



General Committee Meeting Agenda

Meeting No. 3 | March 4, 2025 | 9:30 AM | 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 p.m. the day prior to 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 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 on.

If you do not have access to email, contact the Clerk's office at **905-479-7760** on the day of the meeting.

*If Council or Committee has finished debate at the meeting on the item, you may email your written submission directly to [Members of Council](#).

The list of [Members of Council is available online at this link](#).

Alternate formats for this document are available upon request.

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

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

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 for this document 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.

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

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

**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 Agenda

Meeting Number: 3

March 4, 2025, 9:30 AM - 4:30 PM

Live streamed

Please bring this General Committee Agenda to the Council meeting on March 25, 2025

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 FEBRUARY 11, 2025 GENERAL COMMITTEE (16.0)**

6

1. That the minutes of the February 11, 2025 General Committee meeting be confirmed.

4. **PRESENTATIONS**

5. **DEPUTATIONS**

6. **COMMUNICATIONS**

6.1 **YORK REGION COMMUNICATIONS (13.4)**

Note: Questions regarding Regional correspondence should be directed to Chris Raynor, Regional Clerk.

The following York Region Communications are available on-line only.

1. That the communication dated January 16, 2025 from York Region be received for information purposes:
 1. 2025 Ontario Budget Consultation

7. PETITIONS

8. CONSENT REPORTS - FINANCE & ADMINISTRATIVE MATTERS

8.1 2024 SUMMARY OF REMUNERATION AND EXPENSES FOR COUNCILLORS AND APPOINTEES TO BOARDS (7.0) 11

K. Soneji, ext. 2681

1. That the report entitled “2024 Summary of Remuneration and Expenses for Councilors and Appointees to Boards” be received; and further,
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

8.2 030-S-25 SUPPLY & DELIVERY OF ONE BUCKET TRUCK (7.12) 15

S. Dollmaier, ext. 2275 / M. Lee, ext. 2239

1. That the report entitled “030-S-25 Supply & Delivery of One Bucket Truck” be received; and,
2. That the contract 030-S-25 for the supply and delivery of one bucket truck be awarded to Allan Fyfe Equipment Ltd. in the total amount of \$393,645.33, inclusive of HST; and,
3. That the award amount of \$393,645.33 be funded from project #24418 Corporate Fleet Replacement – Non-Fire (account 057-6150-24418-005) with a budget available of \$405,306.00; and,
4. That the budget remaining in the amount of \$11,660.67 (\$405,306.00 - \$393,645.33) be returned to the original funding source; and,
5. That the tendering process be waived in accordance with Purchasing By-Law 2017-18, Part II, Section 11.1:
 - (e) where the City is acquiring specialized vehicles or equipment...in which case the sources of supply may be identified based on technical specifications prepared by the User Department...; and,
 - (g) where it is in the City’s best interest not to solicit a competitive Bid; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

8.3 051-S-25 SUPPLY AND DELIVERY OF ONE SINGLE AXLE AND ONE TANDEM AXLE TRUCK COMPLETE WITH WINTER CONTROL EQUIPMENT (7.12)

S. Dollmaier, ext. 2275 / M. Lee, ext. 2239

1. That the report entitled “051-S-25 Supply & Delivery of One Single Axle Truck and One Tandem Axle Truck” be received; and,
2. That the contracts for the supply and delivery of one single axle truck be awarded as follows:
 - a) Supply and delivery of one truck and chassis be awarded to Premier Truck Group in the amount of \$171,045.85 inclusive of HST; and,
 - b) Supply, installation, delivery and upfit of the winter control equipment on this one truck and chassis be awarded to Viking Cives in the amount of \$214,159.01 inclusive of HST; and,
 - c) That the total award amount for one single axle truck of \$385,204.86 ($\$171,045.85 + \$214,159.01$) inclusive of HST be funded from capital project #25192 (057-5350-25192-005 New Fleet - Main Street Unionville) with available budget of \$420,900.00; and,
3. That the budget remaining for the one single axle truck (project #25192) in the amount of \$35,695.14 ($\$420,900.00 - \$385,204.86$) be retained in the project for any future unforeseen related expenditure, with any remaining surplus budget being returned to the original funding source at the time of project closure; and,
4. That the contracts for the supply and delivery of one tandem axle truck be awarded as follows:
 - a) Supply and delivery of one truck and chassis be awarded to Premier Truck Group in the amount of \$220,063.64 inclusive of HST; and,
 - b) Installation and upfitting of the winter control equipment on this truck and chassis be awarded to Viking Cives in the amount of \$220,920.96, inclusive of HST; and,
 - c) That the total award amount of \$440,984.60 ($\$220,063.64 + \$220,920.96$) inclusive of HST be funded from capital project #24418 (057-6150-24418-005 Corporate Fleet Replacement – Non-Fire) with available budget of \$494,739.00; and,
5. That the budget remaining for the tandem axle truck (project #24418) in the amount of \$53,754.40 ($\$494,739.00 - \$440,984.60$) retained in

the project for any future unforeseen related expenditure, with any remaining surplus budget being returned to the original funding source at the time of project closure; and,

6. That the tendering process be waived in accordance with Purchasing By-Law 2017-18, Part II, Section 11.1
 - (e) where the City is acquiring specialized vehicles or equipment...in which case the sources of supply may be identified based on technical specifications prepared by the User Department...; and,
 - (g) where it is in the City's best interest not to solicit a competitive Bid; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9. CONSENT REPORTS - ENVIRONMENT & SUSTAINABILITY MATTERS

9.1 ANNUAL WATER QUALITY REPORT (JANUARY - DECEMBER) (5.3)

22

C. Ching, ext. 2035

1. That the report titled "Annual Water Quality Report (January-December 2024)" as required by Schedule 22 of Ontario Regulation 170/03, under the Safe Drinking Water Act, 2002, enclosed herein be received; and,
2. That the Annual 2024 Regulatory Water Quality Report (Attachment "A"), containing information for the Ministry of the Environment, Conservation and Parks (MECP) on water supply and quality as required by Section 11 of Ontario Regulation 170/03, under the Safe Drinking Water Act, 2002, be received; and,
3. That Council acknowledge that staff posted the Annual 2024 Detailed Regulatory Water Quality Report on the City's website and that it has been made available electronically and in hard copy version by February 28, 2025 as per regulations; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

10. REGULAR REPORTS - FINANCE & ADMINISTRATIVE MATTERS

10.1 DEFERRAL OF DEVELOPMENT CHARGES FOR HIGH-RISE RESIDENTIAL BUILDINGS (7.11)

37

K. Ross, ext. 2126

1. That the report entitled, “Deferral of Development Charges for High-Rise Residential Buildings” be received; and,
2. That the attached Development Charge Deferral Policy - High-Rise Residential Buildings be approved; and,
3. That the Treasurer be authorized to modify the Policy to make any administrative changes deemed necessary for the implementation of the deferrals; and,
4. That the Treasurer be authorized to execute Development Charge deferral agreements, in a form satisfactory to the City Solicitor; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

11. MOTIONS

12. NOTICES OF MOTION

13. 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".*

14. ANNOUNCEMENTS

15. ADJOURNMENT

General Committee Meeting Minutes

Meeting Number: 2
February 11, 2025, 9:30 AM - 10:00 AM
Live streamed

Roll Call	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 Juanita Nathan Councillor Isa Lee
Regrets	Mayor Frank Scarpitti	Councillor Amanda Collucci
Staff	Andy Taylor, Chief Administrative Officer Trinela Cane, Commissioner, Corporate Services Morgan Jones, Commissioner, Community Services Claudia Storto, City Solicitor and Director of Human Resources Chris Nearing, Fire Chief Joseph Silva, Treasurer Sumon Acharjee, Chief Information Officer Alex Moore, Manager of Purchasing & Accounts Payable Chris Bullen, Manager, By-Law Services	Mark Visser, Senior Manager Strategy Innovation & Investments Eddy Wu, Director, Environmental Services Jay Pak, Senior Manager, Financial Planning & Reporting John Wong, Technology Support Coordinator Emil Bautista, Technology Support Specialist II Anushrut Bharadwaj, Assistant to Council/Committee Iyana Mundo, Assistant to Council/Committee Rajeeth Arulanantham, Election & Committee Coordinator

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 9:32 AM with Councillor Keith Irish presiding as Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. APPROVAL OF PREVIOUS MINUTES

3.1 MINUTES OF THE JANUARY 21, 2025 GENERAL COMMITTEE (16.0)

Moved by Councillor Karen Rea

Seconded by Councillor Ritch Lau

1. That the minutes of the January 21, 2025 General Committee meeting be confirmed.

Carried

4. PRESENTATIONS

There were no presentations.

5. DEPUTATIONS

There were no depositions.

6. COMMUNICATIONS

There were no communications.

7. PETITIONS

There were no petitions.

8. CONSENT REPORTS - FINANCE & ADMINISTRATIVE MATTERS

8.1 2024 INVESTMENT PERFORMANCE REVIEW (7.0)

Moved by Councillor Andrew Keyes

Seconded by Councillor Isa Lee

1. That the report dated February 4, 2025 entitled “2024 Investment Performance Review” be received; and further,
2. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.2 NEW USER FEES (7.4)

The Committee made comments on the *Permitting of Noise By-Law Exemption* fee for business owners and restaurants.

The Committee also asked questions on the *Investigation Of an Open-Air Burning Complaint from Public/Fire Crews* fee.

Chris Nearing, Fire Chief, responded to questions from Committee on this new fee for attending an open-air burning complaint investigation. Chief Nearing clarified that this is a new fee and is in addition to the fine for an open-air burning without a permit.

