



Report to: General Committee

Date Report Authored: September 4, 2012

SUBJECT: Delegation of Authority to Chief Administrative Officer during the annual summer recess as per By-law 4-2000
PREPARED BY: Alex Moore Ext 4711

RECOMMENDATION:

- 1) THAT the report entitled "Delegation of Authority to Chief Administrative Officer during the annual summer recess as per By-law 4-2000" be received

And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

To inform Council of items authorized (Attachments "A" and "B") by the Chief Administrative Officer during the annual Council summer break between the last meeting in June or July and the next regular Council meeting as per By-law 4-2000.

ATTACHMENT "A":

Delegation under By-law 4-2000 authorizes the Chief Administrative Officer to award any required contracts greater than \$350,000 for the annual Council summer break between the last meeting in June or July, as the case may be, and the next regular Council meeting By-law which are in compliance with the City's Purchasing By-law and which are within budget as approved by Council;

Community & Fire Services

Award Details	Description
Lowest Priced Supplier	• 189-T-12 Hydrant Replacement at Various Locations
Highest Ranked / Lowest Priced Supplier	• 220-R-11 West Thornhill Sanitary Lining Project

Development Services

Award Details	Description
Lowest Priced Supplier	• 173-T-12 South Unionville Ray Street Park • 156-T-12 Cornell Rouge (Madison) East Woodlot Park Construction • 188-T-12 Streetlight Replacement - City Centre Boulevard • 158-T-12 Leitchcroft (Times Galleria) Community Park Construction • 180-T-12 Victoria Square / CathedralCity Playground & Waterplay Construction
Highest Ranked / Lowest Priced Supplier	• 194-R-12 Design and CA Services for MUP from 16 th Avenue to Bob Hunter Memorial Park

ATTACHMENT "B":

Delegation under By-law 4-2000 authorizes the Chief Administrative Officer to call public meetings, grant site approval, grant draft plan approvals and extensions to draft plan approvals, initiate special advertising and be authorized to act on any general administrative issues that may be necessary in the absence of Council during the summer recess.

Development Services

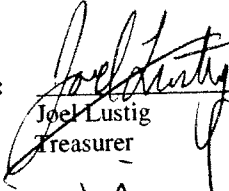
Public Meeting	• Cornell Rouge Development Corporation Zoning Amendment application to rezone certain lands within draft plan of subdivision 19TM-08002 (North of Hwy 7, west of Donald Cousens Parkway)
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ATTACHMENTS:

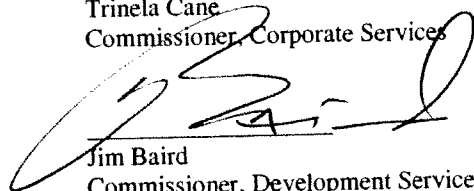
Copies of the reports as listed in attachment "A" and "B".

RECOMMENDED

BY:


Joel Lustig
Treasurer


Trinela Cane
Commissioner, Corporate Services


Jim Baird
Commissioner, Development Services

Attachment "A"**STAFF AWARD REPORT**

To:	Andy Taylor, Chief Administrative Officer
Re:	189-T-12 Hydrant Replacement at Various Locations
Date:	August 2, 2012
Prepared by:	Paul Li, Infrastructure Project Engineer. Ext: 2646 Robert Slater, Senior Construction Buyer. Ext. 3189

PURPOSE

To obtain approval to award the contract for the replacement of one hundred and fourteen (114) existing fire hydrants within the City of Markham.

RECOMMENDATION

Recommended Supplier	Rabcon Contractors Ltd. (Lowest Priced Supplier)	
Current Budget Available	\$ 1,173,963.00	Various (See Financial Considerations)
Less: Cost of Award	\$ 464,259.65	Hydrant Replacement
	\$ 46,425.97	10% Contingency
	\$ 510,685.62	Total Project Cost
Budget Remaining after this award	\$ 663,277.38	*

* The remaining budget is committed to other water system upgrade projects including dead end upgrades, water sampling stations, and curb box repairs and will be committed by the end of 2012.

Staff recommends that in accordance with By-Law 4-2000 which reads: "... that the Chief Administrative Officer be authorized to award any required contracts greater than \$350,000 for the annual Council summer break between the last meeting in June or July, as the case may be, and the next regular Council meeting which are in compliance with the City's Purchasing By-law and which are within budget as approved by Council;"

BACKGROUND

Markham has three hundred and forty eight (348) model CT fire hydrants manufactured by Canron Inc. at various locations within the City. The model CT hydrants were installed in the 1970s and early 1980s in the City with ages ranging from 30 to 40 years. Hydrants have a 25 year lifecycle. Canron CT hydrants are obsolete, and no longer manufactured. Parts for these hydrants are no longer available which makes it impossible to service and repair these hydrants when needed. A three year plan is set to replace all these hydrants from 2012 to 2014. For the 2012 program, a total of one hundred and fourteen (114) model CT hydrants located in the areas near the intersections of Woodbine Avenue/Highway 7 and Green Lane/Willowbrook Road, respectively will be replaced (See Appendix). This project will ensure that the fire hydrants are in good working condition for firefighting needs.

BID INFORMATION

Advertised	ETN
Bids closed on	July 13, 2012
Number of Suppliers that picked up bid documents	19
Number of Suppliers responding to bid	8

PRICE SUMMARY

Suppliers	Bid Price (Inclusive of HST)
Rabcon Contractors Ltd.	\$464,259.65
F.D.M. Contracting Co. Ltd.	\$558,632.89
Fer-Pal Construction Ltd.	\$579,904.80
Wyndale Paving Co.	\$611,384.26
Primrose Contracting	\$650,183.36
Calder Hill Contracting Ltd.	\$806,613.87
Trisan Construction	\$934,843.68
Jack Greedy Ltd.	\$1,239,284.16

The bids have been verified for accuracy and compliance with the Request for Tender terms and conditions. Purchasing has reviewed the references of the lowest priced supplier, Rabcon Contractors Ltd. and is satisfied with the references provided. Staff is recommending the award of this hydrant replacement contract to Rabcon Contractors Ltd. as their bid best satisfied the project requirements.

FINANCIAL CONSIDERATIONS

Account Name	Account #	Budget Amount	Committed	Budget Available	Cost of Award	Budget Remaining
Water System Upgrade Program - Annual	053-6150-10339-005	193,000	-	193,000	193,000	-
Water System Upgrade Program - Annual	053-6150-12331-005	996,300	15,337	980,963	317,686	663,277
Totals:		1,189,300	15,337	1,173,963	510,686	663,277

STAFF AWARD REPORT

	Andy Taylor, Chief Administrative Officer
Re:	220-R-11 West Thornhill Sanitary Lining Project
Date:	July 23, 2012
Prepared by:	David Huynh, Infrastructure Project Engineer, Ext. 2400 Tony Casale, Senior Construction Buyer, Ext. 3190

PURPOSE

To obtain approval to award the contract for the rehabilitation of sanitary sewers and laterals in West Thornhill.

RECOMMENDATION

Recommended Supplier	DM Robichaud Associates Ltd (Highest ranked/ lowest priced supplier)	
Current budget available	\$ 3,916,845.15	Various accounts
Less cost of award	\$ 1,941,725.81	Award (Inclusive of HST)
	\$ 155,338.06	Contingency (8%)
	\$ 2,097,063.87	Total award (Inclusive of HST)
Budget remaining after this award	\$ 1,819,781.28	*

* The remaining balance to be returned to the original funding source; the favourable variance is attributed to the estimate of 50% lateral lining (194 over 387) being included in this contract, as well as pricing favourable to budget estimates.

Staff recommends that in accordance with By-Law 4-2000, which reads "... that the Chief Administrative Officer be authorized to award any required contracts greater than \$350,000 for the annual Council summer break between the last meeting in June or July, as the case may be, and the next regular Council meeting which are in compliance with the City's Purchasing By-law and which are within budget as approved by Council";

BACKGROUND

Sanitary Sewer Inflow/Infiltration (I/I) Reduction is one of the major components of Markham's Stormwater Management Strategy. Sewage back-ups and basement flooding occurs when sanitary sewers are overloaded during rainstorms due to inflow and infiltration. Sanitary sewers are not designed to convey these extraneous flows causing major problems including sanitary sewer overflows to creeks, overloading treatment plants and pumping stations.

The West Thornhill area has been identified where sanitary sewer flow is known to increase dramatically during rainfall events. This indicates high volume of I/I causing the sanitary sewers to be overloaded. To reduce I/I rate, the approached solutions are to minimize direct inflow of rainwater into the sanitary sewer system by downspout disconnection and manhole sealing; minimize I/I through system repairs and upgrades; and minimize/reduce infiltration by relining mainline sanitary sewers and laterals.

The proposed projects to reduce I/I in the West Thornhill area are:

- Downspout Disconnection program – reduce total inflow by 10-15%, completed;
- Sanitary Manhole Lid Sealing program – reduce total inflow by 30-35%, completed;
- Sanitary Sewers Mainline and Laterals Lining program – reduce total infiltration – 35-40% (this project 220-R-11);

This contract award is for the sanitary sewers mainline and lateral lining program. The sanitary mainline and laterals lining program will eliminate I/I in mainline sewers and service connections by internal in-situ lining of the pipes. The project will utilize trenchless technology construction methods. A minimal 450mm (18") diameter vacuum excavation at the property line of each service connection will be the only surface disturbances that will be required on this project.

BACKGROUND (Continued)

This project will line 4.19km of sanitary main line sewers, inspect 387 service connections (laterals) and line an estimated 194 laterals. This will complete the I/I reduction program within the lower West Thornhill area. Laterals are partly City and privately owned. The lateral part from mainline sewer to the property line is owned by the City and from the property line to the house is private. To achieve a higher rate of infiltration reduction in laterals, homeowners will be encouraged to participate in the lateral relining program. An allowance of 50% of the laterals to be relined is included in the contract, and staff will seek approval for additional funding, if actual number of private side lining exceeds the estimated 50% rate.

This project will be conducted in two phases. The first phase will complete all the sanitary mainline lining. The second phase will complete the lining of the laterals. The extent of laterals lining is dependent on the video inspection findings and participation by homeowners.

