

**Sandra Wiles, MCIP, RPP**  
**47 Beamsville Drive**  
**Scarborough, ON M1T 3S1**

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June 8, 2023

Corporation of the City of Markham  
Atten: Kimberley Kitteringham, City Clerk  
Markham Civic Centre  
101 Town Centre Boulevard  
Markham, Ontario L3R 9W3  
E-mailed to: [clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)

RE: 1628740 Ontario Inc and 1628741 Ontario Inc  
2718 and 2730 Elgin Mills Road, East  
Comprehensive Zoning By-law Project  
File No. PR 13 128340 (10.5)

Thank you for notification of the Special Development Services Committee meeting to consider the Comprehensive Zoning By-law Amendment, I represent the owners of two parcels which are municipally known at 2718 and 2730 Elgin Mills Road, East (1628740 and 1628741 Ontario Inc.).

One heritage dwelling is located on each of the two parcels. The parcels are currently zoned residential. They are designated Urban Growth Area in the Regional Official Plan 2022. Through the 2022 Regional Official Plan the Employment Area designation has been removed. The City of Markham is currently undertaking a review of its Official Plan to bring it into conformity with the Regional Official Plan 2022.

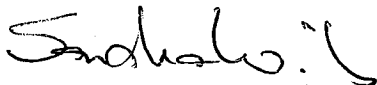
The parcels are currently designated Service Employment in the City of Markham Official Plan. In order to bring the City of Markham's Official Plan into conformity with the Regional Official Plan 2022 the parcels will be redesignated to Residential.

The proposed Comprehensive Zoning by-law proposes to rezone the lands to Service Employment. The owners are requesting that the current residential zoning be maintained on the parcels to reflect the current residential use on the property, to reflect the Regional Official Plan 2022 land use designation and to reflect the intent of the current review of the City of Markham's Official Plan which is to designate the parcels to Residential.

Please continue to provide me with further notifications of the advancement of the Comprehensive Zoning By-law amendment,

Thank you for your consideration of this matter.

Regards,



Sandra Wiles, MCIP, RPP

c. Geoff Day, Senior Planner II Development Facilitation Office  
1628740 and 1628741 Ontario Inc.

June 8, 2023

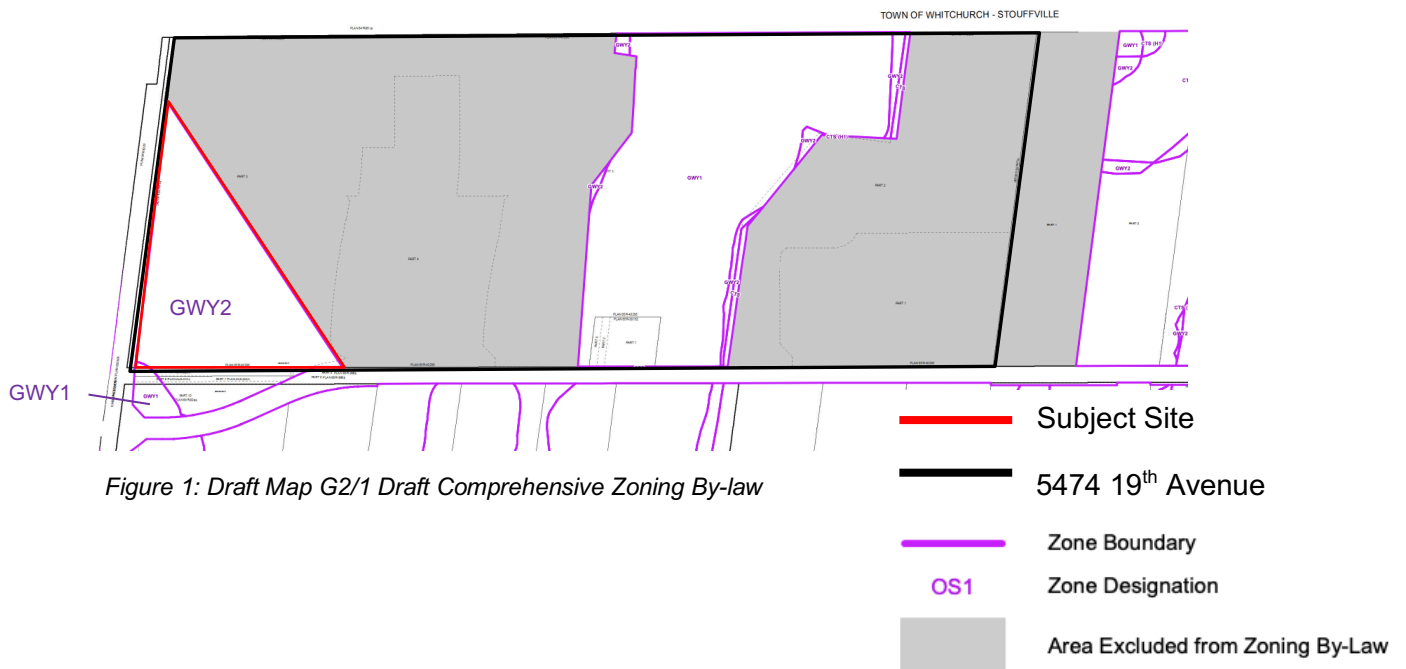
New Zoning Project  
 City of Markham  
 Markham Civic Centre  
 101 Town Centre Boulevard  
 Markham, Ontario, L3R 9W3

**Re: Comments on New Comprehensive Zoning By-law Comments  
 5474 19<sup>th</sup> Avenue  
 Part 3 – 65R-40295**

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Torca UMV Inc. (“Torca”) is the owner of the above-noted lands located east of McCowan Road and north of 19<sup>th</sup> Avenue in the City of Markham, municipally addressed as 5474 19<sup>th</sup> Avenue, located in Part 3 of Registered Plan 65R-40295 (the “Subject Site” or “Site”). This letter is provided in response to the City of Markham’s proposed new Comprehensive Zoning By-law (“CZBL”) (no date, released for May 9, 2023 public meeting) and the draft zones for the Subject Site.

The map below shows the extent of the Subject Site within the context of the new proposed Comprehensive Zoning By-law.



## **Background**

### **Subject Site & Abutting Lands**

The Subject Site forms the southwest part of 5474 19<sup>th</sup> Avenue in the City of Markham and is comprised of approximately 3.995 hectares of vacant land currently utilized for agricultural purposes.

The remaining portion of 5474 19<sup>th</sup> Avenue, which abuts the Subject Site to the northeast and is also owned by Torca, is subject to an MZO (O.Reg.172/21, Map 259) and an approved Plan of Subdivision (19TM – 22003) which was approved by Markham City Council on September 13, 2022.

### **Greenbelt Plan Removal Area**

The Subject Site is one of the 15 areas subject to the Ministry of Municipal Affairs and Housing's amendment to the Greenbelt Plan in accordance with the amendments to O.Reg. 59/05. These areas, identified on the Plan of the Boundary of the 2022 Protected Countryside Removals, dated December 12, 2022, were selected given their adjacency to existing or planned services and infrastructure. Based on direction from the Province provided at the time of the amendments to the Greenbelt Plan , these areas are intended to be used to help build housing in the near term to assist in increasing the supply of much-needed housing in the province.

### **Master Environmental Servicing Plan**

The Subject Site is within the study area of an ongoing Master Environmental Servicing Plan ("MESP") that is being completed for the lands north of 19<sup>th</sup> Avenue, east of McCowan Road, south of Stouffville Road and west of Highway 48. Portions of land in the City of Markham and the Town of Whitchurch-Stouffville, which form the MESP Study Area, are subject to Minister's Zoning Orders and subsequent development applications. The MESP study contemplates the eventual build-out of the area, which includes the required infrastructure and environmental components to comprehensively develop the lands.

The MESP, which is proposed to be completed and submitted to the Region, City, Town and TRCA is near completion and is expected to conclude in Q3 2023.

### **Requested Change to Comprehensive Zoning By-law**

As per Draft Map G2/1 (no date) as shown in Figure 1 above, the Subject Site is proposed to be zoned a combination of Greenway Two (GWY2) and Greenway One

(GWY1) Zone. The GWY2 Zone applies to the majority of the Site while the GWY1 zone applies to a smaller portion in the southwest corner.

***Exclusion from the Comprehensive Zoning By-law***

It is our opinion that it would more appropriate for the Subject Site to be excluded from the CZBL and included in the ‘Areas not Covered by this By-law’ as shown on draft Schedule ‘A’ to the CZBL. It is our understanding that the Province has certain requirements associated with development occurring on the lands that were removed from the Greenbelt Plan area in December 2022 and excluding the Subject Site from the CZBL would allow that process to continue. The exclusion of the Subject Site, similar to how the remaining portion of 5474 19<sup>th</sup> Avenue is identified, would also allow for the Subject Site to be reviewed and planned comprehensively with the abutting lands.

Alternatively, if the Site is not excluded from the CZBL, we request that the Subject Site be zone ‘Future Development’ (FD). We understand the Future Development (FD) Zone is intended to apply to lands in the future urban area that are designated within the City’s Official Plan as Urban Area.

In the 2022 York Region Official Plan (“YROP”), approved by the Minister of Municipal Affairs and Housing in November 2022, the remaining portion of 5474 19<sup>th</sup> Avenue is designated *Community Area*. It was intended, through the 2022 YROP, that the lands surrounding the Subject Site that are located outside of the Greenbelt Plan Area be designated *Community Area*. Given the Minister’s decision on the Greenbelt removals was issued shortly after the approval of the YROP, the Subject Site was not designated *Community Area*. The reason they were not designated *Community Area* was due to their location within the Greenbelt Plan Area, which is no longer applicable given the December 2022 amendments to the Greenbelt Plan.

We thank you for the opportunity to provide comments on the City’s new Comprehensive Zoning By-law. Please do not hesitate to contact the undersigned if you have any questions regarding the foregoing.

Yours very truly,  
**Bousfields Inc.**



**Emma West, MCIP, RPP**



**Ashley Paton, MCIP, RPP**

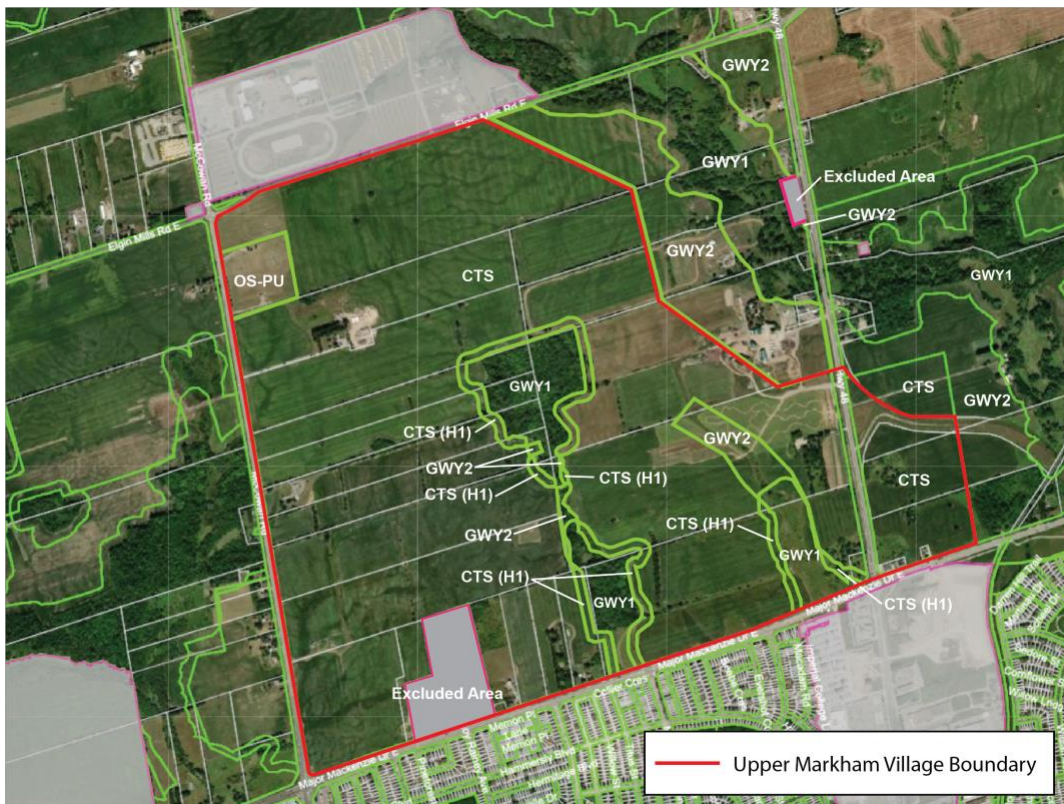
May 31, 2023

Planning Department  
 City of Markham  
 101 Town Centre Boulevard  
 Markham, Ontario, L3R 9W3

**Re: City of Markham New Comprehensive Zoning By-law - Upper Markham Village Landowners Group Comments**

SGL Planning & Design Inc. (SGL) are the planning consultants for the Upper Markham Village (UMV) Landowners Group (the Group) who own and control a substantial proportion of the lands generally located north of Major Mackenzie Drive, east of McCowan Road south of Elgin Mills Road and generally west of Highway 48 and the Donald Cousens Parkway extension. The Group consists of landowners within the City of Markham, the holdings of which are shown in the figure below and Attachment 1. The landowners who are members of the Group are listed in Attachment 2. Individual owner-specific submissions on the new Zoning By-law have also been made to the City.

The Group is in the process of preparing a Secondary Plan and supporting background studies for the UMV lands, and are advancing planning, environmental, engineering and transportation work as part of these studies. The map below shows the extent of the UMV lands within the context of the City’s proposed new Comprehensive Zoning By-law.



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**Exclusion from the Comprehensive Zoning By-law:**

Through York Region's Municipal Comprehensive Review (MCR) and adoption of the new Official Plan in June 2022 which was approved by the Province in November 2022, the UMV lands have been included in the Urban Area (York Region Official Plan Map 1) and designated "New Community Area" (York Region Official Plan Map 1B and 1C). While some of the City's other Future Urban Area lands have been excluded from the new Comprehensive Zoning By-law, the UMV lands have not and are proposed to be zoned Countryside (CTS), Greenway One (GWY1) and Greenway Two (GWY2). Based on the fact that a future Secondary Plan is currently being developed for the UMV lands which will designate these lands appropriately for urban development, we would request that the UMV lands be excluded from the new Comprehensive Zoning By-law until they are rezoned into appropriate urban development zones through the approvals process.

**Proposed Greenway Zoning:**

The Greenway One (GWY1) Zone has been applied to the lands designated Natural Heritage within the Official Plan while the Greenway Two (GWY2) Zone has been applied to the lands designated Other Greenway System Lands. According to Section 10.3 of the Zoning By-law, all lands within the City's Greenway System within and adjacent to the Future Urban Area (as identified on the City of Markham Official Plan Map 1) have been zoned Greenway One until such time that the boundaries of natural heritage and hydrologic features are confirmed through future study. A 30 metre Holding Zone (CTS (H1) buffer has also been applied to surrounding lands zoned GWY1 Zone in accordance with Section 10.2.3 of the Official Plan.

Map 1 of the City of Markham Official Plan has not yet been amended to conform with the recently approved 2022 York Region Official Plan, and the UMV lands remain designated Countryside Area and Greenway System in the 2014 Markham Official Plan. As mentioned above, the UMV lands are now located within the Urban Area as per the 2022 York Region Official Plan.

We have concerns with the delineation of these Greenway Zones and their corresponding Holding Zone buffers based on the mapping of the City's Official Plan. The Official Plan designations are conceptual and the features have not been confirmed in the field or staked. Without proper delineation of these environmental boundaries through technical and field study, it is premature to delineate them within the new Zoning By-law. This is also true for the delineation of the 30 metre Holding Zone, which has been applied based on interpretation of the City's Official Plan buffer policy. Our team of consultants for the UMV lands are very close to finalizing the staking of environmental features and this information will be incorporated into the Secondary Plan. We therefore request that the UMV lands be excluded from the new Comprehensive Zoning By-law to allow for the completion of the Secondary Plan process which will delineate these features through detailed study and staking.

