



Hon. Peter Van Loan  
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June 20, 2019

DELIVERED

Our File No.: 148851

Chair of the Development Services Committee, City of Markham  
101 Town Centre Boulevard  
Markham, ON L3R 9W3  
C/O City Clerk

Attention: City Clerk

**Re: Request for Deputation Development Services Committee Meeting June 24, 2019  
Request for Reconsideration Provincially Significant Employment Zone  
Growth Plan for The Greater Golden Horseshoe  
Buttonville – Airport Lands**

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We act for Cadillac Fairview, who have an interest in the above captioned property. We are writing to request that we be able to make a deputation to Development Services Committee requesting a resolution from the Town supporting the removal of our client's lands from the Provincially Significant Employment Zone Designation.

Planning Staff have Indicated Support for Removal of Property from PSEZ Designation

On May 27, 2019, Development Services Committee considered a report titled "Decision on Proposed Amendment 1 to the Growth Plan 2017 (A Place to Grow: Growth Plan for The Greater Golden Horseshoe 2019).

In the May 27 report, staff address the question of Provincially Significant Employment Zone Designations that have been made and mapped in the Growth Plan for The Greater Golden Horseshoe. Staff also advised Development Services Committee, in that report, of discussions they have had with Ministry staff regarding possible changes to the Provincially Significant Employment Zone Designations in the City of Markham.

Attached to this letter is a copy of a schedule prepared by Markham planning staff which indicates lands identified for deletion from the Provincially Significant Employment Zones (as well as proposed additions to the Provincially Significant Employment Zone).

That schedule indicates that our client's lands – the Buttonville Airport Site – are recommended to be deleted from a Provincially Significant Employment Zone. This

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recommendation aligns with requests we have made directly to the Ministry of Municipal Affairs and Housing requesting deletion.

#### Province is Seeking Municipal Resolutions Regarding Requests for Reconsideration

The Minister of Municipal Affairs has indicated that a process has commenced to deal with requests like those of our client to be removed from the Provincially Significant Employment Zone Designation. As part of this process, consideration will be given to the position of municipalities – especially as articulated through council resolution.

However, the May 27 report before Development Services Committee was simply received by the Committee and as such there is no council resolution, as yet, addressing Markham's position on our client's request for removal from Provincially Significant Employment Zone. We are asking that Development Services Committee and Council approve a resolution (a copy of which is attached) indicating support for such removal.

#### Airport Operation is Anticipated to End

As you know, in April of 2009, the Greater Toronto Airport Authority ceased funding to the Buttonville Airport, bringing into question its long-term viability. At that time, the owners indicated an intention to run the airport for "as long as it makes economic sense". However, they also indicated an intention to redevelop the airport lands "to a higher use". The City of Markham has endorsed long-term change of land use on this site to a mix of highly urban uses.

#### The City of Markham has Approved in Principle the Redevelopment of the Buttonville Airport Lands

The City of Markham has conducted a Planning Study in response to the proposal from Cadillac-Fairview for the redevelopment of the Buttonville Airport lands for a mix of urban uses. That study resulted in a report supporting the redevelopment of the site. Planning staff endorsed the redevelopment of the site for urban uses.

The Planning Report dated May 7, 2013, summarizes the Cadillac-Fairview proposal as follows:

"The proposed redevelopment of Buttonville Airport comprises an employment and high density mixed-use district".

In the words of the Planning Report at page 5, "generally the overall master plan organizes the site around a mixed-use office retail and residential core area located at the centre of development and iconic residential point tower (conceptually shown up to 60 storeys) as being proposed in this area".

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Page 6 of the Report includes a projected table of uses and their associated floor areas. In addition to almost four million square feet of residential, significant areas of development would include a convention centre, hotel, retail uses and major institutional and office uses.

This represented a shift from the previous designation of this site for Industrial – Business Park.

Council endorsed this Planning Report on May 13, 2013.

#### Region of York Policy Contemplates Redevelopment of the Site

The Region of York Official Plan has a specific policy, 7.5.92 which reads as follows:

“That the Buttonville Municipal Airport Lands are designated for business park use, in the City of Markham Official Plan, including permission to operate an airport. When airport operations of the Buttonville airport cease, the significant majority of the subject lands shall be retained for business park use, and the balance for a mix of urban uses. The City of Markham, in consultation with the Region, will determine the details of the future use of those lands through an implementing secondary plan process”.

“The reuse of the airport site is intended to generate a range of quality employment opportunities and expand upon the number of jobs planned for this site”.

This policy reflects a highly urban wide-range mix of uses for this site in the future including a hotel, retail, conference centre, major institutional and other job creating uses as well as residential uses.

#### Provincially Significant Employment Zone Designation is Contrary to Both Markham and York Region Policies

The long-term vision as endorsed by Markham Council and York Region is not consistent with the Provincially Significant Employment Zone Designation. The intention of such designation is to protect core employment uses such as manufacturing uses and transportation and distribution related uses.

