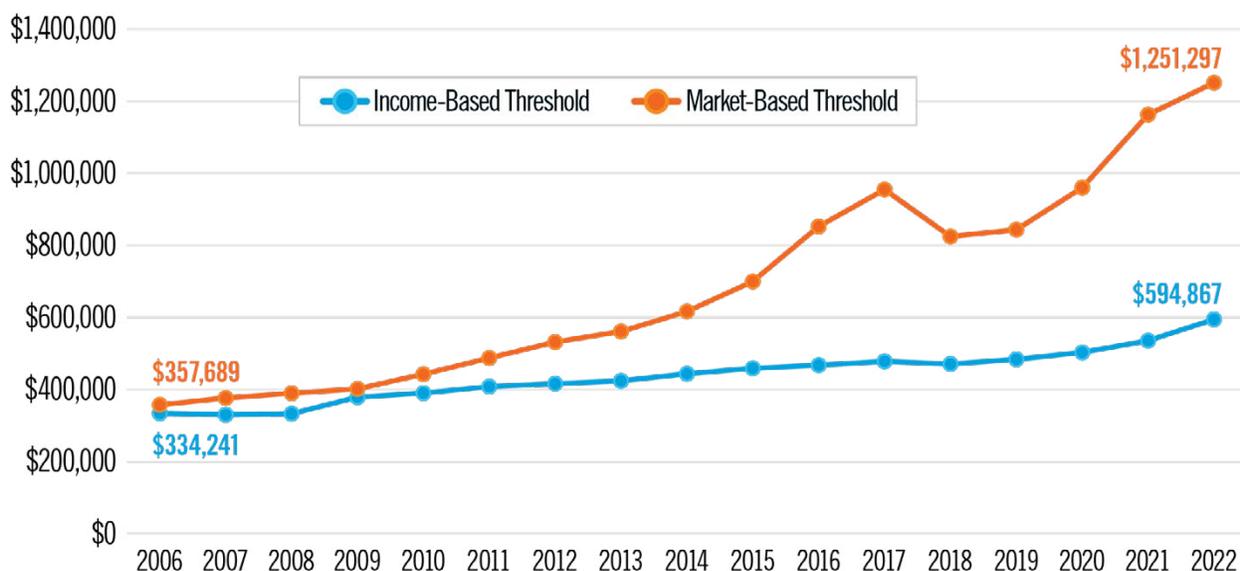
As described previously, the income base data for this analysis grew 22% between 2016 and 2021 which resulted in a higher threshold of affordability. High incomes reflect high inflation, which Bank of Canada addressed by increasing the overnight target interest rate in 2022. Higher interest rates have slowed the ownership market as households navigate higher carrying costs of home ownership. Prices in the resale market have slowly dropped in response to the increased interest rates, which grew from 0.25 in January 2022 to 4.25 by December 2022. As shown in **Figure 4**, from the peak of the market in February 2022 resale prices in York Region have fallen by about 20%. The impact of interest rates has resulted in the number of sales falling 42% from 2021. Affordable ownership options continue to be limited in this high interest rate environment with only 26 new affordable homes sold in 2022.

Figure 4: Monthly Change in Interest Rates and Average Resale Home Prices



Source: York Region Planning and Economic Development, 2023

The Provincial definition of affordable requires that an income based and a market-based approach to affordability be calculated for each tenure and that the lower of the two form the affordability threshold. The ownership income-based calculation assumes that 30% of gross household income can be spent on mortgage, mortgage insurance and property taxes assuming the lowest allowable down payment and the 5-year fixed rate mortgage posted by the Bank of Canada. As is shown in **Figure 5**, going back to 2006, the ownership income-based calculation has been lower than the ownership market-based ownership calculation and thus has formed affordability threshold. However, in 2006, the market-based calculation was only 7% greater than the income-based calculation (approximately \$358,000 and \$334,000 respectively) whereas today the spread is 110% (approximately \$1,251,000 and \$594,000). Between 2006 and 2022 the income-based threshold has increased 78% and the market-based threshold has increased 250%.

Figure 5: Income-Based and Market-Based Affordable Housing Calculations

Source: York Region Planning and Economic Development, 2023. Based on Teranet, RealNet/Altus and Canada Mortgage and Housing Corporation data.

Affordable housing implementation plans are under development

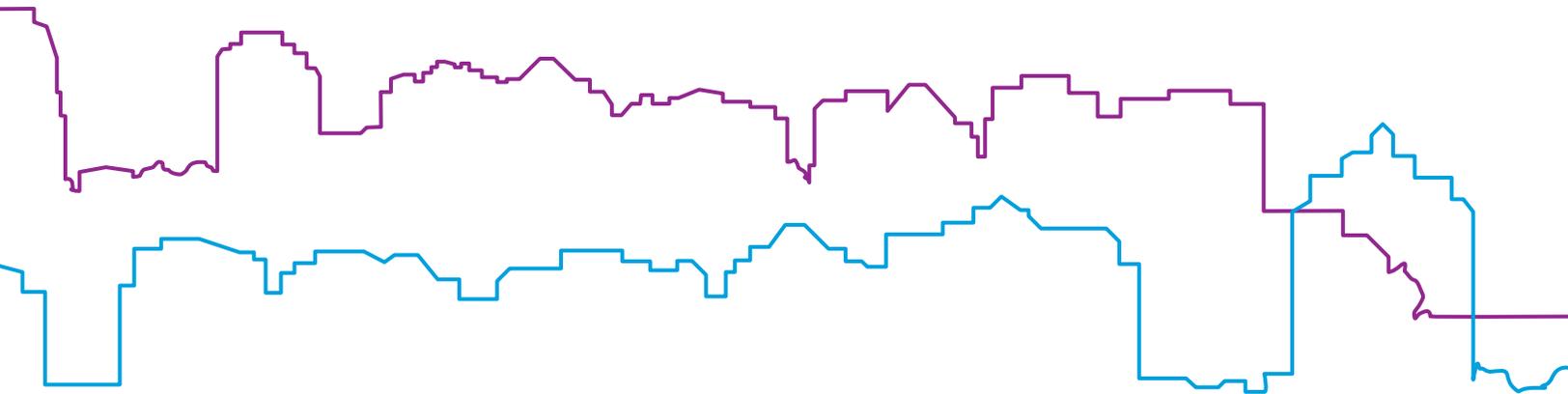
To identify and fund on the ground approaches to housing affordability and implement the housing and homelessness plan, three plans are currently under development:

1. Council directed staff to develop an Emergency and Transitional Housing System Plan throughout latest Housing and Homelessness Plan progress [report](#) in June of this year; and
2. The forthcoming Community Housing Master Plan will contemplate a 40-year plan to fund and develop more community and non-profit homes across the Region; and
3. The upcoming Affordable Private Market Housing Implementation Plan (AHIP) will identify actions, advocacy and partnership approaches the Region should be pursuing to address private market housing gaps in the short, medium, and long term.

These plans will work hand in hand to help identify solutions to affordability challenges in both the community housing (non-profit) and private segments of the housing market. A gaps analysis is currently being completed by consultants in support of the AHIP. The findings of this analysis will also be considered when updating the Affordable Private Market Housing Measuring and Monitoring Guideline.

