



October 14, 2020

Chris Raynor
Regional Clerk, York Region
17250 Yonge Street
Newmarket, ON L3Y 6Z1

RE: EMPLOYMENT LAND CONVERSION REQUESTS: THE WEMAT GROUP (COMMERCE VALLEY), MARKHAM WOODMILLS DEVELOPMENTS INC. (SMARTCENTRES), 1628740 ONTARIO INC. AND 1628741 ONTARIO INC (TUCCIARONE), AND CORNELL ROUGE DEVELOPMENT CORPORATION, VARLESE BROTHERS ET AL, AND NORFINCH CONSTRUCTION (CORNELL) (10.0)

Dear Mr. Raynor;

This will confirm that at a meeting held on October 14, 2020, the Markham City Council adopted the following resolutions:

A. M11 THE WEMAT GROUP

Whereas York Region is undertaking an Official Plan Review through a municipal comprehensive review (MCR) process for a 2051 planning horizon; and,

Whereas the Growth Plan for the Greater Golden Horseshoe, 2019, requires upper-tier municipalities, in consultation with lower-tier municipalities, to designate all employment areas in official plans and protect them for appropriate employment uses over the long term; and,

Whereas City of Markham Council passed a resolution on February 25, 2020 to postpone consideration of the employment conversion request by The Wemat Group (17.1 hectares) for lands located at the southwest corner of Highway 7 and Highway 404 to allow for the submission of an appropriate revised development concept plan prior to ultimate consideration of the conversion request by York Region Council; and,

Whereas City of Richmond Hill Council on February 26, 2020 passed a resolution indicating their interest in considering a municipally initiated conversion of employment lands within the south-eastern part of the Beaver Creek Business Park for mixed-use development and support for the conversion requests submitted by

Parkway Hotels and Convention Centre Inc. and Crestpoint Real Estate Inc. in this area; and,

Whereas a Regional Committee of the Whole meeting is scheduled for October 15, 2020, to consider a Regional staff report seeking decisions on employment conversion requests and endorsement of employment area mapping to be included in the Regional Official Plan; and,

Whereas one of the recommendations in the October 15, 2020, Regional staff report 'Proposed Employment Area Mapping and Employment Conversions', is for Regional Council to not approve the employment conversion request submitted by The Wemat Group, and to map the lands as an employment area in the Regional Official Plan;

Therefore now be it resolved:

1. That Regional Council be requested to defer consideration of the employment conversion request M11 The Wemat Group to allow the City of Markham to undertake a joint study with the City of Richmond Hill, in consultation with landowners and York Region, to confirm the appropriate mix of uses on the these and surrounding lands, taking into account the potential conversion of employment lands on the north side of Highway 7 in Richmond Hill; and,
2. That Regional Council be requested to initiate a municipal comprehensive review process within three years of adoption of a new Regional Official Plan in order to revisit the M11 The Wemat Group and related employment conversions in the area that are deferred as part of the current municipal comprehensive review process; and further,
3. That Markham staff be authorized and directed to do all things necessary to give effect to this resolution.

B. M8 MARKHAM WOODMILLS DEVELOPMENT INC. AND M3 1628740 ONTARIO INC. AND 1628741 ONTARIO INC.

Whereas York Region is undertaking an Official Plan Review through a municipal comprehensive review (MCR) process for a 2051 planning horizon; and,

Whereas the Growth Plan for the Greater Golden Horseshoe, 2019, requires upper-tier municipalities, in consultation with lower-tier municipalities, to designate all employment areas in official plans and protect them for appropriate employment uses over the long term; and,

Whereas City of Markham Council passed a resolution on February 25, 2020 to not support the employment land conversion request submitted by M8 Markham Woodmills Developments Inc. (1.9 hectares) located at the northeast corner of Highway 404 and Elgin Mills Road; and that staff be directed to work with the landowner to identify a broader range of potential non-residential uses for the subject lands; and,

Whereas City of Markham Council passed a resolution on February 25, 2020 to support the employment land conversion request submitted by M3 1628740 Ontario Inc. and 1628741 Ontario Inc. (1.0 hectare) located 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; and,