We also request that public uses and infrastructure be permitted in the proposed Greenway One Zone. As well, references to "stormwater management ponds" should be changed to "stormwater management facilities".

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Thank you for the opportunity to provide comments on the City's new Comprehensive Zoning By-law. We kindly request notice of any decision or update on the proposed Zoning By-law.

Yours very truly,  
SGL PLANNING & DESIGN INC.

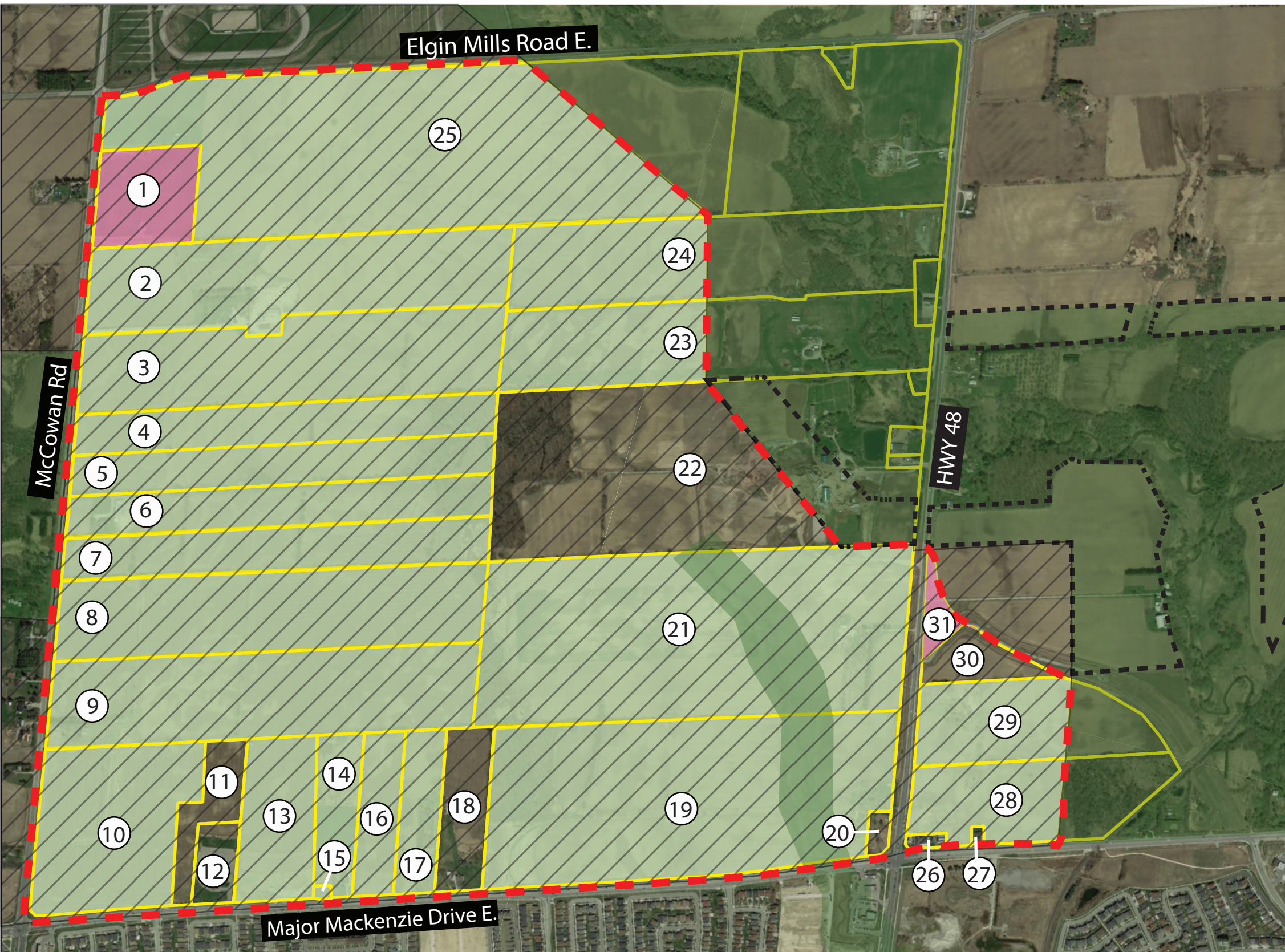


Paul Lowes, MES, MCIP, RPP  
Principal

Copy: Upper Markham Village Landowners Group

# UPPER MARKHAM VILLAGE Ownership Map

#	OWNERSHIP LEGAL NAME	NET DEVELOPABLE AREA (ac)
1	REGIONAL MUNICIPALITY OF YORK	14.26
2	RABITO, MARIA; RABITO, GIROLAMO	51.08
3	HIGHCOVE INVESTMENTS INC.	47.85
4	COR-LOTS DEVELOPMENTS LTD.	18.10
5	CHEROKEE HOLDINGS INC.	18.35
6	TIMES 1038 INC.	19.93
7	FIRWOOD HOLDINGS INC.	22.37
8	MAJOR McCOWAN DEVELOPMENTS LIMITED	46.48
9	MARKHAM MMM NORTH DEVELOPMENT CORP.	52.18
10	MARKHAM MMM SOUTH DEVELOPMENT CORP.	27.88
11	THE MARKHAVEN FOUNDATION	7.46
12	MARKHAM MISSIONARY CHURCH	3.66
13	MARKHAM 5480 MAJOR MACKENZIE DEVELOPMENT	17.61
14	ESQUIRE PROPERTIES CORP.	9.91
15	MARKHAM 5480 MAJOR MACKENZIE DEVELOPMENT	0.34
16	MAJOR MAC PROPERTY INVESTMENT CORPORATION	9.80
17	10382396 CANADA INC.	9.79
18	AGU INVESTMENT DEVELOPMENT INC.	7.03
19	MIDNIGHT BLUE DEVELOPMENTS LIMITED	55.70
20	SUNCOR ENERGY INC.	0.95
21	SUMMERLANE REALTY CORP.	74.38
22	2714791 ONTARIO LIMITED	48.72
23	LYRICA DEVELOPMENTS INC.	19.48
24	BRENTWOOD ESTATES INC.	17.74
25	COLEBAY INVESTMENTS INC.	95.22
26	KIM'S NATURE IMPORTER & WHOLESALE INC.	0.80
27	LI HUANG, XIE	0.32
28	LIGHT BLUE DEVELOPMENTS LIMITED	15.95
29	DARK BLUE DEVELOPMENTS LIMITED	17.21
30	2724265 ONTARIO LIMITED	6.32
31	REGIONAL MUNICIPALITY OF YORK	4.34
<b>TOTAL PARTICIPATING OWNERS NDA</b>		<b>647.35</b>
<b>TOTAL SECONDARY PLAN NDA</b>		<b>741.21</b>



**Legend**

- Preliminary Upper Markham Village Boundary
- Parcel Boundary
- Participating Owners
- Publicly Owned Lands
- Greenbelt
- Greenbelt Takeouts
- New Community Area (as per York Region's Official Plan November 2022)



Description: Upper Markham Village Ownership Map  
Municipality: City of Markham  
Region: Region of York  
Source: GIS/Google Earth

Job No.  
File No.  
Date: March 6, 2023  
Revised:  
UPPER MARKHAM VILLAGE



8800 Dufferin St, Suite 104  
Vaughan, ON, L4K 0C5  
Tel: [REDACTED] | Fax: [REDACTED]





## Attachment 2 – Upper Markham Village Ownership

The list below includes all the landowners that are members of the Upper Markham Village Landowners Group.

Legal Entity
Highcove Investments Inc.
Firwood Holdings Inc.
Major McCowan Developments Inc.
Summerlane Realty Corp.
Brentwood Estates Inc.
Colebay Investments Inc.
Midnight Blue Development Limited
Light Blue Developments Limited
Dark Blue Developments Limited
Markham MMM North Development Corp.
Markham MMM South Development Corp.
Markham 5480 Major Mackenzie Development Corp.
Cor-Lots Development Corp.
Cherokee Holdings Inc.
Lyrca Developments Inc.
Times 1038 Inc.
Esquire Properties Corp.
Major Mac Property Investment Corporation
1000347346 Ontario Inc.
10382396 Canada Inc.



# Gatzios Planning + Development Consultants Inc.

File No: 65MA-1116

May 15, 2023

## **New Zoning Project**

Planning Department  
City of Markham  
101 Town Centre Boulevard  
Markham, Ontario, L3R 9W3

### **Regarding: COMMENTS TO DRAFT COMPREHENSIVE ZONING BYLAW**

**BERCZY GLEN LANDOWNERS GROUP, and member landowners:**

**1212763 ONTARIO LTD. (19TM-19005),**

**BERCZY WARDEN HOLDINGS INC. (19TM-18009),**

**BERCZY ELGIN HOLDINGS INC. (19TM-18010),**

**MATTAMY WALMARK DEVELOPMENT LIMITED, MATTAMY (MONARCH)  
LIMITED, E.M.K. CONSTRUCTION LIMITED and TREELAWN CONSTRUCTION  
LIMITED (19TM-18004), and**

**MONARCH BERCZY GLEN DEVELOPMENT LTD. (19TM-18005)**

Dear Sir / Madam:

I am writing on behalf of my client the Berczy Glen Landowners Group ("BGLG") and also specifically on behalf of member landowners noted above regarding the lands contained within the Berczy Glen Secondary Plan area, situated generally south of Elgin Mills Road East, west of Warden Avenue, north of the estate residential development on the north side of Major Mackenzie Drive East, and east of the hydro corridor.

The above-note five ownerships have received Draft Plan of Subdivision approval, have been zoned for urban development in Zoning Bylaw 177-96, as amended, and several phases have been registered with development well underway.

I wish to provide the following comments to the draft new Comprehensive Zoning Bylaw.

The boundary of the Berczy Glen Secondary Plan is illustrated with the red line on this image from the City's draft Comprehensive Zoning Bylaw:



The above-noted five zoned and draft plan approved properties are shown in the City's Comprehensive Zoning Bylaw mapping as grey "EXCLUDED" from the new Bylaw.

The BGLG supports this exclusion given that the lands are included in and appropriately zoned in Bylaw 177-96.

With respect to the lands which are not yet re zoned for urban development, we note that the city is proposing to include them within the Comprehensive Zoning Bylaw with a FD FUTURE DEVELOPMENT zone and also a GWY1 GREENWAY ONE zone for a portion at the south end.

We request that the City excludes these properties from the new Comprehensive Zoning Bylaw and leaves them to be rezoned in the near future into Bylaw 17-96. The reasons for our request are as follows.

One of these properties owned by TH (Warden) Developments (BT) Inc. is the subject of applications for development, including a zoning application, with the statutory public meeting being held last week. The application proposes to zone the property into 177-96, similar to the surrounding already approved properties.

Having some lands in the Secondary Plan be in Bylaw 177-96 and other lands immediately adjacent in the new Comprehensive Bylaw is not appropriate in my opinion as it will create confusion and difficulties in the future. For example, there will be part lots and part blocks with one part in Bylaw 177-96 and one part in the new Comprehensive Bylaw – creating a difficult and bizarre zoning situation.

Further, in the event any of the lands in Berczy Glen are to be included in the Comprehensive Bylaw, we object to the application of the GWY1 zone at the south end since 'public uses' and 'infrastructure' are not permitted in the proposed uses for the GWY1 zone. There are public uses and infrastructure currently underway in this area.

We also understand that the detailed study to definitively set the specific location of the boundary of any open space zone has not been completed yet, therefore this specificity cannot be determined at this time.

We support the exclusion of the entire Berczy Glen area from the new Comprehensive Zoning Bylaw and wish to be notified of any proposed changes to the draft information available as of the date of writing.

We reserve the right to provide additional information to support this request as we proceed to study the details of the City's proposed Comprehensive Bylaw.

I would appreciate notification of the processing of the Comprehensive Zoning Bylaw.

Sincerely,

Gatzios Planning + Development Consultants Inc.



Maria Gatzios, MCIP RPP

Copy to: Mr. Bob Webb, BGLG



# Gatzios Planning + Development Consultants Inc.

File No: 65MA-1407

May 25, 2023

## New Zoning Project

Planning Department  
City of Markham  
101 Town Centre Boulevard  
Markham, Ontario, L3R 9W3

**Regarding: COMMENTS TO DRAFT COMPREHENSIVE ZONING BYLAW  
MAYLAR CONSTRUCTION LIMITED  
SW CORNER McCOWAN ROAD & WILFRED MURISON AVENUE  
BERCZY VILLAGE COMMUNITY  
CITY OF MARKHAM**

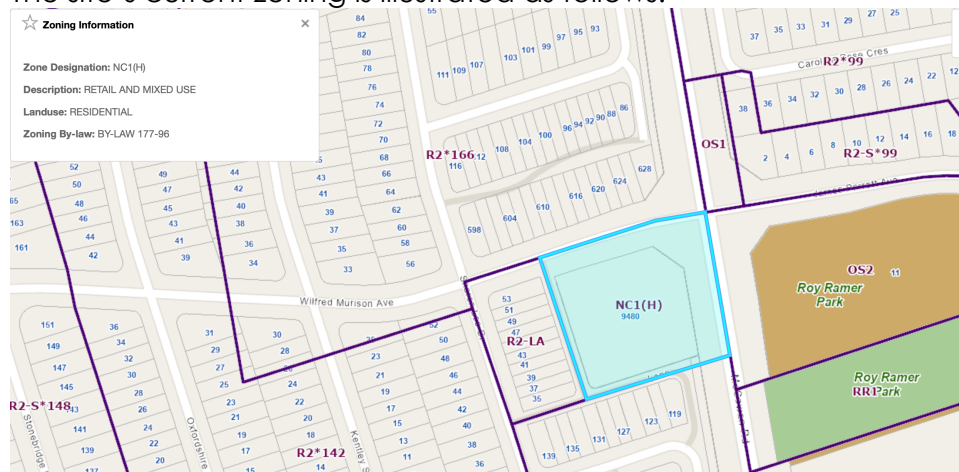
Dear Sir / Madam:

I am writing on behalf of my above-noted client regarding its vacant property on the southwest corner of McCowan Road and Wilfred Murison Avenue, within the existing Berczy Village community in Markham.

