

**From:** Maria Gatzios

**Sent:** Monday, January 15, 2024 10:39 AM

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

**Cc:** Bruce Ander; Peter Ronson; James Koutsovit

**Subject:** City's New Comp ZBL: Markham District Energy site 7900 Birchmount Road

good morning.

Kindly ensure that this correspondence is provided to DSC regarding:

**January 16, 2024 Development Services Committee 9:30am meeting, item 7.2 RECOMMENDATION REPORT, CITY INITIATED NEW COMPREHENSIVE ZONING BY-LAW PROJECT FILE PR 13 128340.**

On behalf of **MARKHAM DISTRICT ENERGY** regarding their Birchmount Energy Centre located at 7900 Birchmount Road, we continue to have concerns regarding the proposed zone standards in the proposed T-UT zone for this site.

We first submitted our concerns to the City via a letter in May 2023 (copy attached) and a deputation.

MDE runs an energy generation facility on this site and has plans for expansion including additional structures.

Our concerns with the proposed T-UT (Transportation and Utilities) zone are summarized as follows:

1. The description of the zone refers to 'corridors' and does not reference energy generation production "facilities" or "plants", "buildings", "structures" or "stations". **We request that these terms be added to the zone description so that the zone is characterized more fully and accurately, instead of just characterized as 'corridors'.**
2. The current energy generating plant in this location is already taller than the proposed zone max height of 11m, rendering the existing building non-conforming right off the bat. This is not an acceptable situation to MDE. **We request that the maximum building height be increased to 15m to allow flexibility in necessary structure design and ensure the current facility is compliant.**
3. The current energy generating facility does not meet all the proposed yard requirements, and I do not believe that 6.0 metre yards are required for these sites / facilities. **We request that the required yard requirements be reduced, especially for the interior and exterior side yards.**

I will be requesting a deputation to DSC to address these concerns.

thank you, Maria.

**Maria Gatzios MCIP RPP**

**Gatzios Planning + Development Consultants Inc.**

PO Box 38625

North York, Ontario

M2K 2Y5





# Gatzios Planning + Development Consultants Inc.

File No: 65MA-2102

May 15, 2023

## New Zoning Project

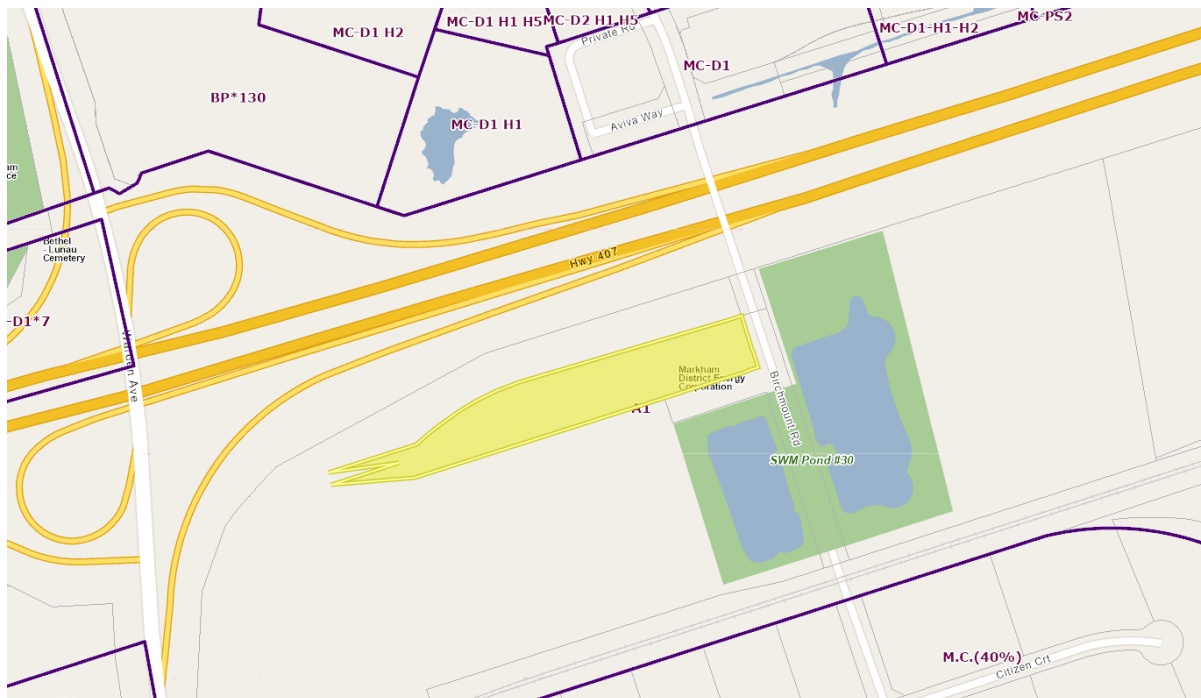
Planning Department  
City of Markham  
101 Town Centre Boulevard  
Markham, Ontario, L3R 9W3

