




Report on Recommendations from Development Services Subcommittee

Re: Applications for Conversion/Redesignation of Employment Lands

Development Services Committee
October 22, 2013



Purpose of Subcommittee Meetings:

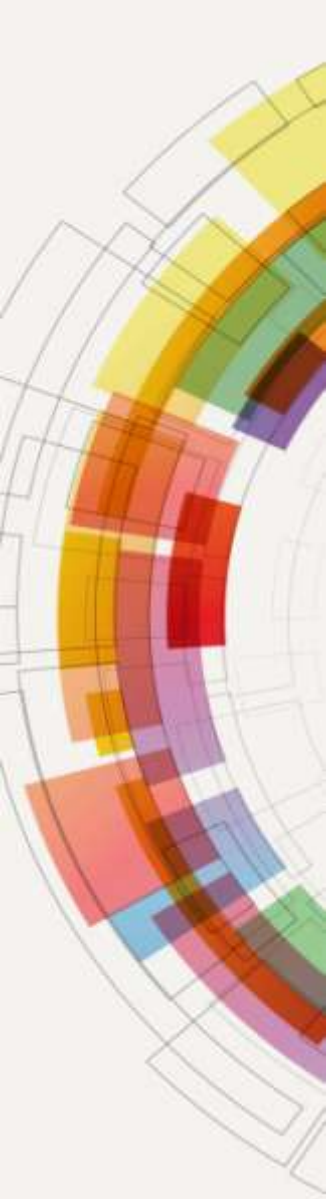
To provide recommendations to DSC on 11 OPA applications to convert/redesignate 120-150 ha of employment lands

- May 21, 2013 staff report to DSC:
Sought Council direction on 12 official plan amendment (OPA) applications for employment conversion*/ redesignation in order to finalize new Official Plan:
 - 10 – conversion from employment to residential uses
 - 2 – redesignation of Future Employment Area lands

**Conversion of employment lands can only be considered during a municipal comprehensive review (Official Plan Review)*
- Staff recommended **denial** of all applications – all lands are needed to achieve Markham's employment forecasts to 2031
- Committee confirmed direction to consider residential/mixed use for application on former Canac site in Thornhill (3 ha)
- Committee referred remaining 11 applications to Subcommittee

7 Subcommittee meetings held between July and October 17, 2013:

- July 9th, 16th, 23rd - Subcommittee heard staff and applicant presentations regarding each of the 11 applications
- July 30th - Subcommittee heard presentation from Director of Economic Development and reviewed Summary Chart for the 11 applications, including summary of Subcommittee discussion on each application
- September 24th, October 1st and October 17th – Subcommittee recommendations made for each application

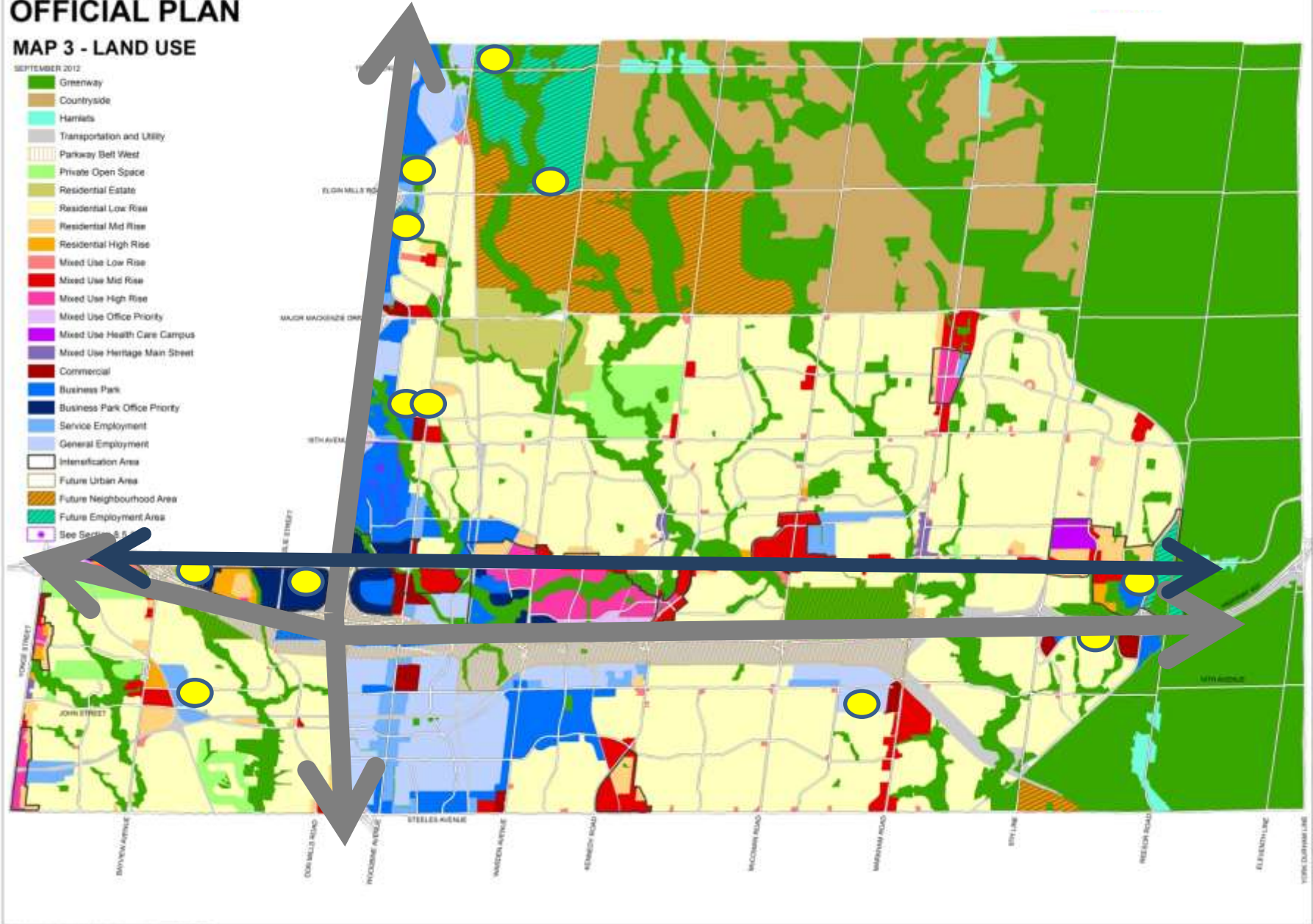


MAP 3 - LAND USE

SEPTEMBER 2012

- Greenway
- Countryside
- Hamlets
- Transportation and Utility
- Parkway Belt West
- Private Open Space
- Residential Estate
- Residential Low Rise
- Residential Mid Rise
- Residential High Rise
- Mixed Use Low Rise
- Mixed Use Mid Rise
- Mixed Use High Rise
- Mixed Use Office Priority
- Mixed Use Health Care Campus
- Mixed Use Heritage Main Street
- Commercial
- Business Park
- Business Park Office Priority
- Service Employment
- General Employment
- Interfaciation Area
- Future Urban Area
- Future Neighbourhood Area
- Future Employment Area
- See Section 6.1

