



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.13.1947.00
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 1659139 Ontario Inc. (Holborn), the Registered Owner of the lands known legally as Blocks 299, 300, and 301 Plan 65M-4024. The subject site is located north of Elgin Mills Road East, west of the Woodbine Avenue By-Pass, City of Markham. Our Client has been actively involved in the City of Markham Comprehensive Official Plan Review. Holborn has filed a site-specific Official Plan Amendment Application (OP13-116651) which seeks to re-designate the subject site for a combination of residential, convenience commercial and office 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 Holborn's request (identified as #1 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:

- *May 7, 2013*
Letter to the City of Markham from Gagnon & Law Urban Planners Ltd.

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- *July 16, 2013*
Presentation to the City of Markham from Gagnon & Law Urban Planners Ltd.
- *September 24, 2013*
Letter to the City of Markham from Gagnon & Law Urban Planners Ltd.
- *October 1, 2013*
Presentation to the City of Markham from Gagnon & Law Urban Planners Ltd. and Cushman & Wakefield
- *October 21, 2013*
Letter to the City of Markham from Gagnon & Law Urban Planners Ltd.
- *November 15, 2013*
Letter to the 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 Holborn 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 be '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 be '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
J. Maio, Holborn Property Investments Inc.
S. Maio, Holborn Property Investments Inc.
J. D'Angelo, Holborn Property Investments Inc.
V. Ottoborgo, Holborn Property Investments Inc.
J. Karavos, Holborn Property Investments Inc.
A. Sirianni, G&L Urban Planners Ltd.



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Lily Law, B.E.S.
Lena Gagnon

May 7, 2013

P.N.13.1947.00 FAA

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

Attention: Mr. Jim Baird, Commissioner, Development Services

**Re: Comprehensive Official Plan Review – Public Input
Pre-Consultation Application
Application to Amend the Official Plan- Employment Land
Conversion
1659139 Ontario Inc. (Holborn Properties)
Blocks 299, 300 and 301, Plan 65M-4026
Elgin Mills Road East and the Woodbine Avenue By-Pass
City of Markham
Regional Municipality of York**

Gagnon & Law Urban Planners Ltd. (G&L) acts as Planning Consultant to 1659139 Ontario Inc., Holborn Properties (Holborn/*Subject Site*), the registered owner of the lands known legally as Blocks 299, 300 and 301 on Plan 65M-4026. The *Subject Site* is located north of Elgin Mills Road East and west of the Woodbine Avenue By-Pass. The site is located immediately opposite an existing newly constructed residential neighbourhood and the historic community of Victoria Square.

G&L has been retained to provide land use planning consulting services in connection with the 2010 City of Markham Comprehensive Official Plan Review and a site specific Official Plan Amendment Application which seeks to re-designate the Holborn property for residential, convenience commercial and office uses. This application is being filed consistent with direction received from the City of Markham as it relates to the municipality's review of its new Official Plan and Employment Lands policy. The application is being accompanied by a Pre-Consultation Application. We understand that the municipality will be considering employment land conversion applications as part of the ongoing Comprehensive Official Plan Review. We further understand that the City of Markham will be providing us with a list of all of the technical plans and studies which will be required in order to deem the Amendment Application "complete".

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Toward this end, we are pleased to submit the following documents in support of an Official Plan Amendment Application:

- **Cheque made payable to the City of Markham in the amount of \$36,725.00 (Official Plan Amendment);**
- **Completed Application Form (Pre-Consultation Request);**
- **Completed Application Form (Official Plan Amendment);**
- **1 copy – Digital copy of Application Forms on CD;**
- **20 copies – Concept Plan;**
- **1 copy – Digital copy of Concept Plan on CD;**
- **5 copies – Planning Justification Report;**
- **1 copy – Digital copy of Planning Justification Report on CD;**

We look forward to working with you and your staff on the processing of the Official Plan Amendment Application and ongoing Comprehensive Official Plan Review process.

Yours truly,

A handwritten signature in black ink, appearing to read "A. Walker", with a long horizontal line extending to the right.

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

c c: V. Ottoborgo, Holborn Property
J. Maio, Holborn Property
S. Maio, Holborn Property
J. D'Angelo, Holborn Property
R. Blake, City of Markham
M. Wouters, City of Markham
E. Silva-Stewart, City of Markham
M. Gagnon, G&L Urban Planners Ltd.

CITY of MARKHAM

**Employment Conversion – Official Plan Review
Elgin Mills Road and Woodbine Avenue By-Pass
1659139 Ontario Inc. (Holborn Property)**



Holborn



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July 16, 2013

Introduction and Subject Site

- 1659139 Ontario Inc., Holborn Properties (Holborn/Subject Site) have retained Gagnon & Law Urban Planners Ltd. to represent their interest as part of the Markham Official Plan Review and associated Employment Conversion Request.
- The Holborn lands measure approximately 4.97 hectares (12.93 acres), located just north of Elgin Mills Road East, west of Woodbine Avenue By-Pass. The Subject Site comprises Blocks 299, 300 and 301 on Plan 65M-4026.
- Lord Melborne Street was built by Monarch Corporation (Draft Plan of Subdivision Application Plan 65M-4026).

Introduction and Subject Site (Cont'd)

- The Monarch Draft Plan of Subdivision created three (3) blocks located north and south of Lord Melbourne Street. The lands located north of Lord Melbourne Street measure approximately 1.50 hectares (3.72 acres), while the lands to the south measure approximately 3.47 hectares (8.58 acres) for a total area of 4.97 hectares (12.3 acres).
- A Pre-Consultation Application and formal Official Plan Amendment Application to consider the re-designation of the Subject Site from “Industrial” to “Urban Residential” and “Commercial” has been filed. These applications have been filed concurrent with the ongoing City of Markham Comprehensive Official Plan Review.