BID INFORMATION

Advertised	ETN (Electronic Tendering Network)
Bids closed on	June 20, 2012
Number picking up bid document	8
Number responding to bid	2*

* Of the firms that picked up the bid document but did not submit a bid, three firms advised that they were sub-contractors, one firm could not meet the specifications, one firm could not obtain bonding and another elected not to bid as they prefer to bid on Tenders (evaluated based on price only versus RFP where points awarded for technical).

Due to the complexity of the project, staff wanted to ensure that bidders had the necessary qualifications and experience to carry out the sanitary sewer and lateral CIPP rehabilitation work. As such, the City released this RFP utilizing a two-stage, two-envelope system.

Stage One (1) – Technical Evaluation:

Under Stage 1 – Technical Evaluation (Envelope 'A'), Bidders were assessed against pre-determined criteria as outlined in the RFP; company experience and qualifications 25%, staff experience and qualifications 20%, project methodology, materials and customer service 15% and project schedule and Work Plan 10% totaling 70%. Bidders that did not achieve a technical score of 52.5 points out of 70 would not proceed any further and their Envelope B – Price Evaluation would be returned unopened.

Stage Two (2) – Price Evaluation:

Under Stage 2 – Price Evaluation (Envelope 'B'), Bidders which met the mandatory requirements and achieved a total technical score of 52.5 points or greater out of 70 points were assessed based on their Bid Price exclusive of HST. The highest ranked bidder was determined by adding the points awarded under Stage 1 – Technical Evaluation and Stage 2 – Price Evaluation.

PROPOSAL EVALUATION

The Evaluation Team was comprised of staff from the Waterworks Department and the consultant assigned to the project, with Purchasing staff acting as the facilitator.

Suppliers	Total Score (out of 100)	Rank
DM Robichaud Associates Ltd.	96.0	1
LiquiForce Services Inc.	85.6	2

OPTIONS / DISCUSSION**Project Benefits**

This project will reduce infiltration from the sanitary sewer mainline and service connections (laterals). Together with the completed downspout disconnection program and sanitary manhole sealing program that prevents inflow into the sanitary distribution system, the relining of the mainline sanitary sewers and laterals will eliminate extraneous flows that overloads the system during rainfall events and increase the existing sewer capacity. It will reduce sewer back-ups and basements flooding.

Project Area

The area covered under this lining project is within the same area of the downspout and manhole sealing programs. The area is bounded by Yonge St., Steeles Ave., Highland Park Blvd. and Meadowview/Doncaster Avenue.

Best Solution

Complete lining of mainline and laterals is the best solution for reducing infiltration in the sewer system. Full length lining ensures complete sealing and elimination of groundwater infiltration from joints, cracks and other openings in the mainline pipe and laterals. Internal lining also provides structural strength to the hose pipe and has an estimated lifecycle of minimum 50 years.

Project Scope

The scope of this project is to line the sanitary mainline sewer and service connections (laterals) within the project area boundary. Laterals are planned to be lined from the mainline sewer to the house. To fully complete the lining of the laterals, homeowners consent and participation will be solicited.

Project Stages

Stage one of this project will complete the sanitary sewer mainline lining. The mainline lining will proceed immediately upon award of this contract. Stage two will proceed with the lining of the laterals. Prior to commencement of the laterals lining, a project area public meeting will be conducted to present the benefits of the project, obtain from homeowners the consent for private side lateral inspection and solicit their agreement for participation in the lateral lining.

Participation of the Private-side

Lining of the lateral private side is subject to the homeowner's consent and agreement to participate to the City's program. Homeowner's will be required to sign off a waiver form to allow the City's Contractor to complete the inspection of the entire lateral length. The owner is then advised of the video inspection results with recommendation to repair or not. Participating homeowners will be required to sign a participation form and agree to pay for the cost of lining the private side lateral portion.

Based on the cost of award for video inspection and lateral lining, staff estimates a 50% participation rate for private side lining (194 out of 387 laterals), and a total amount of \$229,374 (exclusive of taxes) would be recovered from homeowners and will be credited back to the Waterworks reserve. Actual number of private side lining can vary depending upon video inspection results and the homeowner participation rate.

FINANCIAL CONSIDERATION

Account Name	Account #	Budget Amount	Spent to Date	Committed	Budget Available	Amount to Allocate to this project	Budget Remaining
Sewer System Upgrade Program	053-6150-11384-005	1,200,000	-	-	1,200,000	-	1,200,000
Sewer System Upgrade Program	053-5350-10330-005	1,328,000	147,130	185,906	994,964	375,185	619,780
Sewer System Upgrade Program	053-6150-9282-005	1,300,000	47,658	6,117	1,246,225	1,246,224	1
Sewer System Upgrade Program	053-6150-8334-005	1,289,389	1,037,766	181,967	69,656	69,655	1
Sanitary Lateral Inspection	760-101-5699-8316	100,000	-	-	100,000	100,000	-
Sanitary Lateral Inspection	760-101-5699-10326	306,000	-	-	306,000	306,000	-
Totals:		5,523,389	1,232,554	373,990	3,916,845	2,097,064	1,819,781

STAFF AWARD REPORT

To:	Andy Taylor, Chief Administrative Officer
Re:	173-T-12 South Unionville Ray Street Park
Date:	July 24, 2012
Prepared by:	Linda Irvine, Manager, Parks & Open Space Development, Ext. 2120 Tony Casale, Senior Construction Buyer, Ext. 3190

PURPOSE

To obtain approval to award the contract for the construction of the South Unionville Ray Street Park.

RECOMMENDATION

Recommended Supplier	Gateman-Milloy Inc. (Lowest Priced Bidder)	
Current budget available	\$ 1,496,400.00	081-5350-12029-005 South Unionville Ray St.
Less cost of award	\$ 1,095,539.08	Inclusive of HST
	\$ 44,597.07	Provisional Items (Incl. of HST)*
	\$ 171,020.42	Contingency @ 15% **
	\$ 1,311,156.57	Total
	\$ 118,004.09	Internal Management Fee @ 9%
	\$ 1,429,160.66	Total Cost of Award (Inclusive of provisional items & HST)
Budget Remaining after this award	\$ 67,239.34	***

*The provisional items include a basketball half court with asphalt & concrete paving, concrete seat walls and basketball standard with footings, bird boxes, sanitary sewer connections and concrete color for the flatwork and skate features at the skatepark.

**Increase in Contingency from 10% to 15% is needed to address issues that may arise relating to engineered fill, earthworks, topsoil, remediation of naturalized areas and unanticipated requirements associated with park development over an underground SWM tank.

*** The remaining balance will be returned to the original funding source.

Staff recommends that in accordance with By-Law 4-2000 which reads:

".. that the Chief Administrative Officer be authorized to award any required contracts greater than \$350,000 for the annual Council summer break between the last meeting in June or July, as the case may be, and the next regular Council meeting which are in compliance with the City's Purchasing By-law and which are within budget as approved by Council;"

BACKGROUND

The South Unionville/Ray Street Park is situated near Kennedy Rd. and Hwy 407, and is bordered by Ian Baron Ave. on the north, Ray St. on the east, South Unionville Avenue on the south and a new high density development on the West side, across from the newly constructed Unity Gardens Drive. The area of the entire site is approximately 19,225 square meters. This Request for Tender encompasses the following general areas of work;

- Park Shelter and Trellis
- Playground
- Grading and Drainage
- Rubberized Playground Surfacing
- Skate Park
- Asphalt and Concrete surfaces/walkways
- Planting
- Site Furniture

BID INFORMATION

Advertised	ETN
Bid closed on	July 4, 2012
Number picking up document	17
Number responding to bid	8

Due to the scope of the project staff wanted to ensure that bidders had the necessary experience and qualifications to carry out the construction of the park. As such, the City released this Request for Tender to the market utilizing a two stage, two envelope system.

Stage One (1) Technical Evaluation

Under Stage 1 – Technical Evaluation (Envelope ‘A’), Bidders were assessed based on mandatory criteria whereby firms were required to demonstrate their experience constructing new public parks, the experience level of the project manager that would be assigned to the project and confirmation that the firm was bondable for a minimum of one million dollars.

Stage Two (2) – Price Evaluation

Bidders that met all the mandatory requirements in Stage 1- Technical Evaluation advanced to Stage 2 – Price Evaluation (Envelope ‘B’). Four of the eight bidders met all the mandatory requirements in Stage One and advanced to Stage 2 of the evaluation process where Bidders were assessed solely on their Bid Price exclusive of HST.

PRICE SUMMARY

Suppliers	Bid Price (Incl. of HST)
Gateman- Milloy Inc.	\$ 1,095,539.08
Rutherford Contracting Ltd.	\$ 1,113,344.05
Mopal Construction	\$ 1,145,873.57
Bruce Wilson	\$ 1,254,689.25

STAFF AWARD REPORT

To:	Jim Baird, Acting Chief Administrative Officer
Re:	156-T-12 Cornell Rouge (Madison) East Woodlot Park Construction
Date:	August 14, 2012
Prepared by:	Linda Irvine, Manager, Parks & Open Space Development, Ext. 2120 Tony Casale, Senior Construction Buyer, Ext. 3190

PURPOSE

To obtain approval to award the contract for the construction of the Cornell Rouge (Madison) East Woodlot Park.

RECOMMENDATION

Recommended Supplier	Cambium Site Contracting Inc. (Lowest Priced Supplier)	
Current budget available	\$ 784,200.00	083-5350-12033-005 Cornell Rouge (Madison)
	\$ 82,853.70	Minimum Reimbursement from Developer ¹
	\$ 867,053.70	Total funding available
Less cost of award	\$ 434,166.77	Inclusive of HST
	\$ 204,788.34	Provisional Items (Incl. of HST) ²
	\$ 79,869.38	Contingency @ 12.5% ³
	\$ 718,824.49	Sub-Total
	\$ 64,694.20	Internal Management Fee @ 9%
	\$ 783,518.69	Total Cost of Award (Inclusive of provisional items & HST)
Budget Remaining after this award	\$ 83,535.01	⁴

¹This tender was structured to include both developer (Cornell Rouge Development Corporation) obligations and municipal obligations. The developer obligations include tendered works: Urban Open Space in block 172 of 65M-4014 (Part B 1 through 5) and earthworks in block 170 of 65M-4014 (Part D 2.1 through 2.4, excluding 2.3a). The developer has agreed to reimburse the City for their portion of the award, which amounts to \$82,853.70 (incl. of HST). The final reimbursement amount will be finalized once these works are completed which will include the tendered cost as well as any additions associated with these works.

