



Principals  
Michael Gagnon, B.E.S., M.C.I.P., R.P.P.  
Lily Law, B.E.S.  
Lena Gagnon

May 15, 2014

P.N.13.1956.00  
OP Review

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

Attention: Denis Kelly, Regional Clerk

Re: *The Regional Municipality of York, Regional Council*  
*May 15, 2014*  
*Report No.1, Commissioner of Transportation and Community Planning*  
*2013 City of Markham Official Plan, Part 1*

Dear Denis:

Gagnon & Law Urban Planners Ltd. acts as Planning Consultant to Flato Developments Inc./Auriga Developments Inc. (Flato/Auriga), the Registered Owner of the lands located at the northwest corner of Highway 7 and Donald Cousens Parkway, City of Markham. Our Client has been actively involved in the City of Markham Comprehensive Official Plan Review. Flato/Auriga has filed a site-specific Official Plan Amendment Application which seeks to re-designate the subject site for a combination of mixed-use retail, office and residential uses.

We wish to take this opportunity to provide the Region of York with preliminary comments, observations and recommendations in connection with the above noted Report. In this respect, we first became aware of the Report on May 14, 2014 when it was included as part of The Region of York Council "Revised" Agenda. We have undertaken to review the Report with a specific interest in how the Region has dealt with the 11 site-specific policies that allow consideration of alternative land uses on employment lands through individual OPA's; including Flato/Auriga's request (identified as #10 on *Attachment 5* to the Region's Report).

We respectfully request that this submission be read and considered in conjunction with the attached correspondence and presentation materials, all previously filed with the City of Markham as part of the ongoing Comprehensive Official Plan Review. More specifically, we attach the following:

- *October 29, 2013*  
Presentation to the City of Markham from Gagnon & Law Urban Planners Ltd.

21 Queen Street East, Suite 500 • Brampton ON Canada L6W 3P1 • P: 905-796-5790  
3601 Highway 7 East, Suite 310 • Markham ON Canada L3R 0M3 • P: 905-477-6556  
www.gagnonlawurbanplanners.com • Toll Free: 1-855-771-7266

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- *October 29, 2013*  
Letter to the City of Markham from Gagnon & Law Urban Planners Ltd.
- *October 29, 2013 / November 5, 2013*  
Revised Presentation to City of Markham from Gagnon & Law Urban Planners Ltd.

Our Client is supportive of the Markham Official Plan as adopted by Markham Council on December 10, 2013, and sent to the Region of York on December 20, 2013. The process followed by the City has been comprehensive. Municipal Staff and Council have been receptive to meeting with not only our Clients, but all stakeholders with an interest in the process. The City of Markham provided ample opportunity for stakeholders to participate in fulsome dialogue regarding issues of great importance to all participants.

Based on our reading of the Region's Report, it is evident that there are remaining issues related to the site-specific employment conversion requests which require further consideration and attention. In view of the nature of the issues and the limited amount of time afforded stakeholders to review and digest the contents of the Region's Report, we respectfully request that Regional Council 'Defer' making a Decision on the Report at this time. A 'Deferral' would allow Flato/Auriga and all other stakeholders with an interest in the Official Plan Review, including the employment conversion issue, an opportunity to meet with Regional and Municipal Staff to explore in greater detail the concerns raised by the Region of York.

Please accept this correspondence as constituting additional public input into the City of Markham Official Plan Review Process. We respectfully request to be provided with notice of any future meetings of Committee and Council dealing with the 'new' Markham Official Plan; including notice of approval of any Committee and Council Recommendations. Furthermore, we respectfully request that the Region of York as the Approval Authority for the Markham Official Plan Amendment, provide us with a copy of the Notice of Decision with respect to Markham's 'new' Official Plan.

We look forward to meeting with Region of York and City of Markham Staff. Thank you in advance for your consideration.

Yours truly,

A handwritten signature in black ink, appearing to read 'M. Gagnon', written over a horizontal line.

Michael Gagnon, B.E.S., M.C.I.P., R.P.P.  
Managing Principal Planner

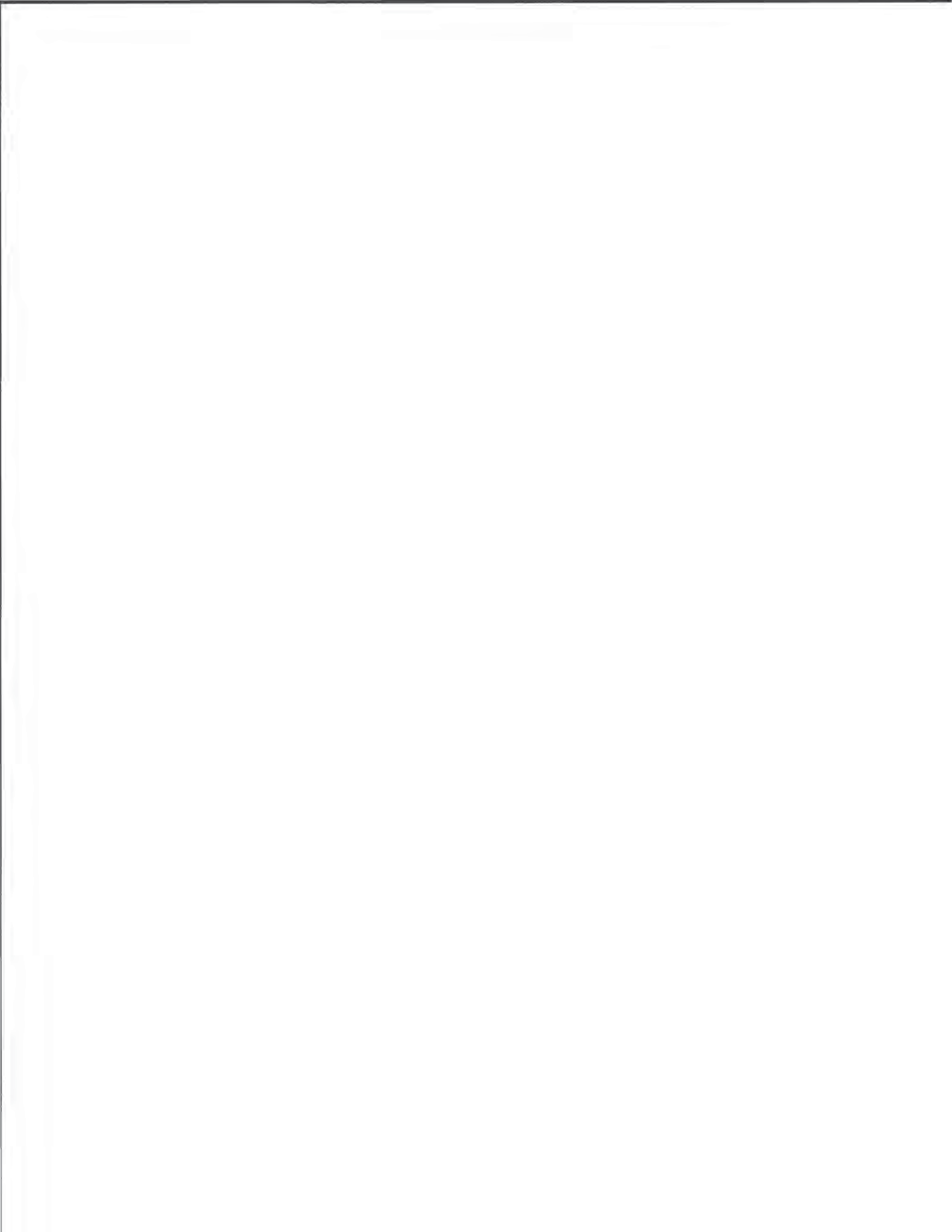
A handwritten signature in black ink, appearing to read 'A. Walker', written over a horizontal line.

Andrew Walker, B.E.S., M.C.I.P., R.P.P.  
Associate Planner

c.c.: J. Baird, Commissioner, Development Services, City of Markham



I. Memon, Auriga Developments Inc.  
I. Memon, Auriga Developments Inc.  
S. Rehmatullah, Flato Developments Inc.  
R. Sangha, Re/Max  
A. Sirianni, G&L Urban Planners Ltd.





