



Memorandum

TO: Regional Council
FROM: Valerie Shuttleworth, Chief Planner
DATE: April 23, 2015
RE: **Proposed Employment Land Conversions, City of Markham
Clause 8, Committee of the Whole Report No. 7 - April 23, 2015**

To ensure the Committee of the Whole recommendations are given full effect, staff recommends that Council adopt the following additional recommendations:

Recommendations:

5. Council approve Amendment No. 222, Amendment No. 223, and Amendment No. 224 to the Markham Official Plan (1987), and direct the Director of Community Planning and Development Services to issue notices of decision to approve Amendment No. 222, Amendment No. 223, and Amendment No. 224 to the Markham Official Plan (1987).
6. Council also direct the Director of Community Planning and Development Services to, upon receipt of a site-specific Official Plan Amendment to the Markham Official Plan (1987) adopted by Markham Council, for the applications listed below, approve and issue notices of decision:
 - a) Times Group Corporation
 - b) Kings Square Ltd.
 - c) Jolis Investments Limited
 - d) Holborn Properties
 - e) Wemet One Limited.
7. All references to the in-effect Markham Official Plan in the Committee of the Whole's recommendations and in the related staff report dated March 25, 2015, be corrected by deleting "1994 Markham Official Plan" and replacing it with "1987 Markham Official Plan."

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Proposed Employment Land Conversions, City of Markham

Background:

On April 9, 2015 the Committee of the Whole modified staff's recommendations for proposed employment land conversion requests in the City of Markham

The following summarizes the recommendations contained in the March 25, 2015 staff report:

- Removal of the Region's deferral designation in the 2014 Markham Official Plan for all 10 site-specific conversion requests
- Endorse the identified designation(s) and uses for 4 properties (Neamsby Investments Inc, Times Group Corporation, Kings Square Ltd., and Jolis Investments Limited)
- Maintain the employment designations for 6 properties (Holborn Properties, Wemet One Limited, Box Grove Hill Developments Inc., Lindvest Properties Limited, Flato (Auriga) and Cornell Rouge Corporation)
- Advise the Ontario Municipal Board of the Region's position and authorize Regional staff to appear before the Board in support of its position

The Committee of the Whole modified staff's recommendations, effectively as follows:

- Endorse 8 of the 10 site-specific employment conversion requests (as opposed to 4)
- Defer for future consideration the removal of the Region's deferral designation in the 2014 Markham Official Plan and maintenance of the employment designation for 2 properties (Flato-Auriga and Cornell Rouge Corporation)
- Direct staff to reflect the Region's decision in the Phase 2 Growth Plan Scenario analysis and the preferred growth scenario to be presented to Council in Q4 2015.

Planning Act decisions were not contemplated in the March 25, 2015 staff report to Committee on the 3 adopted Amendments to the 1987 Markham Official Plan

In light of the Committee's recommendations to endorse the identified designation(s) in the 3 Official Plan Amendments (OPA 222, OPA 223 and OPA 224) adopted by Markham Council, staff recommends Council approve those amendments and to direct the Director of Community Planning and Development Services to issue notices of approval. This is reflected in staff's additional Recommendation 5 for Council adoption.

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Staff is seeking Council direction on Official Plan Amendments, pending Markham's adoption, for 5 employment land conversion sites

In addition to the adopted Amendments (OPA 222, OPA 223 and OPA 224), the Committee's recommendations, as modified, also endorse the identified designation(s) and uses for 5 employment conversion properties (Times Group Corporation, Kings Square Ltd., Jolis Investments Limited, Holborn Properties, and Wemet One Limited). The Official Plan Amendments for these 5 sites have not yet been adopted by Markham Council. It is anticipated that adopted amendments will be forwarded to the Region for approval. Staff recommends Council approve and issue notices of decision for these amendments to the Markham Official Plan (1987), as reflected in staff's additional Recommendation 6.

The applications for Flato (Auriga) and Cornell Rouge Corporation will require a staff report to Committee of the Whole in the future.

Staff requests a correction in reference to the in-effect Markham Official Plan

The modified recommendations of the Committee of the Whole for Council's consideration and adoption, references the in-effect Markham Official Plan incorrectly as the "1994 Markham Official Plan". Where identified, more specifically in Recommendation No. 4.1. a), g) and h) – Clause 8, Committee of the Whole Report No. 7, April 23, 2015, and on pages 1, 2, 5 and 6 in the March 25, 2015 staff report, reference to "1994 Markham Official Plan" should be deleted and replaced with "1987 Markham Official Plan". The request to correct references to the in-effect Markham Official Plan (1987) is contained in staff's additional Recommendation 7.



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