

Clause 8 in Report No. 7 of Committee of the Whole was adopted by the Council of The Regional Municipality of York at its meeting held on April 23, 2015 with the following amendments:

Strike “and small scale commercial uses” from Recommendation 4.1(e) so it reads as follows:

- (e) Holborn Properties, identified as site-specific policy 9.5.14 in the 2014 Markham Official Plan, where the applicant has proposed permissions for low rise residential.

Add the following additional recommendations as recommended in the memorandum from the Chief Planner dated April 23, 2015:

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”.

Proposed Employment Land Conversions, City of Markham

Committee of the Whole recommends:

1. Receipt of the presentation by Valerie Shuttleworth, Chief Planner.
2. Receipt of the following deputations:
 1. Patricia Foran, Aird & Berlis LLP on behalf of Lindvest Properties (Cornell) Limited.
 2. Don Given, Malone Given Parsons Ltd. on behalf of Box Grove Hill Developments Inc.
 3. Tom Farrar, resident of Markham and Nimisha Patel on behalf of the Box Grove Community Association regarding Box Grove Hill Developments Inc.
 4. Rob Lavecchia, KLM Planning Partners Inc. on behalf of Flato (Auriga) & Cornell Rouge Corporation.
3. Receipt of the following communications:
 1. Yanan Song and Michael Bao, residents of the City of Markham, dated April 2, 2015, regarding the proposal by Box Grove Hill Developments Inc.
 2. James M. Kennedy, KLM Planning Partners Inc. on behalf of Flato (Auriga) & Cornell Rouge Corporation, dated April 8, 2015.
4. Adoption of the following recommendations, as amended, in the report dated March 25, 2015 from the Commissioner of Corporate Services and Chief Planner:
 1. Council support the removal of the Region's deferral designation in the Markham Official Plan, as related to the following properties and endorse the identified designation(s) and uses for those properties, as noted below and described in more detail in Attachment 4:
 - (a) Neamsby Investments Inc., identified as site-specific policy 9.2.10 in the 2014 Markham Official Plan, to allow a residential designation, as permitted in Amendment 2 to the 2014 Markham Official Plan and Amendment 222 to the 1994 Markham Official Plan that were adopted by Markham Council.
 - (b) Times Group Corporation, identified as site-specific policy 9.6.5 in the 2014 Markham Official Plan, and not being subject to a Regional deferral, to allow retail, office and residential uses.

- (c) Kings Square Ltd., identified as site-specific policy 9.4.7 c) to the 2014 Markham Official Plan, to allow a mix of uses, including hotel, apartments and retail.
 - (d) Jolis Investments Limited, identified as policy 9.4.14 in the 2014 Markham Official Plan, to allow low and mid-rise residential uses.
 - (e) *Holborn Properties, identified as site-specific policy 9.5.14 in the 2014 Markham Official Plan, where the applicant has proposed permissions for low rise residential and small scale commercial uses.*
 - (f) *Wemet One Limited, identified as site-specific policy 9.6.6 in the 2014 Markham Official Plan, with regard to the proposed permissions for a hotel and theatre/convention centre only.*
 - (g) *Box Grove Hill Developments Inc., identified as site-specific policy 9.16.14 in the 2014 Markham Official Plan, where the applicant has proposed permissions for townhouses, live-work units, a seniors residence and a restaurant within a convention centre and banquet facility, as permitted in Amendment 3 to the 2014 Markham Official Plan and Amendment 223 to the 1994 Markham Official Plan that were adopted by Markham Council.*
 - (h) *Linvest Properties Limited, identified as site-specific policy 9.7.8.5 in the 2014 Markham Official Plan, where the applicant has proposed permissions for low, medium and high density residential, as permitted in Amendment 224 to the 1994 Markham Official Plan that was adopted by Markham Council.*
2. Council defer for future consideration the removal of the Region's deferral designation in the Markham Official Plan, as related to the following properties and maintenance of the employment designation for the following properties, as described in more detail in Attachment 4:
- (a) Flato (Auriga), identified as site-specific policy 9.7.8.6 in the 2014 Markham Official Plan where the applicant has proposed permissions for residential uses.
 - (b) Cornell Rouge Corporation, identified as site-specific policy 9.7.8.7 in the 2014 Markham Official Plan, where the applicant has proposed permissions for residential uses.
3. The Ontario Municipal Board be advised of the Region's position on the removal of the deferral designation and the appropriate land use designation(s) for those properties, and Regional staff be authorized to appear before the Board in support of the Region's position.

4. *Staff be directed to reflect this decision in the Phase 2 Growth Scenario analysis and the preferred growth scenario to be presented to Council in Q4 2015.*

1. Recommendations

It is recommended that:

1. Council support the removal of the Region's deferral designation in the Markham Official Plan, as related to the following properties and endorse the identified designation(s) and uses for those properties, as noted below and described in more detail in Attachment 4:
 - a) Neamsby Investments Inc., identified as site-specific policy 9.2.10 in the 2014 Markham Official Plan, to allow a residential designation, as permitted in Amendment 2 to the 2014 Markham Official Plan and Amendment 222 to the 1994 Markham Official Plan that were adopted by Markham Council.
 - b) Times Group Corporation, identified as site-specific policy 9.6.5 in the 2014 Markham Official Plan, and not being subject to a Regional deferral, to allow retail, office and residential uses.
 - c) Kings Square Ltd., identified as site-specific policy 9.4.7 c) to the 2014 Markham Official Plan, to allow a mix of uses, including hotel, apartments and retail.
 - d) Jolis Investments Limited, identified as policy 9.4.14 in the 2014 Markham Official Plan, to allow low and mid-rise residential uses.
2. Council support the removal of the Region's deferral designation in the Markham Official Plan, as related to the following properties and maintain the employment designation for the following properties, as described in more detail in Attachment 4:
 - a) Holborn Properties, identified as site-specific policy 9.5.14 in the 2014 Markham Official Plan, where the applicant has proposed permissions for low rise residential and small scale commercial uses.
 - b) Wemet One Limited, identified as site-specific policy 9.6.6 in the 2014 Markham Official Plan, where the applicant has proposed permissions for a hotel, theatre/convention centre and residential uses.

- c) Box Grove Hill Developments Inc., identified as site-specific policy 9.16.14 in the 2014 Markham Official Plan, where the applicant has proposed permissions for townhouses, live-work units, a seniors residence and a restaurant within a convention centre and banquet facility, as permitted in Amendment 3 to the 2014 Markham Official Plan and Amendment 223 to the 1994 Markham Official Plan that were adopted by Markham Council.
 - d) Lindvest Properties Limited, identified as site-specific policy 9.7.8.5 in the 2014 Markham Official Plan, where the applicant has proposed permissions for low, medium and high density residential, as permitted in Amendment 224 to the 1994 Markham Official Plan that was adopted by Markham Council.
 - e) Flato (Auriga), identified as site-specific policy 9.7.8.6 in the 2014 Markham Official Plan where the applicant has proposed permissions for residential uses.
 - f) Cornell Rouge Corporation, identified as site-specific policy 9.7.8.7 in the 2014 Markham Official Plan, where the applicant has proposed permissions for residential uses.
3. The Ontario Municipal Board be advised of the Region's position on the removal of the deferral designation and the appropriate land use designation(s) for those properties, and Regional staff be authorized to appear before the Board in support of the Region's position.

2. Purpose

This report provides an overview and recommendations related to 10 site-specific employment land conversion requests within Markham (Attachment 1), in the context of the Region's Municipal Comprehensive Review (MCR) and applicable policy framework. This report also provides recommendations on site-specific Official Plan amendments for 3 (of the 10) properties that were adopted by Markham Council and sent to the Region for approval.

3. Background

Prior to Markham Council adopting their new Official Plan, a number of landowners requested conversion of employment lands to other uses

Through the City's Official Plan review process, a number of landowners with lands designated for employment use requested conversion to other land uses. All landowners requesting conversion have submitted an application to amend the 2014 Markham Official Plan to permit uses other than employment. Attachment 2 provides a brief overview of each of the sites proposed for conversion.

Markham Council approved further consideration of non-employment uses on designated employment sites subject to satisfaction of certain criteria

In its initial decision on the conversion requests, Markham Council allowed consideration of non-employment uses on designated employment lands to continue through site-specific Official Plan Amendment applications. Markham Council also endorsed the following criteria to be used in evaluating the applications for employment conversion:

- Compatibility to adjacent land uses
- Achieving an increase in the number of jobs that would otherwise be provided under the 'Employment Land' designation on the site, or at a minimum, no net reduction in jobs on the site
- Proximity to transit
- Provision of lands for a VIVA terminal
- Achieving better public amenities, including but not limited to public art, Section 37 community benefits and public accessibility to private amenity spaces
- Where the location is appropriate, provide for affordable or seniors housing

On June 12, 2014 York Region approved the new Markham Official Plan, subject to modification and deferral of the site-specific employment conversions policies

Markham's adopted Official Plan contained site-specific policies related to the sites requesting conversion from employment to non-employment land uses and referring to the criterion outlined above. The policies essentially deferred land use designations on the sites until Markham Council makes a decision on the individual Official Plan Amendment applications. Regional Council issued its decision on the new Markham Official Plan on June 12, 2014, within the 180-day legislative timeframe. In its decision, the Region modified the site-specific conversion policies so that the removal of the deferral designation must await substantial completion of the forecasting and land budget component of the Region's MCR (by April 2015). With respect to the employment conversions, Regional Council made the following modification, in part:

“Determination of the removal of the deferral must await the Region's consideration of the potential collective impact of all employment land use deferrals through substantial completion of the forecasting and land budget component of the next Regional municipal comprehensive review by April 2015.”

Deferral of the proposed employment conversions allowed for further consideration and determination of the cumulative impacts of the requests on the Regional employment and population forecasts to 2041, whereas Markham staff based their analysis on the 2031 timeframe. Furthermore, the deferral is in keeping with the Province's comments on the 2014 Markham Official Plan to consider the employment conversions in a comprehensive manner.

Regional Council's decision on the Markham Official Plan allowed one of the proposed conversion sites to proceed at that time

One of the sites proposed for employment land conversion was a 3.13 hectare site located at 360 John Street (in Thornhill) owned by Condor Acquisition Inc. (former Canac Kitchens site). Markham completed and considered the Thornhill Revitalization Study as part of an MCR for the site-specific Official Plan Amendment (OPA 221), allowing it to proceed to Regional Council for a decision. OPA 221 re-designates the lands from 'Business Corridor Area' to 'Community Amenity Area' and includes site-specific policies that allow medium density residential development and mixed use buildings. A decision to approve OPA 221 was issued by the Region on September 2, 2014 and is now in effect. 10 site-specific employment conversions remain for further consideration.

In its June 2014 decision, the Region also deferred consideration of a proposed cemetery, on lands planned for employment in Markham's future urban area

In accordance with Markham Council's direction, the Region also deferred consideration of a requested employment land re-designation application submitted by the Catholic Cemeteries Archdiocese of Toronto for their lands at 3010 and 3196 19th Avenue. The purpose of the deferral is to allow Markham staff additional time to work with the applicant to find a mutually agreeable solution. Should the parties not find a mutually agreeable solution, Markham staff will continue processing the Official Plan Amendment application. The site is within Markham's future urban area and was included for employment purposes in the land budget that supported the Regional Official Plan and Regional Official Plan Amendment 3 (ROPA 3). ROPA 3 was appealed by landowners and remains at the Ontario Municipal Board (OMB). Given that ROPA 3 is not in effect, the site remains designated as Agriculture and is not considered a conversion application at this time.

The Region is no longer the approval authority for the 2014 Markham Official Plan, due to appeals to the Ontario Municipal Board

Regional Council's June decision to modify and approve the 2014 Markham Official Plan was appealed to the OMB by 38 appellants. The first pre-hearing conference was held on January 28, 2015.

The Region is no longer the approval authority for the 2014 Markham Official Plan due to appeals to the entire Plan, including the deferral areas. The Region will advise the OMB of its position on the deferrals and the site-specific official plan amendments through the recommended Council resolutions in this report. The OMB will make the final decision.