Surrounding Area

- The Subject Site backs onto a mature woodland, measuring approximately 7.13 hectares (17.64 acres).
- The Subject Site is located adjacent to an existing 2.0 hectare (4.95 acre) stormwater management pond which occupies the entire northwest corner of Elgin Mills Road East and Woodbine Avenue By-Pass.
- The lands located south of the Subject Site, west of the Stormwater Management Pond are occupied by several existing buildings including two (2) designated Heritage homes, as well as vacant lands about the interchange of Elgin Mills Road East and Highway 404.



Surrounding Area (cont'd)



- The Subject Site is located immediately across the street from a relatively new residential neighbourhood, located east of the Woodbine Avenue By-Pass, extending eastward to Woodbine Avenue and the historic Victoria Square Community.
- Access to the aforementioned residential neighbourhood is from Prince of Wales Drive which is located immediately opposite Lord Melbourne Street.

Unique Locational Characteristics

The Subject Site has unique locational characteristics which support a conversion from Non-Residential to Residential uses. More specifically, the site is isolated from the larger Employment Area which runs north and south along Highway 404 by:

- A 7.13 hectare (17.64 acre) woodlot;
- The Highway 404 interchange with Elgin Mills Road East;
- A 2.0 hectare (4.95 acre) stormwater management pond;
- Adjacent lands to the west which front onto Highway 404, as well as the lands located to the south which front on to Elgin Mills Road East; and,
- In addition to being isolated from the larger Employment Area, the Subject Site is fractured by Lord Melbourne Street and a stormwater easement which links Lord Melbourne Street to the aforementioned stormwater management pond.

Failed Marketing

- Holborn has owned the Subject Site since 2009. At that time the Subject Site was Draft Plan Approved, serviced and Lord Melbourne Street was built and in place. Over the course of the last three (3) to four (4) years, Holborn has aggressively marketed the site. Marketing efforts have failed. By way of example, please note the following:
 - The lands located north of Lord Melbourne Street were marketed for Industrial Condominiums, consisting of two (2) single storey buildings divided into a total of 25 individual units. The marketing campaign failed to produce enough interest in the project and regrettably the project did not proceed; and,
 - In April 2010, Holborn marketed the site to Apple Canada Inc. for Apple's new Canadian Headquarters. Holborn had retained a highly experienced and capable team of real estate, design, engineering and development professionals. Despite this Apple did not select the Holborn Site for their new Canadian Headquarters.

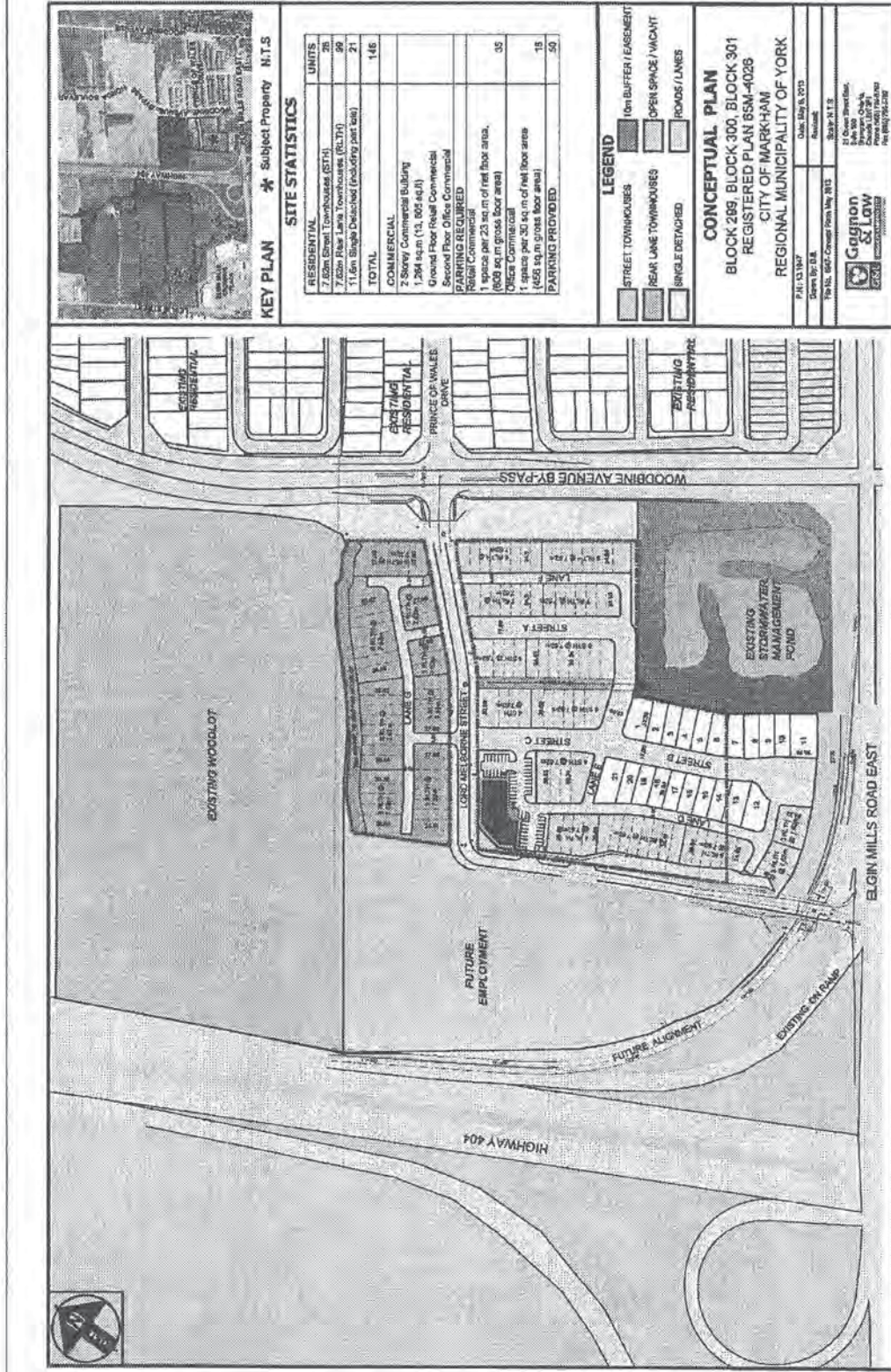
Failed Marketing (cont'd)

