

Development Services Sub-Committee

Employment Land Conversions

Minutes

October 18, 2019, 2:30 PM - 5:00 PM
Council Chamber

Committee Members	Regional Councillor Jim Jones Councillor Keith Irish Councillor Khalid Usman	Regional Councillor Jack Heath Councillor Andrew Keyes Councillor Isa Lee
Regrets	Councillor Alan Ho	
Council Members	Councillor Reid McAlpine	Councillor Amanda Collucci
Staff/Guests	<u>Staff</u> Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner, Development Services Biju Karumanchery, Director, Planning & Urban Design Stephen Chait, Director, Economic Growth, Culture & Entrepreneurship Marg Wouters, Senior Manager, Policy & Research Loy Cheah, Senior Manager, Transportation Scott Chapman, Election and Committee Coordinator	<u>Guests</u> Lilly Wu, SmartCentres Sandra Wiles Don Given, Malone Given Parsons Sam Balsamo, Condor Properties Kate Cooper, Bousfields Inc. Dagmar Teubner, The Wemat Group Patrick Kerney, Belfield Investments

1. CALL TO ORDER

As directed by Council on September 24, 2019, the ten requests for conversion of employment lands submitted relative to the York Region 2041 Municipal Comprehensive

Review have been referred to a sub-committee of Development Services Committee for a recommendation to Development Services Committee.

The Development Services Sub-Committee meeting convened at the hour of 2:34 PM in the Council Chamber.

2. ELECTION OF THE CHAIR

Moved by Regional Councillor Jack Heath

Seconded by Councillor Andrew Keyes

1. That Regional Councillor Jim Jones be appointed as Chair for the Development Services Sub-Committee regarding consideration of the ten requests for conversion of employment lands within the City of Markham submitted relative to the York Region 2041 Municipal Comprehensive Review.

Carried

3. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

4. OVERVIEW OF YORK REGION'S DRAFT EMPLOYMENT FRAMEWORK – 2041 REGIONAL MUNICIPAL COMPREHENSIVE REVIEW

Arvin Prasad, Commissioner, Development Services, addressed the Committee and provided members with an overview of the York Region Draft Employment Framework currently being developed as part of the Region's 2041 Municipal Comprehensive Review (MCR) process and provided members with the context of considering the ten conversion requests for employment land conversion as part of the York Region 2041 Municipal Comprehensive Review, advising members of the importance of protecting the City's existing employment lands in achieving critical economic development objectives and in building complete communities within Markham.

Marg Wouters, Senior Manager, Policy & Research, addressed the Committee and provided members with an overview of the policy context regarding the protection of employment lands and the importance of ensuring a supply of suitable available employment lands as part of the City's overall employment strategy. Ms. Wouters indicated that five of the ten requests for conversion will be considered at this Sub-Committee meeting, with the remaining five to be considered at the next Sub-Committee meeting scheduled for October 30, 2019. Ms. Wouters also provided members with a status update on the conversion applications submitted in 2013 as part of Markham's 2014 Official Plan.

5. APPLICATIONS

The Committee discussed the process for considering all ten conversion requests and agreed to postpone a recommendation on any one request until all ten have been considered.

5.1 MARKHAM WOODMILLS DEVELOPMENT INC.

Staff provided a brief introduction of the request for conversion of the subject lands located at the northwest corner of the intersection of Highway 404 and Elgin Mills Road. The staff recommendation to deny the request and the rationale underlying the recommendation were identified.

Lilly Wu, SmartCentres, representative for Markham Woodmills Developments Inc., delivered a presentation on the request for conversion, outlining the existing site context, proposed development concept plan, and responses to the staff recommendation. Ms. Wu requested that the Committee support the request for conversion, noting the surrounding residential development context and existing access constraints on the subject property as limiting its potential for major employment uses.

There was discussion regarding the existing access constraints on the subject property and the employment uses. It was noted that any access to the subject property from Elgin Mills Road will require approval and financial support from York Region and the Ministry of Transportation due to the proximity of the subject property to the Highway 404 on-ramp. The Committee consented to postpone consideration of the request for conversion until more information is available on the feasibility of improving access to the subject property.

Moved by Councillor Keith Irish

Seconded by Councillor Khalid Usman

1. That the presentation delivered by Lilly Wu, SmartCentres, on behalf of Markham Woodmills Development Inc. regarding the request for conversion of a portion of the lands located north of Elgin Mills Road immediately east of Highway 404 be received; and
2. That a recommendation on the request for conversion submitted by Markham Woodmills Development Inc. be postponed to a future meeting of the Development Services Sub-Committee following consideration of all ten pending requests within the City of Markham.

Carried

5.2 1628740 ONTARIO INC. AND 1628741 ONTARIO INC.

Staff provided a brief introduction of the request for conversion of the subject lands located at 2718 and 2730 Elgin Mills Road. The staff recommendation to conditionally support the request and the rationale underlying the recommendation were identified.

Sandra Wiles, representative for 1628740 Ontario Inc. and 1628741 Ontario Inc., addressed the Committee and delivered a presentation on the request for conversion, outlining the existing site context and proposed plan of subdivision. Ms. Wiles requested that the Committee support the request for conversion of the subject properties to residential uses, noting existing development and access constraints impacting the viability of employment uses. Ms. Wiles also stated concerns with the potential impacts resulting from the construction of an additional access roadway through the subject properties to the adjacent employment lands to the west and northwest.