Principals  
Michael Gagnon, B.E.S., M.C.I.P., R.P.P.  
Lily Law, B.E.S.  
Lena Gagnon

October 29, 2013

P.N.13.1956.00 FAA

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

Attention: Mayor and Members of Council  
- and -  
Mr. Jim Baird, Commissioner, Development Services

Re: Comprehensive Official Plan Review  
Employment Conversion Request  
Flato Developments Inc.

Gagnon & Law Urban Planners Ltd. (G&L) acts as Planning Consultant to Flato Developments Inc. (*Flato/Subject Site*), the Registered Owner of the lands located at the northwest corner of Donald Cousens Parkway and Highway 7.

*Flato* is desirous of working with the City of Markham to re-designate the *Subject Site* to permit a broader range of employment and residential land uses. The vision for the development of the *Subject Site* is being pursued as part of the Comprehensive Official Plan Review which is currently underway in connection with the City-wide employment land conversion study.

#### Pre-Consultation Application – Flato North Parcel

A Pre-Consultation Application was filed on August 28, 2013 for the northern two-thirds of the *Flato* lands. It is proposed that the *Flato* North Parcel be developed in accordance with the "Mid-Rise Residential" designation. It is envisaged that a total of 91 residential townhouse units will be built; plus two (2) single detached dwellings, a segment of the local road network and a portion of a local park.

#### Mixed Use Development – Flato South Parcel

*Flato* envisages developing the southern portion of the *Subject Site*, which fronts onto Highway 7, for two (2) 20-storey residential towers, resting on top of a 4-storey mixed use retail and office podium; running parallel to Highway 7; as follows:

- Retail (Ground Floor) 2,605 m.sq. (28,040 sq.ft.)
- Office (2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> Floors) 8,685 m.sq. (93,485 sq.ft.)
- Residential (5<sup>th</sup> to 24<sup>th</sup> Floors) 348 units

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### **Amendment Application and Presentation**

*Flato* had originally asked us to appear this evening as a Delegation before City of Markham Council for the purpose of formally introducing the *Flato* Concept Plan. Consistent with the advice received from City Clerks Department staff, we will not be appearing this evening. It is now our intention to appear as a Delegation before the November 5, 2013 Development Services Committee.

In advance of the November 5, 2013 Meeting, *Flato* has instructed us to prepare and file a formal Official Plan Amendment Application; to include a Planning Justification Report, a Concept Plan, as well as Municipal Processing Fees.

As a precursor to our appearance at the November 5, 2013 Development Services Committee, we are pleased to file with the City of Markham a copy of the attached Letter, Presentation and freestanding Concept Plan.

*Flato* looks forward to working closely with City staff and the whole of Council on the vision for the development of the *Subject Site*.

**Yours truly,**

A large, stylized handwritten signature in black ink, appearing to read "M. Gagnon", is written over a horizontal line.

**Michael Gagnon, B.E.S., M.C.I.P., R.P.P.**  
**Managing Principal Planner**  
[www.gagnonlawurbanplanners.com](http://www.gagnonlawurbanplanners.com)

- c c: S. Rehmatullah, Flato Developments Inc.  
A. Taylor, City of Markham  
B. Karamanchery, City of Markham  
S. Chait, City of Markham  
R. Blake, City of Markham  
M. Wouters, City of Markham  
E. Silva-Stewart, City of Markham  
A. Walker, Gagnon & Law Urban Planners Ltd.  
M. De Nardis, Gagnon & Law Urban Planners Ltd.  
M. Mascarenhas, Gagnon & Law Urban Planners Ltd.

**CITY of MARKHAM**  
**Employment Conversion – Official Plan Review**  
**Northwest Corner Donald Cousens & Highway 7 East**



**Gagnon & Law**  
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**FLATO**  
 DEVELOPMENTS INC.

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21 Queen Street East, Suite 500  
 Brampton, Ontario  
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**MARKHAM**

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October 29, 2013

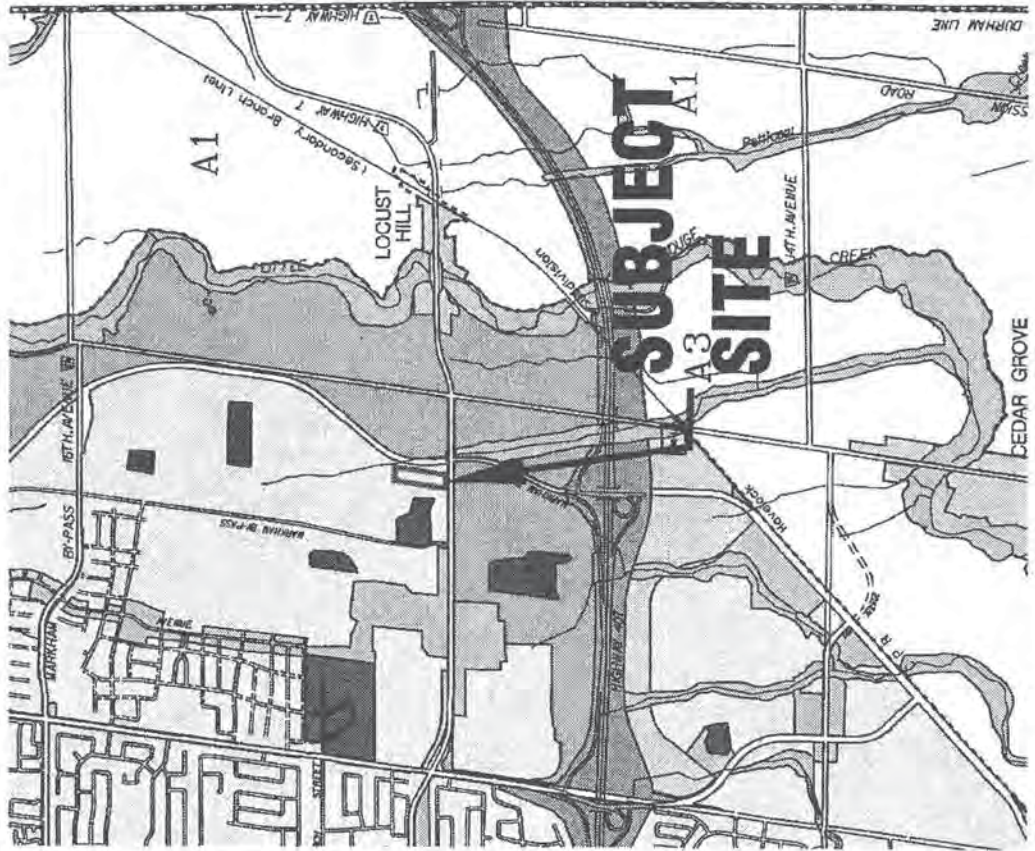




# September 24<sup>th</sup> and October 22<sup>nd</sup> , 2013 Development Services Committee Employment Conversion Application

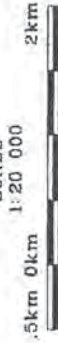
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- October 22, 2013 Development Services Committee recommended employment land re-designation request be Received.