- In March 2013, Holborn retained PKF Consulting to prepare a Hotel Marketing Study. After careful review and analysis, PKF concluded that the Subject Site was not a suitable candidate for a hotel.
- The following quotes from the PKF Study speak to the Subject Site's single largest constraint; namely "ISOLATION":
 - "From a locational perspective, the Subject Site is removed from many of the other large blue chip companies located in the City of Markham and the Markham Civic Centre which tend to be located in closer proximity to the major Highway 404 and 407 exits along Highway 7, which is over 5 kilometres from the Subject Site."
 - "In addition to the closer proximity of these existing hotels relative to a number of the City's existing corporate demand generators, the area along Highway 7 between Warden and Leslie also offers hotel guests access to a multitude of attractive and recognized dining venues, shopping options and other entertainment facilities. These elements are lacking within the Subject Site area."

Failed Marketing (cont'd)

- “The Subject Site’s location is removed from the central hub of corporate and tourism activity that currently exists within the City, which is focused further south of the Subject Site, along Highway 7, near to Highways 404 and 407.”
- “The top 10 largest employers in Markham total over 20,000 employees, and these offices are located further south on Highway 404. The subject area also lacks additional recreational amenities and dining options that are often sought by corporate guests.”

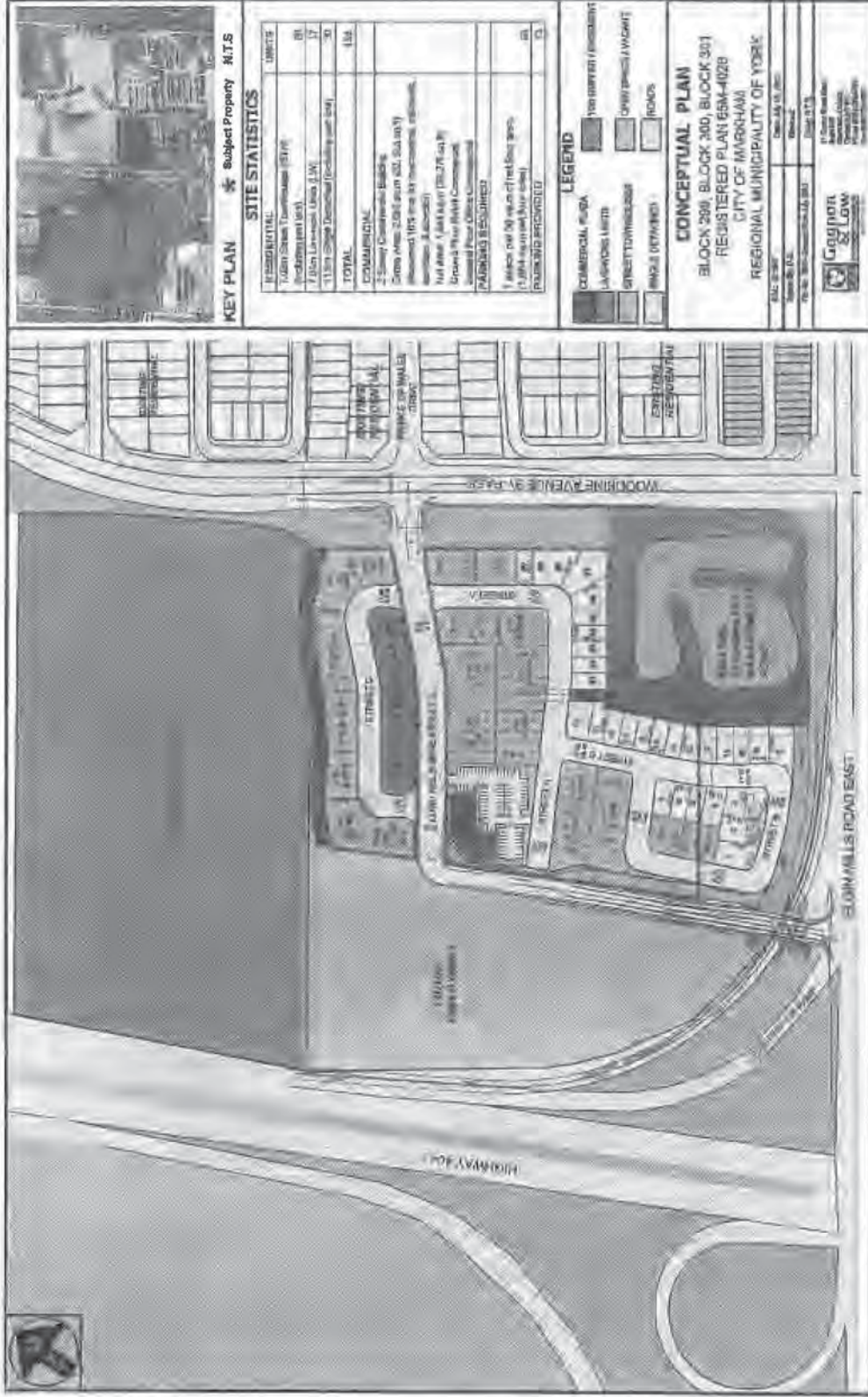
Preliminary Concept Plan (May 6, 2013)



Preliminary Concept Plan (May 6, 2013)

- It is proposed that the Subject Site be developed for a combination of single detached, street townhouse, rear-lane townhouse units and a two (2) storey mixed use ground floor retail and second storey office building.
- A total of 146 residential units is being proposed; inclusive of the 1.06 hectare (2.63 acre) parcel located immediately to the south of the Subject Site. It is also proposed that these lands be redesignated "Urban Residential".
- Site Statistics:
 - 21 Single Detached Units;
 - 26 Street Townhouse Units;
 - 99 Rear-Lane Townhouse Units; and,
 - 1,264 square metre (13,605 square feet) 2 Storey Retail and Office Commercial Building

