



## MEMORANDUM

From: Arvin Prasad, Commissioner of Development Services

To: Mayor and Members of Council

Prepared by: John Yeh, Manager of Strategy and Innovation, Development Services

Date: June 25, 2019

Re: Request for changes to Provincially Significant Employment Zones

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### RECOMMENDATION:

1. Whereas the Province has established the Provincially Significant Employment Zones and continues to accept new requests for mapping changes; and,
2. Whereas a representative of Buttonville Airport lands and the lands at 2938 Major Mackenzie Drive delegated at the Development Services Committee on June 24, 2019 requesting the removal of such lands from the PSEZ; and,
3. Whereas the City of Markham has undertaken significant planning and visioning for the Buttonville Airport lands; and,
4. Whereas certain lands within the City of Markham should be added to or removed from the mapping for the Provincially Significant Employment Zones as summarized in Appendix 'A'; and,
5. Therefore, be it resolved that the report entitled "Request for changes to the Provincially Significant Employment Zones", dated June 25, 2019 be received; and,
6. That the report entitled "Request for changes to the Provincially Significant Employment Zones", dated June 25, 2019 be forwarded to the Assistant Deputy Minister of Municipal Affairs and Housing and York Region; and,
7. That the City of Markham requests the Ministry of Municipal Affairs and Housing to add to and remove lands identified from the mapping for the Provincially Significant Employment Zones in Appendix 'A' including the Buttonville Airport lands and the lands at 2938 Major Mackenzie Drive East as depicted in Appendix 'D' and 'E.

### BACKGROUND:

On January 15, 2018 the Province released Proposed Amendment 1 to the Growth Plan 2017 which introduced several key policy changes and released draft mapping for the Provincially Significant Employment Zones (PSEZ) which are employment areas that cannot be converted to other land uses prior to the municipal comprehensive review without a more comprehensive assessment approved by the Province.

The commenting period ended on February 28, 2019 and staff prepared comments on the PSEZ. These comments included requests for boundary refinements and previous Council decisions that were submitted



to the Province in April 2019 after further questions and clarification for Provincial staff on the purpose of the PSEZ (Attached Appendix 'A'). The PSEZ comments were attached to a staff memo entitled "Decision on Proposed Amendment 1 to the Growth Plan 2017 (A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019)" for the May 27, 2019 Development Services Committee and was received by Council.

#### **DISCUSSION:**

On May 2, 2019 the Province released its decision on Proposed Amendment 1 but advised additional requests can be provided for adjustments to the PSEZ from 1) municipalities and 2) the private sector, landowners, stakeholders, or others with an interest. The Province noted requests from municipalities should include council support for the change and that consensus and agreement has been reached between the upper- and lower-tier municipalities that confirm municipal positions and identifying support from both tiers. Requests from the private sector, landowners, stakeholders, or others with an interest require a council-endorsed letter noting agreement between the requestor and the upper and lower-tier municipality.

At the June 24, 2019 Development Services Committee meeting, the Hon. Peter Van Loan of Aird & Berlis deputed to the Committee as a representative of Cadillac Fairview for the Buttonville Airport lands and Loblaw Properties Limited lands at 2938 Major Mackenzie Drive East. These landowners have requested their lands not to be included as PSEZ, and have requested that Council pass a resolution supporting the exclusion of their lands from PSEZ (Attached Appendix 'B' and 'C').

The Committee directed staff at the June 24, 2019 Committee meeting to prepare a recommendation to request the Province to add and remove areas from the mapping for the PSEZ that were reflected in the staff letter to the Province from April 2019 (Appendix 'A') including the Buttonville Airport lands and the lands at 2938 Major Mackenzie Drive East as depicted in Appendix 'D' and Appendix 'E' as noted in Recommendation 7, above.

#### **NEXT STEPS:**

The City may receive further requests from landowners and other stakeholders to add or remove mapping from the PSEZ. The Province has not indicated a deadline for additional requests for changes to the PSEZ but staff will aim to report back in Fall 2019 should requests be submitted to the City of Markham in Summer 2019. City staff will follow up with York Region regarding 1) consensus and agreement between the two municipalities for municipally initiated requests and 2) and agreement between a requestor from the private sector, that is a landowner, or that is a stakeholder and the upper- and lower-tier municipality.

#### **ATTACHMENTS:**

Appendix 'A': Additional Markham Staff comments on the Proposed Framework for the Provincially Significant Employment Zones Supporting Proposed Amendment 1 to the Growth Plan

Appendix 'B': Request for Reconsideration Provincially Significant Employment Zone Growth Plan for The Greater Golden Horseshoe Buttonville - Airport Lands



Appendix 'C': Request for Reconsideration Provincially Significant Employment Zone Growth Plan for The  
Greater Golden Horseshoe 2938 Major Mackenzie Drive

Appendix 'D': Map of Buttonville Airport Lands

Appendix 'E': Map of Loblaw Properties Limited lands at 2938 Major Mackenzie Drive East