

March 17, 2021

MGP Files: 15-2433

York Region Chairman Wayne Emmerson and
Members of Regional Council
17250 Yonge Street,
Newmarket, ON L3Y 6Z1

via email: regional.clerk@york.ca

Dear Chairman and Members of Regional Council:

**RE: Regional Special Council Meeting – March 18, 2021
Item F.1 Proposed 2051 Forecast and Land Needs Assessment
Preliminary Recommended Locations for Urban Expansion
11162 Kennedy Road, City of Markham**

Malone Given Parsons Ltd. (“MGP”) is submitting this letter on behalf of Kennedy Elgin Developments Ltd who own lands municipally known as 11162 Kennedy Road (“Subject Lands”) located north of Elgin Mills Road in the “Whitebelt” area in the City Markham.

We are writing to request that Regional Council direct staff to further consult with the affected landowner to discuss the basis for locating employment uses as per *Attachment 4 – Map 3: York Region – City of Markham and Town of Whitchurch-Stouffville Preliminary Recommended Locations for Urban Expansion*, an area that was not previously identified as employment in the *York Region 2041 Preferred Growth Scenario (April 2015)* and will be difficult to market as future employment.

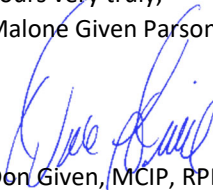
MGP has reviewed Item F.1 Proposed 2051 Forecast and Land Needs Assessment Report and “*Attachment 4 – Map 3: York Region – City of Markham and Town of Whitchurch-Stouffville Preliminary Recommended Locations for Urban Expansion*”, dated March 2021. As per Figure 1, the Subject Lands located at 11162 Kennedy Road in the City of Markham, north of Elgin Mills Road have been identified as “Employment”.

In 2015, the *York Region 2041 Preferred Growth Scenario Land Budget* was prepared to provide a comparative evaluation of three draft growth scenarios endorsed in principle by Regional Council. The growth scenario exercise provided an evaluation of growth in the Region in the context of land use and infrastructure planning inputs, a market analysis study and a preliminary fiscal analysis. Three growth scenarios were evaluated and a preferred growth scenario was developed for consideration to update the York Region Official Plan. The Preferred Growth Scenario recommended an urban boundary expansion to accommodate the 2036 population growth and 2041 population and employment growth allocated by the Growth Plan. Figure 2 shows the Subject Lands were identified as part of the 2041 Urban Area Expansion adjacent to planned 2036 community lands, to accommodate the projected population growth.

The Subject Lands, which are approximately 49 hectares in size, has frontage on Kennedy Road and access to services through the Future Urban Area immediate south of Elgin Mills Road. The Subject Lands represent the most efficient and economical lands available for future residential development in the City of Markham. This location has limit access to major transportation which is essential to successfully market these lands as employment uses. The Landowner is requesting the opportunity to further consult with Regional Staff to discuss the rationale for locating employment uses in this area.

Should you have any questions or wish to discuss our comments in greater detail, please contact me at (905) 513-0170.

Yours very truly,
Malone Given Parsons Ltd.



Don Given, MCIP, RPP
dgiven@map.ca

Attmt: Figure 1: Attachment 4 – Map 3: York Region City of Markham and Town of Whitchurch-Stouffville Preliminary Recommended Locations for Urban Expansion
Figure 2: York Region 2041 Preferred Growth Scenario, Appendix I to Attachment 4 - Map 2: York Region City of Markham and Town of Whitchurch-Stouffville Urban Expansion (November 2015)

Cc: Arvin Prasad, Commissioner, Development Services, City of Markham
Biju Karumanchery, Director, Planning and Urban Design, City of Markham
Kennedy Elgin Developments Ltd.

FIGURE 1

MAP 3

YORK REGION

City of Markham
and
Town of Whitchurch-Stouffville

**Preliminary Recommended
Locations for Urban Expansion***

- Community
- Employment
- Non-developable
(NHS, Infrastructure)

Land Use Category

- Built-up Area
- Designated
Greenfield Area
- Greenbelt
- Hamlet
- 2010 Urban
Expansion
- Designated
Greenfield Area
- Agriculture

Base Map

- Municipal Boundary
- Roads
- 400-Series Highways

*Areas are draft and are awaiting approval through the Municipal Comprehensive Review and are subject to change.



