



April 4, 2019

Charles O'Hara
Director, Growth Policy, Planning and Analysis Branch
Ontario Growth Secretariat
Ministry of Municipal Affairs and Housing
777 Bay Street, College Park, Suite 2304
Toronto, ON M5G 2E5

Re: Additional Markham staff comments on the Proposed Framework for the Provincially Significant Employment Zones Supporting Proposed Amendment 1 to the Growth Plan

Dear Mr. O'Hara, *Charles*

Thank you for the opportunity to provide comments in Proposed Amendment 1 to the Growth Plan. Markham Council comments were submitted to the Province on February 28, 2019. This letter provides additional staff comments on the proposed Provincially Significant Employment Zones (PSEZ).

Recommendation 9 from the original City comments noted that prior to providing recommendations on PSEZ mapping changes, discussion occur with Provincial staff regarding the criteria used to select the areas for mapping, intent and use of the PSEZ, and refinement to the mapping to reflect local planning considerations.

On March 12, 2019 Markham and Ministry of Municipal Affairs and Housing staff had a teleconference to discuss the issues noted above. It was confirmed by Ministry staff that the initial purpose of the PSEZ is related to Proposed Amendment 1 policy 2.2.5.10 to protect employment areas identified by the PSEZ from being converted to other uses outside of a Municipal Comprehensive Review (MCR). It was communicated to Markham staff the long-term use of the PSEZ after the next MCR (2041) is still to be determined.

The City's comments on Proposed Amendment 1 and the PSEZ noted support for inclusion of employment area mapping in the Growth Plan, only if it afforded a higher level of protection than that already provided for in the York Regional Official Plan. Since this does not appear to be the case and the long-term purpose of the PSEZ has not been established, the amount of employment lands identified as PSEZ is recommended to be kept to a minimum if the Province retains the PSEZ.

It is requested that the following modifications be made to the proposed PSEZ mapping for accuracy purposes: Appendix A illustrates PSEZ lands in Markham that should be modified and a GIS shapefile reflecting the modifications is included with this letter.

- Round out the boundaries of the PSEZ to ensure employment areas remain connected to each other and to be consistent with the employment designations from Markham's Official Plan;
- Include Markham's Greenway System as part of the PSEZ where they maintain a contiguous area between employment areas;



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- Remove lands from PSEZ that are not designated as employment in Markham's Official Plan. An example is land designated Commercial. Commercial lands are intended to have more intensive building forms and office, retail, and service uses, while remaining compatible within Markham's structure as part of the employment areas;
 - Remove Buttonville Airport lands from PSEZ; and
 - Remove municipally owned lands at the north west side of Warden Avenue and Highway 407.

