

May 18, 2022

MGP File: 21-3071

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

via email: futureyork@york.ca / regionalclerk@york.ca

Dear Chairman and Members of Regional Council:

**RE: Buttonville Airport, City of Markham
CF/OT Buttonville Properties LP Comments on the Draft York Region Official Plan**

Malone Given Parsons Ltd (“MGP”) are the land use planners for CF/OT Buttonville Properties LP (“CF Buttonville”), the owner of the lands currently occupied by the Buttonville Municipal Airport at 2833 16th Avenue in the City of Markham (the “City”). On behalf of CF Buttonville, we have reviewed the staff report on the Draft York Region Official Plan (the “Draft YROP”) being considered at the May 19, 2022 Statutory Public Meeting, as well as the Track Changes Version of the Draft YROP dated May 2022.

Further to our correspondence dated March 30, 2022 (attached as Appendix A hereto for reference) regarding the site-specific policy in the Draft YROP governing the future redevelopment of Buttonville Airport, we are writing to confirm that the Buttonville site-specific policy in the May 2022 Draft YROP maintains the intent of the existing policy in the current YROP, namely that an employment conversion request and Regional Official Plan Amendment will not be required as part of the planning and redevelopment of the Buttonville Airport lands.

Since the initial release of the Draft YROP in November 2021, CF Buttonville has worked with the City to review and propose revisions to the Region’s proposed site-specific policy. As indicated in Appendix A of the City’s comments on the Draft YROP (attached as correspondence F.1.1.14 to the agenda for the Statutory Public Meeting), City staff proposed minor revisions to clarify the determination of future land uses through an implementing secondary plan process:

6.3.5.7 That the Toronto Buttonville Airport lands are designated for business park use in the City of Markham Official Plan, including permission to operate an airport. When airport operations at the Buttonville Airport cease, the significant majority of the subject lands shall be retained for business park use, and the balance for a mix of urban uses. The City of Markham, in consultation with the Region, will determine ~~the details of the final extent of employment designation for future use of these~~

~~lands through an implementing secondary plan process. ensuring that the significant majority of the lands are retained for business park use.~~

Attachment 1 of the Region's staff report responds directly to this proposed change (ID 804), indicating "Request Supported – policy changes recommended". Notwithstanding the Region's support of the City's policy change, the Region has amended the policy further to remove the words "through an implementing secondary plan process", such that the May 2022 Track Changes Version of the Draft YROP reads as follows (bold for emphasis):

*6.3.5.7 That the Toronto Buttonville Airport lands are designated for business park use in the City of Markham Official Plan, including permission to operate an airport. When airport operations at the Buttonville Airport cease, the significant majority of the subject lands shall be retained for business park use, and the balance for a mix of urban uses. The City of Markham, in consultation with the Region, will determine ~~the details of the final extent of employment designation for future use of these lands~~ **through an implementing secondary plan process.** ~~ensuring that the significant majority of the lands are retained for business park use.~~*

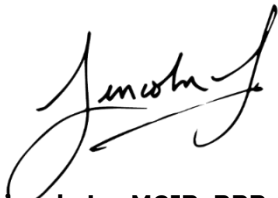
We kindly request that the Region confirm in writing its intent in proposing the amended site-specific policy in the Draft YROP and confirm our understanding that a secondary plan process led by the City will determine the futures uses on the Buttonville Airport lands and that an employment area conversion request and Regional Official Plan Amendment will not be required.

CF Buttonville is dedicated to working collaboratively with the Region in community-building and looks forward to continuing to engage with staff through this process.

Should you have any questions or wish to discuss our comments, please do not hesitate to contact me at 905.513.0170.

Yours very truly,

Malone Given Parsons Ltd.



**Lincoln Lo, MCIP, RPP
Principal**

cc Client
Darryl Lyons, City of Markham
Paul Bottomley, York Region