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April 8th 2015

Regional Municipality of York
Administrative Centre
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Attention: Mr. Denis Kelly
Regional Clerk

Re: E.2.4 Report of the Commissioner of Corporate Services and Chief Planner
Proposed Employment Land Conversions, City of Markham
Flato (Auriga) & Cornell Rouge Corporation

Dear Mr. Kelly,

On behalf of our clients, Auriga Developments Inc. & Cornell Rouge Corporation, we would like to submit a request for a deferral on recommendations 2e) and 2f) contained within the E.2.4 Report of the Commissioner of Corporate Services and Chief Planner to be considered by the Committee of the Whole on April 9th 2015.

Auriga Developments Inc. & Cornell Rouge Development Corp. have submitted an application for an Official Plan Amendment for the subject lands, with future applications required for Site Plan Approval and Draft Plan of Condominium. The proposed development consists of a mid-rise building containing office space with retail space on the ground floor, which satisfy employment requirements, and proposes to add residential uses in the form of residential condominium units above.

In order to facilitate the proposed development, an amendment to the provisions of the Cornell Planning District Secondary Plan (OPA 168 to the City of Markham Official Plan) is required to permit residential land uses in addition to existing permitted employment uses. Under the provisions of OPA 168, the subject lands are designated *Business Park Area – Highway 7 Corridor* and are intended to be developed for employment uses. The proposed Official Plan Amendment will allow for residential uses to be located on the subject lands in conjunction with the exiting permitted employment uses and should not be considered a conversion. The proposal does not seek to reduce the amount of floor area for employment uses contemplated by the City’s Official Plan policies, but instead proposes a 25% increase to the minimum requirement as well as introducing residential uses onto the lands. By introducing residential uses onto the subject lands while maintaining the employment uses, it will contribute to the establishment of a complete community in a compact urban form that makes efficient use of land and infrastructure. This will also allow the City and the Region to meet their respective population and employment growth targets.

The following table provides a breakdown between the employment GFA requirements of OPA 168, and the employment GFA proposed through the site specific development application.

	Schedule CC – Development Blocks (OPA 168)	Proposed Employment (excludes residential component)
FSI	1.0	1.25
Gross Floor Area	9,527m2	11,892 m2
Projected Jobs	298*	372*

*As outlined in the Region of York’s 2012 Development Charge Background Study, it is projected that the square metre per employee density for retail uses would be 46.45 m2 (500 ft2) and 27.9 m2 (300 ft2) for office uses.

We understand that the Planning Justification Report prepared by KLM Planning Partners Inc., dated December 2014 and submitted to the City of Markham on December 23, 2014 in support of the site specific development application, was not received by Regional Staff in advance of preparing this Report of the Commissioner of Corporate Services and Chief Planner.

In light of this, we believe it is premature for Council to be making any decisions with respect to these lands, absent of a thoughtful review and discussion regarding the basis of the application. Accordingly we respectfully request a deferral related to items 2e) and 2f) in the Report of the Commissioner of Corporate Services and Chief Planner. This deferral would provide staff with the opportunity to review the supporting Planning Justification Report of the application before passing a recommendation to Council.

I trust the above noted basis for a deferral is satisfactory and will provide time to meet with City of Markham and Region of York Staff and review the application in greater detail. Should you have any questions or require anything further, please do not hesitate to contact the undersigned.

Thank you for your consideration. Please provide notice of the decision to the undersigned.

Yours truly,
KLM PLANNING PARTNERS INC.



FOR
James M. Kennedy MCIP, RPP
President

Cc: Michael Di Biase, Regional Councilor & Chair
Bruce Macgregor, Chief Administrative Officer, Regional Municipality of York
Duncan MacAskill, Manager of Development Planning, Regional Municipality of York
Valerie Shuttleworth, Chief Planner, Regional Municipality of York