● Applications for Employment Land Conversion/Redesignation



Lindvest Properties (Cornell) Limited (OP 12-132870)

Cornell Centre

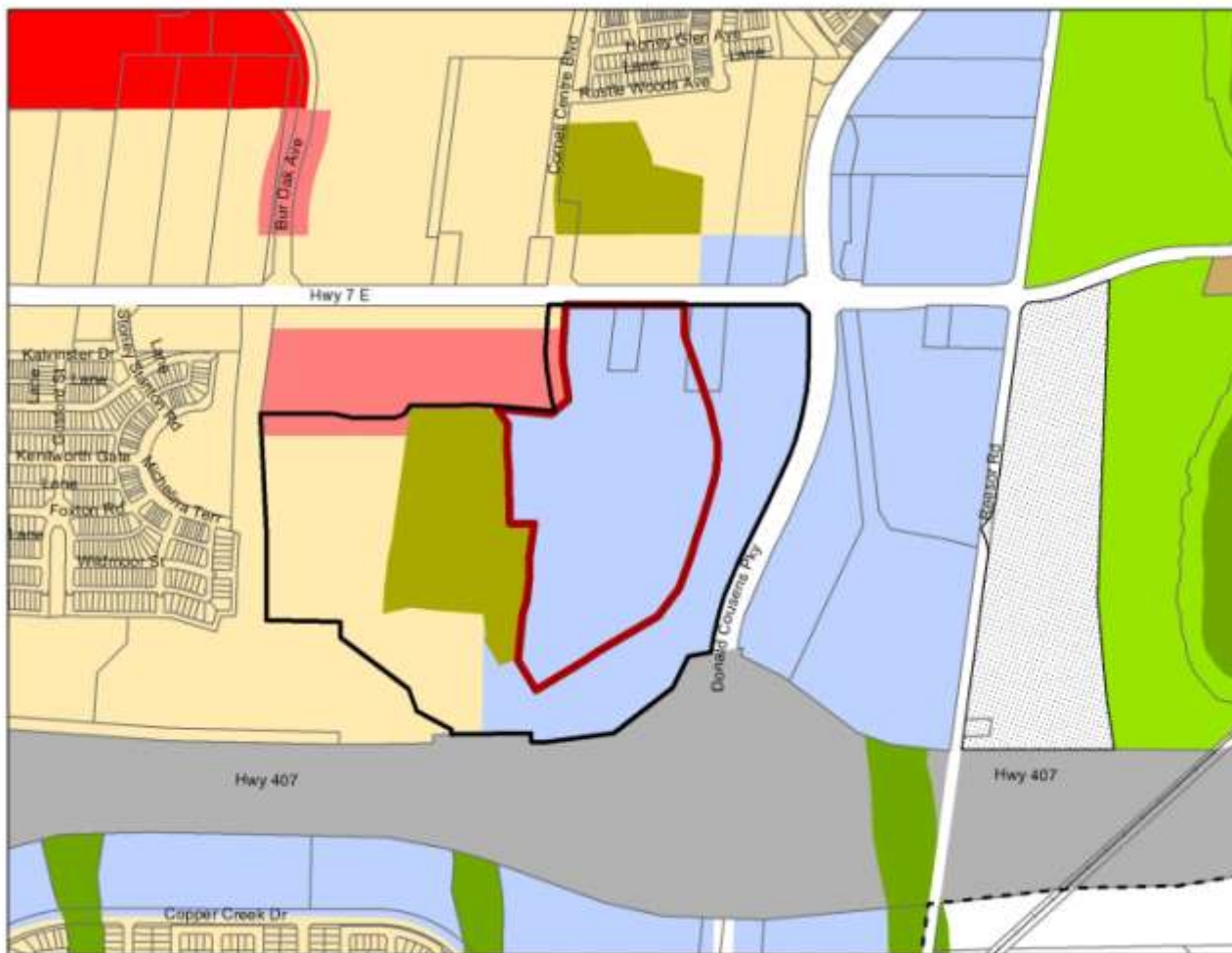
South of Hwy 7, West of Donald Cousens Parkway

Proposal: To redesignate 14 ha of employment lands to low, medium and high density residential (317 grade-related; 2,800 apts)

Total area of application: 31 ha

Employment area proposed for conversion/redesignation: 14 ha

Subcommittee Rec:
"Continue to Process Application"



Legend

- Former Waste Disposal Sites
- Official Plan Amendment Application Area
- Employment Area Proposed for Conversion / Redesignation
- Deferrals
- Study Area
- Agriculture
- Langstaff Urban Growth Area Study Area
- Cornell Study Area
- Future Urban Area
- Special Policy Area
- Urban Residential
- Parkway Belt
- Open Space
- Institutional
- Transit Utility
- Industrial
- Hazard Lands
- Rural Residential
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Neamsby Investments Inc (OP 13-108448)

