

July 7, 2022

Via Digital Delivery
Attn: Markham City Council
101 Town Centre Boulevard, Markham ON, L3R 9W3

Markham Parkland Acquisition Study
9332 – 9346 Kennedy Road, Markham

Batory Management has been retained as the planning consultant for the development at 9332 – 9346 Kennedy Road in the City of Markham, Ontario. Official Plan and Zoning By-law Amendment applications under City of Markham file numbers OP 18 182671 and ZA 18 182671 have previously been approved on the subject site, and a current Site Plan Application number SC 19 132197 is currently under review with the City of Markham.

The proposed development at 9332 – 9346 Kennedy Road in Markham is intensifying the current use of the land with a Zoning By-law Amendment approved density of 3.0 FSI. The redevelopment is not only intensifying the site, but also meeting City of Markham Official Plan objectives of intensification, and represents a similar built form that is achieved on many sites located within Markham's 'Intensification Areas', as defined within the Official Plan.

In our review of the ongoing Markham Parkland Acquisition Study, we have concerns that the parkland rate scenario's provide for options that could potentially increase the parkland payments. As the subject site is located outside of the existing defined Intensification Areas, we are concerned that the proposed parklands rates would place potential financial uncertainty and a potential inequality of parkland dedication in comparison to sites within Intensification Areas, where the land values may in fact be similar in nature.

We would respectfully request that Markham Council consider all sites that assist in achieving the intensification goals of the Official Plan, which should be treated equally to sites across the City, including those what are within defined Intensification Areas. An appropriate balance of parkland dedication will assist the City in meeting the intensification targets set out in the Provincial Growth Plan, Provincial Policy Statement, Region of York Official Plan, and the City of Markham Official Plan.

Should you have any questions, or require clarification or further information with respect to the above, please do not hesitate to contact the undersigned

Respectfully submitted by,



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