AFFORDABLE HOUSING in YORK REGION

2022 MEASURING and MONITORING



For more information on housing affordability
in York Region please contact:

York Region Planning and Economic Development

1-877-464-9675 Extension 71508



Regional Council Decision - National Remembrance of the 100th Anniversary of the Enactment of the Chinese Exclusion Act in Canada

On June 29, 2023 Regional Council resolved the following:

WHEREAS the enactment of the Chinese Immigration Act of 1923, also known as the Chinese Exclusion Act, was a significant event in Canadian history that left a profound impact on the Chinese-Canadian community; and

WHEREAS the Chinese Exclusion Act was a piece of legislation that effectively prohibited Chinese immigration to Canada for more than 2 decades; and

WHEREAS the Chinese Exclusion Act imposed a head tax on Chinese immigrants who were already in Canada; and

WHEREAS during the 24 years (until 1947) when the Chinese Exclusion Act was repealed by the Canadian Government, it was estimated that less than 100 Chinese immigrants were accepted into Canada and existing Chinese immigrants were unable to bring their spouses and children to Canada; and

WHEREAS the Chinese-Canadian was the only ethnic group that was barred from entry based solely on their country of origin in Canadian history; and

WHEREAS the Chinese Exclusion Act legally sanctioned racial discrimination and perpetuated systemic racism against Chinese Canadians, setting a clear example of discrimination on the basis of race and was a product of the prevailing xenophobic attitudes of the time; and

WHEREAS notwithstanding these significant hardships and negative impacts the Chinese Exclusion Act has had on generations of Chinese Canadians, Chinese Canadian community is proud of the immense contributions in making Canada a great nation as it is; and

WHEREAS this year's 100th Anniversary of the Enactment of this Act provides an important opportunity to remember the injustices that were inflicted upon the Chinese Canadian community; and

WHEREAS York Region is one of the fastest growing and most diverse communities in Canada, with people of Chinese descent accounting for more than 20% of York Region's total population; and

WHEREAS York Region and York Regional Council are committed to building welcoming and diverse communities where all dimensions of diversity are celebrated and where everyone can develop to their full

potential, participate freely in society and live with respect, dignity and freedom from discrimination; and

WHEREAS York Region celebrates its growing and diverse population as a source of strength, vitality and economic opportunity; and

WHEREAS on behalf of the Honourable Senator Yuen Pau Woo and the Honourable Senator Victor Oh, in partnership of with Action! Chinese Canadians Together (ACCT) Foundation organized a National Remembrance event on June 23, 2023, 3:00-5:00 p.m. ET in the Senate of Canada Chamber;

THEREFORE BE IT RESOLVED:

1. That York Region publicly share Action! Chinese Canadas Together Foundation's livestream link and encourage residents and community groups to set up local viewing events to provide citizens the opportunity to mark this centenary event, by helping to educate our community, especially the younger generation, about the history, and to encourage them to reflect on our past, acknowledge the harm that was done, and work towards a more just and equitable future for all Canadians; and
2. That other community groups be encouraged to participate by hosting their own livestreaming events; and
3. That the Clerk forward a copy of this Resolution to all local municipalities, MPs & MPPs; and
4. That Corporate Communications promote this event through York Region's corporate communications channels, as appropriate; and
5. That these recommendations be ratified by Council on June 29, 2023.

Regards,

Christopher Raynor (he/him) | Regional Clerk, Regional Clerk's Office, Corporate Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
O: 1-877-464-9675 ext. 71300 | christopher.raynor@york.ca | york.ca

Our Mission: **Working together to serve our thriving communities – today and tomorrow**

From: Andrew Yu
Sent: Saturday, September 16, 2023 11:19 PM
To: Clerks Public <clerkspublic@markham.ca>
Subject: Written submission - General Committee meeting 19 September - Minutes of the Race Relations Committee

CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

To Members of Council:

Having served as Chair of Markham's Race Relations Committee (RRC) from October 2018 to April 2021, I fully support the request by current members that the RRC revert to a monthly meeting schedule.

In Markham's Diversity Action Plan, the first goal of Pillar 4: Stewardship of Money and Resources / Theme 9: Inclusive Resource Management and Financial Transparency is "Provide City resources and budgeting to support enhanced diversity, equity, inclusion, accessibility, anti-racism, and anti-discrimination efforts", with a Key Performance Indicator (KPI) being "Increased City resources for diversity, equity, inclusion, accessibility, anti-racism, and anti-discrimination initiatives". Reducing City staff resources to the RRC - a long-standing committee established to advise Council on diversity, equity, inclusion, anti-racism and anti-discrimination - directly contradicts this goal and KPI. This calls into question whether Council's stated commitment to the Diversity Action Plan is truly backed by substance and action. When circumstances become challenging, would the City of Markham's choices reflect a belief that diversity, inclusion and equity are core values to be upheld, or a belief that they are mere accessories that can be discarded? The reduction of City resources to the RRC strongly suggests the latter.

Both the Diversity Action Plan and the Eliminating Anti-Black Racism Action Plan have as Key Values "Accountability" and "Transparency". The RRC and its work are important means through which the City demonstrates these values. Racism thrives when institutions function opaquely and without regard to the people served. As Diversity and Eliminating Anti-Black Racism are long-term ongoing efforts, any action by the City that reduces accountability and transparency - whether intentional or consequential - is cause for concern. The level of support and resources provided by the City to the RRC must therefore be immediately restored to that prior to the recent cuts.

Thank you.

Andrew Yu



RACE RELATIONS COMMITTEE

Minutes
Zoom Meeting
March 6, 2023
6:00 p.m.

<p><i>Attendance:</i></p> <p><u>Committee</u> Nayani Nandakumar, Acting Chair Satya Arora Edward Choi Madge Logan Jas Atwal Danielle Russell Hamza Sivanathan Suat Kenar Mohamad Mtairek Councillor Isa Lee Councillor Juanita Nathan</p> <p><u>Staff</u> Jessica Ketwaroo-Green, Staff Liaison (Diversity Equity and Inclusion Specialist) Hristina Giantsopoulos, Election and Committee Coordinator</p>	<p><u>Regrets</u> Darius Sookram Faiz Mohyuddin Sujane Kandasamy Claudette Rutherford</p> <p>Alicia Lauzon, York Regional Police Jamaal Kossy, Staff Liaison (Diversity, Equity and Inclusion Specialist)</p>
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1. Chair's Opening Remark

The Race Relations Committee meeting convened at 6:07 PM, with Nayani Nandakumar presided as Acting Chair in Darius Sookram's absence. She began with a reading of the Land Acknowledgement.

Nayani read a letter from Darius that recognized Councillor Lee's contributions to the Committee. Councillor Lee's term has expired and Councillor Juanita Nathan has been newly appointed to the RRC.

2. Adoption of the March 6, 2023, agenda.

Moved by: Satya Arora
Seconded by: Madge Logan

That the March 6, 2023 Race Relations Committee Meeting Agenda be adopted.

3. **Approval of the Minutes from February 6, 2023.**

Moved by: Satya Arora

Seconded by: Jas Atwal

That the February 6, 2023, Race Relations Committee Minutes be adopted.

4. **Business Related to Previous Minutes**

There was no business related to the previous minutes.

5. **Committee and Sub-Committee Updates**

▪ *Many Faces of Markham*

○ **Communication Package**

The Sub-Committee was tasked with the following action items:

- Review and provide comments to staff regarding the communication package; provide text for the City website posting and to provide information in relation to the contest submission rules; and,
- Staff from corporate communication will assist with forwarding and publishing the content.

6. **Changes to the RRC Meeting Schedule**

The Acting Chair read a written submission from Darius Sookram that expressed his opposition to the revised meeting frequency.

The Committee discussed their disappointment with the updated quarterly meeting frequency (from monthly) and the way in which it was communicated to Members. The Committee expressed concerns with the progress of initiatives such as Many Faces of Markham, Diversity Action Plan and Anti-Black Racism Action Plan in the future and would like to challenge the veracity of this change that impedes the valuable Committee work from progressing especially at this time of racism and discrimination in the community and that this is in contradiction to previous messages of the significance of community consultation, feedback, and interaction.

The Committee discussed that Members are volunteers and that resources and budget should not be a factor in decreasing meeting frequency as members are volunteers and volunteer their time. It was suggested that RRC Members contact their local ward Councillor, write a collective letter to Council and craft a motion that conveys the Committee's concerns.

Staff indicated that there is direction from the Province to download more responsibilities to municipalities which impacts the amount of resources available to citizen advisory committee's. Staff further indicated that an open letter and deputations that speak to the work the Committee has accomplished in the term may strengthen the point to revert to monthly meetings.

The Committee briefly discussed a new name for the RRC that is more reflective of the current work and addresses disparities in the community.

The Committee provided the following recommendation for Council's consideration.

Moved By Edward Choi
Seconded By Satya Arora

Whereas the Race Relation Committee plays an important role in the implementation of the Diversity Action Plan and the Anti-Black Racism Action Plan as well as amplifying community voices and that the RRC does not agree with the change in frequency of meetings from monthly to quarterly;

Be it resolved that the RRC respectfully requests that the meeting frequency be reverted back to monthly.

Carried

7. New Business/Other

▪ ***Succession planning – terms of Members***

Election for Chair and Vice-Chair is to take place at the September 2023 meeting.
Review of Committee Member terms and recruitment

▪ ***Committee Engagement***

The Committee suggested that members contact their local ward councillors to express concerns about the recent changes to meeting schedule.