Revised Concept Plan (July 15, 2013)



Revised Concept Plan (July 15, 2013)

- Following the formal Pre-Consultation Meeting, the Preliminary Concept Plan was revised as follows:
 - Rear-lanes replaced with public streets;
 - Designated Heritage Homes incorporated into proposed residential lots;
 - Introduction of Live-Work Units along the north side of Lord Melbourne Street; and,
 - Increase in Commercial GFA.
- A total of 136 residential units is being proposed; inclusive of the 1.06 hectare (2.63 acre) parcel located immediately to the south of the Subject Site.
- Site Statistics:
 - 30 Single Detached Units
 - 89 Street Townhouse Units
 - 17 Live-Work Townhouse Units
 - 2,093 square metre (22,533 square feet) 2 Storey Retail Commercial and Office Commercial Building

Population and Employment Estimates

- Applying the current Employment Lands Employment designation and an employment factor of 60 jobs per net hectare to the Subject Site (including the adjacent lands to the south), the total potential Employment equals 362 jobs (60 jobs/net hectare @ 6.03 net hectare). Holborn and the City of Markham utilize the same ratio of 60 jobs/net hectare.
- The City of Markham is planning for upwards of 95,000 new jobs by 2031. If the Subject Site was developed for Employment Land Employment, approximately 362 new jobs would be created (less than approximately 0.38% of the total number of new jobs City-wide).
- The Holborn Preliminary Concept Plan (May 6, 2013) generated approximately 27 jobs (utilizing the City of Markham's assumption of 75 jobs/net hectare for retail and office commercial uses).

Population and Employment Estimates

- The Revised Holborn Preliminary Concept Plan (July 15, 2013) generates approximately 34 jobs (utilizing the City of Markham's assumption of 75 jobs/net hectare for retail and office commercial uses). In addition, there are 18 Live/Work Townhouse Units, which will generate upwards of 36 additional jobs (Holborn assumption of 2 jobs per live/work unit).
- In total, approximately 70 jobs may be created under the Holborn scenario versus 362 jobs under the current non-performing and failed Employment Land Employment designations. We are of the opinion that there is a greater probability of success in creating the employment associated with the Holborn proposal.

Population and Employment Estimates

- The City of Markham applies a ratio of approximately 2.1 persons per unit in projecting total population generated. Using this ratio, the Subject Site (including the adjacent lands to the south) will generate a population of approximately 307 residents on the Holborn Preliminary Concept Plan (May 6, 2013), whereas the Revised Holborn Preliminary Concept Plan (July 15, 2013) will generate approximately 286 residents.

City of Markham – Employment Conversion Criteria

- **Primary Question: Is there a need for the conversion?**
 - There is a need for the Employment Conversion due in large part to the isolation of the Subject Site. The Holborn property is unique in respect to how the existing woodlot located to the north and the existing stormwater management pond buffer the site from the balance of the Employment lands located north and south along Highway 404. Further compounding the isolation of the Subject Site is the juxtaposition of the Site north of two (2) designated heritage dwellings.
- **Related Question: Is the proposed residential land use more appropriate than the employment designation?**
 - The proposed residential land use consisting of a mix of single detached, street townhouses and rear lane townhouses is more appropriate for the proper development of the Subject Site. The Subject Site is located in an area which is located immediately adjacent to an existing woodlot and residential neighbourhood. The proposed land use does not create any land use conflicts.
- **Related Question: How does the proposal adhere to the overall policy direction and employment policy direction of the Official Plan?**
 - The proposal complies with the policies of the Official Plan pertaining to employment, insofar as the employment conversion will not have any discernible impact on the ability of the City of Markham and the Region of York to fulfill employment forecasts to the year 2031. Our opinion is based on several factors including Holborn's aggressive, yet failed marketing efforts for Employment Land Employment uses.

City of Markham – Employment Conversion Criteria

- **Primary Question: Can the Region's employment forecasts for Markham be accommodated on appropriately designated employment lands?**
 - The Region's employment forecasts for Markham can be accommodated on appropriately designated employment lands which are more suitably located both north and south of the Subject Site. There is no evidence to suggest that the Subject Site is critically positioned to facilitate the forecasted City and Region-wide employment projections. The reality is that the lands have been serviced for years and there is no interest in developing the lands by employment end users; not to mention the compelling findings of the PKF Hotel Marketing Study (which conclusions are irrefutable as it relates to the location of the City of Markham's employment heartland which is located in closer proximity to Highway 7, and associated series 400 interchanges).
- **Related Question: What is the impact on the land budget (both employment by type, and residential where relevant)?**
 - If the Holborn property were to be developed as employment as currently designated, the total number of jobs generated would be approximately 362 jobs; out of a total of upwards of 95,000 new jobs by 2031 (less than approximately 0.38%);

City of Markham – Employment Conversion Criteria

- **Related Question: *What is the land area and GFA and the number of residential units by use, and/or employment jobs by type?***
 - *The total area of the lands subject to the proposed employment conversion equals 4.97 hectares (12.93 acres) plus an additional 1.06 hectares (2.63 acres) being the lands located immediately to the south. The Revised Holborn Preliminary Concept Plan (July 15, 2013) is summarized as follows:*
 - 136 residential units;
 - 2,093 square metre (22,533 square metre) Office and Retail Commercial Building
 - 18 Live/Work Units
 - 70 jobs
 - 286 population

City of Markham – Employment Conversion Criteria

- **Related Question: How reductions in employment by type can be made up on remaining or new employment lands?**
 - It is reasonable to expect that in addition to the employment generated within the limits of the proposed development on the retail and office commercial lands, that the remaining employment could be made up via intensification (i.e. offices) on lands located a) immediately to the west of Lord Melborne Street fronting on to Highway 404; and/or b) elsewhere in the Municipality on more suitably designated and infinitely more desirable Employment Lands, located in the City of Markham's employment heartland located in proximity to Highway 7 and Series 400 Highway interchanges.
- **Related Question: What is the additional population generated by the proposed use?**
 - It is projected that the Revised Holborn Preliminary Concept Plan will generate 136 residential units and a corresponding additional population of 286 people.
- **Primary Question: How is the proposed use consistent with the employment policies of the Growth Plan, Regional Official Plan and Markham Official Plan?**
 - The policies contained within the Growth Plan, Regional Official Plan and Markham Official Plan have been thoroughly reviewed within the body of the Gagnon & Law Urban Planner Ltd. Public Input/Planning Justification Report dated May 7, 2013.