**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

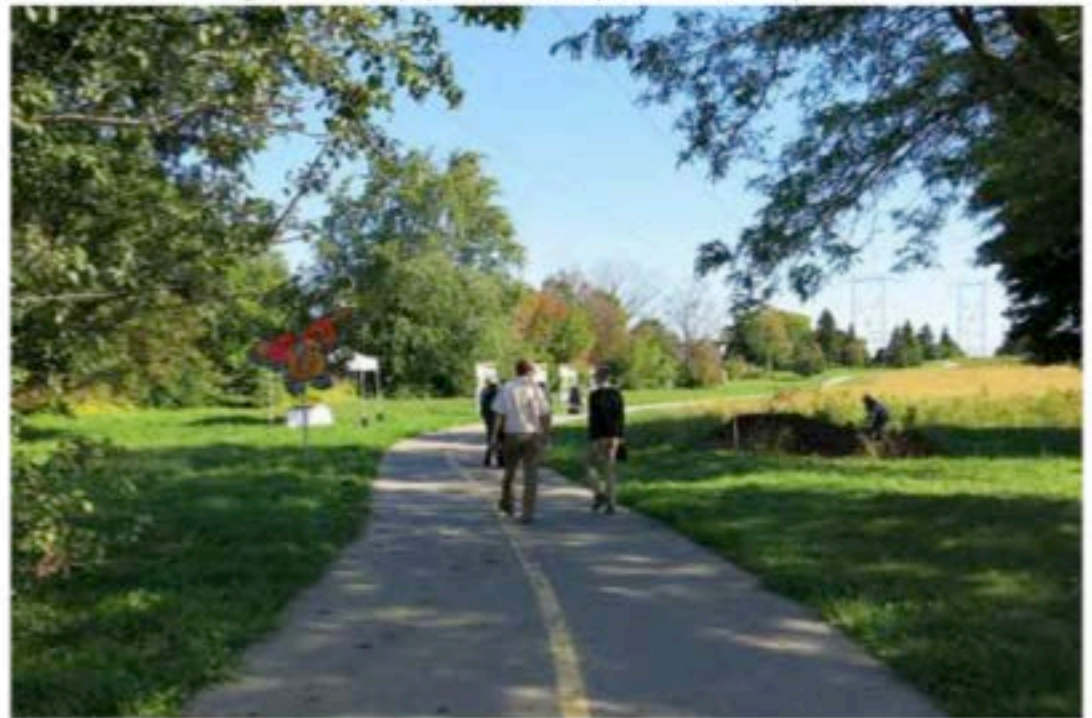


## T-UT (TRANSPORTATION AND UTILITIES)

### 12.3.2.1 Permitted Uses

- a) [Agricultural use](#)
- b) [Community garden](#)
- c) [Private park](#)
- d) [Public park](#)

The Transportation and Utilities (T-UT) [zone](#) applies to lands used for transportation and utility corridors that include highways, rail lines, hydroelectric transmission lines, gas and oil pipelines, telephone and any other cable services.