▪ ***Community Awareness***

The Committee raised awareness to Deputy Mayor Michael Chan's open letters about what he feels are anti-Chinese and racist information leaks out of CSIS and that these issues continue to be present.

8. Next Official Meeting Date: Monday June 5, at 6:00 PM

9. Adjournment

Moved By: Danielle Russel

Seconded By: Satya Arora

That the Race Relations meeting adjourn at 8:03 PM.

Carried

AGENDA 2.1**MARKHAM PUBLIC LIBRARY BOARD****Regular Meeting****Minutes of Regular Meeting held on Monday, May 29, 2023 7:02 p.m., Virtual Meeting**

Present from Board: Ms. Margaret McGrory, Chair
 Mr. Raymond Chan, Vice-Chair
 Ms. Iqra Awan
 Mr. Ben Hendriks
 Mrs. Pearl Mantell
 Mrs. Lillian Tolensky
 Mr. David Whetham
 Mr. Jay Xie

Present from Staff: Mrs. Catherine Biss, CEO & Secretary-Treasurer
 Ms. Andrea Cecchetto, Director, Service Excellence
 Mrs. Diane Macklin, Director, Community Engagement
 Ms. Michelle Sawh, Director, Administration & Operational Support
 Ms. Deborah Walker, Director, Library Strategy & Planning
 Ms. Polly Chan, Financial Analyst
 Ms. Megan Garza, Senior Manager, Organizational Transformation
 Mrs. Anthea Bailie, Manager, Collections & Technical Services
 Mr. Patrick Pan, Manager, Facilities & Workplace Safety
 Mrs. Jenny North, Manager, Cornell Branch
 Mr. David Zambrano, Manager of Library Systems & Virtual Branch
 Mrs. Susan Price, Board Secretary

Regrets: Deputy Mayor Michael Chan
 Councillor Ritch Lau
 Mr. Edward Choi

Guests: Ms. Maria Khoushnood, Partner, Audit KPMG

1.0 Call to Order/Approval of Agenda

Ms. Margaret McGrory, Chair called the meeting to order at 7:02 p.m.

Moved by Mrs. Lillian Tolensky
 Seconded by Mr. Raymond Chan

Resolved that the agenda be approved.

Carried.

AGENDA 2.1**1.1 Declaration of Conflict of Pecuniary Interest**

None.

1.2 Delegation

None.

1.3 Chair's Remarks:**CHAIR'S INDIGENOUS LAND ACKNOWLEDGMENT**

We begin today by acknowledging the traditional territories of Indigenous Peoples and their commitment to stewardship of the land. We acknowledge the communities in circle. The North, West, South and Eastern directions, the Haudenosaunee, Huron-Wendat, Anishnabeg, Seneca, Chippewa and the current treaty holders Mississaugas of the Credit peoples. We share the responsibility with the caretakers of this land to ensure the dish is never empty and to restore relationships that are based on peace, friendship and trust. We are committed to reconciliation, partnership and enhanced understanding.

Ms. McGrory asked Directors to introduce any staff members present and there were several.

The Chair reminded the Board that votes need to be counted and to keep their hands raised until staff are able to do so.

The Auditors are expected to join the meeting and will go directly to Agenda 5.1 when they are logged on. In the interim the Board continued with the Agenda.

1.4 Board CEO-Linkage BCL-2e Policy; Performance Review:

The Chair advised the Board that the process for the Chief Executive Officer Performance Review for the year 2022 (ending February 28, 2023) was undertaken and completed.

The signed documents will be filed along with the CEO's response, per procedure.

Additionally, there will be a copy stored in a secured file on the server.

2.0 Approval of Minutes:**2.1 Library Board Minutes April 24, 2023**

Moved by	Mrs. Pearl Mantell
Seconded by	Ms. Iqra Awan

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Resolved that the minutes of the April 24, 2023 Library Board Meeting be confirmed.

Carried.

2.2 Consent Agenda:

Moved by Mrs. Lillian Tolensky

Seconded by Mr. Raymond Chan

Resolved that the Consent Agenda comprising Agenda items 2.2 to 2.4.3 and the same are hereby approved as written and the CEO of the Library is hereby authorized and directed to take such action that may be necessary to give effect to the recommendations as therein contained:

2.3 Declaration of Due Diligence by the CEO

2.4 Communication and Correspondence:

2.4.1 markham.ca: Markham Public Library Launches Revitalized Black Heritage Collection

<https://www.markham.ca/wps/portal/home/about/news/sa-news-releases/markham-public-library-launches-revitalized-black-heritage-collection>

2.4.2 MarkhamReview.com: Library celebrates revitalized Black Heritage Collection

<https://markhamreview.com/library-celebrates-revitalized-black-heritage-collection/>

2.4.3 YorkRegion.com: Markham Public Library launches revitalized Black heritage collection

https://www.yorkregion.com/things-to-do/books/markham-public-library-launches-revitalized-black-heritage-collection/article_fe05241f-1767-54ca-a99f-97c8ffca0abf.html

Carried.

3.0 CEO's Highlights:

The Chair asked the CEO to comment on the Highlights. Mrs. Biss mentioned the following:

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- **Langstaff West Community Spaces- Condor Properties Ltd.**

A staff report entitled, "RECOMMENDATION REPORT, Red Line Revision Application submitted by Condor Properties Ltd. is scheduled to go to Development Services Committee on May 30, 2023.

The report's recommendations include the following:

That the City Solicitor be authorized to negotiate the terms of use of the *Community Use Space*, if deemed necessary, on terms satisfactory to the City Solicitor in consultation with the Commissioner of Development Services and the Commissioner of Community Services;

It also includes the following section regarding the Community Use Space:

The Block A Proposal's Community Use Space layout and size is generally acceptable

The Block A Proposal includes a 695 m² (7,481 ft²) community use space on the ground floor along the north and west elevations (the "Community Use Space") (See Figure 11), which is a requirement of the 2020 Draft Plan conditions and is proposed to be carried forward in the Red Line Revision Subdivision Application (See Condition 1.20, Appendix B).

Library/ Recreation staff reviewed the plans and had discussions with RDG and are generally in support of the layout and size of the Community Use Space. The expectation is that RDG will provide the shell space that the City will build out under separate bid and contract. An agreement between the City and RDG will determine the specifics of the Community Use Space, including matters such as tenure, parking and cost sharing.

- **Battle of the Books**

Everyone is very pleased that this has started up again and it was met with great enthusiasm. Six participating schools came together May 10 and after intense competition and a tie-breaker round, Parkview Public School was named the 2023 champion.

- **Black Heritage Collection Launch**

On May 6 the Library launched its revitalized Black Heritage Collection at an event attended by the Mayor, several Councillors and members of Markham's Black community.

- **MPL Trail Project**

On May 13 the final phase of the Markham Trail Project launched with the availability of the Trail Hub collection at Unionville and Markham Village branches. The collection includes equipment to enhance year round enjoyment of local trails including binoculars, compasses, bikes, scooters, wagons, hiking poles and for cooler weather rechargeable hand warmers and traction spikes for footwear.

Programs supporting the collection launch included a group cycling ride with our partners at Markham Cycles, an Indigenous Walk and Forest Storytimes. All program participants were introduced to the Markham Trail app, created for MPL

AGENDA 2.1

by local high school students and the QR codes along the trail that link to stories and poems written and told by local authors.

There were some questions about the Langstaff space and a question about the Black Heritage Collection and a clarification that the collection and subject matter is not intended for academic research purposes but for general information.

Moved by Mr. Ben Hendriks
 Seconded by Mrs. Pearl Mantell

Resolved that the report entitled “CEO’s Highlights May 2023” be received.

Carried.

3.1 **Markham Centre Update, May 2023**

The CEO informed the Board that based on the process and stakeholder feedback to date, the Planning Department continues to refine the Update of the Markham Centre Secondary Plan. Planning has scheduled an internal TAC (Technical Advisory Committee) Meeting for City staff on June 30, 2023. Staff will attend this meeting and follow up with the Board in September.

For the June 2023 Markham Centre Update, staff will investigate and report upon the budgetary process and funding sources of Canadian central library precedents.

Moved by Mrs. Lillian Tolensky
 Seconded by Mrs. Pearl Mantell

Resolved that the report entitled “Markham Centre Update, May 2023” be received.

