

MARKHAM WOODMILLS DEVELOPMENT INC.

700 Applewood Crescent, Vaughan, ON L4K 5X3 Ph: (905) 760-6200 F: (905) 760-6220

June 11, 2014

Denis Kelly
Regional Clerk
York Region
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Dear Mr. Kelly:

**RE: CITY OF MARKHAM OFFICIAL PLAN – COMMITTEE OF THE WHOLE
AND REGIONAL COUNCIL MEETINGS JUNE 12, 2014**

Markham Woodmills Development Inc. (MWDI) are owners of 19.32 acres of land located at the northeast quadrant of Elgin Mills Road and the Highway 404, just west of the terminus of Lord Melbourne Street in the City of Markham. MWDI has owned the property since 2006 and to date the parcel remains vacant and has always been open to a development scheme that is suitable and appropriate for the build out of the lands (see attached Figure 1).

MWDI lands are designated Industrial (Business Park Area and Business Corridor Area) in the current Official Plan, Business Park Area and Business Corridor Area in the Secondary Plan and Business Park Employment and Service Employment in the Draft Official Plan. The zoning on the lands is Agricultural.

MWDI has been monitoring and participating in the Markham Official Plan process and has made oral and written submissions to Markham Development Services Committee and Council through correspondence dated September 18 and 30, 2013 and October 21, 2013 (see correspondence attached). Discussions have also taken place with staff regarding the concern we have with Section 9.5.8 of the draft Official Plan which proposes a road connection to an interchange off-ramp from Highway 404 northbound at Elgin Mills Road.

Despite the concerns raised by MWDI, Markham Council has adopted the new Official Plan with Section 9.5.8 which is a serious concern relating to the future development potential of the subject lands.

As a result, we respectfully request that Regional Council consider and address our concerns with Section 9.5.8 for the reasons outlined in our correspondence, particularly the October 21st letter, and refuse to approve those policies as presented in the draft Official Plan.

We also request the Region to provide notice of the decision with respect to the Markham Official Plan.

Thank you for the opportunity to present our interests and concerns on this important matter. Please do not hesitate to contact the undersigned to discuss this issue further and we look forward to working with Regional and City staff in this regard.

Sincerely,

MARKHAM WOODMILLS DEVELOPMENT INC.

A handwritten signature in black ink, appearing to read 'Ornella Richichi', written in a cursive style.

Ornella Richichi
Executive Vice President, Land Development
SmartCentres

cc: Clerk, City of Markham
Wood Bull

MARKHAM WOODMILLS DEVELOPMENT INC.

700 Applewood Crescent, Vaughan, ON L4K 5X3 Ph: (905) 760-6200 F: (905) 760-6220

September 18, 2013

Kitty Bavington
Council/Committee Coordinator
City of Markham
101 Town Centre Blvd
Markham, Ontario
L3R 9W3

Dear Ms. Bavington:

**RE: MARKHAM OFFICIAL PLAN REVIEW – EMPLOYMENT CONVERSION
ELGIN MILLS RD AND WOODBINE AVENUE BY-PASS
1659139 ONTARIO INC. (HOLBORN PROPERTY)**

Markham Woodmills Development Inc. (MWDI) are owners of 19.32 acres of land located at the northeast quadrant of Elgin Mills Road and the Highway 404, just west of the terminus of Lord Melbourne Street. MWDI has owned the property since 2006 and to date the parcel remains vacant and has always been open to a development scheme that is suitable and appropriate for the build out of the lands (see attached Figure 1).

MWDI lands are designated Industrial (Business Park Area and Business Corridor Area) in the current Official Plan, Business Park Area and Business Corridor Area in the Secondary Plan and Business Park Employment and Service Employment in the Draft Official Plan. The zoning on the lands is Agricultural.

MWDI has been monitoring the employment conversion applications before the Development Services Subcommittee and is particularly concerned with the land use implications for its parcel in the context of the Holborn conversion request. To be clear, MWDI is not objecting to the application. Rather, MWDI is in favour of adopting a comprehensive approach for the planned function of the parcels within the quadrant. A comprehensive approach would allow relevant factors such as land use compatibility, road system capacity, appropriate road alignment, and municipal servicing to be properly addressed.

If the proposed redesignation of the Holborn Property is supported by the Subcommittee, then the viability of the MWDI lands to effectively support intended employment uses may be affected. (for example, land use compatibility issues may arise from residential and employment uses abutting each other; the need for the Highway 404 off-ramp extension may come into question if only the MWDI lands are supporting employment uses; any proposed internal roadway

providing access to more than one parcel should be aligned and shared accordingly.)

All of the parcels within this isolated quadrant share the same locational attributes, utilize the same existing road network and services, would benefit from any proposed roadway infrastructure and have similar land use designations within the policy documents and should be considered for conversion on a block basis.

As mentioned, we believe that the area encompassing both the MWDI and Holborn lands should be considered and planned in a comprehensive manner in the context of an overall conversion.

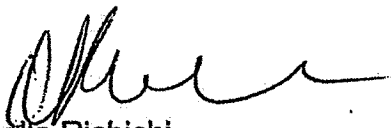
Should the Subcommittee support the consideration of the Employment Conversion applications, MWDI will submit an Official Plan Amendment Application for conversion to allow for the comprehensive planning of the block.

