

April 7, 2025

VIA EMAIL – clerkspublic@markham.ca

City of Markham
Development Services Committee
101 Town Centre Boulevard
Markham, ON L3R 9W3

Our File No. 311687

Dear Sirs:

**Re: Trinison Management Corp. – Managers of the Summerlane Realty Corp. Lands
10224 Highway 48, Markham, Ontario
Proposed Designation Under Part IV, Section 29 of the Ontario Heritage Act**

Aird & Berlis LLP represent Trinison Management Corporation which manages the Summerlane Realty Corp. lands located at 10224 Highway 48, immediately north of the intersection of Highway 48 and Major Mackenzie Road East (Appendix 1).

The subject site is known municipally as 10224 Highway 48 (Ward 6) and is currently listed on Markham's Heritage Register. A minor portion of the subject site contains a one-and-a-half storey brick farmhouse located on the west side of Highway 48 and east of the Greenbelt, known as the "Christian and Nancy Hoover House" (Appendix 2).

The purpose of this letter is to:

- (1) Confirm our request to depute before the Development Services Committee at its meeting of April 8, 2024 in respect of Agenda Item 8.2 part (3) as it relates to the property at 10224 Highway 48; and
- (2) Request a deferral of any decision in respect of the issuance of a Notice of Intent to Designate pursuant to Part IV of the *Ontario Heritage Act* until the conclusion of ongoing mutually beneficial discussions between Trinison Management Corporation and City of Markham Staff.

Site and Area Context

The property at 10224 Highway 48 is approximately 103.49 acres in gross area with substantial frontage on Highway 48, to the north of Major Mackenzie Road East.

The lands are part of a series of holdings within the area known as Upper Markham Village. This area is designated as New Community Area in the Region of York Official Plan which received approval by the Minister of Municipal Affairs and Housing in November 2022.

The subject site, and the area in which it is situated, is part of an active Official Plan Amendment Application to implement the Upper Markham Village Secondary Plan which is expected to be

approved at Council in Q3/Q4 of 2025. The subject site is planned for residential growth and development, and our client intends to advance *Planning Act development* applications for this site later this year.

The portion of the subject site which appears to have potential heritage attributes as identified by the City occupies a footprint of approximately 132.35m². Our client is proposing a lot approximately 0.080 ha in size to accommodate this dwelling within a future Draft Plan of Subdivision. The configuration of the proposed lot forms part of our ongoing discussions with the City and has not yet been confirmed.

Request for Deferral

The subject site is currently listed on the City of Markham Heritage Registry. We understand that Staff are recommending that Council state its intention to designate 10224 Highway 48 (Ward 6) under Part IV, Section 29 of the *Ontario Heritage Act*. At this time, our client would request that the proposed designation of the subject site be deferred by Development Services Committee in order to allow for their discussions with the City to continue in order to achieve a mutually beneficial outcome.

Since approximately January 2024, our client has been in active discussions with City Staff to discuss the proposed designation and the potential adaptive reuse of the Christian and Nancy Hoover House. Our client previously investigated the potential relocation of the house to an institutional site in the area, however, the recipient could not reach an agreement to accept the dwelling.

Most recently, our client met with City Staff on April 3, 2025 to discuss the potential heritage designation for a portion of the subject site. Our client has concerns with the proposed designation, but would potentially be willing to consent to a designation if certain conditions are met to ensure that the future redevelopment of the lands is not impaired. These conditions form part of the discussions with City Staff that have not yet reached a conclusion.

Our firm will be present at the upcoming committee meeting to delegate on behalf of our client on this matter.

Yours truly,

AIRD & BERLIS LLP



Eileen P. K. Costello
EPKC/MH/gg
c: Client

63997869.3

Upper Markham Village
Secondary Plan
City of Markham

SUMMERLANE REALTY CORP.
10224 Highway 48

MAP SP1
DETAILED LAND USE MAP
UPPER MARKHAM VILLAGE SECONDARY PLAN
(OFFICIAL PLAN AMENDMENT XXX)

