

Attachment “D” – Business Consultation Letters

Mr. Joel Lustig
Treasurer
The Corporation of the City of Markham
101 Town Centre Boulevard,
Markham On L3R 9W3

April 30, 2015

Dear Mr. Lustig,

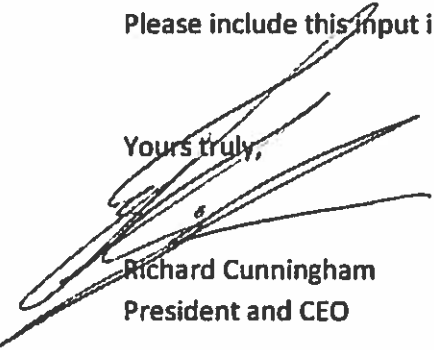
First, I would like to commend you and your team for engaging the Markham Board of Trade to help inform the business community about the new storm water fee. The public consultations were very informative and the package that was prepared by the City did a very good job of explaining the reasons behind the new fee and the various funding options.

We have reviewed the funding options in detail and taken into consideration the comments made both at the consultations and those received from member companies. In reviewing the flat fee and tiered fee options as outlined in the Consultation Materials, we were sensitive to the council's belief that there should be recognition of property size. However, the 3 principles of payment suggested by the staff dealt with the grass roots of the issue; ability to pay, equity/fairness and ease of administration and communication. Therefore, it is the Board's position that option 4 achieves those objectives. In addition, we would like to recommend that the city consider an incentive to companies that go beyond the requirements of the building code.

During the consultation process, the staff conveyed that "the fee" would be reviewed every 5 years. It is our hope that the results of the review would be made public and shared with the Board of Trade.

Again, many thanks for asking The Markham Board of Trade to participate and assist in this process. Please include this input in the staff report to the General Committee on May 26th, 2015.

Yours truly,



Richard Cunningham
President and CEO

Cc Andy Taylor
Mayor Frank Scarpitti

Town of Markham

Business Consultation on the New Stormwater Fee

Cadillac Fairview's Stormwater Fee Methodology Input

Cadillac Fairview appreciates the opportunity to have further input into the stormwater fee allocation methodology.

Representatives of Cadillac Fairview participated in the Business Consultation Meeting on April 14, 2015 and wish to provide our position regarding the appropriate stormwater rate allocation methodology which should be adopted by Council for non-residential properties in 2016.

Cadillac Fairview had previously provided our written objections to the proposed charge based on property specific CVA and had recommended that, if Council wished to proceed with a separate stormwater charge, a flat fee is a more appropriate allocation structure reflecting a municipal wide sharing of stormwater management responsibility.

In reviewing the flat fee and tiered fee options as outlined in the "Business Consultation Meeting Stormwater Fee" materials, we are sensitive to Council's belief that there should be some recognition of property size which provides for a lower annual rate for smaller properties.

Cadillac Fairview endorses Option 4: Two Tiered Fee for the following reasons:

- a full 93% of all non-residential properties would be charged at the lowest rate
- the 7% of properties charged a rate 28 times that of the lower rate still reflects a palatable annual cost without inflicting significant economic hardship
- tiering based on CVA thresholds combines ease of administration with a simple proxy for size
- reflects a similar stormwater fee structure as adopted by Richmond Hill
- conforms to staff's 3 principles of payment; Ability to Pay, Equity/Fairness and Ease of Administration and Communication

Please include this input in the staff report to General Committee on May 26, 2015.

April 30, 2015



DELIVERED VIA E-MAIL to stormwater@markham.ca

April 20, 2015

Mr. Robert Muir, Senior Stormwater/Environmental Engineer
City of Markham
101 Town Centre Blvd
Markham, Ontario L3R 9W3

Dear Sir:

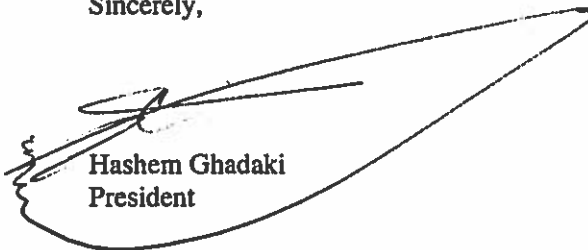
RE: Feedback on non-residential Stormwater tax billing system options

In reference to the above-mentioned, please accept this letter as our feedback on the preferred billing system.