City of Markham – Employment Conversion Criteria

- **Related Question: How will the proposed use not set a precedent for other similar proposals?**
 - *The proposed residential land use will not set a precedent on account of the fact that the property is uniquely situated and “sandwiched” between an existing woodlot, existing stormwater management pond, two (2) designated heritage dwellings, as well as being land locked to the south and west, having no direct exposure/frontage on either Elgin Mills Road East or Highway 404. It is our respectful submission that there are no other properties like this one in the City of Markham.*
- **Related Question: Will the proposed Residential lands be compatible with existing sensitive land uses and will the residential uses be compatible with Employment uses (existing and proposed)?**
 - *We are of the opinion that the proposed residential lands will be compatible with the existing residential lands located immediately to the east, as well as the existing woodlot, stormwater management pond and future employment lands located to the west of the Lord Melbourne Street Extension. The proposed residential built form types are ground related, and as such will not create any scale, massing or transition compatibility issues with the existing residential.*

City of Markham – Employment Conversion Criteria

- **Primary Question: Are the lands required over the long term for the employment purposes for which they are designated?**
 - *The Subject Site is not required over the long term for employment purposes. Despite the fact that the lands are serviced, aggressive marketing attempts over the last several years have failed to produce any employment oriented development.*
- **Primary Question: Is there existing or planned transportation, servicing and community infrastructure to accommodate the proposed conversion?**
 - *The location of the Subject Site is in an area of the City of Markham which is already serviced or can easily be serviced with required transportation, servicing and community infrastructure. The amount of residential and the associated demand for infrastructure and for community services can be accommodated.*
- **Related Question: Will the proposed conversion impact proposed business-related traffic, truck movements and parking in the surrounding area?**
 - *The proposed conversion will not have any impact on business related traffic. The road network which residents from this development will utilize is the same infrastructure that current residents utilize.*

City of Markham – Employment Conversion Criteria

- **Primary Question: Have cross-jurisdictional issues been considered as they relate to potential impacts on surrounding municipalities i.e. retail impact, transportation impact?**
 - *On account of the fact that the Holborn and adjacent property consists of only 6.03 hectares (14.90 acres) there are no cross jurisdictional issues which could reasonably be raised. The amount of retail and office commercial being proposed on the Revised Holborn Concept Plan dated July 15, 2013, is less than 2,100 square metres (22,604.2 square feet) and the number of dwellings (136) is so low as to not be of a magnitude which would create retail or transportation impacts.*

Concluding Remarks

- We respectfully request that the City of Markham afford Holborn's request to re-designate the Subject Site "Urban Residential" and "Commercial" serious consideration based on the points raised herein, and the thorough analysis of Provincial, Regional and Municipal policy as contained within the Gagnon & Law Urban Planners Ltd. Preliminary Justification Report dated May 7, 2013.
- We look forward to working with the City of Markham on the continued processing of the Holborn Formal Official Plan Amendment Application.



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



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



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

September 24, 2013

P.N.13.1947.00 OP Review

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

Attention: Members of Development Services Subcommittee

- and -

Mr. Jim Baird, Commissioner, Development Services

Re: Comprehensive Official Plan Review
Additional Public Input
Application to Amend the Official Plan
Employment Land Conversion
1659139 Ontario Inc. (Holborn Properties)
Blocks 299, 300 and 301, Plan 65M-4026
Elgin Mills Road East and Woodbine Avenue By-Pass
City of Markham, Regional Municipality of York

Gagnon & Law Urban Planners Ltd. (G&L) acts as Planning Consultant to 1659139 Ontario Inc., Holborn Properties (*Holborn/Subject Site*), the Registered Owner of the lands known legally as Blocks 299, 300 and 301 on Plan 65M-4026. The *Holborn Site* is located north of Elgin Mills Road East, west of Woodbine Avenue By-Pass (see attached).

We wish to take this opportunity to provide additional public input into the ongoing comprehensive Official Plan Review related to the City-wide Employment Land Conversion issue. In this respect, this additional public input should be considered in conjunction with the materials filed previously on behalf of *Holborn*; including:

- The May 7, 2013 Gagnon & Law Preliminary Planning Justification Report;
- The July 16, 2013 Gagnon & Law PowerPoint Presentation; and,
- Submissions made by Holborn properties dated April 23, 2013 and May 17, 2013.

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INFORMATION REQUESTS

Since last appearing before the Subcommittee on July 16, 2013, Holborn and its representatives has met with Planning and Economic Development Staff. I am pleased to report that our discussions have been robust, provocative and thought provoking. In this respect, following our September 12, 2013 meeting and subsequent submission to City Staff of a draft Cushman & Wakefield Market Study Report, Holborn made a number of information requests of City Staff. The areas of inquiry relate to a broad range of issues including but not limited to:

- Land supply;
- Job statistics;
- Employment densities (in our review of background studies, we note that there are discrepancies in the assumed employment densities); and,
- Building permit data.

We look forward to receiving a formal reply and scheduling a follow-up meeting with City Staff.

STAKEHOLDER INPUT

We have reviewed the September 24, 2013 Development Services Subcommittee Agenda; including the various submissions appended thereto. While all of the submissions are of interest, the Markham Woodmills Development Inc. (MWDI) letter dated September 18, 2013 is of particular interest since it references the *Holborn* lands.

Holborn is encouraged to read that MWDI is not objecting to their Application. In fact, MWDI has indicated and I quote:

"MWDI is in favour of adopting a comprehensive approach for the planned function of the parcels within the quadrant."