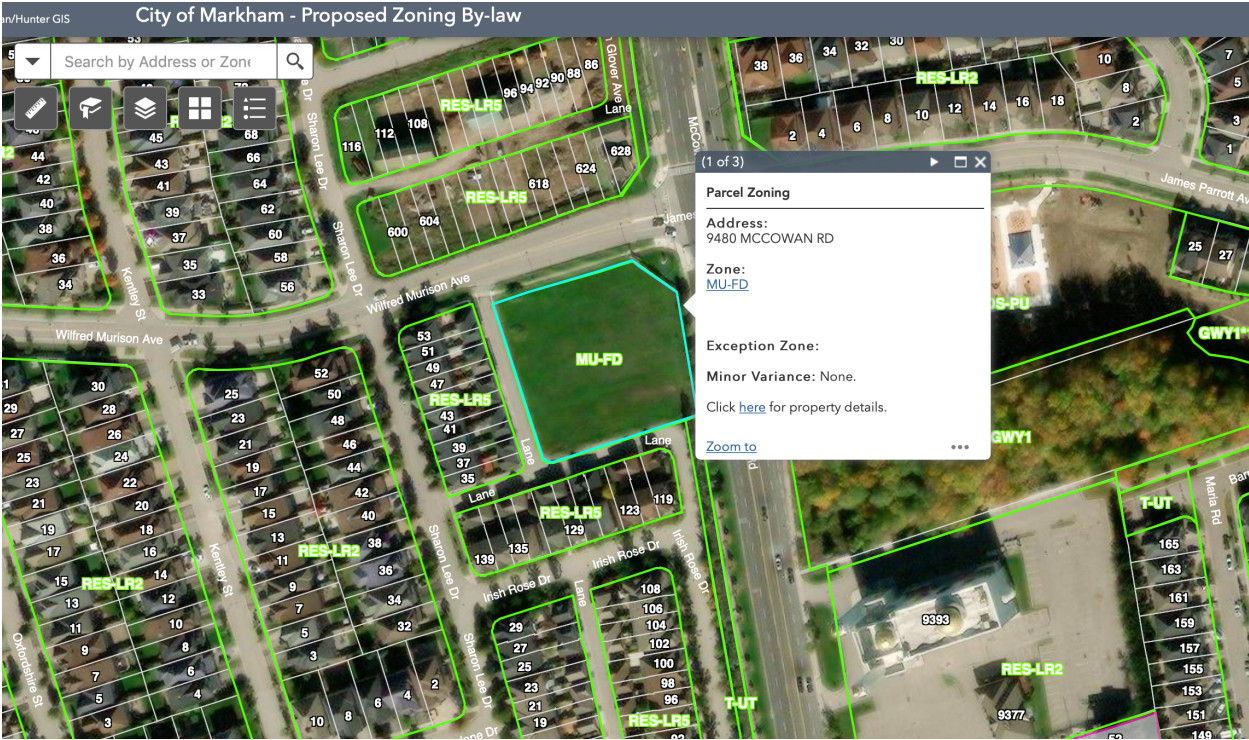
The property is a total of 1.07 acres (0.43 acres) and is legally described as Block 134 in Registered Plan 65M-3582 and Block 99, Plan 3733.

With respect to current planning status, the property is currently zoned NC1(H) pursuant to Bylaw 177-96, as amended. A site-specific appeal of the City's 2014 Official Plan remains outstanding, being an appeal of the City's proposed Mixed Use Low Rise designation for this site.

The site's current zoning is illustrated as follows:



With respect to the currently proposed new Comprehensive Zoning By-law, it appears the property is proposed to be INCLUDED and proposed to be zoned MU-FD MIXED USE FUTURE DEVELOPMENT, illustrated as follows:



While we are generally supportive of the MU-FD zone, we do wish to note that we have concerns with the potential loss of current permissions depending on interpretation of the wording in the MU-FD zone given that the site is currently vacant and the MU-FD zone contains a restriction on “additional” built space.

We would be pleased to attend a meeting to discuss our concerns with staff at your earliest convenience.

Sincerely,

Gatzios Planning + Development Consultants Inc.

Maria Gatzios, MCIP RPP

Copy to: Mr. Michael Larkin, Maylar Construction Limited  
Ms. Susan Rosenthal, Davies Howe LLP  
Ms. Samantha Lampert, Davies Howe LLP



# Gatzios Planning + Development Consultants Inc.

File No: 65MA-1609

May 15, 2023

## New Zoning Project

Planning Department  
City of Markham  
101 Town Centre Boulevard  
Markham, Ontario, L3R 9W3

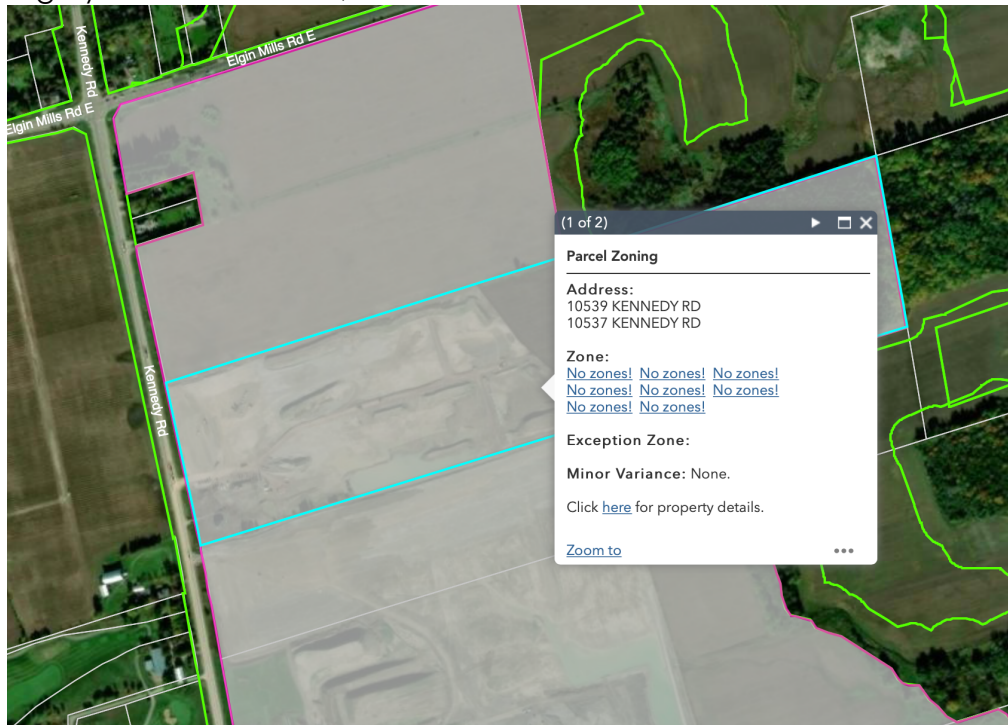
**Regarding: COMMENTS TO DRAFT COMPREHENSIVE ZONING BYLAW  
KENNEDY MM MARKHAM LTD.  
10537 KENNEDY ROAD  
PART OF ROBINSON GLEN SECONDARY PLAN**

Dear Sir / Madam:

I am writing on behalf of my above-noted client regarding the above-noted property which was draft plan of subdivision and zoning approved in 2022.

It is my understanding that the above-noted property is EXCLUDED from the new Bylaw.

The City's online Comprehensive Zoning Bylaw mapping tool illustrates this property with a grey "exclusion" tone, as follows:

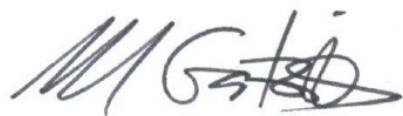


As a result of this exclusion, it is my understanding that the applicable provisions of the currently existing zoning bylaws will continue to apply to this property, and no portions of the new Comprehensive Zoning Bylaw are applicable. We are in agreement with this exclusion.

If this exclusion changes, we kindly request notification.

Sincerely,

Gatzios Planning + Development Consultants Inc.

A handwritten signature in black ink, appearing to read 'M Gatzios', with a stylized flourish at the end.

Maria Gatzios, MCIP RPP

Copy to: Mr. Eddie Lee, Ms. Dianne Hipwell





# Gatzios Planning + Development Consultants Inc.

File No: 65MA-1802

May 15, 2023

## New Zoning Project

Planning Department  
City of Markham  
101 Town Centre Boulevard  
Markham, Ontario, L3R 9W3

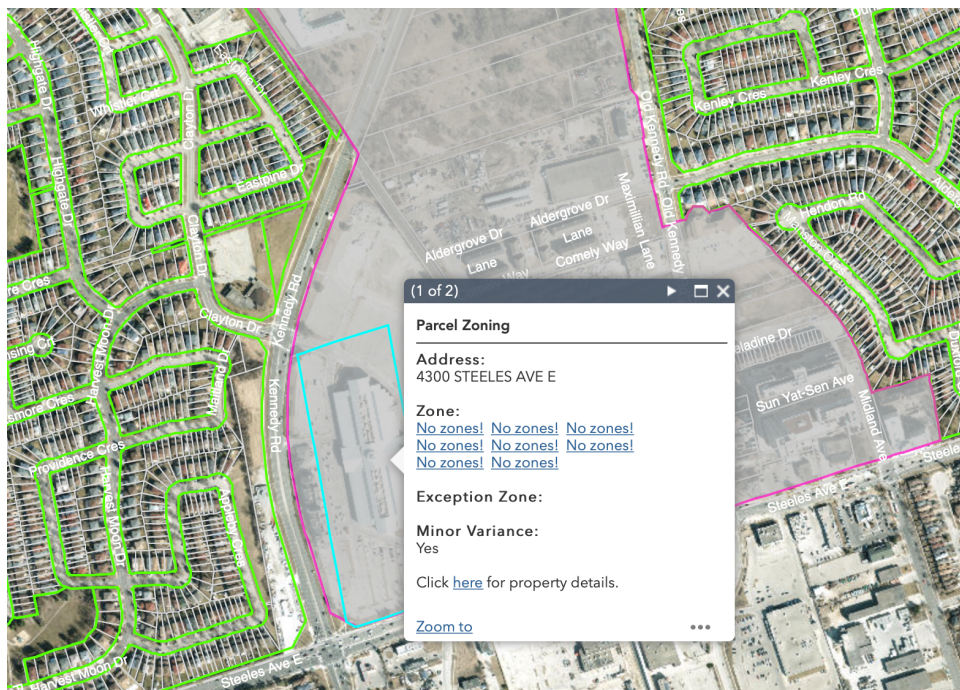
**Regarding: COMMENTS TO DRAFT COMPREHENSIVE ZONING BYLAW  
YORK REGION CONDOMINIUM CORPORATION NO. 890 and  
PACIFIC MALL DEVELOPMENTS INC.  
4300 STEELES AVENUE EAST  
PART OF MILLIKEN SECONDARY PLAN**

Dear Sir / Madam:

I am writing on behalf of my above-noted client regarding the above-noted property.

It is my understanding that the above-noted property is EXCLUDED from the new Bylaw.

The City's online Comprehensive Zoning Bylaw mapping tool illustrates this property with a grey "exclusion" tone, as follows:




As a result of this exclusion, it is my understanding that the applicable provisions of the currently existing zoning bylaws will continue to apply to this property, and no portions of the new Comprehensive Zoning Bylaw are applicable. We are in agreement with this exclusion.

If this exclusion changes, we kindly request notification.

Sincerely,

Gatzios Planning + Development Consultants Inc.

A handwritten signature in black ink, appearing to read 'M Gatzios', with a stylized flourish at the end.

Maria Gatzios, MCIP RPP

Copy to: Mr. Philip Duchon



# Gatzios Planning + Development Consultants Inc.

File No: 65MA-1807

June 7, 2023

## New Zoning Project

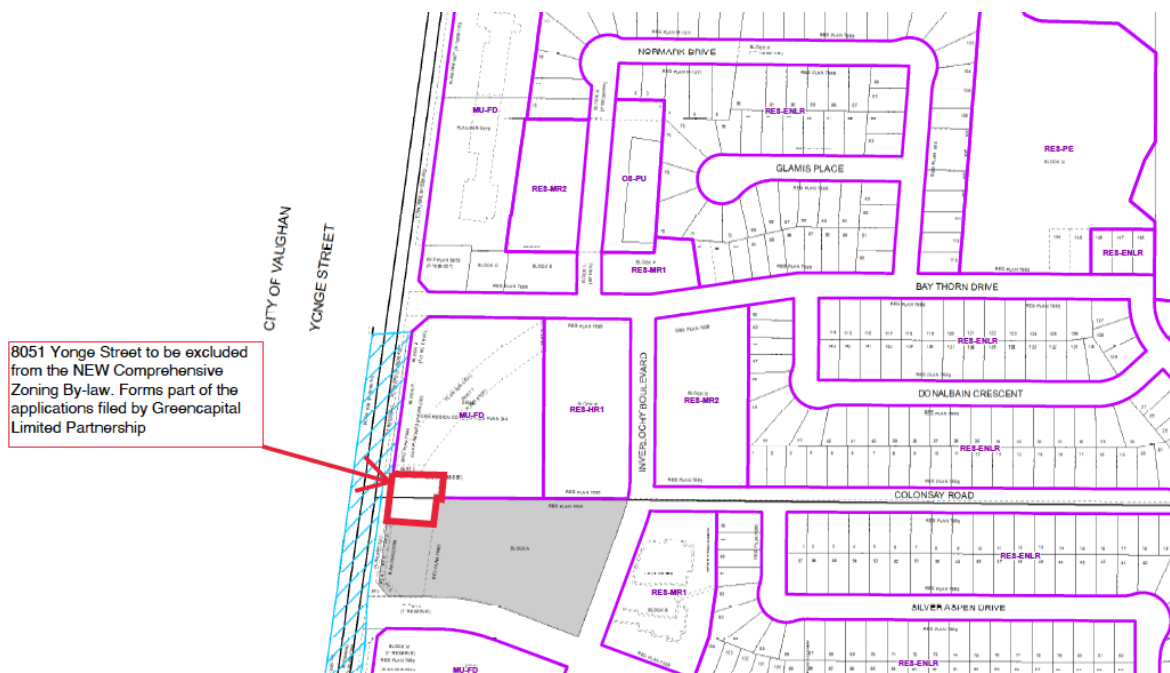
Planning Department  
City of Markham  
101 Town Centre Boulevard  
Markham, Ontario, L3R 9W3

**Regarding: COMMENTS TO DRAFT COMPREHENSIVE ZONING BY-LAW  
GREENCAPITAL LIMITED PARTNERSHIP  
10 ROYAL ORCHARD BOULEVARD, 8051 YONGE STREET**

Dear Sir / Madam:

I am writing on behalf of my above-noted client regarding the above-noted properties which has active, in-process official plan amendment and zoning by-law amendment applications, originally filed in October 2019. Further to the letter provided on May 11<sup>th</sup>, 2023 and the updated zoning by-law provided for review, I wanted to clarify the limits of the ownership and the current applications.

Below is a snapshot of Schedule A6 from the updated DRAFT Comprehensive Zoning By-law. Part of the lands, municipally known as 10 Royal Orchard Boulevard have identified as 'Area excluded from Zoning By-law'. A smaller portion of the overall landholdings, municipally known as 8051 Yonge Street and highlighted in red, have not been identified in the same manner.



The final version of the comprehensive zoning by-law should correct this issue and add 8051 Yonge Street (highlighted in red in the sketch on the previous page) as 'Area excluded from Zoning By-law'. Again, these lands along with the parcel municipally known as 10 Royal Orchard Boulevard, are currently subject to Official Plan and Zoning By-law amendment applications. If there are any questions, please let me know.

I would appreciate notification of the updated noted above and the eventual passing of the overall zoning by-law.

Sincerely,

Gatzios Planning + Development Consultants Inc.

A handwritten signature in blue ink, appearing to read 'P. Maleganovski', enclosed in a thin black rectangular border.