Armada Industrial Area

5659-5933 14th Avenue

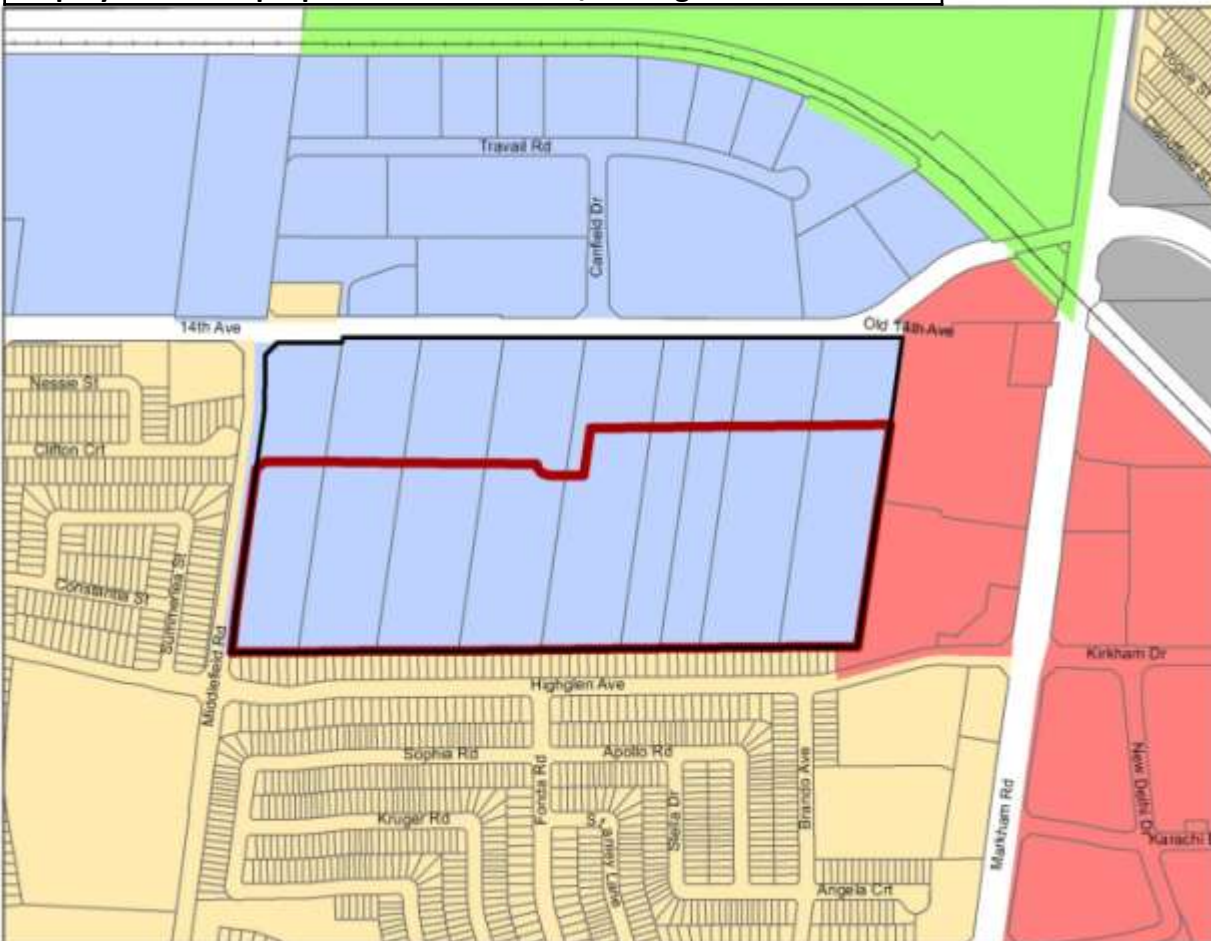
South of 14th Avenue, between Middlefield Road and Markham Road

Proposal: To redesignate 22 ha of General Employment lands to permit 654 ground-related residential units

Total area of application: 32 ha

Employment area proposed for conversion/redesignation: 22 ha

Subcommittee Rec:
"Continue to Process Application"



Legend

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- Study Area
- Agriculture
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Times Group Corporation (OP 13-131100)