# Markham Official Plan Office Consolidation (July 2005)



TOWN OF MARKHAM  
OFFICIAL PLAN (REVISED 1987)  
AS AMENDED,  
SCHEDULE 'A',  
LAND USE

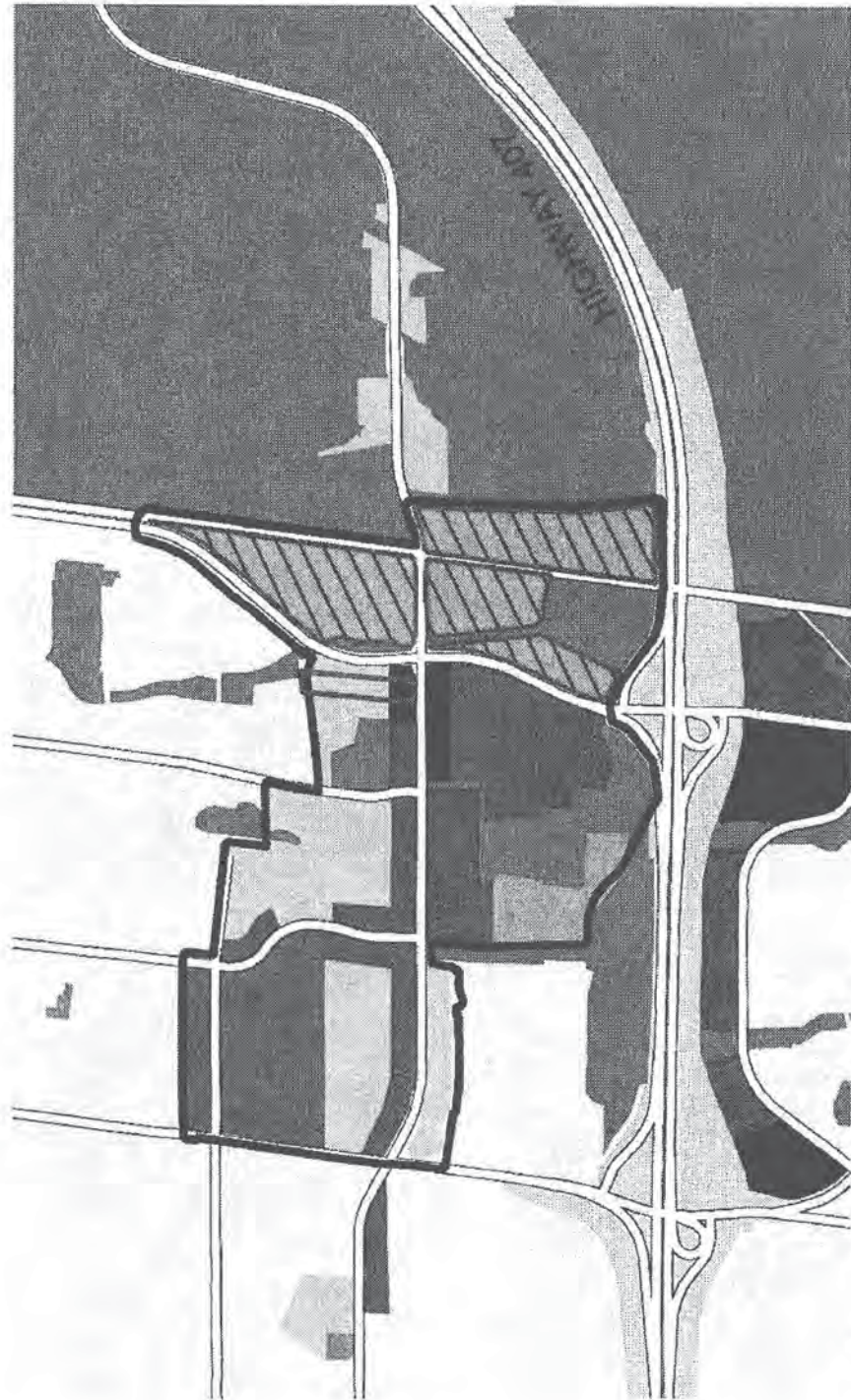
OFFICE CONSOLIDATION JULY 2005  
SCALE  
1:20 000



[White box]	URBAN RESIDENTIAL	[Diagonal lines box]	HAZARD LANDS
[Box with 'H']	Heritage	[Dotted box]	Special Policy Area
[Light grey box]	RURAL RESIDENTIAL	[Dark grey box]	ENVIRONMENTAL PROTECTION AREA
[Medium grey box]	HAMLET	[Dark grey box]	OAK RIDGES MORaine
[Light grey box]	COMMERCIAL	[Medium grey box]	TRANSPORTATION AND UTILITIES
[Light grey box]	INDUSTRIAL	[Light grey box]	PARKWAY BELT WEST
[Dark grey box]	INSTITUTIONAL	[Dotted box]	AGRICULTURE (A1, A2, A3)
[Box with '2']	Cemetery	[Box with '2']	STUDY AREA (2)
[Light grey box]	OPEN SPACE	[Cross-hatch box]	Former Waste Disposal Site
		[Cross-hatch box]	Future Urban Area

Designated "Urban Residential"

# DRAFT New Markham Official Plan



Designated "Residential Mid-Rise"  
and "Business Park Office Priority"

□ SUBJECT SITE

## 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

# Preliminary Concept Plan

(October 29, 2013)

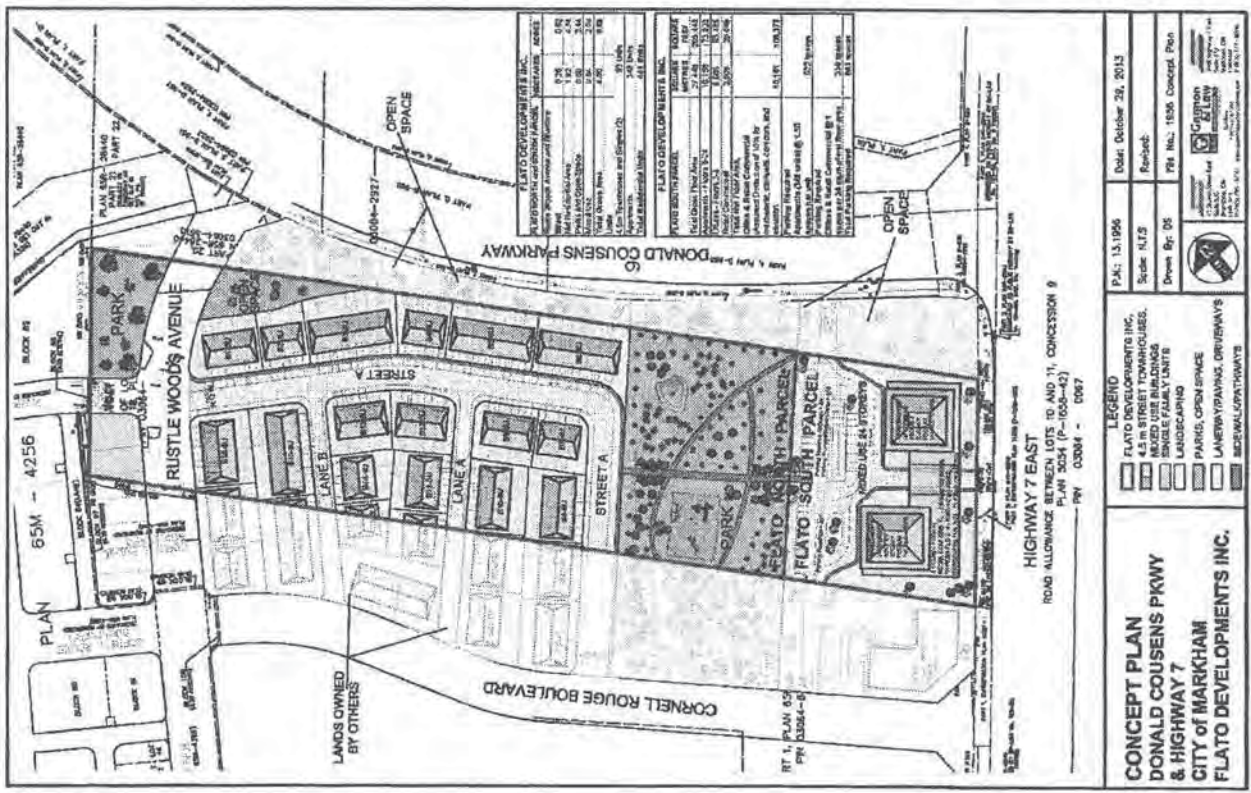
## STATISTICS

### Residential

- Townhouse - 91, Singles - 2
  - Apartments - 348 Units
- Retail – 2,605 sq.m (28,040 sq.ft)  
Office – 8,685 sq.m (93,485 sq.ft)  
Park/Open Space – 0.99 ha.

• Employment Jobs generated to be consistent with Official Plan.

- Forthcoming Formal Amendment Application.