Moved by Deputy Mayor Michael Chan

Seconded by Regional Councillor Alan Ho

1. That the report titled “New User Fees” be received; and,
2. That the new user fee, permit and fines as outlined in Appendix A be approved; and,
3. That By-Law 2012-137, Licensing, Permit and Service Fees be amended to reflect the proposed fee changes as outlined in Appendix B (Table 1.1); and,
4. That By-Law 2002-276, To Impose Fees and Charges for Services or Activities provided or done by the City of Markham, be amended to reflect the proposed fee changes as outlined in Appendix B (Table 1.2); and,
5. That Schedule A of By-Law 2018-109, a by-law to regulate the use, alteration, and occupancy of highways within the City of Markham be amended with changes as outlined in Appendix B (Table 1.3); and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.3 MINUTES OF THE SEPTEMBER 26, 2024, MARKHAM ENVIRONMENTAL ADVISORY COMMITTEE (16.0)

Moved by Councillor Andrew Keyes

Seconded by Councillor Isa Lee

1. That the minutes and notes of the September 26, 2024, Environmental Advisory Committee be received for information purposes.

Carried

8.4 MINUTES OF THE SEPTEMBER 16, OCTOBER 28, AND DECEMBER 16, 2024 ADVISORY COMMITTEE ON ACCESSIBILITY (16.0)

Moved by Councillor Andrew Keyes

Seconded by Councillor Isa Lee

1. That the minutes and notes of the September 16, October 28, and December 16, 2024 Advisory Committee on Accessibility be received for information purposes.

Carried

8.5 MINUTES OF THE OCTOBER 15, 2024 BOX GROVE COMMUNITY CENTRE BOARD (16.0)

Moved by Councillor Andrew Keyes

Seconded by Councillor Isa Lee

1. That the minutes and notes of the October 15, 2024 Box Grove Community Centre Board Member Meeting be received for information purposes.

Carried

8.6 MINUTES OF THE NOVEMBER 25, 2024 MARKHAM PUBLIC LIBRARY BOARD (16.0)

Moved by Councillor Andrew Keyes

Seconded by Councillor Isa Lee

1. That the minutes and notes of the November 25, 2024, Markham Public Library Board be received for information purposes.

Carried

9. MOTIONS

There were no motions.

10. NOTICES OF MOTION

There were no notices of motion.

11. NEW/OTHER BUSINESS

There were no new/other business.

12. ANNOUNCEMENTS

There were no announcements.

13. ADJOURNMENT

Moved by Regional Councillor Joe Li
Seconded by Councillor Juanita Nathan

That General Committee adjourn at 9:41 AM.

Carried



Report to: General Committee

Meeting Date: March 4, 2025

SUBJECT: 2024 Summary of Remuneration and Expenses for Councillors and Appointees to Boards

PREPARED BY: Jay Pak, Senior Manager, Financial Planning & Reporting
Kishor Soneji, Manager, Financial Reporting

RECOMMENDATION:

1. That the report entitled “2024 Summary of Remuneration and Expenses for Councillors and Appointees to Boards” be received; and further,
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

As required by the *Municipal Act, 2001*, this report sets out the remuneration and expenses paid to Councillors and appointees to local boards and other bodies.

BACKGROUND:

Section 284 (1) of the *Municipal Act, 2001* states: “the treasurer of a municipality shall in each year on or before March 31 provide to the council of the municipality an itemized statement on remuneration and expenses paid in the previous year to,

- (a) each member of council in respect of his or her services as a member of the council or any other body, including a local board, to which the member has been appointed by council or on which the member holds office by virtue of being a member of council;
- (b) each member of council in respect of his or her services as an officer or employee of the municipality or other body described in clause (a); and
- (c) each person, other than a member of council, appointed by the municipality to serve as a member of any body, including a local board, in respect of his or her services as a member of the body.”

Furthermore, Section 284 (2) requires that “the statement shall identify the by-law under which the remuneration or expenses were authorized to be paid.”

DISCUSSION:

In compliance with the *Municipal Act 2001* requirements, two statements have been prepared and are being provided to Council:

- **Appendix A** itemizes remuneration and expenses for Mayor and Council. This statement includes: the local and, where applicable, regional portion of remuneration paid to Council members; discretionary expenses (e.g., mileage, promotion and advertising); and Council-directed expenses which are considered

non-discretionary (e.g., business missions, conferences). Appendix A also includes a summary of remuneration paid to Council members as Directors of Markham Enterprises Corporation, Markham District Energy, and Alectra Inc., as appropriate.

- **Appendix B** itemizes remuneration and expenses for appointees to local boards.

The expenses itemized in Appendices A and B have been made in accordance with By-law 77-93, as amended by By-law 2002-273.

RECOMMENDED BY:

Joseph Silva
Treasurer

Trinela Cane
Commissioner, Corporate Services

ATTACHMENTS:

Appendix A – 2024 Summary of Remuneration and Expenses for Mayor and Council

Appendix B – 2024 Summary of Remuneration and Expenses for Appointees to Local Boards



**CITY OF MARKHAM
SUMMARY OF REMUNERATION AND EXPENSES FOR MAYOR AND COUNCIL
FOR THE YEAR ENDED DECEMBER 31, 2024**

	Mayor Frank Scarpitti	Regional Councillors				Ward Councillors							
		Michael Chan	Jim Jones	Joe Li	Alan Ho	Keith Irish	Ritch Lau	Reid McAlpine	Karen Rea	Andrew Keyes	Amanda Collucci	Juanita Nathan	Isa Lee
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Councillors Remuneration (Note 1)													
Local	220,564	107,132	97,847	93,847	93,847	114,632	101,882	102,382	102,382	112,006	103,382	101,882	102,382
Region	63,335	63,335	63,335	63,335	63,335	-	-	-	-	-	-	-	-
Total Remuneration (Note 2)	283,899	170,467	161,182	157,182	157,182	114,632	101,882	102,382	102,382	112,006	103,382	101,882	102,382
Local Discretionary Expenses													
Mileage and Gasoline	4,097	-	-	-	-	686	-	-	618	652	3,410	1,556	797
Cell Phone and Computer	534	-	10,000	-	-	-	-	-	-	-	-	-	-
Travel	-	-	-	-	-	-	-	-	-	-	-	-	-
Meetings	718	-	-	-	-	955	926	133	842	1,055	379	521	284
Training, Seminars and Conferences	-	-	-	-	-	-	-	-	-	-	-	-	35
Vehicle Capitalization	12,255	-	-	-	-	-	-	-	-	-	-	-	-
407 ETR	2,208	-	-	-	-	6	-	-	-	10	-	-	163
Membership Fees and Subscriptions	-	-	-	-	-	-	-	-	41	1,020	-	-	73
Promotion and Advertising	5,638	8,801	-	1,000	10,000	6,823	8,780	8,605	6,934	5,386	6,211	7,858	8,631
Printing and Office Supplies	-	-	-	8,751	-	110	-	655	557	1,658	-	65	-
Total Discretionary Expenses	25,450	8,801	10,000	9,751	10,000	8,580	9,706	9,393	8,992	9,781	10,000	10,000	9,983
Other													
Regional & Local Councillor – Newsletter	-	-	2,713	-	6,000	3,790	1,918	5,212	4,191	1,786	3,618	3,893	6,000
Region Discretionary Expenses (Note 4)	-	-	2,317	4,423	-	-	-	-	-	-	-	-	-
TRCA Remuneration & Expenses (Note 4)	-	-	-	722	-	-	-	-	-	-	-	-	-
Total Other	-	-	5,030	5,145	6,000	3,790	1,918	5,212	4,191	1,786	3,618	3,893	6,000
Council Directed Expenses (Non - Discretionary)													
Training, Seminars and Conferences	3,740	-	-	-	2,335	4,430	-	2,147	3,321	2,453	6,071	6,297	6,531
Business Mission	2,443	-	-	3,450	3,450	-	-	-	-	-	-	-	-
Total Council Directed Expenses	6,183	-	-	3,450	5,785	4,430	-	2,147	3,321	2,453	6,071	6,297	6,531

Note 1: Does not include applicable benefits

Note 2: See Details below

DETAILS OF REMUNERATION

	Mayor Frank Scarpitti	Regional Councillors				Ward Councillors							
		Michael Chan	Jim Jones	Joe Li	Alan Ho	Keith Irish	Ritch Lau	Reid McAlpine	Karen Rea	Andrew Keyes	Amanda Collucci	Juanita Nathan	Isa Lee
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Councillors Remuneration													
City of Markham	151,064	93,882	85,347	85,347	85,347	93,882	93,882	93,882	93,882	93,882	93,882	93,882	93,882
Markham Enterprises Corporation	-	-	12,500	8,500	8,500	-	8,000	8,500	8,500	-	9,500	8,000	8,500
Markham District Energy Inc.	13,250	13,250	-	-	-	20,750	-	-	-	18,125	-	-	-
Alectra Inc.	56,250	-	-	-	-	-	-	-	-	-	-	-	-
Total Local Remuneration (Note 3)	220,564	107,132	97,847	93,847	93,847	114,632	101,882	102,382	102,382	112,006	103,382	101,882	102,382
Region of York (Note 4)	63,335	63,335	63,335	63,335	63,335	-	-	-	-	-	-	-	-
Total Remuneration	283,899	170,467	161,182	157,182	157,182	114,632	101,882	102,382	102,382	112,006	103,382	101,882	102,382

Note 3: Compensation includes additional work done by members of Council as a result of direction by Council and/or Council controlled entities

