

# DEPUTATION REQUEST

REGIONAL COUNCIL

SEPTEMBER 16, 2021

**Subject:** Alternate 2051 Forecast & Land Needs Assessment Scenarios

**Spokesperson:** Don Given

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

Kennedy Elgin Developments Ltd. and First Elgin Developments Inc.

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**Brief summary of issue or purpose of deputation:**

We are requesting that the designation be modified to “Community Area” for the east portion of the block bounded by Elgin Mills Road, Kennedy Road, 19th Avenue and Warden Avenue, using the natural feature as a divide between employment and community uses as recommended by City of Markham Staff in their July 12, 2021 Report and as shown in the City’s Figure No. 1A and Figure No. 1B (see Attachments A & B). The “Proposed and Preferred Option” further illustrates this request (see Attachment C).

OFFICE OF THE REGIONAL CLERK

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September 14, 2021

MGP Files: 15-2433, 21-2985

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

via email: [regional.clerk@york.ca](mailto:regional.clerk@york.ca)

Dear Chairman and Members of Regional Council:

**RE: York Region Council Special Meeting – September 16, 2021  
Item F.1 Alternate 2051 Forecast and Land Needs Assessment Scenarios in  
Response to Consultation  
On behalf of Kennedy Elgin Developments Ltd and First Elgin Developments Inc.  
11162 Kennedy Road & 4044 Elgin Mills 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, and First Elgin Mills Development Inc. who has exclusive control and management responsibility for the property municipally known as 4044 Elgin Mills Road (collective referred to as the “Subject Lands”). The lands totaling approximately 123.3 hectares are located north of Elgin Mills Road, between Warden Avenue and Kennedy Road in the “Whitebelt” area of the City Markham.

MGP has reviewed *Item F.1 Alternate 2051 Forecast and Land Needs Assessment Scenarios in Response to Consultation*, dated September 16, 2021; *Attachment 1 Summary of Comments on York Region Land Needs Assessment and Growth Forecast*; and *Attachment 3 City of Markham and Town of Whitchurch-Stouffville Whitebelt Lands in the Phased 50-55% Scenario* which identifies the Subject Lands as “Employment Area”.

**We are requesting that the designation be modified to “Community Area” for the east portion of the block bounded by Elgin Mills Road, Kennedy Road, 19<sup>th</sup> Avenue and Warden Avenue, using the natural feature as a divide between employment and community uses as recommended by City of Markham Staff in their July 12, 2021 Report and as shown in the City’s Figure No. 1A and Figure No. 1B (see Attachments A & B). The “Proposed and Preferred Option” further illustrates this request (see Attachment C).**

Several submissions and deputations were made on behalf of the Subject Lands including two to York Region in response to *March 18, 2021 Regional Special Council Meeting, Item F.1 Proposed 2051 Forecast and Land Needs Assessment, Preliminary Recommended Locations for Urban Expansion*; and *June 10, 2021 York Region Committee of the Whole Meeting, Item H.2.4 Regional Official Plan Update – Policy Directions Report Urban Expansion Areas, Cities of Vaughan & Markham*; and to the City of Markham in response to the *April 19, 2021 Development Services Committee Meeting, Item 9.1 York Region Proposed Population and Employment Forecast and Land*

*Needs Assessment to 2051; and July 12, 2021 Development Services Committee Meeting, Item 9.2 City of Markham Comments on York Region's Proposed Growth Forecast to 2051.*

The following is a summary of our comments on the Region's Report as well as those provided through previous submissions and deputations made by Mr. Don Given:

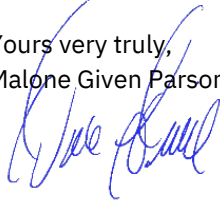
- The Region's Attachment 3 mapping continues to exclude the Regional Greenlands and other "Non-developable" lands from the Urban Expansion boundary, shown as white areas on the mapping. We understand these areas need to be excluded for the purposes of the Land Needs Assessment methodology however the mapping should depict generalized boundaries that encompass all expansion lands to allow the boundaries of "Non-developable" areas to be determined and refined through the development approvals process in accordance with Section 2.1.7 of the Regional Official Plan (April 2019 Office Consolidation) and Section 3.1.1.3 of the Markham Official Plan. Refer to Attachment C which modifies the Region's mapping by removing the "Non-developable" white areas and delineates generalized Urban Expansion boundaries.
- Modify the Almira Hamlet designation from "Hamlet" to "Community Area" to allow for intensification and redevelopment as the surrounding lands are developed in the future. Refer to Attachment C which modifies the Region's mapping to show the Almira Hamlet as "Community Area".
- Modify the designation from "Employment Area" to "Community Area" in the east portion of the block and adjacent to the Almira Hamlet, as recommended by City Staff, to protect for residential uses to ensure these lands are developed in a manner that is compatible with the character of the rural hamlet. Refer to Attachment C which modifies the Region's mapping to show "Community Area" lands for the east portion of the block.
- Implementation of the Ministry of the Environment, Conservation and Parks (MECP) D-6 land use planning guidelines that require adequate buffering and impact mitigation of incompatible uses such as employment lands when developing adjacent to sensitive uses (e.g. residential areas), may impact the viability and marketability of employment uses unless there is adequate separate distance from sensitive residential uses.
- Make use of the mid-block natural feature corridor to create the required separation distance between employment and residential uses, as recommended by City Staff. This would create a self-contained employment area with frontage on Warden Avenue, and a self-contained residential community with frontage on Kennedy Road.
- Consider the appropriateness of Elgin Mills Road and Kennedy Road as future truck routes, and the potential impacts to the Almira Hamlet and 2031 Future Urban Area residential community areas immediately south for which a coordinated approach to land use planning is already in place to support residential uses along Kennedy Road in the eastern portion of the block.
- Protect for employment uses in the Future Urban Area lands east of Markham Road which are currently protected through Provincial, Regional and Local policy for the future Pickering Airport to ensure long-term viability and quality employment uses.

Although the Region's Report and Attachment 3 acknowledges the concerns raised with proposed employment uses adjacent to the Almira Hamlet, it is silent on other matters raised by City Staff including the attractiveness and compatibility of employment uses adjacent to sensitive residential uses, as well as City Staff's recommendation that employment uses be limited to the Warden

frontage and delineated by the mid-block watercourse feature and corridor. City Staff's *July 12, 2021 City of Markham Comments on York Region's Proposed Growth Forecast to 2051 Report* included two figures to illustrate City Staff's recommendation that the east portion of the block be designated as "Community Area" and the west portion of the block continue to be designated as "Employment Area" (see Attachments A & B). Attachment C presents the "Proposed and Preferred Option" to further illustrate the City's recommendations and comments noted above.

Please ensure this letter is circulated to Regional Council Members prior to the September 16, 2021 Regional Council Special Meeting. I have requested to speak and will be providing additional details on these comments.

Yours very truly,  
Malone Given Parsons Ltd.



