

July 4, 2022

VIA EMAIL ONLY TO: clerkspublic@markham.ca;
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File 21766.00002

Kimberley Kitteringham
City Clerk
City of Markham
101 Town Centre Boulevard
Markham, Ontario L3R 9W3

Dear Committee Members:

Re: City of Markham Development Services Meeting July 5, 2022

Item 7.1 – Presentation: Markham Centre Secondary Plan Update - Development Concept + Transportation Assessment

**Written Submission from AKS Properties Inc.
41 Main Street Unionville**

We are counsel to AKS Properties Inc. (“**AKS**”), owners of 41 Main Street, Unionville (the “**Subject Property**”), with respect to the above-referenced matter. The Subject Property is located within the proposed Markham Centre Secondary Plan Area and is approximately a 350 metre walk to the future York University Markham Campus.

We are writing to provide comments to the Development Services Committee regarding the City’s proposed development concept for the Markham Centre Secondary Plan.

The Subject Property is currently improved with a one-storey commercial building that is approximately 992 sq. m. in size on a site area of 4215.5 sq. m. The Subject Property is currently designated *Mixed-Use Mid-Rise* under the 2014 Official Plan. The Subject Property is strategically located near the Unionville Go Station, the City’s Pan Am Centre, York University Markham Campus and significant other redevelopment along Enterprise Blvd. Accordingly, our client’s lands will play an important role in the redevelopment of this portion of the City into a growing and vibrant community.

Our client has reviewed the proposed development concept found in the presentation to the Development Services Committee dated July 5, 2022. This proposed development concept indicates that the Subject Property is currently designated Mixed Use Mid Rise on the ‘Land Uses’ schedule, however, on all other schedules and massing models, the proposed development concept indicates that the Subject Property will be designated Parks/Open Spaces, with no density or height assigned. It is our client’s submission that the proposed development concept,

in its current form, inappropriately limits the development potential of the Subject Property, by signalling the potential removal of all as-of-right development permissions.

Our client is concerned that the City's proposed planning instruments that may result from the proposed development concept will severely hinder the redevelopment of the Subject Property. Specifically, our client is already in the initial stages of planning to redevelop its lands into a rental apartment building that specifically caters to the students and perhaps other residents of Markham. Our client will be providing more affordable housing, and in doing so, would be providing one of the only purpose-built rental units in the area focusing on green energy, sustainability and affordability – key objectives of the municipal, regional, provincial and federal governments. Our client is hopeful and optimistic that the proposed development concept, and ultimately the proposed planning instruments the City adopts, will facilitate this goal.

We understand that the City of Markham and York University have recently entered into a Memorandum of Understanding (MOU) related to addressing shared goals, such as creating affordable student housing near the new Markham Campus. Our client's anticipated development for the Subject Property will make a significant contribution to achieving this mutual goal.

Accordingly, before the proposed development concept is endorsed or any planning instruments are adopted on our client's lands, and those lands immediately surrounding it, we are hopeful to meet with the City to discuss the proposed development concept and the forthcoming proposed planning instruments and how we can collectively incorporate the objectives of the City of Markham, York University, the region, and province with our client's intention of providing affordable purpose-built affordable rental units for the community.

We request the City to provide us notice of any future consideration of reports, studies and/or instruments related to the Markham Centre Secondary Plan Area at the address noted above.

Should you have any questions regarding the above, please do not hesitate to contact the undersigned.

Yours truly



Raj Kehar
Partner
RK

c: Mayor Frank Scarpitti
Client