

---

**Subject:** FW: Romandale Farms Limited and King David Inc Objection Letter re. Clara Holdings Inc. Applications (File No. PLAN 19 123509 and SPC 19 123509)  
**Attachments:** Romandale Farms and King David Objection Letter re. Clara Holdings Inc Applications.pdf  
**Importance:** High

---

**From:** Bart Ryan <  
**Sent:** Tuesday, November 10, 2020 11:08 AM  
**To:** Kitteringham, Kimberley <  
**Cc:** Blake, Ronald; Michael Melling; Meaghan McDermid; Rokos,; Bob Forhan  
**Subject:** Romandale Farms Limited and King David Inc Objection Letter re. Clara Holdings Inc. Applications (File No. PLAN 19 123509 and SPC 19 123509)

**CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.**

Greetings Ms. Kitteringham:

Please find attached a letter prepared by RJ Forhan and Associates on behalf of King David Inc. and Romandale Farms Limited. The letter is with regards to item 8.1.2 in today's (November 10, 2020) Council agenda specific to the applications by Clara Holdings Inc. for zoning by-law amendment and site plan approval; File No. PLAN 19 123509 and SPC 19 123509. Please include the letter as part of the agenda and circulate the letter to members of Council prior to the meeting.

Thank you,

**Bart Ryan RPP, MCIP, MPL**  
Associate Planner

**RJ Forhan and Associates Inc**  
29 Queens Quay East Suite 607  
Toronto Ontario M5E 0A4

*Please consider the environment before printing this email. This email is intended only for the individual(s) to whom it is addressed. It may contain privileged or confidential information and any unauthorized disclosure is strictly prohibited. If you have received this message in error, please notify us immediately and please delete it from your records.*



RJ Forhan and Associates Inc.  
29 Queens Quay East, Suite 607  
Toronto, Ontario, M5E 0A4

November 10, 2020

Kimberley Kitteringham,  
City Clerk, Markham Civic Centre  
101 Town Centre Blvd  
Markham, ON L3R 9W3

**Re:** Clera Holdings Inc Zoning Bylaw Amendment and Site Plan Applications  
Cathedral Community Secondary Plan Area  
File No. PLAN 19 123509 and SPC 19 123509

Dear Ms. Kitteringham:

RJ Forhan and Associates (RJFA) are the planning consultants for Romandale Farms Limited (Romandale) and King David Inc. (King David). Romandale is responsible for the creation of Cathedraltown and also prepared the Cathedral Community Secondary Plan, approved by Markham in 1997, and amended in 2004, and the Cathedral Community Design Plan, approved by Markham in 2005, and amended in 2009. King David is the owner of the lands surrounding the Cathedral of the Transfiguration known as the Cathedral Piazza.

In a letter dated September 15, 2020, to Ron Blake, Markham planning staff, RJ Forhan and Associates Inc. advised that three planning applications within the employment area of the Cathedral Community Secondary Plan, were not in our view good planning, or in the public interest. The three applications included Flato Developments, LePoris Construction, and Clera Holdings.

The Clera Holdings Inc. applications for zoning by-law amendment and site plan is being considered for approval by Markham Council on November 10, 2020. RJ Forhan and Associates Inc. have reviewed the Markham staff report recommending approval of the Clera Holdings Inc. applications. Romandale and King David Inc. object to the approval of the applications by Markham Council for the following planning reasons:

**The Site Planning and Urban Design is inappropriate and contrary to the Vision, Intent, Planning Policies and Guidelines contained in the Region of York Official Plan and the Markham Official Plan, as well as the Cathedral Community- Community Design Plan.**

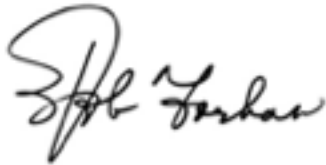
Specifically, the application proposes buildings that do not front on the street and locates parking prominently in front of buildings. As such, the proposed application does not conform to:

1. Section 5.2 of the Region of York;
2. Policies 6.1.2.2, 6.1.3.1, 6.1.3.2, 6.1.3.3, 6.1.4.2, 6.1.8.6, 6.1.8.7, 8.5.1.6, and 9.5.4, of the Markham Official Plan;
3. Section 3.6 of the Cathedral Community - Community Design Plan.

The proposed siting of buildings and parking as proposed in the Clera applications, is a vestige of the autocentric planning of the past, and frankly needs to stop. Approvals of these types of applications diminishes the integrity of the Plans and policies in place that support compact form, pedestrian oriented and scale, transit supportive, and place making. It is irresponsible for Markham planning staff to state in its report "While buildings 'B,' 'C,' and 'D' have a driveway and parking in front, the site is not anticipated to generate large amounts of pedestrian traffic. Setting these buildings back from the street frontage to provide for some parking in the front was felt to provide a balanced approach..." and because "the Owner did not support moving buildings 'B,' 'C,' and 'D' to the street because they are of the opinion that having parking in front of the buildings would contribute to street animation and provide better access to the site." Responsible planners know that street animation does not come from parking lots. This thinking and opinion goes against everything the planning profession is trying to achieve for planning in its urban areas, and municipal Council's are trying to achieve in planning for urban areas through their Official Plans.

Please contact the undersigned if you would like to discuss to the above concerns.

Sincerely,



Bob Forhan, RPP

C.c. client  
Ron Blake (Markham)  
Michael Melling (Davies Howe)  
Meaghan McDermid (Davies Howe)