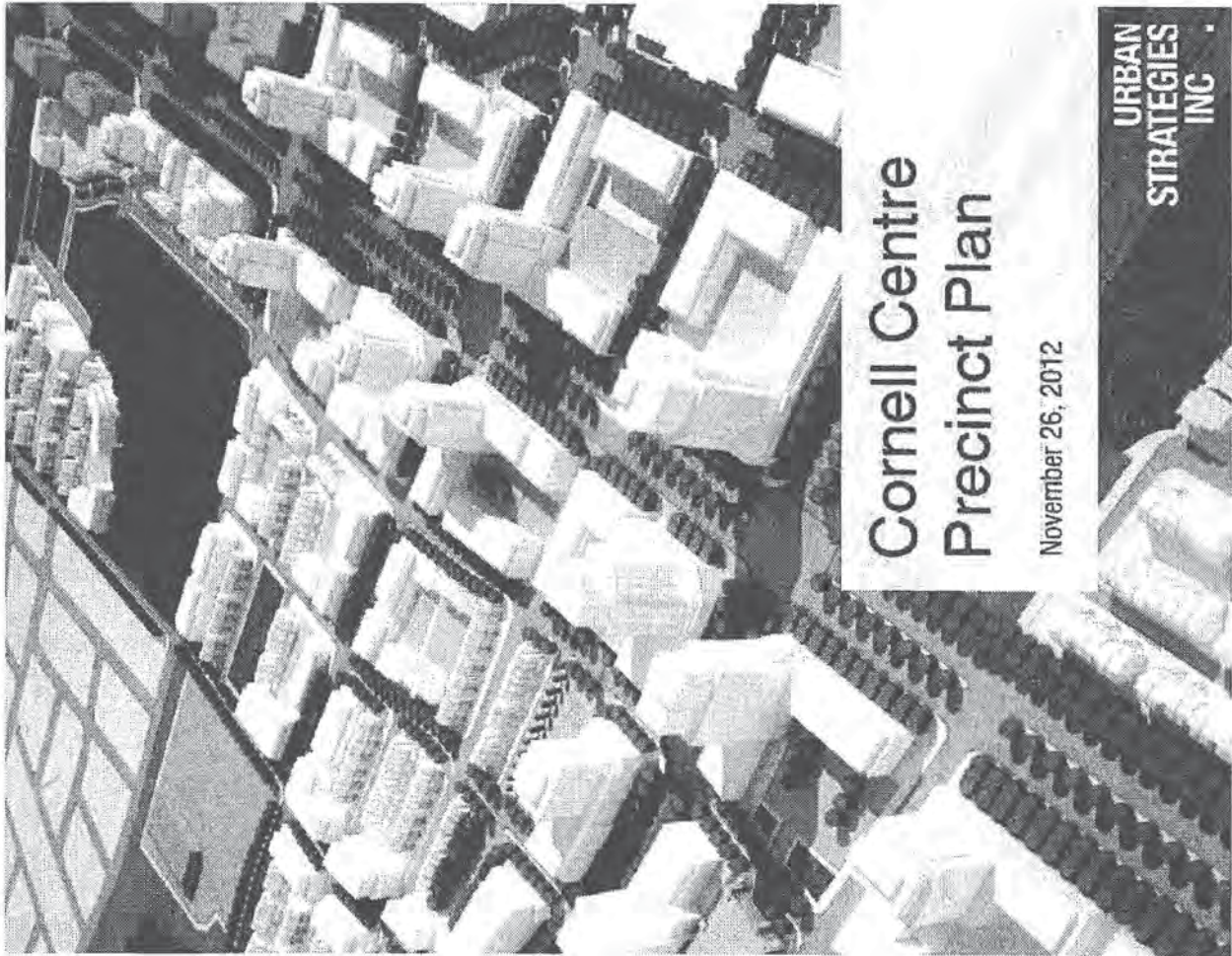
# Draft Potential Evaluation Criteria

## Employment Conversion Application

### Donald Cousens & Highway 7 East

- 1. Compatibility with adjacent land uses.
- 2. Increase in number of future jobs to be provided on site, or at a minimum, no net reduction in jobs.
- 3. Proximity to existing and/or proposed transportation and transit network.
- 4. Provision of lands for a VIVA terminal.
- 5. Achieving better public amenities.
- 6. Where the location is appropriate, designate a site for an affordable or seniors housing project.

**GOAL: To plan and develop a comprehensive Mixed-Use (Office, Retail and Residential) Master Planned Community.**



**Cornell Centre  
Precinct Plan**

November 26, 2012

**URBAN  
STRATEGIES  
INC.**

# APPENDIX #1



# VISION PLAN





# DISTRIBUTION OF EMPLOYMENT USES WITHIN EMPLOYMENT DISTRICT







-  SUBJECT SITE
-  HIGHWAY 7 EMPLOYMENT
-  BUSINESS PARK EMPLOYMENT
-  LIGHT INDUSTRIAL EMPLOYMENT

FIGURE 4.6: DISTRIBUTION OF EMPLOYMENT USES WITHIN THE EMPLOYMENT DISTRICT

# CORNELL CENTRE STREET NETWORK



FIGURE 3.2: CORNELL CENTRE STREET NETWORK

- ↔ REGIONAL STREETS
- ⇄ BUR OAK AVENUE
- ↔ LOCAL STREET
- SIGNALLED INTERSECTION
- Ⓣ POTENTIAL TRANSIT FACILITY LOCATION

