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File: P-2321

May 14, 2014

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

Attention: Members of Council

**Re: City of Markham Draft Official Plan
Part of Lots 6 and 13, Registered Plan 2382
360 John Street
Markham, ON**

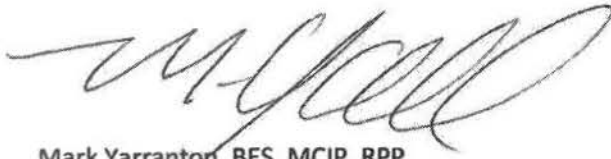
We act on behalf of Condor Acquisition Inc. in regard to the above noted matter. This letter is to provide comments on the proposed City-initiated Area and Site Specific Official Plan Policies to be included in the new Draft Official Plan for the lands located at 360 John Street, Markham.

A letter was submitted to the City of Markham, dated August 9, 2013 which outlined our concerns regarding the proposed Draft Official Plan in the City of Markham and we enclose a copy for your records. We are concerned that the staff proposed site specific policy does not designate the lands on the relevant maps, Maps 1 and 3, to allow Mixed Use Low Rise and Residential Low Rise as proposed. We are concerned that unless the new Official Plan designates the lands, a subsequent Official Plan Amendment as contemplated by staff under the new Official Plan may trigger a further need for a Comprehensive Review under both the Regional Official Plan and Provincial Policy, particularly if our site specific applications are not approved in advance of the new Official Plan. These issues have yet to be resolved with the City of Markham.

We request that we be notified of any decisions made with respect to the intention to approve the City of Markham Official Plan.

We trust that you will find the foregoing in order.

Yours truly,
KLM Planning Partners Inc.



Mark Yarranton, BES, MCIP, RPP
Partner

- cc. Bill Fisch, York Region Chair
Dennis Kelly, York Region Clerk
Karen Whitney, Director Community Planning, Region of York
Mayor Scarpitti, City of Markham
Members of Markham City Council
Kimberley Kitteringham, Markham City Clerk
Ron Blake, Development Manager, West District, City of Markham
Sam Balsamo, Condor Acquisition Inc.
Paul Bailey, Bazil Developments Inc.



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August 9, 2013

City of Markham
Markham Civic Centre,
101 Town Centre Boulevard,
Markham, Ontario, L3R 9W3

Attention: Ron Blake
Development Manager, West District

Re: Thornhill Revitalization Area
City-Initiated Area and Site Specific Official Plan Policies and Zoning By-law
Amendment

Dear Mr. Blake,

We act on behalf of Condor Acquisition Inc. in regard to the above noted matter. This letter is to provide comments on the proposed City-Initiated Area and Site Specific Official Plan Policies to be included in the new Draft Official Plan for the lands known as the former Canac site.

As you are aware, the City of Markham Council March 19, 2013 Meeting No. 8 Minutes outline the following under Item 4, Section 5) and 6) which has led to the proposed City-Initiated Site Specific Policy for the former Canac site on 360 John Street:

5) That the Development Services Committee and Council provide the following direction to staff:

- a) In the Thornlea Revitalization Area, excluding the former Canac site, prohibit manufacturing, assembly and warehousing, other than where no Certificate of Approval is required from the Ministry of Environment, and prohibiting auto-body repair shops in the new Official Plan;*
- b) On the former Canac Kitchens property provide for mixed use residential redevelopment (e.g. ground oriented residential with at grade commercial, retail and office uses along John Street and Green Lane.*

6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

The City of Markham Development Services Committee on May 21, 2013 Meeting No. 9 Minutes dealing with various employment conversions re- confirms the direction provided to staff.

KLM Planning Partners Inc. submitted an application on behalf of Condor Acquisition Inc. to amend the Official Plan for the City of Markham for 360 John Street, formally the Canac Kitchens site. The purpose

of the Official Plan Amendment was to amend the land use designations contained in the Official Plan (Revised 1987), as amended from Industrial to Commercial, from Business Corridor to Community Amenity Area and to amend the Thornhill Secondary Plan (PD 3-1) for the Thornhill Planning District to re-designate the lands from Business Corridor Area – John Street/Green Lane to Community Amenity Area – John Street/Green Lane.