Peter Maleganovski, MCIP RPP

Copy to: Mr. Lino Pellicano



# Gatzios Planning + Development Consultants Inc.

File No: 65MA-1807

May 11, 2023

## New Zoning Project

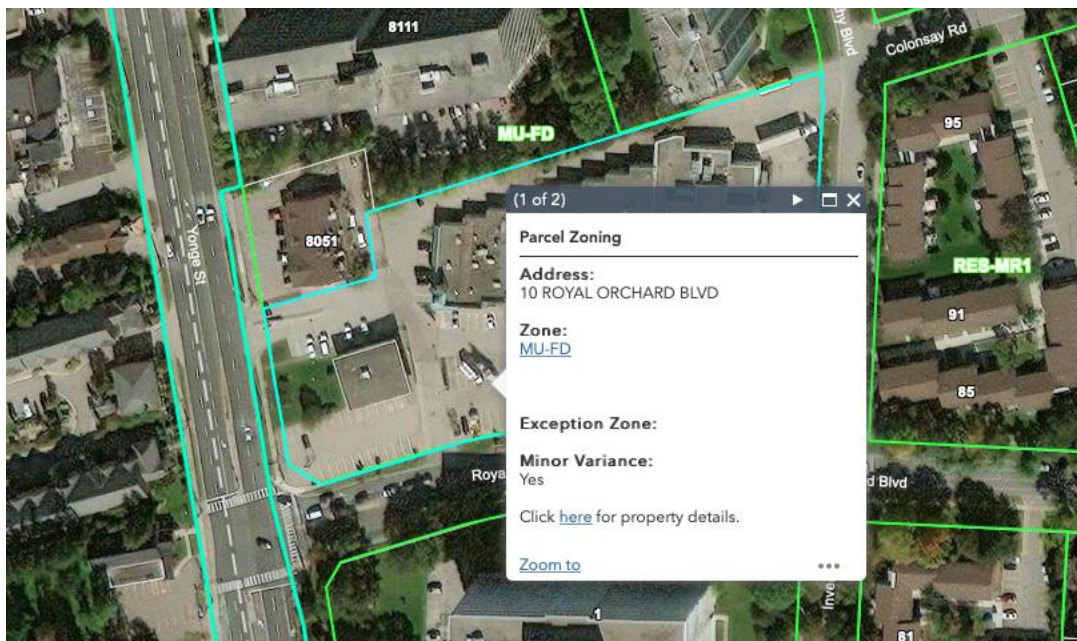
Planning Department  
City of Markham  
101 Town Centre Boulevard  
Markham, Ontario, L3R 9W3

**Regarding: COMMENTS TO DRAFT COMPREHENSIVE ZONING BY-LAW  
GREENCAPITAL LIMITED PARTNERSHIP  
10 ROYAL ORHARD BOULEVARD, 8051 YONGE STREET**

Dear Sir / Madam:

I am writing on behalf of my above-noted client regarding the above-noted properties which has active, in-process official plan amendment and zoning by-law amendment applications, originally filed in October 2019.

The new Comprehensive Zoning By-law proposes to rezone the subject properties MU-FD, Mixed Use – Future Development, as follows:



Given that there are current Official Plan and Zoning By-law amendment applications on the properties (PLAN 19 137814), in our opinion the lands should be excluded from the comprehensive zoning by-law process. This would allow the approvals process that is underway to reach completion without any further adjustments to the required zoning.

It is our understanding that city staff prefer this approach on lands with active applications and these lands were likely overlooked as part of the complicated mapping exercise.

I would appreciate notification of the processing of the Comprehensive Zoning Bylaw.

Sincerely,

Gatzios Planning + Development Consultants Inc.

A handwritten signature in blue ink, appearing to read 'P. Maleganovski', enclosed in a thin black rectangular border.

Peter Maleganovski, MCIP RPP

Copy to: Mr. Lino Pellicano



# Gatzios Planning + Development Consultants Inc.

File No: 65MA-2102

May 15, 2023

## New Zoning Project

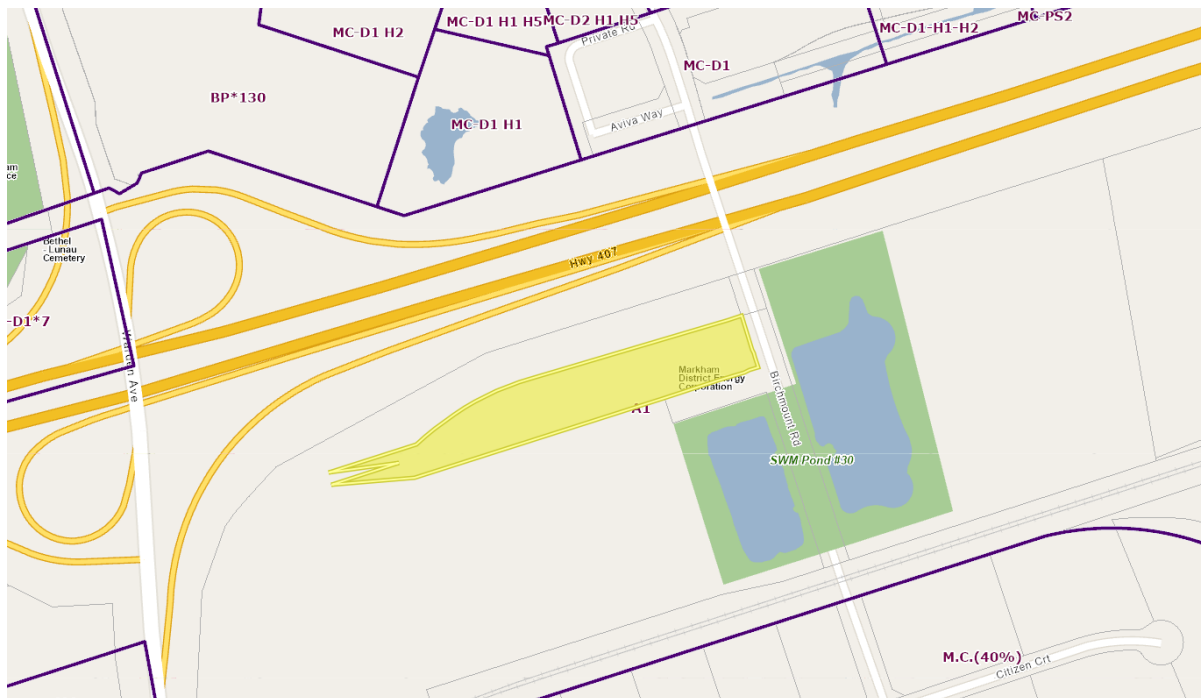
Planning Department  
City of Markham  
101 Town Centre Boulevard  
Markham, Ontario, L3R 9W3

**Regarding: COMMENTS TO DRAFT COMPREHENSIVE ZONING BYLAW  
BIRCHMOUNT ENERGY CENTRE  
7900 BIRCHMOUNT ROAD  
MARKHAM DISTRICT ENERGY  
CITY OF MARKHAM**

Dear Sir / Madam:

I am writing on behalf of my client MARKHAM DISTRICT ENERGY regarding its Birchmount Energy Centre situated on the west side of Birchmount Road immediately south of Highway 407 ETR.

The property is currently zoned A1 pursuant to Bylaw 304-87, illustrated in yellow as follows:



The City's draft new Comprehensive Zoning Bylaw proposes to zone the property as T-UT TRANSPORTATION AND UTILITIES, illustrated as follows:



While we do not generally object to the application of the T-UT zone, we do wish to note that we have concerns with the potential restrictions on siting and height of Markham District Energy's facilities on this property. We wish to ensure that all existing structures are recognized as legally permissible and that additional structures or buildings on this property are permitted without the need for zoning amendments. The currently proposed wording of the T-UT zone is not clear in this regard.

We would be pleased to attend a meeting to discuss our concerns with staff at your earliest convenience.

Sincerely,

Gatzios Planning + Development Consultants Inc.

A handwritten signature in black ink, appearing to read 'M Gatzios'.

Maria Gatzios, MCIP RPP

Copy to: Mr. Bruce Ander, MDE  
Mr. Peter Ronson, MDE

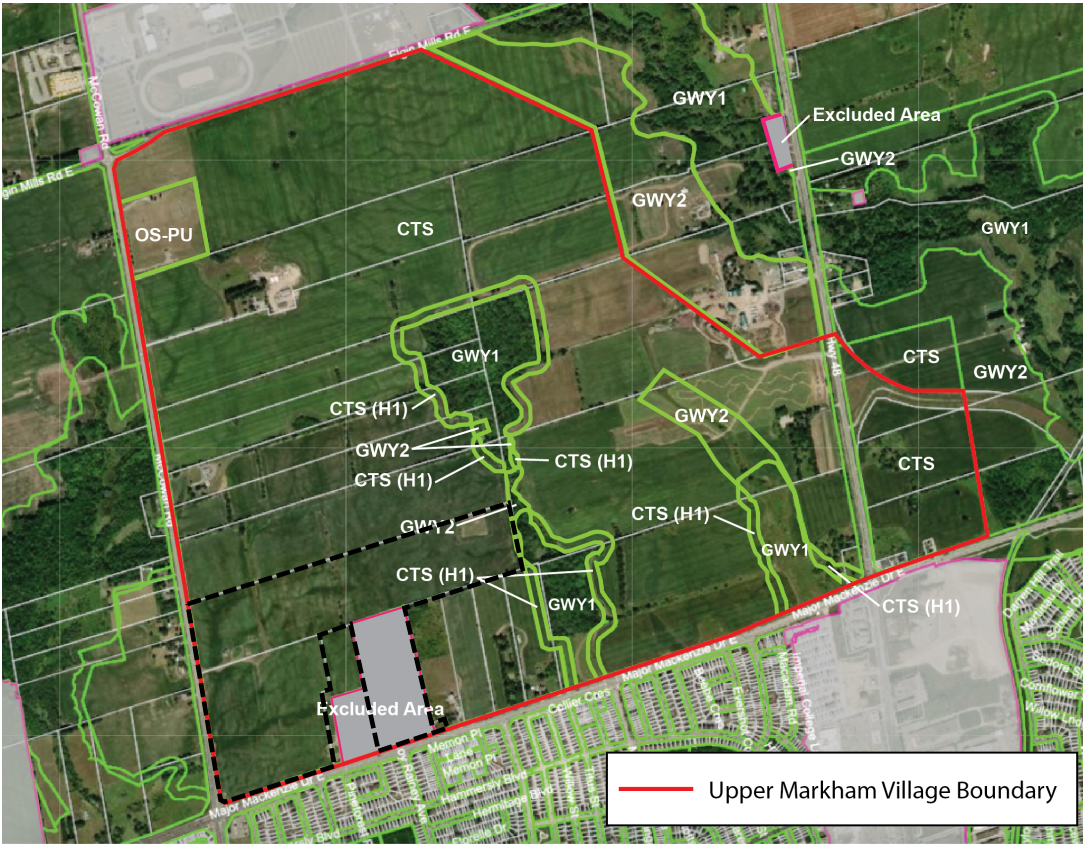




These properties are all located within "Upper Markham Village", being the lands generally north of Major Mackenzie Drive, east of McCowan Road south of Elgin Mills Road and generally west of Highway 48 and the Donald Cousens Parkway extension. The Upper Markham Village Landowners Group, of which my clients are members, is in the process of preparing a Secondary Plan and supporting background studies for the development of this area for urban residential uses.

These properties are within the "New Community Areas" of the Designated Greenfield Area in north Markham. The New Community Areas are designated for future urban growth in the Region of York's new Official Plan.

The City's online mapping tool illustrates that a portion of one of the subject properties is to be EXCLUDED from the new Bylaw as it has been shaded grey, and the balance of the properties are to be INCLUDED and zoned Countryside CTS, Greenway One GWY1 and Greenway Two GWY2, illustrated in black dashed lines as follows:



We request that all three of these properties in their entirety be EXCLUDED from the Comprehensive Zoning Bylaw.

First, we have not submitted nor are we aware of any environmental or natural heritage study which could be used as the basis to apply the proposed specific refined limits

between the GWY1 and GWY2 zone boundaries which have been shown by the City and which appear to be buffers. We object to the delineation of environmental features and environmental zones and environmental buffers without study or consultation. The GWY1 zone is described in the draft ZBL as a zone for the "Natural Heritage Network", and the GWY2 zone is described as a zone for "Other Greenway System Lands" and "Natural Heritage Restoration Areas". We are not aware of any information which would support the delineated location of these two types of specific areas on these properties.

Further, infrastructure is not permitted in the proposed GWY1 zone, which we object to.

Finally, these lands are slated for urban development and will be the subject of Official Plan Amendment, Zoning Bylaw Amendment and Draft Plan of Subdivision applications in the near future, at which point appropriate urban development and open space zone categories will be applied for the urban development fabric. In the meantime, the lands already have an Agriculture zone which restricts uses to agriculture and related uses.

In summary, we do not believe these properties should be included in the new Comprehensive Zoning Bylaw given that the current land use permissions are already restricted to agriculture and agriculture-related uses, and, there is no basis upon which to apply refined environmental greenway zones as proposed by the City.

We request that these properties be fully excluded from the Comprehensive Zoning Bylaw and left with their current A1 and RR4 zone until such time as the anticipated urban development planning applications are processed to apply the appropriate urban residential zones and the appropriate environmental greenway zones based upon study and research data.

We reserve the right to provide additional information to support this request as we proceed to study the details of the City's proposed Comprehensive Bylaw, and, we support the submission made by Mr. Paul Lowes of SGL Planning on behalf of the Upper Markham Village landowners group which includes these three clients.

I would appreciate notification of the processing of the Comprehensive Zoning Bylaw.

Sincerely,

Gatzios Planning + Development Consultants Inc.



Maria Gatzios, MCIP RPP

Copy to: Mr. Eddie Lee, Ms. Dianne Hipwell  
Mr. Paul Lowes, SGL Planning



# Gatzios Planning + Development Consultants Inc.

File No: 65MA-2110

May 15, 2023

## New Zoning Project

Planning Department  
City of Markham  
101 Town Centre Boulevard  
Markham, Ontario, L3R 9W3

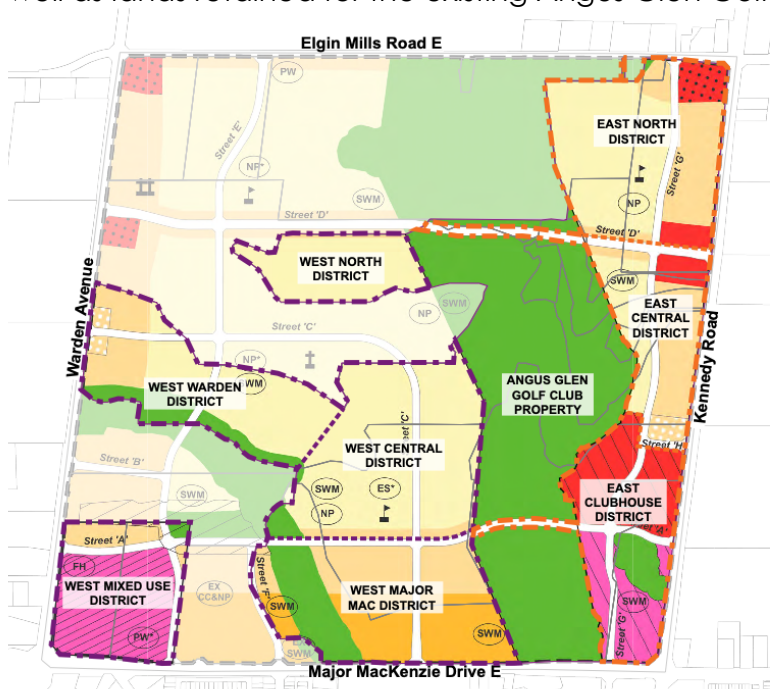
**Regarding: COMMENTS TO DRAFT COMPREHENSIVE ZONING BYLAW  
ANGUS GLEN DEVELOPMENTS LTD.  
ANGUS GLEN SECONDARY PLAN AREA  
FUTURE URBAN AREA, MARKHAM**

Dear Sir / Madam:

I am writing on behalf of my above-noted client regarding various properties situated within the Angus Glen concession block in the Future Urban Area of north Markham.

I wish to provide the following comments to the City's proposed new Comprehensive Zoning Bylaw.