Leitchcroft Community

South of Hwy 7, East of Bayview Ave

**Proposal: Mix of residential, retail and office uses : 2,762 apts; 68 townhouses;
11,800m² retail; 7,710 m² office**

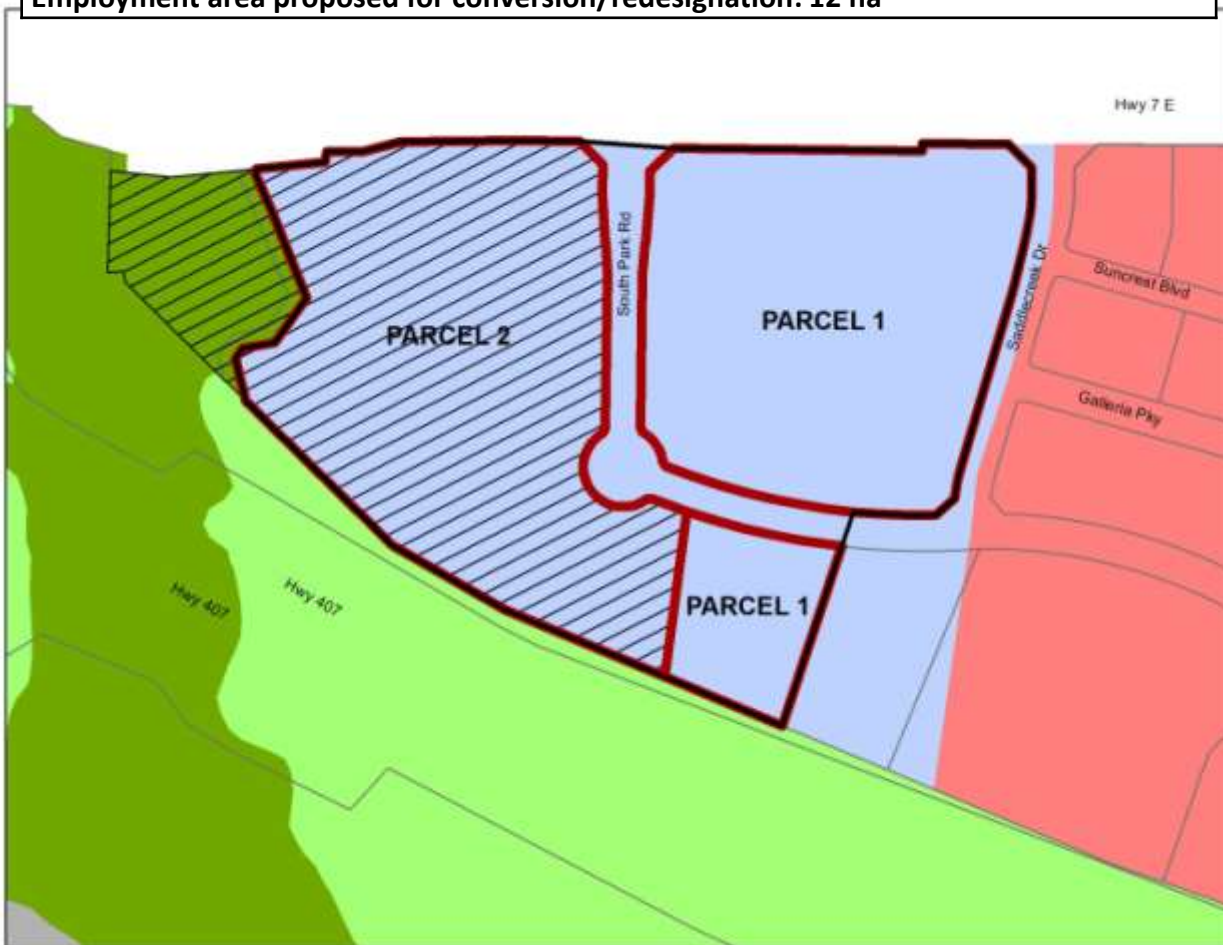
Total area of application: 12 ha

Employment area proposed for conversion/redesignation: 12 ha

Subcommittee Rec:
“Continue to Process Application”

Legend

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-  Official Plan Amendment Application Area
-  Employment Area Proposed for Conversion / Redesignation
-  Deferrals
-  Study Area
-  Agriculture
-  Langstaff Urban Growth Area Study Area
-  Cornell Study Area
-  Future Urban Area
-  Special Policy Area
-  Urban Residential
-  Parkway Belt
-  Open Space
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Box Grove Hill Developments Inc (OP 13-108173)
Box Grove Community South of Hwy 407, north of Copper Creek Drive
Proposal: Site A – banquet /conference hall and restaurants Site B – 193 townhouses (including 74 live/work)
Total area of application: 11 ha
Employment area proposed for conversion/redesignation: 8 ha

Subcommittee Rec:
“Continue to Process Application”



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Cathedral Town Ltd (OP 13-114066)

Cathedral Community

South of Elgin Mills Road, between Hwy 404 and Woodbine By-Pass

Proposal: to permit a mix of uses including employment and residential uses through a Commercial designation

Total area of application: 19 ha

Employment area proposed for conversion/redesignation: min 9 ha (up to 19 ha)

Subcommittee Rec:
"Receive presentation"

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Jolis Investments (Ontario) Limited (OP 13-114950)

Woodbine North

Block 3, Registered Plan 65M-3925

North/east side of Markland Street, west of Woodbine Avenue

Proposal: To permit 8 detached and 112 apartment units

Total area of application: 2 ha

Employment area proposed for conversion/redesignation: 2 ha

Subcommittee Rec:
“Continue to Process Application”



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Wemat One Limited (OP 13-113480)

Commerce Valley

South of Hwy 7, between Commerce Valley Drive East and Hwy 404

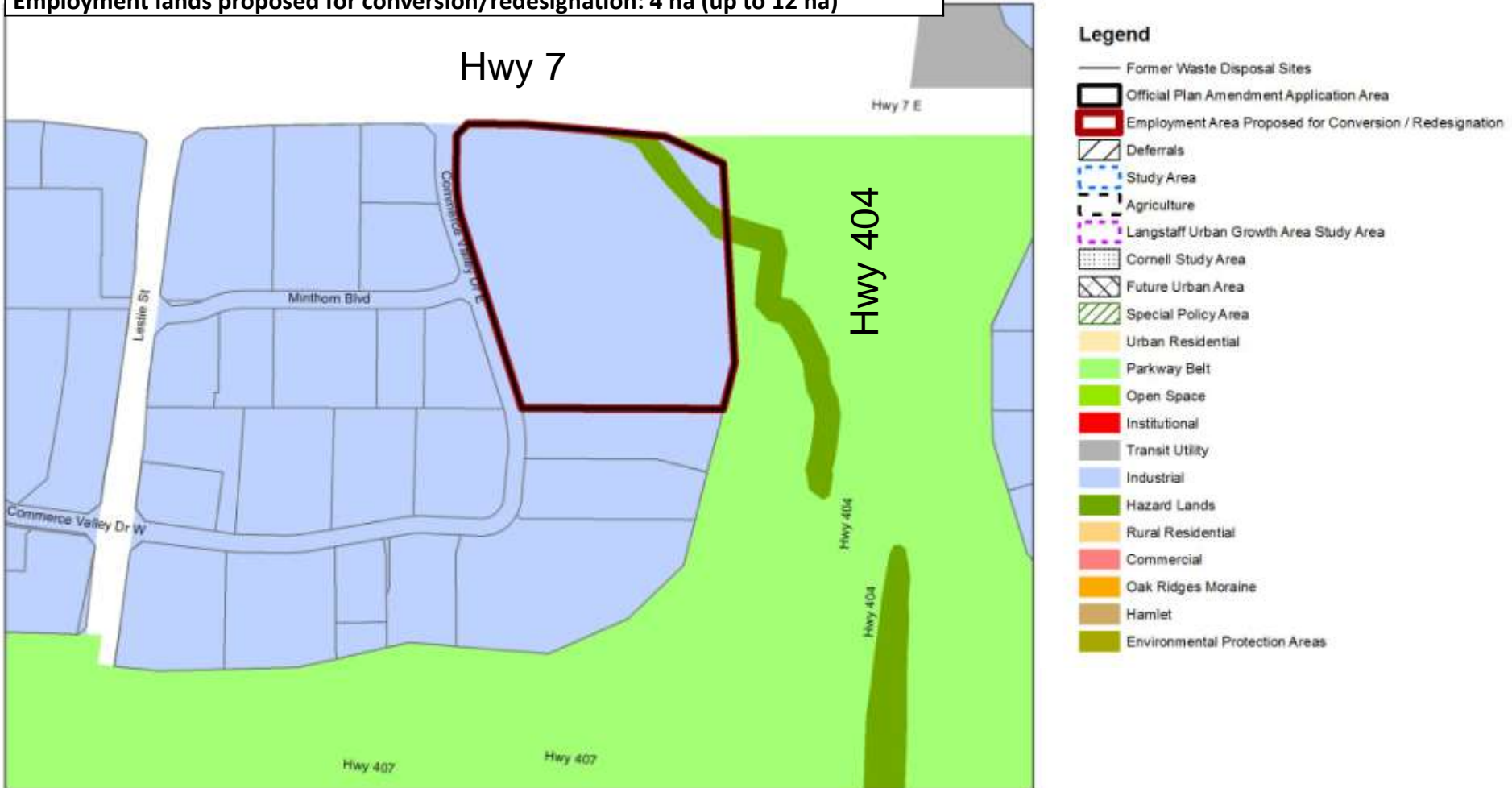
Proposal: To permit hotel/conference, theatre and residential uses (550 apts) in addition to current office permissions