Since June 2014, Markham Council adopted 3 site-specific Official Plan Amendments to allow employment conversion, pending Regional Council's approval

Official plan Amendment Applications to re-designate employment lands to uses other than employment continue to be processed by Markham staff. Since June of 2014, Markham Council adopted the following 3 site-specific Official Plan Amendments, which were sent to the Region for a decision:

1. Neamsby Investments Inc.: Amendment 222 to the 1994 Markham Official Plan and Amendment 2 to the 2014 Markham Official Plan were received by the Region on July 9, 2014.

2. Box Grove Hill Developments Inc.: Amendment 223 to the 1994 Markham Official Plan and Amendment 3 to the 2014 Markham Official Plan were received by the Region on July 9, 2014.
3. Lindvest Properties Limited: Amendment 224 to the 1994 Markham Official Plan was received by the Region on October 3, 2014.

Although Markham Council has not made a decision on the Official Plan amendment applications for the remaining 7 sites, this report provides the Region's position on those sites as part of its collective consideration of all 10 conversion requests.

Regional staff has advanced work on the MCR, including a draft land budget

Regional Council's deferrals of the proposed employment land conversions allowed additional time for the Region to advance the land budget portion of the Regional MCR and allow consideration of the conversions within the context of the 2041 population and employment forecasts. Extending the timeframe from 2031 to 2041, allows staff to consider a comprehensive analysis of the land supply across the Region and the potential to accommodate employment conversions to the 2041 planning horizon. The analysis section of this report examines and assesses each of the conversion sites within the context of the current Regional land budget exercise and against relevant provincial and regional policies.

The draft growth scenarios and land budget portion of the Regional MCR is being presented in a separate report to Committee of the Whole on April 9, 2015.

4. Analysis and Options

Provincial Policies

The Region's decision must be consistent with applicable provincial policy

As the approval authority for lower-tier Official Plans and amendments, the Region is required to ensure that land use planning decisions are consistent with and conform to applicable Provincial plans and policies. In the case of the Markham employment land conversions, the Region is required to ensure conformity with the *Planning Act*, the *Provincial Policy Statement, 2014(PPS)*, the *Growth Plan for the Greater Golden Horseshoe*, and the YROP, 2010. In accordance with the *Planning Act*, decisions affecting planning matters "shall be consistent with" policy statements issued under the *Act*.

The *Provincial Policy Statement, 2014* calls for protection of designated employment lands, while promoting economic development opportunities

The *PPS* (Section 1.3) requires that planning authorities promote opportunities for economic development and competitiveness by: providing a range and mix of employment to meet long-term needs; a diverse economic base; land use compatibility, and the necessary infrastructure to support current and future needs. As approval authority for the Markham Official Plan the Region. In its decision, must ensure that designated employment land in strategic locations remains available in the long-term to ensure on-going economic development.

The *PPS* (Policy 1.3.2) also requires planning authorities to plan for, protect and preserve employment areas for current and future employment use. Policy 1.3.1(d) also requires that planning authorities ensure the necessary infrastructure is provided to support current and projected needs. Designated employment areas in proximity to major goods movement facilities and corridors, such as the 400-series highways, should remain protected for long-term employment use.

The *Growth Plan for the Greater Golden Horseshoe* requires that municipalities manage growth and development, including protection of employment lands

The *Growth Plan for the Greater Golden Horseshoe* (Policy 2.2.1 and Schedule 3) allocates population and employment forecasts to upper and single-tier municipalities to be used for planning and managing growth within the Plan area. The Region allocates population and employment forecasts to its lower-tier municipalities, currently to 2041. These forecasts are required to be implemented through the respective local official plans, which are used to plan for and manage growth and development at the local level. The *Growth Plan for the Greater Golden Horseshoe* (Policies 2.2.2.1(f) and 2.2.6.1) also requires that a sufficient land supply be made available to accommodate the population and employment forecasts to 2041.

The importance of 400-series highways to employment uses are recognized in the context of the Greater Toronto Area

The *Growth Plan* (Policy 3.2.4) calls for establishing priority routes for goods movement, to facilitate the movement of goods into and out of areas of significant employment, industrial and commercial activity. Schedule 6 of the *Growth Plan*, identifies Highway 404 and Highway 407 as existing major highways for goods movement purposes in the overall context of the Greater Toronto Area (GTA). These highways in Markham provide the opportunity to support current and

forecasted employment needs in accordance with the *Growth Plan* (Policy 2.2.6.2 d).

The *Growth Plan* ensures long-term protection of designated employment lands by requiring consideration of employment land conversions only at the time of a municipal comprehensive review

In order to ensure long-term protection of employment lands for employment use, policy 2.2.6.5 of the *Growth Plan* provides that conversion of lands designated for employment to a non-employment use may only be considered through a municipal comprehensive review, subject to satisfying the following criteria:

- a) There is a need for the conversion
- b) The municipality will meet the employment forecasts allocated to the municipality pursuant to the Plan
- c) The conversion will not adversely affect the overall viability of the employment area, and achievement of the intensification target, density targets, and other policies of the Plan
- d) There is existing or planned infrastructure to accommodate the proposed conversion
- e) The lands are not required over the long-term for the employment purposes for which they are designated
- f) Cross-jurisdictional issues have been considered

Prior to contemplating converting lands designated for employment use to a non-employment use, the Region must ensure that each of the proposed conversion sites meets the six tests outlined in the *Growth Plan*. Attachment 4 provides an analysis of each site proposed for conversion in Markham. The analysis includes an assessment against the six tests of the *Growth Plan* and other matters of Regional significance.

York Region Official Plan Policies

York Region's Official Plan identifies strategic employment lands to support on-going economic development

Figure 2 of the YROP, 2010 identifies (conceptually) the location of Strategic Employment Lands in York Region. In Markham, there are two such locations, including along the east side of Highway 404 between Elgin Mills and

19th Avenue, and at the east end of Cornell (north of Highway 407 along Reesor Road), as shown on Attachment 3. In addition to these areas, there are employment land designations along and in close proximity to Highways 404 and 407, which serve as necessary infrastructure to facilitate the movement of goods and people to and from employment areas across the Region.

Employment uses that have large space requirements benefit from access to these major transportation routes. There is a finite supply of employment lands along the 400 series highways in York Region. When designated employment lands are converted to a non-employment use, the lands will no longer be available for such economic development opportunities, thereby impacting the overall competitiveness of the Region in the long term.

York Region's Official Plan requires that a sufficient land supply is available to accommodate forecasted employment growth

The YROP, 2010 (Policy 4.1.1.2) seeks to establish high-quality employment opportunities for residents, with the goal of 1 job for every 2 residents. To achieve this goal, a sufficient supply of designated employment land and employment opportunities must be available across the Region to attract new businesses, retain existing business, and allow for expansions. Employment lands are major drivers of economic activity that contain over 50% of the Region's employment. Therefore, designated employment lands play a significant role in the Region's economy by accommodating new and existing industrial and business uses.

Regional Municipal Comprehensive Review

Strategic employment lands have key locational characteristics ideal for attracting a variety of employment sectors, which are modelled for employment in the Region's land budget

As part of the MCR, the Region allocates population and employment growth to local municipalities in accordance with the requirements of the *Growth Plan* and the YROP, 2010. Staff has considered the Region's ability to deliver *Growth Plan* employment forecasts in a strategic and sustainable manner, including the need to provide for appropriate locations for a range of different types of employment. Strategic employment lands are identified as part of the 'employment land employment' land budget requirements (eg. manufacturing and warehousing), which, along with population-related employment and major office employment, deliver 2041 *Growth Plan* employment forecasts.

The Region's economy has significant strengths in manufacturing, transportation and wholesale trade, operations that are primarily export driven that provide good paying jobs and are major contributors to York Region's economic growth.

Businesses within these sectors that are considering York Region as a potential location, require sites close to major highways and major destination points for exporting goods. The sites proposed for conversion have been considered for their specific value as employment land employment. In order to deliver the jobs as forecast by the Province, and to remain competitive within the business market to 2041 and beyond, strategic employment lands must be provided and maintained, and ideally along or in close proximity to 400-series highways. In this regard, six of the sites proposed for conversion are considered integral to meeting the Region's and Markham's employment needs to 2041 and therefore, are not supported for conversion to other uses. Preliminary MCR work confirms that conversion of four sites can be accommodated within the Region's land budget exercise.

Sites considered to be Regionally strategic employment lands and in close proximity to 400-series highways are not recommended for conversion to non-employment uses

As shown on Attachment 3, of the 10 sites proposed for conversion, Holborn, Flato(Auriga), Lindvest Properties Limited, and Cornell Rouge are located within strategic employment areas as identified by Figure 2 of the YROP, 2010. Given the direction provided in Policy 4.3.6 of the YROP, 2010 and Policy 3.2.4 of the *Growth Plan*, these areas are considered regionally significant for economic development opportunities across the Region, and in the context of the GTA. Therefore, the conversion of employment lands to a non-employment use for the Holborn, Flato (Auriga), and Cornell Rouge sites is not supported by Regional staff.

The Box Grove Hill site is located adjacent to Highway 407, which is identified as a major goods movement corridor. Similarly, the Wemet One Limited site is in close proximity to Highway 404 and Highway 407, and is located in a key employment location in the GTA. Therefore, the conversion of Box Grove Hill and Wemat One Limited sites to non-employment uses is not supported by Regional staff.

It should be noted that, from a Regional perspective, establishing and maintaining an employment area in the east end of Markham provides a number of positive opportunities that, should the identified lands be permitted to convert to non-employment uses, will be permanently lost. A significant employment area in the east end of Markham may serve to support uses related to the future airport in Pickering, provide opportunities for residents to work closer to their place of residence (there are currently limited opportunities for employment in the east end of Markham) and, may support reverse commuting patterns.

Three sites can be supported for employment conversion

King's Square Ltd., Jolis Investments Limited, and Neamsby Investments Inc., are not located within an identified strategic employment area, nor are they in close proximity to a major 400-series Highway. In considering each of the sites specific surrounding local context, these sites are not part of a larger and contiguous employment area, and are adjacent to existing or planned residential development. Further, the conversion of these sites can be accommodated in the 2041 planning horizon.

Conversion of a fourth site can also proceed

In June 2012, as part of addressing broader Regional issues through the YROP, 2010 OMB hearing, the Region entered into minutes of settlement with the appellant and landowner (Times Group Corporation), also known as the 'Leitchcroft Lands'. Through the settlement, the Region agreed that planning permissions for the subject lands will be determined through Markham's OP or a site-specific OPA. The Region also agreed that a conversion to a non-employment use would not be subject to the land budget portion of the Regional MCR, but rather the City will address the requirements of a MCR in consultation with the Region. Given the minutes of settlement, the Region will not object to the conversion of the Times Group Corporation site.

The 'Leitchcroft Lands' are located on the south side of Highway 7, west of Leslie Street. This segment of Highway 7 is recognized as a regional Corridor by the YROP, 2010, and as a Key Development Area by the 2014 Markham OP. In accordance with the YROP, 2010, Regional Corridors are planned to function as mainstreets that have mixed use transit supportive development. The most intense and widest range of land uses within the Regional Corridors is expected within the Key Development Areas. Regional Centres and Corridors are the foundation of the Region's urban structure and are planned to be the focal points for the highest densities and mix of land uses. This site is expected to be developed in accordance with this urban structure.

Markham's analysis showed that the City cannot accommodate the conversions, and meet their employment forecasts to 2031

In a report dated March 19, 2013 to Markham's Planning and Development Services Committee meeting of May 21, 2013, Markham staff did not support the proposed conversions of employment lands on the basis that all lands designated for employment are needed to accommodate the City's employment forecast to 2031, which is the planning horizon for Markham's new Official Plan. Section 5.1 of York Region's Official Plan, 2010 (YROP, 2010) identifies allocation of population and employment forecasts to the lower-tier municipalities as the basis for new planning. Markham is required to ensure a sufficient supply

of employment lands is available to accommodate forecasted employment growth.

There is no contingency factor in the employment land supply. If the conversions are permitted, Markham staff determined that the City will not be able to accommodate their 2031 employment forecasts. Once designated employment lands are converted to non-employment uses, they will be unavailable in the long-term for employment, which limits economic development opportunities for both Markham and the Region.

The proposed employment land conversions to residential uses may also have the effect of Markham exceeding its population forecasts to 2031 through designating more land than is required to support forecasted residential growth to 2031. The additional population results in the need for more employment opportunities.