Whereas discussions are ongoing with respect to the broader range of potential non-residential uses for the subject lands and access issues; and,

Whereas a Regional Committee of the Whole meeting is scheduled for October 15, 2020, to consider a Regional staff report seeking decisions on employment conversion requests and endorsement of employment area mapping to be included in the Regional Official Plan; and,

Whereas the recommendations in the October 15, 2020 Regional staff report 'Proposed Employment Area Mapping and Employment Conversions', is for Regional Council to not approve the employment conversion requests submitted by Markham Woodmills Developments Inc (M8), and 1628740 Ontario Inc., 1628741 Ontario Inc. (M3);

Therefore now be it resolved:

1. That Regional Council be requested to defer consideration of the employment conversion request M8 Markham Woodmills Development Inc. until April 2021 to allow the City of Markham to continue to work with the landowner to identify a broader range of non-residential uses for the site and address access issues; and
2. That Regional Council be requested to defer consideration of the employment conversion request M3 1628740 Ontario Inc. and 1628741 Ontario Inc. until April 2021 to allow the City of Markham to continue to identify a broader range of non-residential uses and to work with the landowners to resolve site access issues in coordination with the adjacent landowner identified in Clause 1 of this Resolution; and further,
3. That Markham staff be authorized and directed to do all things necessary to give effect to this resolution.

C. M4 CORNELL ROUGE DEVELOPMENT CORPORATION, VARLESE BROTHERS ET AL, AND M7 NORFINCH CONSTRUCTION LTD.

Whereas York Region is undertaking an Official Plan Review through a municipal comprehensive review (MCR) process for a 2051 planning horizon; and,

Whereas the Growth Plan for the Greater Golden Horseshoe, 2019, requires upper-tier municipalities, in consultation with lower-tier municipalities, to designate all employment areas in official plans and protect them for appropriate employment uses over the long term; and,

Whereas City of Markham Council passed a resolution on February 11, 2020, to endorse the Cornell Rouge National Urban Park Gateway Study Final Report as a framework for the creation of a pedestrian-focused Gateway connecting Cornell Centre and the Rouge National Urban Park; and directed City staff to work with landowners and agencies in a block planning and land use exercise to determine the appropriate land uses, built form and streetscape design to achieve the Gateway vision; and,

Whereas the lands subject to the employment conversion requests by Cornell Rouge Development Corporation, Varlese Brothers et al (17.9 hectares), and Norfinch Construction (0.75 hectares) located north and south of Highway 7 within the Gateway study area, offer a unique opportunity for uses other than strictly employment uses that complement the Rouge National Urban Park and contribute to the development of the Gateway; and,

Whereas City of Markham Council passed a resolution on February 25, 2020 to postpone consideration of the Cornell Rouge Development Corporation, Varlese Brothers et al, and Norfinch Construction requests for conversion of employment lands to non-employment land uses to allow further evaluation through secondary plan [land use] studies; and,

Whereas a Regional Committee of the Whole meeting is scheduled for October 15, 2020, to consider a Regional staff report seeking decisions on employment conversion requests and endorsement of employment area mapping to be included in the Regional Official Plan; and,

Whereas two of the recommendations in the October 15, 2020 Regional staff report 'Proposed Employment Area Mapping and Employment Conversions', are for Regional Council to not approve the employment conversion requests submitted by Cornell Rouge Development Corporation, Varlese Brothers et al, and Norfinch Construction Ltd., and to map the lands as employment areas in the Regional Official Plan;

Therefore now be it resolved:

1. That Regional Council be requested to defer consideration of the employment conversion requests M4 Cornell Rouge Development Corporation, Varlese Brothers et al, and M7 Norfinch Construction Ltd until April 2021 to allow the City of Markham to continue to work with the landowners to confirm appropriate uses for the lands through a land use/built form study for the Cornell Rouge National Urban Park Gateway; and,
2. That Markham staff be authorized and directed to do all things necessary to give effect to this resolution.

Should you have any questions, please contact Marg Wouters at 905.477.7000 ext. 2909.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Kimberley Kitteringham', with a long horizontal stroke extending to the right.

Kimberley Kitteringham
City Clerk

Cc: A. Prasad
M. Wouters