Carried.

4.0 **Annual Monthly Policy Review** (To be undertaken at the January meeting)

5.0 **Internal Monitoring Reports:** (Compliance list of internal monitoring reports and discussion led by members)

AGENDA 2.1**5.1 Financial Statements of the Markham Public Library Board:**

Staff introduced and welcomed, Ms. Maria Khoushnood, Partner, Audit, KPMG who conducted the Markham Public Library Board annual audit.

Ms. Khoushnood stated that she would give a high level review at this meeting and all that remained to substantially complete the audit was approval from the Board. It was a clean audit, everything inline, there were no issues noted, no audit misstatements and no control deficiencies. Ms. Koushnood asked if there were any questions, there were none. She also expressed appreciation for the efficiencies of MPL Management staff.

The Chair thanked the auditor for attending and welcomed her to stay for the remainder of the evening if she wished.

Moved by Mrs. Pearl Mantell
Seconded by Mrs. Lillian Tolensky

Resolved that the report entitled “Financial Statements of the Markham Public Library Board, December 31, 2022” be received; and,

That the Board approves the Financial Statements of City of Markham Public Library Board December 31, 2022; and,

That the Board Chair be authorized to sign the approved 2022 Financial Statements on behalf of the Board; and,

That the Board authorize Staff to issue the final audited Financial Statements for the fiscal year ended December 31, 2022;

AND that Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried.

**5.2 Executive Limitation: EL-2d Financial Condition
(Assigned to Mr. Raymond Chan)**

Mr. Chan advised that this report on Actual and Budgeted operating expenditures for the period ending April 20, 2023 is compliant and complete. He sent an e-mail to Board members and received no questions or concerns and there were none from the floor.

The report confirmed that the CEO and MPL’s practices relative to MPL’s Financial Condition comply with the requirements of EL-2d policy.

Moved by Mr. Raymond Chan

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Seconded by Mr. Jay Xie

Resolved that the report entitled “Internal Monitoring Report: Executive Limitation EI-2d, Financial Condition” be received.

Carried.

6.0 **Ends**
N/A

7.0 **Governance:**

7.1 **Update from OLS-Margaret McGrory**
No update this meeting.

7.2 **Board Approval of the 2023 Library Capital Budget Report**

Staff stated that the report outlines the Capital Budget approved by Council and that it requires Board approval for the purpose of the annual Audit. There were no questions.

Moved by Mr. Raymond Chan
Seconded by Mr. Ben Hendriks

Resolved that the Library Board adopts the 2023 Capital Budget of \$3,146,000 for the Library’s portion of the City of Markham’s 2022 Capital Budget; and,

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

Carried.

7.3 **Board Approval of the 2023 Library Operating Budget Report**

Staff stated that the report outlines the Operating Budget approved by Council and that it requires Board approval for the purpose of the annual Audit. There was a question about vending machines in branches and staff advised that MPL only has vending machines at our Unionville location.

Moved by Mrs. Pearl Mantell
Seconded by Ms. Iqra Awan

Resolved that the Library Board approves the 2022 City of Markham Grant in the amount of \$14,425,865; and,

AGENDA 2.1

That the Board approves the 2023 Library Operating Budget consisting of Library Income in the amount of \$1,147,120, and Operating Expenditures (excluding Personnel Ramp-ups) in the amount of \$15,572,985; and,

That upon finalization of the 2022 Library audited financial statements, the 2023 Operating Budget be adjusted to reflect the 2022 operating results; and,

That the above figures be subject to further adjustment as required throughout the year based on information received from the City of Markham; and,

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

Carried.

8.0 Ownership Linkage:

8.1 Input from Board Members

The Chair, Vice-Chair and Deputy Mayor Michael Chan attended the Black Heritage Event with the Mayor present on May 6 at Milliken Mills Library to re-launch the Black Heritage Collection. Mr. Chan said he was impressed by the event and with the lineup of speakers over all.

9.0 Board Advocacy:

The Chair expressed the hope that the new Board will have more opportunities for community outreach/advocacy, particularly regarding a central library, than the outgoing Board, due to the restrictions of the pandemic.

10.0 Education:

Ms. McGrory attended an OLS webinar on “Fundraising for your library build”. Bancroft Public Library and Prince Edward County shared their experiences in fund-raising for a new library build and a library extension, respectively. There was a lot of discussion on efforts and possibilities for Markham Public Library.

11.0 Incidental Information (none)

AGENDA 2.1**12.0 New Business:**

The Chair, asked to take a moment to thank retiring Members, Iqra Awan, Ben Hendriks, Pearl Mantell, Lillian Tolensky and David Whetham. The Library has benefitted greatly from their time and commitment in helping to ensure that MPL services continually reflected the expressed needs of the community.

13.0 Board Evaluation:**13.1 Questionnaire: Performance of Individual Board Members**

The Chair asked Board Members to complete the questionnaire and e-mail to the Board Secretary.

14.0 In Camera Agenda (none)**15.0 Adjournment:**

Moved by Mr. Ben Hendriks and seconded by Mrs. Lillian Tolensky that the meeting be adjourned at 7:40 p.m.



Unionville BIA Board Meeting

Date: Wednesday April 26th, 2023

Hybrid - In-person at Varley Art Gallery and via ZOOM

Board Members in Attendance:

Liam O’Dette, Sylvia Morris, Shibani Sahney, Kimberly Wake, Tony Lamanna, Cesario Ginjo, Alan Mizrachi, Juyoun Hong, Liu Yan, Councillor Reid McAlpine and Deputy Mayor Michael Chan

Guests: Christie Day - TD Markham Jazz Festival, D’Oliveira Fell - Varley Art Gallery

Regrets: Niina Felushko

Executive Director: Sonia Chow

Call to order: By Chair Liam O’Dette at 9:37am

Approval of Agenda

Motion to approve by Liam O’Dette

Seconded by Sylvia Morris

All were in favour

Approval of Meeting Minutes, March 2023

Approval of Meeting Minutes for March 2023 approved on April 4th, 2023 via email to the UBIA Members.

Motion to approve by Sylvia Morris

Seconded by Tony Lamanna

All were in Favour.

Update of Financials

The financials for the period ending March 31st, 2023 are currently being worked on.

Motion to table Financials by Councillor Reid McAlpine

Seconded by Tony Lamanna

All were in favour

City & Streetscape Updates:

Councillor Reid McAlpine

Regular meetings for reconstruction of Main Street continue.

There was a revitalization Meeting held on April 19th at the Variety Art Gallery in Person to discuss the status of the work and for the public to express any concerns or questions.

Discussions and Concerns we brought forward regarding the hydro vault in front of the bandstand, and the boulevard parking bays. Staff went to the accessibility committee and they



would like to see it in a different colour. There is a no parking sign there when there's cars parking there.

There will be a sub committee and council meeting next week regarding the Bandstand to bring forward concerns and approval of it continuing .

There was discussion around the East lane. Tony Lamanna expressed concern around tender and timing and that we should consider someone who is faster and cost effective. He also thanked Councillor Reid Mc Alpine for bringing forward the parking concerns to the city. They also went into conversation around Deliveries on the street and large trucks delivering to loading docks vs. Fronts of the stores off the main street.

Councillor Reid McAlpine moves a motion

The UBIA would like to pass a bi-law that all deliveries be delivered to the backs at the loading docks. Requesting the city ban delivery trucks over a specific weight from Main Street and that the deliveries need to be at the rear of the buildings.

Motion was seconded by Sylvia Morris

All were in Favour

There will be another meeting May 1st, 2023 to discuss revitalization further. Meeting details should be mailed out and emailed. Councillor Reid McAlpine urged we need to improve city communication and that we try to get a large attendance from all who will be impacted. Therefore, business owners should be taking a very close look when they do propose detailed designs.

TD Markham Jazz Festival:

Christine Day gave a presentation regarding the TD Markham Jazz Festival.

This year they will be having the Festival on the 18th, 19th and 20th August, 2023.

Street closures are scheduled on Friday evening on Fred Varley only and from 11am to 11pm Saturday and Sunday all day performances.

Shuttle Bus will be arranged from the Pan Am Centre Parking to Main Street in order to prevent driving traffic to the street and encourage the public to take the transportation.

UBIA will need to highlight the space and event to circulate info early because it will be important to bring awareness. Also, encourage the vendors on the street to bring tables out to the street to showcase their business and possible promotions.