**In conclusion we ask that the City of Markham endorse the attached resolution so that it may be provided to the Province as soon as possible.**

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It is anticipated that the bulk of decision making related to Provincially Significant Employment Zone Designations will take place over the summer. As such, a delay until consideration in the fall at the next round of Committee and Council meetings will be significantly prejudicial to our client's interest. As such we would ask that you move forward with resolution at this time.

Thank you very much for your attention to this matter.

Yours truly,

AIRD & BERLIS LLP



Hon. Peter Van Loan

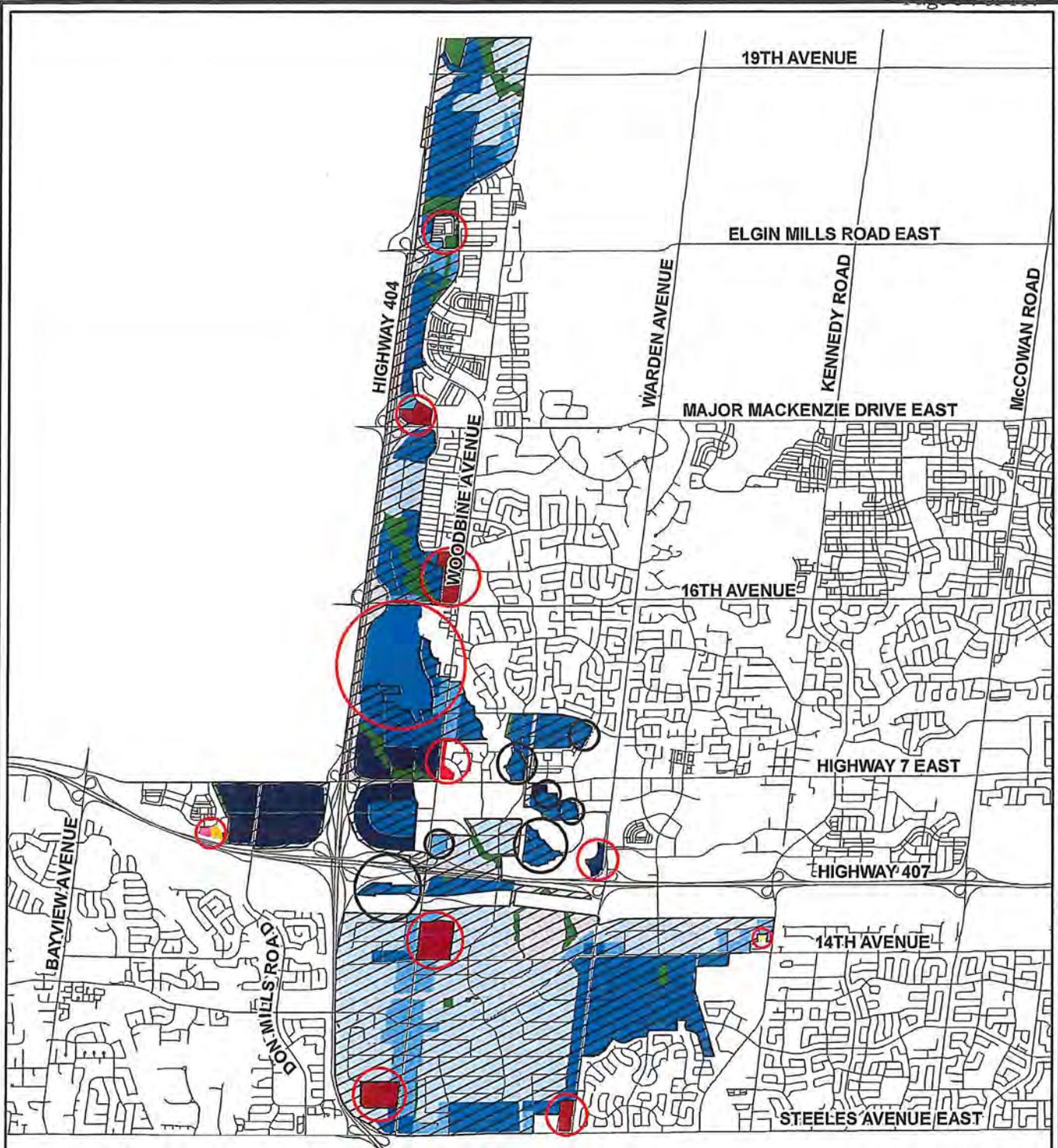
PVL

Attachs.

c. Margaret Wouters  
John Yeh

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AIRD BERLIS



**CITY OF MARKHAM**

Proposed Markham Version of Provincially Significant Employment Zones (PSEZ)

**Official Plan Map 3 - Land Use**

- |  |                       |                              |
|--|-----------------------|------------------------------|
| 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

Council Resolution

Be it resolved that: the City of Markham indicate to the Ministry of Municipal Affairs and Housing, its support for the requests of Cadillac Fairview, and Loblaw Properties Ltd., that their properties located at Buttonville Airport lands, and at 2938 Major Mackenzie Drive East in the City of Markham, respectively, be removed from the mapping for the Provincially Significant Employment Zone Designation.