



WESTON CONSULTING

planning + urban design

Region of York
Planning and Economic Development, Corporate Services Department
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

October 20, 2021
File 9797-1

Attn: Regional Clerk, Members of Regional Council

**Re: Item F.1 - York Region's Proposed Growth Forecast to 2051
10701 Highway 48
City of Markham**

Weston Consulting is the planning consultant for the owner of the lands municipally known as 10701 Highway 48 in the City of Markham (herein referred to as the "subject lands"). We have been retained by the owner to assist them in response to the Region and City's future Urban Area process.

Description of the Subject Property

The subject lands are located on the southeast corner of Elgin Mills Road East and Highway 48 with an irregular shape (Figure 1). The subject land has an approximate area of 36 hectares (89 acres), an approximate frontage of 340 metres (11,119 feet) along Highway 48 and approximately 696 (2,287 feet) of frontage along Elgin Mills Road East. Surrounding uses to the north, south and east are agricultural, while rural commercial uses are located to the west.

Figure 1



We are writing to ensure that our previously submitted correspondence to the City of Markham, dated May 10, 2021 and correspondence to the Region of York, dated August 18, 2021 are acknowledged by the Region. We have provided copies attached for reference purposes.

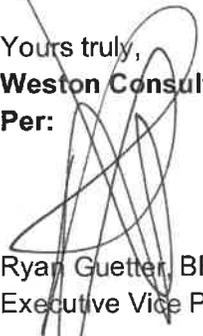
We understand that at the City of Markham's Special Development Services Meeting on October 18, 2021, City Council has endorsed a higher intensification rate than that recommended by Regional Staff as contained within the Staff Report tabled at the Region Meeting on September 16, 2021.

Our client supports a lesser intensification rate and we support the inclusion of the subject lands in the 2051 growth area for community land use purposes, as outlined in our previous correspondence. In addition, should the subject lands not be included for future growth at this time, we support them being included and designated as *Future Urban Area* and we recommend that any land use designation put forth by the Region be specified as *Future Urban Area*.

We thank you for the opportunity to comment and reserve the right to provide future input as the Region considers its future planning of these areas.

If you have any questions regarding the above comments, please contact the undersigned at extension 241 or Paul Tobia at extension 290.

Yours truly,
Weston Consulting
Per:



Ryan Guetter, BES, MCIP, RPP
Executive Vice President

c. Clients

Marg Wouters, Senior Manager, Policy & Research, Planning and Urban Design Department
City Clerks, City of Markham
Paul Bottomley, Manager Policy, Research and Forecasting, Long Range Planning, York
Region
City of Markham Ward 5 Councillor Andrew Keyes

Attachments (Previous Correspondence)



WESTON CONSULTING

planning + urban design

City of Markham
101 Town Centre Boulevard
Markham, Ontario
L3R 9W3

May 10, 2021
File 9797-1

Attn: Development Services Committee Members

**Re: York Region's Proposed Growth Forecast to 2051
10701 Highway 48
City of Markham**

Weston Consulting is the planning consultant for the owner of the lands municipally known as 10701 Highway 48 in the City of Markham (herein referred to as the "subject land"). We have recently been retained by the owner to assist them in response to the Region and City's future Urban Area process.

Description of the Subject Property

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Figure 1



The City of Markham Official Plan (1987) designates the subject land as *Agricultural 1*, which shall be predominantly used for agricultural use. The City of Markham Official Plan (2014) designates the subject land as *Countryside Agriculture* which applies to agricultural activities on lands outside of the Greenbelt Plan. The City of Markham Zoning By-law 304-87 zones the subject land as *Agricultural (A1)*. The development permissions within the *A1* zone only allow for agricultural use.

We understand that York Region has released a proposed forecast and land needs assessment for growth to 2051 as part of their ongoing municipal comprehensive review (MCR). We recognize that these lands are currently considered “whitebelt” lands and are outside the Built Boundary. We respectfully request that these lands be included in the Urban Expansion and be considered for Community Use purposes. We understand that the Region is currently considering the subject lands for potential Community Use purposes through their analysis, completed in March 2021, which we support.

We thank you for the opportunity to comment and we reserve the right to provide future input as the City considers its future planning of these areas.

If you have any questions regarding the above comments, please contact the undersigned at extension 241 or Paul Tobia at extension 290.

Yours truly,

Weston Consulting

Per:



Ryan Guetter, BES, MCIP, RPP
Executive Vice President

c. Clients

Marg Wouters, Senior Manager, Policy & Research, Planning and Urban Design Department
City Clerks, City of Markham

Paul Freeman, Chief Planner, Planning and Economic Development, Region of York



WESTON CONSULTING

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Region of York
Planning and Economic Development, Corporate Services Department
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

August 18, 2021
File 9797-1

Attn: Paul Bottomley, Manager Policy, Research and Forecasting, Long Range Planning

**Re: York Region's Proposed Growth Forecast to 2051
10701 Highway 48
City of Markham**

Weston Consulting is the planning consultant for the owner of the lands municipally known as 10701 Highway 48 in the City of Markham (herein referred to as the "subject land"). We have been retained by the owner to assist them in response to the Region and City's future Urban Area process.

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We understand that the Region has released a proposed forecast and land needs assessment in a March 18, 2021 report to Regional Council, with a recommendation for Regional staff to consult on the proposed forecast and land needs assessment and report back on phasing policies necessary to manage growth over the 2051 planning horizon, as part of their ongoing municipal comprehensive review (MCR).

We have recently submitted correspondence dated, May 10, 2021, directed to the City of Markham, Development Services, in response to the July 12, 2021 Development Services Committee Report. Within that correspondence, we supported City Staff’s recommendation, that these lands be included in the Urban Boundary expansion and be considered *Community Area*. We have also made further submissions to the City of Markham, in consideration of their ongoing analysis.

At this time, we wish to reiterate our position, that the subject land be included in the Urban Boundary expansion and be considered *Community Area*, as per the analysis, completed in March 2021.

We thank you for the opportunity to comment and we reserve the right to provide future input as the Region considers its future planning of these areas.

If you have any questions regarding the above comments, please contact the undersigned at extension 241 or Paul Tobia at extension 290.

Yours truly,
Weston Consulting
 Per:

Ryan Guetter, BES, MCIP, RPP
 Executive Vice President

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Paul Freeman, Chief Planner, Planning and Economic Development, Region of York