The 3 day event is expected to bring approximately 25,000 people. Surveys from the past show that people do come back repeatedly.



Deputy Mayor Michael Chan enquired how many people come from outside of Markham and Christie said approx. 40%. Councillor Reid Mc Alpine also suggested that for future consideration the TD Markham Jazz festival transition to include Unionville Jazz Festival in the title as a long term proposal.

The TD Markham Jazz Festival is requesting Financial support from the UBIA in the amount of \$6,000.

Motion to approve by Tony Lamanna

Seconded by Shibani Sahney

All were in favour

ED Report:

Sonia Chow

Unionville Festival - Mayor Scarpitti will be joining this year during the opening ceremony as the Guest of Honour.

Currently working on finalizing brands and corporate partnerships. So far \$92,000 has been gathered, corporate sponsorship, revenue from booth vendors and grants including \$10,000 from Celebrate Markham and \$10,000 from Destination Markham as a matching grant and another \$10,000 top-up grant from Celebrate Markham. Central Counties Tourism grant has been submitted and it won't be confirmed before the Festival and she is expecting approx. \$6,000 will be granted.

She mentioned UBIA cannot apply for grant from Experience Ontario as we do not have our CRA number and Article of Incorporation. We can only apply through the City or Destination Markham, if they won't apply for their events. Sonia will continue to further these discussions with Chris Rickett.

She is also working on finalizing the program, vendors and road closure. We are expecting 30,000 people to come over the festival for live performances and activities, headliner shows from Johannes Linstead from 7:00-8:30pm on Saturday, road closures during this time will be until 9pm. Will open to allow vendors to leave from 5-6pm.

Talked to businesses on the street we are going to promote a Festival \$8 Special this campaign and press release will be followed.

There will also be a Mother's Day Event for the Street and we encourage the businesses to do 1st of May - 15th of May \$100 spend redeem cash coupon of \$20 for flowers and plants.

Music on Main and Movie on Main during Summer time from July - August.



SETTLED IN 1794

Olde Tyme Christmas event details can be discussed next month, as we have only received a \$10,000 grant received from Celebrate Markham. Need to see what kind of activities and campaigns will work best for the businesses and can be discussed in conjunction with the revitalization timeline.

Website:

Quick sharing regarding the status update of the website with proposed changes and design shown. Liam O'Dette enquired if there will be a link to the social media, Cesario confirmed there would be icons to connect our different social media accounts but connect for the incoming social media feeds. Other features of the new website has been presented as well. It is expected to launch the new website before the Unionville Festival and using a new domain name, unionville.ca

Flowers on the street will be ready within a few weeks, prior to the Festival.

There had been a brief discussion on social gathering events for the businesses on the street and conversation will continue in the coming meeting.

Real Estate updates:

Sylvia Morris

Places on the Market currently

139 Main Street- Planing Mill - 2 spaces for lease

209 Main Street moved to 177 Main Street

105 Main Street for lease basement 1200 sq ft for \$3500, 1st floor 900 square ft \$4500

158 Main Street put on lease

155 Main Street - JW Cosmetics adjusted price

142 Main Street POD Coffee - business for sale

156 Main Street \$2.980M listed for 54 days

145 Main Street \$3.988M

Motion to adjourn at 11:10am

Moved by Liam O'Dette

Seconded by Sylvia Morris

All were in favour

Meeting adjourned at 11:12am

Next Meeting: Wednesday, May 24th, 2023 at 9:30am in Person at Varley Art Gallery



Unionville BIA Board Meeting - Minutes

Date: Wednesday May 24th, 2023

In Person - Varley Art Gallery

Board Members in Attendance:

Liam O'Dette, Sylvia Morris, Shibani Sahney, Kimberly Wake, Tony Lamanna, Alan Mizrachi, Liu Yan, Councillor Reid McAlpine and Deputy Mayor Michael Chan

Guests: Bill Dawson, Vanessa Garland from Stabby's Tattoo, Rachel D'Oliveira Fell, Francesca Dauphinais from Varley Art Gallery

Regrets: Cesario Ginjo, Juyoun Hong

Executive Director: Sonia Chow

Call to order: By Chair Liam O'Dette at 9:30am

Approval of Agenda

Motion to approve by Tony Lamanna

Seconded by Sylvia Morris

All were in favour

Approval of Meeting Minutes, March 2023

Motion to approve by Tony Lamanna

Seconded by Sylvia Morris

All were in favour

Approval and update of Financials

The financials for the period ending March 31st, 2023 were reviewed. This included the AGM/ Balance Sheet/ Tax Levy/ Operating Statement and Year-to-Date.

Motion to approve by Tony Lamanna

Seconded by Sylvia Morris

All were in favour

The financials for the period ending April 2023 were reviewed. Financials for the month of May will be expensive due to the Unionville Festival coming up (+/- \$67,000 currently).

Motion to approve by Tony Lamanna

Seconded by Sylvia Morris



All were in favour

Presentation of Thursday Night at the Bandstand:

Bill Dawson gave a presentation on the possible comeback of Thursday Night at the Bandstand which includes crowd control, possible City funding with a commitment of \$20,000. Bill is seeking co-operative partnership with the UBIA to commit to keeping the concert series going. Suggesting he handles the show logistics and costs, then UBIA handles the Road closure logistics and costs.

Tony commented on Bill Dawson's efforts in the community and believes keeping the concert series going is great from a Marketing perspective. This should also help bring business to the street.

Councillor Reid McAlpine commented that Celebrate Markham is under review as it may currently be under funded being last reviewed 10 years ago. Was \$1.00 per resident previously and well due for review but the final outcome is unpredictable.

Niina Felushko believes the community loves it. In fact last year Judi McIntyre and herself attempted to get additional funding due to the expense of the road closures and to explore with the city how we can collaborate on this.

YRP costs in regard to road closures, city barricades, security guards and police were discussed. Some other questions including manpower and resources were discussed and clarified. Not sure if the Executive Director will have the capacity to deal with this within short notice while the City won't be able to support manpower for the event.

BIA will work as a joint venture. Liam and Sylvia to support it.

Tony suggested bringing a motion for help should Sonia need help can we hire someone like Judy McIntyre, etc. This is rejuvenation for the City Of Markham, not just Unionville to draw community to the area. It should be supported by the city.

Deputy Mayor Michael Chan agreed that music always attracts people to a venue. He agreed that uniforms may be important to have as a present assuming the cost is not disastrous, and that it should be considered because of the volume in crowds and things like cannabis legalization. Crowds and businesses are the most important cost of 45,000 for six performances, he may not be able to help with sponsorship. He will talk to the city. Therefore, he is encouraging us to continue it, and may expand in the future.

Motion to approve the partnership with Bill Dawson in support of this event by Tony Lamanna
Seconded by Liam O'Dette



All were in favour

Proposal of spend for \$20,000 in support of the event is \$17,500 immediately sent to to Bill to pay the bands, etc with the requirement to present receipts.
Sponsorships from Bill to be shown.

Motion to approve \$20,000 in support of Chris Rickett by Sylvia Morris
Seconded by Shibani Sahney
All were in favour

Dates for the Thursday Night at the Bandstand will be as follows:
August 3/ 10/ 24/31, Sept 7/14

Goal to have this partnership to continue from this year onward into future years.

** This will need to be co-ordinated in conjunction with the construction work starting in the East Lane.

Motion to approve the budget of Music on Main during summer weekends from June to September:

Merchants enjoy this because it moves people through the street.

Motion to approve by Shibani Sahney
Seconded by Sylvia Morris
All were in favour

Marketing Support:

Discussion of the marketing support for revitalization and recruitment of subcommittee.
City to provide \$30,000 approved budget by Chris Rickett. Of which, \$15,000 is for marketing support for their proposals. May need a subcommittee regarding marketing communications.

Will continue the discussion into next meeting.

Updates on reinforcement of by-laws of Property Standards:

There is currently City managing the by-law reinforcement and talked to the businesses individually. BIA sent out emails to remind businesses to revisit their signs and should comply with the property standard requirements.

City & Streetscape Updates:

Councillor Reid McAlpine advised there's currently nothing new to report other than the fact the flowers and hangers will be installed prior to the festival. Barrels will come just after the festival.



Deputy Mayor Michael Chan suggested a flower festival in the future as another event idea to draw more people.