MWDI is still carefully weighing its options with respect to the appropriate development strategy for these lands and respectfully requests the Subcommittee's consideration of the above concerns. MWDI will continue to monitor the City's conversion application process and is looking forward to advancing an appropriate development proposal for the lands, however, wanted to ensure that the Subcommittee was aware of our interest and concerns.

Please do not hesitate to contact the undersigned to discuss this matter further and we look forward to working with City staff in this regard.

Sincerely,

MARKHAM WOODMILLS DEVELOPMENT INC.



Ornella Richichi
Executive Vice President, Land Development
SmartCentres

cc: Development Services Subcommittee - Employment Conversion
Ms Margaret Wouters, Senior Manager, Planning and Urban Design Department

MARKHAM WOODMILLS DEVELOPMENT INC.

700 Applewood Crescent, Vaughan, ON L4K 5X3 Ph: (905) 760-6200 F: (905) 760-6220

September 30, 2013

Kitty Bavington
Council/Committee Coordinator
City of Markham
101 Town Centre Blvd
Markham, Ontario
L3R 9W3

Dear Ms. Bavington:

**RE: MARKHAM OFFICIAL PLAN REVIEW – EMPLOYMENT CONVERSION
ELGIN MILLS RD AND WOODBINE AVENUE BY-PASS
1659139 ONTARIO INC. (HOLBORN PROPERTY)**

Further to our letter of September 18th regarding the employment conversion request by Holborn Properties and the associated impact on the Markham Woodmills Development Inc. (MWDI) parcel, we are writing to provide an update on the matter.

MWDI is still carefully weighing its options with respect to the appropriate development strategy for these lands and wanted to provide further clarity to the Subcommittee. MWDI is in favour of submitting a conversion request that provides the most flexibility for a suitable land use and build out of the property, yet takes into account the Highway 404 frontage, proximity to a potential residential development and other unique locational attributes. A designation allowing for the appropriate mix of uses that recognizes these factors is what MWDI would be seeking. A final decision on the actual conversion request is still forthcoming.

MWDI has met with the property owners of the Holborn parcel and is pleased to state that we will be working together to produce a comprehensive land use plan for the quadrant. As stated previously, a comprehensive approach, producing a block plan for the area with the planned function of the parcels makes the most sense for the quadrant.

MWDI will continue to monitor the City's conversion application process and should the Subcommittee support consideration of the Employment Conversion for the Holborn lands, MWDI would work towards submitting an appropriate Official Plan Amendment application for conversion to allow for a mixed-use development for the MWDI lands which fits into the context of an overall block plan conversion.

We would appreciate an opportunity to meet collectively with staff to review a comprehensive block concept plan.

Please do not hesitate to contact the undersigned to discuss this matter further and we look forward to working with City staff in this regard.

Sincerely,

MARKHAM WOODMILLS DEVELOPMENT INC.

A handwritten signature in black ink, appearing to read 'Ornella Richichi', written in a cursive style.

Ornella Richichi
Executive Vice President, Land Development
SmartCentres

cc: Development Services Subcommittee - Employment Conversion
Ms Margaret Wouters, Senior Manager, Planning and Urban Design Department

MARKHAM WOODMILLS DEVELOPMENT INC.

700 Applewood Crescent, Vaughan, ON L4K 5X3 Ph: (905) 760-6200 F: (905) 760-6220

October 21, 2013

Kitty Bavington
Council/Committee Coordinator
City of Markham
101 Town Centre Blvd
Markham, Ontario
L3R 9W3

Dear Ms. Bavington:

**RE: Highway 404 Ramp Extensions Project Update
Elgin Mills Road and Highway 404 Ramp Works
Report prepared by City of Markham Infrastructure and Capital
Works for Development Services Committee Oct. 22, 2013**

Markham Woodmills Development Inc. (MWDI) are owners of 19.32 acres of land located at the northeast quadrant of Elgin Mills Road and the Highway 404, just west of the terminus of Lord Melbourne Street. We are writing with respect to the above noted report and are specifically concerned with the proposed ramp works at Elgin Mills and Highway 404 and the associated impact on the MWDI parcel.

We received the report on Friday October 18th and having reviewed the contents, respectfully request that receipt of the report be deferred to allow affected landowners to meet with staff and examine alternatives other than the recommendation outlined.

The recommendation of the report has serious implications on the development potential of the subject lands and its ability to contribute to a comprehensive development plan for the northeast quadrant of Highway 404 and Elgin Mills Road. A holistic development plan cannot be advanced given the high degree of uncertainty surrounding the actual need for the off ramp/on ramp work; the timing for work commencement and completion; the future design and functionality of the roadway; the amount of land to be reserved for future off ramp/on ramp work; and the method of financing the capital works. Additional time is needed to explore with staff the appropriate development concept for the quadrant taking into account these factors with the stakeholders.

We appreciate your consideration of our deferral request with respect to the Elgin Mills/Highway 404 ramp works component and look forward to working with City staff in this regard.

Sincerely,

MARKHAM WOODMILLS DEVELOPMENT INC.

A handwritten signature in black ink, appearing to read 'Ornella Richichi', written in a cursive style.

Ornella Richichi
Executive Vice President, Land Development
SmartCentres

cc: Alain Cachola, Senior Manager Infrastructure & Capital Works
Alan Brown, Director of Engineering
Kimberley Kitteringham, City Clerk