Note: The City of Markham has a letter of credit (LC) from this developer for the Urban Open Space obligations in the amount of \$300,000 and will not release this LC until the final reimbursement amount is received in full.

²The provisional items include additional woodlot works such as archaeological protection, earthworks, site preparation, paving, planting, additional woodlot pathway using granular and geo grid and upgrading the pergola from a galvanized to stainless steel finish.

³ The contingency includes anticipated earthworks along Arboretum Drive which is currently under construction. Once this road is completed, the exact extent of work will be known and able to be priced by the contractor.

⁴ The remaining balance will be returned to the original funding source upon receipt of funds from the developer (CRDC).

Staff recommends that in accordance with By-Law 4-2000 which reads:

".. that the Chief Administrative Officer be authorized to award any required contracts greater than \$350,000 for the annual Council summer break between the last meeting in June or July, as the case may be, and the next regular Council meeting which are in compliance with the City's Purchasing By-law and which are within budget as approved by Council;"

BACKGROUND

The Cornell Rouge (Madison) East Woodlot Park is situated south east of Cornell Rouge Blvd and Autumn Glow Drive in the east end of Markham. The park will measure approximately 17 acres and will consist of a new neighbourhood park, woodlot trails, and urban open space.

The scope of work for this project involves the following;

- Site Servicing
- Site Grading
- Pre Manufactured Children's Playground
- Customized park trellis/Shade Structure
 - Creative rock work
 - Asphalt and Concrete surfaces/walkways
 - Trail System
- Site Furniture
- Tree clearing, seeding & sodding

BID INFORMATION

Advertised	ETN
Bid closed on	July 18, 2012
Number picking up document	18
Number responding to bid	07

Due to the scope of the project staff wanted to ensure that suppliers had the necessary experience and qualifications to carry out the construction of the park. As such, the City released this Request for Tender to the market utilizing a two stage, two envelope system.

Stage One (1) Technical Evaluation

Under Stage 1 – Technical Evaluation (Envelope 'A'), suppliers were assessed based on mandatory criteria whereby firms were required to demonstrate their experience constructing new public parks, the experience level of the project manager that would be assigned to the project and confirmation that the firm was bondable for a minimum of one million dollars.

Stage Two (2) – Price Evaluation

Suppliers that met all the mandatory requirements in Stage 1- Technical Evaluation advanced to Stage 2 – Price Evaluation (Envelope 'B'). Six out of the seven suppliers met all the mandatory requirements in Stage One and advanced to Stage 2 of the evaluation process where suppliers were assessed solely on their Bid Price exclusive of HST.

PRICE SUMMARY

Suppliers	Bid Price (Incl. of HST)
Cambium Site Contracting Inc.	\$ 434,166.77
Hawkins Contracting Service	\$ 463,700.22
Gateman- Milloy Inc.	\$ 476,691.77
Mopal Construction Ltd.	\$ 493,078.08
PineValley Enterprises Inc.	\$ 501,343.71
Rutherford Contracting Ltd.	\$ 502,996.15

STAFF AWARD REPORT

To:	Jim Baird, Acting Chief Administrative Officer
Re:	188-T-12 Streetlight Replacement - City Centre Boulevard
Date:	August 1, 2012
Prepared by:	Eugene Chen, Senior Capital Works Engineer. Ext: 2451 Robert Slater, Senior Construction Buyer. Ext: 3189

PURPOSE

The purpose of this report is to obtain approval to award a contract for the removal and installation of new streetlighting system along on City Centre Boulevard between Highway 7 and Apple Creek Boulevard.

RECOMMENDATION

Recommended Supplier	Fellmore Electrical (Lowest Priced Supplier)	
Current Budget Available	\$ 635,000.00	058-6150-12308-005 Streetlight Replacement - City Centre Boulevard
Less cost of award (Option 2)	\$ 352,312.56	Streetlight Replacement (Inclusive of HST impact)
	\$ <u>35,231.00</u>	Contingency
	\$ 387,543.56	Total Project Cost
Budget Remaining after this award	\$ 247,456.44	*

* \$100,000 of the remaining balance of funds will remain in the account until the end of warranty period for potential additional work due to ground conditions. The rest of the remaining balance will be returned to the original funding source.

Staff recommends that in accordance with By-Law 4-2000 which reads:

".. that the Chief Administrative Officer be authorized to award any required contracts greater than \$350,000 for the annual Council summer break between the last meeting in June or July, as the case may be, and the next regular Council meeting which are in compliance with the City's Purchasing By-law and which are within budget as approved by Council;"

BACKGROUND

The existing double ball type decorative fixtures along City Centre Boulevard (Between Highway 7 and Apple Creek Blvd) are inefficient and "non dark sky" compliant. A study done by Enersource Hydro Mississauga Services Inc. in 2007 recommended changes to these fixtures to improve efficiency, dark sky compliance and to meet the goal for typical fixtures within the Markham Centre Area.

In January 2012, the City requested the consultant to revise the design to include the possibility of implementing LED for lighting City Centre Boulevard to comply with the City (City) initiative as put forward by the LED Taskforce. The consultant proposed following two design options:

Option 1: Philips Lumec Poles and Philips Lumec Capella HPS Fixtures

Capella Pole with High Pressure Sodium (HPS) light standard using 150 watts fixtures will meet the City's old standard with a pole spacing of 55 - 70m. Twenty three (23) new poles will be required as well as changing the existing 7 traffic signal fixtures to match.

Option 2: Philips Lumec Poles and Cree Ledway LED Fixtures (Preferred)

Capella Pole/ Cree Ledway using 70 watts LED Fixture will be a Led Task Force pilot project (which was previously reviewed with our Task Force works) with the pole spacing of 55 - 70m. Twenty three (23) new poles will be required as well as changing the existing 7 traffic signal fixtures to match. Estimated 50% energy cost savings with LED.

On June 29th, a tender was issued to the market requesting suppliers to submit a total price for completing the work as per Option 1 and to provide a cost per unit for upgrading to Option 2.

BID INFORMATION (188-T-12)

Advertised	ETN
Bids closed on	July 18, 2012
Number picking up bid documents	9
Number of Suppliers responding to bid.	4

PRICING SUMMARY

Suppliers	Option 1 - Price Inclusive of HST*	Option 2 - Price Inclusive of HST*
Fellmore Electrical	\$339,770.13	\$352,312.56
Langley	\$485,931.98	\$490,053.26
Beacon Utilities	\$500,172.49	\$561,991.69
Black and McDonald	\$534,102.04	\$513,825.58

* Bid opening prices.

BID EVALUATION

Following the close of the tender the City requested the consultant to do a cost and life cycle analysis for both options. This analysis looked at the initial construction costs and potential costs of maintenance, energy and salvage value over a period of 30 years. Therefore, even though the LED option is costlier by \$12,325.50 over HPS option, staff recommends LED option as this could represent a present value life cycle cost savings of approximately \$75,000 over a 30 year lifespan due to energy savings as compared to option 1.

The construction is anticipated to start in August, 2012 and completed by November, 2012.

IMPACTED DEPARTMENTS

Asset Management and Urban Design concur with this recommendation.

STAFF AWARD REPORT

To:	Andy Taylor, Chief Administrative Officer
Re:	158-T-12 Leitchcroft (Times Galleria) Community Park Construction
Date:	August 20, 2012
Prepared by:	Linda Irvine, Manager, Parks & Open Space Development, Ext. 2120 Robert Slater, Senior Construction Buyer, Ext. 3189

PURPOSE

To obtain approval to award the contract for the construction of the Leitchcroft (Times Galleria) Community.

RECOMMENDATION

Recommended Supplier	Gateman-Milloy Inc. (Lowest Priced Supplier)	
Current budget available	\$ 1,995,924.00 <u>\$ 793,630.00</u> \$ 2,789,554.00	081-5350-9088-005 Leitchcroft Community Park 081-5350-11044-005 Leitchcroft Community Park
Less cost of award	\$ 1,408,081.06 \$ 638,652.85 <u>\$ 307,010.10</u> \$2,353,744.01 <u>\$ 211,836.96</u> \$2,565,580.97	Inclusive of HST Provisional Items (1) Contingency @ 15.0% (2) Total Cost of Award (Inclusive of HST) Internal Management Fee @ 9% Total Project Cost
Budget Remaining after this award	\$ 223,973.09	* See Financials

* The remaining balance will be returned to the original funding source.

- (1) Provisional items include the construction of: a skateboard area; an asphalt multi-purpose court; a picnic shelter; a seating shelter; acrylic surfacing on the tennis courts; sub-drain systems and granular material; chairs; adult fitness equipment; and, rubberized surfacing. These items are required facilities in the park but were identified as provisional items in the tender for budgeting reasons. Gateman-Milloy remains the low bidder with the provisional items included.
- (2) The contingency includes anticipated soil-related works that have been identified in the soil report which are inconsistent with the developer's soil certification. Once earthworks begin, the exact scope and extent of the soil-related works will be known and able to be priced by the contractor.

Staff recommends that in accordance with By-Law 4-2000 which reads:

".. that the Chief Administrative Officer be authorized to award any required contracts greater than \$350,000 for the annual Council summer break between the last meeting in June or July, as the case may be, and the next regular Council meeting which are in compliance with the City's Purchasing By-law and which are within budget as approved by Council;"

BACKGROUND

Leitchcroft (Times Galleria) Community Park is located on the south side of South Park Road between Leslie Street and Bayview Avenue immediately north of the 407. The scope for this project involves site servicing, site grading, earthworks, a soccer field, an interactive water play, a park pavilion and shade structures, tennis and multi use play courts, a mini-skate park facility, adult fitness equipment, seating, walkways and planting.