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Planning and Economic
Development, Corporate Services
March 2021

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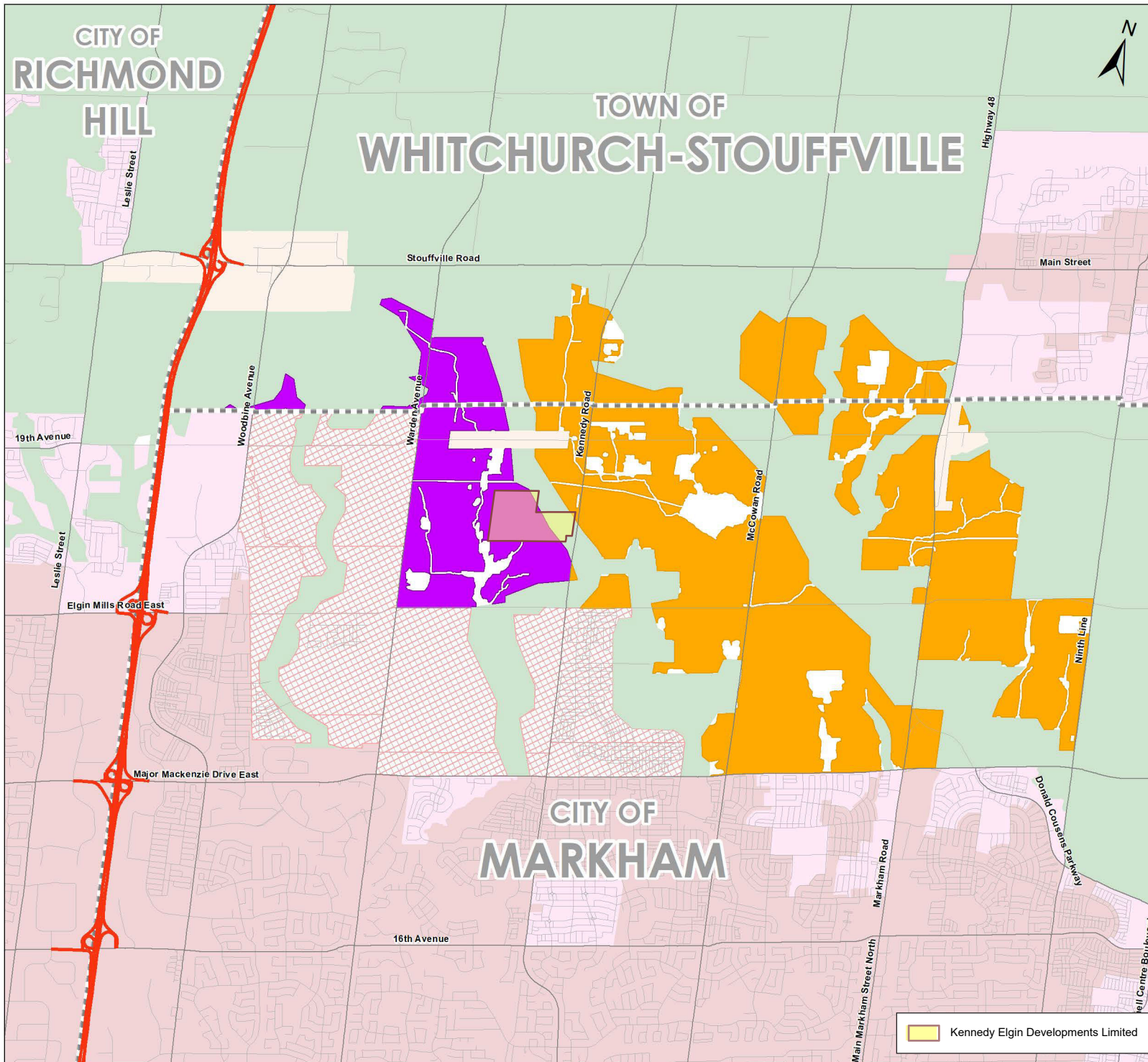
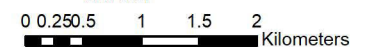


FIGURE 2


MAP 2

YORK REGION MARKHAM & WHITCHURCH-STOUFFVILLE URBAN EXPANSION

-  Kennedy Elgin Developments Limited
-  2036 Urban Area Expansion*
-  2041 Urban Area Expansion*
-  City of Markham Future Sports Park

*NOTE: Boundaries are approximate.

YORK REGION OFFICIAL PLAN INFORMATION

-  Towns and Villages
 -  Urban Area
 -  Regional Greenlands System
 -  Existing GO Station
- Oak Ridges Moraine Conservation Plan**
-  Oak Ridges Moraine Boundary
 -  Natural Core Area Designation
 -  Natural Linkage Area Designation
 -  Countryside Area Designation/Hamlet
- Greenbelt Plan**
-  Greenbelt Plan Area
 -  Greenbelt Protected Countryside/Hamlet

BASE MAP INFORMATION

-  Provincial Freeway
-  Provincial Highway
-  Road
-  Railway
-  Municipal Boundary



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