Note 4: All remuneration and expenses related to Region of York are also reported by the Region

Appendix B

CITY OF MARKHAM
SUMMARY OF REMUNERATION AND EXPENSES FOR APPOINTEES TO LOCAL BOARDS
FOR THE YEAR ENDED DECEMBER 31, 2024

<u>City of Markham Public Library Board</u>	<u>Mileage</u>
Margaret McGrory (Chair)	\$300
Robin Choy	200
Winnie Phung	200
Jenny Tung	200
Kenneth Wightman	200
Gail Vlahopoulos	200
Raymond Chan	200
Harout Manougian	200
Edward Choi	200
Jay Xie	200
Total	<u><u>\$2,100</u></u>

<u>Committee of Adjustment</u>	<u>Honorarium & meeting fee</u>
Gregory Knight (Chair)	\$4,700
Arun Prasad	3,700
Jeemie Crispi Reingold	4,300
Patrick Samson	4,100
Sally Yan	3,900
Kelvin Kwok	1,250
Thomas Gutfreund	1,850
Total	<u><u>\$23,800</u></u>



Report to: General Committee

Meeting Date: March 4, 2025

SUBJECT: 030-S-25 Supply & Delivery of One Bucket Truck
PREPARED BY: Steven Dollmaier, Sr Manager Roads & Fleet, Operations,
 Ext. 2275
 Melita Lee, Senior Buyer, Ext. 2239

RECOMMENDATION:

- 1) That the report entitled “030-S-25 Supply & Delivery of One Bucket Truck” be received; and,
- 2) That the contract 030-S-25 for the supply and delivery of one bucket truck be awarded to Allan Fyfe Equipment Ltd. in the total amount of \$393,645.33, inclusive of HST; and,
- 3) That the award amount of \$393,645.33 be funded from project #24418 Corporate Fleet Replacement – Non-Fire (account 057-6150-24418-005) with a budget available of \$405,306.00; and,
- 4) That the budget remaining in the amount of \$11,660.67 (\$405,306.00 - \$393,645.33) be returned to the original funding source; and,
- 5) That the tendering process be waived in accordance with Purchasing By-Law 2017-18, Part II, Section 11.1:
 (e) where the City is acquiring specialized vehicles or equipment...in which case the sources of supply may be identified based on technical specifications prepared by the User Department...; and,
 (g) where it is in the City’s best interest not to solicit a competitive Bid; and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to obtain Council approval to award the contract for one bucket truck to replace existing unit #3239 per the recent condition assessment.

The anticipated delivery date for this bucket truck is April 2025.

BACKGROUND:

The bucket truck being procured in this report will be used by Parks for the management of the City urban forest, including all City park, street, and facility trees. Management includes inspections, pruning and tree removals.

The unit being replaced (#3239) will be sold upon delivery of the new unit in accordance with Purchasing By-Law 2017-8, Part V, Disposal of Personal Property. Proceeds will be posted back to Life Cycle under account 890 890 9305 (Proceeds from the Sale of Other Fixed Assets).

OPTIONS/ DISCUSSION:

In July 2023, the City issued Tender 041-T-23 for the supply and delivery of two bucket trucks. However, after further review and consideration, only one unit was procured (delivered in August 2024) at that time, due to the favourable condition assessment of the second unit. The replacement of the second unit was deferred from 2023 to 2025. This contract award is for the replacement of the second unit (unit #3239).

During discussions with Operations – Fleet, the successful vendor from the 2023 purchase advised the City that they have an additional chassis (Freightliner M2) currently in stock, which could be used to build the second unit at favourable pricing. This second unit will be identical to the first truck.

Minimal Increase in Pricing

In comparison to the previous contract award (from 2023), the price under this contract represents a 1.06% or \$4,113 increase. Through research, it's been identified that the Pricing for the same type of chassis (without body and accessories) has risen by \$24,426 or 28% (\$87,474 in 2023 to \$111,900 in 2025).

Delivery Times

The vehicle industry continues to experience delivery schedules longer than anticipated for vehicles of this nature. The delivery in 2023 took 13 months after purchase order issuance, however, since the vendor has (in stock) the same additional chassis required to build a second unit, the delivery of this unit will be significantly reduced (from 13 months to 2 months). The contractor has confirmed they will be able to fit the production of this second unit in their schedule with an anticipated delivery date of April 2025.

Limited Vendors in the Market

These types of vehicles have limited manufacturers, through the 2023 Tender process, Allan Fyfe Equipment Ltd was the only vendor able to meet the City's specifications of the three submissions.

FINANCIAL CONSIDERATIONS

The award for 030-S-25 in the amount of \$393,645.33 will be funded from project #24418 Corporate Fleet Replacement – Non-Fire (account 057-6150-24418-005), with available 2025 budget of \$405,306.00, net of Markhamizing costs of \$5,294.00. The budget remaining in the amount of \$11,660.67 (\$405,306.00 - \$393,645.33) will be returned to the original funding source (Lifecycle Replacement Reserve).

PEOPLE SERVICES CONSIDERATIONS

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

The vehicle ensures that Operations can carry out their Municipal Services as required.

BUSINESS UNITS CONSULTED AND AFFECTED:

Financial Services Department have been consulted in the preparation of this report.

RECOMMENDED BY:

Alice Lam, Director
Operations

Morgan Jones, Commissioner
Community Services

ATTACHMENTS:

Not applicable



Report to: General Committee

Meeting Date: March 4, 2025

SUBJECT: 051-S-25 Supply & Delivery of One Single Axle Truck and One Tandem Axle Truck

PREPARED BY: Steven Dollmaier, Sr Manager Roads & Fleet, Operations, Ext. 2275
Albert Chan, Manager, Fleet, Operations, Ext. 2041
Melita Lee, Senior Buyer, Ext. 2239

RECOMMENDATION:

- 1) That the report entitled “051-S-25 Supply & Delivery of One Single Axle Truck and One Tandem Axle Truck” be received; and,
- 2) That the contracts for the supply and delivery of one single axle truck be awarded as follows:
 - a) Supply and delivery of one truck and chassis be awarded to Premier Truck Group in the amount of \$171,045.85 inclusive of HST; and,
 - b) Supply, installation, delivery and upfit of the winter control equipment on this one truck and chassis be awarded to Viking Cives in the amount of \$214,159.01 inclusive of HST; and,
 - c) That the total award amount for one single axle truck of \$385,204.86 (\$171,045.85 + \$214,159.01) inclusive of HST be funded from capital project #25192 (057-5350-25192-005 New Fleet - Main Street Unionville) with available budget of \$420,900.00; and,
- 3) That the budget remaining for the one single axle truck (project #25192) in the amount of \$35,695.14 (\$420,900.00 - \$385,204.86) be retained in the project for any future unforeseen related expenditure, with any remaining surplus budget being returned to the original funding source at the time of project closure; and,
- 4) That the contracts for the supply and delivery of one tandem axle truck be awarded as follows:
 - a) Supply and delivery of one truck and chassis be awarded to Premier Truck Group in the amount of \$220,063.64 inclusive of HST; and,
 - b) Installation and upfitting of the winter control equipment on this truck and chassis be awarded to Viking Cives in the amount of \$220,920.96, inclusive of HST; and,
 - c) That the total award amount of \$440,984.60 (\$220,063.64 + \$220,920.96) inclusive of HST be funded from capital project #24418 (057-6150-24418-005 Corporate Fleet Replacement – Non-Fire) with available budget of \$494,739.00; and,
- 5) That the budget remaining for the tandem axle truck (project #24418) in the amount of \$53,754.40 (\$494,739.00 - \$440,984.60) retained in the project for any future unforeseen related expenditure, with any remaining surplus budget being returned to the original funding source at the time of project closure; and,

- 6) That the tendering process be waived in accordance with Purchasing By-Law 2017-18, Part II, Section 11.1
 - (e) where the City is acquiring specialized vehicles or equipment...in which case the sources of supply may be identified based on technical specifications prepared by the User Department...; and,
 - (g) where it is in the City's best interest not to solicit a competitive Bid; and further,
- 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 Council approval to award the contract for one single axle truck (new for Main Street Unionville) and one tandem axle truck (replacement) complete with plow, wing and combination dump/spreader.

It is anticipated that the delivery of these trucks be completed by March 31, 2027.

BACKGROUND:

The single axle and tandem axle trucks being procured in this report will be used for both summer and winter maintenance operations.

The single axle truck is a new addition to the City's existing fleet, specifically for use at Main Street Unionville featuring interlock roadway after reconstruction.

The tandem axle truck replaces unit #1276, which will be sold upon delivery of the new unit in accordance with Purchasing By-Law 2017-8, Part V, Disposal of Personal Property. Proceeds will be posted back to life Cycle under account 890 890 9305 (Proceeds from the Sale of Other Fixed Assets).

OPTIONS/ DISCUSSION:

In June 2023, the City issued Request for Tender (RFT) 047-T-23 for the supply and delivery of two single axle trucks complete with plow, wing and combination dump/spreader. The tender requested the combined truck and chassis to be supplied and delivered from a single vendor. At this time, the City received a single bid and was 38.5% (or \$224,235.24) over the City's budget. The tender was subsequently cancelled due to budget constraints and a new procurement strategy was developed.

Following the cancellation of the above noted tender, Procurement and Fleet made the conscious decision to change the procurement strategy and purchase the truck/chassis and the upfit of the winter control equipment separately from different vendors, which resulted in attaining lower overall costs. Fleet will handle project management rather than vehicle dealerships, including detail specifications design and option selection, as well as truck transportation arrangements between manufacturer sites.