[Link to key Council-approved plans](#)

2015 to 2019 Strategic Plan

The *Strategic Plan* identifies strengthening the Region's economy as a strategic priority area for economic vitality. Over the next four years, the Region will continue to focus efforts on maintaining economic progress and continue to attract, grow and maintain local businesses.

Of particular importance is the long-term protection of employment lands across the Region. The Strategic Plan has identified 'ensuring optimal locations for businesses and employment growth are available'. A key performance measure is increasing the percentage of employment land within 1 kilometre of 400-series highways.

Therefore, ensuring long-term protection of designated employment land within the 'Strategic Employment Lands' identified on Figure 2 in the YROP, 2010, and along the 400-series highways is consistent with the Region's Strategic Plan, thereby helping to ensure economic vitality of the Region.

5. Financial Implications

Cost associated with a potential Ontario Municipal Board hearing

The potential exists for the landowners of the 10 proposed conversion sites to appeal Regional Council's decision to the OMB. There also may be additional appeals from applicants and landowners within the ROPA 3 area whose interests may be impacted by the employment land conversions. There will be financial

costs associated with defending the Region's decision on employment conversions through the Markham OP, 2014 hearing at the OMB.

6. Local Municipal Impact

Markham staff does not support the employment land conversions. The cumulative loss of employment land will impact the Region and City's ability to meet their employment forecasts to 2031. However, considering the conversions within the context of the Regional MCR and land budget allows for consideration of the conversions within the context of the 2041 population and employment forecasts. Extending the forecasts to 2041 allows for options to accommodate population and employment elsewhere. The Region will work with Markham to identify those opportunities and ensure that the City can meet their population and employment forecasts to 2041 within their land supply.

7. Conclusion

Through Markham's Official Plan review process, and prior to adopting their new Official Plan in December 2013, a number of landowners with lands designated for employment use requested conversion to other land uses. All landowners requesting conversion were required to submit site-specific Official Plan amendment applications. The adopted Markham Official Plan, which was sent to the Region for approval, contained site-specific policies requiring the new designation(s) be deferred until Markham Council makes a decision on each of the individual OPA applications.

On June 12, 2014 the Region approved the 2014 Markham Official Plan subject to deferrals and modifications. The Region modified the site-specific conversion policies so that the removal of the deferral designations must await substantial completion of the forecasting and land budget component of the Region's MCR by April 2015. This allowed further consideration and determination of the cumulative impacts of the requests on the Regional employment and population forecasts to 2041. Since June 2014, Markham Council has approved three of the site specific Official Plan amendment applications. The 2014 Markham Official Plan was appealed and the OMB is now the approval authority.

This report considers and provides recommendations regarding the Region's deferral designations of all 10 site-specific policies allowing consideration for employment land conversion. This report also reviews and provides recommendations with respect to the site-specific OPA's adopted by Markham allowing conversion. Regional Staff has reviewed the conversion requests against the *PPS*, *the Growth Plan*, the Regional Official Plan, including the

forecasting and land budget component of the current Regional MCR, and local considerations and context.

Staff does not support six of the ten sites for proposed for conversion due to their regional significance and location within an area identified as strategic employment lands and proximity to 400-series Highways. These sites include Holborn Properties, Wemet One Limited, Box Grove Hill Developments, Lindvest Properties Limited, Flato (Auriga) and Cornell Rouge Corporation. It is important to maintain the employment designation of these sites for providing for a mix and diverse range of employment types, and in particular 'employment land employment opportunities (eg. manufacturing, warehousing) that rely on highway access.

The employment land conversions proposed on Neamsby Investments Inc., Kings Square Ltd., and Jolis Investments Limited lands can be accommodated within the 2041 land budget exercise. Conversion of these sites can be supported given their location outside identified strategic employment areas and in consideration of the surrounding context. The Region is subject to Minutes of Settlement with Times Group Corporation on the YROP, 2010 appeal and, as a result, cannot object to that proposal.

For more information on this report, please contact Duncan MacAskill, Manager, Development Planning, Community Planning and Development Services at ext. 71513.

The Senior Management Group has reviewed this report.

March 25, 2015

Attachments (4)

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Accessible formats or communication supports are available upon request



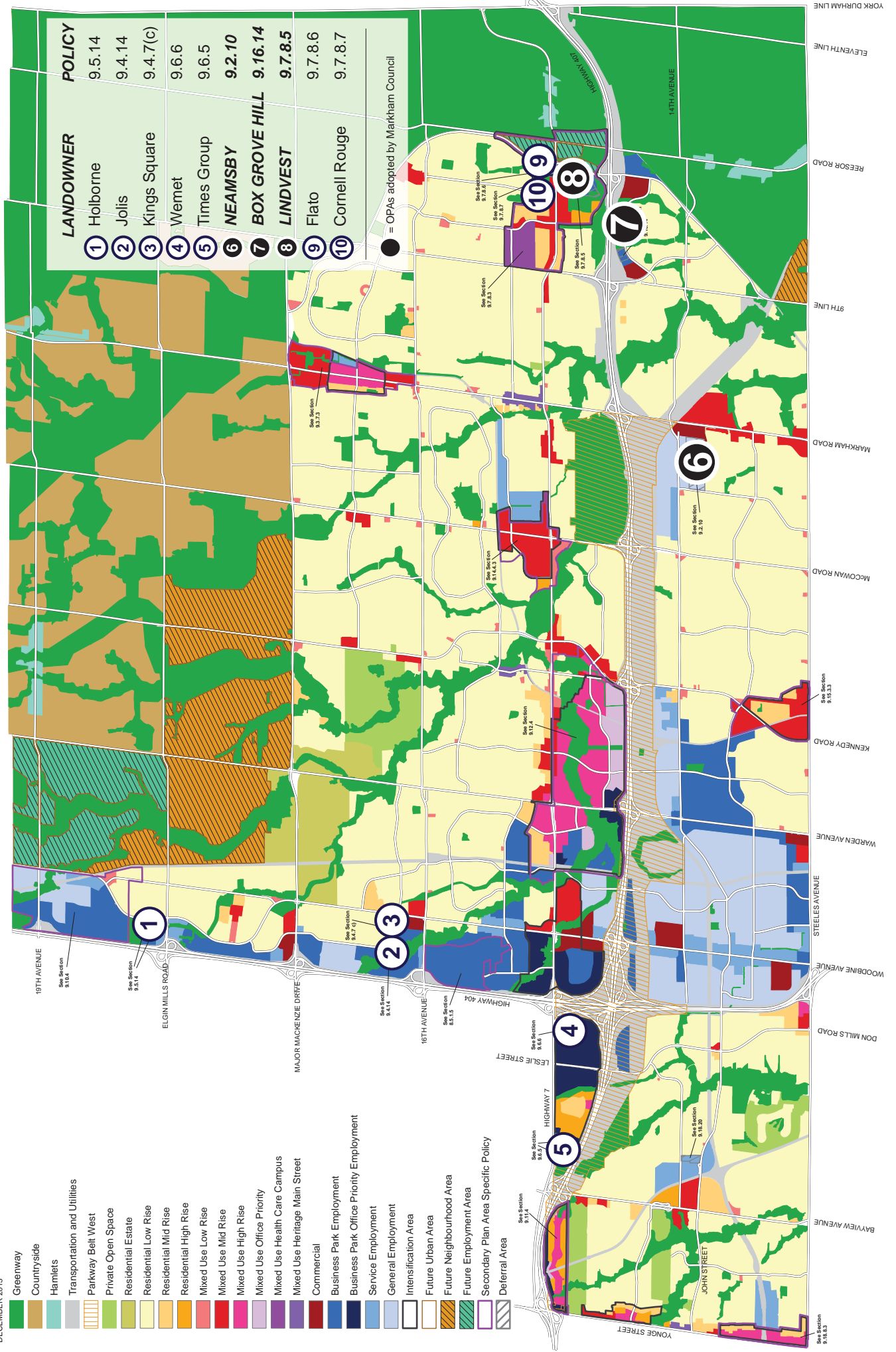
OFFICIAL PLAN

MAP 3 - LAND USE

DECEMBER 2013

- Greenway
- Country side
- Hamlets
- Transportation and Utilities
- Parkway Belt West
- Private Open Space
- Residential Estate
- Residential Low Rise
- Residential Mid Rise
- Residential High Rise
- Mixed Use Low Rise
- Mixed Use Mid Rise
- Mixed Use High Rise
- Mixed Use Office Priority
- Mixed Use Health Care Campus
- Mixed Use Heritage Main Street
- Commercial
- Business Park Employment
- Business Park Office Priority Employment
- Service Employment
- General Employment
- Intensification Area
- Future Urban Area
- Future Neighbourhood Area
- Future Employment Area
- Secondary Plan Area Specific Policy
- Deferral Area

Applications for Employment Land Conversion/Redesignation



LANDOWNER	POLICY
1 Holborne	9.5.14
2 Jollis	9.4.14
3 Kings Square	9.4.7(c)
4 Wemet	9.6.6
5 Times Group	9.6.5
6 NEAMSBY	9.2.10
7 BOX GROVE HILL	9.16.14
8 LINDVEST	9.7.8.5
9 Flato	9.7.8.6
10 Cornell Rouge	9.7.8.7

● = OPAs adopted by Markham Council


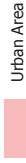

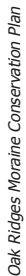







Overview of Proposed Conversion Sites

Conversion Site	Proposal	Location <small>*map available as Attachment 1</small>	Planning Review Stage	York Region's Recommendation
1. Holborn	Redesignation to low rise residential and small scale commercial development	North of Elgin Mills, between Highway 404 and the Woodbine By-pass	Application not yet deemed complete	Not recommended for conversion to non-employment uses Identified as Regionally Strategic Employment Lands Regional land budget 2041 cannot accommodate the conversion to non-employment
2. Jolis	Redesignation to allow low and mid-rise residential development	Northeast side of Markland Street, west of Woodbine Avenue	Application not yet deemed complete	Regional land budget 2041 can accommodate the employment conversion
3. Kings Square	Redesignation to a mixed use designation to permit a hotel and apartment units	Northwest corner of Woodbine Avenue and Markland Street	Site-specific OPA received, and deemed complete by Markham. Currently with Regional staff for preliminary comments.	Regional land budget 2041 can accommodate the employment conversion
4. Wemat	Seeking to permit a hotel, theatre/convention centre and residential uses, in addition to current office permissions	South of Highway 7 between Commerce Valley Drive East and Highway 404	Application not yet deemed complete	Not recommended for conversion to non-employment uses Site has access to Highway 404 and is visible from Highway 407, thereby contributing to its economic development potential. Site is located within the Markham/Richmond Hill Office Node, which is recognized as significant across the GTA Regional land budget 2041 cannot accommodate the conversion to non-employment
5. Times Group	Redesignation to mixed use designation for retail, office and residential development	South of Highway 7, east of Bayview Avenue	Application not yet deemed complete	Subject to OMB minutes of settlement on the YROP, 2010 appeal, resulting in the need for a conversion to a non-

				employment use to be determined at the local level
6.* Neamsby	Redesignation of the southerly 22 ha residential. The remaining 9.8 ha of northerly frontage will be maintained as 'Business Corridor'	5659 – 5933 14 th Avenue – south of 14 th Avenue between Middlefield Road and Markham Road	Adopted by Markham Council - Awaiting Regional Approval	Regional land budget 2041 can accommodate the employment conversion
7.* Box Grove Hill	Redesignation to allow residential development, a seniors residence and restaurant uses within a convention centre and banquet facility	South of Highway 407, north of Copper Creek Drive	Adopted by Markham Council - Awaiting Regional Approval	Not recommended for conversion to non-employment uses Site has visibility from, and is adjacent to, Highway 407, thereby contributing to its economic development potential
8.* Lindvest	Redesignation of 14 ha to low, medium and high density residential within a 50 ha site. The remaining 8 ha of employment lands fronting on Donald Cousens Parkway will be retained as employment lands	South side of Highway 7, north side of Highway 407, west of Donald Cousens Parkway, east side of Bur Oak Avenue	Adopted by Markham Council - Awaiting Regional Approval	Not recommended for conversion to non-employment uses Located within Regionally Strategic Employment lands and vital component of the Cornell employment area. Regional land budget 2041 cannot accommodate the employment conversion
9. Auriga (Flato)	Redesignation to permit residential development and a broader range of employment uses	Northwest corner of Donald Cousens Parkway and Highway 7	Planning Justification report submitted to Markham in Dec. 2014. Application not yet deemed complete.	Not recommended for conversion to non-employment uses Located within Regionally Strategic Employment lands and vital component of the Cornell employment area. Regional land budget 2041 cannot accommodate the employment conversion
10. Cornell Rouge	Proposed to be integrated with the Auriga development located directly to the east	North side of Highway 7, east and west of Donald Cousens Parkway	Planning Justification report submitted in Dec. 2014 to Markham, but application not yet deemed complete.	Not recommended for conversion to non-employment uses Located within Regionally Strategic Employment lands and vital component of the Cornell employment area. Regional land budget 2041 cannot accommodate the employment conversion