▭ SUBJECT SITE

# MAXIMUM PERMITTED BUILDING HEIGHTS



# MAXIMUM PERMITTED DENSITY



FIGURE 4-2: MAXIMUM PERMITTED DENSITY



Demonstration Block 3

# DEMONSTRATION BLOCKS

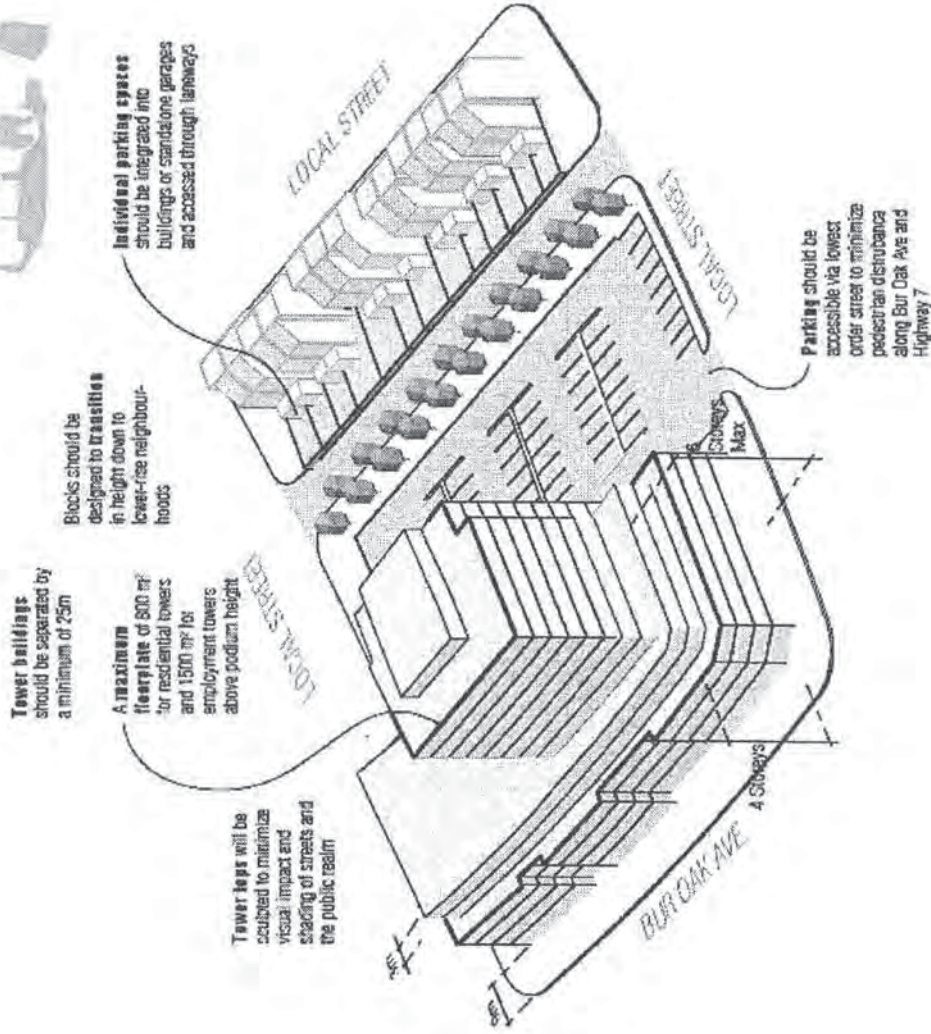
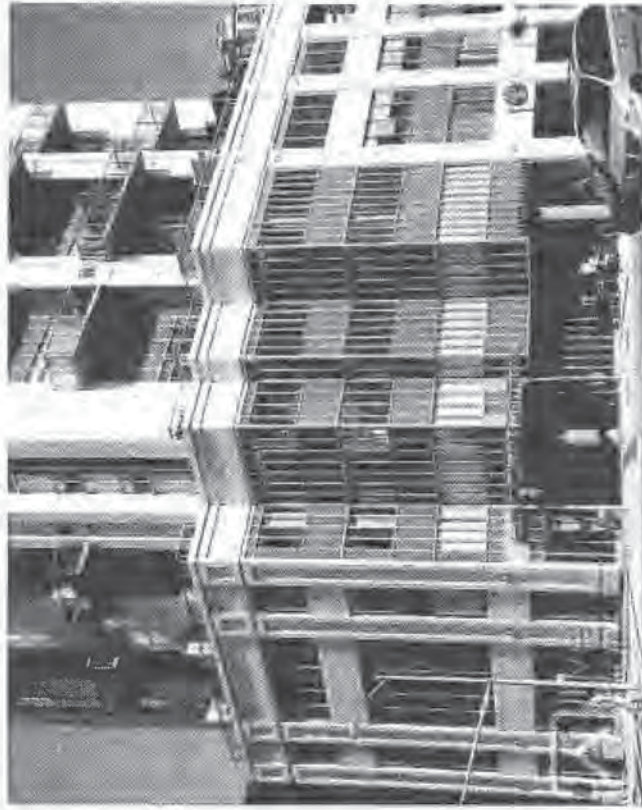


FIGURE 4-5: DEMONSTRATION BLOCK 3

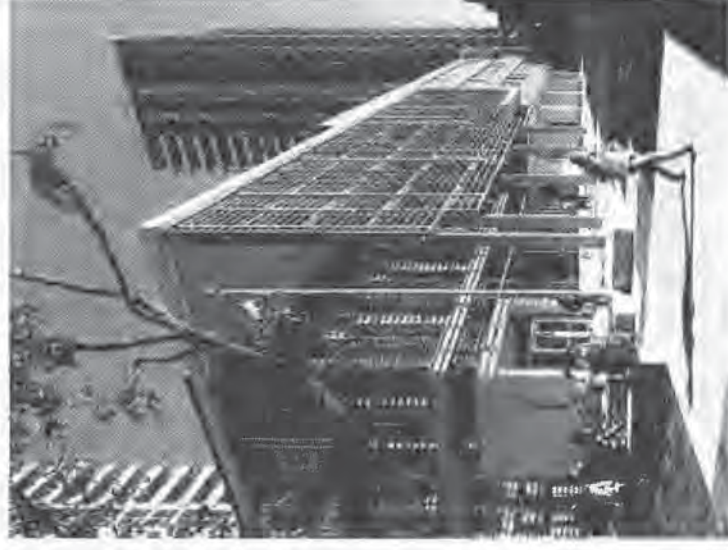
# MIXED USE EXAMPLES



## Avondale Lofts

1 Avondale Avenue  
Toronto, Ontario

# MIXED USE EXAMPLES



## Republic of Yonge & Eglinton

70 Roehampton Street  
Toronto, Ontario



# MIXED USE EXAMPLES



## Chicago Building

385 Prince of Wales Drive  
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**CITY of MARKHAM**  
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October 29, 2013