Don Given, MCIP, RPP

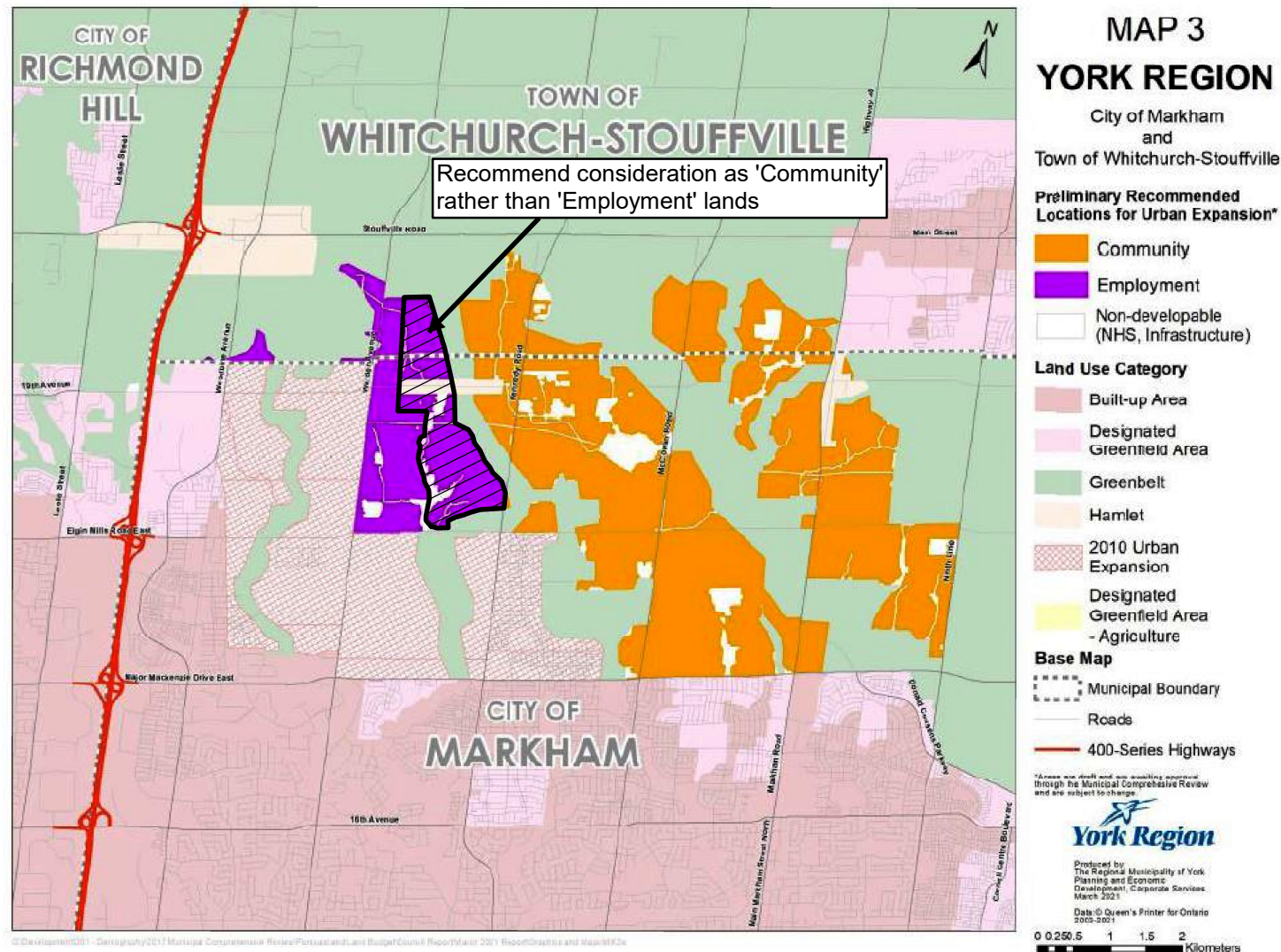
[dgiven@mgp.ca](mailto:dgiven@mgp.ca)

Attmts: Attachment A: *Development Services Committee Meeting, Item 9.2 City of Markham Comments on York Region's Proposed Growth Forecast to 2051 Report, Figure No. 1A* (dated July 12, 2021)

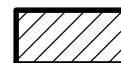
Attachment B: *Development Services Committee Meeting, Item 9.2 City of Markham Comments on York Region's Proposed Growth Forecast to 2051 Report, Figure No. 1B* (dated July 12, 2021)

Attachment C: *Item F.1 Alternate 2051 Forecast and Land Needs Assessment Scenarios in Response to Consultation, "Revised" Attachment 3 City of Markham and Town of Whitchurch-Stouffville Whitebelt Lands in the Phased 50-55% Scenario* (dated September 16, 2021)