### 12.3.2.2. Standards

#### Other Requirements

#### Refer to Section Number

A)	Minimum <a href="#">lot frontage</a> (i)	Not applicable	<a href="#">Barrier-free</a> access	<a href="#">Section 4.1</a>
B)	Minimum <a href="#">lot area</a>	Not applicable	Frontage on <a href="#">street</a>	<a href="#">Section 4.2</a>
C)	Minimum <a href="#">front yard</a>	6.0 metres	Measurement of <a href="#">setbacks</a> and <a href="#">yards</a>	<a href="#">Section 4.4</a>
D)	Minimum <a href="#">rear yard</a>	6.0 metres	Sight Triangles	<a href="#">Section 4.5</a>
E)	Minimum <a href="#">exterior side yard</a>	6.0 metres	<a href="#">Public Uses</a> , activities, or <a href="#">Infrastructure</a> permitted in all <a href="#">zones</a>	<a href="#">Section 4.6</a>
F)	Minimum <a href="#">interior side yard</a>	6.0 metres	<a href="#">Uses</a> prohibited in all <a href="#">zones</a>	<a href="#">Section 4.7</a>
H)	Maximum <a href="#">height</a>	11.0 metres	<a href="#">Accessory buildings or structures</a>	<a href="#">Section 4.8.1</a>

#### Special Standards

(i)	Minimum required <a href="#">lot frontage</a> for <a href="#">lots</a> containing <a href="#">buildings</a> - 20 metres	Exceptions to <a href="#">height</a> requirements all <a href="#">zones</a>	<a href="#">Section 4.8.4</a>
		Encroachments into required <a href="#">yards</a>	<a href="#">Section 4.8.8</a>
		<a href="#">Hard landscaping</a> and <a href="#">soft landscaping</a>	<a href="#">Section 4.8.9</a>

**From:** Maria Gatzios

**Sent:** Monday, January 15, 2024 11:08 AM

**To:** Clerks Public <clerkspublic@markham.ca>; Day, Geoff <gday@markham.ca>

**Cc:** Frank Spaziani; Michael Montgomery; Leisk, Signe; Christie Gibson; James Koutsovitis

**Subject:** City's New Comp ZBL: Angus Glen Golf Club, south side of Major Mackenzie Dr E

good morning.

Kindly ensure that this correspondence is provided to DSC regarding:

**January 16, 2024 Development Services Committee 9:30am meeting, item 7.2 RECOMMENDATION REPORT, CITY INITIATED NEW COMPREHENSIVE ZONING BY-LAW PROJECT FILE PR 13 128340.**

On behalf of **ANGUS GLEN SOUTH COURSE INC.** regarding the Angus Glen Golf Club situated at 10060 Kennedy Road, we continue to have concerns regarding the proposed GWY1 zone for the portion of the property situated south of Major Mackenzie Dr E.

We have previously expressed our concerns regarding the City's proposal to apply the GWY1 zone to the Angus Glen Golf Club lands situated south of Major Mackenzie Dr E, and we once again **request that if these lands are included in the new Comp ZBL that they be zoned OS-PR (Open Space – Private) and not GWY1 in order to properly reflect their ownership and use.**

These lands are a private property golf course with golf fairways and greens, cart paths and golf course related structures, not a public or natural heritage area.

The OS-PR zone states that this zone applies to privately owned lands that are used primarily for golf courses. In contrast, the GWY1 zone applies to lands within the natural heritage network, does NOT permit the golf course use and does not permit buildings or structures.

Further, the City is proposing to exclude the portion of the Angus Glen Golf Club situated north of Major Mackenzie Drive East from the new Comp ZBL, such that the north portion of the property will be excluded from the Comp ZBL, and the south portion will be included. This split of the property into two parent zoning by-laws is not acceptable to Angus Glen and should not be proposed.

I will be requesting a deputation to DSC to address these concerns and request that these lands be zoned OS-PR and not GWY1, or else excluded from the new Comp ZBL similar to the portion of the property situated north of Major Mackenzie Dr E.

thank you, Maria.