While we intend to pursue the approval of our applications, we are concerned that the staff proposed site specific policy does not designate the lands on the relevant maps, Maps 1 and 3, to allow Mixed Use Low Rise and Residential Low Rise as proposed. We are concerned that unless the new Official Plan designates the lands, a subsequent Official Plan Amendment as contemplated by staff under the new Official Plan may trigger a further need for a Comprehensive Review under both the Regional Official Plan and Provincial Policy, particularly if our site specific applications are not approved in advance of the new Official Plan.

Therefore, to ensure clarity that the proposed new Official Plan converts the lands, we would request staff to make the following revisions to the site specific policy and new Draft Official Plan in order to do all things necessary to give effect to the council direction:

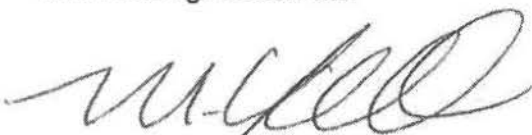
- On Map 1 – Markham Structure, identify the former Canac site as Neighbourhood Area rather than Employment Area;
- On Map 3 – Land Use, to amend the former Canac site from Service Employment to Mixed Use Low Rise and Residential Low Rise as shown on the attached Schedules.

In addition, we would request the following be utilized as the site specific policy:

360 John Street
11.18.18 Notwithstanding anything to the contrary, the specific use, building types, height and density provisions that shall apply to the 'Mixed Use Low Rise' and 'Residential Low Rise' lands at 360 John Street as shown in Figure 11.18.18 shall be determined through a site specific application for *development approval*.

Please take our request into consideration and initiate the changes requested. Also, please provide notice of any future dealings of this matter by Committee of Council. Should you have any questions, please do not hesitate to call.

Best Regards,
KLM Planning Partners Inc.



Mark Yarranton, BES, MCIP, RPP
Encl.

cc. Town of Markham Clerks Department- Kitty Bavington
Condor Acquisitions Inc.: Sam Balsamo
Bazil Developments Inc.: Paul Bailey