Total area of application: 12 ha

Employment lands proposed for conversion/redesignation: 4 ha (up to 12 ha)

Subcommittee Rec:

“Continue to Process Application for commercial uses; not residential”



Holborn Properties (1659139 Ontario Inc) (OP 13-116551)

Cathedral Community

North of Elgin Mills Road, between Hwy 404 and Woodbine By-Pass

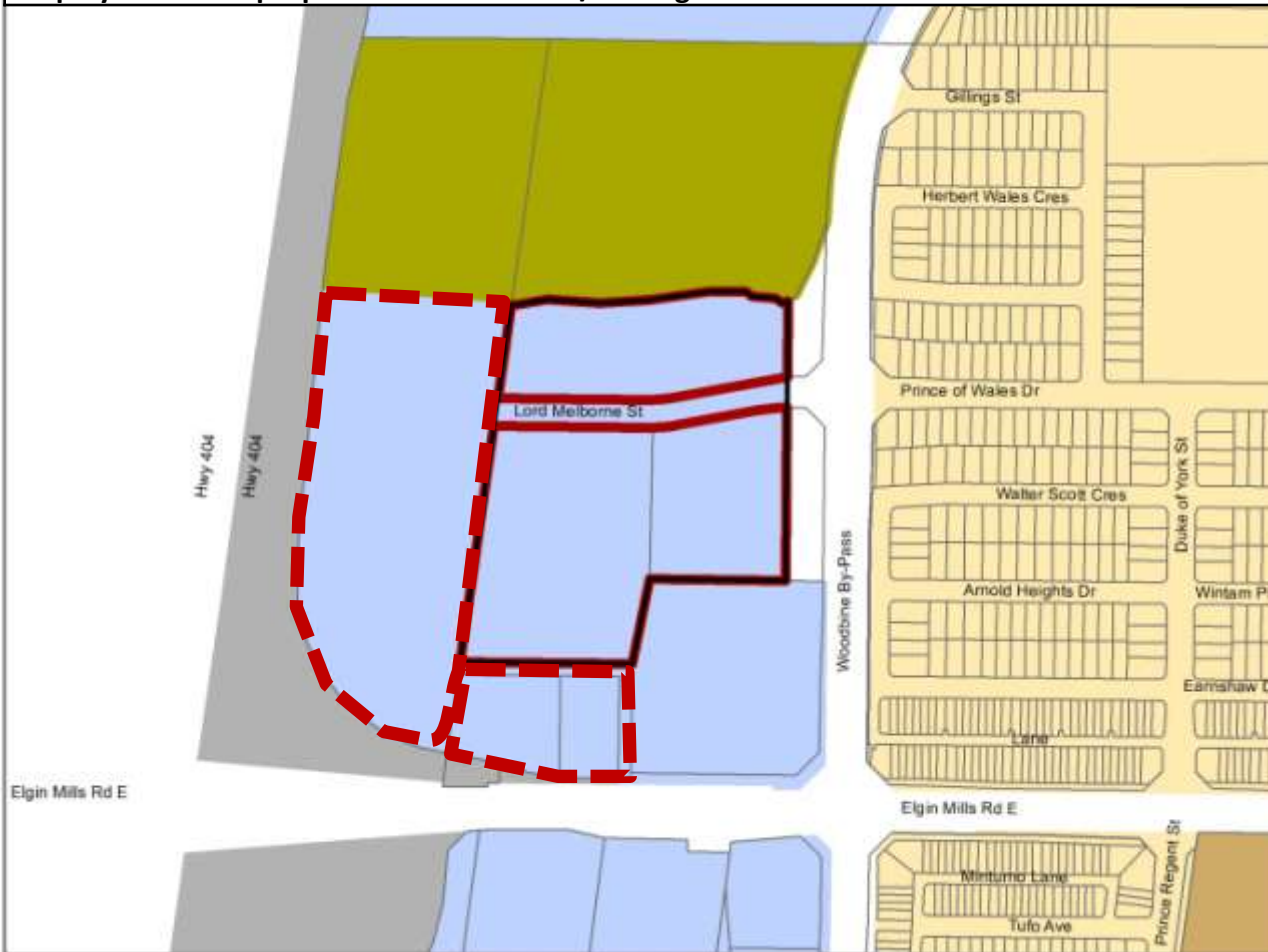
Blocks 299, 300 and 301, Plan 65M-4026

Proposal: 131 detached and townhouse units; 2-storey commercial building (808 m² retail; 456 m² office)

Total area of application: 6 ha

Employment area proposed for conversion/redesignation: 6 ha

Subcommittee Rec:
"Receive presentation"



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King Square Limited, Phase 2 (OP 10-116596)

Woodbine North

Northwest Corner of Woodbine Avenue and Markland Street

Proposal: To permit a mix of uses including a long term stay hotel and 650 apts, with grade-related retail (mixed use designation)

Total area of application: 3 ha

Employment area proposed for conversion/redesignation: 3 ha

Subcommittee Rec:
"Continue to Process Application"

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Romandale Farms Ltd (OP 13-114027)

