



**Development Services Subcommittee
Official Plan - Employment Conversion
Tuesday, July 30, 2013, 9:00 am
Council Chamber, Markham Civic Centre
MINUTES**

Attendance

Mayor Frank Scarpitti
Deputy Mayor Jack Heath
Councillor Howard Shore
Councillor Colin Campbell
Councillor Alan Ho

Andy Taylor, Chief Administrative Officer
Jim Baird, Commissioner of Development Services
Stephen Chait, Director, Economic Development
Catherine Conrad, City Solicitor
Huyen Hare, Senior Business Development Officer
Rino Mostacci, Director of Planning and Urban Design
Elizabeth Silva-Stewart, Sr. Planner
Sandra Tam, Senior Business Development Officer
Marg Wouters, Senior Manager, Policy and Research
Kitty Bavington, Council/Committee Coordinator

Regrets

Regional Councillor Jim Jones
Councillor Logan Kanapathi

The Development Services Subcommittee convened at 9:15 a.m. with Deputy Mayor Jack Heath as Chair.

1. Disclosure of Interest – None Declared

2. Minutes of July 23, 2013 Meeting

Moved by: Councillor Howard Shore
Seconded by: Councillor Colin Campbell

That the minutes of the Development Services Subcommittee meeting held July 23, 2013, be adopted.

CARRIED

3. Economic Development Perspective

Stephen Chait, Director of Economic Development, gave a presentation regarding Markham's obligation to accommodate job growth to 2031, and economic issues relating to employment conversions.

Sufficient lands to accommodate a total of 240,400 jobs by 2031 are required in the three categories of employment lands - Major Office Employment (MOE); Employment Lands Employment (ELE); and Population Related Employment (PRE). All three categories are forecast to grow and Markham's continued economic prosperity requires that all three categories be accommodated.

Mr. Chait stated that a competitive portfolio of lands/sites is required and should be preserved to meet the economic development objectives. A variety of lands/sites are needed that are attractive to globally competitive businesses, can accommodate business expansions, provide high visibility, are accessible to a talented labour force and key markets, and are suited to accommodating well paying jobs.

One-third of Markham's jobs are in ELE and are forecast to remain at this percentage. Accommodation of employment land jobs is challenging, and the lack of immediate market appeal is not sufficient cause for conversion, as a competitive inventory of land use choices is important, and protecting ELE locations from competing or conflicting land uses is critical to meeting Markham's long-term needs. Defaulting to increased live-work and mixed-use is not a preferred solution.

The Committee discussed balancing the needs of the property owners and the requirement to meet the employment targets. It was noted that the Region has final approval of Markham's Official Plan.

Tax relief and incentives were discussed, as well as the calculation of land area required to achieve the employment targets. Economic cycles will occur but the City must plan according to the Provincial forecasts. A potential influx of foreign investments was also discussed as an impact on employment lands.

The Committee discussed the use of 2006 employment figures as the base, rather than current figures. Staff will seek more recent data from the Region.

4. Staff Review

Marg Wouters, Senior Manager, Policy and Research, reviewed the summary information documents provided:

- Overview of the Employment Conversion Issue for DSC Subcommittee – July 30, 2013
- Employment Conversions/Redesignation Applications, Summary of Subcommittee Deliberations, July 30, 2013.
- Accommodation of Employment Forecasts by Type to 2031 in Markham Draft Official Plan

The Committee requested a column be added next to '*Loss of ELE jobs*' for '*Impacts (+/-) to MOE jobs*'; also, that the columns be numbered and the rows be numbered and that the applications be presented in alphabetical order.

5. In-camera Matters

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Colin Campbell

That, in accordance with Section 239 (2) of the Municipal Act, the Development Services Subcommittee resolve into an in-camera session to discuss the following confidential matters:

- a) [Section 239 (2) (e)] - Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and,
- b) [Section 239 (2) (f)] - Advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED

Moved by: Councillor Colin Campbell
Seconded by: Councillor Alan Ho

That the Development Services Subcommittee rise from in-camera session at 11:30 a.m.

CARRIED

6. Discussions

The Committee continued discussions regarding the overview documents provided by staff. Staff advised that the end three columns entitled '*DSC and Subcommittee Comments*' reflect the discussions and comments of DSC and the Subcommittee members at previous meetings. '*Possible Conditions*' listed conditions mentioned at the subcommittee meetings. These are not recommendations put forward by staff, and are not a complete list of conditions that would be required.

It was noted that additional conversion applications may be coming forward. These would be assessed by the same criteria and impact, once formally submitted.

The Committee agreed to defer further discussions pending the preparation of an updated summary list.

7. Next Steps

Development Services Subcommittee meeting(s) will be scheduled for September, 2013.

Adjournment

The Development Services Subcommittee adjourned at 11:45 a.m.