In April 2024, Council approved the purchase of two single axle trucks and one tandem axle truck complete with plow, wing and combination dump/spreader utilizing this new strategy and by doing so, the City attained a reduction of \$40,000 per truck.

The challenges are still ongoing within the automotive industry with availability and pricing, therefore staff are recommending purchasing the single axle truck and tandem axle truck utilizing the same rationale and procurement methodology from the same vendors. As these vehicles are critical to the City's winter operations and have a two-year build, it is important that there is no further delay in the purchase of the replacements.

Cost

In comparison to the previous contract award from 2024, the price under this contract represents a 5.85% increase (or \$21,274.97) for a single axle truck and a 4.93% increase (or \$20,737.67) for a tandem axle truck. The increases are reasonable when taking into consideration recent escalations for:

- CPI for All Items Canada for the 12-month period ending December 2024 calculated at 1.83%.
- Exchange rate USD/CAD increased 5.7% over the past 12 months; and
- Steel prices (material required to build chassis) increased by 3% within the past 8 months (July 2024 to Feb 2025).

Limited Vendors

These types of vehicles have limited manufacturers, through the 2023 Tender process, only one bid was received, which was significantly overbudget. Additionally, a local municipality closed a recent tender and also received one submission.

FINANCIAL CONSIDERATIONS

Account Name	Account #	Budget Available for this Purchase	Cost of Award	Budget Remaining
New Fleet - Main Street Unionville	057-5350-25192-005	\$ 420,900.00	\$ 385,204.86	\$ 35,695.14
Corporate Fleet Replacement - Non-Fire	057-6150-24418-005	\$ 494,739.00	\$ 440,984.60	\$ 53,754.40
Total		\$ 915,639.00	\$ 826,189.46	\$ 89,449.54

Staff recommend to retain the remaining budget in both projects #25192 and #24418 in the amount of \$89,449.54, until project closure, at which time any budget remaining will be returned back to the original funding source.

OPERATING & LIFE CYCLE IMPACT

Capital project #25192 – New Fleet – Main Street Unionville is funded wholly from the DC (Development Charges) Reserve. Capital project #24418 – Corporate Fleet Replacement – Non-Fire is a 2024 in-year capital addition funded from the Life Cycle.

The next update of the Life Cycle will include the updated pricing for both of these vehicles. The total operating impact for the new single axle truck for use at Main Street Unionville is \$30,048 (fuel, vehicle parts, external vehicle maintenance etc.) and will be added to the Fleet operating budget as part of the 2026 operating budget process, subject to budget adoption. There is no incremental operating budget impact for the replacement of unit #1276.

PEOPLE SERVICES CONSIDERATIONS

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not applicable

BUSINESS UNITS CONSULTED AND AFFECTED:

Financial Services Department have been consulted in the preparation of this report.

RECOMMENDED BY:

Alice Lam, Director
Operations

Morgan Jones, Commissioner
Community Services

ATTACHMENTS:

Not applicable

Report to: General Committee

Meeting Date: March 4, 2025

SUBJECT: Annual Water Quality Report (January-December 2024)
PREPARED BY: Catalina Ching Ext. 2035
Water Quality Coordinator, Environmental Services

RECOMMENDATION:

1. That the report titled “Annual Water Quality Report (January-December 2024)” as required by Schedule 22 of Ontario Regulation 170/03, under the Safe Drinking Water Act, 2002, enclosed herein be received; and,
2. That the Annual 2024 Regulatory Water Quality Report (Attachment “A”), containing information for the Ministry of the Environment, Conservation and Parks (MECP) on water supply and quality as required by Section 11 of Ontario Regulation 170/03, under the *Safe Drinking Water Act, 2002*, be received; and,
3. That Council acknowledge that staff posted the Annual 2024 Detailed Regulatory Water Quality Report on the City’s website and that it has been made available electronically and in hard copy version by February 28, 2025 as per regulations; and further,
4. And That Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

As per Provincial Regulation 170/03, under the *Safe Drinking Water Act, 2002*, the City of Markham is mandated to produce the following two reports:

An annual report summarizing water quality information. This report outlines how the City of Markham receives its water, a description of the drinking water system and the water quality results for the period from January 1, 2024 to December 31, 2024. In addition, this report is required to be made available to the public upon request. The annual report has been posted on the Markham website and is available at the Environmental Services Department, Waterworks Division, located at 8100 Warden Avenue. The regulatory requirements for such a report are met in this way and a copy of the report has been enclosed as Attachment “A”, for Council reference.

A report prepared for Council is to be submitted by March 31, 2025. This report is to inform Council on any regulatory requirements that have not been met during the period of January 1, 2024 to December 31, 2024. For each requirement not met, Council is to be informed of what corrective actions were taken. In addition, a summary is to be provided of the quantities and flow rates of the water supplied during the same period. This report enclosed herein ensures that Markham has met all regulatory requirements.

Markham’s customers consumed 30,211,127 m³ of water over 366 days in 2024. Representative water quality sampling was undertaken throughout the distribution system

and analyzed according to O. Reg. 170/03. A total of nineteen (19) Adverse Water Quality Incidents (AWQIs) were reported to the MECP. There are two ways that an AWQI can arise, either as a result of sampling or from an on-site observation. Of the 7,131 regulatory samples taken in 2024, sixteen samples (0.22%) did not meet regulatory limits outlined in the Ontario's Drinking Water Systems Regulation (O. Reg. 170/03). There were three (3) AWQI's reported as an on-site observation during a watermain break repair. For all of the adverse incidents, the City of Markham performed the regulatory notifications and corrective actions to rectify the situation.

PURPOSE:

To inform Council, as owners of the drinking water system, on the quality of drinking water provided to the residents of Markham in 2024 through the water distribution system. By doing so, we are meeting the requirements of Schedule 22 of Ontario Regulation 170/03, under the *Safe Drinking Water Act, 2002*.

To provide Council with a summary on the more detailed & technical annual water quality report (included as Attachment "A"). This annual report has been prepared and made available to the public prior to February 28, 2025 via City's website and at the Environmental Services Department, Waterworks Division located at 8100 Warden Avenue. This annual report details the drinking water system, sampling activity, corrective actions and any major monetary expenses incurred in 2024.

BACKGROUND:

In order to meet regulatory requirements and to strengthen customer confidence in the quality of the City of Markham's drinking water supply, Waterworks prepares annual update reports on the status of drinking water quality.

Enclosed, as Attachment "A", is the 2024 Annual Water Quality Report, which is intended to be a standalone document. This detailed, technical and statistical report summarizes the 2024 water distribution system, for: results of lab tests and corrective actions taken, and any major expenses incurred. The Regulation also requires that this report be made available to the public, free of charge, and be posted on the City's website on or before February 28, 2025.

The 2024 Annual Water Quality Report to Council, contained herein, is intended to inform Council on the performance of the water distribution system over the past year and to provide specific information that meets the Ontario Regulation 170/03 requirements concerning Markham's Drinking Water Distribution System.

2024 Drinking Water System Information

The City of Markham's drinking water system is strictly a distribution system. We do not operate any treatment plant and therefore the rated capacity of our system, as requested by the MECP, is not applicable. The Region of York receives treated water from both the City of Toronto and the Region of Peel, stores and distributes it to various Municipalities including Markham, through trunk watermains from York and Toronto. The City of Markham purchases its water entirely through the Region of York as the wholesaler, and distributes this water to its residents through metered connections.

OPTIONS/ DISCUSSION:**Water Supplied During 2024**

The City of Markham customers (including residential, industrial, commercial and institutional) purchased a total of 30,211,127 m³ of water over 366 days in 2024. This amounts to an average of 2,517,594 m³/ month or 82,544 m³/day.

In 2024 a total of nineteen (19) Adverse Water Quality Incidents (AWQIs) were reported to the MECP. There were three (3) reported AWQI's due to an on-site observation during a watermain break repair and sixteen (16) reported AWQIs, from 7,131 samples taken, which did not meet the Ontario's Drinking Water Systems Regulation (O. Reg. 170/03).

2024 On-Site Observation

In 2024 there were three (3) on-site observation incidents reported as adverse water quality incidences during a watermain break repair. The watermain break was repaired, the system was then flushed until acceptable chlorine residuals were established and a water sample was taken and tested for microbial contamination following the repair of the break.

Watermain breaks are only to be reported to MECP when it has been observed that contaminated water may have been directed to users. These observations often occur when there is a severe watermain break resulting in the collapse of the pipe wall and entry of dirt in the watermain. Further, following every watermain repair, regardless of its severity, Waterworks initiates a procedure to test a water sample for microbial contamination.

2024 Drinking Water Quality Sampling Results

Ontario's Drinking Water Systems Regulation (O.Reg.170/03) requires all drinking water system owners to collect and test a minimum prescribed number of representative water quality samples for its distribution system. It further requires that drinking water system owners prepare an annual report (in MECP format) on the operation and the quality of drinking water within their jurisdictional boundaries. Markham Waterworks Division has complied with this requirement. For the calendar year January 1, 2024 to December 31, 2024; an annual regulatory report was prepared (MECP format) in February 2025 on the Markham Water Distribution System and is enclosed as Attachment "A". This report was posted prior to Feb. 28, 2025 as required by the Regulation.

During the period from January 1, 2024 to December 31, 2024, the total number of water samples collected and tested by Waterworks Operators was 7,131. These samples were tested for the presence of bacteria (*Escheria coli*, Total Coliforms, and Heterotrophic Plate Count), for chemical analysis [Organic parameters, including Trihalomethanes (THM), Haloacetic acids (HAA) and Nitrosodimethylamine (NDMA) and Inorganic parameters including Lead (Pb), Nitrate (NO₃) & Nitrite (NO₂)] and all chlorine residuals as required.

