



BOUSFIELDS INC.

SUBMITTED ELECTRONICALLY

Project No. 15170

September 16, 2020

Regional Chair Emmerson and Members of Regional Council
Regional Municipality of York
17250 Yonge Street
Newmarket, ON L3Y 6Z1

Dear Chair Emmerson and Members of Council:

**Re: *Regional Municipal Comprehensive Review (the “MCR”)
Employment Land Conversion, Region of York Request #: M13
136 Markland Street, City of Markham
Employment Conversion Request
King Square Limited***

We are the planning consultants to King Square Limited, the owners of the property municipally known as 136 Markland Street (the “**Subject Site**”), located on the west side of Markland Street, to the northwest of the former Cachet Woods golf course lands. The Subject Site is 1.1 hectares in size.

King Square’s Request

We respectfully request that Regional Council not adopt the Staff Recommendation to designate the subject lands as employment in the Regional Official Plan and instead to approve the conversion of the lands for non-employment purposes in accordance with the planning submission that was filed with the Region and City.

Background

An employment land conversion request was submitted to the Region on behalf of King Square Limited on October 28, 2019 in response to the Region’s MCR”. Since that time, we have actively participated in the City of Markham’s Employment Land Conversion process, including making presentations to the City’s Development Services Committee (the “**Committee**”) and the Development Services Sub-Committee for Employment Land Conversions (the “**Sub-Committee**”) on a number of occasions.

At the Special Committee meeting of February 11, 2020, City Council supported the employment land conversion request for the site subject to King Square Limited entering into an agreement with the City for submissions of Official Plan and Zoning-By-law amendment applications contemplating the provision of affordable purpose-built rental and seniors housing as well as retention of employment uses.

We continue to work towards the submission of Official Plan and Zoning By-law Amendment applications and have continued to discuss the redevelopment of the Subject Site with City Staff. Moreover, in addition to the submission of supporting material as part of the development application submission, we also anticipate that a Comprehensive Block Plan will be prepared in accordance with the City Official Plan policies.

Concept

It is our opinion that the Subject Site is well suited to accommodate a mixed-use development that would consist of both employment uses (office, personal service, etc.), residential uses and potentially community uses, housed in one mixed-used building. The development would also include affordable housing units, or seniors' residence units.

Conclusion

The Subject Site is an ideal candidate for conversion and the request satisfies the employment land conversion criteria of the Growth Plan and York Region's Proposed Employment Area Conversion Criteria and meets the intent and purpose of the policies with respect to employment land conversions.

Thank you for your consideration. Please do not hesitate to contact me if you have any questions or concerns regarding the foregoing.

Yours very truly,
Bousfields Inc.



Kate Cooper MCIP, RPP

cc. Mr. Oswin Tong, King Square Limited
Mr. Patrick Chan