

**From:** Peter Chee

**Sent:** Monday, September 12, 2022 7:35 AM

**To:** Clerks Public <clerkspublic@markham.ca>; Mayor & Councillors  
<MayorAndCouncillors@markham.ca>

**Cc:** Da Silva, Liliana <LDaSilva@markham.ca>; wandatng@gmail.com

**Subject:** Development Services Committee dated September 12, 2022; Item 11.2 Milliken Centre  
Secondary Plan Update (10.4)

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**By Email Only**

To: the Office of the City Clerk, Mayor and Councillors of the City Markham;

Re: Development Services Committee dated September 12, 2022  
Item 11.2 Milliken Centre Secondary Plan Update (10.4)  
2Tang Automotive - 210 Old Kennedy Road, Markham

My name is Peter Chee. I am the land use planner for 2Tang Automotive (Raymond Tang). Mr. Tang, is the owner and operator of 2Tang Automotive located at 210 Old Kennedy Road for the past 23 years. Currently as noted in the photo attached, Mr. Tang is undergoing an expansion of the existing automotive use.

I have noted on the proposed development Concepts [2<sup>nd</sup> Plan Mapping-a], the City is preparing to introduce sensitive land uses adjacent to my client's property. By definition, under MECP's NPC-300 Guidelines, my client's land use is considered to be an existing stationary noise source. As such, the surrounding lands should be 'confirmed' as a Class IV area pursuant to the same.

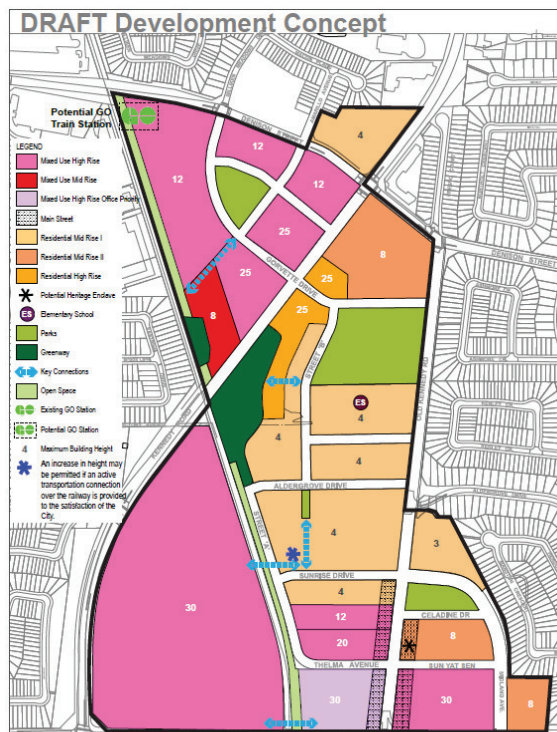
In addition, I also note that my client's lands is designated as "Residential Mid Rise I" with no recognition of its existing land use. This is something that my client's will oppose. Staff is aware of my client's position on the Secondary Plan. I had written to staff on several occasions on this matter. That said, my clients have been and are always willing to further discuss the above and other matters with staff.

Thank you.

Pchee



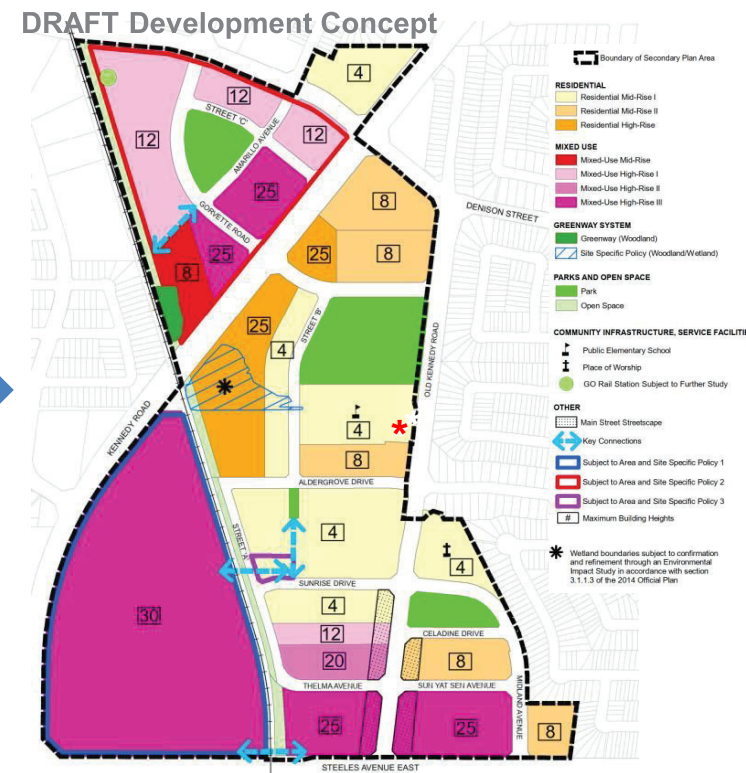
## Emerging Development Concept



2017 (City)