**Maria Gatzios MCIP RPP**

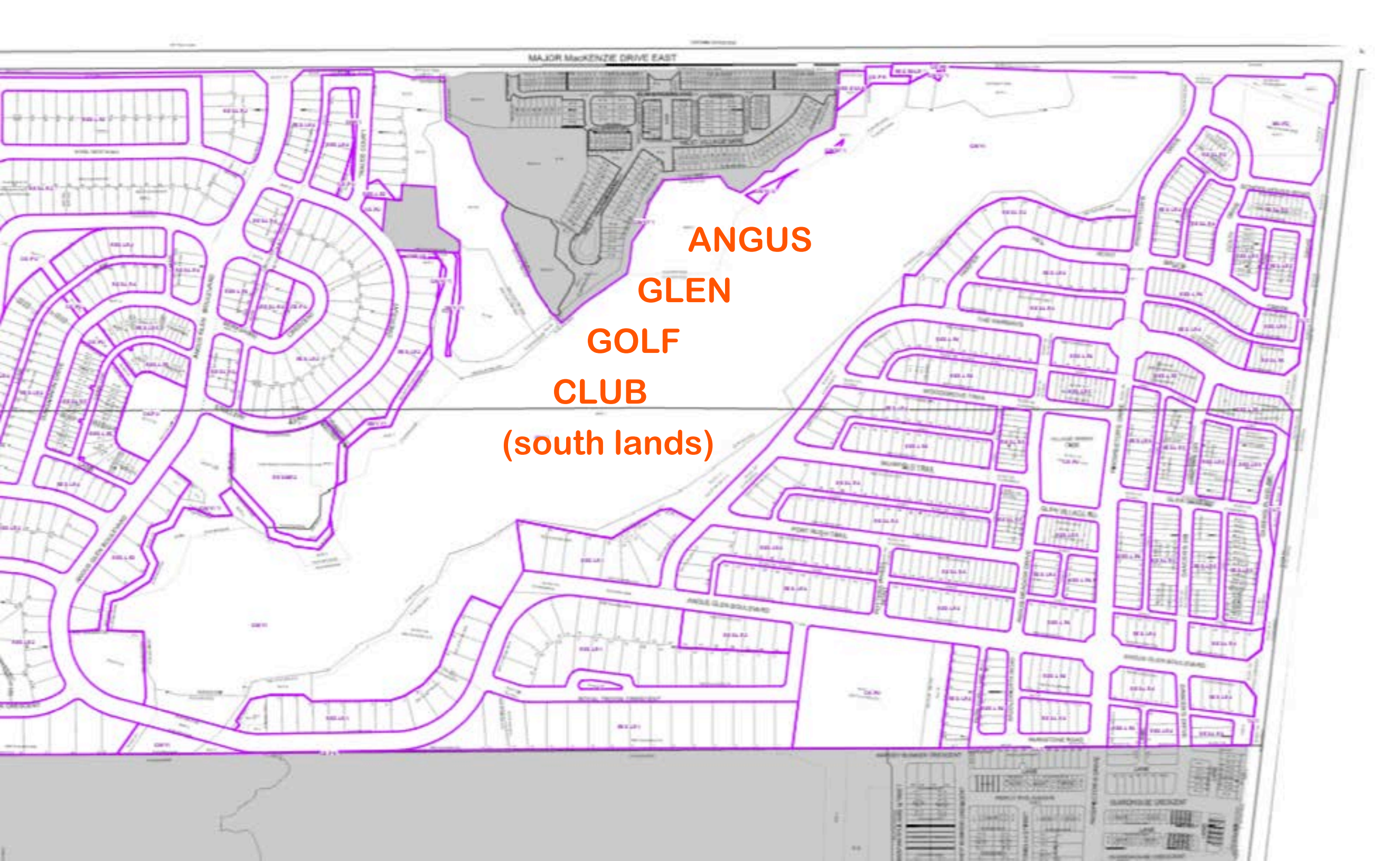
**Gatzios Planning + Development Consultants Inc.**

PO Box 38625

North York, Ontario

M2K 2Y5





ANGUS  
GLEN  
GOLF  
CLUB  
(south lands)



January 15, 2024

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

**VIA E-MAIL [clerkspublic@markham.ca]**

Dear Mayor and Council,

**RE: NEW COMPREHENSIVE ZONING BY-LAW  
WINTERBERRY DEVELOPMENTS LTD: 1 MINTLEAF GATE, MARKHAM, ON L3P 5X4  
SOLFERINO DEVELOPMENTS INC.: 2695 14<sup>th</sup> AVENUE, MARKHAM, ON L3R 0H9**

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On behalf of Winterberry Developments Ltd, the owner of 1 Mintleaf Gate and Solferino Developments Inc, the owner of 2695 14<sup>th</sup> Avenue ("Subject Sites") we submit this letter to identify our concerns in respects to the City of Markham's new Comprehensive Zoning By-law.