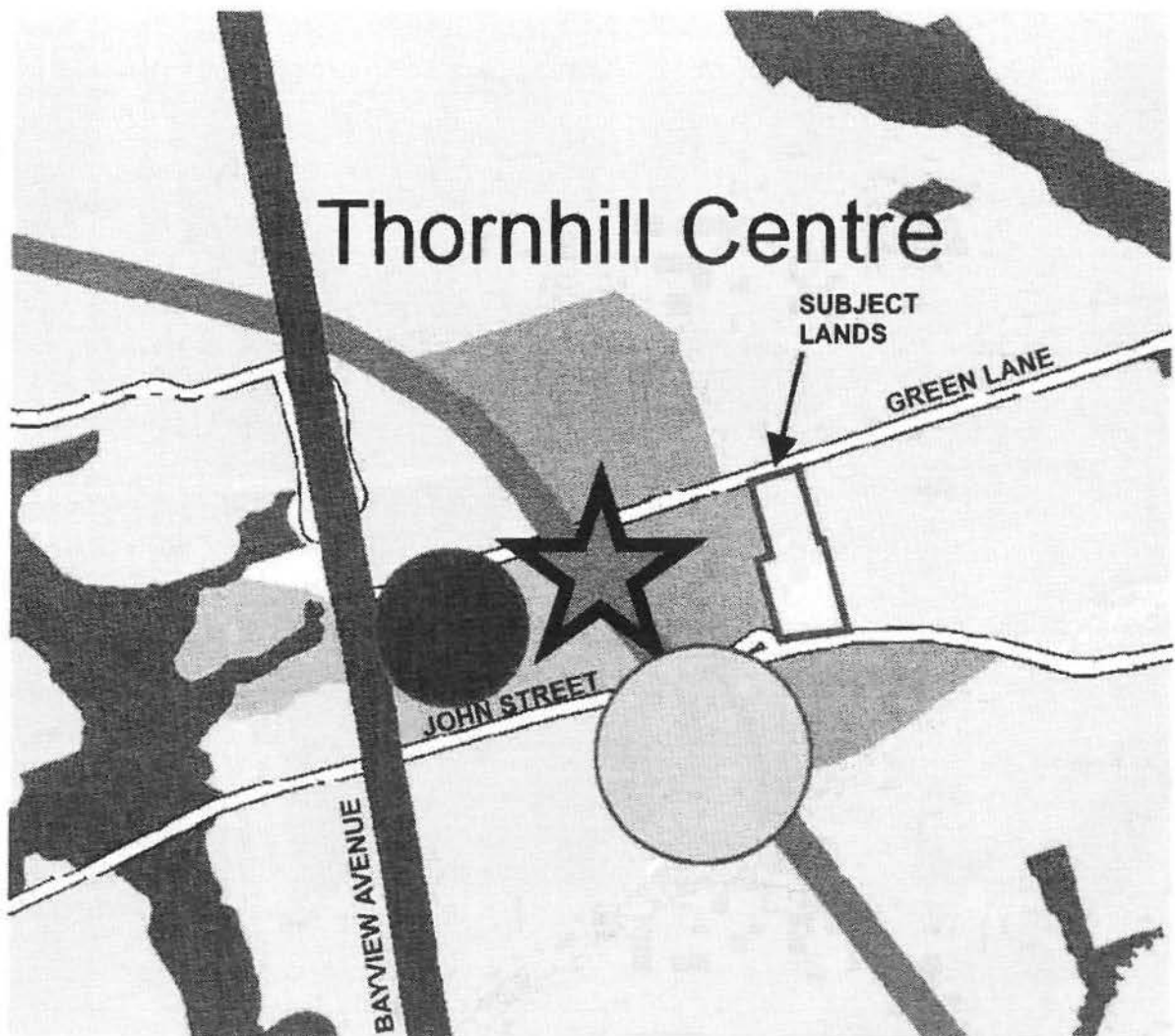


OFFICIAL PLAN

MAP 1 - MARKHAM STRUCTURE

SEPTEMBER 2012

- Greenway System
 - Countryside Area
 - Hamlets
 - Transportable and Utility Area
 - Neighbourhood Area
 - Mixed Use Neighbourhood Area
 - Employment Area (including Commercial Lands)
 - Future Urban Area
 - Intensification Area
- Centres and Corridors**
- Regional Centres
 - Regional Corridor - Key Development Area
 - Local Centre
 - Local Corridor
 - Heritage Centre
- Transit Network**
- GO Rail Service
 - GO Stations
 - Proposed GO Stations
 - Potential Commuter Rail Line
 - Regional Rapid Transit Corridor
 - Special Study Area Rapid Transit Corridor
 - Regional Transit Priority
 - Proposed Regional Transit Priority
 - Proposed Yonge Subway
 - Highway 407 Transitway
 - Highway 404 Expressway Bus Service
- Anchor Hubs (Markham Centre, Langstaff Gateway)
- Gateway Hubs (Yonge/Steeles, Don Mills/Steeles, Leslie/Avenue 7)
- Potential Secondary Hubs (Thornhill Centre, Milliken Centre, Markham, Mount Joy, Box Grove, Fairtree East/Parkview Centre)





























