

DEPUTATION REQUEST

COMMITTEE OF THE WHOLE

OCTOBER 15, 2020

Subject: Request for Conversion of Existing Employment Lands – Request M8

Spokesperson: Christine Cote, Vice President, Development, SmartCentres

Name of Group or person(s) being represented (if applicable):

Woodmills Developments Inc. (a member of the Penguin Group of Companies)

Brief summary of issue or purpose of deputation:

Register to speak to Request M8 under Report F.1 on the Committee of the Whole Agenda for Thursday, October 15

OFFICE OF THE REGIONAL CLERK

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October 13, 2020

Chairman Emmerson and Members of Regional Council

c/o Mr. Christopher Raynor
Regional Clerk
Regional Municipality of York
Regional Corporate Services Department
Administrative Centre
17250 Yonge Street, 4th Floor
Newmarket, Ontario
L3Y 6Z1

Dear Chairman Emmerson Regional Council Members:

**RE: OCTOBER 15, 2020 COMMITTEE OF THE WHOLE MEETING
 REQUEST FOR CONVERSION OF EXISTING EMPLOYMENT LANDS – REQUEST M8
 NORTHEAST CORNER OF ELGIN MILLS ROAD EAST AND HIGHWAY 404
 OUR FILE 07132BQ**

On behalf of our clients, Woodmills Developments Inc. (a member of the Penguin Group of Companies), please accept this letter as a further submission related to the conversion of Employment Lands in the City of Markham located at the northeast corner of Elgin Mills Road East and Highway 404 (the “subject lands”).

On May 1, 2019 we made a formal request to the Region for conversion of the subject lands which was attached to our September 9, 2020 submissions to you. The proposed conversion request is to permit the lands which are approximately 3.16 hectares (7.8 acres) of land to be converted to allow for residential development.

Regional staff, through their review, did not support this request for conversion. Their position did not change when the knowledge of the Ministry of Transportation’s (MTO) position on access from Elgin Mills Road East was made known to them (with the most recent staff report not recommending conversion). The MTO recently concluded that there is no reasonable way to provide safe access to these employment lands via Elgin Mills Road East.

As noted by our client previously, the context of the immediate area was altered in 2013 with the conversion of 14 acres, immediately east of the subject lands – now being developed with 200+ townhomes. Potential Employment users continue to express concern with their traffic flow through residential neighbourhood.

Overall, the subject lands are no longer appropriate for major employment development given access and compatibility issues created with past conversions to the east. Further, employment land exists within the immediate area, with superior access conditions which renders the subject lands less desirable from an end users' assessment. Lastly, conversion of the lands would not compromise the Region or Municipality's supply of large employment area sites (i.e. 10ha or greater).

While our clients believe that the lands should be converted, **given the outstanding matters relative to potential use of the lands (as acknowledged by staff) as well as the access matter, our client is requesting a deferral of this matter for further review by the Region and City.**

Our clients will be making a deputation to Regional Council on this submission.

Thank you.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read 'David McKay', written over a circular stamp or seal.

David A. McKay, MSc, MLAI, MCIP, RPP
Vice President and Partner

cc: Clients