

**PDO Solutions LTD.  
75 Stirling Cres.  
Markham, Ont.  
L3R 7J8**



June 9, 2014

Chairman Bill Fisch and  
Members of Council  
Regional Municipality of York  
17250 Yonge Street  
Newmarket ON L3Y 6Z1

Attn: Denis Kelly, Regional Clerk

Dear Mr. Kelly:

**RE: Markham Official Plan – adopted by City of Markham Council December 10, 2013**

PDOSolutions was recently retained by the owner of a 0.9 acre property located on Part of Lot 18, Concession 8, in the City of Markham, and municipally known as 9700 Ninth Line. The property is located on the west side of Ninth Line, approximately 275 metres north of the intersection of Ninth Line and Donald Cousens Parkway.

The subject property is designated “*COMMERCIAL (Community Amenity Area)*” in the current Markham Official Plan. It is also subject to the policies of the Greensborough Secondary Plan, wherein it is designated “*Community Amenity Area*”. The Greensborough Secondary Plan Area is all but completely developed. My client’s property is one of the last vacant parcels within the Secondary Plan Area.

The *Community Amenity Area* designation is intended to permit uses which function as a focal point in the community, and that are appropriately located on or at the intersection of major arterial or collector roads, including “...medium and high density housing at appropriate locations.” The owner of the subject property is proposing to develop its lands with a six-storey apartment building, which is permitted under the current City of Markham Official Plan.

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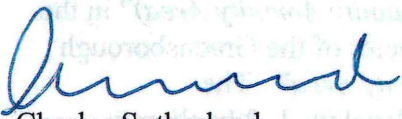
The lands to the south of the property have been approved to permit a place of worship and related community centre uses; the lands to the north are owned by the City of Markham and contain Greensborough Pond. On the east side of Ninth Line the lands are vacant and designated "Open Space" in the current Official Plan and "Greenway" in the new Official Plan.

The new Markham Official Plan will designate the subject property "Residential Low Rise", which designation does not permit my client's proposal. It is my respectful submission that *Residential Low Rise* is not the appropriate designation nor the best use for the subject lands in light of the surrounding uses and its location between two major arterial roads. The new Markham Official Plan states, at section 8.2.3, that, "Lands designated 'Residential Low Rise' constitute most of the existing residential neighbourhoods in Markham. These are established residential areas with lower-scale buildings such as detached and semi-detached dwellings, duplexes and townhouses, which will experience minimal physical change in the future." While the lands on the west side of Donald Cousens Parkway are comprised of primarily single family dwellings, the subject lands are not suitable for this type of lower-scale development.

It is my submission that a designation of "Residential Mid Rise" is more appropriate for the subject property and will allow it to be developed in a manner contemplated by and consistent with the policies that were laid out in the Greensborough Secondary Plan. The new Official Plan states, at section 8.2.4.1, "It is the policy of Council... On lands designated 'Residential Mid Rise' to: (a) provide for modest levels of residential intensification in mid-rise buildings adjacent to transit routes along arterial and collector roads..."

On behalf of my client, I am requesting that the Markham Official Plan be modified by removing the designation "Residential Low Rise" and replacing it with the designation "Residential Mid Rise" on the lands identified on the attached plan as 9700 Ninth Line.

Respectfully submitted,



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Enc.

- c.c. Daniel Kostopoulos, Commissioner of Transportation and Community Planning
- cc. Karen Whitney, Director of Community Planning
- cc. Duncan MacAskill, Manager of Development Planning
- c.c. Jim Baird, Commissioner of Development Services, City of Markham
- c.c. Client



# Proposed Site Servicing Connections