JULY, 30, 2013

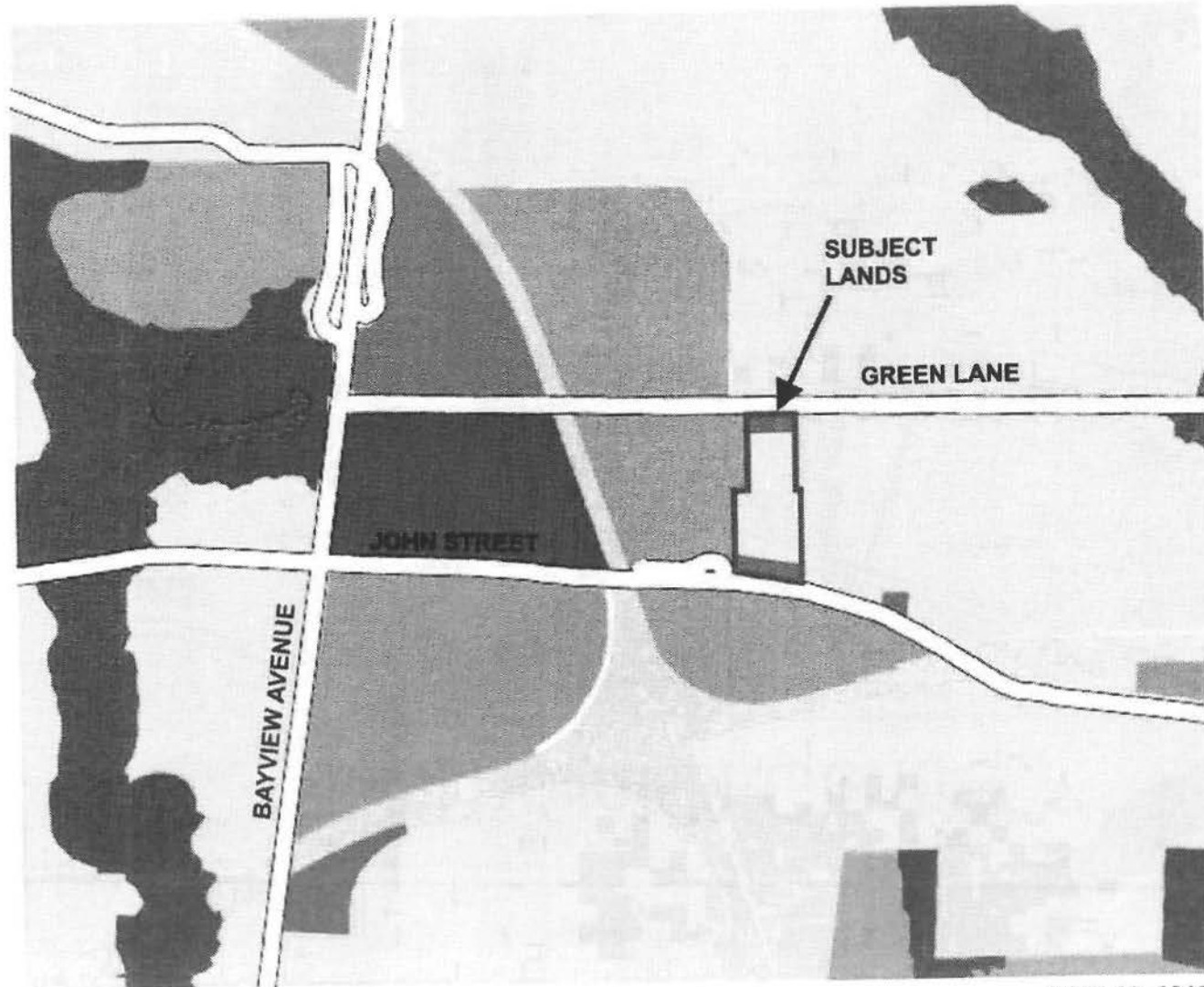
MARKHAM

OFFICIAL PLAN

MAP 3 - LAND USE

SEPTEMBER 2012

-  Greenway
-  Countryside
-  Hamlets
-  Transportation and Utility
-  Parkway Belt West
-  Private Open Space
-  Residential Estate
-  Residential Low Rise
-  Residential Mid Rise
-  Residential High Rise
-  Mixed Use Low Rise
-  Mixed Use Mid Rise
-  Mixed Use High Rise
-  Mixed Use Office Priority
-  Mixed Use Health Care Campus
-  Mixed Use Heritage Main Street
-  Commercial
-  Business Park
-  Business Park Office Priority
-  Service Employment
-  General Employment
-  Intensification Area
-  Future Urban Area
-  Future Neighbourhood Area
-  Future Employment Area
-  See Section 8.5.1.5



JULY, 30, 2013

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