# Land Ownership and Areas

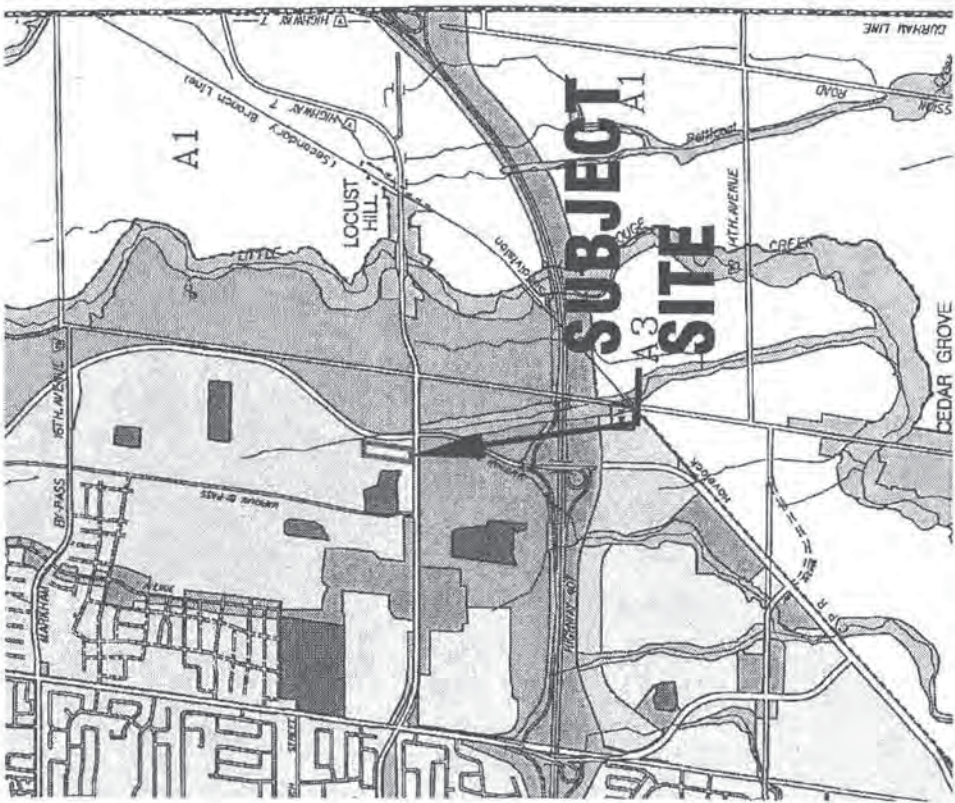


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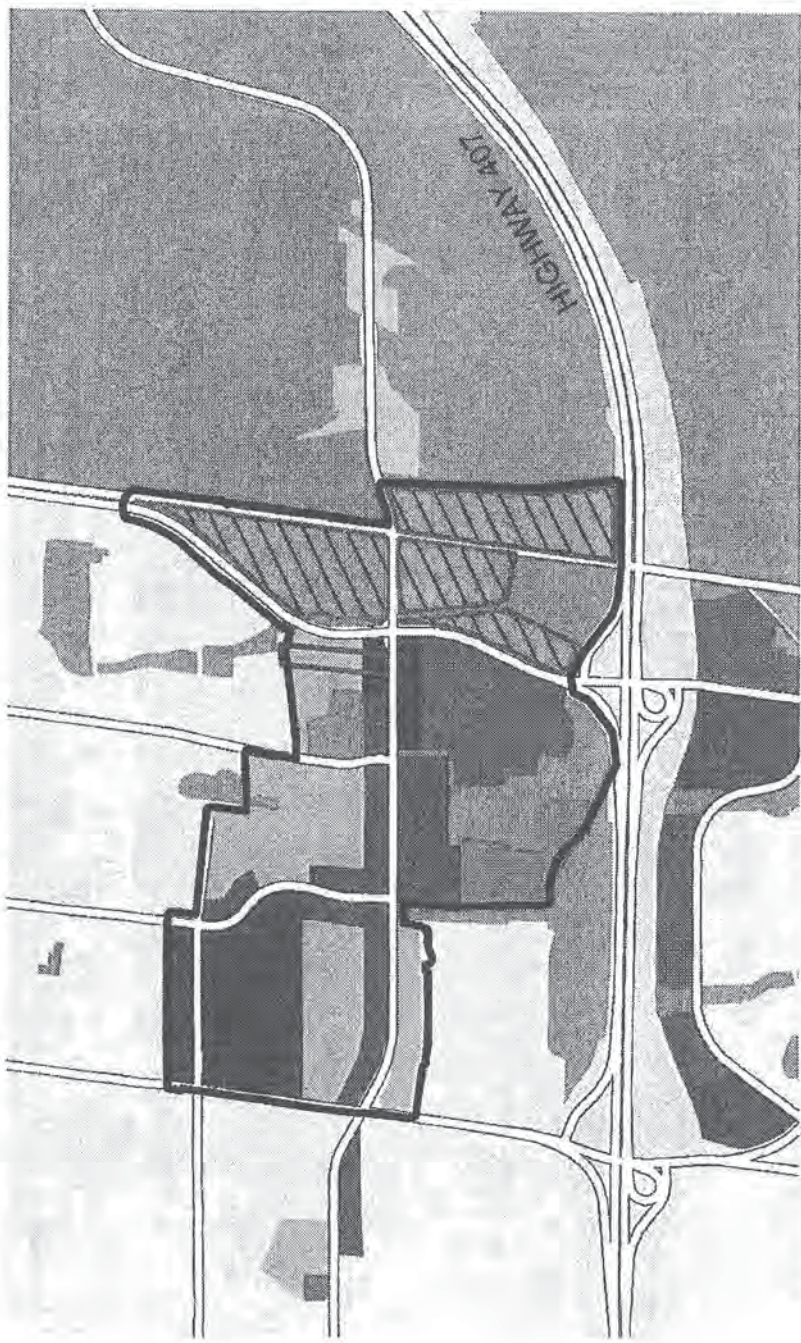
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0km 1km 2km

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SUBJECT SITE

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  - \* See Section 8.5.1.5



# Preliminary Concept Plan

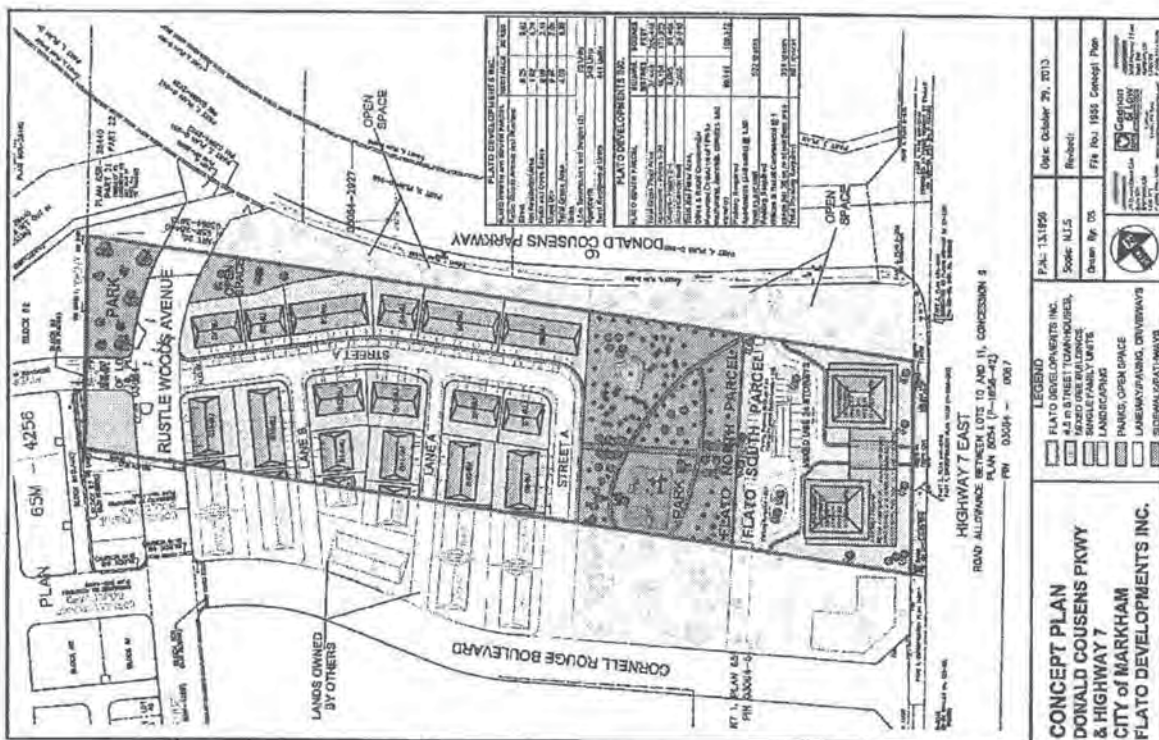
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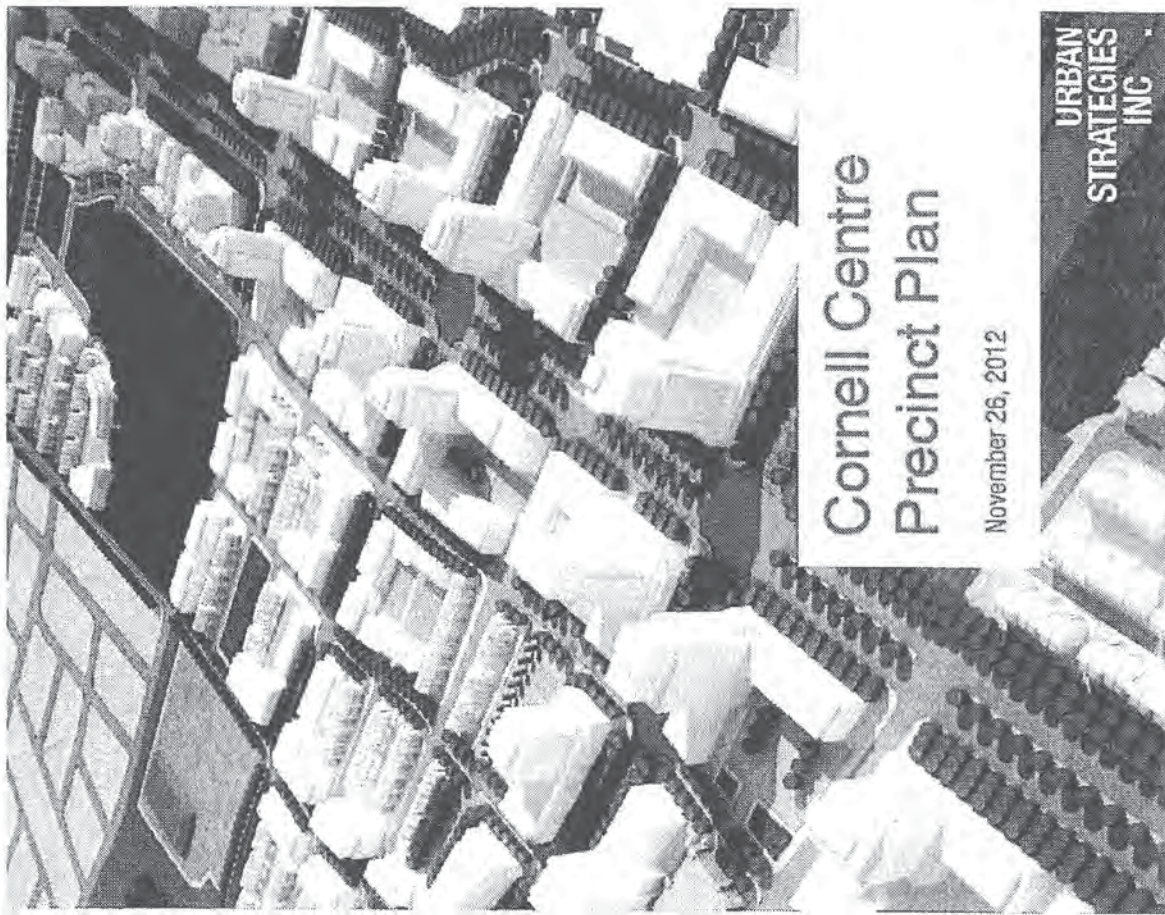