Given that our water metering system may not take into account the purposes of the stormwater tax, we feel that charging it to tax account holders would result in a more equitable distribution of the tax.

Please do not hesitate to contact me should you have any questions.

Sincerely,



Hashem Ghadaki
President

3985 Highway 7 East, Suite 202 Markham, ON, L3R 2A2

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TimesGroupCorp.com

April 22, 2015



City of Markham
Markham Civic Centre
101 Town Centre Boulevard
Markham, Ontario
L3R 9W3

Attention: Mayor and Members of Council

Regarding: CITY OF MARKHAM FLOOD CONTROL PROGRAM

Your Worship and Members of Council:

Mayfair Clubs has been in business serving the Markham community for over 45 years, and currently has over 4,000 members in two Markham locations. Our Parkway Club has been located on the north-east corner of Woodbine Avenue and Steelcase Road East since the mid 1970's.

As Council and staff of Markham are aware, our business at 50 Steelcase Rd. East has been very seriously affected in a negative way by recurring flooding of our property. In 2005, a storm caused flooding on our property and damage of over \$6,000,000. We were closed for six months – with very serious negative impacts to our business and to our valued members. In 2014 a storm caused flooding and damage on our property of \$1,500,000 plus over \$200,000 in lost revenue. We were closed for six weeks and not fully operational for five months.

We attended the Business Consultation Meeting held by City staff on April 9, 2015 regarding the options for distributing the non-residential share of the cost of the new City-wide Markham Flood Control Program, and are following up with our input below.

First, the City's Flood Control Program is urgently needed to address serious flooding issues in our area of the City, specifically due to the recurring and extensive flooding from overflow of the Don Mills Channel. We urge City Council to get this program initiated and begin work as soon as possible.

Second, we have no specific comments on the alternative funding calculations for the non-residential share of this City-wide Program; the staff-recommended method of distribution across non-residential properties is acceptable to us.

We strongly support the city-wide funding approach to this issue. Flooding we have learned affects a great number of properties across the city, and given that all properties pay their fair share of taxes and fees, it is only appropriate that all properties are afforded an equal and comparable level of flood protection by the City with no added cost due to no fault of their own.

50 Steelcase Road East • Ste. 200 • Markham, ON • L3R 1E8
t. 905.475.1150 • f. 905.475.6841 • www.mayfairclubs.com

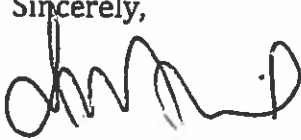
We do, however, have concerns about the length of time the Program is designed to cover – 30 years. This is a long, drawn out amount of time and we believe that spreading the work out over such a long period of time is detrimental to the very homes and businesses the Program seeks to assist. We urge the City to execute the required works in a much shorter timeline overall, perhaps concluding the work within 15 years. We suggest work be undertaken in stages across several areas of the City in need, so that one area of the City is not negatively affected by construction activity for a prolonged period of time.

Third, as you can appreciate we are very anxious to see any required Environmental Assessment work completed and efforts made to address the flooding of the Don Mills Channel in our area. We urge the City to address the flooding in this area of the City as proactively and urgently as possible, given the serious negative impacts the flooding has had on many businesses in our area.

We support and appreciate Markham Council's efforts and decisions to move forward with this City-wide Program. We urge the City to move quickly to implement and have us all benefit from the Program.

We will be sending a further letter to City staff detailing our specific concerns with the Don Mills Channel flooding, and requesting that work on this Channel be expedited or at the very least that the City work with the businesses to facilitate interim measures for flood control and/or pilot project work for flood proofing.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jason Mail', with a stylized flourish at the end.