Counsellor Reid McAlpine suggested that maybe in 2024 we can lobby to get more flowers on the bridge and back with contribution from the BIA.

ED Report: Sonia Chow

Briefly showed budget \$123,000 in revenue for Unionville Festival. \$75,000 currently spent on venue, marketing and performers, etc.

May spend \$80,000-\$85,000 with \$40,000 surplus to be spread over future events.

Music on Main - June 11th until September 24th

Movie Nights during summer from July to Aug - Tuesdays

Website:

New website launched today with a new domain unionville.ca

The new websites included upgrades like pop up notices, navigation to features and a new business directory. (An email will go out to all businesses to ensure their info is updated).

Real Estate: Sylvia Morris

177 - Has a new tattoo parlour - signage required

142 - Pod coffee is selling the business for \$180,000.

Fencing by Sylvia Houghton old building is scheduled to come down.

145 - still on the market

156- still on the market

155 - selling the business. Will finish off his lease and property will be available for lease next week.

178 - third floor for lease

Planning Mill - Leased

Revisit discussions on the retail action plan for the future. Perhaps after festival. This would be to encourage the placement of the right retail tenants etc to be paired up with landlords. If we get 50% of landlords to co-operate others will follow.

New items

Parking lots behind Watford Group's building will be closed for painting. They are putting in all new lines for more efficient parking.



SETTLED IN 1794

This past weekend there was a community clean up, members of the UBIA should be communicated with regarding future clean ups to not only be aware but also join in when possible.

Continue to stay onto of the buskers as there is one that is situated close to 158 Main Street. Should be looked into further if there is any by-law that prevents them from playing on the street.

Motion to adjourn at 11:10am

Motioned by Liam O'Dette

Moved by Reid McAlpine

Seconded by Sylvia Morris

All were in favour

Meeting adjourned at 11:10am

Next Meeting: Wednesday, June 21st, 2023 at 9:30am - 11:00am in Person at Varley Art Gallery



Unionville BIA Board Meeting - Minutes

Date: Wednesday June 21st, 2023

In Person - Varley Art Gallery

Board Members in Attendance:

Liam O'Dette, Sylvia Morris, Kimberly Wake, Tony Lamanna, Niina Felushko, Shibani Sahney, Liu Yan, Councillor Reid McAlpine and Deputy Mayor Michael Chan

Guests: Karen O' Leary & Rachel D'Oliveira Fell from Varley Art Gallery

Regrets: Alan Mizrachi, Cesario Ginjo, Juyoun Hong

Executive Director: Sonia Chow

Call to order: By Chair Liam O'Dette at 9:34am

Approval of Agenda

Motion to approve moved by Councillor Reid McAlpine

Seconded by Sylvia Morris

All were in favour

Approval of Meeting Minutes, May 2023

Motion to approve moved by Liam O'Dette

Seconded by Sylvia Morris

All were in favour

Approval and update of Financials

The financials for the period ending May 31st, 2023 were reviewed. This included the Revision of the one budget line being divided into two outlining the sponsorship and vendor fees separately.

Motion to approve moved by Sylvia Morris

Seconded by Tony Lamanna

All were in favour



Update of the City of Markham by-law 2023-87 of the composition of the UBIA and approval of the UBIA by-law June 2023.

Approval was received from the city to change the bylaw to 12 UBIA members. An email was sent out by Sonia Chow with details.

Motion to approve moved by Tony Lamanna
Seconded by Councillor Reid McAlpine
All were in favour

Motion to extend the hours of Music on Main during summer evenings 6pm-9pm

This topic was tabled and the Executive Director will check on sponsorship opportunities and possible additional budget for such, as UBIA should have surplus and longer hours during summer will help to bring more business to the Street. Sonia said she will get back the board in the following week to proceed.

Old Tyme Christmas - Objectives and Format

There was discussion around potential ideas for this coming year including breakfast with Santa, how to improve the parade and special offers by vendors on the street.

Budget, past numbers and what future costs may look like were also touched upon.

Ultimately, there will need to be a sub committee formed in order to build this plan out further. UBIA members and merchants should be included in the participation. This will be reviewed further before the next meeting.

Motion to Create Sub-Committees:

A motion was made to create sub-committees for the following areas
Retail Action Plan, Accessibility & Inclusivity, Old Tyme Christmas and The Revitalization.
It was presented that UBIA members are required to join at least one of these committees.

Sonia will send an email with a link for sign-up to sub-committees.

Motion to approve moved by Liam O'dette
Seconded by Sylvia Morris
All were in favour.



City & Streetscape Updates:

Councillor Reid McAlpine advised there is currently nothing new to report other than the fact that work for 2023 went for tender but there will not be final dates or timing until the Tender and vendor has been selected.

There were motions moved regarding garbage on the street.

1. For more garbage disposal cans on the street.
2. For the staff of the businesses on the street to be more careful when disposing /changing garbage not to dribble and let debris be overflowing on the street.

(In Particular at the top of the stairs where the furniture for seating is located).

Motion to approve Moved by Niina Felushko

Seconded by Sylvia Morris

All were in Favour.

Speed and bylaw enforcement required in front and behind starbucks due to vehicles driving too fast. It is a major safety issue. Councillor Reid McAlpine has promised to address this with the City. It was also noted that the vendors should call the YRP.

UBIA should seek an update from Mike with regards to bylaws pertaining to extending patios/ permits as well as A-Frame signage. What has been implemented and what are the steps if not abided by (ie/warning within 72 hours or impounded). The condition of the buildings and signs on the street should also be addressed.

A Motion to request council to modify A-Frame bylaw to one per business on private property was made.

Motion to approve moved by Tony Lamanna

Seconded by Sylvia Morris

All were in Favour.

ED Report: Sonia Chow

We have covered most items during meeting discussions.

Thursday Night at the Bandstand should have all required funding from the city and sponsors soon, Bill Dawson will be connecting us with his contacts.



SETTLED IN 1794

With regards to Canada Summer Jobs - no word back yet. Sonia will be following up on this. We are hoping to get 2-3 individuals via this program.

Real Estate: Sylvia Morris

105 - Second floor for lease \$6000

107 - Leased for \$4000

145 - still on the market - there has been showings

156- still on the market at \$2.980M 110 DOM 158 - Rental has leased

Any Other Business:

None.

Meeting adjourned at 10:51am

Next Meeting: Wednesday, July 19th, 2023 at 9:30am - 11:00am in Person at Ambiyen Restaurant.



Report to: General Committee

Meeting Date: September 19th, 2023

SUBJECT: Appointment of Members to the Markham Mayor's Youth Council for the period of September 5, 2023 to June 30, 2024

PREPARED BY: Portia Lee, Recreation Coordinator – Programs & Outreach Recreation Services

RECOMMENDATION:

- 1) That the Report Appointment of Members to the Markham Mayor's Youth Council for the period of September 5, 2023 to June 30, 2024 be received;
- 2) And that the following Appointments of Members to the Markham Mayor's Youth Council be confirmed for the term September 5, 2023 to June 30, 2024;

Name	School	Grade	Ward
Kelly Liu	University of Toronto Schools	9	1
Sabine Cuesta	Saint Robert Catholic High School	10	1
Christian Matros	Saint Robert Catholic High School	10	1
Varna Venkatesh	Saint Robert Catholic High School	10	6
Michael Li	Markville Secondary School	10	6
Oscar Cheng	Saint Robert Catholic High School	10	8
Elisabeth Lum	Markville Secondary School	10	3
Lilia Zitouni	Saint Robert Catholic High School	10	1
Kara Cespedes	Markville Secondary School	10	3
Ivy Chen	Markville Secondary School	10	6
Zoey Rodrigues	Bill Hogarth High School	10	6
Jin Zhou	Thorlea High School	11	1
Melody Cao	Bayview Secondary School	11	2
Mehrava Afshani	Bayview Secondary School	11	2
Hadia Rasool	Markham District High School	11	7
Sarah Gao	Bayview Secondary School	11	6
Rithikha Kalaiunarbavan	Middlefield Collegiate Institute	11	7
Callista Chan	Saint Augustine Catholic High School	12	6
Elyssa Qi	Saint Augustine Catholic High School	12	2
Tom Zheng	Crescent School	12	3

Jiabei He	Bill Hogarth High School	12	5
Aiden Ma	Saint Robert Catholic High School	12	1
Isabella Peng	Unionville High School	12	4
Sam Chan	Saint Augustine Catholic High School	12	2
Ananiya Narmathan	Saint Augustine Catholic High School	12	2

- 3) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of the report is to confirm appointments to the Markham Mayor's Youth Council for the term September 5, 2023 to June 30, 2024.