Future Urban Area

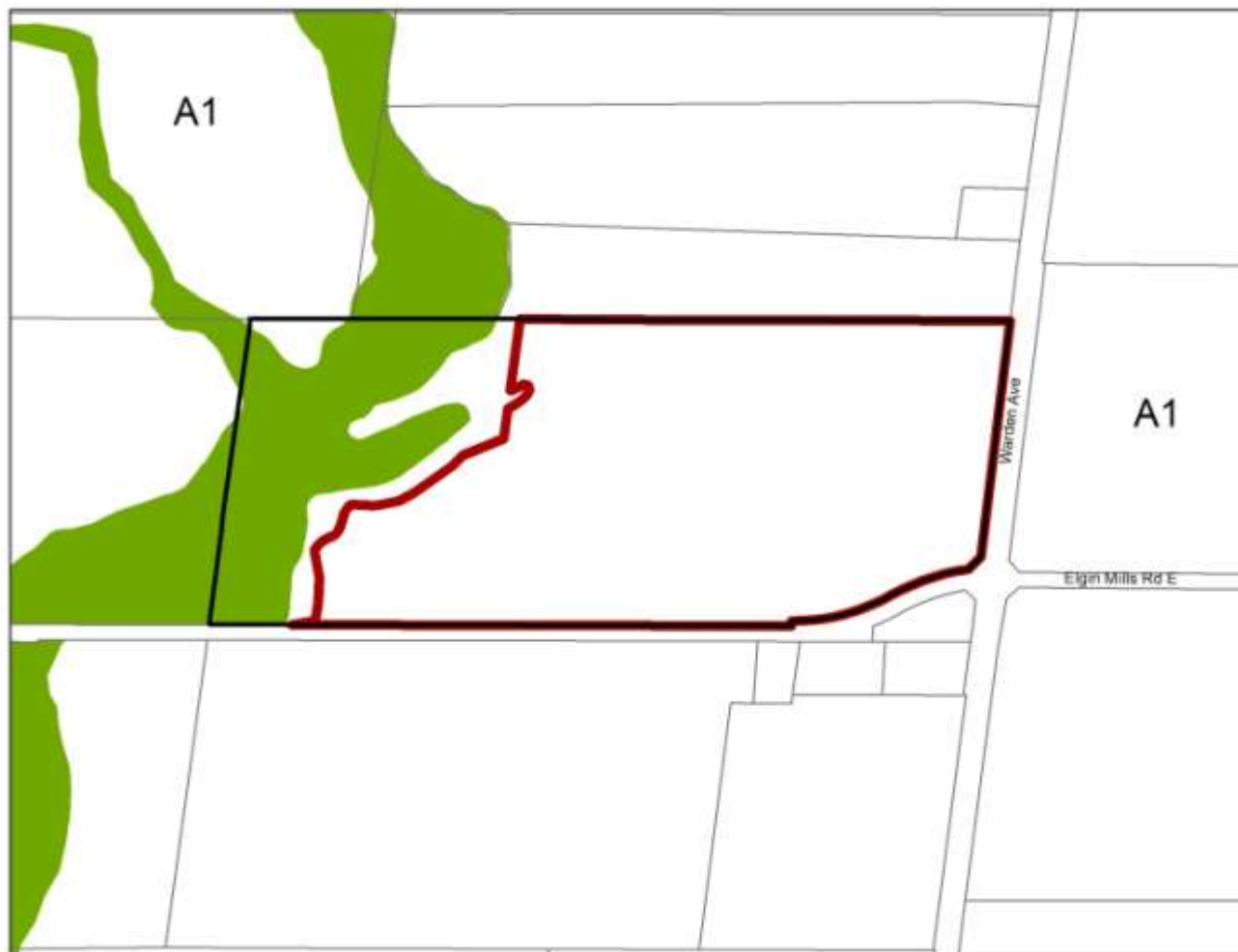
Snider Farm, 3450 Elgin Mills Rd

Proposal: To permit a mix of employment and other uses on the lands; MOE and ELE employment uses will be accommodated on 15 ha; remaining 14 ha proposed for a mix of uses including 200-500 dwelling units

Total area of application: 29 ha

Employment area proposed for redesignation: 14 ha (up to 29 ha)

Subcommittee Rec:
“Refer to Future Urban Area
Secondary Plan process”