*denotes site-specific OPA's adopted by Markham Council that are currently with the Region for a decision

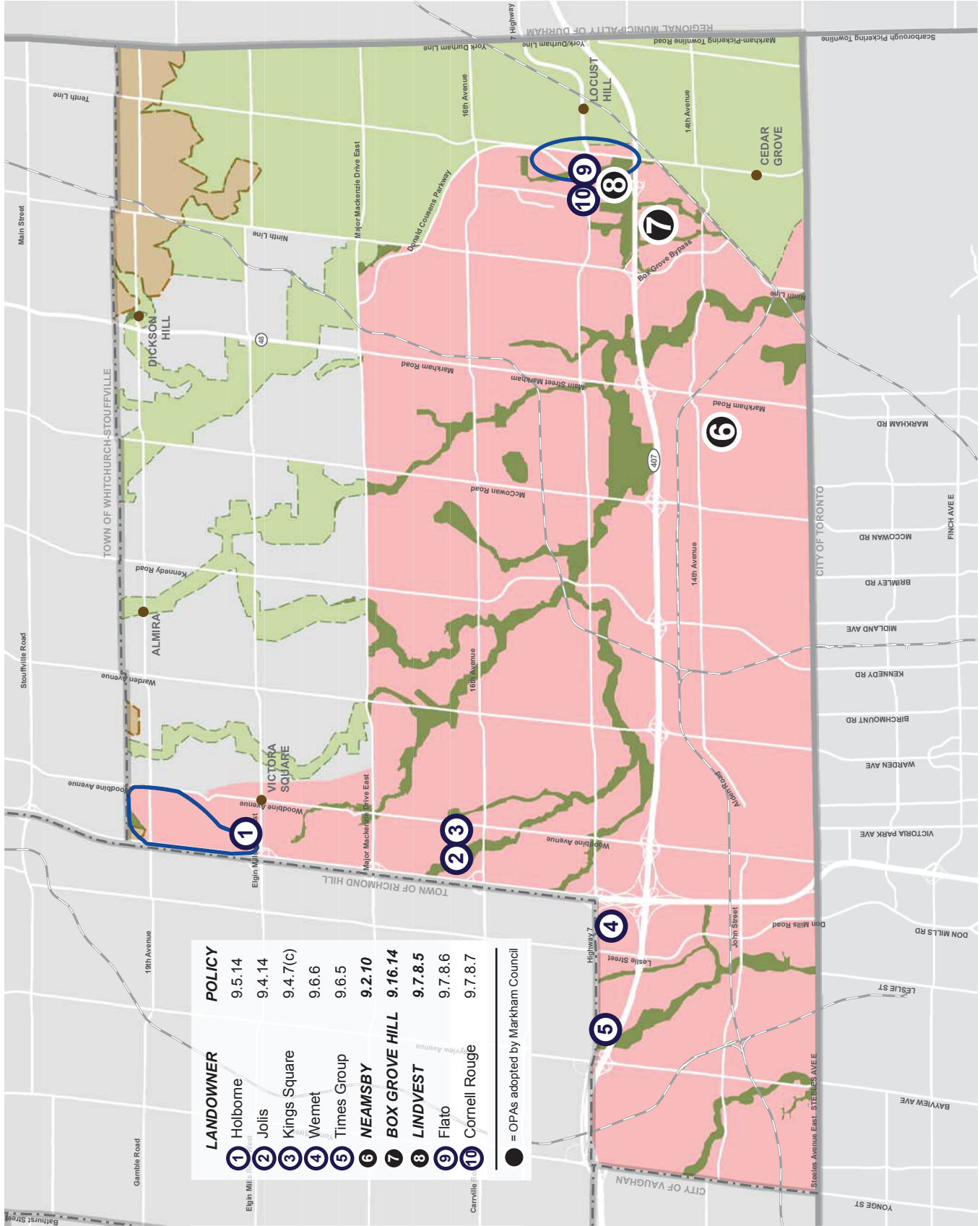
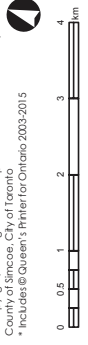
REGION OF
YORK
CITY OF MARKHAM
Regional Strategic
Employment Lands

-  Strategic Employment Lands (conceptual)
-  Urban Area
-  Hamlet
-  Oak Ridges Moraine Conservation Plan
-  Oak Ridges Moraine Boundary
-  Oak Ridges Moraine Plan Area
-  Greenbelt Plan
-  Greenbelt Plan Area Boundary
-  Greenbelt Protected Countryside
-  Municipal Boundary
-  Regional Boundary

- BASE MAP INFORMATION**
-  Provincial Freeway
 -  Provincial Highway
 -  Road
 -  Railway



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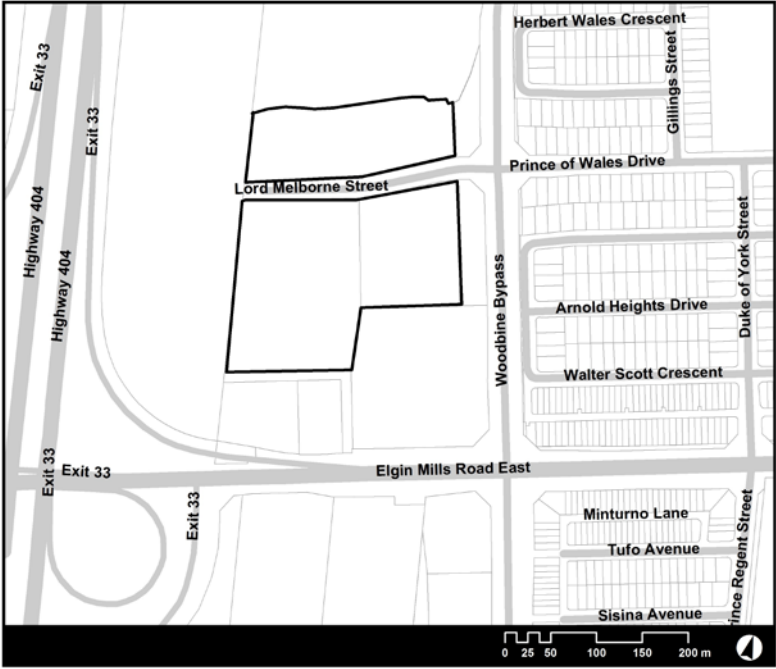


LANDOWNER	POLICY
① Holborne	9.5.14
② Jolis	9.4.14
③ Kings Square	9.4.7(c)
④ Wemet	9.6.6
⑤ Times Group	9.6.5
⑥ NEAMSBY	9.2.10
⑦ BOX GROVE HILL	9.16.14
⑧ LINDVEST	9.7.8.5
⑨ Flato	9.7.8.6
⑩ Cornell Route	9.7.8.7

● = OPAs adopted by Markham Council

Proposed Conversion Sites and Growth Plan Criteria

1. Holborn Properties:

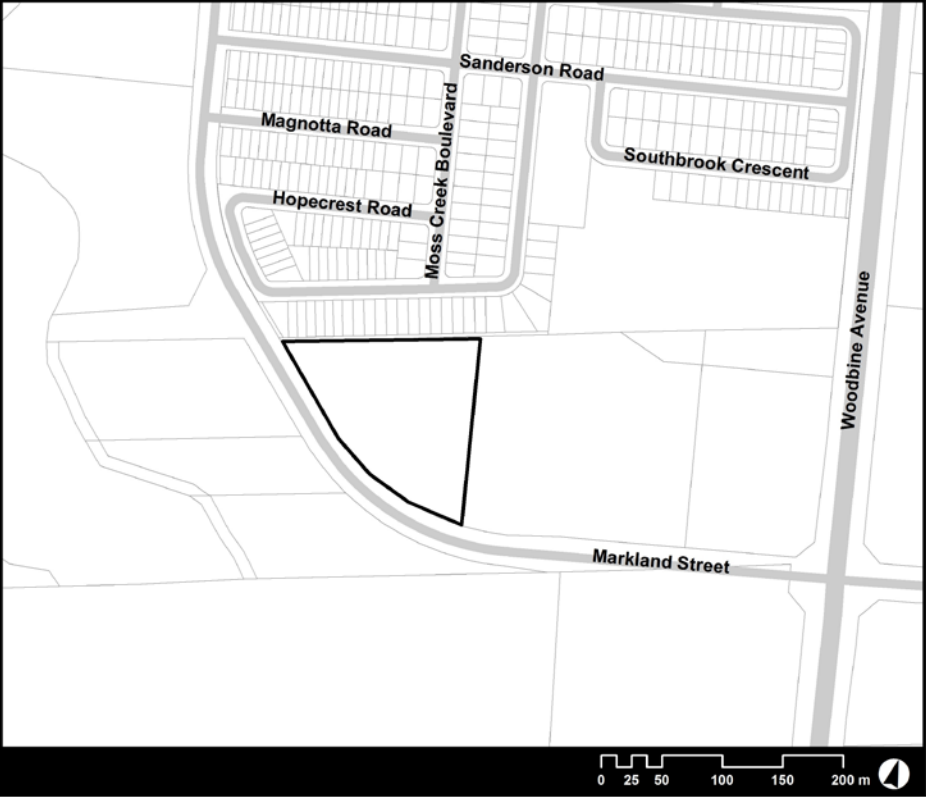
<p>Proposal</p>	<p>Redesignation to low rise residential and small scale commercial development to permit: 131 detached and townhouse units, and a 2-storey commercial building</p>
<p>Location & Site Area</p>	<p>Cathedral District – north of Elgin Mills, between Highway 404 and the Woodbine By-pass</p> <p>Total Area – 6 ha. Area proposed for conversion - 6 ha</p> 
<p>Area Context</p>	<p>North – woodlot</p> <p>East – low density residential across the Woodbine By-pass</p> <p>South – stormwater pond and undeveloped employment lands</p>

	West – undeveloped employment lands and Highway 404	
ROP Designation	Urban Area Identified as Regionally Strategic Employment Lands	
Markham OP Designation	1987 OP – Industrial – Business Park Area & Business Corridor Area 2013 OP – Business Park Employment & Service Employment	
Growth Plan Criteria	Applicant's Justification	Regional Response
a. need for conversion	<p>Need is due to the neighbouring woodlot and stormwater pond.</p> <p>Lands are serviced, but have remained without market interest.</p> <p>Residential use is more appropriate and complies with the OP policies.</p> <p>Will not impact the City's ability to meet employment forecasts.</p> <p>Responds to the emerging housing market demand for a variety of housing type and tenure.</p> <p>Contributes to maintaining a minimum 10-year supply of designated land through intensification and redevelopment and in designated Greenfield areas.</p>	<p>Lands are identified as Regionally strategic employment lands and therefore important to economic development across the Region – not just Markham.</p> <p>Lands are adjacent to Highway 404, which is identified as a goods movement corridor.</p> <p>Conversion is not supported through the Regional MCR.</p> <p>No demonstrated need for additional residential lands.</p>
b. can employment forecasts be met	<p>Will not impact the City's ability to meet employment forecasts, as the intention of the policy is not to designate lands for employment that will never perform that function.</p> <p>Job yield from the sites is a fraction of the total</p>	<p>The conversion cannot be supported by the Regional MCR. The 2041 land budget process determined that the lands are needed to meet employment forecasts.</p>