BACKGROUND:

The Markham Mayor's Youth Council (MMYC) was created in 1994 to address issues that are pertinent to youth in the community. The group's mandate is:

1. To act in an advisory capacity in providing advice on issues of concern to youth.
2. To act in an advocacy role by providing new ideas and views to Council and staff.
3. To raise awareness in the community through planned events (e.g. Youth Week, Youth Forums, Youth Job Fair, etc).
4. To encourage youth participation within the community.

The MMYC is a group of high school students from the City of Markham who meet twice a month to plan events and discuss issues facing youth. The purpose of the MMYC is to provide local youth a voice by which they may give input and develop initiative to enhance youth opportunities within the City of Markham. The Recreation Coordinator – Programs and Outreach will act as staff liaison.

Area Youth Councils are also very active in Thornhill, Unionville, Markham and Milliken. These area councils are responsible for providing specific youth events and opportunities within their local neighbourhoods. The Area Youth Councils coordinate with the MMYC to support City wide youth activities. Staff from Recreation Services in each of the respective areas act as staff liaison and mentor to the youth.

MMYC and Area Youth Councils are committed to supporting youth in the Markham community by raising awareness about local supports and resources and encouraging youth engagement virtually as well as in-person.

Nomination Process

Nominations into the MMYC are conducted in July and August each year. The nomination process includes:

1. Call for community members to join the Markham Mayor's Youth Council
 - Applications and deadlines were advertised on the MMYC social media pages (Facebook and Instagram), and City of Markham website;
 - MMYC members promoted applications within their school online forums;
 - MMYC shared opportunities with other local youth groups via word of mouth or social media
2. Markham Mayor's Youth Council received 113 applications to fill 12 positions for the 2023/2024 year.
3. Sixty-five (65) applicants were selected to move forward to the first screening step (24-hour Challenge).
4. Nine (9) 24-hour Virtual Challenge groups were formed with 7 to 8 applicants in each group.

Each group is assigned a project from the list below and asked to develop a presentation identifying solutions:

- Increase youth political engagement within the City of Markham specifically addressing youth related social issues, environmental sustainability, mental health and diversity
 - Increase youth community outreach and communication
 - Increase MMYC relations with other local youth councils
 - Engaging youth to attend events and participate within the community
 - Promoting youth volunteerism
5. Interview panels included: two (2) Markham Mayor's Youth Council Chairs and one (1) Full Time staff member, (Recreation Coordinator – Programs & Outreach)
 - Panels interviewed 24 applicants over a 2-week period
 6. Confirmation of the Markham Mayor's Youth Council members was completed on August 25, 2023 for the 2023/2024 term. While staff strive to find equal representation by Ward, this is not always possible based on where the applications have been received.
 7. The Markham Mayor's Youth Council has an active volunteer program called the Ambassador program. This program is comprised of 15-20 youth, who are directly lead by the Markham Mayor's Youth Council Co-Chairs and the staff liaison. The Ambassadors assist in planning and supporting the Markham

Mayor's Youth Council on events throughout the year as well as aiding in their outreach efforts. Many of the youth involved in the Ambassadors Program are looking to gain experience with the Markham Mayor's Youth Council and strive to promote volunteerism and activism to a wider range of youth in the community. The Ambassador program strives to have representation from all Wards, schools, ages, and backgrounds.

FINANCIAL CONSIDERATIONS

No Financial implications are to be considered in this report.

HUMAN RESOURCES CONSIDERATIONS

No Human Resources implications are to be considered in this report.

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not applicable.

BUSINESS UNITS CONSULTED AND AFFECTED:

Not applicable.

RECOMMENDED BY:

Mary Creighton
Director of Recreation Services

6 September 2023
Date



Report to: General Committee

Meeting Date: September 19, 2023

SUBJECT: Request for Proposal 163-R-23 Citywide Building Mechanical and HVAC Systems Maintenance

PREPARED BY: Darius Chung, Senior Buyer, Ext. 2025
Michael Ryan, Facility Engineer, Ext. 2563

RECOMMENDATION:

1. That the report entitled “Request for Proposal 163-R-23 Citywide Building Mechanical and HVAC Systems Maintenance” be received; and,
2. That the contract for Request for Proposal 163-R-23 Citywide Building Mechanical and HVAC Systems Maintenance Services be awarded to the highest ranked bidder, S.I.G. Mechanical Services Limited, for a term of two (2) years in the total amount of \$1,629,485.08 inclusive of HST as per the following;
 - November 1, 2023 - October 31, 2024 - \$814,742.54
 - November 1, 2024 - October 31, 2025 - \$814,742.54

Total: \$1,629,485.08
3. That the contract include an option for the City (in its sole discretion) to extend the contract for up to four (4) additional one (1) year terms. Pricing will be firm for the first two years of the contract and prices in years three, four, five and six will be subject to Consumer Price Index (CPI) increase to a maximum of 2%; and,
4. That the Director of Sustainability & Asset Management and Senior Manager of Procurement & Accounts Payable be authorized to extend the contract for an additional four (4) one year periods subject to approval of the annual operating budget, vendor performance, and an increase based on the CPI to a maximum of 2%; and
5. That the award be funded from the accounts identified in the Financial Considerations section, subject to approval of the 2024-2029 operating budgets; and,
6. The annual shortfall of \$42,632.99 be captured as part of the 2024 contract escalations and adjusted accordingly, subject to approval of the 2024-2029 operating budgets.
7. 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 approval to award the contract for full coverage mechanical maintenance services for thirty-one (31) facilities throughout the City and related services for fifty-five (55) other facilities on an as-required basis. The work includes but is not limited to, the maintenance of heating, ventilation, air conditioning and other mechanical equipment.

BACKGROUND:

Full Coverage mechanical maintenance is necessary to ensure the operational safety and reliability of City facilities on an ongoing basis. The City has approximately 86 facilities that are part of this contract that require labour, material, equipment, supervision and services necessary for the supply of emergency service, repairs, replacement parts and preventive maintenance. This contract is not for complete replacement of HVAC systems but replacement of component parts to maintain the operation of various mechanical units and/or subsystems.

The work includes routine and emergency maintenance of all heating, ventilation, air conditioning and other mechanical equipment such as:

1. Electric heating
2. Chilled water
3. Condenser cooling water
4. Air conditioning
5. Supply and return air systems
6. Exhaust air
7. Compressed air systems
8. Dehumidification and humidification systems
9. Environmental controls
10. Filter systems
11. Pumping systems related to air conditioning, ventilation and heating systems
12. Pumping systems related to other mechanical systems
13. Domestic hot water systems
14. Pneumatic and electric control systems

All work is to be completed by licensed technicians in good standing with the Technical Standards & Safety Authority and Ontario College of Trades.

BID INFORMATION:

Bid closed on	July 14, 2023
Number picking up bid document	10
Number responding to bid	4

PROPOSAL EVALUATION:

The Evaluation Team was comprised of staff from Sustainability & Asset Management and Recreation Services. Staff from the Procurement Department acted as the evaluation facilitator.

The evaluation was based on pre-established evaluation criteria as outlined in the Request for Proposal: Qualifications and Experience of the Bidder 30%, Experience and Qualification of the Personnel 20%, Project Management 20%, and price 30%, for a total of 100% with the resulting score as noted below.

Bidder	Total Score (100 points)
S.I.G. Mechanical Services Limited.	94

S.I.G. Mechanical Services Limited (SIG) is the incumbent and has been the city-wide building mechanical and HVAC systems maintenance contractor since being re-awarded in 2015. Since then they have proven to be reliable and staff are pleased with their performance and attention to detail. They also provide similar mechanical and building maintenance service for Metrolinx, Toronto District School Board and the Toronto Police Service, amongst several other private organizations.

OPTIONS AND DISCUSSIONS

From 2018-2023, the Pan Am Centre has been on preventative maintenance service and not on full coverage service due to the fact that the facility was only four years old in 2018. Staff recommend that given its age, that the Pan Am Centre be moved to full coverage service which is now the same as the other 30 facilities in this service agreement. Repairs outside of the preventative maintenance scope can easily exceed the cost of full coverage maintenance for a facility based on the equipment at Pan Am Centre.