There was discussion regarding the existing development and access constraints on the subject properties. Potential options for alleviating these constraints were considered, including relocation of the heritage dwellings and/or construction of an alternative access road from Woodbine Avenue to service the subject properties as well as the adjacent employment lands to the west and northwest.

Moved by Regional Councillor Jack Heath

Seconded by Councillor Andrew Keyes

1. That the presentation delivered by Sandra Wiles on behalf of 1628740 Ontario Inc. and 1628741 Ontario Inc. regarding the request for conversion of the lands located at 2718 and 2730 Elgin Mills Road be received; and
2. That a recommendation on the request for conversion submitted by 1628740 Ontario Inc. and 1628741 Ontario Inc. be postponed to a future meeting of the Development Services Sub-Committee following consideration of all ten pending requests within the City of Markham.

Carried

5.3 CONDOR PROPERTIES LTD.

Staff provided a brief introduction of the request for conversion of the subject lands located at 2920 16th Avenue. The staff recommendation to deny the request and the rationale underlying the recommendation were identified.

Don Given, Malone Given Parsons, representative for Condor Properties, addressed the Committee and delivered a presentation on the request for conversion, outlining the existing site context, proposed development concept plan, and responses to the staff recommendation. Mr. Given requested that the Committee support the request for conversion to permit the development of a consolidated mixed-use block with another property owned by the applicant abutting the east of the subject lands, which is currently zoned for limited commercial uses.

Sam Balsamo, Condor Properties, addressed the Committee and asked that members support the request for conversion, noting the irregular configuration of the lands and lack of a direct access from Markland Avenue as limiting potential for employment uses on the lands as well as appeal to prospective employers.

There was discussion regarding the surrounding land use context relative to the subject property. Staff clarified that achievement of the applicant's proposed development concept plan would require an additional Official Plan amendment to the abutting lands east of the subject property, on which residential uses are currently not permitted. There was also discussion on the importance of the subject property to the viability of the remaining employment parcels located along the west side of Markland Avenue.

Moved by Councillor Isa Lee

Seconded by Councillor Andrew Keyes

1. That the presentation delivered by Don Given, Malone Given Parsons, on behalf of Condor Properties Ltd. regarding the request for conversion of a portion of the lands located at 2920 16th Avenue be received; and
2. That a recommendation on the request for conversion submitted by Condor Properties Ltd. be postponed to a future meeting of the Development Services Sub-Committee following consideration of all ten pending requests within the City of Markham.

Carried

5.4 THE WEMAT GROUP

Staff provided a brief introduction of the request for conversion of the subject lands located at the southwest corner of the intersection of Highway 7 and Highway 404. The staff recommendation to deny the request and the rationale underlying the recommendation were identified.

Kate Cooper, Bousfields Inc., representative for The Wemat Group, addressed the Committee and delivered a presentation on the request for conversion, outlining the existing site context, proposed development concept plan, and responses to the staff recommendation. Ms. Cooper requested that the Committee support the request for conversion to support the creation of a complete community that will enhance the viability of remaining employment uses on the subject lands.

There was discussion regarding the potential impact of the proposed conversion on the viability of remaining employment uses on the subject property. There was also discussion regarding the challenges experienced by the applicant in securing full use of the subject lands under the existing employment designation, and the potential need to explore alternative land use configurations to maximize the viability of employment opportunities. Some members of Committee expressed concerns about the quality of jobs that may be lost through the introduction of sensitive uses. The Committee suggested that staff work with the applicant to explore potential options for a revised development concept plan that better protects employment opportunities in accordance with the City's employment strategy.

Moved by Councillor Isa Lee

Seconded by Councillor Andrew Keyes

1. That the presentation delivered by Kate Cooper, Bousfields Inc., on behalf of The Wemat Group regarding the request for conversion of the lands located at the southwest corner of the intersection of Highway 7 and Highway 404 be received; and
2. That a recommendation on the request for conversion submitted by The Wemat Group be postponed to a future meeting of the Development Services Sub-Committee following consideration of all ten pending requests within the City of Markham.

Carried

5.5 BELFIELD INVESTMENTS

Staff provided a brief introduction of the request for conversion of the subject lands located at the intersection of Highway 407 and Woodbine Avenue. The staff recommendation to deny the request and the underlying rationale for the recommendation were identified.

Patrick Kerney, Belfield Investments, addressed the Committee and delivered a presentation on the request for conversion, outlining the existing site context

relative to the provincial and regional transportation networks in the area. Mr. Kerney requested that the Committee support the request for conversion, noting the proximity of the subject property to the future Highway 407 transitway station at Woodbine Avenue and opportunities for greater land value capture that may be achieved through mixed-use development.

There was discussion regarding the viability of the proposal relative to the future delivery of transit to service the subject property. It was suggested that consideration of the request for conversion be postponed until such a time as a more fulsome study of the Highway 404/Woodbine Avenue corridor has been completed.

Moved by Councillor Isa Lee

Seconded by Councillor Andrew Keyes

1. That the presentation delivered by Patrick Kerney, Belfield Investments Ltd. regarding the request for conversion of the lands located at the intersection of Highway 407 and Woodbine Avenue be received; and
2. That a recommendation on the request for conversion submitted by Belfield Investments Ltd. be postponed to a future meeting of the Development Services Sub-Committee following consideration of all ten pending requests within the City of Markham.

Carried

6. ADJOURNMENT

The Development Services Sub-Committee meeting adjourned at 6:12 PM.