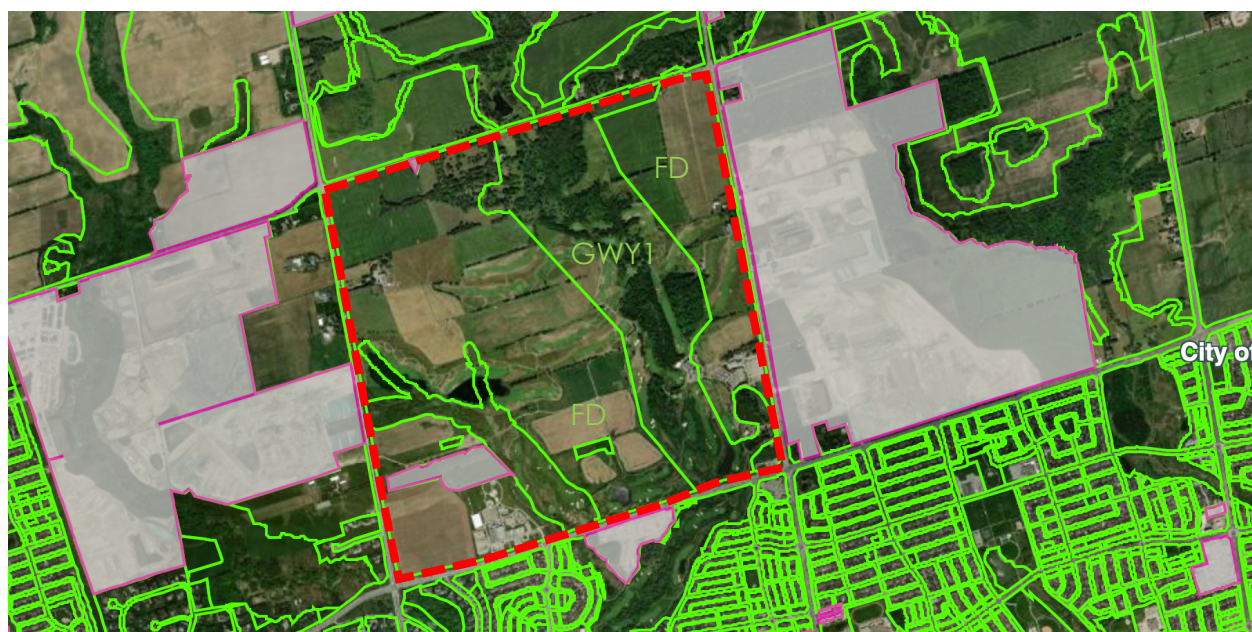
The location of my client's lands are outlined in bold color and dashed outlines as follows, including lands proposed for urban development and described as various 'districts', as well as lands retained for the existing Angus Glen Golf Club:



The current zoning of these properties is A1, RR1, RR2, CR, O1, pursuant to Bylaw 304-87.

These properties are all located within the Angus Glen Secondary Plan area, being the lands north of Major Mackenzie Drive, east of Warden Avenue, south of Elgin Mills Road and west of Kennedy Road. The Angus Glen Landowners Group, of which my clients are members, is awaiting the final approval of the Secondary Plan which designates this area for urban residential uses and permitted continuation of the Angus Glen Golf Club.

The City's online mapping tool illustrates that a portion of the properties is to be EXCLUDED from the new Bylaw as it has been shaded grey, and the balance of the properties are to be INCLUDED and zoned Future Development FD and Greenway One GWY1 generally illustrated as follows:



We request that all of these properties in their entirety be EXCLUDED from the Comprehensive Zoning Bylaw.

First, we object to the application of zones onto the Angus Glen Golf Club lands which do not permit the continued use of the lands by the Golf Club for its current use. The proposed FD zone does not permit existing non-agricultural uses nor does it permit golf course uses. Also, the proposed GWY1 zone does not permit existing uses, nor does it permit golf course uses, nor does it permit buildings and structures.

Second, we have not submitted nor are we aware of any detailed environmental or natural heritage study which could be used as the basis to apply all of the proposed specific limits of the proposed GWY1 zone boundaries which have been shown by the City. We object to the delineation of environmental features and environmental zones

and environmental buffers without study or consultation. The GWY1 zone is described in the draft ZBL as a zone for the "Natural Heritage Network", and infrastructure is not permitted within it which is also objectionable. Further, the GWY1 zone has been applied to lands which are to be designated for urban residential development according to the pending Angus Glen Secondary Plan.

Third, we point out that the lands in the adjacent Berczy Glen Secondary Plan area and the Robinson Glen Secondary Plan area as well as other lands in the Future Urban Area have been excluded from the new Comprehensive Bylaw. As these lands have the Secondary Plan approval pending in the near future, these lands will be the subject of Zoning Bylaw Amendment and Draft Plan of Subdivision applications shortly as plans and consultation requests are in process.

In summary, we do not believe these properties should be included in the new Comprehensive Zoning Bylaw.

We request that these properties be fully excluded from the Comprehensive Zoning Bylaw and left with their current zoning until such time as the anticipated urban development planning applications are processed to apply the appropriate urban residential zones and the appropriate environmental greenway zones based upon study and research data.

We reserve the right to provide additional information to support this request as we proceed to study the details of the City's proposed Comprehensive Bylaw, and, we support the submission made by Ms. Emily Grant of MGP Planning on behalf of the Angus Glen landowners group which includes my clients.

I would appreciate notification of the processing of the Comprehensive Zoning Bylaw.

Sincerely,

Gatzios Planning + Development Consultants Inc.



Maria Gatzios, MCIP RPP

Copy to: Mr. Frank Spaziani, Mr. Michael Montgomery  
Ms. Signe Leisk, Cassels Brock  
Ms. Emily Grant, MGP Planning



# Gatzios Planning + Development Consultants Inc.

File No: 65MA-2111

May 11, 2023

## New Zoning Project

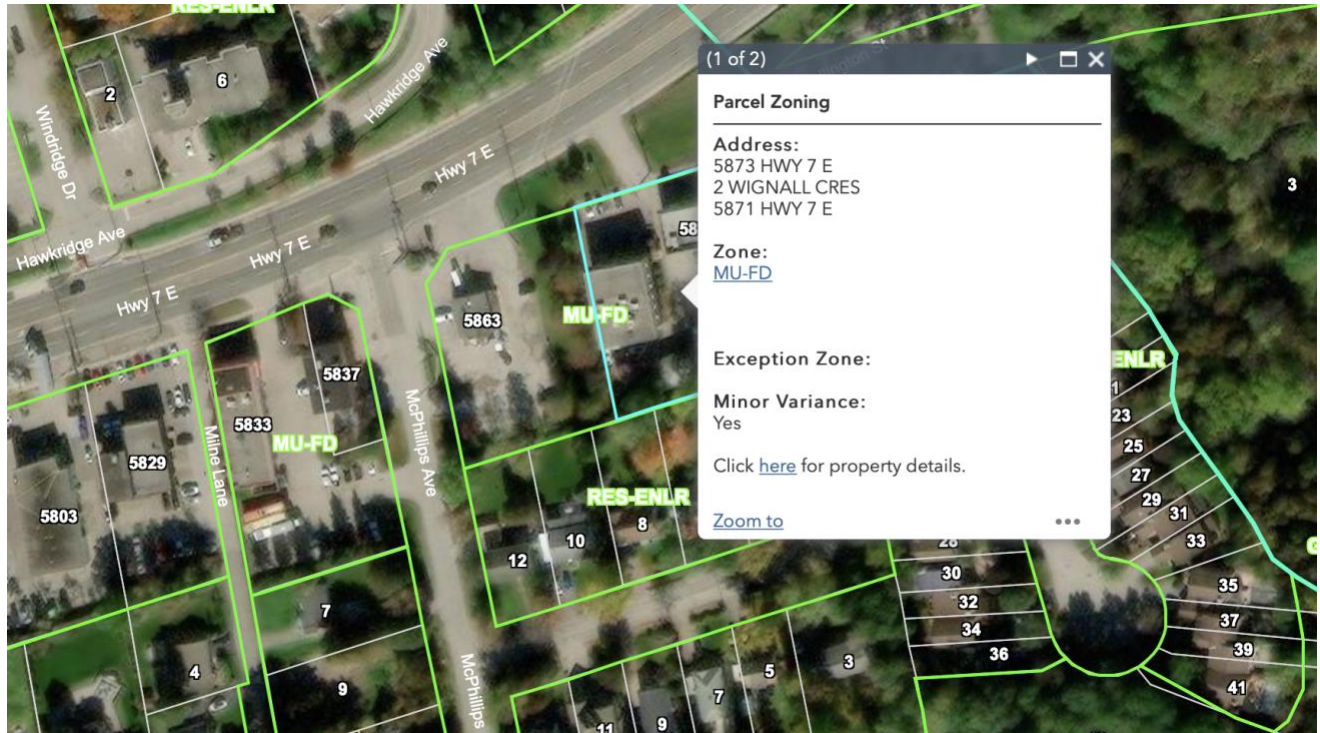
Planning Department  
City of Markham  
101 Town Centre Boulevard  
Markham, Ontario, L3R 9W3

**Regarding: COMMENTS TO DRAFT COMPREHENSIVE ZONING BY-LAW  
648321 ONTARIO INC. c/o MPI GROUP INC  
5871, 5873 HIGHWAY #7**

Dear Sir / Madam:

I am writing on behalf of my above-noted client regarding the above-noted properties which has active, in-process official plan amendment and zoning by-law amendment applications, originally filed in June 2022.

The new Comprehensive Zoning By-law proposes to rezone the subject properties MU-FD, Mixed Use – Future Development, as follows:



Given that there are current Official Plan and Zoning By-law amendment applications on the properties (22 244910 000 00 PLAN), in our opinion the lands should be excluded from the comprehensive zoning by-law process. This would allow the approvals process that is underway to reach completion without any further adjustments to the required zoning.

It is our understanding that city staff prefer this approach on lands with active applications and these lands were likely overlooked as part of the complicated mapping exercise.

I would appreciate notification of the processing of the Comprehensive Zoning Bylaw.

Sincerely,

Gatzios Planning + Development Consultants Inc.

A handwritten signature in blue ink, appearing to read 'P. Maleganovski', with a stylized flourish extending to the right.

Peter Maleganovski, MCIP RPP

Copy to: Mr. Matt Stein





# Gatzios Planning + Development Consultants Inc.

File No: 65MA-2201

May 15, 2023

## **New Zoning Project**

Planning Department  
City of Markham  
101 Town Centre Boulevard  
Markham, Ontario  
L3R 9W3

**Regarding: COMMENTS TO DRAFT COMPREHENSIVE ZONING BYLAW  
2226524 ONTARIO INC.  
LONGOS 3085 HIGHWAY 7  
CITY OF MARKHAM**

Dear Sir / Madam:

I am writing on behalf of my above-noted client regarding its property at 3085 Highway 7 which currently contains a Longos grocery store and additional retail space.

The property is currently zoned SC1.

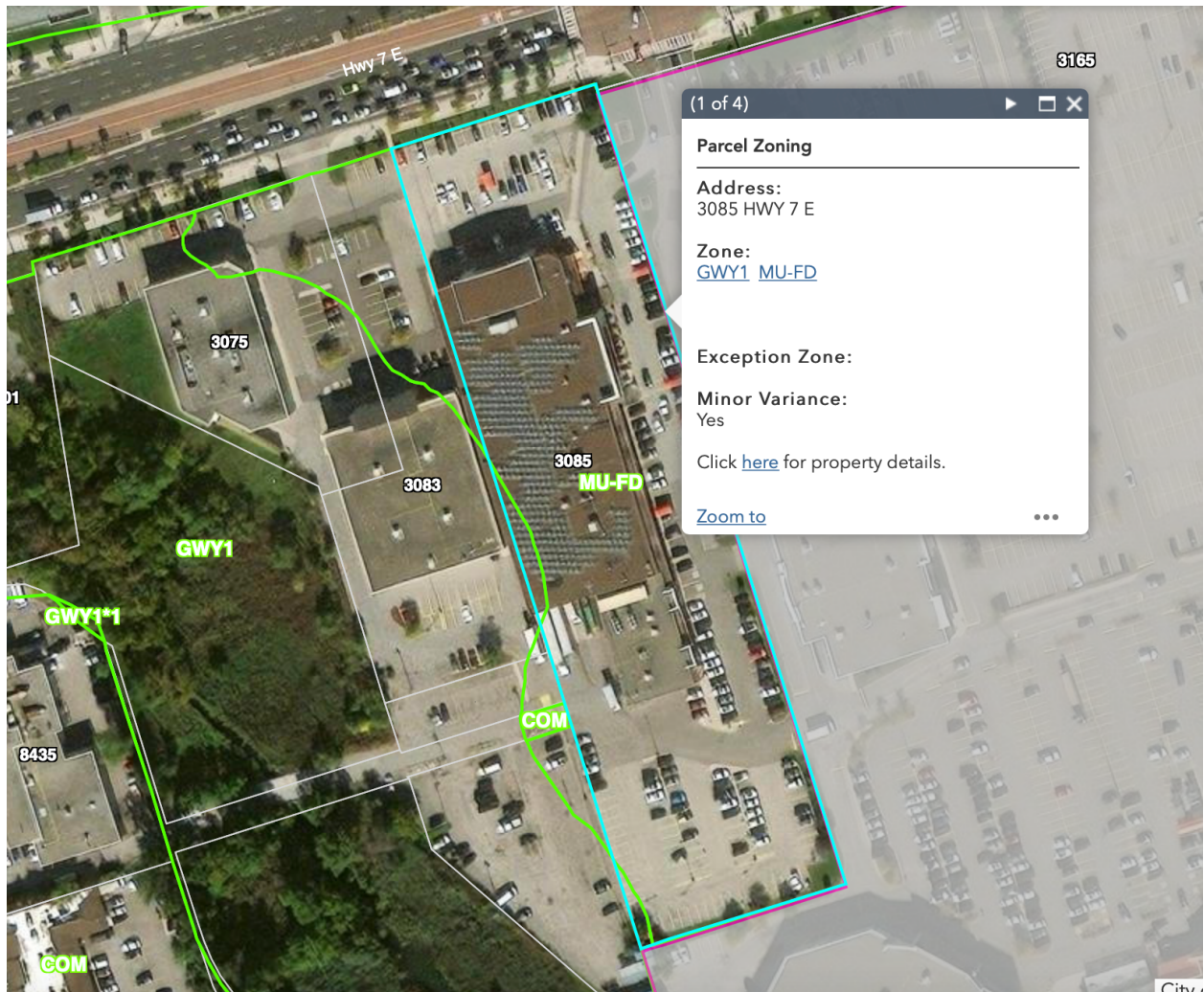
Site-specific planning applications to permit the redevelopment of the site for mixed use high rise uses are currently being prepared, with a pre-submission consultation meeting having been initiated in the last few days.

It is my understanding that the above-noted property is proposed to be INCLUDED in the new Bylaw, and proposed to be zoned MU-FD MIXED USE FUTURE DEVELOPMENT and also GWY1 GREENWAY ONE.

We disagree with the inclusion of this property into the new Comprehensive Zoning Bylaw and request that it be excluded and left with its current zone.

The City's online Comprehensive Zoning Bylaw mapping tool illustrates this property as follows:





We point out that the adjacent property to the east which is the subject of unapproved site-specific planning applications is shaded grey indicating that it is being excluded from the new Bylaw.

We also point out that this property is within the area subject to the currently underway Markham Centre Secondary Plan update, and it appears almost all of the other properties also within the Markham Centre Secondary Plan boundary are excluded from this new Bylaw, as it is the City's intention to exclude them all from this new Bylaw.

We also point out, as an aside, that some of the existing commercial areas to the west of this subject property are proposed to be zoned COM COMMERCIAL, and not MU-FD. We do not understand the rationale for the proposed locations of the MU-FD zone versus the COM zone.

In the event the property were to be included in the Comprehensive Bylaw, we object to the proposed MU-FD zone and also to the application of the GWY1 zone onto the property, described as follows.

We object to the proposed MU-FD restrictions upon the size of the currently permitted uses, as well as several of the proposed MU-FD performance standards which serve to limit the permissions currently in place in the current zoning.

Further, we object to the application of the proposed GWY1 zone along two portions of the western edge of the subject property. No environmental studies have been undertaken to our knowledge to apply a Greenway zone to the property, and, in fact one of the portions of GWY1 zone intrudes into the existing building. There are currently no open space zones on the property at all.

In summary, we request that the subject property be EXCLUDED from the new Comprehensive Zoning Bylaw and left with its current zone permissions similar to the other properties situated within the Markham Centre Secondary Plan boundary.

