



*Reply Attention of* Mary Flynn-Guglietti  
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*Our File No.* 235851  
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**DELIVERED BY EMAIL to [regional.clerk@york.ca](mailto:regional.clerk@york.ca)**

The Regional Municipality of York  
17250 Yonge Street  
Newmarket, Ontario  
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**Attention: To the Chair and Members of the Council of the Regional Municipality of York**

Dear Chair Emmerson and Members of the Council of the Regional Municipality of York:

**Re: Regional Council Meeting of April 23, 2015, Committee of the Whole Report 7 (April 9, 2015) Item No. 8, Proposed Employment Land Conversions, City of Markham, 1659139 Ontario Inc. (Holborn Properties), identified as site specific policy 9.5.14 in the Markham Official Plan**

We are the solicitors retained to act on behalf of 1659139 Ontario Inc. (Holborn), the registered owner of the lands legally described as Blocks 299, 200, 301 on Registered Plan 65M-4024. Our client's lands are located north of Elgin Mills Road East and west of the Woodbine Avenue By-Pass in the City of Markham. The site is located immediately opposite an existing newly constructed residential neighbourhood and historic community of Victoria Square.

The subject site measure approximately 6.0 hectares (14.0 acres), and is currently vacant. The subject site has approximately 198.4 metres (650.9 feet) of frontage on the Woodbine Avenue By-Pass, which forms the site's eastern boundary. The subject site backs onto a mature woodlot of approximately 7.13 hectares (17.65 acres) stretching from the Woodbine Avenue By-pass in the east to Highway 404 in the west.

Holborn, through its land use planning consultants, Gagnon Law Urban Planners Ltd. have been actively participating in the 2010 City of Markham Comprehensive Official Plan Review and filed a site specific Official Plan Amendment Application to re-designate the Holborn property for residential use. The site specific official plan amendment application was

originally filed with the City of Markham on May 7, 2013 wherein Holborn was requesting a re-designation for a mixed use development consisting of residential, convenience commercial and office uses. The application was filed with the City of Markham to be considered with the employment land conversion applications as part of the ongoing Comprehensive Official Plan Review.

In February of 2015 the Holborn application was amended by deleting the convenience commercial and office uses. Accordingly, the Holborn amended application seeks to re-designate the Holborn property for low density residential use. On March 11, 2015 the City of Markham wrote to the Region of York to provide them with the amended Holborn concept plan. A notice of Complete Application was provided to Holborn on March 13, 2015.

The Committee of the Whole of the Regional Municipality of York, at its meeting of April 9, 2015 had before it for consideration the proposed Employment Land Conversions for the City of Markham. The Committee of the Whole adopted recommendations, as amended, in the report dated March 25, 2015 from the Commissioner of Corporate Services and Chief Planner to support the removal of the Region's deferral designation in the Markham Official Plan as it relates to a number of properties including the Holborn property, identified as site specific policy 9.5.14 in the 2014 Markham Official Plan.

We wish to inform the Council of the Regional Municipality of York, on behalf of our client, that we support the recommendations from the Committee of the Whole and trust that Regional Council will endorse said recommendations at its meeting of April 23, 2015. We do wish to note that the recommendations from the Committee of the Whole with respect to the Holborn lands states that "the applicant has proposed permissions for low rise residential and small scale commercial uses". In order to reflect the amended application of Holborn dated February of 2015 and received by the Region in March of 2015, we respectfully request that that the recommendation be amended to state that the **"applicant has proposed permissions for low rise residential"**.

I will be in attendance at the Regional Council meeting scheduled for Thursday, April 23, 2015 and would be pleased to address this minor amendment and to speak in support of the Committee of the Whole's recommendations from the April 9, 2015 meeting.

Should you have any questions or require additional information please do not hesitate to call me.

Yours truly,



Mary Flynn-Guglietti

/jl

Cc: HBNG Holborn Group, Ms. Sandra Maio  
Gagnon Law Urban Planners Inc., Mr. Michael Gagnon