# Draft Potential Evaluation Criteria Employment Conversion Application Donald Cousens & Highway 7 East

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**GOAL: To plan and develop a comprehensive Mixed-Use (Office, Retail and Residential) Master Planned Community.**



**Cornell Centre  
Precinct Plan**

November 26, 2012



# APPENDIX #1





# VISION PLAN



 SUBJECT SITE

FIGURE 2.2: VISION PLAN

# DISTRIBUTION OF EMPLOYMENT USES WITHIN EMPLOYMENT DISTRICT



FIGURE 4.0 DISTRIBUTION OF EMPLOYMENT USES WITHIN THE EMPLOYMENT DISTRICT

# CORNELL CENTRE STREET NETWORK

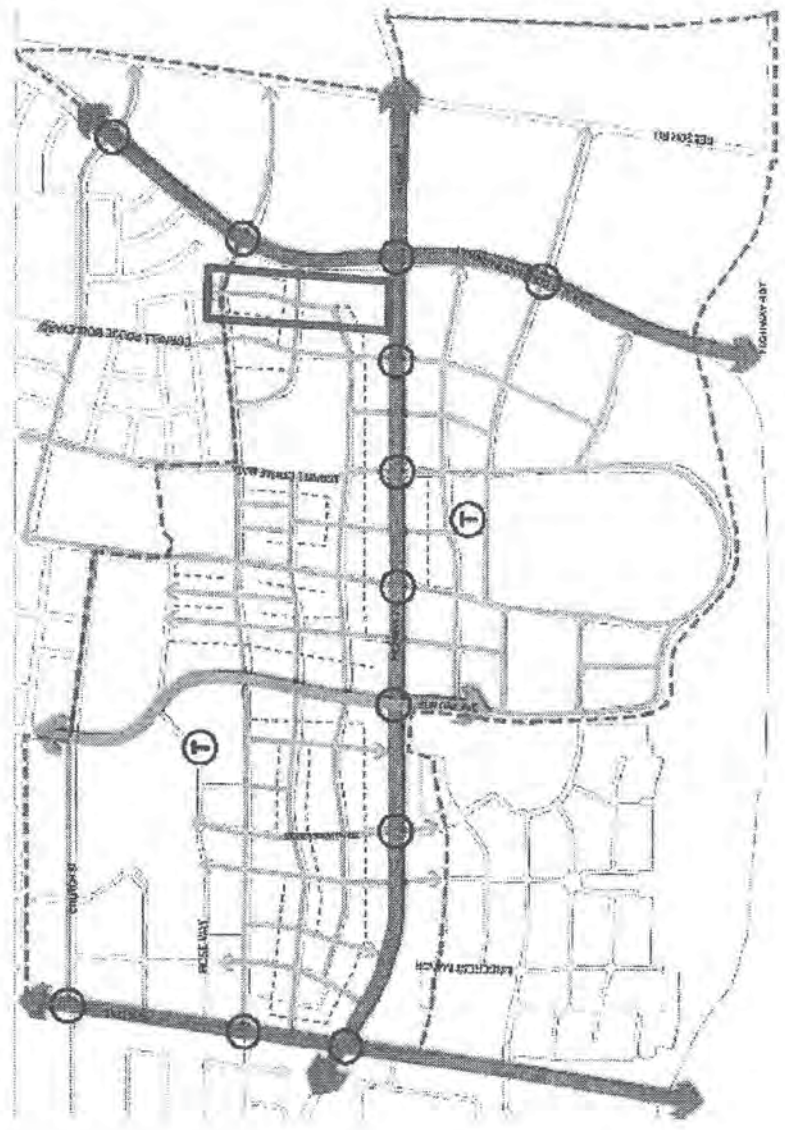


FIGURE 3.2: CORNELL CENTRE STREET NETWORK

- ↔ REGIONAL STREETS
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- ⊕ POTENTIAL TRANSIT FACILITY LOCATION

- SUBJECT SITE

# MAXIMUM PERMITTED BUILDING HEIGHTS





# MAXIMUM PERMITTED DENSITY



FIGURE 4.2: MINIMUM PERMITTED DENSITY





# DEMONSTRATION BLOCKS

Demonstration Block 1



Demonstration Block 2

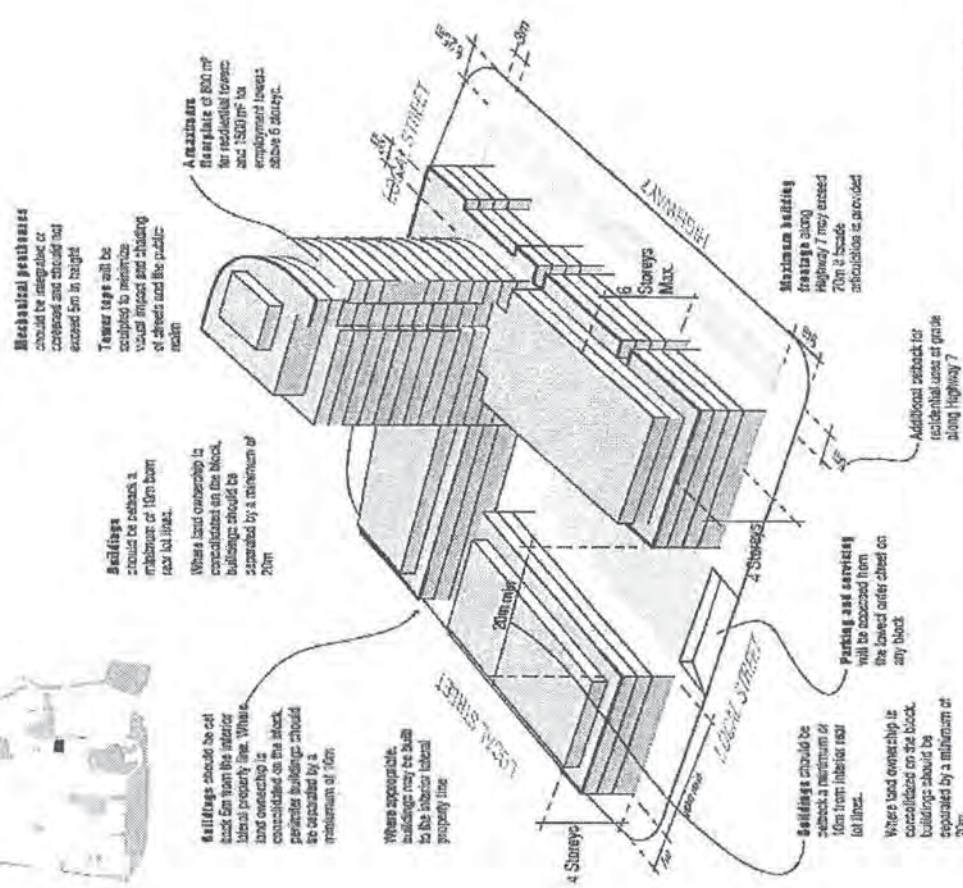


FIGURE 4.3 DEMONSTRATION BLOCK 1

FIGURE 4.4 DEMONSTRATION BLOCK 2



Demonstration Block 3

# DEMONSTRATION BLOCKS

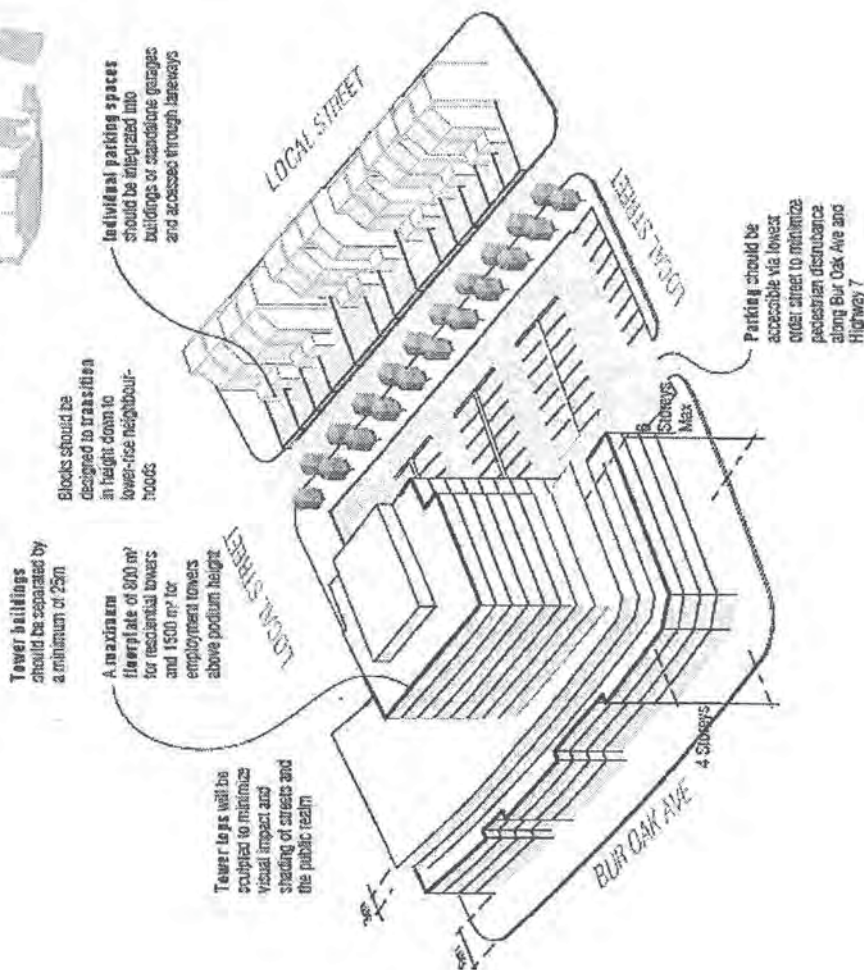
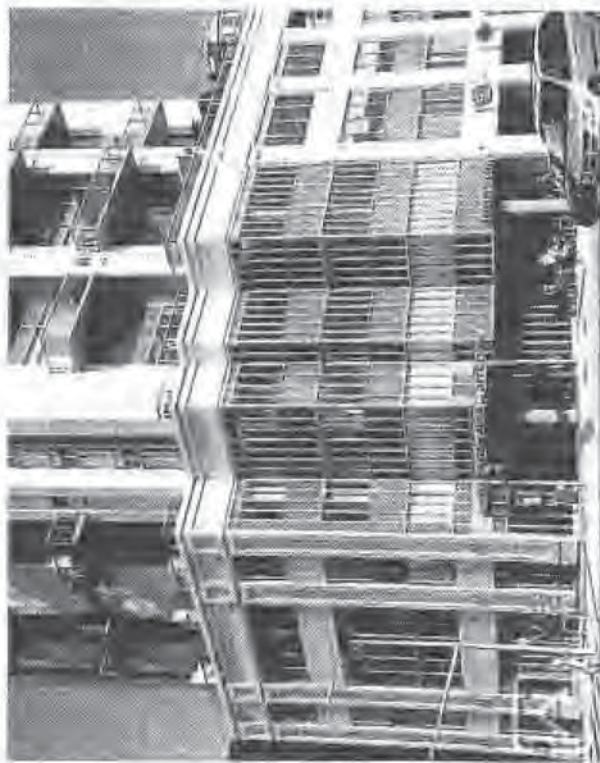


FIGURE 4.3. DEMONSTRATION BLOCKS