We would be pleased to attend a meeting to discuss our concerns with staff at your earliest convenience.

Sincerely,

Gatzios Planning + Development Consultants Inc.

A handwritten signature in black ink, appearing to read 'M Gatzios', with a stylized flourish at the end.

Maria Gatzios, MCIP RPP

Copy to: Mr. Joseph Longo, Longos  
Mr. Aaron Platt, Loopstra Nixon LLP



# Gatzios Planning + Development Consultants Inc.

File No: 65MA-2202

May 15, 2023

## New Zoning Project

Planning Department  
City of Markham  
101 Town Centre Boulevard  
Markham, Ontario, L3R 9W3

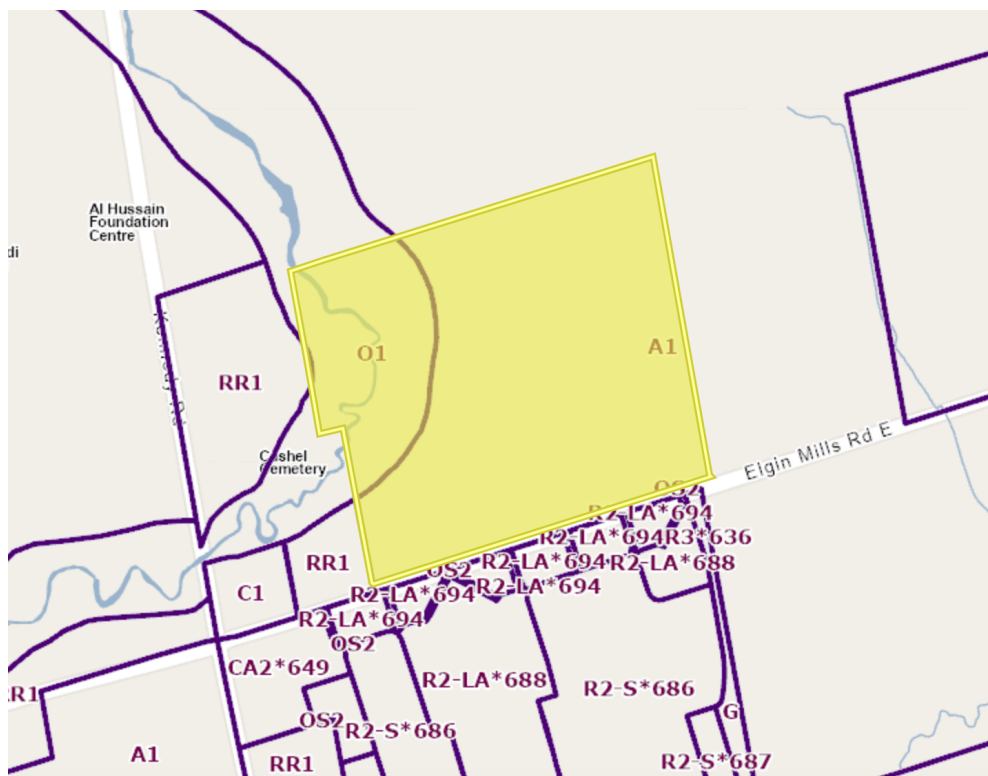
**Regarding: COMMENTS TO DRAFT COMPREHENSIVE ZONING BYLAW  
4716 ELGIN MILLS MARKHAM LTD.  
4716 Elgin Mills Road East  
CITY OF MARKHAM**

Dear Sir / Madam:

I am writing on behalf of my above-noted client regarding their property situated on the north side of Elgin Mills Road East just east of Kennedy Road.

I wish to provide the following comments to the proposed Comprehensive Zoning Bylaw.

The subject property is currently zoned A1 AGRICULTURAL and O1 OPEN SPACE in ZBL 304-87, illustrated as follows:



This property is situated immediately north of the Robinson Glen Secondary Plan area, and within the “New Community Areas” of the Designated Greenfield Area in north Markham. The New Community Areas are designated for future urban growth in the Region of York’s new Official Plan and are expected to be designated as Future Neighbourhood Area in the City’s pending Official Plan update.

According to the City’s online mapping tool the property is proposed to be included in the new Comprehensive Zoning Bylaw, and zoned CTS COUNTRYSIDE, GWY1 GREENWAY ONE and GWY2 GREENWAY TWO illustrated as follows:



We request that this property be EXCLUDED from the Comprehensive Zoning Bylaw.

First, we have not prepared nor are we aware of any environmental or natural heritage study which could be used as the basis to apply the proposed limits between the GWY1 and GWY2 zone boundaries which have been proposed by the City and which appear to be buffers in the Greenway / Greenbelt area. We object to the delineation of environmental features and environmental zones and environmental buffers without study or consultation. The GWY1 zone is described in the draft ZBL as a zone for the “Natural Heritage Network”, and the GWY2 zone is described as a zone for “Other Greenway System Lands” and “Natural Heritage Restoration Areas”. We are not aware

of any information which would support the delineated location of these two types of specific areas on this property.

Further, infrastructure is not permitted in the proposed GWY1 zone, which we object to.

Finally, these lands are slated for urban development and will be the subject of Official Plan Amendment, Zoning Bylaw Amendment and Draft Plan of Subdivision applications in the near future, at which point appropriate urban development and open space zone categories will be applied for the urban development fabric. In the meantime, the lands already have an Agriculture zone which restricts uses to agriculture and related uses.

In summary, we do not believe this property should be included in the new Comprehensive Zoning Bylaw given that the current land use permissions are already restricted to agriculture and agriculture-related uses, and, there is no basis upon which to apply refined environmental greenway zones as proposed by the City.

We request that this property be excluded from the Comprehensive Zoning Bylaw and left with their current A1 and O1 zone until such time as the anticipated urban development planning applications are processed to apply the appropriate urban residential zones and the appropriate environmental greenway zones based upon study and research data.

We reserve the right to provide additional information to support this request as we proceed to study the details of the City's proposed Comprehensive Bylaw.

I would appreciate notification of the processing of the Comprehensive Zoning Bylaw.

Sincerely,

Gatzios Planning + Development Consultants Inc.



Maria Gatzios, MCIP RPP

Copy to: Mr. Eddie Lee, Ms. Dianne Hipwell



# Gatzios Planning + Development Consultants Inc.

File No: 65MA-2204

May 15, 2023

## New Zoning Project

Planning Department  
City of Markham  
101 Town Centre Boulevard  
Markham, Ontario  
L3R 9W3

**Regarding: COMMENTS TO DRAFT COMPREHENSIVE ZONING BYLAW  
FIRST MARKHAM PLACE care of Sterling Silver Development Corporation  
3265 & 3275 Highway 7  
CITY OF MARKHAM**

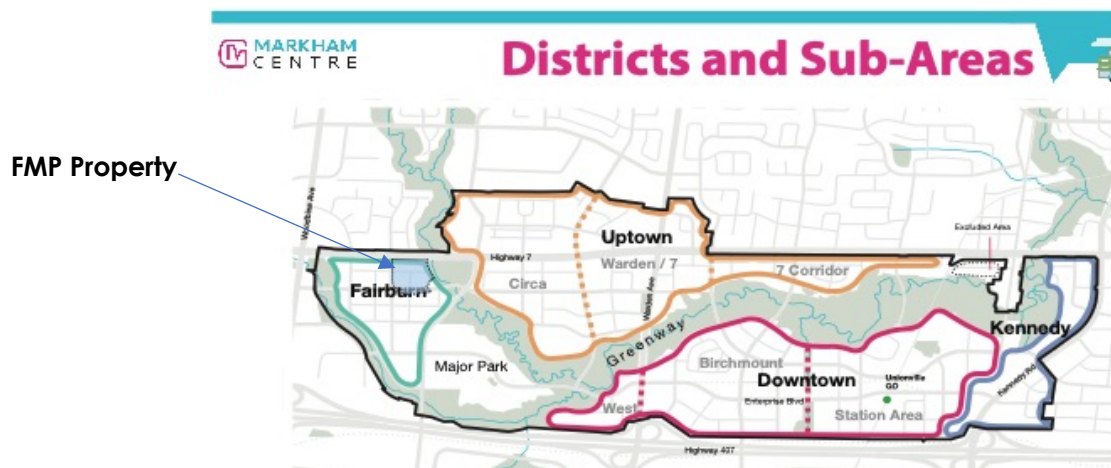
Dear Sir / Madam:

I am writing on behalf of my above-noted client regarding its property at 3265 & 3275 Highway 7 known as First Markham Place, as outlined in the blue line on the image below.

The First Markham Place property (the "FMP property") is approximately 4 hectares (10 acres) and is situated on the southeast corner of Highway 7 and Fairburn Drive.

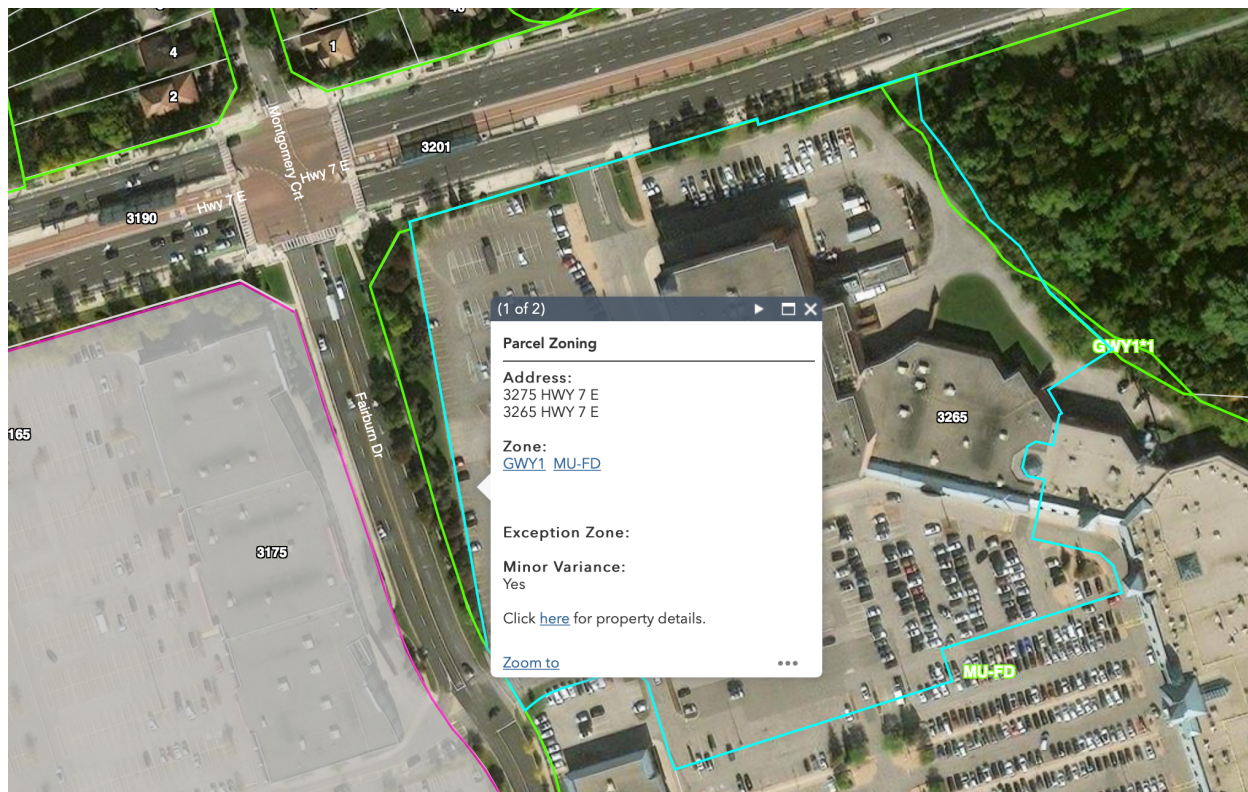
The FMP Property is located within a larger commercial area bounded by Highway 7 to the north, Fairburn Drive to the west and to the south, and Rodick Road and a tributary of the Rouge River to the east. The FMP property currently contains retail and commercial uses in single storey buildings with surface parking.

The FMP property is located within the Markham Centre Secondary Plan area:



The FMP property is currently zoned "Retail Warehouse" (RW) in By-law 165-80, which permits various retail uses, as well as O1 OPEN SPACE and O3 OPEN SPACE BUFFER along its eastern edge.

It is my understanding pursuant to the information posted by the City that the FMP property is proposed to be INCLUDED in the new Bylaw, and proposed to be zoned MU-FD MIXED USE FUTURE DEVELOPMENT and also GWY1 GREENWAY ONE, as follows:



I disagree with the inclusion of this property into the new Comprehensive Zoning Bylaw, and we request that it be excluded.

I note that the adjacent property to the west of Fairburn Drive which is the subject of unapproved site-specific planning applications is shaded grey indicating that it is being excluded from the new Bylaw.

We also point out that all of the other properties situated to the east and also within the Markham Centre Secondary Plan boundary are excluded from this new Bylaw.

We believe the subject property should also be excluded from the new Bylaw and left with its current zoning until such time as a rezoning application is submitted.

We also point out, as an aside, that some of the existing commercial areas situated to the west of this subject property are proposed to be zoned COM COMMERCIAL, and not



MU-FD. We do not understand the reasons for the proposed locations of the MU-FD zone versus the COM zone.

Further, if indeed the property were to be included in the Comprehensive Bylaw I disagree with the proposed MU-FD zone and also with the location of the GWY1 zone onto the property, which is different than the current location of the existing O1 and O3 zones.

We object to the proposed MU-FD restrictions upon currently permitted uses and the size of the currently permitted uses, as well as several of the proposed MU-FD performance standards which serve to limit the permissions currently in place in the current zoning. For example, the proposed new MU-FD zone limits the expansion of an existing building, structure or use to no more than 10% of the total gross floor area, and there is a use max of 250 square metres of net floor area. We are not aware of why these restrictions are being proposed nor the basis for their limitations on existing uses, which have serious implications on my client's operations. We also have additional concerns with proposed performance standards.

We object to the location of the limits of proposed GWY1 zone along the eastern edge of the subject property as it is in a different location than the current open space zones. No environmental studies have been undertaken to our knowledge to apply an open space zone in a location that is different than the current location of the open space zones on this property.

In summary, we request that the subject property re EXCLUDED from the new Comprehensive Zoning Bylaw and left with its current zone permissions similar to the other properties situated within the Markham Centre Secondary Plan boundary to the east and to the west.

We would be pleased to attend a meeting to discuss our concerns with staff at your earliest convenience.

Sincerely,

Gatzios Planning + Development Consultants Inc.