Toward this end, our office in conjunction with Turner Fleischer Architects (with input from Cushman & Wakefield) is in the process of preparing a Master Development Concept Plan for all of the lands bound by the Highway 404, Elgin Mills Road East, Woodbine Avenue By-pass and the existing woodlot located just north of Lord Melborne Street.



Holborn has initiated dialogue with the owners of lands within the limits of the Master Plan area; including MWDI and Bruno Tucciarone, with a view to arriving at a consensus regarding a comprehensive approach to the development of these lands. We are optimistic that we will have a preliminary Master Plan available for presentation to the Subcommittee by October 1, 2013.

EVOLVING VISION

The analysis, dialogue and exchange of information which has taken place between the municipality and stakeholders has been instrumental in the evolving vision for how best to approach the planning of the lands located at Highway 404 and Elgin Mills Road East. Ultimately, the planning regime will need to:

- Ensure land use compatibility;
- Provide for a logical network of local streets and walkways;
- Result in a determination of the need for the reconstruction of the Highway 404 on-ramp and the Lord Melbourne Street extension;
- Implement superior urban design;
- Optimize the use of existing and proposed servicing infrastructure;
- Protect valuable heritage resources; and,
- Last but not least, maximize employment opportunities in the form of live-work units, retail, restaurant and office uses in a realistic and developable mixed-use framework.

HIGHWAY 404

The consideration of how best to plan, designate and develop the *Holborn* and immediate surrounding properties is in our opinion best considered with the benefit of the information which will be brought forward at the October 22, 2013 Development Services Committee Meeting. In this respect, we are given to understand that a Report will be tabled dealing specifically with the proposed Highway 404 on-ramp extension.

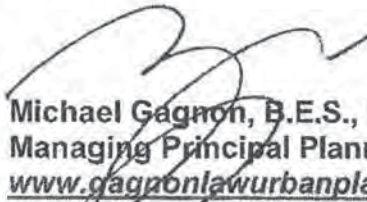
If it is determined that the existing on-ramp to the Highway 404 will not be extended (rebuilt), it is quite likely that the Lord Melbourne Street extension which is currently contemplated will not be needed. This will have a significant impact on how stakeholders (including the City of Markham) approach the planning and development of this area.



MOVING FORWARD

We would like to express our appreciation to the Subcommittee and City Staff for the opportunities afforded *Holborn* for participation for this important exercise. Given the complexity of the subject matter and the need for a comprehensive approach, we respectfully request that all parties continue to work with one another with a view to arriving at a mutually satisfactory conclusion.

Yours truly,



Michael Gagnon, B.E.S., M.C.I.P., R.P.P.
Managing Principal Planner
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- c c: **V. Ottoborgo, Holborn Property**
J. Maio, Holborn Property
S. Maio, Holborn Property
J. D'Angelo, Holborn Property
B. Tucciarone
O. Richichi, Markham Woodmills Development Inc.
R. Blake, City of Markham
M. Wouters, City of Markham
E. Silva-Stewart, City of Markham
A. Browning, Cushman & Wakefield
A. Walker, G&L Urban Planners Ltd.



Date: September 26, 2013

P/L 15/1847

File: 15/1847_Markham Woodmills

Book: N.T.S



51 Queen Street East,
Suite 200,
Brimley, Ontario,
Canada
Phone: (905) 709-5700
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Subject Property

AIRPHOTO
SUBJECT PROPERTY & SURROUNDING OWNERSHIP
BLOCK 299, BLOCK 300, BLOCK 301, REGISTERED PLAN 65M-4026
CITY OF MARKHAM

CITY of MARKHAM

**Employment Conversion – Official Plan Review
Elgin Mills Road and Woodbine Avenue By-Pass
1659139 Ontario Inc. (Holborn Property)**

