



Report to Development Services Committee

September 22, 2009

SUBJECT: Employment Area Intensification Study – Terms of Reference
PREPARED BY: Elisabeth Silva Stewart, Senior Planner, ext.3115

RECOMMENDATION:

That the report entitled “Employment Area Intensification Study - Terms of Reference” be received;

That Development Services Committee approve the Terms of Reference attached as Appendix A;

That a new project be created for the Employment Area Intensification Study to be funded from Project 9079 “Growth Management Strategy – Employment Lands – Phase 2” in the amount of \$80,000 (exclusive of GST);

And that Staff be authorized and directed to do all things necessary to give effect to these resolutions.

1. Purpose	2. Background	3. Discussion	4. Financial
5. Others (HR, Strategic, Affected Units)		6. Attachment(s)	

PURPOSE:

The purpose of this report is to present the Terms of Reference for the Employment Area Intensification Study to the Development Services Committee and obtain approval to circulate a Request For Proposal.

BACKGROUND:

On June 23, 2009, Development Services Committee directed “That staff be authorized to establish a Terms of Reference for a study with respect to the redevelopment of existing employment areas and report back in September 2009” to examine the potential and reliable expectations for employment lands intensification for existing employment lands with the Town of Markham.

OPTIONS/ DISCUSSION:

In mid 2008, the Town commissioned urbanMetrics and Meridian Planning Consultants to initiate a new Employment Lands Strategy (Phase 1) for the Town. The study was to offer guidance in regard to Town decisions with respect to conforming with senior government policy, identifying land requirements to achieve employment forecasts and updating the Town’s policy framework for the provision and use of employment lands.

Among the ELS (Phase 1) recommendations and directions was the recommendation that the Town continue intensifying employment, focusing on the Town’s Regional Centres and Key Development Areas and business parks. However, even with the full build out of Industrially designated vacant land, and a focused intensification strategy, the study concluded that the Town’s supply of land would fall short to satisfy employment projections to 2031. The study concluded that this would require the need to designate lands outside the current settlement area for long term employment use.

The ELS (Phase 1) was completed in May 2009, and supports the Economic Development Strategy, Building Markham's Future Together and Growth Management Strategy. The ELS (Phase 1) was presented to Development Services Committee in its meeting of June 16, 2009. Development Services Committee deferred receiving and endorsing the ELS (Phase 1) until a further workshop is held in September.

On June 23, 2009, Development Services Committee further directed staff to establish a Terms of Reference for a study with respect to the redevelopment of existing employment areas within the Town. The focus of this study is to examine the potential and reliable expectations for employment lands intensification for existing developed employment lands within the Town of Markham

Attached to this report is the Terms of Reference for the Employment Area Intensification Study for Development Services Committee to review, receive and approve.

This Terms of Reference targets the completion of this study to be within 6 months of commencement, and with a budget not to exceed \$80,000 exclusive of GST.

The Terms of Reference calls for a comprehensive site by site study of each developed employment land parcel within the Town to provide:

- a capacity analysis of intensification and/or redevelopment,
- a feasibility of expansion or redevelopment analysis,
- an assessment of economic viability and market response for intensification and/or redevelopment,
- suggestions on the possible role of the Town in encouraging or stimulating intensification and or redevelopment
- suggested policy recommendations. .

The study is designed to address the employment land requirements as described in the Town's Economic Strategy (Markham 2020), including the potential for intensification accommodating ELE jobs to support or contribute to the establishment of a research and development (R&D) or science park within the Town.

The consultation component of the study will be co-ordinated with the Eco-Industrial analysis underway as part of the Town's Green Print (Community Sustainability Plan) Study.

Development Services Committee is requested to approve this Terms of Reference and budget with a new account assigned to this project.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

A budget not to exceed \$80,000 exclusive of GST for the study is recommended. Staff proposes a new project be created for the Employment Area Intensification Study to be funded from Project 9079 "Growth Management Strategy – Employment Lands – Phase 2" in the amount of \$80,000 (exclusive of GST). Phase 2 of the Employment Lands Strategy is intended for policy implementation work of the Employment Lands Strategy Phase 1 including new Employment Official Plan policies. If the remaining funds are not sufficient for Phase 2, a different capital budget request can be filed through the 2011 budget process.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

This study aligns with the strategic priority of Growth Management within Building Markham's Future Together framework.

BUSINESS UNITS CONSULTED AND AFFECTED:

Finance.

RECOMMENDED BY:

Valerie Shuttleworth M.C.I.P, R.P.P
Director of Planning and Urban Design

Jim Baird M.C.I.P, R.P.P
Commissioner of Development Services

ATTACHMENTS:

Appendix A - Employment Area Intensification Study – Terms of Reference

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