BID INFORMATION

Advertised	ETN
Bid closed on	August 15, 2012
Number picking up document	10
Number responding to bid	06

Due to the complexity of the project staff wanted to ensure that bidders had the necessary experience and qualifications to carry out the construction of the park. As such, the City released this Request for Tender to the market utilizing a two stage, two envelope system.

Stage One (1) Technical Evaluation:

Under Stage 1 – Technical Evaluation (Envelope ‘A’), Bidders were assessed based on mandatory criteria whereby firms were required to demonstrate their experience constructing new public parks, the experience level of the project manager that would be assigned to the project and confirmation that the firm was bondable for a minimum of three million dollars.

Stage Two (2) – Price Evaluation:

Bidders that met all the mandatory requirements in Stage 1- Technical Evaluation advanced to Stage 2 – Price Evaluation (Envelope ‘B’). All six bidders met all the mandatory requirements in Stage One and advanced to Stage 2 of the evaluation process where Bidders were assessed solely on their Bid Price exclusive of HST.

PRICE SUMMARY

Bidder	Bid Price (Incl. of HST)
Gateman-Milloy Inc.	\$ 1,408,081.06
Cambium Site Contracting Inc.	\$ 1,546,460.05
Mopal Construction Ltd.	\$ 1,583,098.23
MTM Landscaping Contractors Inc.	\$ 1,634,591.23
Hawkins Contracting Services	\$ 1,694,467.83
Rutherford Contracting Ltd.	\$ 1,697,901.01

The bids have been verified for accuracy and compliance with the Request for Tender terms and conditions. Purchasing has reviewed the references of the lowest priced bidder, Gateman-Milloy Inc. and is satisfied with the references provided. Staff is recommending the award of this park construction contract to Gateman-Milloy Inc. as their bid best satisfied the project requirements. Gateman Milloy remains the low bidder with the Provisional Items added in to the contract.

FINANCIAL ATTACHMENT

Account Name	Account #	Budget Amount	Spent to Date	Committed	Budget Available	Amount for this project	Budget Remaining
Leitchcroft	081-5350-9088-005	2,278,100	178,567	103,609	1,995,924	1,995,924	0
Leitchcroft	081-5350-11044-005	899,200	56,264	49,305	793,630	357,820	435,810
Total		3,177,300	234,831	152,914	2,789,554	2,353,744	435,810

**STAFF AWARD REPORT**

To	Andy Taylor, Chief Administrative Officer
Re:	180-T-12 Victoria Square / CathedralCity Playground & Waterplay Construction
Date:	August 30, 2012
Prepared by:	Linda Irvine, Manager, Parks & Open Space Development, Ext. 2120 Tony Casale, Senior Construction Buyer, Ext. 3190

PURPOSE

To obtain approval to award the contract for the construction of the Victoria Square/CathedralCity Playground & Waterplay.

RECOMMENDATION

Recommended Supplier	Rutherford Contracting Ltd. (Lowest Priced Supplier)	
Current budget available	\$ 1,319,200.00	083-5350-12028-005 Victoria Square Playground
Less cost of award	\$ 923,489.16	Inclusive of HST
	\$ 114,052.72	Provisional Items (Incl. of HST)*
	\$ 103,754.19	Contingency @ 10%
	\$ 1,141,296.07	Total
	\$ 102,716.65	Internal Management Fee @ 9%
	\$ 1,244,012.72	Total Cost of Award (Inclusive of provisional items & HST)
Budget Remaining after this award	\$ 75,187.28	**

*The provisional items include; benches, bike loops, 3 concrete semi-circular landings for benches, electrical for the shade structure, additional concrete and asphalt paving, sand blasting, electrical works to install a luminaires in the shade structure and additional trees/plants.

** The remaining balance will be returned to the original funding source.

Staff recommends that in accordance with By-Law 4-2000 which reads:

"... that the Chief Administrative Officer be authorized to award any required contracts greater than \$350,000 for the annual Council summer break between the last meeting in June or July, as the case may be, and the next regular Council meeting which are in compliance with the City's Purchasing By-law and which are within budget as approved by Council;"

BACKGROUND

Victoria Square Park is located south of Elgin Mills Road E. and west of Woodbine Avenue in the southern most portion of Victoria Square Community Park. The park will consist of the following;

- Cast in place concrete
- Stone masonry
- Asphalt
- Custom waterplay
- Playground equipment
- Shade structure (Trellis & Gazebo)
- Site Furnishings
- Clearing, grubbing and rough grading
- Topsoil and finish grading
- Sub-drainage
- Planting of trees, shrubs & ground cover
- Sodding
- Electrical lighting

BID INFORMATION

Advertised	ETN
Bid closed on	August 29, 2012
Number picking up document	12
Number responding to bid	5

Due to the scope of the project staff wanted to ensure that suppliers had the necessary experience and qualifications to carry out the construction of the park. As such, the City released this Request for Tender to the market utilizing a two stage, two envelope system.

Stage One (1) Technical Evaluation

Under Stage 1 – Technical Evaluation (Envelope 'A'), Suppliers were assessed based on mandatory criteria whereby firms were required to demonstrate their experience constructing new public parks, the experience level of the project manager that would be assigned to the project and confirmation that the firm was bondable for a minimum of one million dollars.

Stage Two (2) – Price Evaluation

Suppliers that met all the mandatory requirements in Stage 1- Technical Evaluation advanced to Stage 2 – Price Evaluation (Envelope 'B'). Four of the eight bidders met all the mandatory requirements in Stage One and advanced to Stage 2 of the evaluation process where Bidders were assessed solely on their Bid Price exclusive of HST.

PRICE SUMMARY

Suppliers	Bid Price (Incl. of HST)
Rutherford Contracting Ltd.	\$ 923,489.16
Gateman- Milloy Inc.	\$ 944,517.59
Mopal Construction Ltd.	\$ 972,889.71
Hawkins Contracting Services Limited	\$ 985,044.94
Bruce Wilson Landscaping Ltd.	\$1,033,804.36

STAFF AWARD REPORT

To:	Andy Taylor, Chief Administrative Officer
Re:	194-R-12 Design and CA Services for MUP from 16 th Avenue to Bob Hunter Memorial Park
Date:	August 23, 2012
Prepared by:	Dereje Tafesse, Capital Works Engineer. Ext: 2034 Robert Slater, Senior Construction Buyer. Ext. 3189

PURPOSE

To obtain approval to award the contract for the Design and Construction Administration of Multi Use Pathway from 16th Avenue to Bob Hunter Memorial Park.

RECOMMENDATION

Recommended Supplier	Schollen & Company Inc. (Highest Ranked / Lowest Priced Supplier)	
Current Budget Available	\$ 1,800,793.89	083-5350-8502-005 Multi Use Pathway Design, CA and Construction
Less: Cost of Award	\$ 466,338.86	Inclusive of HST
	\$ 93,267.77	Contingency @ 20%
	\$ 559,606.63	Total Cost of Award
	\$ 50,364.60	9.0% Internal Management Fee
	\$ 609,971.23	Total Project Cost
Budget Remaining after this award	\$ 1,190,822.66	**

* Staff requests a contingency of 20% to cover any additional consulting work required for the project by the approval agencies (i.e. MNR, TRCA etc.). Staff has been encountering numerous requests (i.e. overall impact study, off-site compensation design, etc.) from the approval agencies on other capital projects (i.e. Birchmount Road over Rouge River) that are adjacent to an environmentally sensitive area. The increased contingency will also be used for any additional consultation required by agencies or the public.

** The remaining balance will be used for the construction of the MUP from 16th Avenue to Bob Hunter Memorial Park scheduled for Spring 2013

Staff recommends that in accordance with By-Law 4-2000 which reads: "... that the Chief Administrative Officer be authorized to award any required contracts greater than \$350,000 for the annual Council summer break between the last meeting in June or July, as the case may be, and the next regular Council meeting which are in compliance with the City's Purchasing By-law and which are within budget as approved by Council;"

BACKGROUND

In the fall of 2010, the City of Markham, (then the City of Markham), retained MMM Group Ltd. to undertake a Class Environmental Assessment for a multi-use path from 16th Avenue through Toogood Pond and the Milne Dam Conservation Park to Bob Hunter Memorial Park in the Rouge River Valley. The scope of this study is to investigate the pathway location and alignment and provide a preliminary concept of an interconnected multi-use path within the study area, building on the work completed for Markham's Cycling Master Plan and Markham's Pathways and Trails Master Plan. The goal of this project is to identify a preferred alignment for the new multi-use path, including the connection and formalization of many existing, informal pathways and the introduction of new pedestrian bridges in the Rouge River Valley. During the study a high level of public consultation was undertaken with eight (8) Community of Liaison Committee (CLC) meetings, and one public information meeting. The study area has divided into seven sub areas to assist in the development and evaluation of the route options. These areas were evaluated against eight (8) criteria identified during the route selection process, and the preferred alignment for each of the sub-areas have indentified. The EA is filed to Ministry of Environment (MOE) for thirty day (30) public review period.

Prequalification

Due to the scope of the project, consultants were pre-qualified to ensure that all suppliers would have the necessary qualifications, experience and resources to complete the works in accordance with City of Markham requirements within the specified timelines. The prequalification, ref: RFPQ-122-P-12, was issued in accordance with the Purchasing By-Law 2004-341.

Prequalification information (122-P-12)

Advertised	ETN
Prequalification closed on	April 30th, 2012
Number of consultants responding to bid	7
Number of consultants prequalified	4

BID INFORMATION (194-R-12)

Advertised	By Invitation (Prequalified List)
Bids closed on	July 25, 2012
Number of Suppliers that picked up bid documents	4
Number of Suppliers responding to bid	4

PROPOSAL EVALUATION

The Evaluation Team was comprised of staff from Engineering with Purchasing staff acting as the facilitator. The proposals were evaluated based on pre-established evaluation criteria as outlined in the Request for Proposal: 20% Qualifications and experience of team, 20% Project Understanding, 30% Project Management and 30% Price, totaling 100%.

Suppliers	Total Score (out of 100)	Rank
Schollen & Company Inc.	85.00	1
Chisholm Fleming Ltd.	72.46	2
MMM Group	67.90	3
Aecom	48.00	4

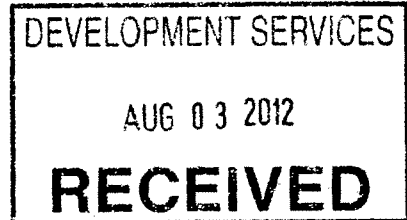
Prices ranged from \$466,338.86 to \$989,663.05 inclusive of HST.