	<p>2031 employment forecasts. 32 jobs will be generated from the proposed development.</p> <p>Lands to the west could compensate for the employment loss, as well as lands elsewhere in the City that are more suitably designated.</p>	
<p>c. conversion will not adversely affect the viability of the employment area, and achievement of intensification targets, density targets and other policies of the Growth Plan.</p>	<p>Employment is not a viable use for the subject lands.</p> <p>The City and the Region are encouraged to investigate opportunities for employment land intensification as a way to meet forecasts.</p>	<p>Conversion could impact other lands in the area identified as Regionally strategic employment lands along Highway 404, which is identified as a goods movement corridor.</p> <p>Region's Strategic Plan recognizes the need to protect designated employment lands within 1 km of 400-series highways.</p>
<p>d. there is existing and planned infrastructure to accommodate the proposed use</p>	<p>Site is serviced and residential use can be accommodated. The proposal will not impact business related traffic.</p>	<p>Infrastructure for servicing is available, however would be confirmed through development applications.</p> <p>Highway 404 is recognized as a goods movement corridor that is necessary for traditional employment uses.</p>
<p>e. the lands are not required over the long-term for the employment purposes for which they are designated</p>	<p>The site is not required over the long-term. Despite that the lands are serviced, marketing attempts to attract employment uses have not been successful.</p> <p>Due to its location, the lands are at a disadvantaged being surrounded by a woodlot and storm pond.</p>	<p>Lands are identified as Regionally strategic employment lands and therefore important to economic development across the Region – not just Markham.</p> <p>Lands are adjacent to Highway 404, which is identified as a goods movement corridor.</p> <p>Conversion is not supported through the Regional MCR.</p>
<p>f. Cross jurisdictional issues have been considered</p>	<p>Not applicable</p>	<p>Regionally strategic employment lands are identified as significant across the Region – not just to Markham.</p>

Additional Regional considerations	Identified as Regional strategic employment lands
Recommendation	Not recommended for conversion


2. Jolis Investments Limited (Cachet):

Proposal	Redesignation to low and mid-rise residential development to permit 8 detached residential units and 112 apartment units in 2 mid-rise buildings.
Location & Site Area	<p>Woodbine North – northeast side of Markland Street, west of Woodbine Avenue</p> <p>Total area – 2 ha. Total area proposed for conversion – 2 ha.</p> 

Area Context	<p>North – low density residential</p> <p>East – mixed commercial and industrial under construction</p> <p>South – undeveloped employment lands, across Markland Street</p> <p>West – prestige office/industrial, across Markland Street</p>	
ROP Designation	Urban Area	
Markham OP designation	<p>1987 OP – Industrial – Business Park Area</p> <p>2013 OP – Business Park Employment</p>	
Growth Plan Criteria	Applicant's Justification	Regional Response
a. need for conversion	<p>Existing low density residential uses to the north may be impacted by industrial operations.</p> <p>Irregular lot configuration makes it difficult to develop a Business Park on the subject lands.</p> <p>YDSS easement limits potential for industrial uses.</p>	<p>Lands are not identified as 'Regionally Significant Employment Lands'.</p> <p>Lands are not adjacent to a 400-series highway or part of a larger contiguous employment area.</p> <p>Lands are adjacent to an existing residential area located to the north.</p> <p>Conversion can be supported through the Regional land budget.</p>
b. can employment forecasts be met	<p>Loss of 60 jobs is not significant to the 2031 employment forecasts, and could be offset by intensification elsewhere.</p> <p>Proposed population of 256 people will not significantly impact the 2031 population forecasts.</p>	<p>The Regional land budget shows that the increase in population and decrease in employment could be accommodated in the forecast to 2041.</p>
c. conversion will not adversely affect the viability	Shift in housing form offers a diversity of housing	Lands are separated from the larger contiguous

of the employment area, and achievement of intensification targets, density targets and other policies of the Growth Plan.	options. Given the small size of the parcel and proximity to existing residential development, the proposal can be considered as infill.	employment area by Markland Street. Conversion can be supported through Regional land budget.
d. there is existing and planned infrastructure to accommodate the proposed use	No additional infrastructure is necessary to service the proposed development.	No additional infrastructure is necessary to service the development – which could be confirmed through development applications.
e. the lands are not required over the long-term for the employment purposes for which they are designated	No data is available post -2031	Regional Land budget 2041 shows that the conversion to non-employment uses can be accommodated.
f. Cross jurisdictional issues have been considered	Not applicable	Not applicable
Additional Regional considerations	Lands are not within a Regionally strategic employment area.	
Recommendation	Conversion can be accommodated in the 2041 land budget.	

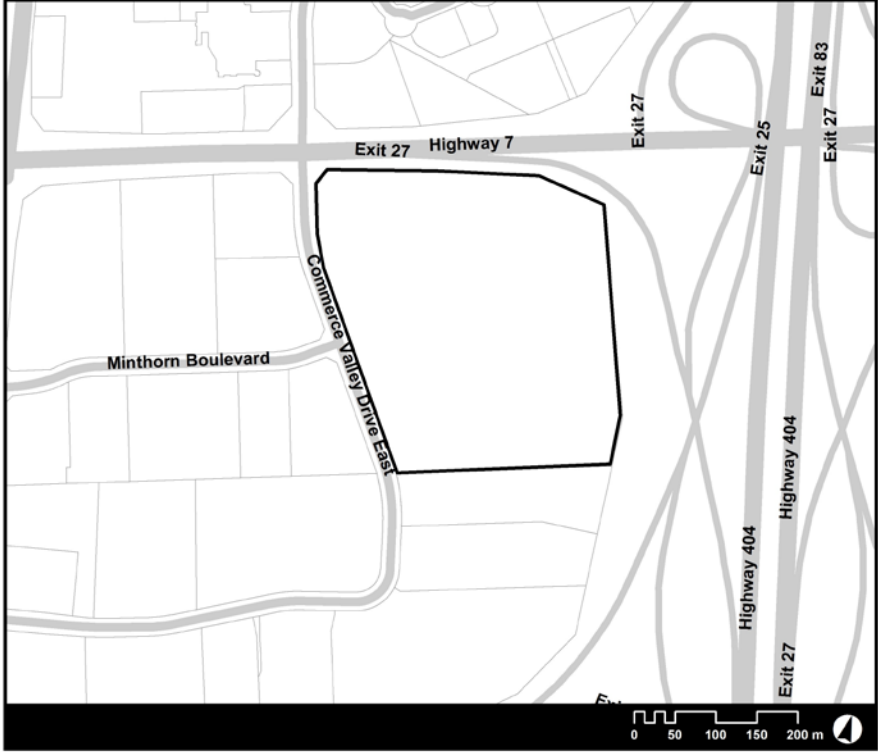
3. King Square Limited, Phase 2 (Cachet):

Proposal	Redesignation to a mixed use designation to permit a long-term stay hotel and 650 apartment units with grade-related retail.
Location & Site Area	<p>Woodbine North – northwest corner of Woodbine Avenue and Markland Street</p> <p>Total area – 3 ha. Total area proposed for conversion – 3 ha</p> 

Area Context	<p>North – stormwater management pond and low density residential</p> <p>East – Phase 1 of King Square commercial development, currently under construction</p> <p>South & West – employment uses across Markland Street</p>	
ROP Designation	Urban Area	
Markham OP designation	<p>1987 OP – Industrial (Business Corridor Area)</p> <p>2013 OP - Commercial</p>	
Growth Plan Criteria	Applicant’s Justification	Regional Response
a. need for conversion	<p>Additional residential uses on the site are consistent with direction for intensification in the PPS, the Growth Plan, the ROP and Markham’s OP.</p> <p>Proposed residential use will provide housing options for short and long-term residents.</p>	<p>Lands are not identified as ‘Regionally Significant Employment Lands’.</p> <p>Lands are not adjacent to a 400-series highway or part of a larger contiguous employment area.</p> <p>Lands are adjacent to an existing residential area located to the north.</p> <p>Conversion can be supported through the 2041 Regional land budget.</p>
b. can employment forecasts be met	Employment forecasts will be accommodated on site as the proposed development will generate new jobs, including office and hotel jobs.	The Regional land budget shows that the increase in population and decrease in employment could be accommodated in the forecast to 2041.
c. conversion will not adversely affect the viability of the employment area, and achievement of intensification targets, density targets and other policies of the Growth Plan.	No adverse affect as the development will provide approximately 920 jobs and approximately 1170 to 1300 residents along a transit corridor.	<p>Lands are separated from the larger contiguous employment area by Markland Street.</p> <p>Conversion can be supported through Regional land budget.</p>
d. there is existing and planned	Existing and planning infrastructure to	Infrastructure & servicing capacity to be determined

infrastructure to accommodate the proposed use	accommodate development along Woodbine Avenue and 16 th Avenue as part of the Regional Priority Network. Proposal includes a new public park.	through development applications
e. the lands are not required over the long-term for the employment purposes for which they are designated	Not applicable	Land budget shows that the conversion to non-employment uses can be accommodated through the 2041 forecasts.
f. Cross jurisdictional issues have been considered	n/a	n/a
Additional Regional considerations	Lands are not within a Regionally strategic employment area. Surrounding context.	
Recommendation	Conversion can be accommodated in the 2041 land budget.	

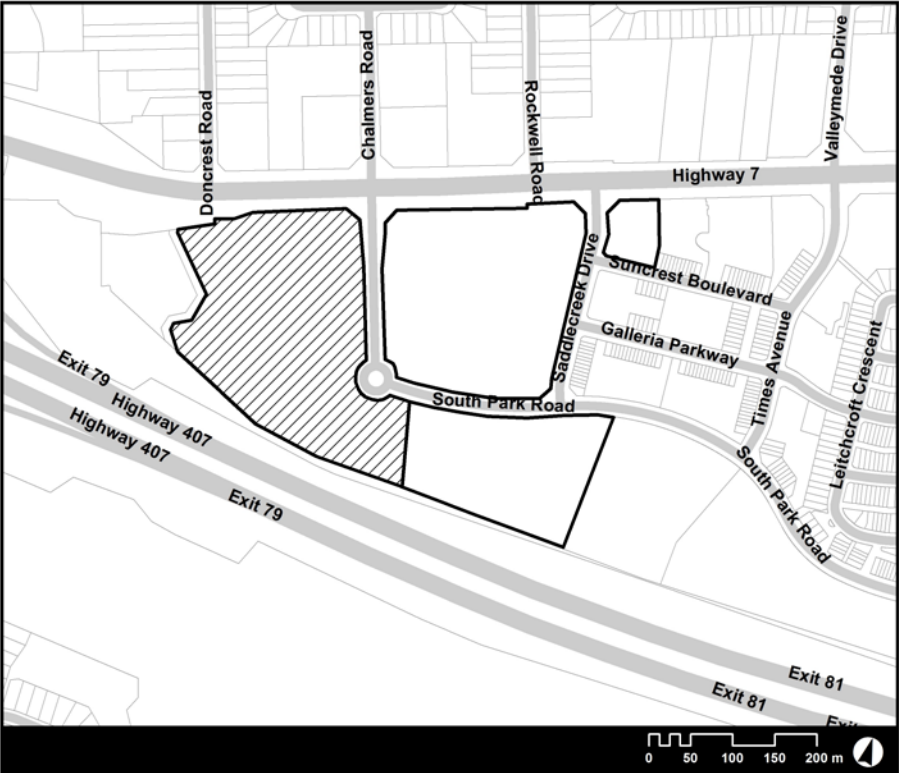
4. Wemat One Ltd. (Leitchcroft)

<p>Proposal</p>	<p>Seeking to permit a hotel, theatre/convention centre and residential uses, in addition to the current office permissions.</p>
<p>Location & site Area</p>	<p>Commerce Valley – south of Highway 7 between Commerce Valley Drive East and Highway 404</p> <p>Total area – 12 ha. Total area proposed for conversion 4 ha. up to 12 ha.</p> 
<p>Area Context</p>	<p>Subject lands are located on the south side of Highway 7, and the west side of Highway 404. The lands are also visible from Highway 407.</p> <p>North & West – commercial development</p>