2020 (Landowner Group Input)

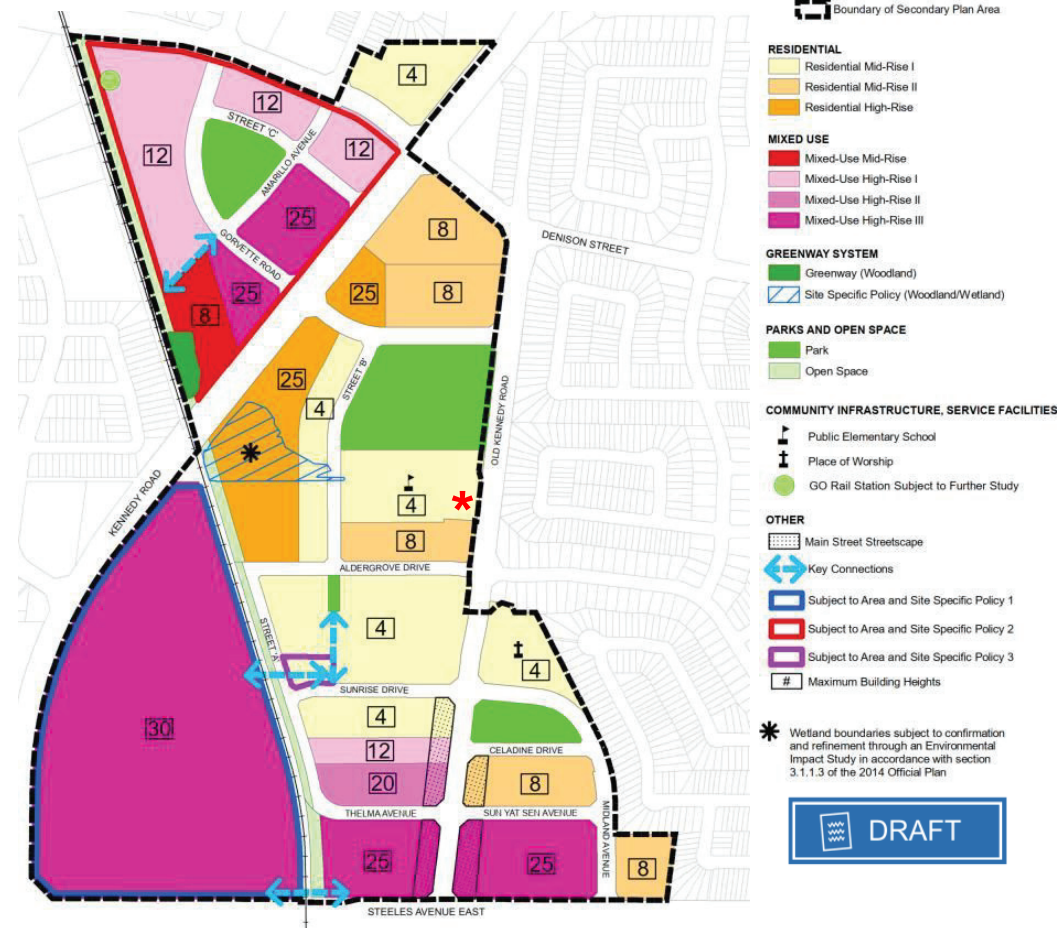


\* 2Tang Automotive  
210 Old Kennedy Road



## Land Use and Heights (2022)

- Forecasted Population and Jobs: 17,000-19,000 (8,000-9,000 dwelling units) and 4,800 jobs
- Changes between 2017 and 2022 version:
  - Refined Land Use Designations
  - Wetland Feature as Overlay
  - Area and Site Specific Policies
  - Main Street Streetscape



\* 2Tang Automotive  
210 Old Kennedy Road





衡達汽車維修中心 2

ANG'S Automotive Centre Ltd.

Oil & Lube

Tune-ups

Electrical Problems

Mufflers & Shocks

APPOINTMENT ONLY