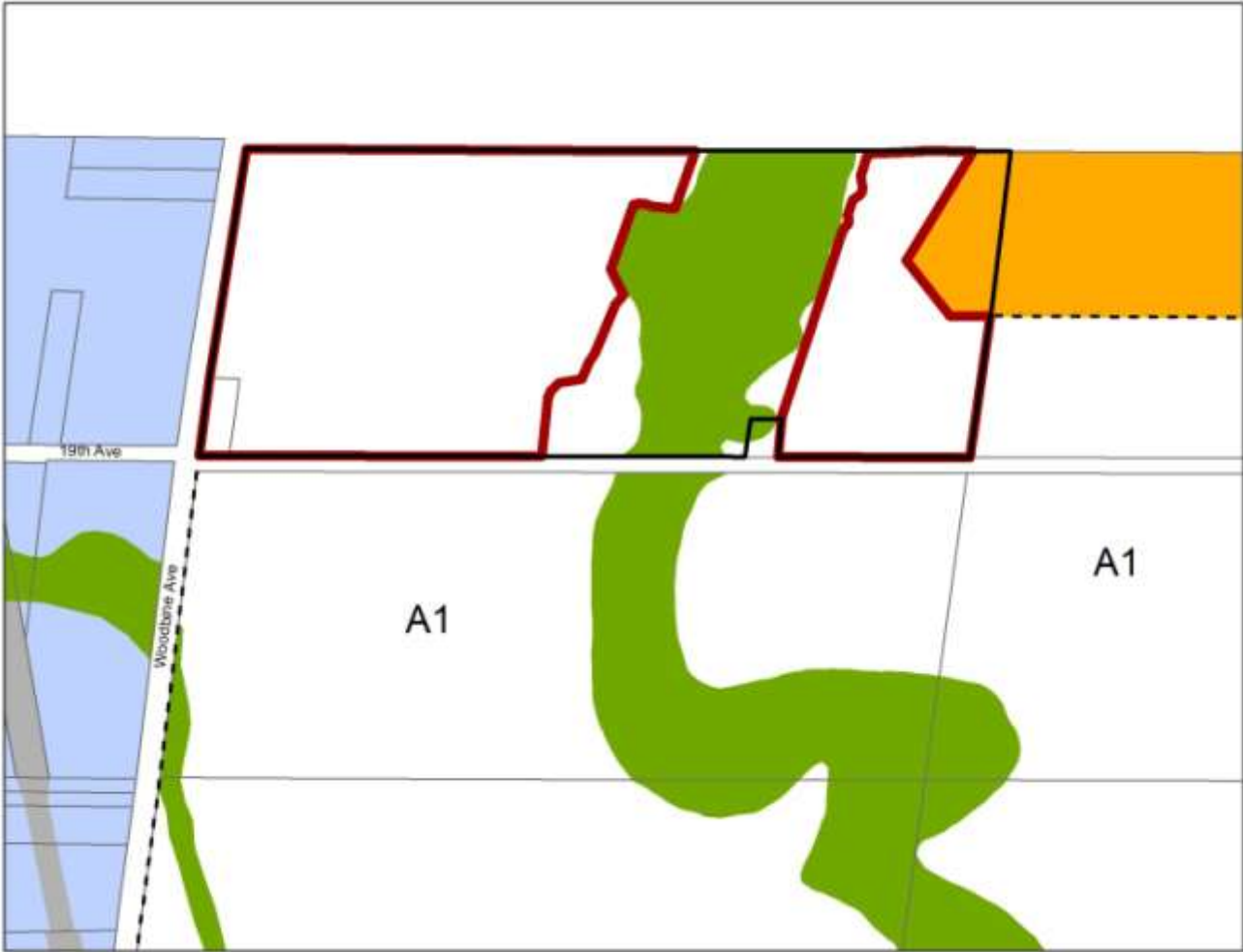


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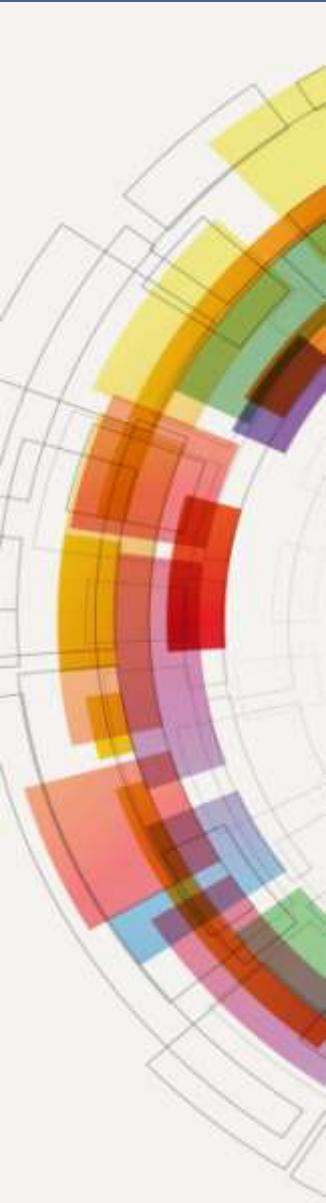
Catholic Cemeteries, Archdiocese of Toronto (OP 13-116842)
Future Urban Area 3010 & 3196 19 th Avenue
Proposal: cemetery Total area of application: 27 ha Employment area proposed for redesignation: 22 ha

Subcommittee:
“Refer to future DSC meeting”



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Implications of Subcommittee Recommendations

	OPA Application		Empl Land Area (ha)	Loss of ELE Jobs	MOE Net Loss/Gain	Additional Res Units
A	Lindvest		14	-1100	3600	3176*
B	Neamsby		22	-1300	1100	654
C	Times Group		12	0	-1100	2830
D	Box Grove Hill		8	-500	0	193
E	Cathedral Town		9-19	-500	600	192
F	Jolis Investments		2	-100	0	120
G	Wemat One		4-12	0	-700	550
H	Holborn Properties		6	-200	-300	131
I	King Square		3	0	-200	650
J	Romandale Farms		14-29	-600	1000	275
K	Catholic Cemeteries		22	-1300	0	0
	Total Recommended to Proceed		61	-3000	3400*	4400
	Total of all Applications		116-149	-5600	4000*	5595 (1500 gr/4100 apt)
	% of Total		41-53%	54%	85%	79%
					<i>*not all considered to be achievable</i>	<i>*no net change in units proposed</i>

Further Subcommittee Recommendation:

That Development Services Committee and Council consider the following criteria in reviewing applications for employment conversion...and include the criteria in any special deferral policy...in the new Official Plan:

- Compatibility with adjacent land uses
- Increase in number of future jobs to be provided on site, or at a minimum, no net reduction in future jobs
- Proximity to transit
- Provision of lands for a VIVA terminal
- Achieving better public amenities (including but not limited to public art, Section 37 bonusing and publicly accessible private amenity spaces)
- Where the location is appropriate, designate a site for an affordable or seniors housing project.

Staff Recommendation for Denial based on Growth Plan tests

- Strong policies in PPS, Growth Plan and Regional Official Plan requiring Markham to plan and provide for a range of employment types, and protect employment land

Growth Plan: 6 tests

Municipalities may permit conversion of employment lands only through a municipal comprehensive review where it has been demonstrated that:

- there is a need for the conversion;
- the employment forecasts allocated to the municipality will be met;
- the lands are not required over the long term for the employment purposes for which they are designated;
- the conversion will not adversely affect the overall viability of the employment areas, and achievement of the intensification target, density target and other policies of the Growth Plan;
- there is existing and planned infrastructure to accommodate the proposed conversion;
- cross-jurisdictional issues have been considered.

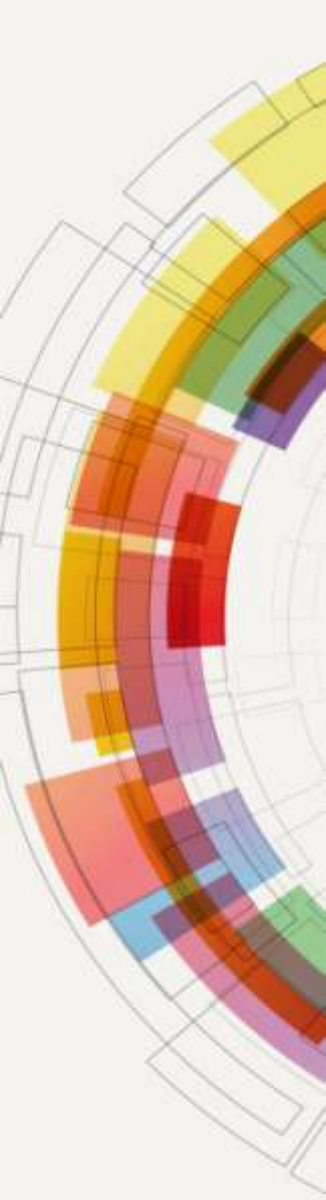
Depiction of Applications in Draft Official Plan

Applications **not being considered** for conversion:

- Lands will remain within an 'Employment Lands' land use category on Map 3 – Land Use

Applications that **continue to be considered** for conversion:

- Lands will remain within an 'Employment Lands' designation with a 'deferral'/site-specific policy indicating that the lands are being considered for other use(s)
- Application will continue through the regular OPA process, including statutory Public Meeting
- New OP will be modified to reflect Council decision, including any conditions, after completion of OPA process