PROPOSAL EVALUATION

The bids have been verified for accuracy and compliance with the Request for Proposal terms and conditions. Purchasing has reviewed the references of the highest ranked supplier, Schollen & Company Inc. and is satisfied with the references provided. Staff is recommending the award of this project to Schollen & Company Inc. as their bid best satisfied the project requirements.

Schollen scored well in all aspects of the proposal, demonstrating it has the qualifications and experience and project management abilities to complete the project. Prior to finalizing the report staff met with Schollen in order to satisfy themselves that Schollen understood the scope of work and the City's requirements and expectations.

ATTACHMENT "B"



MEMORANDUM

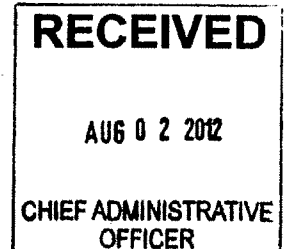
TO: Andy Taylor, Chief Administrative Officer

FROM: *[Signature]* (acting)
Biju Karumanchery, Senior Development Manager

PREPARED BY: Stephen Kitagawa, Senior Planner, East District

DATE: July 27, 2012

SUBJECT: Delegation of Authority to CAO to call a Public Meeting
Cornell Rouge Development Corporation
Zoning Amendment application to rezone certain lands within draft plan
of subdivision 19TM-08002
North of Highway 7, west of Donald Cousens Parkway.
File Number: ZA.12-110334



RECOMMENDATION:

1. That the CAO authorize staff to schedule a statutory Public Meeting for Cornell Rouge Development Corporation to amend the by-law to:
 - Reduce the minimum setback requirement between the rear garage and rear lot line of townhouse units in Cornell Rouge Phase 4 from 5.8 metres to 5.4 metres
 - To permit a reduction of porch depth for exterior townhouse end units and for certain townhouse blocks (Blocks 609, 648, 649 and 668) from 1.5 metres to 1.1 metres.
2. And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this memorandum is to provide background information regarding an application for zoning by-law amendment within the Cornell Community. This report contains general information in regards to applicable Official Plan and other policies as well as other issues and the report should not be taken as staff's opinion or recommendation on the application.

[Signature]
Aug 2/12

BACKGROUND:

Property and area context

The subject lands comprise of a total of 251 townhouse units that form part of draft plan of subdivision 19TM-08002. The lands are located north of Highway 7, west of Donald Cousens Parkway. The townhouse blocks requiring the rezoning include Blocks 31-36, 82, 83, 106-108, 128, 129, 146, 147, 164, 165, 196, 197, 209, 210, 249, 271, 272, 445-447, 541, 562, 563, 609, 648, 649, 663-668.

The surrounding context is as follows:

- To the northwest is existing residential development (previous phases of Cornell Rouge)
- To the south, across Highway 7, are undeveloped lands designated Avenue Seven Corridor-Mixed Residential.
- To the west, across Cornell Centre Blvd., is a plan of subdivision by Wykland Estates.
- To the northeast, across Donald Cousens Parkway and Reesor Road, are agricultural lands which form part of the Rouge Park.

Proposal

Cornell Rouge Development Corp. (CRDC) has submitted a rezoning application for all the townhouse units within their Phase 4 Draft Plan (19TM-08002), as approved by Markham Council April 13, 2010. The rezoning application was submitted after discussion with staff on how to address the question that arose during the review of a recent building permit submission regarding porch depth.

An application for zoning by-law amendment has been submitted to rezone the lands to:

- Reduce the minimum setback requirement between the rear garage and rear lot line of townhouse units in Cornell Rouge Phase 4 from 5.8 metres to 5.4 metres which would affect 202 townhouse units.
- To permit a reduction of porch depth for exterior townhouse end units and for certain townhouse blocks and for 29 end townhouse units from 1.5 metres to 1.1 metres. The total number of units affected by the reduction is 39 townhouse units.

Official Plan and Zoning

The City's Official Plan designates the lands Urban Residential. The Cornell Secondary Plan designates the lands Residential Neighbourhood. The lands are currently zoned R2*190*193(H1) and R2*190*193 by By-law 177-96, as amended. A zoning by-law amendment is required to permit the reductions in the setback and porch depths.

DISCUSSION:

The applicant has constructed townhouses using these approved building designs through Phases 1-3. Phase 4A is registered while Phase 4B and C are being processed for registration. The townhouses subject to this application are located in Phase 4A, B and C as well as a future phase (Phase 4D).

The rezoning application was submitted after discussion with staff on how to address the question that arose during the review of a recent building permit submission regarding porch depth.

The townhouse blocks in Phase 4 were designed and approved in accordance with all previous phases of Cornell Rouge Development Corporation's lands. The townhouse lots and building design were established during the Phase 1 approvals in July 2003, including specific zoning provisions and building envelope requirements. All approvals, provisions and requirements met the then Town of Markham minimum porch depth of 1.1 metres, along with other standards at that time. The townhouse block size and building envelope established in Phase 1 has been applied consistently to all subsequent phases of CRDC's development, including Phase 4.

An amendment to By-law 177-96, as amended, increased the minimum porch depth from 1.1 meters to 1.5 m in 2005. The precise block size and building envelopes mean this change in porch depth cannot be met using the current Markham approved building designs and draft plan. However, in discussions with Markham staff, it was agreed that the new 1.5 m porch depth could be accommodated in many of the units if the required driveway depth from the lane was reduced from 5.8 m to 5.4 m (See Figure 5). This will reduce the number of townhouses that require the reduced porch depth.

Parking for townhouse units is provided through a combination of a single car garage in front of a single car driveway accessed from the rear lane. Reducing the driveway depth by 0.4 m allows the overall building envelope to be shifted on the lot, leaving room in the front of the unit for a 1.5 m deep porch. The zoning amendment being requested to facilitate this agreed upon direction is to reduce the minimum setback between the rear garage and the rear lot line from 5.8m to 5.4m. The reduced setback would mean that the required parking space on the driveway will be reduced. However, it should accommodate most vehicles (for example, a Toyota Sienna mini van which is approximately 5 metres long will be able to park in this space). Specific warning clauses advising purchasers of this adjusted setback and reduce parking space size will be added to all purchase and sale agreements for the affected lots.

Although the zoning request discussed above works for the vast majority of the units it does not work for any of the exterior end units. As required for urban design reasons, these units are oriented toward the flankage street and hence the front porch is located along the flankage side of the unit. Changing the driveway length at the rear of the lot does not result in a deeper porch given the "side yard" location of the porch and the minimum building setback requirements from the flankage street. As part of the rezoning, CRDC is requesting that all exterior townhouse units continue to be permitted with a porch depth of 1.1m (See Figure 5).

On May 30, 2012 the Committee of Adjustment granted approval for Blocks 80 and 81 within 19TM-08002 to be constructed with a porch depth of 1.1 m. These two blocks are included in the rezoning application as the rezoning is for all of Phase 4 and these two blocks are part of Phase 4.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

BUSINESS UNITS CONSULTED AND AFFECTED:

The proposal has been circulated to various City departments and external agencies and is currently under review. All conditions and requirements received will be addressed and incorporated in the zoning by-law amendment, should it be approved.

ATTACHMENTS:

Figure 1 – Location Map

Figure 2 – Area Context

Figure 3 – Air Photo

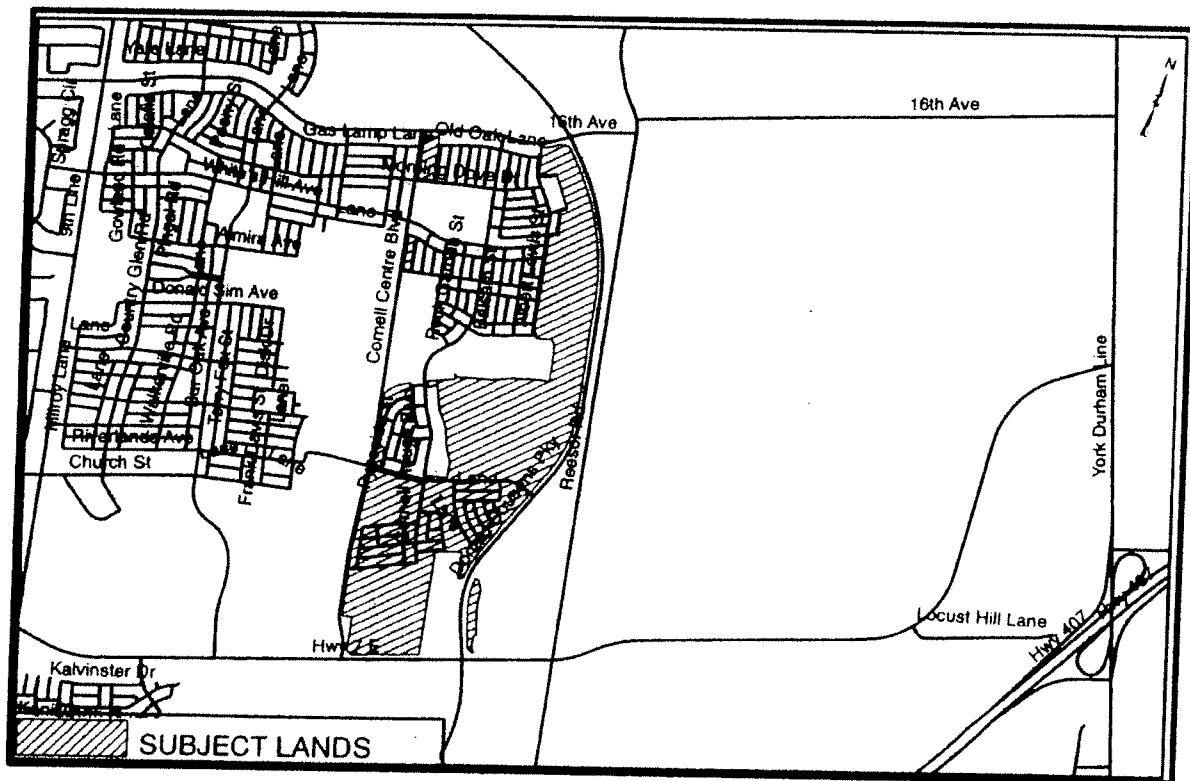
Figure 4 – Draft Approved Plan

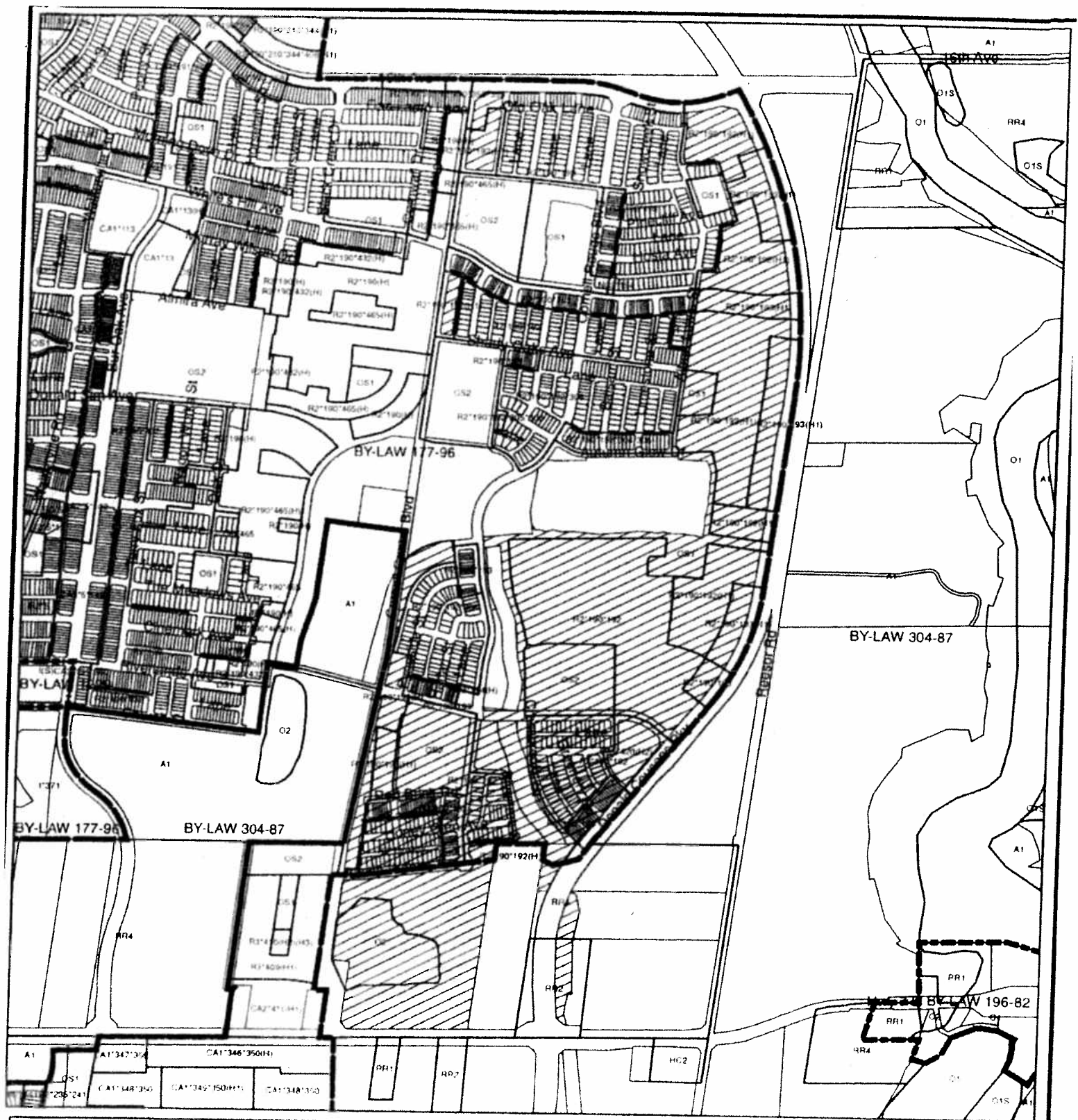
Figure 5 – Detail One of Draft Approved Plan

Figure 6 – Detail Two of Draft Approved Plan

Figure 7 – Detail Three of Draft Approved Plan

Figure 5 – Typical Site Plan





AREA CONTEXT

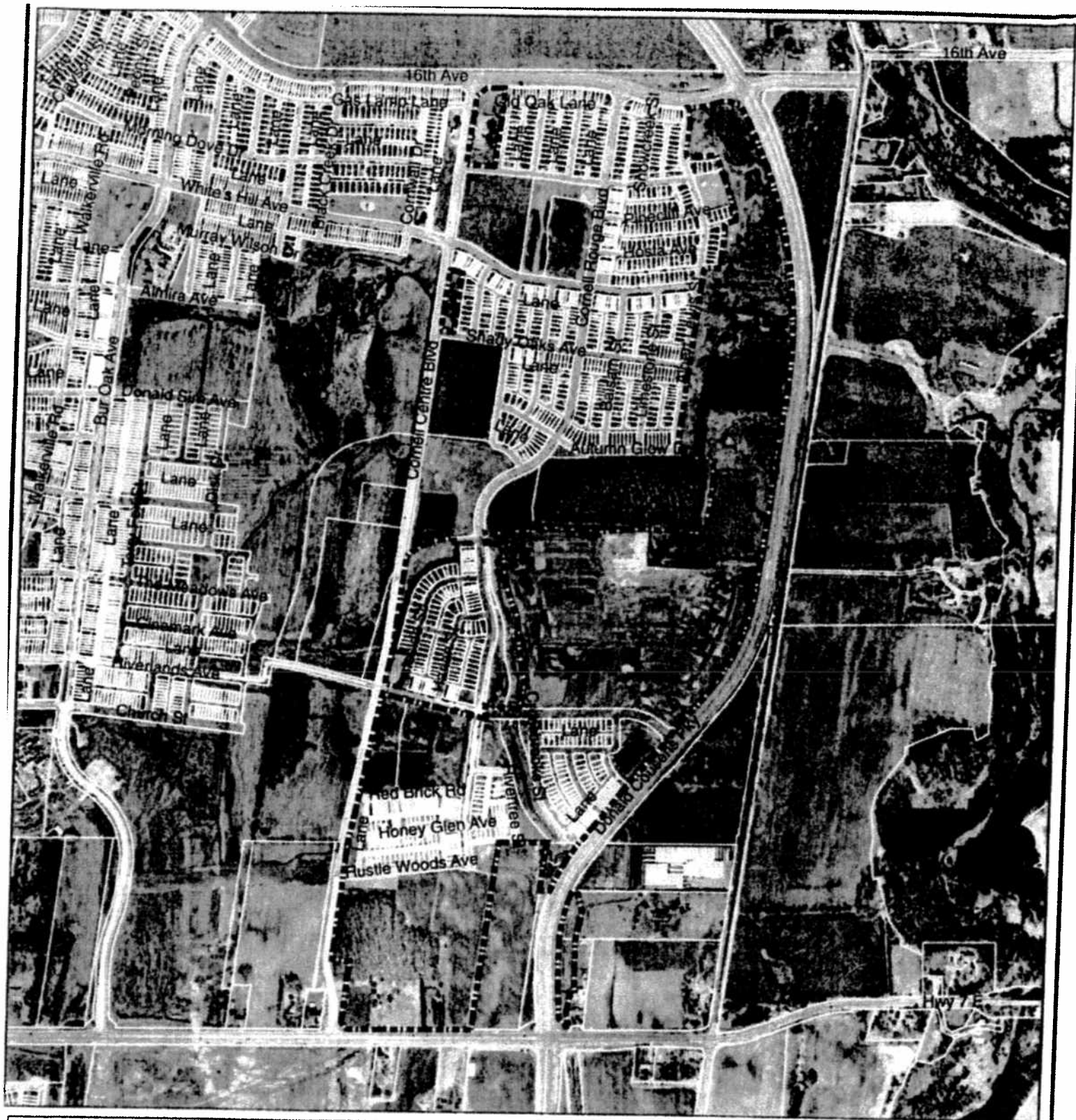
APPLICANT: CORNELL ROUGE DEVELOPMENT CORPORATION
 WEST SIDE DONALD COUSENS PKWY NORTH OF HWY
 7 SOUTH OF 16th AVE

FILE No ZA12110334(SK)

SUBJECT LANDS

DATE: 07/27/12

FIGURE No. 2



AREA CONTEXT

APPLICANT: CORNELL ROUGE DEVELOPMENT CORPORATION
 WEST SIDE DONALD COUSENS PKWY NORTH OF HWY
 7 SOUTH OF 16th AVE

FILE No. ZA12110334(SK)

