

May 15, 2022

**Raj Kehar**  
Partner  
t. 416-947-5051  
rkehar@weirfoulds.com

**VIA EMAIL ONLY TO:** [clerkspublic@markham.ca](mailto:clerkspublic@markham.ca);  
[MayorAndCouncillors@markham.ca](mailto:MayorAndCouncillors@markham.ca);  
[kkitteringham@markham.ca](mailto:kkitteringham@markham.ca)

File 21766.00002

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

Dear Mayor and Members of Council:

**Re: City of Markham Development Services Meeting May 16, 2022**

**Item 8.1 – Recommendation Report Unionville Special Policy Area Update  
City File No. Plan 21 139260 (Wards 3 & 4)**

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

---

As you know we are counsel to AKS Properties Inc. (“**AKS**”) with respect to the above-referenced matter. Our client previously made a written submission to the City of Markham (the “**City**”) on the proposed planning instruments under City file no. Plan 21 139260 at the public meeting held on November 16, 2021.

AKS owns 41 Main Street, Unionville which 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.

Our client has reviewed the draft official plan amendment, draft zoning bylaw amendment, accompanying mapping and planning justification enclosed in the City staff report dated May 16, 2022. It remains unclear to our client whether the proposed special policy area has been accurately mapped on its property, and/or whether any other modifications to the proposed polices and/or zoning regulations are required as these apply to our client’s lands. Our client has engaged consultants to review the same, and hopes to have further information it can provide the City and the Toronto and Region Conservation Authority (“**TRCA**”), in the near future.

AKS has development aspirations for its lands and is concerned whether the City’s proposed planning instruments will hinder redevelopment of its lands.

41 Main Street, Unionville is strategically located in the City of Markham 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 part in the redevelopment of this portion of the City into a growing and vibrant community. Our client believes that its lands can be redeveloped in a manner that contributes to this goal, but at the same time, does so in a way that does not pose undue risk to human health and/or property. Specifically, our client is considering an option to redevelop its lands into an apartment rental building to cater to students and other residents of Markham. This would be 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 that the proposed planning instruments will facilitate this goal.

Accordingly, before any planning instruments are endorsed on our client's lands, we are hopeful to meet with the City and the TRCA to discuss the proposed planning instruments and how these can be modified to balance competing land use planning objectives. Accordingly we ask that City Council's decision to endorse the planning instruments as they apply to our client's lands be deferred.

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

Yours truly

A handwritten signature in black ink, appearing to read 'Raj Kehar', with a long horizontal flourish extending to the right.

Raj Kehar  
Partner

RK

c: Client