

**From:** Robert Lavecchia [mailto:RLavecchia@KLMPanning.com]

**Sent:** Wednesday, March 6, 2019 12:00 PM

**To:** Regional Clerk

**Cc:** Mark Yarranton; Derrick Andreychuk; Emma Barron; Malcic, Sandra; Bottomley, Paul; Corr, Stephen; Campbell, Sally; Wouters, Margaret

**Subject:** Item H.2.3 Proposed Employment Area Conversation Criteria - March 7th 2019 Planning and Development Committee of the Whole

Hello Mr. Raynor,

We would like to submit the attached regarding item H.2.3 - Proposed Employment Area Conversion Criteria and Report dated February 22, 2019 which is to be considered at the March 7<sup>th</sup> 2019 Planning and Development Committee of the Whole.

Thank you,

**Rob Lavecchia** B.U.R.PI.

SENIOR PLANNER

**KLM PLANNING PARTNERS INC.**

Planning | Design | Development

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File: 2904-2

Delivered via E-mail

March 6, 2019

The Regional Municipality of York  
17250 Yonge Street  
Newmarket, ON  
L3Y 6Z1

**Attention: Mr. Chris Raynor,  
Regional Clerk**

**Re: Proposed Employment Area Conversation Criteria  
Official Plan Amendment 252  
Primont (Cornell 2) Inc.  
Part of Lot 11, Concession 9  
City of Markham, Region of York**

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Dear Mr. Raynor,

On behalf of our clients, Primont (Cornell 2) Inc., we wish to provide the below regarding the Region's Committee of the Whole Report titled Proposed Employment Area Conversion Criteria, to be considered at the March 7<sup>th</sup> 2019 meeting, as it relates to the above noted matter.

Attachment 3 to the above noted Report, lists the numerous proposals that have been made through lower tier municipalities to redesignate employment lands for non-employment uses. With respect to the nature of our client's proposal, it is important to note that on June 12, 2018 the City of Markham Council approved the proposal and adopted Official Plan Amendment 252 that would redesignate the subject lands to *Community Amenity Area – Mixed Use Donald Cousens Parkway*. Accordingly, Official Plan Amendment 252 is now with the Region for consideration and approval by Regional Council.

We have reviewed Attachment 4 to the Report which identifies the Proposed Employment Area Conversation Criteria that include and build upon the criteria noted in the Growth Plan providing for both Provincial and Regional specific criteria to be considered when assessing proposed conversions. We believe that these criteria are met through the Region's approval of Official Plan Amendment 252. As noted in the subject Staff Report, we look forward to consulting with Staff over the coming months on the merits of the proposed conversion and how it meets the prescribed criteria for employment conversion within the Region.

In addition, the subject lands are not within the proposed Provincially Significant Employment Zones noted in Amendment 1 to the Growth Plan and the proposed amending policies would allow consideration of employment area conversions in advance of the next Municipal Comprehensive Review for lands outside of the Provincially Significant Employment Zones.

In this regard, we would respectfully request that Staff complete the Municipal Comprehensive Review and recommend the conversion through the Region's approval of Official Plan Amendment 252 and should Amendment 1 to the Growth Plan come into effect prior to the completion of the Region's Municipal Comprehensive Review, that Official Plan Amendment 252 be brought forward independently at that time.

Should you have any questions with respect to the above or require anything further, please do not hesitate to contact the undersigned.

Yours truly,  
KLM PLANNING PARTNERS INC.



Rob Lavecchia B.U.R.Pl.  
SENIOR PLANNER

- Cc. Derrick Andreychuk, Primont Homes  
Sandra Malcic, Region of York  
Paul Bottomley, Region of York  
Stephen Corr, City of Markham  
Sally Campbell, City of Markham  
Margaret Wouters, City of Markham