Holborn



Michael Gagnon
Andrew Walker

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Andrew Browning



3601 Highway 7, Suite 310
Markham, Ontario
L3R 0M3



21 Queen Street East, Suite 500
Brampton, Ontario
L6W 3P1

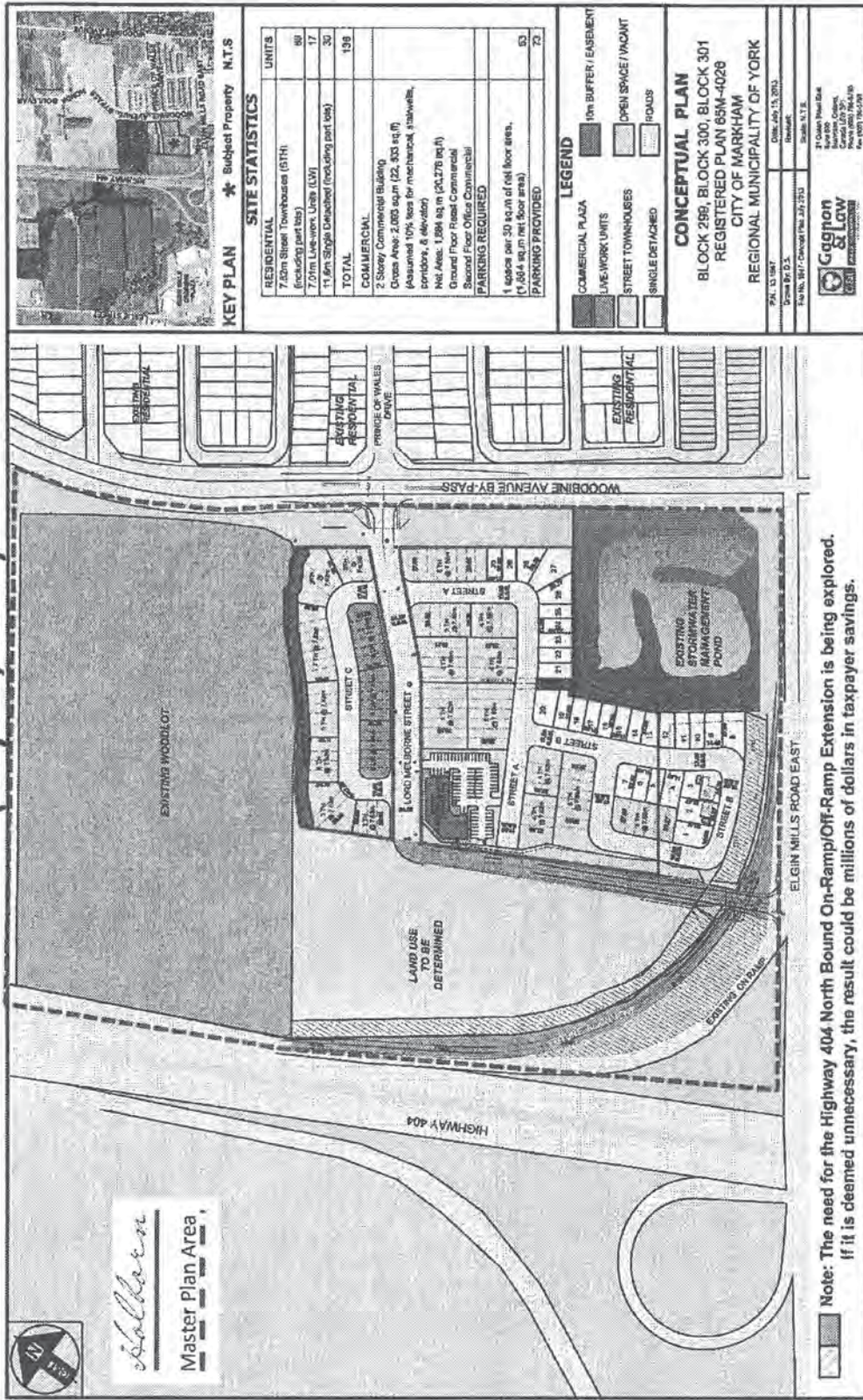
October 1, 2013

Land Ownership and Areas



Preliminary Concept Plan

(July 16, 2013)



KEY PLAN * Subject Property N.T.S.



SITE STATISTICS

RESIDENTIAL	UNITS
7.00m Street Townhouses (61H) (including part lots)	80
7.00m Live-work Units (LW)	17
11.6m Single Detached (including part lots)	30
TOTAL	127
COMMERCIAL	198
2 Storey Commercial Building	
Gross Area: 2,000 sq.m (22, 303 sq ft)	
(Assumed 10% loss for mechanical, stairs, corridors, & elevator)	
Net Area: 1,800 sq.m (20,176 sq ft)	
Ground Floor Retail Commercial	
Second Floor Office Commercial	
PARKING REQUIRED	
1 space per 50 sq.m of net floor area.	
(1,800 sq.m net floor area)	
PARKING PROVIDED	
73	

LEGEND

- COMMERICAL PLAZA
- LIVE-WORK UNITS
- STREET TOWNHOUSES
- SINGLE DETACHED
- 10m BUFFER/EASEMENT
- OPEN SPACE/PARK
- ROADS

CONCEPTUAL PLAN

BLOCK 299, BLOCK 300, BLOCK 301
REGISTERED PLAN 65M-4028
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

PAI: 13 1887
Drawn By: D.S.
Date: 11.1.13
Scale: 1:1
Cushman & Wakefield
100 King Street West
Toronto, Ontario M5X 1C4
Tel: 416-947-1000
Fax: 416-947-1001

Note: The need for the Highway 404 North Bound On-Ramp/Off-Ramp Extension is being explored. If it is deemed unnecessary, the result could be millions of dollars in taxpayer savings.

Introduction of Cushman & Wakefield

- **Andrew Browning**, Vice President, with Cushman & Wakefield (C&W), Valuation & Advisory.
- C&W was retained to provide a **review of the employment land market** in Markham.
- **Reviewed various background reports;**
 - 2009 Employment Lands Strategy;
 - 2011 ELE Intensification Study; and,
 - 2013 Report to Development Services Committee)
- Objective is to provide **comments and observations**.
- **Report is being prepared** with all supporting analysis/conclusions.

Macro-Level Analysis (ELE)

- It is surprising to see such **significant ELE job growth projected** (33,000 new jobs 2006-2031).
- Employment in the **manufacturing and industrial sectors** decreased from almost **30%** of total employment in **1998 to less than 25%** of all the employment on employment land in Markham in **2009**.
- The amount of **vacant industrial space** in Markham increased by **1.3 million sf** from year-end 2006 (4.1% vacancy rate) to mid-year 2013 (7.7%).

Macro-Level Analysis (ELE)

- **ELE intensification has already occurred** – 23 sites.
- Future intensification could contribute to a savings of up to **33 hectares** of greenfield ELE lands being required.
- Factors that promote intensification (higher land prices, diminishing land availability, ELE employment growth, ageing properties requiring reinvestment) all point to an **increased rate of intensification over time.**

Macro-Level Analysis (MOE)

- Employment densities achieved during the past decade will be **more representative** of the densities that will likely occur during the forecast horizon compared to older office properties.
- **Trend towards higher office employment densities.** Various factors:
 - more efficient office building design;
 - higher occupancy costs;
 - greater use of technology; and,
 - telecommuting and desk sharing.

Macro-Level Analysis (MOE)

- If **future MOE** employment is accommodated at a rate of **265 jobs** per hectare, rather than the rate of **205 jobs** per hectare specified in the May 2013 staff report, then a surplus of **41 hectares** of land are available for other uses.
- Average of **200-210 sf** of leasable office space per employee.
- Range of **250-275 employees per net hectare**.
- Average FSI of 0.50 (Mississauga) and **0.65 (Markham)**.
 - Commerce Valley 1.00 versus rest of Markham 0.50.

Macro-Level Analysis (PRE)

- The prospects for intensified employment on existing PRE land uses should be considered.
- For projection purposes, C&W has employed a figure of **85 PRE jobs per net hectare**.
- In the 2006-2031 projection, there are 3,275 PRE jobs designated for Employment Lands.
- At a density of **85 jobs per hectare** (rather than 75), this translates to a reduction in land demand of a nominal **5 hectares**.

