

October 7, 2021

Ms. Laura Gold
Council and Committee Coordinator
City of Markham
101 Town Centre Boulevard
Markham, Ontario L3R 9W3

Via email: clerkspublic@markham.ca

Re: Development Services Committee Meeting, October 12, 2021
Supplementary Report: City of Markham Comments on York Region's Growth Forecast and Land Needs Assessment to Population and Employment to 2051
Clients: Owners of 10936-11022, 11248-11264 and 11288 Kennedy Road

Dear Ms. Gold:

We have prepared this letter to indicate our support of the City of Markham planning staff's Supplementary Report: City of Markham Comments on York Region's Growth Forecast and Land Needs Assessment to Population and Employment to 2051. The report is coming before the Development Services Committee on October 12, 2021. We intend to speak at that meeting.

Brutto Consulting submits this letter of support on behalf of our clients who are the owners of 10936, 10992, 10994, 11022, 11248-11264 and 11288 Kennedy Road, located within the study area of the York Region Employment Forecast and Land Needs Assessment to the year 2051. See air photo (appended to this letter) for location of lands owned by our client group. Together our clients own approximately 160 acres. The lands are generally located on the west side of Kennedy Road between Elgin Mills Road on the south and 19th Avenue on the north.

To be very clear and succinct, we offer our support for the report and particularly for Attachment 2 (appended to this letter). Attachment 2 illustrates in black hatching the area that Markham Planning Staff recommend to Committee to be considered as Community Lands rather than Employment Lands.

We outline the reasons for our support of your Planning Staff's recommendation:

- a) Protects the community character and way of life for the existing Hamlet of Almira. Almira is a quiet residential community consisting of large lots with frontage on 19th Avenue and has existed for many decades.
- b) Alleviates the concerns expressed by Almira residents that 19th Avenue will be inundated with heavy truck traffic at high volumes on a 24 hour a day and 7 day a week basis.
- c) Would alleviate the concern that truck traffic along 19th Avenue would bring with it a very serious level of safety concern where residential traffic is combined with larger employment type vehicular modes of transportation including transport trailers. An existing residential community with children and older adults needs the protection that the Markham staff recommendation would provide.
- d) Protects The Al Hussain Mosque and Cemetery situated along Kennedy Road which is a world renowned first of its kind institutional and faith-based facility that has a long-standing history of contribution in the community. Like the Hamlet of Almira, the Al Hussain Mosque and Cemetery represents a sensitive land use within a bucolic setting which would be significantly impacted with the introduction of large employment buildings and industrial traffic. It should be noted that the Cemetery is in a current state of expansion and was always intended to serve the community in which it is located.
- e) The planning staff recommendation would also protect the Baptist Church and Cemetery situated on Kennedy Road. This is a historic building and cemetery and for all of the reasons cited above regarding the Al Hussain Foundation Mosque and Cemetery it too would be sensitive to future land uses that are not Community designated.
- f) The staff recommendation would alleviate any land use conflicts and heavy truck traffic concerns in respect of the community of Cashel which is situated at the northwest corner of Elgin Mills Road. Very little attention has been allocated to the protection of Cashel but like Almira, the same concerns would exist.
- g) Protects the environmental features that run diagonally southeast/northwest through the quadrant in that there would be no need to traverse the Greenlands but rather would serve to protect them in perpetuity. The environmental area would serve a larger local residential community as identified by your staff on Attachment 2.
- h) The planning staff recommendation would facilitate the creation of a separate business park along Warden Avenue and a residential master planned community fronting onto Kennedy Road. A master planned community would build on several existing place making features including the Al Hussain Mosque and Cemetery, the Baptist Church and Cemetery, the protected Greenland as well as Almira and Cashel.

For all of the above noted reasons, and those that we have expressed in our previous submissions, we believe that Markham Planning Staff have appropriately identified, on Attachment 2, a land use planning solution that is the most suitable for this area of the City of Markham.

We respectfully ask that the Development Services Committee of City of Markham adopt the Planning Staff recommendations that will be before you on October 12, 2021. If you see fit to support the staff position, we ask that the City of Markham work hand in hand with the Region of York Council and Planning staff to adopt a similar position as part of the Regions Municipal Comprehensive Review as it pertains to the City of Markham.

We look forward to making a brief verbal submission at your Development Services Committee of October 12th, 2021 and our continued involvement in this important undertaking. If you have any questions in respect of our letter, please do not hesitate to reach out to us.

Yours truly,

A handwritten signature in blue ink, appearing to read "Claudio Brutto".

Claudio Brutto, MCIP, RPP

President, Brutto Planning Consultant Ltd.
113 Miranda Ave, Toronto, ON M6B 3W8
Mobile (416) 453-6197

Cc: Ms. Margaret Wouters, MCIP, RPP, Senior Manager, Policy and Research
Paul Freeman, Chief Planner, York
Paul Bottomley, Manager Policy, Research & Forecasting, Long Range Planning, York
Client Group

ATTACHMENT 1
CONTEXT MAP OF 10936, 10992, 10994, 11022, 11248-11264 and 11288 KENNEDY ROAD



ATTACHMENT 1: CONTEXT MAP OF SUBJECT PROPERTIES

10936, 10992, 10994, 11022, 11248-11264,
& 11288 KENNEDY ROAD, MARKHAM, ON



Brullo Consulting

ATTACHMENT 2 – MARKHAM STAFF RECOMMENDATION REGARDING EMPLOYMENT EXPANSION LANDS