Furthermore, Morgan Pool and the East Markham Operations Yard have been added to the preventative maintenance service. All other facilities, equipment, and service requirements remain unchanged from the previous contract. As Net Zero projects are implemented (e.g. installation of new high efficiency mechanical equipment) there will be the opportunity to change maintenance options as required.

As with the previous contract full coverage service will be provided for the remaining 30 sites. There was a 5% price escalation which was applied to each of these sites in comparison to the previous contract. Through negotiation the escalation was reduced to 4% which has a budget impact of \$10,189.28.

There was a significant reduction in the estimated cost for materials, equipment rentals and as-required services of \$9,686.14. This was due to the incumbent's familiarity with our facilities, knowledge of the project scope and competitive bidding.

FINANCIAL CONSIDERATIONS:

This contract has an increase of \$42,632.99 or 6% from the 2023 budget. The increase is a result of the following changes:

	Contract changes from previous contract	Impact (Incl. HST)
1	Pan Am Centre from preventative maintenance to full coverage service	\$ 45,312.51
2	Addition of Morgan Pool to preventative maintenance services	\$ 2,136.96
3	Addition of East Work Yard to preventative maintenance services	\$ 1,933.44
4	Increase to existing 30 sites	\$ 10,189.28
5	Estimated as-required, material and rental costs	\$ (9,686.14)
6	1% negotiated cost reduction to 33 sites	\$ (7,253.06)
	Total increase	\$ 42,632.99

In summary, the majority of the increase is due to service level changes to Pan Am Centre and the addition of Morgan Pool and East Markham Works Yard. It is worth noting that during the 2018-2023 contract, SIG agreed to a 0% increase in 2020 due to Covid-19 despite a contract escalation clause of 2%.

Staff negotiated with SIG and reduced the cost per year in 2023-2024 from \$821,995.60 to \$814,742.54 (\$7,253.06 or 1% reduction) without any modifications to scope. Over a period of 6 years, this represents \$43,518.36 in cost savings if all options to renew are exercised.

Line Item	Account #	Location	Annual Budget Available	Cost of Award	Budget Remaining
1	509-921-5314	Aaniin Community Centre and Library	\$ 100,028.62	\$ 89,735.29	\$ 10,293.33
2	504 921 5314	Angus Glen Community Centre and Library	\$ 61,348.51	\$ 62,373.65	\$ (1,025.13)
3	504 921 5314	Angus Glen Tennis Centre	\$ 12,769.58	\$ 12,983.08	\$ (213.50)
4	502-971-5314	Armadale Community Centre	\$ 9,588.28	\$ 9,748.84	\$ (160.56)
5	503-921-5314	Centennial Community Centre	\$ 96,680.20	\$ 98,296.37	\$ (1,616.17)
6	502-922-5314	Crosby Memorial Community Centre	\$ 13,531.93	\$ 13,757.38	\$ (225.45)
7	505-921-5314	Cornell Community Centre	\$ 62,513.38	\$ 63,558.38	\$ (1,045.00)
8	750-750-5469	Fire Station 91	\$ 8,388.00	\$ 8,719.25	\$ (331.25)
9	750-750-5471	Fire Station 92	\$ 7,975.72	\$ 8,290.09	\$ (314.37)
10	750-750-5472	Fire Station 94	\$ 4,015.79	\$ 4,173.76	\$ (157.97)
11	750-750-5473	Fire Station 95	\$ 9,122.05	\$ 9,481.87	\$ (359.82)
12	750-750-5475	Fire Station 96	\$ 9,398.41	\$ 9,768.99	\$ (370.58)
13	750-750-5476	Fire Station 97	\$ 6,073.91	\$ 6,313.53	\$ (239.62)
14	750-750-5478	Fire Station 98	\$ 7,736.10	\$ 8,041.26	\$ (305.16)
15	750-750-5468	Fire Training Centre	\$ 732.01	\$ 760.61	\$ (28.60)
16	990-990-5414	Heintzman House	\$ 4,646.31	\$ 4,723.81	\$ (77.50)
17	503-923-5314	Markham Community Centre	\$ 5,550.14	\$ 5,642.58	\$ (92.44)
18	506-921-5314	Markham Pan Am Centre	\$ 19,396.67	\$ 64,062.09	\$ (44,665.42)
19	503-971-5314	Markham Senior Centre	\$ 4,113.08	\$ 4,181.82	\$ (68.74)
20	530-998-5410	Markham Theatre	\$ 16,264.79	\$ 16,906.59	\$ (641.80)
21	502 921 5314	Milliken Mills Community Centre	\$ 50,906.71	\$ 51,757.42	\$ (850.70)
22	503-922-5314	Mt.Joy Community Centre	\$ 5,208.81	\$ 5,295.02	\$ (86.21)
23	502-922-5314	Old Unionville Library Community Centre	\$ 1,112.20	\$ 1,130.33	\$ (18.13)
24	501-922-5314	R.J. Clatworthy Arena	\$ 1,539.75	\$ 4,130.44	\$ (2,590.69)
25	503-972-5314	Rouge River Community Centre	\$ 24,444.03	\$ 24,852.14	\$ (408.11)
26	501-921-5314	St. Roberts Soccer Dome	\$ 6,333.76	\$ 6,439.45	\$ (105.70)
27	502-923-5314	Milliken Mills Soccer Dome	\$ 2,556.10	\$ 2,598.15	\$ (42.04)

28	501 921 5314	Thornhill Community Centre	\$ 68,052.16	\$ 69,189.88	\$ (1,137.72)
29	501-911-5399	Thornlea Pool/Gym	\$ 26,463.12	\$ 26,905.27	\$ (442.16)
30	998-600-5310	Unionville Library	\$ 3,797.50	\$ 3,987.38	\$ (189.88)
31	750-753-5310	Works Yard- Main Building and Sign Shop	\$ 15,446.21	\$ 16,218.52	\$ (772.31)
32	503-912-5314	Morgan Pool	\$ 0.00	\$ 2,115.59	\$ (2,115.59)
33	700-606-5410	East Work Yard	\$ 0.00	\$ 1,914.11	\$ (1,914.11)
34	Various	Estimated On-Call Services	\$ 11,345.83	\$ 12,025.28	\$ (679.45)
35	Various	Estimated Material and Rental Costs	\$ 95,029.90	\$ 84,664.32	\$ 10,365.58
			\$ 772,109.56	\$ 814,742.54	\$ (42,632.99)

By awarding this contract, the City will be able to maintain service levels and fixed pricing from 2023-2025 and avoid any potential for large market increases from 2025-2029 seeing a maximum of 2% if each optional extension period is exercised.

OPERATING BUDGET AND LIFE CYCLE IMPACT

The annual operating shortfall of (\$42,632.99) in 2024 will be reflected as part of the 2024 results of operations and annual incremental operating budget impact will be adjusted as part of the 2024 operating budget subject to approval. Each year starting in year 3, there will be an adjustment in accordance with the consumer price index (CPI) Canada all-items not to exceed a 2% increase and will be reflected as part of the operating budget process subject to approval. There is no impact to the Life Cycle Replacement and Capital Reserve.

ENVIRONMENTAL CONSIDERATIONS

Routine maintenance of mechanical equipment will maintain and/or improve energy efficiency of the facilities.

HUMAN RESOURCES CONSIDERATIONS

Not Applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

Goal	Examples – How the Solution can Help Achieve the Goal
Exceptional Services by Exceptional People	SIG has been providing excellent and reliable City facility maintenance service for over 10 years.
Engaged, Diverse & Thriving City	Supports operational and safe facilities for users of Markham facilities.
Safe & Sustainable Community	Continuous mechanical maintenance including routine inspections are imperative to operating safe and sustainable facilities for users.
Stewardship of Money & Resources	This initiative supports long lasting relationships with local business providers who support the community.

BUSINESS UNITS CONSULTED AND AFFECTED:

Comments from Recreation, Sustainability and Asset Management and Finance have been incorporated into this report.

RECOMMENDED BY:

Graham Seaman,
Director, Sustainability and
Asset Management

Mary Creighton,
Director, Recreation Services

Trinela Cane,
Commissioner, Corporate Services

Morgan Jones,
Commissioner, Community Services