	East – Highway 404 South – prestige office/industrial building	
ROP Designation	Urban Area Identified within a Regional Corridor	
Markham OP Designation	1987 OP – Industrial – Business Park Area 2013 OP – Industrial – Business Park Area	
Growth Plan Criteria	Applicant’s Justification	Regional Response
a. need for conversion	<p>Proposal intensifies the site beyond current zoning permissions.</p> <p>Proposal introduces high density residential and entertainment uses, which is responding to the demographic of the GTHA that prefers to live close to work, transit and amenities.</p>	<p>The site has close access to Highway 404, which is necessary to service traditional employment uses. The site also has visibility from Highway 407 which adds to its economic development potential.</p> <p>The site is located within the Markham/Richmond Hill Office Node which is recognized in the context of the GTA.</p> <p>Regional land budget cannot support the conversion to non-employment use.</p>
b. can employment forecasts be met	<p>Proposal includes 77700m2 of office, which assumes 3100 new jobs. Additional employment in the theatre and convention centre will be added.</p> <p>No reduction in employment numbers or type is proposed. Rather, the proposal aims to intensify employment uses, while adding additional uses.</p> <p>Proposal will add 1111 additional people, which will not significantly impact Markham’s overall population. Furthermore, the additional population is within an intensification corridor and served by transit.</p>	Regional land budget shows that the conversion to non-employment uses cannot be accommodated with the 2041 forecasts.
c. conversion will not	Consistent with the ROP and the Growth Plan by	Proposal introduces residential uses in an area that

adversely affect the viability of the employment area, and achievement of intensification targets, density targets and other policies of the Growth Plan.	<p>intensifying employment on a higher-order transit corridor, and providing compact mixed-use entertainment uses for business park employees and nearby hotel guests.</p> <p>Demand for new residential uses in the nearby Leitchcroft community.</p> <p>Neighbouring municipalities have seen employment areas thrive where there is mixed use available.</p> <p>Proposal enhances the attractiveness and economic viability of the business park.</p> <p>No adverse impact or compatibility issues.</p>	<p>appears to be dominated by employment uses.</p> <p>The appropriateness of sensitive uses, such as residential, adjacent to a major 400-series highway is questionable.</p> <p>Site has close access to Highway 404 and is visible from highway 407 which is often necessary for traditional employment uses.</p> <p>Regional land budget shows that the conversion to non-employment uses cannot be accommodated to 2041.</p>
d. there is existing and planned infrastructure to accommodate the proposed use	<p>Existing municipal servicing.</p> <p>Planned expansion to transit services on Highway 7.</p>	<p>Access to Highway 404 and visibility from Highway 407 which is beneficial for traditional employment uses.</p> <p>Servicing capacity would be confirmed through development applications.</p>
e. the lands are not required over the long-term for the employment purposes for which they are designated	<p>It is not anticipated that office uses will be built by 2031, therefore the long-term intent remains intact.</p>	<p>Significant economic development potential with access to Highway 404, and visibility from Highway 407.</p> <p>Regional land budget shows that the lands are needed to accommodate the 2041 employment forecasts.</p>
f. Cross jurisdictional issues have been considered	<p>Not applicable</p>	<p>Lands are within the Markham/Richmond Hill office node, which is recognized in the GTA-wide context.</p>
Additional Regional considerations	<p>Site is surrounded by major 400-series highways that are necessary for goods movement that is often required by traditional employment uses.</p>	
Recommendation	<p>Not recommended for conversion</p>	

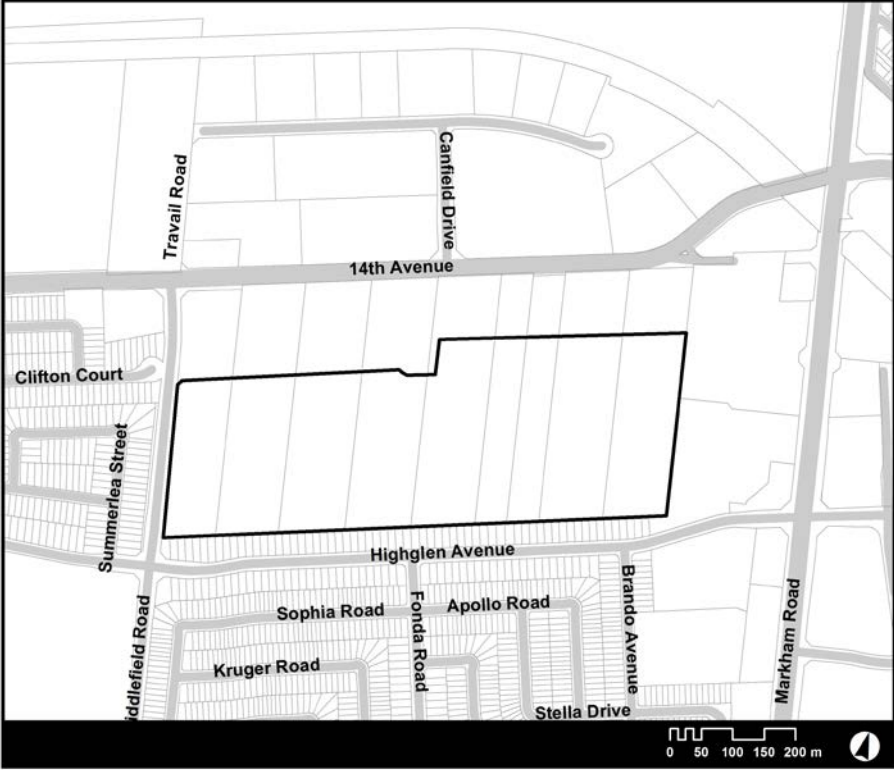
5. Times Group Corporation

<p>Proposal</p>	<p>Redesignation to mixed use to allow retail, office and residential development that consists of: 2762 apartment units, 68 townhouses, 11800 m2 of retail, and 7710 me of office.</p>
<p>Location & Site Area</p>	<p>Leithcroft Community - South of Highway 7, east of Bayview Avenue</p> <p>Total area – 12 ha. Total area proposed for conversion 12 ha.</p> 
<p>Area Context</p>	<p>North & East – residential</p> <p>South & West - Highway 407</p>

ROP Designation	Urban Area	
OP Designation	1987 OP – Industrial (Business Park Area), Business Corridor Area. Business Park Area (subject to removal from the Parkway Belt West Plan) 2013 OP – Business Park Office Priority Employment (subject to removal from the Parkway Belt West Plan)	
Growth Plan Criteria	Applicant's Justification	Regional Response ***n/a – OMB Minutes of Settlement between the applicant and the Region resulting in the Region agreeing to defer to a local decision. The need for conversion to non-employment uses will be determined by Markham.
a. need for conversion		
b. can employment forecasts be met		
c. conversion will not adversely affect the viability of the employment area, and achievement of intensification targets, density targets and other policies of the Growth Plan		
d. there is existing and planned infrastructure to accommodate the proposed use		
e. the lands are not required over the long-term for the employment purposes for which they		

are designated		
f. Cross jurisdictional issues have been considered		
Additional Regional considerations	*June 2012 OMB Minutes of Settlement on the ROP hearing between the Region.	
Recommendation	Based on the OMB Minutes of Settlement, the Region will not object to a proposed conversion.	

6. Neamsby Investments Inc.

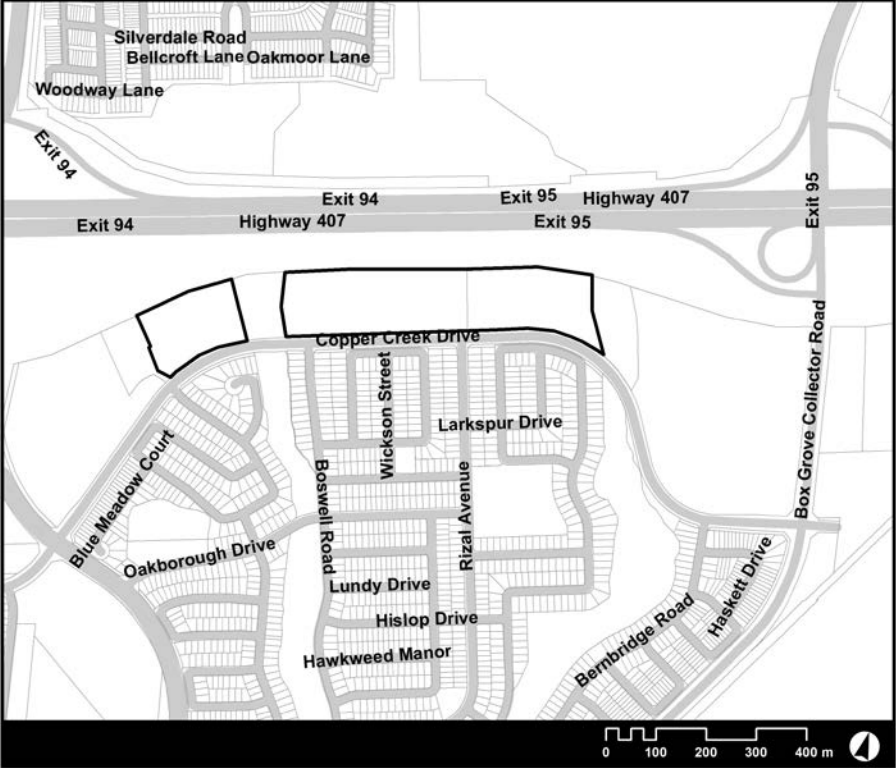
<p>Proposal</p>	<p>To redesignate the southerly 22 ha of General Industrial lands to Residential to permit 654 ground-related units (283 detached and 371 Townhouses). The 9.8 ha of northerly frontage will be maintained as 'Business Corridor' for a Community Centre/Park and Business Corridor uses, such as an office building or light industrial.</p>
<p>Location & Site Area</p>	<p>Armadale Industrial Area – south of 14th Avenue between Middlefield & Markham Road</p> <p>5659 – 5933 14th Avenue</p> <p>Total area – 32 ha. Total area proposed for conversion – 22 ha.</p> 

Area Context	South & West – residential East - commercial North - employment lands across 14 th Avenue	
ROP Designation	'Urban Area'	
Markham OP Designation	1987 OP – Industrial (General Industrial & Business Corridor) 2013 OP – General Employment	
Growth Plan Criteria	Applicant's Justification	Regional Response
a. need for conversion	Changing nature of the area since lands were first designated for employment 35 years ago. Proximity to residential uses and limited access to Highway 407 and Highway 404 limits competitiveness of the land for planned 'ELE jobs'.	Lands are not identified as 'Regionally strategic employment lands'. Lands are not part of a contiguous employment area. Lands are mostly surrounding by residential uses. Regional land budget shows that the conversion to non-employment uses can be accommodated through the 2041 forecasts.
b. can employment forecasts be met	Proposed 10 storey office building will retain the planned employment inventory.	Regional land budget shows that the conversion to non-employment uses can be accommodated through the 2041 forecasts.
c. conversion will not adversely affect the viability of the employment area, and achievement of intensification targets, density targets and other policies of the Growth Plan.	Due to proximity of residential uses and size of the parcel, there is limited opportunities for 'ELE employment'. Residential uses are consistent with the surrounding area.	Lands are not part of a contiguous employment area. Lands are surrounded by mostly residential uses. Regional land budget shows that the lands are not needed to accommodate the 2041 employment forecasts.
d. there is existing and planned infrastructure to	Lands are within an established community that is serviced by transportation, servicing and community	Servicing capacity to be confirmed through development

accommodate the proposed use	infrastructure	applications.
e. the lands are not required over the long-term for the employment purposes for which they are designated	Surrounding context is not suitable for industrial development.	Regional land budget 2041 shows that the conversion to non-employment uses can be accommodated.
f. Cross jurisdictional issues have been considered	Not applicable	Not applicable
Additional Regional considerations	Lands are not identified as 'Regionally Strategic Employment Lands'.	
Recommendation	Conversion can be accommodated in the 2041 land budget.	