Preliminary Land Demand Conclusions

- 33 additional hectares from ELE intensification.
- 41 additional hectares from variance in MOE density (205 versus 265 jobs per net hectare).
- 5 additional hectares from variance in PRE density (75 versus 85 jobs per net hectare).
- **Therefore, a total of 79 additional hectares (preliminary conclusion) are available for other non-employment land uses.**
- * On the Holborn lands (and the broader Master Plan Area), the potential exists to advance a **comprehensive, Mixed-Use Master Plan Development** which will result in an **attractive and viable Employment and Residential Community**.



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

October 21, 2013

P.N.13.1947 OP Review
City File #OP13-116651

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

Attention: Mayor and Members of Council

Subject: October 22, 2013 Development Service Committee Meeting
Recommendations - Development Services Subcommittee
Applications Conversion and/or Redesignation of Employment Lands

We are writing on behalf of 1659139 Ontario Inc. (Holborn) the Registered Owners of the property located on the west side of Woodbine Avenue By-Pass, north of Elgin Mills Road East. More specifically, we are writing in connection with the draft Official Plan 2012 and the associated Employment Conversion and/or Redesignation Applications.

Holborn has actively participated in the Official Plan Review and the Employment Conversion exercise. They wish to thank you for affording them the opportunity to participate in the Development Services Subcommittee process. The Subcommittee Meetings have been very informative.

We have read the October 22, 2013 Staff Report and the Recommendations in connection with the Employment Conversions and/or Redesignation Applications. With respect to the Recommendation pertaining to Holborn Properties (see October 22, 2013 Staff Report, Page 3, Item h)) which states:

"That the presentation for the application for employment land redesignation by Holborn Properties (OP 13-116651) and the proposals by Markham Woodhills (Smart Centres) and Tucciarone be received."

Based on the very helpful discussion which took place at the October 17, 2013 Subcommittee Meeting, we are actively revising the Master Concept Plan for the Holborn, Smart Centres and Tucciarone lands. The objective is to address, to the greatest extent practicable, the comments which were made by Subcommittee Members. We wish to facilitate the development of a dynamic, mixed-use office, retail and residential node. Holborn is sensitive to the Municipality's aspirations and desire to create employment opportunities.

Recognizing that revisions are being made to the Master Concept Plan and Holborn's commitment to producing a Plan which will meet the Municipality's Criteria for supporting Conversion Applications, we respectfully request a future opportunity to appear before the Development Services Committee prior to the new Official Plan being brought forward in November 2013 for adoption. We are confident that the revised Master Concept Plan will allow

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1659139 Ontario Inc.(Holborn Property)
Elgin Mills Road East and the Woodbine Avenue By-Pass, Markham, Ontario



the Development Services Committee to ultimately advance a Recommendation that reads as follows:

"That staff be directed to continue to process the employment land conversion application by Holborn Properties (OP 13-116651) and that the employment land designation be deferred in the new Official Plan; and,

That staff be directed to work with the applicant, Smart Centres and Tucciarone to maximize, to the greatest extent practicable the number of jobs within the limits of the Master Concept Plan Area, within the context of a dynamic, mixed-use office, retail and residential Master Concept Plan."

Thank you for your consideration.

Yours truly,

A 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

- cc. **J. Maio, Holborn Properties**
J. D'Angelo, Holborn Properties
S. Maio, Holborn Properties
V. Ottoborgo, Holborn Properties
J. Baird, City of Markham
M. Wouters, City of Markham
E. Silva-Stewart, City of Markham
A. Walker, Gagnon & Law Urban Planners Ltd.

CITY of MARKHAM

DEVELOPMENT SERVICES COMMITTEE -- OCTOBER 22, 2013

ITEM No. 18

**NEW OFFICIAL PLAN 2012
HOLBORN PROPERTIES (OP 13-116651)**

RECOMMENDATION

"That staff be directed to continue to process the employment land conversion application by Holborn Properties (OP 13-116651) and that the employment land designation be deferred in the new Official Plan; and,

That staff be directed to work with the applicant, Smart Centres and Tucciarone to maximize, to the greatest extent practicable the number of jobs within the limits of the Master Concept Plan Area, within the context of a dynamic, mixed-use office, retail and residential Master Concept Plan."



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

November 15, 2013 ✓

P.N.13.1947.00 FAA ✓

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

Attention: Mr. Jim Baird, Commissioner, Development Services

Re: Comprehensive Official Plan Review – Public Input
Application to Amend the Official Plan (OP13-116651)
1659139 Ontario Inc. (Holborn Properties)
Elgin Mills Road East and the Woodbine Avenue By-Pass
City of Markham
Regional Municipality of York


Gagnon & Law Urban Planners Ltd. (G&L) and Cushman & Wakefield act as Planning Consultant and Market Consultant to 1659139 Ontario Inc., Holborn Properties (Holborn/*Subject Site*), the registered owner of the lands known legally as Blocks 299, 300 and 301 on Plan 65M-4026. The *Subject Site* is located north of Elgin Mills Road East and west of the Woodbine Avenue By-Pass.

In connection with above noted applications, we are pleased to submit the following documents:

- 5 copies – Employment Land Market Study.

We look forward to working with you and your staff on the processing of the Official Plan Amendment Application and ongoing Comprehensive Official Plan Review process.

Yours truly,



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

c c: V. Ottoborgo, Holborn Property
J. Maio, Holborn Property

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Comprehensive Official Plan Review, Public Input
Official Plan Amendment Application
1659139 Ontario Inc. (Holborn Property)
Elgin Mills Road East and the Woodbine Avenue By-Pass, Markham, Ontario



S. Maio, Holborn Property
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R. Blake, City of Markham
M. Wouters, City of Markham
E. Silva-Stewart, City of Markham
M. Gagnon, G&L Urban Planners Ltd.