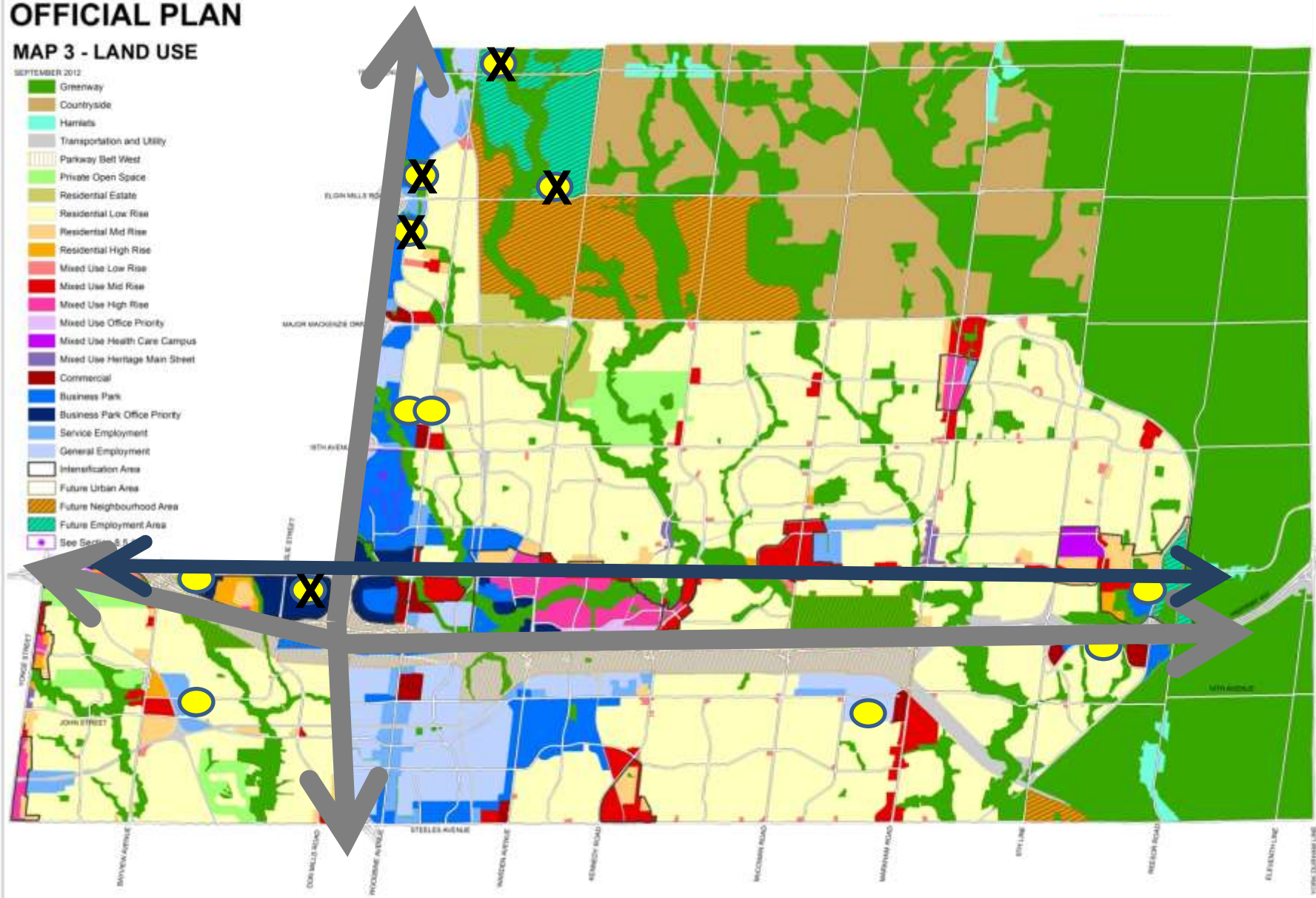


MAP 3 - LAND USE

SEPTEMBER 2012

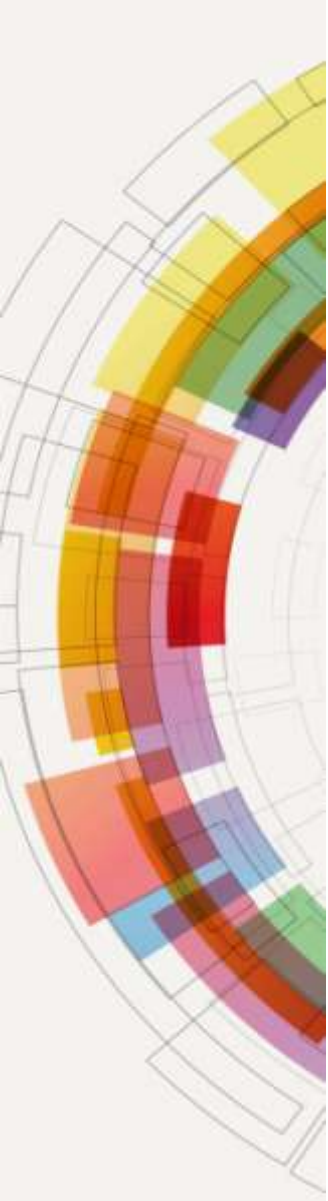
-  Greenway
-  Countryside
-  Harriets
-  Transportation and Utility
-  Parkway Belt West
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-  Mixed Use High Rise
-  Mixed Use Office Priority
-  Mixed Use Health Care Campus
-  Mixed Use Heritage Main Street
-  Commercial
-  Business Park
-  Business Park Office Priority
-  Service Employment
-  General Employment
-  Intensification Area
-  Future Urban Area
-  Future Neighbourhood Area
-  Future Employment Area
-  See Section 5.5

● Applications for Employment Land Conversion/Redesignation



Adoption and Approval of new Official Plan

- DSC recommendations to be reflected in revised Official Plan:
 - November 5th DSC – public release
 - November 19th DSC – consideration and recommendation for adoption
 - November 26th Council - adoption
- Regional approval – Region must be satisfied that OP meets both employment forecasts (by type), and population forecasts
- Region must also be satisfied that conversions will not affect Future Urban Area/ROPA3 boundary (no OMB Decision on Phase 1 yet)



Discussion