Of the 7,131 regulatory samples collected and tested in 2024, sixteen samples (0.22%) did not meet regulatory limits outlined in the Ontario's Drinking Water Systems

Regulation (O. Reg. 170/03). The table below depicts the total number of AWQIs from all regulatory sampling in 2024.

2024 TOTAL NUMBER OF AWQIs FROM SAMPLING

PARAMETER	# SAMPLES TAKEN (TOTAL 7,131)	REPORTABLE TO MECP	ADVERSE RESULT (AWQI)
MICROBIOLOGY - Scheduled (Total Coliforms / E. coli)	1,881	Yes	14
MICROBIOLOGY - Scheduled (HPC)	626	Not applicable	Not applicable
MICROBIOLOGY -Unscheduled (Total Coliforms /E. coli /HPC) Watermain Breaks, Adverse Water Quality Incident Resamples, Distribution system samples	99	Yes	0
CHLORINE	4,373	Yes	2
OTHERS (Organic, Inorganic, Lead, THM, HAA, NO ₂ /NO ₃ , NDMA)	152	Yes	0

Adverse Water Quality – Presence of Bacteria

In 2024 as part of our weekly regular scheduled microbiology sampling program, fourteen (14) samples tested positive for the presence of microbiological parameters:

- Eleven (11) of the samples had a count of total coliforms,
- Two (2) of the samples had a count of total coliform and E.coli
- One (1) sample had NDOGN (No data was able to be achieved due to an overgrowth of target bacteria (Total coliforms and/or E. coli)).

The detection of total coliforms in drinking water has had a longstanding history of use as an indicator of drinking water safety. Total coliform bacteria are common in the environment (soil or vegetation) and are generally harmless. E.coli is a fecal coliform and should not be detected/present in any drinking water samples .Since E.coli is present in fecal matter and prevalent in sewage, it is rapidly destroyed by chlorine. Positive E.coli results would suggest presence of harmful bacteria and viruses. Upon being notified by the laboratory of the E.coli result, Waterworks staff immediately notified York Region Medical Officer of Health (MOH) and the MECP Spills Action Centre. Immediate and proactive corrective actions were followed as per Standard Operating Procedures for responding to an adverse water quality test result. In such incidents the location which failed is resampled along with one location upstream and one location downstream of the initial location some distance away. No additional directions were provided by the MOH or MECP with respect to corrective actions. All resamples had zero E.coli results and the situation was immediately resolved.

There was an increase in microbiological incidents during the warmer months, which may have been caused by contaminants of the sampling stations. Factors such as temperature, humidity, rainfall and insect activity may have contributed to these incidents though they were not necessarily related to the drinking water itself. After flushing, all re-sample results were normal and met regulatory requirements. Through collaborative efforts among System Engineering and Waterworks Operations and Maintenance (OM) staff, a plan was developed to prevent future contamination of the sampling stations.

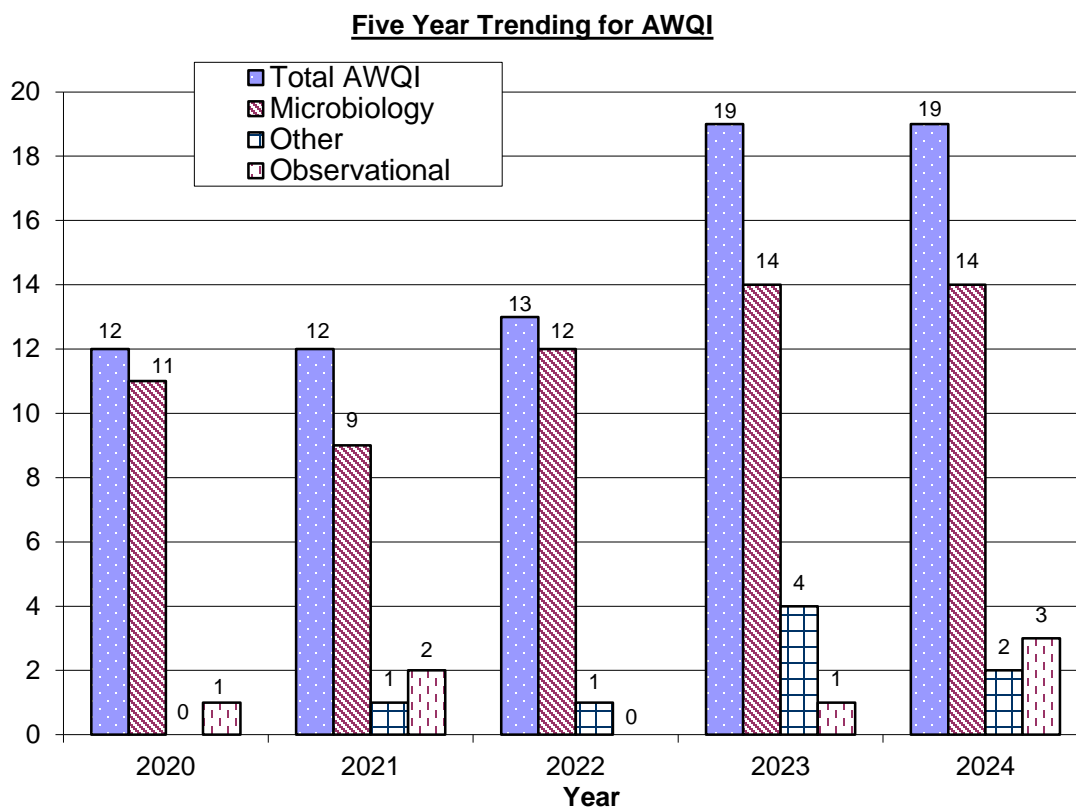
Upon notification of these adverse water quality incidents Waterworks staff followed all regulatory reporting procedures, notifying the York Region Medical Officer of Health (MOH) and the MECP Spills Action Centre. In addition, Waterworks staff responded immediately and followed all corrective actions as per the Standard Operating Procedures and all regulatory requirements were met.

Adverse Water Quality – Low Chlorine Residual

In 2024 there were two (2) adverse chlorine residual incidents where the chlorine residual dropped below the regulatory requirement of 0.25 mg/L. Both incidents occurred during dead end flushing exercises. In addition to notifying the MECP & MOH, immediate corrective actions were taken by flushing the watermain to restore chlorine residual levels, which occurred within 15 minutes.

5 Year Trending of Adverse Water Quality Incidents (AWQIs):

The graph below depicts the breakdown of the total number of adverse water quality incidents for the last 5 years (Total AWQIs and the source of the adverse incidents).



Lead Sampling

The City of Markham has no known lead public service lines and the City has not encountered any lead issues in City drinking water. As a result The MECP has reviewed our program and has granted an additional four years of reduced sampling beginning in 2024 to the end of 2027. This includes no lead testing from plumbing servicing of private residences or non-residential buildings and reduced lead testing from distribution locations (20 per year).

Conclusions:

In 2024, the drinking water distributed to the City of Markham residents continued to be of high quality. During the operation of the water distribution system during 2024, there were few adverse water quality incidents, (0.22% of all system samples undertaken) and corrective actions were taken immediately to resolve each incident. The drinking water system is maintained by Waterworks with continual improvements and programs in place to ensure excellent water quality.

FINANCIAL CONSIDERATIONS

Not Applicable

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Annual Water Quality Report (January – December 2024) on the drinking water system meets legislative requirements and is consistent with the City's corporate goals of Infrastructure Management and Quality Community.

BUSINESS UNITS CONSULTED AND AFFECTED:

Not Applicable

The undersigned represent the Top Management of City of Markham's Drinking Water Distribution System, and by signing below the Top Management of the Operating Authority has reviewed the deficiencies, decisions and action items identified in the Management Review, and hereby communicating these results to the Owner.

RECOMMENDED BY:

Eddy Wu, P. Eng.
Director, Environmental Services

Morgan Jones
Commissioner, Community Services

Andy Taylor
CAO, City of Markham

ATTACHMENTS:

Annual Water Quality Report (January – December 2024) – Attachment A

The contents of this report include:

1. A description of where the report will be located and made available to the public.
2. A brief description of the drinking water system.
3. A breakdown of major expenses incurred to install, repair or replace required equipment.
4. A summary of adverse water quality reports and corrective actions taken.
5. A summary of water quality testing results for microbiological, inorganic chemical, and organic chemical parameters.

The City of Markham has met the Regulation 170/03 submission dates and requirements of reporting for the annual water quality report.

CITY OF MARKHAM – WATER SAMPLING PROGRAM

January 1 to December 31, 2024

To comply with the Ontario Drinking Water System Regulation, Markham collects and tests water samples throughout its distribution system at a total of 107 locations. The 107 sample locations are strategically selected and evenly distributed to ensure Markham gets the best representation of the water distribution system. Sampling is rotated through the 107 locations and the drinking water is tested for Chlorine residual, Bacteria, Trihalomethanes (THM), Haloacetic Acids (HAA), Nitrosodimethylamine (NDMA), Nitrites & Nitrates, Lead, and Organics & Inorganics in compliance with Ontario Regulation 170/03. The samples are collected by licensed Waterworks operators and analyzed by an accredited and provincially licensed Laboratory.

Waterworks follows rigorous testing and compliance procedures. The City reports any adverse sampling results that occur to the York Region Medical Officer of Health and to the Ministry of Environment, Conservation and Parks (MECP) and immediately undertakes the necessary corrective action. Re-samples are taken following the corrective action(s) and tested until two consecutive samples are within acceptable parameters.

