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File No. 702185

June 12, 2014

By Courier and Email

Dennis Kelly, Regional Clerk
The Regional Municipality of York
17250 Yonge Street, 4th Floor
Newmarket, Ontario
L3Y 6Z1

Dear Mr. Kelly:

**Re: Proposed City of Markham Official Plan
Written Submissions Pursuant to s. 17(20) of the Planning Act
Cathedral Town Ltd.**

We are counsel to Cathedral Town Ltd. ("Cathedral Town"), the owners of lands in the area known as Cathedraltown, which is bounded by Highway 404 to the west, Woodbine Avenue to the east, Elgin Mills Road East to the north and Major MacKenzie Drive East to the south in the City of Markham.

Official Plan Amendment Application

In May 2013, Cathedral Town submitted an application for an official plan amendment to introduce residential land uses to the Cathedral Town lands (the "Cathedral Town Application"). The Council for the City of Markham ("City Council") has not made a decision on the Cathedral Town Application.

The current *Business Park* designation is not compatible with the Cathedraltown community. The build-to-suit development environment does not work in Cathedraltown because of its unique design and architecture, controlled through the Community Design Plan approved by City Council in 2005 (as amended in 2009).

A sub-committee of the City's Development Services Committee received submissions on the Cathedral Town Application. On October 22, 2013, on the recommendation of the sub-committee, the Development Services Committee voted to 'receive' the Cathedral Town Application.

The Cathedral Town lands continue to be shown as *Business Park* in the adopted Markham Official Plan. Preliminary concept plans have been prepared for the



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purpose of pursuing this application, and these plans will be presented to the Development Services Committee at a future date.

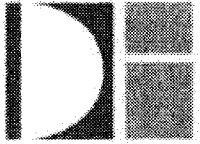
In light of the above, Cathedral Town objects to the approval of the new Markham Official Plan (the "New OP") by the Region. The appropriate course for the Region would be to defer consideration of the Cathedral Town lands from the approval of the New OP, until a decision has been made by City Council on the Cathedral Town Application.

Mid-Block Crossing between Major MacKenzie Drive and Elgin Mills Road East

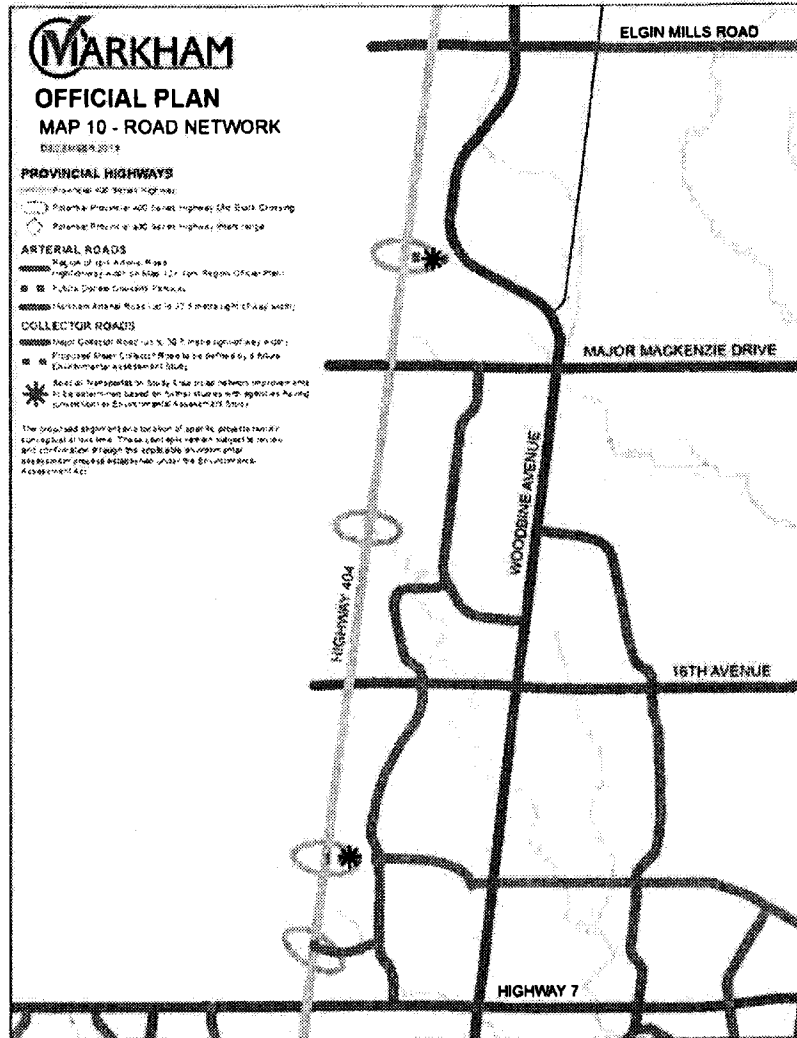
Regional staff are recommending a modification of the New OP to include a mid-block crossing between Major MacKenzie Drive and Elgin Mills Road East (the "Mid-Block Crossing"). Cathedral Town objects to the recommendation. To this end, our client and their agents have previously addressed City Council with respect to the Mid-Block Crossing on a number of occasions.

The Commissioner of Transportation and Community Planning in its Report No.1 to Regional Council (May 15, 2014) recommended the inclusion of the Mid-Block Crossing. The Staff Report, *York Region, City of Markham and Other Agency Modifications*, point 155 provides the following recommendation (inclusive of schedule from the report):

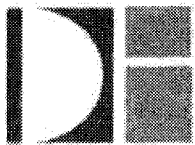
"In response to the Region's comments, modify Map 10 to add a Potential Highway 404 Mid-Block Crossing between Major Mackenzie Drive and Elgin Mills Road and show Proposed Major Collector Roads east of the Potential Highway 404 Mid-Block Crossings between Major Mackenzie Drive and Elgin Mills Road and Highway 7 and 16th Avenue as shown below:"



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The original draft of the New OP showed the Mid-Block Crossing. In its correspondence to the City April 22, 2013, Cathedral Town reiterated its continued objection to the Mid-Block Crossing, reminding City staff of the position of the City's Development Services Committee and Council Committee, which expressed an objection to the Mid-Block Crossing to the Region.



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The adopted New OP does not show the Mid-Block Crossing. Its removal was further confirmed in the City's November 19th, 2013 staff report to the Development Services Committee.

Cathedral Town objects to the Region's addition of the Mid-Block Crossing and will continue to oppose any re-insertion of the Mid-Block Crossing to the New OP.

Should you have any concerns or require any additional information, please do not hesitate to contact us.

Yours truly,
DAVIES HOWE PARTNERS LLP



Jason Lewis

copy: Client
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Karen Whitney, Director, Community Planning Branch
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