# MIXED USE EXAMPLES



## Avondale Lofts

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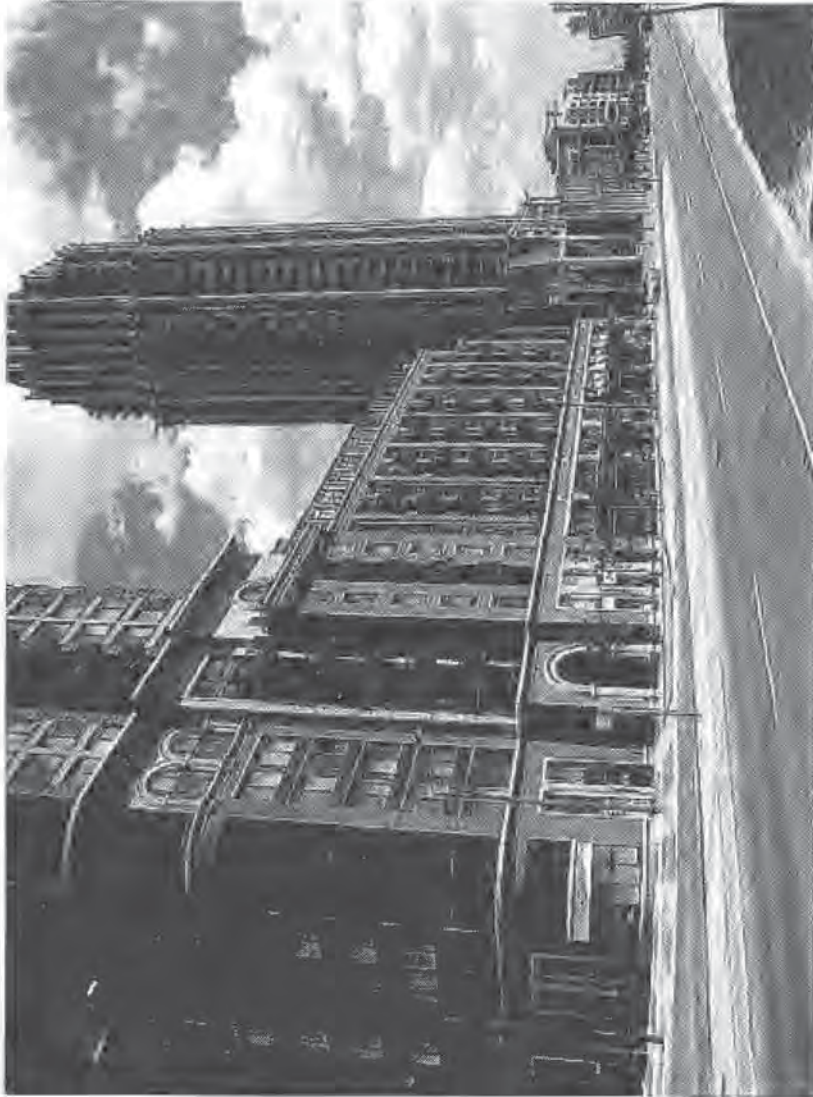
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70 Roehampton Street  
Toronto, Ontario

# MIXED USE EXAMPLES



## Chicago Building

385 Prince of Wales Drive  
Mississauga, Ontario



## Appendix #2

# Perspective/Demonstration Plan (November 5, 2013)

**Note 1** – Buildings set back a minimum of 32.8 metres from rear lot line

**Note 2** – Mechanical penthouses are integrated into the design and articulation of the building and are screened

**Note 3** – Buildings are separated by a distance of 24.7 metres between towers

**Note 11** – Parking accessed from Cornell Rouge Blvd.

**Note 4** – Maximum floorplate for residential floors of 839 m<sup>2</sup>; average residential floorplate of 808 m<sup>2</sup>

**Note 10** – Buildings are designed with articulation to break up the streetwall.

**Note 5** – Surface Parking located behind buildings and screened from Hwy 7 East

**Note 6** – Parking accessed from Donald Cousens Parkway

**Note 7** – Parking and access opportunity maintained from Hwy 7 East, through a break in the podium streetwall

**Note 8** – Buildings set back minimum of 7.3 metres from Hwy 7 East

**Note 9** – Building Height of podium along Hwy 7 East a maximum of 4 storeys