Summary of the sampling for 2024 follows:

Sampling Program:

Total Number of Samples collected and tested in 2024= 7,131

Adverse Test Results:

Total Number of Adverse Water Quality Incidents (AWQI) = 19

Breakdown of Adverse Results:

Total adverse due to Microbiology Exceedances = 14

Total adverse due to low Chlorine Residual = 2

Total adverse due to Observation during Watermain Break =3

The drinking water distributed to the City of Markham residents in 2024 was safe to drink and met all drinking water requirements. During 2024 the operation of the water distribution system, there were very few adverse sample incidents (0.22% of all system samples undertaken) and when these occurred, they were immediately resolved. The drinking water system is maintained by Waterworks with continual improvements and programs in place to ensure water of the highest quality.



ANNUAL REPORT

Drinking-Water System Number:	220004162
Drinking-Water System Name:	Markham Distribution System
Drinking-Water System Owner:	The Corporation of the City of Markham
Drinking-Water System Category:	Large Municipal Residential System
Period being reported:	January 1, 2024 to December 31, 2024

<p><u>Complete if your Category is Large Municipal Residential or Small Municipal Residential</u></p> <p>Does your Drinking-Water System serve more than 10,000 people? Yes [x] No []</p> <p>Is your annual report available to the public at no charge on a web site on the Internet? Yes [x] No []</p> <p>Location where Summary Report required under O. Reg. 170/03 Schedule 22 will be available for inspection.</p> <ul style="list-style-type: none"> • www.markham.ca • 8100 Warden Ave. – Environmental Services Department, Waterworks Division 	<p><u>Complete for all other Categories.</u></p> <p>Number of Designated Facilities served:</p> <p style="border: 1px solid black; padding: 2px;">Not applicable</p> <p>Did you provide a copy of your annual report to all Designated Facilities you serve? Yes [] No []</p> <p>Number of Interested Authorities you report to:</p> <p style="border: 1px solid black; padding: 2px;">Not applicable</p> <p>Did you provide a copy of your annual report to all Interested Authorities you report to for each Designated Facility? Yes [] No []</p>
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Note: For the following tables below, additional rows or columns may be added or an appendix may be attached to the report

List all Drinking-Water Systems (if any), which receive all of their drinking water from your system:

Drinking Water System Name	Drinking Water System Number
Not applicable	

Did you provide a copy of your annual report to all Drinking-Water System owners that are connected to you and to whom you provide all of its drinking water?
 Yes [] No [] Not applicable [x]



Indicate how you notified system users that your annual report is available, and is free of charge.

- Public access/notice via the web
- Public access/notice via Government Office
- Public access/notice via a newspaper
- Public access/notice via Public Request
- Public access/notice via a Public Library
- Public access/notice via other method _____

Describe your Drinking-Water System

The City of Markham’s distribution system is an extension of the Toronto and York Region distribution systems. Raw surface water from Lake Ontario is disinfected, treated and tested rigorously by the City of Toronto and Peel Region for microbiological, organic and inorganic parameters prior to reaching the York Region distribution system. Markham is supplied with treated water via feeder mains from Toronto and Peel Region. York Region distribution system acts as a wholesale supplier of water and provides further testing, storage and pressure boosting for the Markham system.

Markham’s Distribution System provides treated water to approximately 365,051 residents and is comprised of approximately 1,102.8 kilometers of various size watermains, 11,332 watermain valves and 8,937 municipal fire hydrants. Markham is a distribution only system, without pumping and storage facilities. Markham’s drinking water within the distribution system is tested for standard parameters, in compliance with Ontario Regulation 170/03. The samples are collected by licensed Waterworks operators and analyzed by an accredited and provincially licensed Laboratory.

List all water treatment chemicals used over this reporting period

Not applicable; treatment chemicals are introduced at various sources by the City of Toronto, Peel Region and York Region only.

Were any significant expenses incurred to?

- Install required equipment
- Repair required equipment
- Replace required equipment

Please provide a brief description and a breakdown of monetary expenses incurred

Cathodic Protection of Iron Watermains	= \$461,737
Water Meter Replacement/Upgrades	= \$922,506
Watermain Replacement	= \$355,529
Watermain Replacement Design for 2024	= \$265,689
Curb Box Inspection and Replacement	= \$584,674



Provide details on the notices submitted in accordance with subsection 18(1) of the Safe Drinking-Water Act or section 16-4 of Schedule 16 of O.Reg.170/03 and reported to Spills Action Centre

Incident Date and AWQI #	Parameter	Result	Unit of Measure	Corrective Action	Corrective Action Date
February 22, 2024 (AWQI #164508)	Low Chlorine	0.05	Milligrams per litre	Flush Mains and Resample	February 22, 2024
February 27, 2024	Total Coliform	No Data Overgrowth	colony forming units per 100 millilitres	Flush Mains and Resample	February 27, 2024
April 15, 2024 (AWQI #164807)	On-Site Observation (CAT 2)	n/a	N/A	Repair Watermain, Flush Mains and Resample	April 17, 2024
May 28, 2024 (AWQI #165048)	Low Chlorine	0.07	Milligrams per litre	Flush Mains and Resample	May 28, 2024
July 3, 2024 (AWQI # 165425)	Total Coliform	1	colony forming units per 100 millilitres	Flush Mains and Resample	July 3, 2024
July 9, 2024 (AWQI # 165507)	Total Coliform	150	colony forming units per 100 millilitres	Flush Mains and Resample	July 9, 2024
July 16, 2024 (AWQI # 165613)	Total Coliform	1	colony forming units per 100 millilitres	Flush Mains and Resample	July 16, 2024
July 16, 2024 (AWQI # 165614)	Total Coliform	2	colony forming units per 100 millilitres	Flush Mains and Resample	July 16, 2024
July 16, 2024 (AWQI # 165615)	Total Coliform	1	colony forming units per 100 millilitres	Flush Mains and Resample	July 16, 2024
July 16, 2024 (AWQI # 165617)	Total Coliform	1	colony forming units per 100 millilitres	Flush Mains and Resample	July 16, 2024
August 07, 2024 (AWQI # 165917)	Total Coliform	2	colony forming units per 100 millilitres	Flush Mains and Resample	August 07, 2024



August 7, 2024 (AWQI # 165918)	Total Coliform	9	colony forming units per 100 millilitres	Flush Mains and Resample	August 7, 2024
August 20, 204 (AWQI # 166043)	Total Coliform E. coli	15 15	colony forming units per 100 millilitres	Flush Mains and Resample	August 20, 2024
September 1, 2024 (AWQI # 166174)	On-Site Observation (CAT 2)	N/A	N/A	Repair Watermain, Flush Mains and Resample	September 1, 2024
September 13, 2024 (AWQI # 1-AR4TTI)	On-Site Observation (CAT 2)	N/A	N/A	Repair Watermain, Flush Mains and Resample	September 13, 2024
October 1, 2024 (AWQI # 166514)	Total Coliform E. coli	1 1	colony forming units per 100 millilitres	Flush Mains and Resample	October 1, 2024
October 16, 2024 (AWQI # 166664)	Total Coliform	12	colony forming units per 100 millilitres	Flush Mains and Resample	October 16, 2023
October 16, 2024 (AWQI # 166665)	Total Coliform	8	colony forming units per 100 millilitres	Flush Mains and Resample	October 16, 2023
November 12, 2024 (AWQI # 166875)	Total Coliform	1	colony forming units per 100 millilitres	Flush Mains and Resample	November 12, 2024

Microbiological testing done under the Schedule 10, 11 or 12 of Regulation 170/03, during this reporting period.

	Number of Samples	Range of E.coli Or Fecal Results (minimum #) - (maximum #)	Range of Total Coliform Results (minimum #) - (maximum #)	Number of HPC Samples	Range of HPC Results (minimum #) - (maximum #)
Raw	N/A				
Treated	N/A				
Distribution	1,881	0	0 – 150	626	0 - 740



Operational testing done under Schedule 7, 8 or 9 of Regulation 170/03 during the period covered by this Annual Report.

	Number of Grab Samples	Range of Results (minimum #)-(maximum #) (in milligrams per litre)
Turbidity	Not applicable	
Chlorine	8,760 (Chlorine Analyzer) 4,373(Grab)	Combined: 0.08.mg/L – 2.00
Fluoride (If the DWS provides fluoridation)	Not applicable	

NOTE: For continuous monitors use 8760

*NOTE: Record the unit of measure if it is **not** milligrams per litre.*

Summary of additional testing and sampling carried out in accordance with the requirement of an approval, order or other legal instrument.

Date of legal instrument issued	Parameter	Date Sampled	Result	Unit of Measure
N/A				

Summary of Inorganic parameters tested during this reporting period or the most recent sample results

<u>Parameter</u>	<u>Sample Date</u>	<u>Result Value</u> (measured in micrograms per litre)	<u>Exceedance</u>
Antimony	April 23, 2024	less than 0.50	No
Arsenic	April 23, 2024	less than 1.0	No
Barium	April 23, 2024	23	No
Boron	April 23, 2024	21	No
Cadmium	April 23, 2024	less than 0.090	No
Chromium	April 23, 2024	less than 5.0	No
*Lead	See Summary Below		
Mercury	April 23, 2024	less than 0.1	No
Selenium	April 23, 2024	less than 2.0	No
Sodium	Not applicable		
Uranium	April 23, 2024	0.34	No
Fluoride	Not applicable		
Nitrite	November 19, 2024	less than 1.0	No
Nitrate	November 19, 2024	10.0	No



***Summary of Lead testing under Schedule 15.1 during this reporting period**

(applicable to the following drinking water systems; large municipal residential systems, small municipal residential systems, and non-municipal year-round residential systems)

Location Type	Number of Samples	Range of Lead Results (minimum to maximum)	Number of Exceedances
Plumbing	0	Not applicable	Not applicable
Distribution	20	Minimum was less than 0.0005 milligrams per litre Maximum was 0.0017 milligrams per litre	0

The City of Markham was granted relief from regulatory requirements contained in Schedule 15.1 of O. Reg. 170/03. This includes no lead testing from plumbing servicing of private residences, no lead testing from plumbing servicing non-residential buildings and reduced lead testing from distribution locations (10 per period). This reduced sampling was granted for the two periods of sampling in 2023, December 15, 2022 to April 15, 2023 and June 15, 2023 to October 15, 2023.