Maria Gatzios, MCIP RPP

Copy to: Mr. Ken Kirsch and Mr. Eli Swirsky



# Gatzios Planning + Development Consultants Inc.

File No: 65MA-2207

May 15, 2023

## New Zoning Project

Planning Department  
City of Markham  
101 Town Centre Boulevard  
Markham, Ontario, L3R 9W3

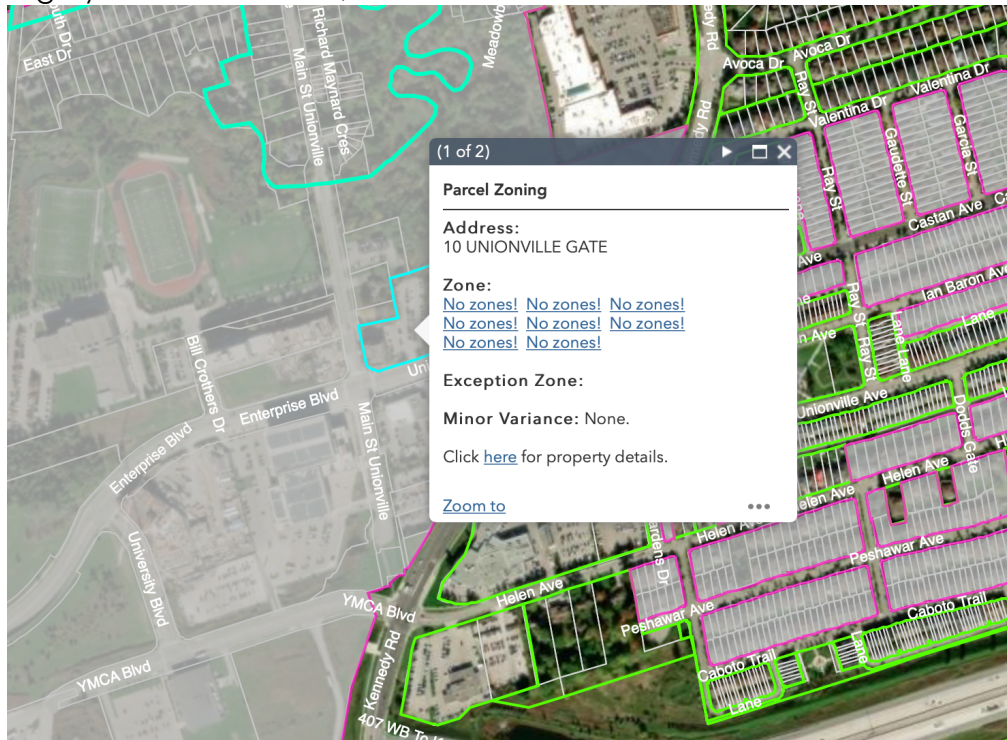
**Regarding: COMMENTS TO DRAFT COMPREHENSIVE ZONING BYLAW  
UNIONVILLE GATE MEDICAL HOLDINGS LIMITED  
10 UNIONVILLE GATE  
PART OF MARKHAM CENTRE SECONDARY PLAN**

Dear Sir / Madam:

I am writing on behalf of my above-noted client regarding the above-noted property.

It is my understanding pursuant to the information posted by the City that the above-noted property is EXCLUDED from the new Bylaw.

The City's online Comprehensive Zoning Bylaw mapping tool illustrates this property with a grey "exclusion" tone, as follows:




As a result of this exclusion, it is my understanding that the applicable provisions of the currently existing zoning bylaws will continue to apply to this property, and no portions of the new Comprehensive Zoning Bylaw are applicable. We are in agreement with this exclusion.

If this exclusion changes, we kindly request notification.

Sincerely,

Gatzios Planning + Development Consultants Inc.

A handwritten signature in black ink, appearing to read 'M Gatzios', with a stylized flourish at the end.

Maria Gatzios, MCIP RPP

Copy to: Mr. Ken Kirsh



# Gatzios Planning + Development Consultants Inc.

File No: 65MA-1410

May 15, 2023

## New Zoning Project

Planning Department  
City of Markham  
101 Town Centre Boulevard  
Markham, Ontario, L3R 9W3

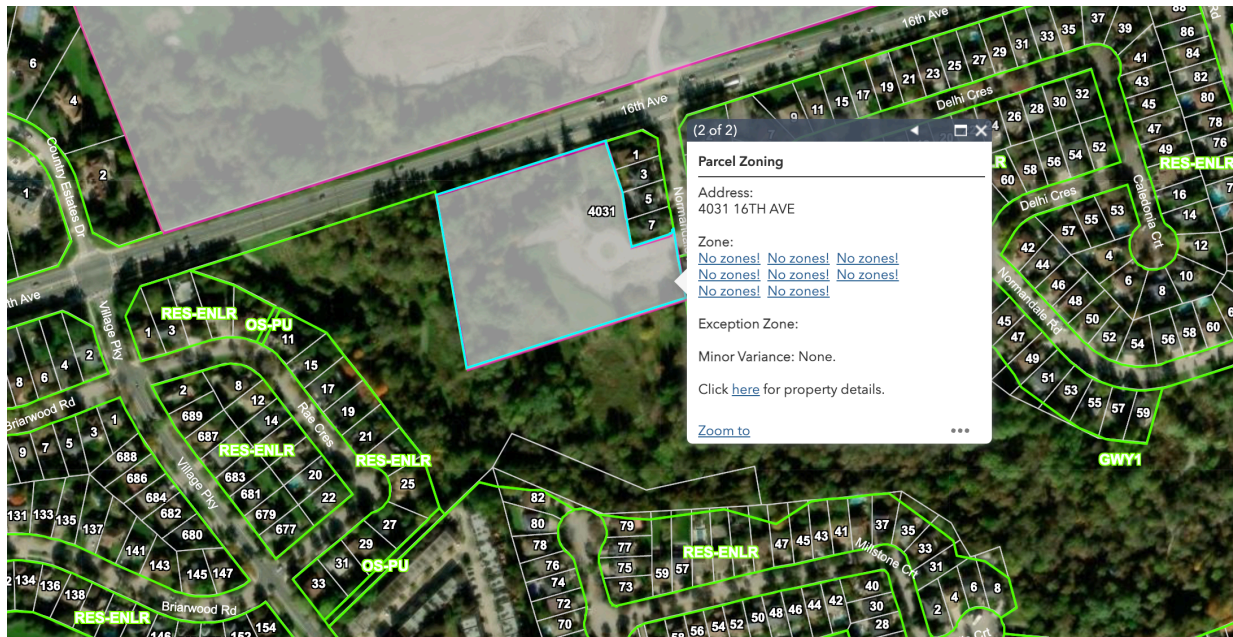
**Regarding: COMMENTS TO DRAFT COMPREHENSIVE ZONING BYLAW  
4031 SIXTEENTH AVEUNUE (UNIONVILLE) INC.  
4031 16<sup>TH</sup> AVENUE  
SOUTH OF 16<sup>TH</sup> AVENUE, WEST OF KENNEDY ROAD**

Dear Sir / Madam:

I am writing on behalf of my above-noted client regarding the above-noted property which was Draft Plan of Subdivision (PLAN 22 116814) approved in 2022.

It is my understanding pursuant to the information posted by the City in advance of the Statutory Public Meeting for the new Comprehensive Zoning Bylaw that the above-noted property is EXCLUDED from the new Bylaw.

The City's online Comprehensive Zoning Bylaw mapping tool illustrates this property with a grey "exclusion" tone, as follows:

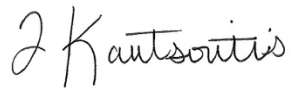


As a result of this exclusion, it is my understanding that the applicable provisions of currently existing zoning Markham Zoning Bylaw 177-96, as amended, will continue to apply to this property, and no portions of the new Comprehensive Zoning Bylaw are applicable.

If this exclusion situation changes, we kindly request notification.

Sincerely,

Gatzios Planning + Development Consultants Inc.

A handwritten signature in cursive script that reads "J Koutsovitis". The signature is written in black ink and is positioned above the printed name.

James Koutsovitis, MCIP RPP

Copy to: Ms. Hunter (Mey) Lam, 4031 Sixteenth Avenue (Unionville) Inc.



# Gatzios Planning + Development Consultants Inc.

File No: 65MA-1902

May 15, 2023

## New Zoning Project

Planning Department  
City of Markham  
101 Town Centre Boulevard  
Markham, Ontario, L3R 9W3

**Regarding: COMMENTS TO DRAFT COMPREHENSIVE ZONING BYLAW  
ANGUS GLEN VILLAGE LTD.  
45 STOLLERY POND CRES**

Dear Sir / Madam:

I am writing on behalf of my above-noted client regarding their property situated on the south side of Major Mackenzie Drive East west of Kennedy Road.

I wish to provide the following comments to the information posted by the City in advance of the Statutory Public Meeting for the new Comprehensive Zoning Bylaw.

The entire property is currently zoned R2\*383 (H3) RESIDENTIAL TWO\* 383 (HOLD 3) in ZBL 2010-106 which permits single detached dwellings and personal service shops.

It is my understanding pursuant to the information posted by the City in advance of the Statutory Public Meeting for the new Comprehensive Zoning Bylaw that the above-noted property is proposed to be INCLUDED in the new Bylaw, and proposed to be zoned RES-LR2 RESIDENTIAL – LOW RISE TWO and GWY1 GREENWAY ONE illustrated as follows:



We request that this property be EXCLUDED from the Comprehensive Zoning Bylaw.

We also object to the GWY1 zone proposed on the subject property as illustrated on the City's mapping above. The proposed GWY1 boundary lines appear in the northern portion of the property, along the eastern boundary, and in the south area bisecting a portion of the RES-LR2 zone. No environmental studies have been undertaken to our knowledge to apply a Greenway zone to the property.

Furthermore, existing single detached dwellings to the north and south of the subject property (not owned by the above-noted client) are proposed to be zoned GWY1.

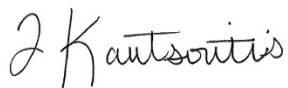
We do not believe this property should be included in the new Comprehensive Zoning Bylaw given that the current land use permissions already include single detached dwellings, and, there is no basis upon which to apply environmental greenway zones as proposed by the City.

In summary, we request that the subject property re EXCLUDED from the new Comprehensive Zoning Bylaw and left with its current zone permissions until such time a new Zoning Bylaw Amendment is approved.

We would be pleased to attend a meeting to discuss our concerns with staff at your earliest convenience.

Sincerely,

Gatzios Planning + Development Consultants Inc.

A handwritten signature in cursive script that reads "J Koutsovitis".

James Koutsovitis, MCIP RPP

Copy to: Mr. Frank Spaziani, Mr. Michael Montgomery & Mr. Ahmed Jabri, Angus Glen Village Ltd.



# Gatzios Planning + Development Consultants Inc.

File No: 65MA-1804

May 15, 2023

## New Zoning Project

Planning Department  
City of Markham  
101 Town Centre Boulevard  
Markham, Ontario, L3R 9W3

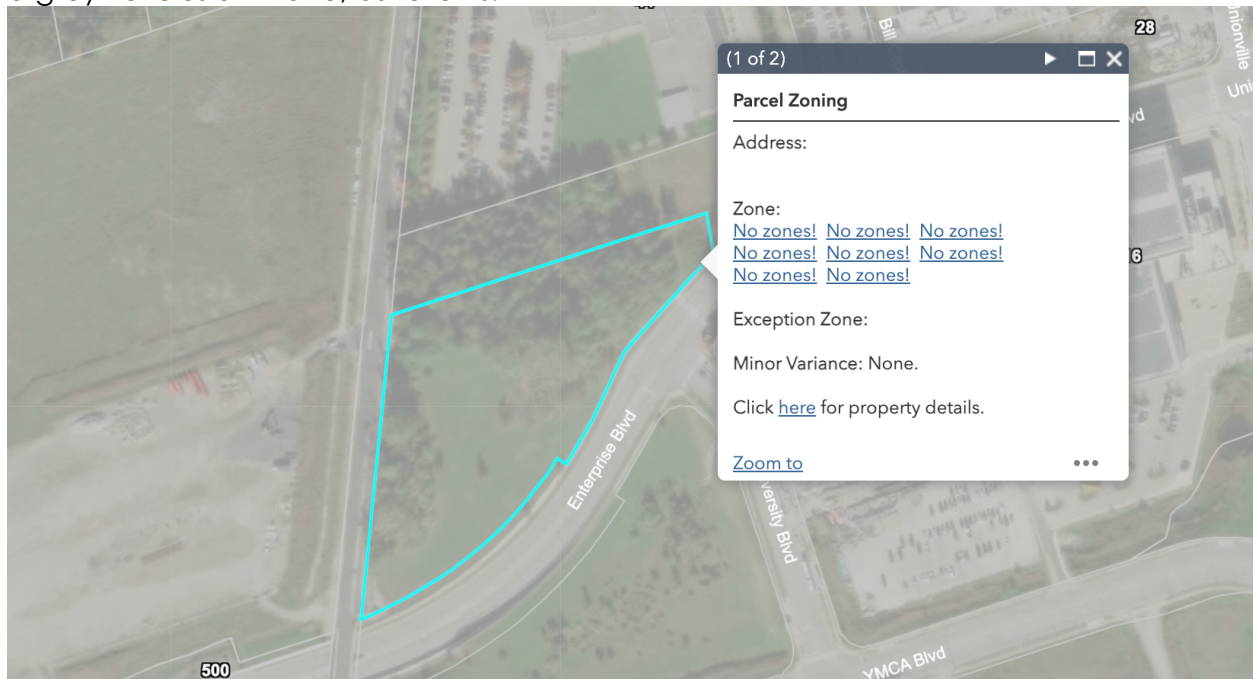
**Regarding: COMMENTS TO DRAFT COMPREHENSIVE ZONING BYLAW  
ENTERPRISE BOULEVARD INC.  
PART LOT 9, CONCESSION 5, PART 4 REGISTERED PLAN 65R-27018  
MARKHAM CENTRE**

Dear Sir / Madam:

I am writing on behalf of my above-noted client regarding the above-noted property which was subject to site-specific Official Plan (OPA# 257) and Zoning By-law Amendments (ZBLA# 2022-103) approved in 2022.

It is my understanding pursuant to the information posted by the City in advance of the Statutory Public Meeting for the new Comprehensive Zoning Bylaw that the above-noted property is EXCLUDED from the new Bylaw.

The City's online Comprehensive Zoning Bylaw mapping tool illustrates this property with a grey "exclusion" tone, as follows:



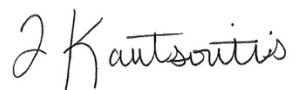


As a result of this exclusion, it is my understanding that the applicable provisions of currently existing zoning Markham Centre Zoning Bylaw 2004-196, as amended by ZBL 2022-103, will continue to apply to this property, and no portions of the new Comprehensive Zoning Bylaw are applicable.

If this exclusion situation changes, we kindly request notification.

Sincerely,

Gatzios Planning + Development Consultants Inc.

A handwritten signature in black ink that reads "J Koutsovitis". The signature is written in a cursive style with a large, stylized initial "J".

James Koutsovitis, MCIP RPP

Copy to: Mr. Samuel Frum & Mr. Jonathan Karavos, Enterprise Boulevard Inc.



# Gatzios Planning + Development Consultants Inc.

File No: 65MA-1906

May 15, 2023

## New Zoning Project

Planning Department  
City of Markham  
101 Town Centre Boulevard  
Markham, Ontario, L3R 9W3

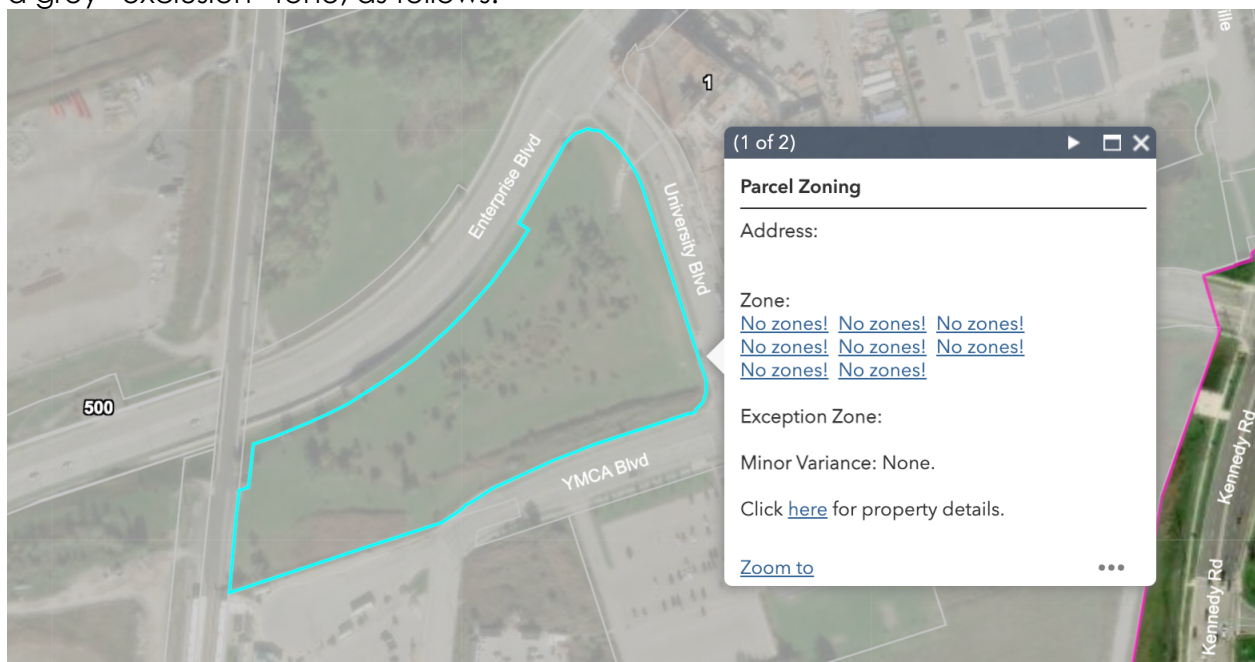
**Regarding: COMMENTS TO DRAFT COMPREHENSIVE ZONING BYLAW  
ENTERPRISE BOULEVARD INC.  
2 UNIVERSITY BOULEVARD  
MARKHAM CENTRE**

Dear Sir / Madam:

I am writing on behalf of my above-noted client regarding the above-noted property which is subject to Official Plan and Zoning By-law Amendment, and Draft Plan of Subdivision applications (PLAN 23 118112) deemed complete by the City of Markham in May 2023.