*adopted by Markham Council

7. Box Grove Hill Developments Inc.

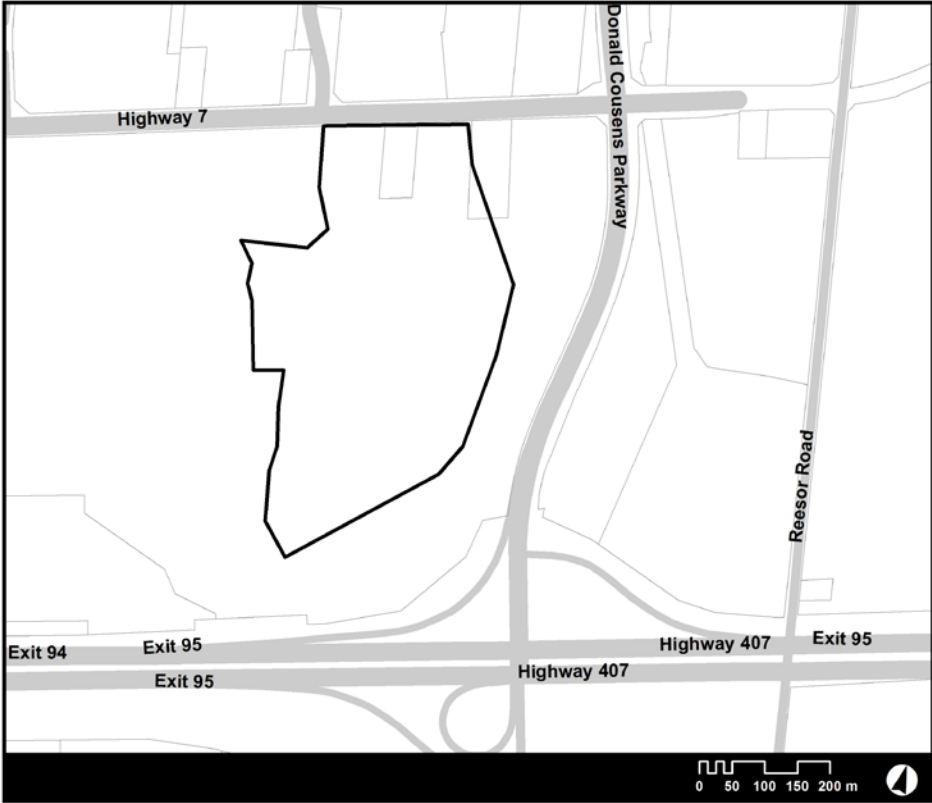
<p>Proposal</p>	<p>Redesignation to allow 127 townhouses - 77 live-work units, a seniors residence and restaurant uses within a convention centre and banquet facility</p>
<p>Location & Site Area</p>	<p>Box Grove Community – south side of Highway 407, north of Copper Creek Drive</p> <p>Total area – 11 ha. Total area proposed for conversion – 8 ha.</p>  <p>The map shows the Box Grove Community layout. Highway 407 runs horizontally across the top. Exit 94 is on the left, and Exit 95 is on the right. Copper Creek Drive runs horizontally below Highway 407. A large rectangular area is outlined in black, representing the site area, located south of Copper Creek Drive and north of the main residential grid. The residential grid includes streets such as Silverdale Road, Bellcroft Lane, Oakmoor Lane, Woodway Lane, Blue Meadow Court, Oakborough Drive, Boswell Road, Wickson Street, Larkspur Drive, Rizal Avenue, Lundy Drive, Hislop Drive, Hawkweed Manor, Bembridge Road, Haskett Drive, and Box Grove Collector Road. A scale bar at the bottom right indicates 0, 100, 200, 300, and 400 meters.</p>
<p>Area Context</p>	<p>North – Highway 407</p> <p>East – open space and retail</p>

	<p>South – low density residential across Copper Creek Drive</p> <p>West – retail and medical office development</p>	
ROP Designation	Urban Area	
Markham OP Designation	<p>1987 OP – Industrial (Business Park Area)</p> <p>2013 OP – Business Park Employment</p>	
Growth Plan Criteria	Applicant’s Justification	Regional Response
a. need for conversion	<p>Residential units will contribute to Markham achieving its residential intensification targets.</p> <p>Contribute to the upcoming shortfall of ground related housing and its impact on municipal development charges.</p>	<p>Lands are visible from Highway 407, which is identified as a major goods movement corridor, thereby adding to their economic development potential.</p> <p>Regional land budget shows that the subject lands are required to accommodate employment forecasts to 2041.</p>
b. can employment forecasts be met	<p>The proposal maintains employment uses by generating 225 of the 530 jobs.</p> <p>Subject lands represent a small portion of the City’s employment land supply. The projected increase in employment from the Buttonville proposal will compensate for the employment loss.</p>	Regional land budget 2041 shows that the lands are needed to accommodate employment forecast.
c. conversion will not adversely affect the viability of the employment area, and achievement of intensification targets, density targets and other policies of the Growth Plan.	<p>Uncertainties of the attractiveness of the subject lands for employment purposes – the scale and location relative to employment lands along the 404 and 404/407 nexus.</p> <p>Lands are isolated from transit routes.</p> <p>Proposal will not effect the viability of employment lands in the Box Grove Area.</p> <p>Proposal is consistent with recent direction for</p>	<p>The lands are visible from Highway 407, which is identified as a goods movement corridor, thereby adding to their economic development potential.</p> <p>The proposed conversion will result in the loss of almost all of the vacant employment land in the Box Grove employment area.</p> <p>Regional land budget 2041 shows that the lands are needed to accommodate employment forecasts.</p>

	complete communities.	
d. there is existing and planned infrastructure to accommodate the proposed use	Adequate transportation, sewer and community facilities to service the proposed population. York Region District School Board may be under pressure to accommodate new students.	Infrastructure exists to service the proposal, however it is subject to approval of the development proposal.
e. the lands are not required over the long-term for the employment purposes for which they are designated	Size and location of the subject lands may impact the planned employment function of the lands. Future OP reviews will provide opportunities to designate new greenfield locations to accommodate long-term employment growth.	There is a limited supply of vacant land with frontage along Highway 407. Site has visibility and good access to Highway 407, which is needed to service traditional employment uses. Regional land budget 2041 shows that the lands are needed to meet employment forecasts.
f. Cross jurisdictional issues have been considered	Not applicable	Not applicable
Additional Regional considerations	Located adjacent to Highway 407 which is identified as a goods movement corridor	
Recommendation	Not recommended for conversion	

*adopted by Markham Council

8. Lindvest (Cornell)

<p>Proposal</p>	<p>Redesignation to low, medium and high density residential to permit approximately 3200 residential units. The remaining 8 ha of lands fronting on Donald Cousens Parkway will be retained as employment.</p>
<p>Location & Site Area</p>	<p>Cornell Centre – south side of Highway 7, north side of Highway 407, west of Donald Cousens Parkway, east side of Bur Oak Avenue</p> <p>Total area – 50 ha</p> <p>Area proposed for conversion – 14 ha</p> 

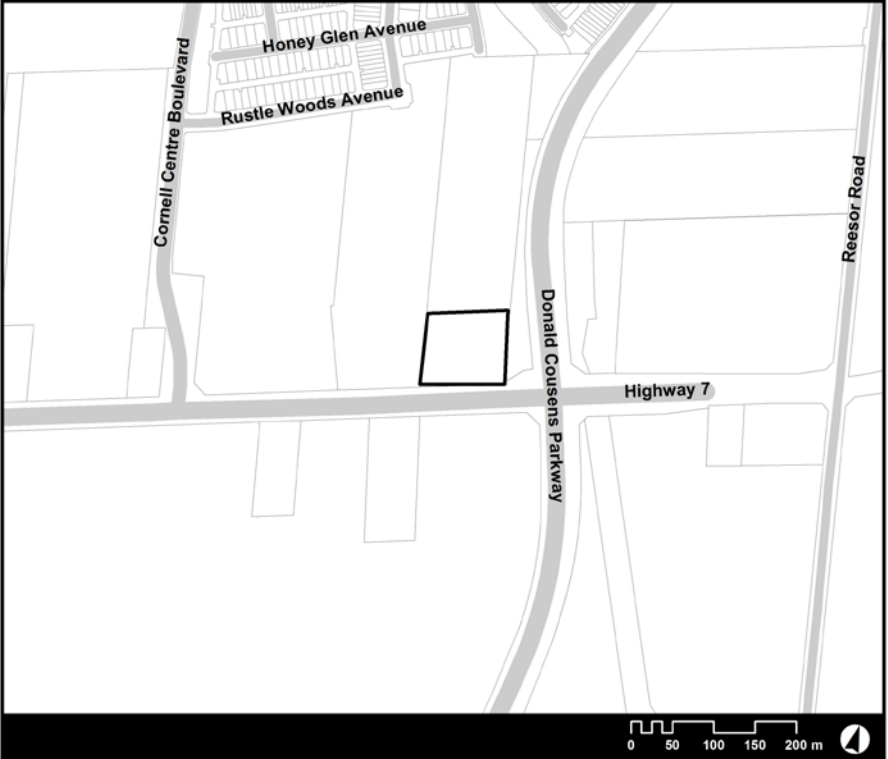
Site & Area Context	<p>Within a Local Centre and Key Development Area</p> <p>Existing residential uses to the west</p> <p>Surrounded by major goods movement infrastructure – Highway 407 and Highway 7, which is also identified as a Regional Corridor in this location</p>	
Regional Official Plan Designation	<p>Within the 'Urban Area'</p> <p>Highway 7 is identified as a Regional Corridor</p> <p>ROP identifies lands around Highway 7 and Donald Cousens as 'Strategic Employment Lands'</p>	
Markham Official Plan designation	<p>1987 OP – Industrial (Business Park Area)</p> <p>2013 OP – Business Park Employment, Business Park Office Priority – Avenue Seven Corridor, Key Development Area</p>	
Growth Plan Criteria	Applicant's Justification	Regional Response
a. need for conversion	<p>Lands are within a Regional Corridor. The redesignation will contribute to the increased residential supply helping to meet intensification targets.</p> <p>Employment in Markham has shifted to Major Office jobs. Major Office dominates Markham's employment growth.</p> <p>Manufacturing and warehousing is not consistent with the vision for Cornell.</p>	<p>Markham staff has advised that it is not realistic for the City to attract more 'Major Office' Employment than what is currently planned for. The applicant has not adequately justified how to attract more Major Office.</p> <p>The Regional land budget shows that the subject lands are needed to accommodate the employment forecasts to 2041.</p> <p>Lands are identified as 'Regionally Strategic Employment lands', which are significant for economic development across the Region.</p>
b. can employment forecasts be met	<p>Employment area west of Donald Cousens will be retained.</p> <p>Proposal includes approximately 5000 MOE jobs – as opposed to the 4000 MOE jobs currently</p>	<p>The Regional land budget shows that the lands are needed to accommodate the employment forecasts to 2041.</p>

	<p>proposed in the Cornell Secondary Plan.</p> <p>Concept plan includes office buildings, rather than traditional business parks, helping it to develop faster.</p>	
<p>c. conversion will not adversely affect the viability of the employment area, and achievement of intensification targets, density targets and other policies of the Growth Plan.</p>	<p>74% more employment opportunities are proposed than the Cornell Secondary Plan. The redesignation will not impact Markham's ability to achieve intensification and density targets.</p>	<p>The Regional land budget 2041 shows that the lands are needed to accommodate employment forecasts.</p> <p>Establishing and maintaining an employment area in the east end of Markham, where the subject lands are located, provides a number of positive opportunities. A significant, and contiguous employment area, in the east end of Markham may serve to support uses related to the future airport in Pickering, provide opportunities for live-work proximity, and may support reverse commuting patterns.</p>
<p>d. there is existing and planned infrastructure to accommodate the proposed use</p>	<p>Highway 7 is identified as a transit corridor, with close proximity to a VIVA Terminal.</p> <p>Highway 407 does not function as a goods movement corridor – but rather is used as a commuter corridor.</p> <p>Planned schools and parks will service the proposed development</p>	<p>Servicing capacity will be confirmed through development applications.</p>
<p>e. the lands are not required over the long-term for the employment purposes for which they are designated</p>	<p>Markham is transitioning to high-density, office based employment</p> <p>Regional strategic employment lands will be accommodated along Donald Cousens and Reesor Rd.</p>	<p>The Regional land budget 2041 shows that the lands are needed to accommodate the employment forecasts.</p>
<p>f. Cross jurisdictional issues have been considered</p>	<p>n/a</p>	<p>Identified as 'Regionally strategic employment' lands' – lands provide economic development opportunities across the Region, not just Markham</p>

Additional Regional considerations	Identified as Regionally strategic employment lands
Recommendation	Not recommended for conversion