Summary of Organic parameters sampled during this reporting period or the most recent sample results

<u>Parameter</u>	<u>Sample Date</u>	<u>Result Value</u> (measured in micrograms per litre)	<u>Exceedance</u>
Alachlor	April 23, 2024	less than 0.50	No
Atrazine + Metabolites	April 23, 2024	less than 1.0	No
Azinphos-methyl (Guthion)	April 23, 2024	less than 2.0	No
Benzene	April 23, 2024	less than 0.10	No
Benzo(a)pyrene	April 23, 2024	less than 0.0050	No
Bromoxynil	April 23, 2024	less than 0.50	No
Carbaryl	April 23, 2024	less than 5.0	No
Carbofuran	April 23, 2024	less than 5.0	No
Carbon Tetrachloride	April 23, 2024	less than 0.10	No
Chlorpyrifos	April 23, 2024	less than 1.0	No
Diazinon	April 23, 2024	less than 1.0	No
Dicamba	April 23, 2024	less than 1.0	No
1,2-Dichlorobenzene	April 23, 2024	less than 0.20	No
1,4-Dichlorobenzene	April 23, 2024	less than 0.20	No
1,2-Dichloroethane	April 23, 2024	less than 0.20	No
1,1-Dichloroethylene	April 23, 2024	less than 0.10	No
Dichloromethane	April 23, 2024	less than 0.50	No
2-4 Dichlorophenol	April 23, 2024	less than 0.25	No
2,4-Dichlorophenoxy acetic acid (2,4-D)	April 23, 2024	less than 1.0	No
Diclofop-methyl	April 23, 2024	less than 0.90	No
Dimethoate	April 23, 2024	less than 2.5	No
Diquat	April 23, 2024	less than 7.0	No
Diuron	April 23, 2024	less than 10.0	No



Glyphosate	April 23, 2024	less than 10.0	No
Parameter	Sample Date	Result Value (measured in micrograms per litre)	Exceedance
Haleoacetic Acids (HAA)	Running Annual Average of Quarterly Results	5.3	No
Malathion	April 23, 2024	less than 5.0	No
Metolachlor	April 23, 2024	less than 0.5	No
Metribuzin	April 23, 2024	less than 5.0	No
Monochlorobenzene	April 23, 2024	less than 0.10	No
Nitrosodimethylamine (NDMA)	Running Annual Average of Quarterly Results	0.00090	No
Paraquat	April 23, 2024	less than 1.0	No
Pentachlorophenol	April 23, 2024	less than 0.50	No
Phorate	April 23, 2024	less than 0.50	No
Picloram	April 23, 2024	less than 5.0	No
Polychlorinated Biphenyls(PCB)	April 23, 2024	less than 0.05	No
Prometryne	April 23, 2024	less than 0.25	No
Simazine	April 23, 2024	less than 1.0	No
THM (NOTE: show latest annual average)	Running Annual Average of Quarterly Results	13.27	No
Terbufos	April 23, 2024	less than 0.50	No
Tetrachloroethylene	April 23, 2024	less than 0.10	No
2,3,4,6-Tetrachlorophenol	April 23, 2024	less than 0.50	No
Triallate	April 23, 2024	less than 1.0	No
Trichloroethylene	April 23, 2024	less than 0.10	No
2,4,6-Trichlorophenol	April 23, 2024	less than 0.05	No
Trifluralin	April 23, 2024	less than 1.0	No
Vinyl Chloride	April 23, 2024	less than 0.20	No
MCPA	April 23, 2024	less than 10.0	No

List any Inorganic or Organic parameter(s) that exceeded half the standard prescribed in Schedule 2 of Ontario Drinking Water Quality Standards.

Parameter	Result Value	Unit of Measure	Date of Sample
None			



Report to: General Committee

Meeting Date: March 4, 2025

SUBJECT: Deferral of Development Charges for High-Rise Residential Buildings

PREPARED BY: Kevin Ross
Manager, Development Finance & Payroll, ext. 2126

REVIEWED BY: Mark Visser, Senior Manager, Financial Strategy & Investments, ext. 4260

RECOMMENDATION:

- 1) THAT the report entitled, “Deferral of Development Charges for High-Rise Residential Buildings” be received;
- 2) THAT the attached Development Charge Deferral Policy - High-Rise Residential Buildings be approved;
- 3) THAT the Treasurer be authorized to modify the Policy to make any administrative changes deemed necessary for the implementation of the deferrals;
- 4) THAT the Treasurer be authorized to execute Development Charge deferral agreements, in a form satisfactory to the City Solicitor; and
- 5) THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

N/A

PURPOSE:

This report seeks Council approval for the adoption of a Development Charge Deferral Policy for High-Rise Residential Buildings that is intended to assist builders by reducing/deferring some of the carrying costs associated with building high-rise developments, and in turn encourage their construction. This policy will be in place for two years; however, it can be amended or extended by Council prior to expiry.

BACKGROUND:

High-rise residential development has become an increasingly important part of the City’s growth plan, and is integral to the achievement of the Province’s housing target aimed at providing much needed residential units. High-rise developments take years to build, unlike single detached and townhouse units that are completed within a much shorter time frame. As such, the costs associated with high-rise developments must be carried for a

longer period of time, thereby impacting the overall cost structure of the project. In the current economic environment, developers are experiencing more challenges to finance their projects, so a reduction/deferral in their upfront costs should provide some assistance to obtain financing.

The City currently has a policy in place to defer development charges during the period that an underground garage is being constructed. However, with the changes to the *Planning Act* (Bill 109) and the discontinuation of phased building permits for a high-rise building, this deferral can no longer be implemented. As such, a re-work of the deferral is required to provide some relief to this segment of the market.

Development charges are calculated and collected on land and structures being developed, pursuant to the *Development Charges Act, 1997* as amended, and Markham's Development Charge by-laws. The collection of development charges occurs at the execution of a subdivision agreement and/or at the issuance of a building permit. For construction to proceed, development charges have to be paid in order to secure a building permit. The *Development Charge Act, 1997* however, allows for the deferral of development charges beyond the timeline stipulated in the City's by-laws.

The City is permitted to enter into deferral agreements pursuant to section 27(1) of the *Development Charges Act, 1997* which states that, "A municipality may enter into an agreement with a person who is required to pay a development charge providing for all or any part of a development charge to be paid before or after it would otherwise be payable".

While deferrals of development charges is permitted, they are not mandatory and must be agreed on by the municipality in order to be effected.

OPTIONS/ DISCUSSION:

The current development charge deferral for underground garages being built as a part of the larger residential structure is no longer viable, as separate (conditional) building permits will no longer be issued for high-rise buildings going forward as a result of timelines for development approval stipulated in Bill 109. Staff therefore reviewed options to provide development charge (and carrying cost) relief for high-rise residential developments with the aim of encouraging construction in a market that may not be as robust as in previous years.

High-rise residential developments start construction with the underground parking garage and, depending on the size of the structure (e.g., number of levels), this can take more than one year to be completed. In order to provide a similar duration of deferral as the previous one that is no longer viable, and provide assistance during underground construction, staff are recommending the following terms for a development charge deferral policy:

- 1) A two-year program to be reviewed at or before expiration of the Policy;
- 2) Apply to a residential building that is 10 or more storeys above grade and contains a minimum of 100 residential units;
- 3) The deferred development charges be due at the earlier of:

-
- a. eighteen (18) months after the issuance of the building permit for a high-rise residential building or,
 - b. the date of condominium registration;
- 4) The deferral apply only to City-Wide development charges and excludes any area specific development charges that may be applicable;
 - 5) No interest to accrue on the development charge payable for the duration of the deferral; and
 - 6) The deferral be secured by a letter of credit or pay-on-demand surety bond, which will be drawn once the development charges become due.

Area specific development charges are excluded from the deferral to ensure that the developers upfronting the infrastructure in localized areas are reimbursed in a timely manner. The development charge deferral recommended is also applicable to mixed use buildings where the predominant use is residential. This policy will not be retroactive to developments where the charges have already been paid.

Markham has an existing development charges deferral policy for developments such as affordable and special needs housing, purpose-built rental buildings and developments requiring more than one building permit (i.e. underground parking garages). Staff will conduct a fulsome review of that policy and report back to Council with suggested changes that align with current market conditions and product offerings later this year.

This deferral policy is only applicable to development charges levied by the City, and does not include those levied by the Region and School Boards (who have their own by-laws and policies). **The Region currently has a similar 18-month deferral policy in place.** Should the developer make an application for a Regional development charge deferral, the City's policy will work in tandem with the Region's. If the School Boards decide to defer development charges, they would have to implement a similar policy.