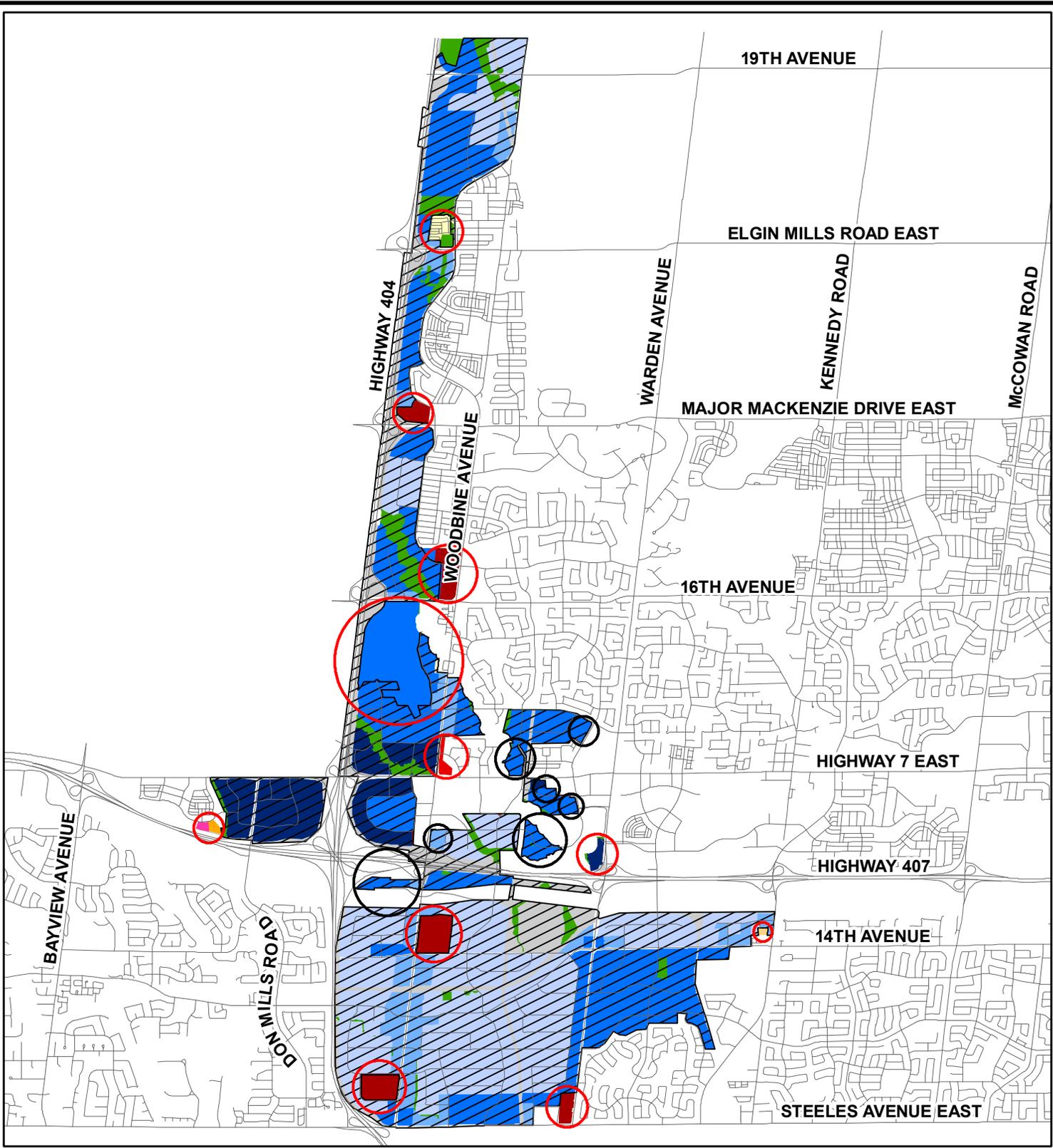
Markham staff appreciated the opportunity to discuss with Municipal Affairs and Housing staff the issues noted for the proposed PSEZ to help inform additional comments. I trust the recommended mapping modifications to the proposed PSEZ will help the Province to refine the mapping of the PSEZ. If you have questions regarding the mapping modifications, please contact Marg Wouters at 905-477-7000 ext.2909, or at mwouters@markham.ca or John Yeh at 905-477-7000 ext.7922, or at jyeh@markham.ca.

Sincerely,

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c.c.

Biju Karumanchery, Director, Planning and Urban Design, City of Markham
Marg Wouters, Senior Manager, Policy and Research, City of Markham
Stewart Chisholm, Senior Associate, Growth Policy, Ontario Growth Secretariat, Ministry of Municipal Affairs and Housing



CITY OF MARKHAM

Proposed Markham Version of Provincially Significant Employment Zones (PSEZ)

Official Plan Map 3 - Land Use

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|--|-----------------------|------------------------------|
| Business Park Office Priority Employment | Commercial | Residential Low Rise |
| Business Park Employment | Mixed Use High Rise | Residential Mid Rise |
| General Employment | Mixed Use Mid Rise | Greenway |
| Service Employment | Residential High Rise | Transportation and Utilities |

- Recommended Additions to PSEZ
- Recommended Deletions from PSEZ