*adopted by Markham Council

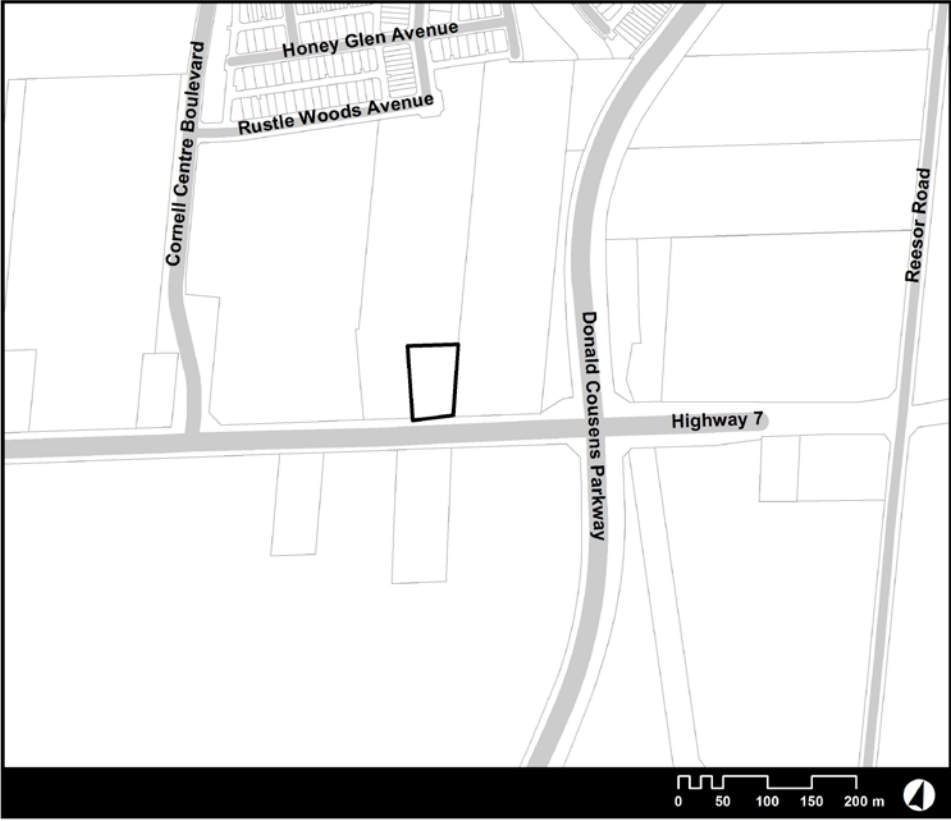
9. Flato (Auriga)

<p>Proposal</p>	<p>Redesignation to permit residential uses and a broader range of employment uses. The development concept consists of 2 single detached units, 91 townhouses, and two 20-storey residential towers on top of 4 storeys of mixed use development.</p>
<p>Location & Site Area</p>	<p>Northwest corner of Donald Cousens Parkway and Highway 7 Site Area – n/a</p>
<p>Area Context</p>	<p>East & West – vacant land North – residential South – Highway 7</p> 

ROP Designation	Urban Area	
Markham OP Designation	1987 OP – Industrial (Business Park Area) 2013 OP – Business Park Employment	
Growth Plan Criteria	Applicant's Justification	Regional Response
a. need for conversion	Not provided	The Regional land budget 2041 shows that the lands are needed to accommodate employment forecasts. Lands are identified as 'Regionally Strategic Employment Lands'.
b. can employment forecasts be met	Not provided	The Regional land budget 2041 shows that the lands are needed to accommodate employment forecast.
c. conversion will not adversely affect the viability of the employment area, and achievement of intensification targets, density targets and other policies of the Growth Plan.	Not provided	The Regional land budget 2041 shows that the lands are needed to accommodate employment forecasts. Establishing and maintaining an employment area in the east end of Markham, where the subject lands are located, provides a number of positive opportunities. A significant, and contiguous employment area, in the east end of Markham may serve to support uses related to the future airport in Pickering, provide opportunities for live-work proximity, and may support reverse commuting patterns.
d. there is existing and planned infrastructure to accommodate the proposed use	Not provided	Infrastructure exists to service the proposal, however it is subject to approval of the development proposal.
e. the lands are not required over the long-term for the employment purposes for which they are designated	Not provided	Lands are identified as Regionally strategic employment lands, which are required over the long-term.

f. Cross jurisdictional issues have been considered	Not provided	Regionally strategic employment lands are recognized for the economic development potential across the Region – not just Markham.
Additional Regional considerations	Identified as 'Regionally strategic employment lands'	
Recommendation	Not recommended for conversion	

10. Cornell Rouge

Proposal	Proposed to be integrated with the Auriga development located to the east
Location & Site Area	North side of Highway 7, east and west of Donald Cousens Parkway
Site & Area Context	<p>East & West – vacant land</p> <p>North – residential</p> <p>South – Highway 7</p>  <p>The map displays a street grid with several roads labeled: Honey Glen Avenue, Rustle Woods Avenue, Cornell Centre Boulevard, Donald Cousens Parkway, Highway 7, and Reesor Road. A black rectangular outline highlights a specific site area located north of Highway 7 and west of Donald Cousens Parkway. A scale bar at the bottom right indicates distances of 0, 50, 100, 150, and 200 meters, accompanied by a north arrow.</p>

ROP Designation	Urban Area -identified within a Regional Corridor	
Markham OP Designation	1987 OP – Industrial (Business Park Area) 2013 OP – Business Park Employment	
Growth Plan Criteria	Applicant's Justification	Regional Response
a. need for conversion	Not provided	Lands are identified as Regionally strategic employment lands which are significant for economic development across the Region. The Regional land budget 2041 shows that the lands are needed to accommodate employment forecasts.
b. can employment forecasts be met	Not provided	The Regional land budget 2041 shows that the lands are needed to accommodate employment forecasts.
c. conversion will not adversely affect the viability of the employment area, and achievement of intensification targets, density targets and other policies of the Growth Plan.	Not provided	Lands are identified as Regionally strategic employment lands which are significant for economic development across the Region. The Regional land budget 2041 shows that the lands are needed to accommodate employment forecasts. Establishing and maintaining an employment area in the east end of Markham, where the subject lands are located, provides a number of positive opportunities. A significant, and contiguous employment area, in the east end of Markham may serve to support uses related to the future airport in Pickering, provide opportunities for live-work proximity, and may support reverse commuting patterns.

d. there is existing and planned infrastructure to accommodate the proposed use	Not provided	Infrastructure exists to service the proposal, however it is subject to approval of the development proposal.
e. the lands are not required over the long-term for the employment purposes for which they are designated	Not provided	Lands are identified as Regionally Strategic Employment Lands which is significant to economic development across the Region. The Regional land budget 2041 shows that the lands are needed to accommodate employment forecasts.
f. Cross jurisdictional issues have been considered	Not provided	Not applicable
Additional Regional considerations	Identified as 'Regionally Strategic Employment Lands'.	
Recommendation	Not recommended for conversion	

Martin, Carrie

From: Yanan Song [<mailto:yanan.song@gmail.com>]
Sent: Thursday, April 02, 2015 3:27 PM
To: Mayor Frank Scarpitti Markham; Deputy Mayor Jack Heath Markham; Regional Councillor Jim Jones Markham; Regional Councillor Joe Li Markham; Regional Councillor Nirmala Armstron Markham; yburke@markham.ca; alan.ho@markham.ca; Hamilton, Don; krea@markham.ca; ccampbell@markham.ca; acollucci@markham.ca; lkanapathi@markham.ca; achiu@markham.ca
Cc: Regional Clerk
Subject: Box Grove Hill Developments Inc.

Dear Members of Council,

I'm writing in regards to the Box Grove Hill Development, section 2 c of the meeting being held on April 9th at 9AM.

As a resident of Box Grove community for over 5 years. I'm fully supportive of this proposal by Box Grove Hill Development for the reasons listed below:

- 1) The current permitted land use includes warehouses.
 - a. The potential for truck traffic next to a residential area is not ideal.
 - b. The way these buildings could look is not compatible with our residential area.
 - c. The blank walls would not promote walking or use of Copper Creek Drive except as a major street for cars and trucks.
- 2) The proposed use for residential and live work units completes the community and provide opportunities for small business. No more vacant land and wondering what is going to happen there.
 - a. The use will make Copper Creek more pedestrian friendly by having multiple active uses with windows and people on the street.
 - b. This, in turn, enhances the value of our homes with the knowledge that we are not living next to warehouses.
- 3) The proposal provides additional parkland centrally in the community of a size and configuration that is needed. Potential for playing fields and playground without having to cross busy roads.
- 4) The proposed seniors building is needed in our community.

Please pass this email to the Chair and other Members of Regional Council.

Sincerely,
Yanan Song & Michael Bao



Communication #2
64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

File: P-2489-2
P-2530

Delivered via E-mail

April 8th 2015

Regional Municipality of York
Administrative Centre
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Attention: Mr. Denis Kelly
Regional Clerk

Re: E.2.4 Report of the Commissioner of Corporate Services and Chief Planner
Proposed Employment Land Conversions, City of Markham
Flato (Auriga) & Cornell Rouge Corporation

Dear Mr. Kelly,

On behalf of our clients, Auriga Developments Inc. & Cornell Rouge Corporation, we would like to submit a request for a deferral on recommendations 2e) and 2f) contained within the E.2.4 Report of the Commissioner of Corporate Services and Chief Planner to be considered by the Committee of the Whole on April 9th 2015.

Auriga Developments Inc. & Cornell Rouge Development Corp. have submitted an application for an Official Plan Amendment for the subject lands, with future applications required for Site Plan Approval and Draft Plan of Condominium. The proposed development consists of a mid-rise building containing office space with retail space on the ground floor, which satisfy employment requirements, and proposes to add residential uses in the form of residential condominium units above.

In order to facilitate the proposed development, an amendment to the provisions of the Cornell Planning District Secondary Plan (OPA 168 to the City of Markham Official Plan) is required to permit residential land uses in addition to existing permitted employment uses. Under the provisions of OPA 168, the subject lands are designated *Business Park Area – Highway 7 Corridor* and are intended to be developed for employment uses. The proposed Official Plan Amendment will allow for residential uses to be located on the subject lands in conjunction with the exiting permitted employment uses and should not be considered a conversion. The proposal does not seek to reduce the amount of floor area for employment uses contemplated by the City’s Official Plan policies, but instead proposes a 25% increase to the minimum requirement as well as introducing residential uses onto the lands. By introducing residential uses onto the subject lands while maintaining the employment uses, it will contribute to the establishment of a complete community in a compact urban form that makes efficient use of land and infrastructure. This will also allow the City and the Region to meet their respective population and employment growth targets.

The following table provides a breakdown between the employment GFA requirements of OPA 168, and the employment GFA proposed through the site specific development application.

	Schedule CC – Development Blocks (OPA 168)	Proposed Employment (excludes residential component)
FSI	1.0	1.25
Gross Floor Area	9,527m ²	11,892 m ²
Projected Jobs	298*	372*

*As outlined in the Region of York’s 2012 Development Charge Background Study, it is projected that the square metre per employee density for retail uses would be 46.45 m² (500 ft²) and 27.9 m² (300 ft²) for office uses.

We understand that the Planning Justification Report prepared by KLM Planning Partners Inc., dated December 2014 and submitted to the City of Markham on December 23, 2014 in support of the site specific development application, was not received by Regional Staff in advance of preparing this Report of the Commissioner of Corporate Services and Chief Planner.

In light of this, we believe it is premature for Council to be making any decisions with respect to these lands, absent of a thoughtful review and discussion regarding the basis of the application. Accordingly we respectfully request a deferral related to items 2e) and 2f) in the Report of the Commissioner of Corporate Services and Chief Planner. This deferral would provide staff with the opportunity to review the supporting Planning Justification Report of the application before passing a recommendation to Council.

I trust the above noted basis for a deferral is satisfactory and will provide time to meet with City of Markham and Region of York Staff and review the application in greater detail. Should you have any questions or require anything further, please do not hesitate to contact the undersigned.

Thank you for your consideration. Please provide notice of the decision to the undersigned.

Yours truly,
KLM PLANNING PARTNERS INC.



FOR
James M. Kennedy MCIP, RPP
President

Cc: Michael Di Biase, Regional Councilor & Chair
Bruce Macgregor, Chief Administrative Officer, Regional Municipality of York
Duncan MacAskill, Manager of Development Planning, Regional Municipality of York
Valerie Shuttleworth, Chief Planner, Regional Municipality of York