Jason Mail
Controller, Mayfair Clubs

Copy: Mr. Robert Muir, Manager, Stormwater, Asset Management Department

April 22, 2015

Asset Management Department
City of Markham
8100 Warden Avenue
Markham, Ontario
L6G 1B4



Attention: Mr. Robert Muir, Manager, Stormwater

Regarding: **DON MILLS CHANNEL**
CITY OF MARKHAM FLOOD CONTROL PROGRAM

Dear Mr. Muir:

Thank you for taking the time to meet with us recently regarding the Don Mills Channel flooding and the City's new City-wide Flood Control Program.

We attach a copy of our letter of support of today's date to Markham Council regarding the Flood Control Program. In addition to those more general comments, we have the following specific comments regarding the Don Mills Channel ("DMC") and our property on Steelcase Road East, as a follow up to our meeting and as confirmation of our commitment to work with the City to address this serious problem.

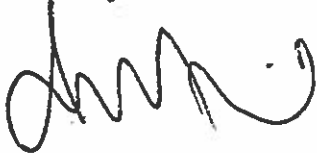
1. We would like to know what the list of projects is in the City's Program roster, and where does work on the DMC fall in terms of timing. Can the DMC business community meet with city staff and/or Council to ensure that the DMC is made a priority?
2. What are potential remediation / construction / work items for the DMC? Are they going to be similar to the lists of alternatives developed by previous studies, and if so, can the list of works be prioritized so that they can be initiated in stages if possible.
3. Expedite the DMC EA, review the EA process to streamline timing.
4. We would like to see the City undertake the recommended work as soon as possible, perhaps in stages, and is there any work that can be initiated prior to the EA?
5. We would like to explore the opportunity for landowners to 'up-front' flood proofing work of benefit, whether it be on site or off-site in the DMC or elsewhere that would be of benefit. This arrangement would see landowners entering into an arrangement with the City where they would fund and undertake work that would be considered 'beneficial' and appropriate by the

City, and the City would then compensate the landowner for the funds spent, allowing work to be undertaken by landowners immediately, ahead of the DMC EA and ahead of the City's Program undertaking the work.

6. Similar to point 5, is there any work that can be undertaken now, perhaps as a pilot project by the City or by a group of landowners, again as an up-front project to lessen the risk of repeat severe flood damage that could occur if action is not taken in the very near future.

We look forward to working with the City on this very important matter, and would like to explore the points and options described above with city staff at your earliest possible convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jason Mail', with a stylized, cursive flourish at the end.

Jason Mail
Controller, Mayfair Clubs



Town & Country Industrial Leaseholds Inc.
PO Box 30029, RPO Downsview, Toronto, ON M3J 3L6
Ph: 416-399-6124 Email: rasky@rogers.com

April 20, 2015

Robert J. Muir
Manager, Stormwater Asset Management Department
City of Markham
101 Town Centre Boulevard
Markham, ON L3R 9W3

Dear Mr. Muir,

Re: Markham Flood Control Program – Don Mills Channel

I am writing this letter as an owner of both 25 Torbay Rd. and 85-95 Steelecase Rd. E., Town of Markham. I understand that the City will be implementing a 30-year Flood Control Program to improve storm drainage capacity and limit flooding risks, and I'm in agreement with the proposed collection fee structure for this program as presented in the April 9, 2015 Business Consultation Meeting.

As you are aware, our buildings are located in a flood plain area which has in the last 10 years seen a drastic increase in flooding due to increased development. 85-95 Steelecase is particularly hard hit, as part of the Don Mills channel runs directly through this property. Most recently (July 2014), several vehicles were damaged to the point of a total write-off and the watercourse embankment collapsed such that we had to close down a driveway. We are at the point where several long-term tenants are threatening to relocate. I know that I am not alone, as the Mayfair Club directly to the north, as well as our neighbour directly to the south, has also been heavily hit by these floods.

While I understand that there are probably many areas of concern for the City, I strongly believe that the Don Mills Channel should be a prime candidate for early remediation and enhanced maintenance. Without such action, I worry that the viability/marketability of our properties will be severely compromised, which could lead to a heavy financial liability.

I thank you for your time and attention in this serious matter.

Sincerely,

Town & Country Industrial Leaseholds Inc.

A handwritten signature in black ink, appearing to read 'Tom Rasky', is written over a horizontal line.

Tom Rasky,
President