FINANCIAL CONSIDERATIONS

Deferring the collection of development charges may have an impact on the receipt of revenues. It is anticipated that the City will forego net interest of approximately \$2M to \$4M on the deferred development charge collection over the 2-year term of the policy.

However, without a deferral of the development charges, construction of some of these high-rise residential buildings will likely not commence at this time, and the City will not collect these revenues until the market becomes viable. Awaiting a turnaround in the market will result in less development charges being collected during the period. Therefore, the City's development charge cashflows may be no worse off by providing these deferrals. Delaying the collection of the charges will also enable developers to continue building dwelling units to meet the City's housing needs and help support the local economy.

The current cost recovery fee applicable to a development charge deferral request will be charged by the Legal and Finance departments for the preparation and administration of

the development charge deferral agreement. The fee as per the 2025 Fee By-law 2002-276 is constituted as follows:

- \$1,279.50 for the review of the development charge deferral request, and
- 1% of the value of a deferral request to a maximum of \$12,810.50.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

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

BUSINESS UNITS CONSULTED AND AFFECTED:

The Legal and Building Departments have been consulted, and their comments are incorporated into this report and the Policy.

RECOMMENDED BY:


Joseph Silva
Treasurer

Trinela Cane
Commissioner, Corporate Services

Claudia Storto
City Solicitor &
Director of People Services

ATTACHMENTS:

- Appendix A – Development Charges Deferral Policy – High-Rise Residential Buildings

	Development Charge Deferral Policy – High-Rise Residential Buildings	
	Policy Category:	
	Policy No.:	Implementing Procedure No.:
Approving Authority: Council	Effective Date: March 25, 2025	
Approved or Last Reviewed Date: March 25, 2025	Next Review Year: April 1, 2027	
Area(s) this policy applies to: Development Finance	Owner Department: Development Finance	
Related Policy(ies): <ul style="list-style-type: none"> • Development Charge Deferral Policy 		

Note: Questions about this Policy should be directed to the Owner Department.

1. Purpose Statement *(Outline why the organization is issuing the policy and its desired effect or outcome of the policy)*

The Development Charge Deferral Policy establishes eligibility criteria and guidelines for the administration and issuance of development charge deferrals for high-rise residential buildings.

2. Applicability and Scope Statement *(Who and what this policy applies to and/or affects)*

This Policy will apply to all landowners, developers and/or builders who apply to Markham for a deferral of City-Wide Development Charges applicable to their proposed residential high-rise building. The Policy is intended to assist applicants to proceed with their proposed development and also assist in the provision of services that contribute to a strategic goal of the City (e.g. achieving provincial housing targets). An application for approval of a deferral request is required in accordance with this Policy.

3. Background *(Indicate any reasons, history, and intent that led to the creation of the policy)*

High-rise residential development has become an increasingly important part of the City's growth plan and is integral to the achievement of the Province's housing targets. High-rise developments take years to build unlike lower density units (i.e. single detached and townhouse units) that can be completed within a year, and as such the costs associated with high-rise development have to be carried for a longer period of time, impacting the overall cost structure of the project.

This Policy is intended to provide some relief to this segment of the market by collecting the payments for development charges at a later date than provided for under the *Development Charges Act, 1997 as amended*, which should assist in lowering the carrying cost of high-rise development through its construction phase.

Development charges ("DCs") are calculated and collected on land and structures being developed pursuant to the *Development Charges Act, 1997 as amended* and Markham's Development Charge by-laws. The collection of development charges occurs at the execution of a subdivision agreement and/or at the issuance of a building permit. DCs must be paid in order to secure a building permit. The Act however allows for the deferral of DCs beyond the timeline stipulated in Markham's by-laws.



Development Charge Deferral Policy

Policy No.:

Implementing Procedure No.:

Markham is permitted to enter into deferral agreements pursuant to section 27(1) of the *Development Charges Act, 1997 as amended* which states: “a municipality may enter into an agreement with a person who is required to pay a development charge providing for all or any part of a development charge to be paid before or after it would otherwise be payable”.

The roles and responsibilities outlined in this Policy will be subject to the best practices of Markham and minor amendments to these procedures to give effect to the intent of the policy can be implemented by the Treasurer.

4. Definitions *(If applicable, define any terminology or interpret meanings of a general term)*

- a) **Act:** The *Development Charges Act, 1997, S.O. 1997, c. 27*, as amended, revised, re-enacted or consolidated from time to time, and any successor statute.
- b) **“Applicant”:** A landowner who has applied for approval under the Planning Act to construct a building meeting the definition of a high-rise residential building.
- c) **Area Specific Development Charges (ASDC):** A charge imposed with respect to growth-related net capital costs against a defined land area for specified services under the applicable By-law.
- d) **City-Wide Development Charges (CWDC):** Includes charges levied under the City Wide Hard and City Wide Soft development charges by-laws as approved by Council.
- e) **High-rise Residential Building:** A building used, designed or intended for use as a residence for one or more individuals that is 10 or more storeys above grade and contains a minimum of 100 residential dwelling units. This would include a mixed-use development as defined in the City’s Development Charge By-laws.

5. Policy Statements *(Detail the specific regulations, requirements, or modifications to organizational behaviour to be addressed by this policy)*

Eligibility Requirements

Applicants for a deferral of CWDC must comply with all the conditions that are determined as necessary for development (e.g. *Planning Act, Building Code Act, Development Charges Act*, etc.), satisfy all the requirements for the issuance of a building permit (save and except payment of CWDC’s), agree to any other conditions imposed by the Treasurer on the deferral authorization and enter into an agreement with the City, in a form and content satisfactory to the Treasurer, which agreement shall be registered on title to the project lands.

Area Specific Development charges are not eligible for deferral under this Policy.

The requirements outlined in this document are applicable to all DC deferral applications received on or after the date that this Policy becomes effective. This policy cannot be applied retroactively.

Duration of Deferral

Development charges deferred for high-rise residential buildings will be due on the date that is the earlier of:



Development Charge Deferral Policy

Policy No.:

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- a) Eighteen (18) months after the issuance date of the building permit for the High-Rise Residential Building or,
- b) the date of registration of the plan of condominium.

The deferral period will commence on the day of first building permit issuance.

Applicable DC Rates

The development charge rate payable in accordance with the deferral agreement will be the amount determined under the applicable Markham development charges by-law, and be consistent with the provisions of subsection 41(4) and section 34 of the *Planning Act*, as well as sections 26, 26.1 and 26.2 of the Act, subject to the following:

- 1) The development charge rate will be determined on the date of building permit issuance for:
 - a) Applications submitted for approval of a development in a site plan control area under subsection 41 (4) of the Planning Act for a high-rise residential building prior to January 1, 2020, or
 - b) Applications submitted for an amendment to a by-law passed under section 34 of the Planning Act prior to January 1, 2020

-OR-

- 2) Subject to the conditions of Section 26.2(5) of the Act, the development charge rate will be determined on the date of application for:
 - a) Applications submitted for the approval of a development in a site plan control area under subsection 41 (4) of the Planning Act for a high-rise residential building including and after January 1, 2020, or
 - b) Applications submitted for an amendment to a by-law passed under section 34 of the Planning Act including and after January 1, 2020

For greater clarity, if clauses 2(a) and 2(b) above do not apply to a high-rise residential building that is seeking to defer development charges including and after January 1, 2020, the development charge rate is determined on the day the development charges is payable in accordance with section 26 of the Act

Interest

Despite the Development Charge Interest Policy approved by Council under sections 26.1, 26.2 and 26.3 of the Act, no interest shall be calculated and charged for the duration of the deferral.

Duration of Policy

This Policy shall be in force for a period of 2 years and will expire on April 1, 2027 unless it is extended or amended by Council.

Approval Authority

- Approval of a deferral shall be obtained from the Treasurer prior to the issuance of the first building permit permitting construction.



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- A development charge deferral agreement will be executed detailing the duration of the deferral and payments due at the expiration of the deferral period, together with any other conditions or terms required by the Treasurer.
- Development charge deferral requests that meet the eligibility requirements of this policy can be approved by the Treasurer or their delegate.

Security/Financial Obligation

- An applicant shall secure deferred DCs by way of a Letter of Credit or, Pay-on-Demand Surety Bond, in an amount equal to the DCs due at building permit issuance and in a form satisfactory to the Treasurer.
- The Letter of Credit or Pay-on-Demand Surety Bond will be drawn upon in full, to satisfy the deferred DCs in accordance with the duration specified in the executed agreement.

Fees:

- An administration fee for each deferral request will be charged for the Legal and Finance Department's review, preparation and administration of the development charge deferral agreement. The applicable fee is calculated as follows, in accordance with the current fee by-law:
 - An application fee of \$1,279.50 shall be required upon submission of the application to review a development charge deferral request;
 - A fee equivalent to 1.0% of the value of the deferral request, to a maximum of \$12,810.50, shall be payable upon execution of the deferral agreement; and
- The fees will be indexed annually in line with all the charges levied by the City under the Fee By-law.

6. Roles and Responsibilities *(Outline roles and responsibilities of those involved in the implementation of the policy)*

The Financial Services Department shall be responsible for:

- Future updates to this Policy.
- The implementation of and enforcement of this Policy.
- Ensuring the preparation of the deferral agreement to the satisfaction of the Treasurer.
- Administration of the deferral agreements and securities.
- Ensuring that the CWDC payments are collected, in accordance with this policy.

The Treasurer shall:

- Maintain administrative authority and responsibility for this Policy
- Sign deferral agreements that meet the criteria of this Policy.

The Legal Department shall:

- Prepare the deferral agreements.
- Register the deferral agreement on title.