

**SANDRA WILES, MCIP, RPP**

**WHITBY, ONTARIO**

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**September 14, 2020**

**Chairman Emmerson and Members of Regional Council  
Regional Clerk**

**Regional Municipality of York  
17250 Yonge Street 4<sup>th</sup> Floor  
Newmarket, Ontario  
L3Y 6Z1**

**RE: SEPTEMBER 17, 2020  
SPECIAL COUNCIL MEETING  
WRITTEN DEPUTATION  
1628740 ONTARIO INC. AND 1628741 ONTARIO INC.  
2718 AND 2730 ELGIN MILLS ROAD, EAST  
REQUEST FOR AN EMPLOYMENT LAND CONVERSION  
REGION OF YORK REQUEST #M3**

Please accept this written deputation at the Regional Council Special Meeting on September 17, 2020. I represent the above landowners who have submitted a request for an employment land conversion for the subject properties.

The subject properties are located on the north side of Elgin Mills Road, East and the ramp to Highway 404 as identified on the attached map.

To the west are lands owned by Markham Woodmills Development Inc. which are designated as Business Park Employment in the City of Markham Official Plan. To the north is Concetta Conte Avenue a partial east-west road allowance providing access to street townhouse units within a residential subdivision by Poetry Living (Abbey Lane) Limited which is designated as Residential Low Rise in the City of Markham Official Plan. To the east is an existing storm water management pond which is designated as Greenway in the City of Markham Official Plan. To the south is Elgin Mills Road and the on ramp to Highway 404.

There are two designated heritage dwellings on the subject properties. Access to these dwellings was originally provided from Elgin Mills Road. During the reconstruction of the ramp to Highway 404 the Region of York removed the access driveways to the subject properties. Instead the Region provided access to the subject properties via a laneway to the east of the subject properties. It extended north of the properties and then westward. This

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laneway was subsequently closed in 2017 by the Region of York and sold to Poetry Living when their residential subdivision to the north of the subject properties was constructed and access to Woodbine Avenue became available. The Region of York sold the lands at the value of residential lands and not employment lands. The owner of the properties subject to the current employment conversion request must acquire the laneway at the residential land value by the end of 2020 from Poetry Living as part of an agreement between the two landowners to provide servicing and access.

If an employment designation remains on the subject properties it will result in the introduction of commercial uses and thus commercial traffic through the low rise residential lands to the north to Woodbine Avenue. Given the surrounding land uses and restricted access the subject properties are no longer viable for employment use.

In the City of Markham Staff report to Development Services Committee dated September 23, 2019 the following recommendation was provided:

"Given the access constraints, staff recommends support of the request to convert the employment areas lands, subject to York Region confirming that no access to the employment area lands immediately to the west of the subject lands (i.e., Markham Woodmills lands) is possible from Elgin Mills Road through the subject lands. As the subject lands are identified as provincially and regionally significant, having very good visibility from Hwy 404, if the Region is agreeable to providing access from Elgin Mills Road, staff would not support conversion of these lands, but would instead recommend that the lands be developed with the Markham Woodmills lands for employment area purposes."

On February 25, 2020 Markham Council adopted the following resolution as it pertains to the subject applications:

"That Council support the request submitted by 1628740 Ontario Inc. and 1628741 Ontario Inc. for conversion of the employment lands at 2718 and 2730 Elgin Mills Road, subject to confirmation by York Region that no access to the employment lands along Highway 404 immediately to the west of the subject lands is possible from Elgin Mills Road through the subject lands, and, that staff be directed to work with the landowner to identify a broader range of potential non-residential uses for the subject lands.

In this regard York Region has advised that no access from Elgin Mills Road will be provided. Further the owners have met with City of Markham staff to discuss alternative non-residential uses on the subject properties. It was concluded that there are no additional non-residential uses which would be viable on the subject properties, or which would comply

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with the City's policies, or which would not have a negative impact on traffic through the low rise residential area to the north.

The conversion of the subject properties from employment to residential is the best option for the development of the subject properties. Development of residential dwellings on the south side of Concetta Conte Road would complete the residential pattern of development which has commenced. The completion of Concetta Conte Avenue with the extension of a crescent accessing the southerly portion of the subject properties is the best option for development as shown on the second attached map. It would complete the residential development of the lands south to Elgin Mills Road.

The owners respectfully request that Regional Council support their request for the conversion of their lands from employment to residential.

Thank you.

Regards,



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| Request#: M3  |   | City of Markham |
|---|---|-----------------|
| Address   | 2718 & 2730 Elgin Mills Road  |                 |
| Site Area   | 1.00 ha   |                 |
| Employment Area   | Cathedral   |                 |
| Applicant   | Sandra Wiles  |                 |
| Owner   | 1628740 Ontario Inc.  |                 |
| Nature of Request   | A request to re-designate lands from “Service Employment” use to “Low Rise Residential”.  |                 |
| Summary of Assessment   | <p>- Site has visibility from and/or is adjacent to, Highway 404, contributing to the Region’s and local municipality’s economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</p> <p>- Analysis to date indicates that direct access to Elgin Mills Road is not permitted, due to the location of the Highway 404 northbound on-ramp system relative to the subject lands. The site can be accessed through lands to the north.</p> <p>- The introduction of non-employment uses has the potential to destabilize the employment area and promot additional conversions of surrounding lands</p> |                 |
| Local Municipal Council Position  | Request supported subject to York Region confirming that no access to the employment lands along Highway 404 immediately to the west (i.e., Markham Woodmills) is possible from Elgin Mills Rd through the subject lands  |                 |
| <p><b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p> |   |                 |