It is my understanding pursuant to the information posted by the City in advance of the Statutory Public Meeting for the new Comprehensive Zoning Bylaw that the above-noted property is EXCLUDED from the new Bylaw.

The City's online Comprehensive Zoning Bylaw mapping tool illustrates this property with a grey "exclusion" tone, as follows:

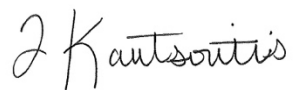


As a result of this exclusion, it is my understanding that the applicable provisions of currently existing zoning Markham Centre Zoning Bylaw 2004-196, as amended, will continue to apply to this property, and no portions of the new Comprehensive Zoning Bylaw are applicable.

If this exclusion situation changes, we kindly request notification.

Sincerely,

Gatzios Planning + Development Consultants Inc.

A handwritten signature in black ink that reads "J Koutsovitis". The signature is written in a cursive style with a large, stylized initial "J".

James Koutsovitis, MCIP RPP

Copy to: Mr. Samuel Frum & Mr. Jonathan Karavos, Enterprise Boulevard Inc.



# Gatzios Planning + Development Consultants Inc.

File No: 65MA-1703

May 15, 2023

## New Zoning Project

Planning Department  
City of Markham  
101 Town Centre Boulevard  
Markham, Ontario, L3R 9W3

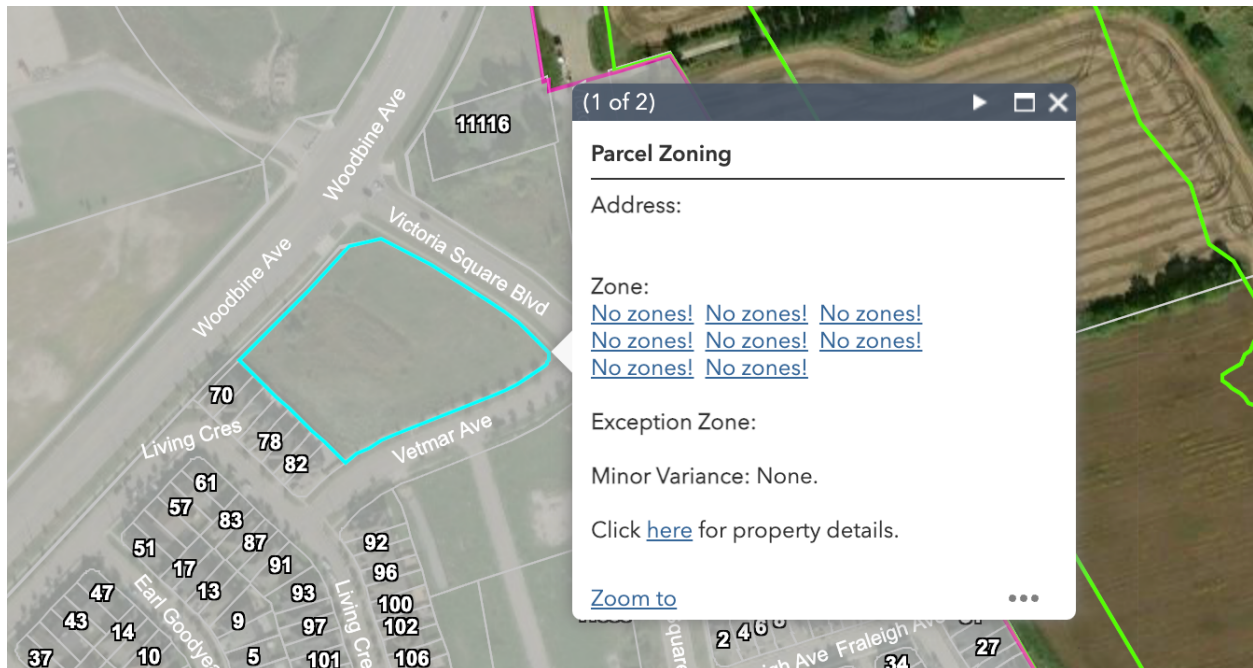
**Regarding: COMMENTS TO DRAFT COMPREHENSIVE ZONING BYLAW  
LIVANTE HOLDINGS (BG PHASE V) INC.  
BLOCK 94, REGISTERED PLAN 65M-4328  
WEST OF VICTORIA SQUARE BLVD, NORTH OF VETMAR AVE**

Dear Sir / Madam:

I am writing on behalf of my above-noted client regarding the above-noted property which is subject to a Council endorsed Site Plan application (SPC 19 114746).

It is my understanding pursuant to the information posted by the City in advance of the Statutory Public Meeting for the new Comprehensive Zoning Bylaw that the above-noted property is EXCLUDED from the new Bylaw.

The City's online Comprehensive Zoning Bylaw mapping tool illustrates this property with a grey "exclusion" tone, as follows:

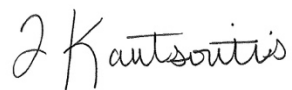


As a result of this exclusion, it is my understanding that the applicable provisions of the currently existing zoning Markham Zoning By-law #177-96 will continue to apply to this property, and no portions of the new Comprehensive Zoning Bylaw are applicable. We are in agreement with this exclusion.

If this exclusion situation changes, we kindly request notification.

Sincerely,

Gatzios Planning + Development Consultants Inc.

A handwritten signature in black ink that reads "J Koutsovitis". The signature is written in a cursive, flowing style.

James Koutsovitis, MCIP RPP

Copy to: Mr. Elio Valente & Mr. Ben Wong, Livante Holdings (BG Phase V) Inc.



# Gatzios Planning + Development Consultants Inc.

File No: 65MA-2003

May 15, 2023

## New Zoning Project

Planning Department  
City of Markham  
101 Town Centre Boulevard  
Markham, Ontario, L3R 9W3

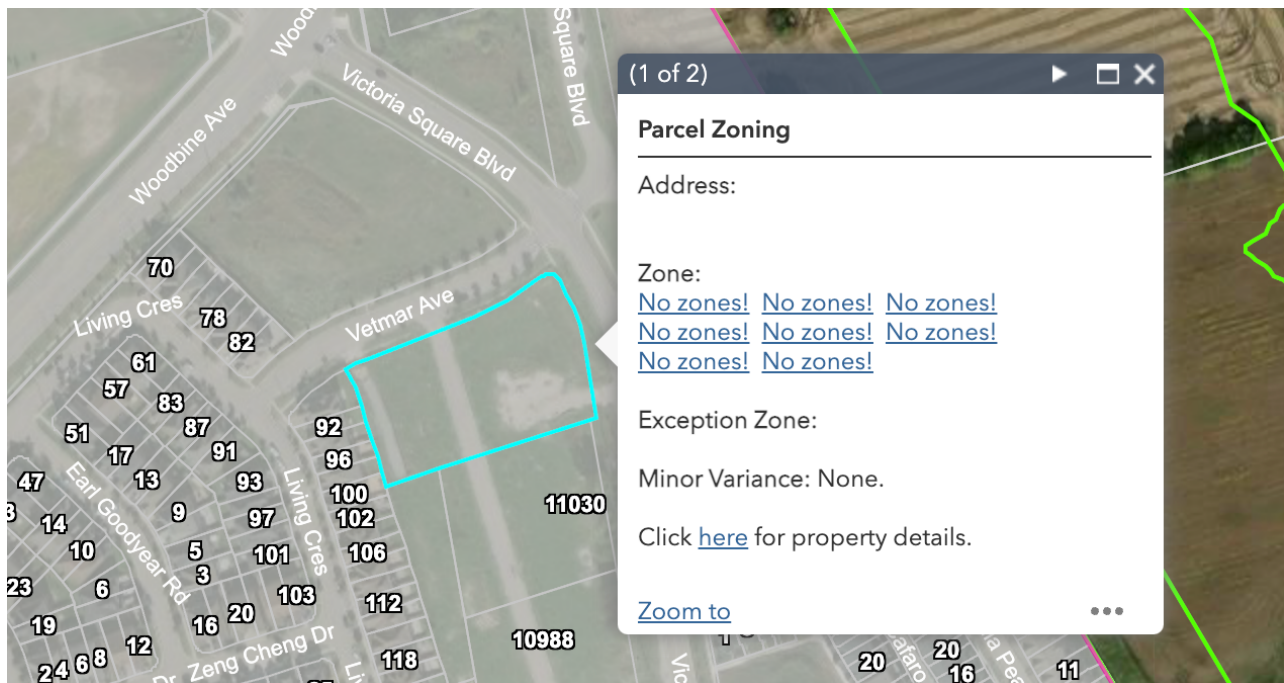
**Regarding: COMMENTS TO DRAFT COMPREHENSIVE ZONING BYLAW  
LIVANTE HOLDINGS (VICTORIA SQUARE WOODBINE) INC.  
BLOCK 95, REGISTERED PLAN 65M-4328  
WEST OF VICTORIA SQUARE BLVD, SOUTH OF VETMAR AVE**

Dear Sir / Madam:

I am writing on behalf of my above-noted client regarding the above-noted property which is subject to a Site Plan application (SPC 19 114746).

It is my understanding pursuant to the information posted by the City in advance of the Statutory Public Meeting for the new Comprehensive Zoning Bylaw that the above-noted property is EXCLUDED from the new Bylaw.

The City's online mapping tool illustrates the exclusion in a grey tone, as follows:

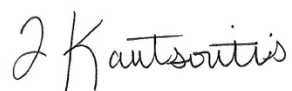


As a result of this exclusion, it is my understanding that the applicable provisions of the currently existing zoning Markham Zoning By-law #177-96 will continue to apply to this property, and no portions of the new Comprehensive Zoning Bylaw are applicable. We are in agreement with this exclusion.

If this exclusion situation changes, we kindly request notification.

Sincerely,

Gatzios Planning + Development Consultants Inc.

A handwritten signature in black ink that reads "J Koutsovitis". The signature is written in a cursive style with a large, stylized initial "J".

James Koutsovitis, MCIP RPP

Copy to: Mr. Elio Valente & Mr. Ben Wong, Livante Holdings (Victoria Square Woodbine) Inc.



# Gatzios Planning + Development Consultants Inc.

File No: 65MA-1516

May 15, 2023

## New Zoning Project

Planning Department  
City of Markham  
101 Town Centre Boulevard  
Markham, Ontario, L3R 9W3

### Regarding: COMMENTS TO DRAFT COMPREHENSIVE ZONING BYLAW

**LIVANTE HOLDINGS (VICTORIA SQUARE WOODBINE) INC.  
10978 VICTORIA SQUARE BOULEVARD  
10988 VICTORIA SQUARE BOULEVARD  
11030 VICTORIA SQUARE BOULEVARD  
BLOCK 98, 97 AND A PORTION OF BLOCK 95, REGISTERED PLAN 65M-4328**

**WEST OF VICTORIA SQUARE BLVD, SOUTH OF VETMAR AVE**

Dear Sir / Madam:

I am writing on behalf of my above-noted client regarding the above-noted properties which are subject to Official Plan and Zoning By-law Amendment applications (PLAN 20 112387) deemed completed by the City of Markham in 2020.

It is my understanding pursuant to the information posted by the City in advance of the Statutory Public Meeting for the new Comprehensive Zoning Bylaw that the above-noted property is EXCLUDED from the new Bylaw.

The City's online Comprehensive Zoning Bylaw mapping tool illustrates these properties with a grey "exclusion" tone, as follows:



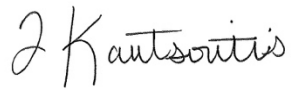


As a result of this exclusion, it is my understanding that the applicable provisions of the currently existing zoning Markham Zoning By-law #177-96 will continue to apply to this property, and no portions of the new Comprehensive Zoning Bylaw are applicable. We are in agreement with this exclusion.

If this exclusion situation changes, we kindly request notification.

Sincerely,

Gatzios Planning + Development Consultants Inc.

A handwritten signature in black ink that reads "J Koutsovitis". The signature is written in a cursive style with a large, stylized initial "J".

James Koutsovitis, MCIP RPP

Copy to: Mr. Elio Valente & Mr. Ben Wong, Livante Holdings (Victoria Square Woodbine) Inc.

May 11, 2023

**New Zoning Project**

Planning Department  
City of Markham  
101 Town Centre Boulevard  
Markham, Ontario, L3R 9W3

**Regarding: COMMENTS TO DRAFT COMPREHENSIVE ZONING BYLAW  
MINTO COMMUNITIES INC.**

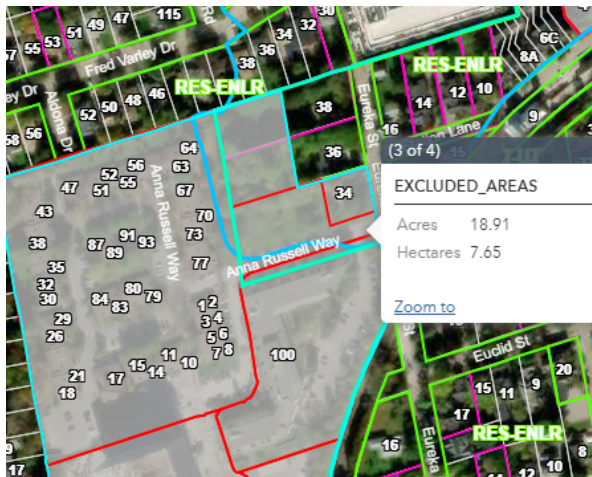
**1-93 ANNA RUSSELL WAY, 34 EUREKA STREET, 36 AND 38 EUREKA STREET (REAR YARDS)**

Dear Sir / Madam:

I am writing this letter regarding the above noted properties. 1-93 Anna Russell Way was part of an official plan amendment (No. 14) and rezoning approval (by-law 2018-7) that were approved in February 2018. 34 Eureka Street and the rear yards of 36 and 38 Eureka Street were successfully rezoned via By-law 2022-104 in September 2022.

It is my understanding pursuant to the information posted by the City in advance of the Statutory Public Meeting for the new Comprehensive Zoning Bylaw that the above noted properties are EXCLUDED from the new Bylaw.

The City's online mapping tool illustrates the exclusion in a grey tone, as follows:



As a result of this exclusion, it is my understanding that the applicable provisions of Parent Bylaws 122-72 and 177-96 will continue to apply and no portions of the new Comprehensive Zoning Bylaw are applicable.

If this exclusion situation changes, we kindly request notification.

Sincerely,

*Mitchell Robins*

Mitch Robins, Development Associate