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File: P-2455

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  
2283288 Ontario Limited  
Lands west of Woodbine Avenue, north of Highway 7  
Markham, ON**

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We represent 2283288 Ontario Limited with respect to the proposed New Official Plan as it relates to the property located north of Highway 7 and west of Woodbine Avenue. Shell Canada has entered into an offer of purchase and sale with 2283288 Ontario Limited who anticipate developing these lands with single storey buildings containing retail, office, and restaurant uses.

The property has an area of about 3 acres and is located immediately north of the Shell gas bar, east of the Hyundai plant and south of Home Hardware. The lands are vacant.

A letter was submitted to the City of Markham Council, dated April 7, 2014 which outlined our concerns regarding the proposed Draft Official Plan in the City of Markham and we enclose a copy for your records. The lands are proposed to be designated 'Business Park Office Priority Employment' in the New Official Plan. The policies indicate that these lands should be reserved and used for major office development, and that existing industrial development on these lands will be complemented and/or replaced with office development over the long term. New office development is intended to be multi-storey. Retail and commercial uses, including restaurants would be permitted in the base of these multi-storey buildings.

The proposed designation does not, in our view, properly account for the constraints of the lands particularly in terms of the limited depth of the properties making independent development for a major office development difficult, if not impossible.

The policies of the current approved Official Plan designate the subject lands 'Business Corridor Area'. The Business Corridor areas identify locations for a mix of high quality business activities primarily in corridors along major road frontages adjacent to industrial areas. These areas are intended to accommodate the business and service needs of the nearby companies and employees they serve.

The policies of the current 'Business Corridor Area' designation permit the development of the site in the manner contemplated by 2283288 Ontario Limited. The policies and uses contemplated in the approved plan are appropriate to the use of the lands and consistent with the use allowances of the approved plan, in different built form. It is for this reason and the limitation of the depth of the properties that we would request that the current permissions remain in effect.

We would therefore request that a Site Specific Provision be included in Part 9 of the New Official Plan, 'Area and Site Specific Policies' allowing the current 'Business Corridor Area' designation to be maintained for the lands.

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.**

A handwritten signature in black ink, appearing to read 'Mark Yarranton', is written over the company name.

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
- 2283288 Ontario Limited



PLANNING PARTNERS INC.

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April 7, 2014

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

**Attention: Mayor Frank Scarpitti and Members of Council**

**Re: Lands west of Woodbine Avenue, North of Highway 7  
Shell Canada Limited  
Proposed New Official Plan**

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We represent 2283288 Ontario Limited with respect to the proposed New Official Plan as it relates to the property located north of Highway 7 and west of Woodbine Avenue. Shell Canada has entered into an offer of purchase and sale with 2283288 Ontario Limited who anticipate developing these lands with single storey buildings containing retail, office, and restaurant uses.

The property has an area of about 3 acres and is located immediately north of the Shell gas bar, east of the Hyundai plant and south of Home Hardware. The lands are vacant. They are identified on the attached figure.

We are writing this letter to advise of our client's concerns with respect to the proposed policies in the New Official Plan as they relate to these lands. The lands are proposed to be designated 'Business Park Office Priority Employment' in the New Official Plan. The policies indicate that these lands should be reserved and used for major office development, and that existing industrial development on these lands will be complemented and or replaced with office development over the long term. New office development is intended to be multi-storey. Retail and commercial uses, including restaurants would be permitted in the base of these multi store buildings.

The proposed designation does not in our view properly account for the constraints of the lands particularly in terms of the limited depth of the properties making independent development for a major office development difficult if not impossible. The westerly limit of the property is also subject to limitations resulting from regulations of the TRCA and storm water management.

The policies of the current approved Official Plan designate the subject lands Business Corridor Area. The Business Corridor areas identify locations for a mix of high quality business activities primarily in corridors along major road frontages adjacent to industrial areas. These areas are intended to accommodate the business and service needs of the nearby companies and employees they serve.

The policies of the current Business Corridor designation permit the development of the site in the manner contemplated by 2283288 Ontario Limited. The policies and uses contemplated in the approved plan are appropriate to the use of the lands and consistent with the use allowances of the approve plan, in a different built form. It is for this reason and the limitation of the depth of the properties that we would request that the current permissions remain in effect.

We would therefore request that a Site Specific Provision be included in Part 9 of the New Official Plan, 'Area and Site Specific Policies' allowing the current Business Corridor designation to be maintained for the lands.

We would advise that Shell Canada Limited is in agreement with the filing of this submission and will be providing a letter to that effect.

On behalf of 2283288 Ontario Limited we request that we are provided with notice of any future meetings of Committee or Council dealing with the New Official Plan.

By separate correspondence we will ask the Region as the approving authority for the Official Plan Amendment for Notice of the Notice of Decision with respect to the City's New Official Plan.

Sincerely,

**KLM PLANNING PARTNERS INC.**



Mark Yarranton, MCIP, RPP

- c. Ms. Margeret Wouters Senior Project Manager Policy Division  
Kimberley Kitteringham, Clerk City of Markham  
Ms. Lucy Hau, City of Markham  
Karen Whitney, Director Community Planning, Region of York  
Shell Canada  
Denis Gubert, 2283288 Ontario Limited