MARKHAM DEVELOPMENT SERVICES COMMISSION

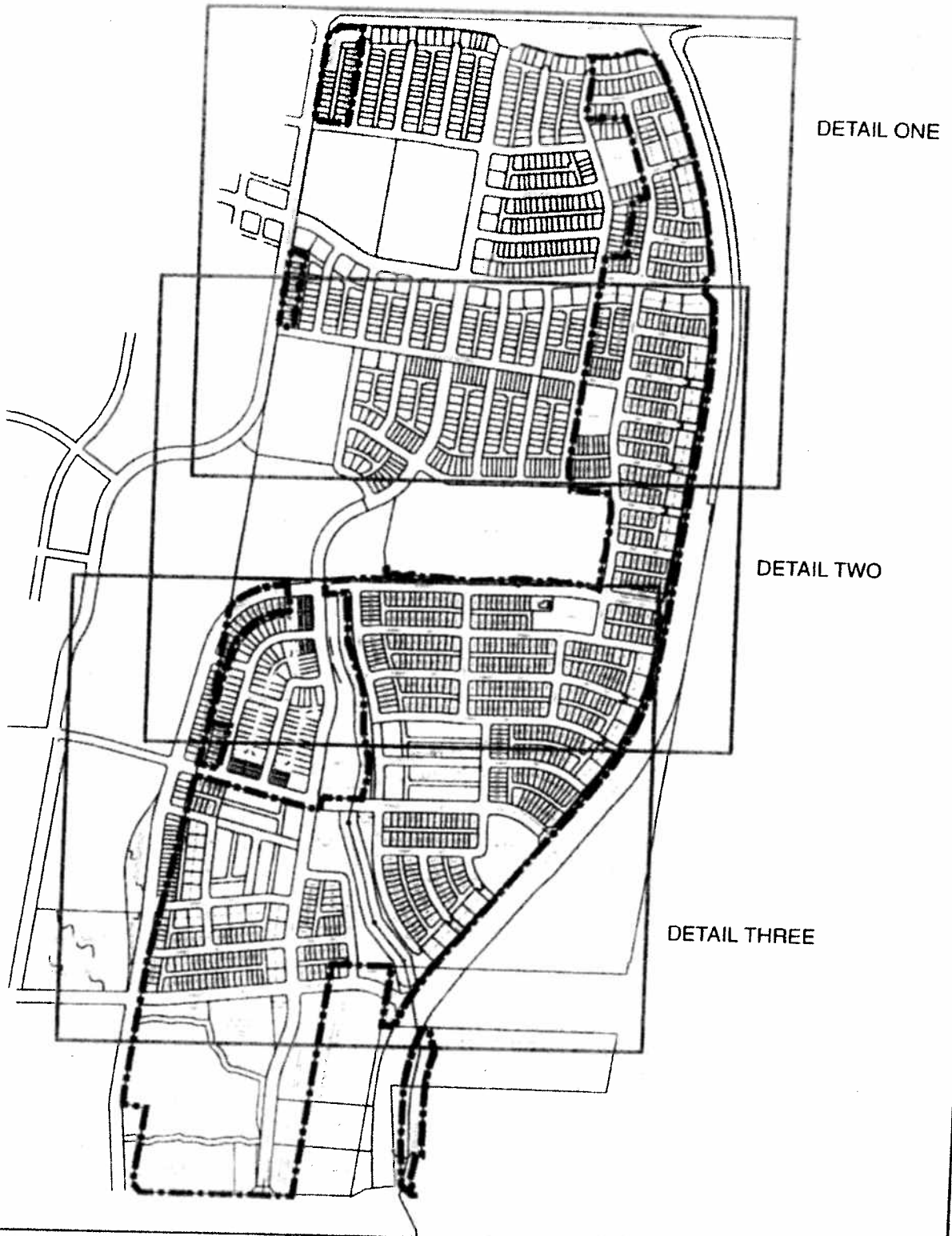
Drawn By: DD Checked By: SK

DATE: 07/27/12

FIGURE No. 3

--- SUBJECT LANDS





DRAFT APPROVED PLAN

APPLICANT: CORNELL ROUGE DEVELOPMENT CORPORATION
 WEST SIDE DONALD COUSENS PKWY NORTH OF HWY
 7 SOUTH OF 16th AVE

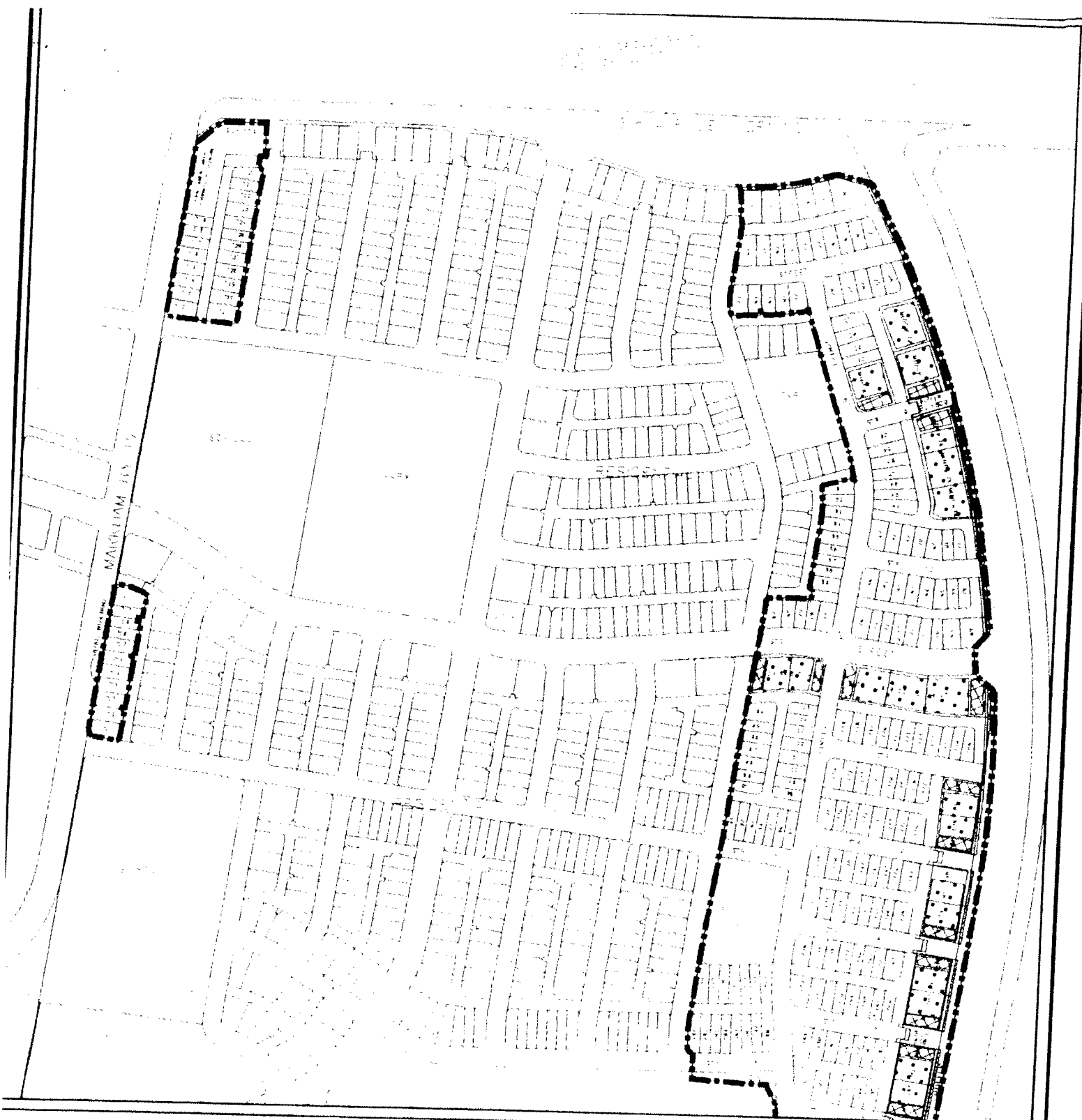
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--- BOUNDARY OF
 DRAFT APPROVED PLAN

DATE: 07/27/12

FIGURE No. 4





DETAIL ONE

APPLICANT: CORNELL ROUGE DEVELOPMENT CORPORATION
 WEST SIDE DONALD COUSENS PKWY NORTH OF HWY
 7 SOUTH OF 16th AVE

FILE No. ZA12110334(SK)

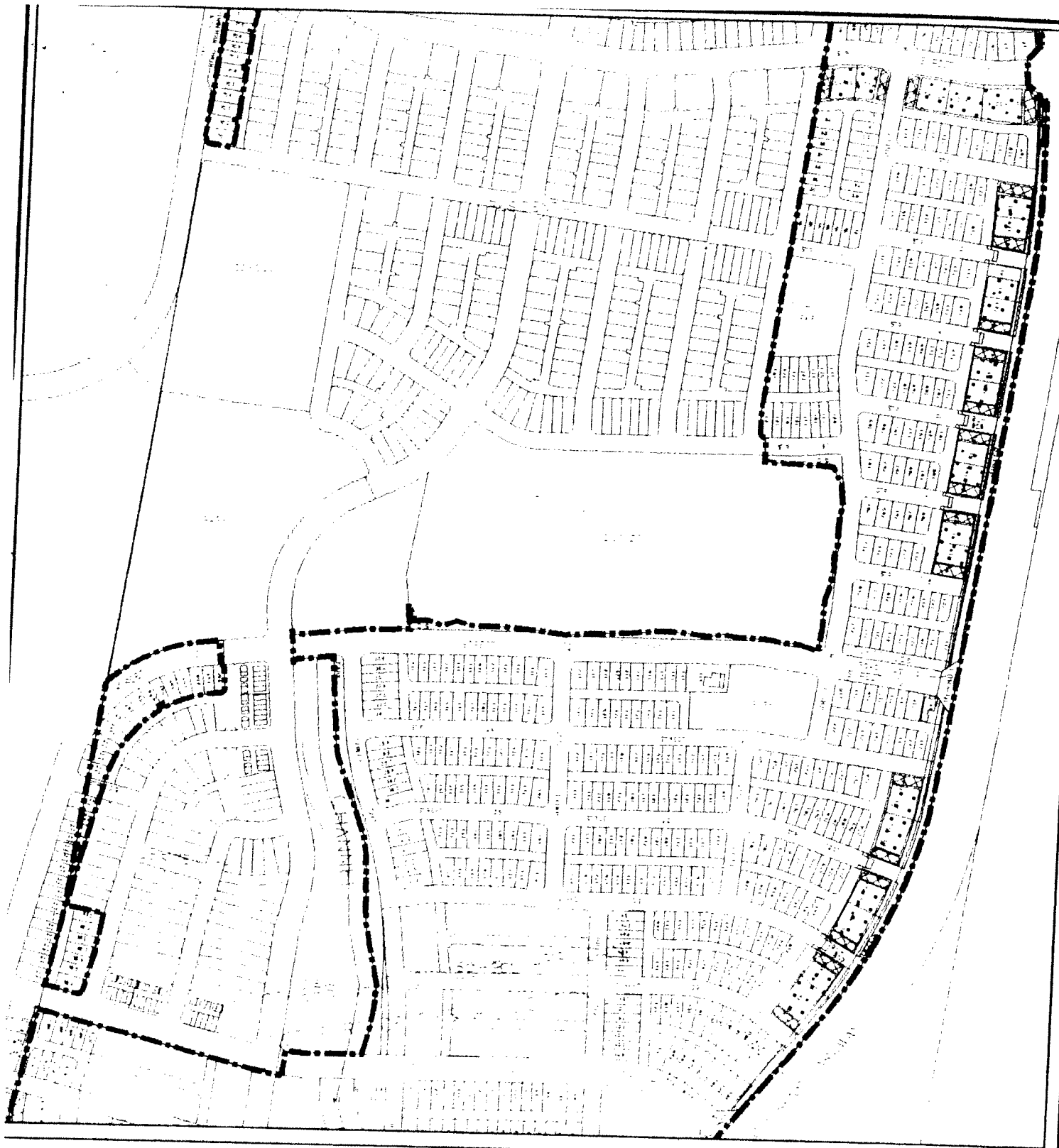


REDUCE MIN. SETBACK BETWEEN REAR
 PRIVATE GARAGE AND REAR LOT LINE
 FROM 5.6m TO 5.4m



PERMIT 1.1m PORCH DEPTH FOR
 SPECIFIED PORCHES





DETAIL TWO

APPLICANT: CORNELL ROUGE DEVELOPMENT CORPORATION
 WEST SIDE DONALD COUSENS PKWY NORTH OF HWY
 7 SOUTH OF 16th AVE

FILE No. ZA12110334(SK)

ARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: DD Checked By: SK



REDUCE MIN. SETBACK BETWEEN REAR
 PRIVATE GARAGE AND REAR LOT LINE
 FROM 5.8m TO 5.4m

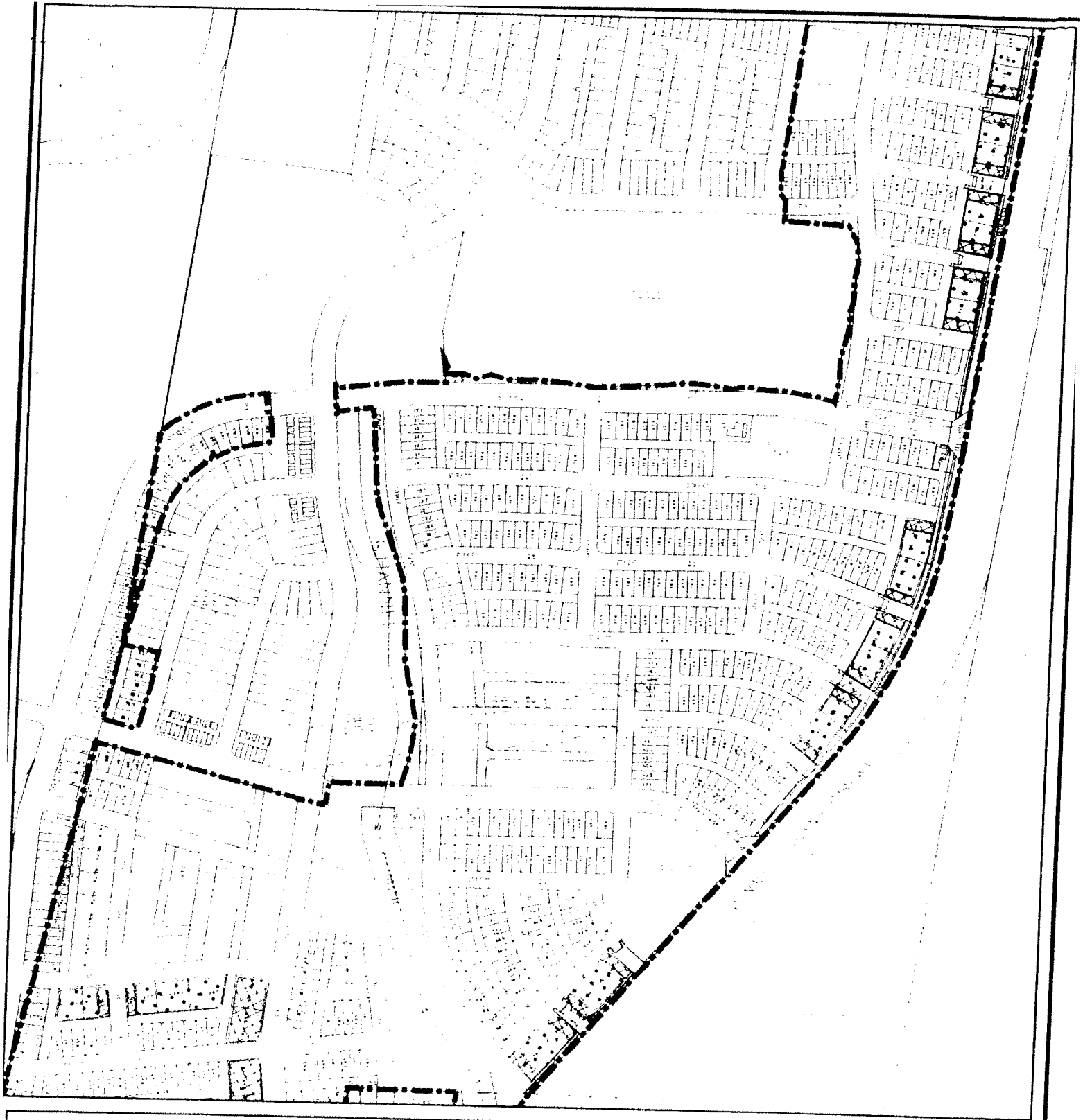


PERMIT 1m PORCH DEPTH FOR
 SPECIFIED PORCHES



DATE: 07/27/12



FIGURE No. 6



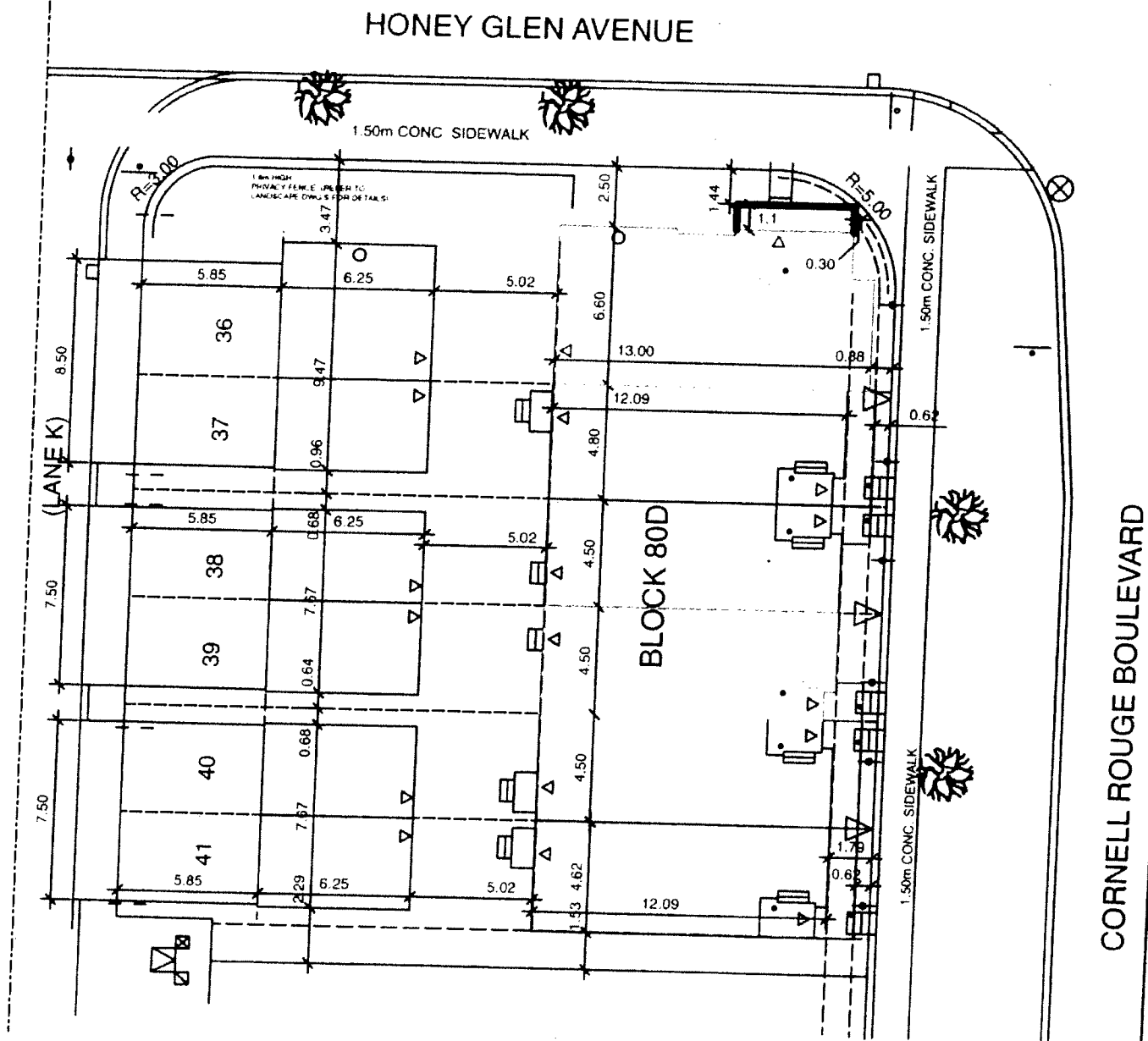
DETAIL THREE

APPLICANT: CORNELL ROUGE DEVELOPMENT CORPORATION
 WEST SIDE DONALD COUSENS PKWY NORTH OF HWY
 7 SOUTH OF 16th AVE

FILE No. ZA12110334(SK)

- 
 REDUCE MIN. SETBACK BETWEEN REAR PRIVATE GARAGE AND REAR LOT LINE FROM 5.8m TO 5.4m.
- 
 PERMIT 1.0m PURCH DEPTH FOR SPECIFIED PROFILES

N



TYPICAL SITE PLAN

APPLICANT: CORNELL ROUGE DEVELOPMENT CORPORATION
 WEST SIDE DONALD COUSENS PKWY NORTH OF HWY
 7 SOUTH OF 16th AVE

FILE No ZA12110334(SK)