BOUNDARY OF SECONDARY PLAN AREA

RESIDENTIAL

- RESIDENTIAL HIGH-RISE
- RESIDENTIAL MID-RISE
- RESIDENTIAL LOW-RISE

MIXED USE

- MIXED USE MID RISE
- MIXED USE HIGH RISE

GREENWAY SYSTEM

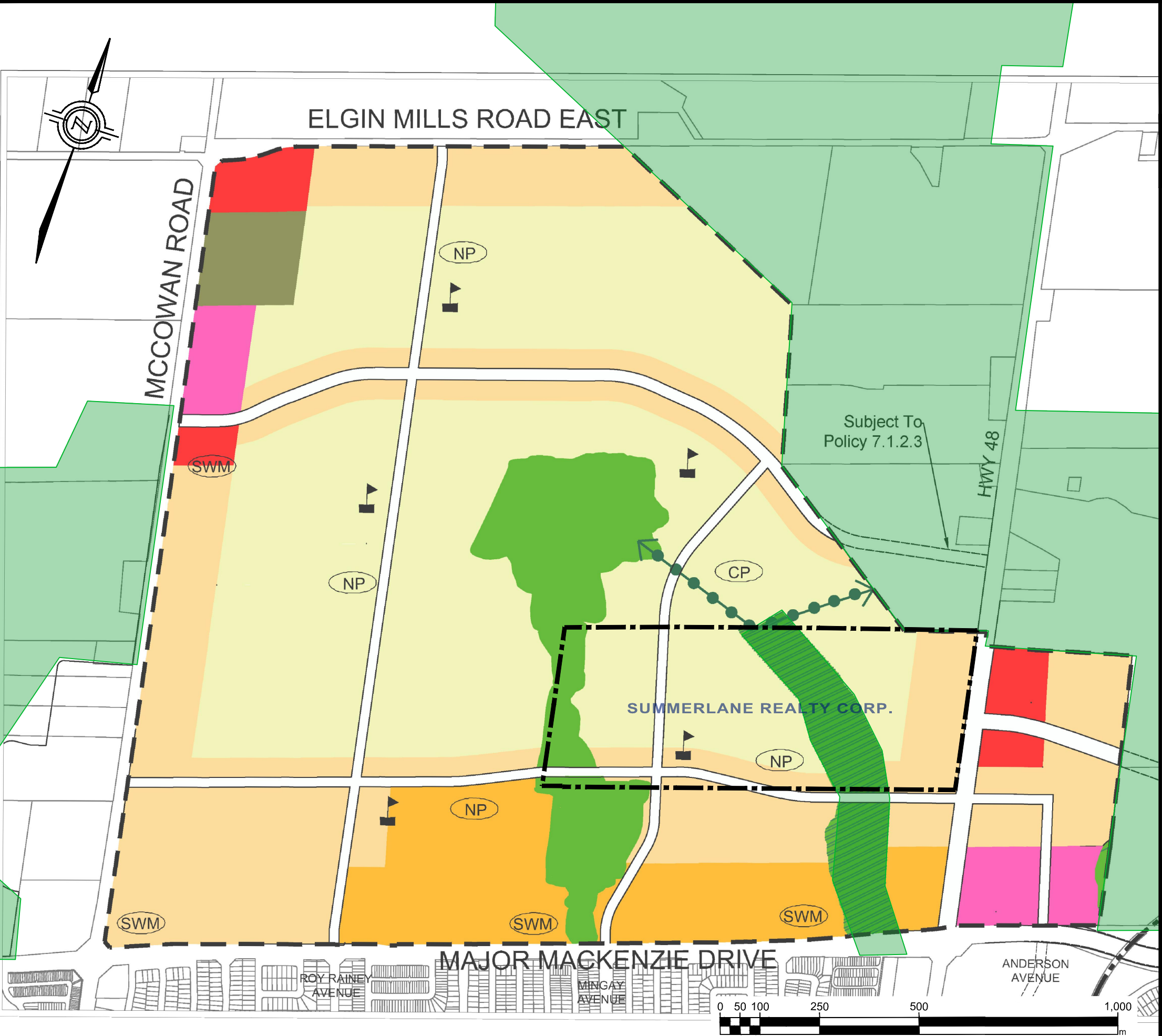
- GREENBELT PLAN AREA
- GREENWAY SYSTEM
- GREENWAY SYSTEM LINKAGE

PARKS AND OPEN SPACE

- COMMUNITY PARK
- NEIGHBORHOOD PARK
- STORMWATER MANAGEMENT FACILITY
- UTILITIES

COMMUNITY INFRASTRUCTURE

- ELEMENTARY SCHOOL
- RAILWAY



Upper Markham Village
Secondary Plan
City of Markham

SUMMERLANE REALTY CORP.
10224 Highway 48

 Site Area = 0.080 ha

-- PRELIMINARY --
-- FOR DISCUSSION PURPOSES ONLY --