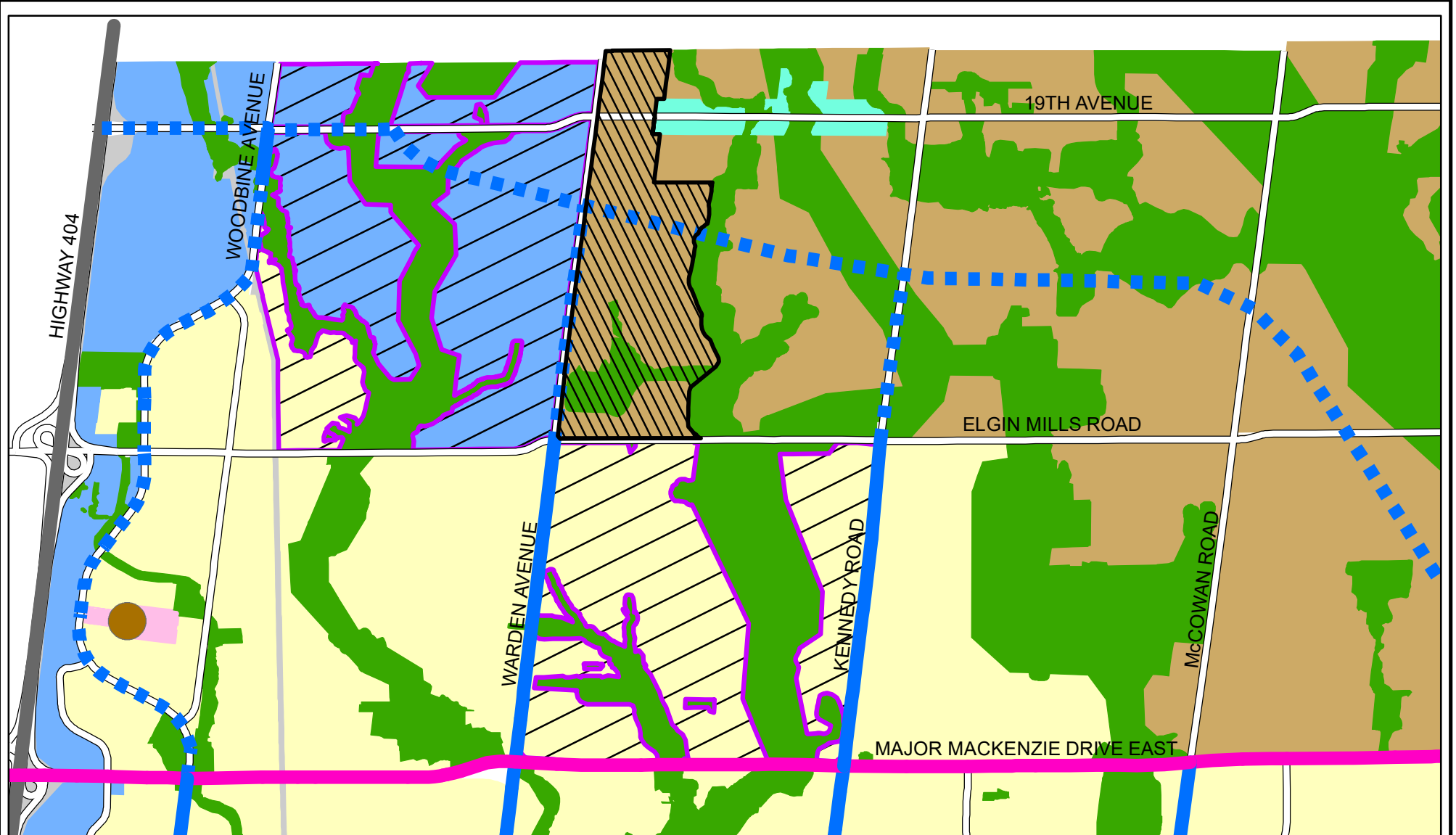
Cc: Paul Freeman, Region of York  
Sandra Malcic, Region of York  
Arvin Prasad, City of Markham  
Biju Karumanchery, City of Markham  
Marg Wouters, City of Markham  
Landowners



## RECOMMENDED REVISION TO PROPOSED URBAN EXPANSION EMPLOYMENT LANDS



Lands to be redesignated to 'Community'



# LOCATION OF RECOMMENDED URBAN EXPANSION EMPLOYMENT LANDS RELATIVE TO CURRENT EMPLOYMENT LANDS

- Employment Area (including Commercial Lands)
- Neighbourhood Area
- Countryside Area
- Greenway System
- Recommended additional 'Employment' lands





# ATTACHMENT C: PROPOSED AND PREFERRED OPTION