The respective Subject Sites had been acquired and are operating under the current parameters of the existing applicable zoning by-laws since 1993 and 2013. Though we applaud the efforts of consolidation of the existing zoning by-laws, particular sections within the New Comprehensive Zoning By-Law would cause adverse effects to the intended purpose and efficient operation of the Subject Sites called into question.

We are concerned that the new Comprehensive zoning By-law will limit the ability of the Subject Sites to continue with their current approved uses, setback and parking requirements, to name a few. We have specific concerns with provisions of the By-law including, but not necessarily limited to the following Sections:

- Section 1.6
- Section 4.8
- Section 5.9
- Section 5.10
- Section 7.2
- Section 9.3
- Section 9.4



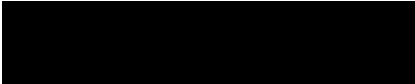
We would be pleased to meet with City Staff to discuss our concerns in more detail and respectfully request notice of future updates to the proposed by-law as well as notice of any meetings or decisions regarding said by-law.

Thank you for your attention on the matter.

Regards,

A handwritten signature in blue ink, appearing to read 'Steven De Santis', with a stylized, cursive script.

Steven De Santis



January 15, 2024

Attn: Development Services Committee (DSC) Members

Re: Comprehensive Zoning By-law Review  
Comments on Behalf of Weins Auto Group

Dear DSC Member,

Macaulay Shiomi Howson Ltd. (MSH) are the planning consultants for Weins Auto Group who own lands or operate businesses on lands throughout the City of Markham that are impacted by the proposed Comprehensive Zoning By-law Amendment (CZBL).

Specifically, Weins has concerns about the proposed CZBL and the potential impact to the following properties:

Location	Address
Don Valley North Toyota	3300 Steeles Ave. East Markham, ON
Don Valley North Hyundai/ Genesis Markham	7537 Woodbine Ave, Markham, ON
Markville Toyota	5362 Hwy 7, Markham, ON
Body shop	391 John St., Thornhill, ON

Weins has previously provided correspondence regarding our concerns with the CZBL (letter attached). We have also met with staff and we appreciate that staff has made certain revisions which have resolved some of our concerns.

However, it is our opinion that these properties should include site-specific exceptions within the CZBL to fully capture the uses and development standards that either reflect existing uses and standards or reflect those that were achieved through site specific amendments.

Weins cannot support the CZBL without the adjustments noted above and in the previous correspondence (attached).

We would welcome the opportunity to continue working with staff and DSC on this exciting project, should you have any questions regarding the information contained herein, please contact me directly, thank you.

Sincerely,  
MACAULAY SHIOMI HOWSON LTD.

*Nick Pileggi*

Nick Pileggi, MCIP, RPP  
Principal



June 9, 2023

Attn: Development Services Committee (DSC) Members

Re: Comprehensive Zoning By-law Review  
Comments on Behalf of Weins Auto Group

Dear DSC Member,

Macaulay Shiomi Howson Ltd. (MSH) are the planning consultants for Weins Auto Group who own lands or operate businesses on lands throughout the City of Markham that are impacted by the proposed Comprehensive Zoning By-law Amendment (CZBL).

Specifically, Weins has concerns about the proposed CZBL and the potential impact to the following properties:

Location	Address
Don Valley North Lexus	3120 Steeles Ave. East Markham, ON
Don Valley North Toyota	3300 Steeles Ave. East Markham, ON
Don Valley North Hyundai/ Genesis Markham	7537 Woodbine Ave, Markham, ON
Markville Toyota	5362 Hwy 7, Markham, ON
Body shop	391 John St., Thornhill, ON

Each of these properties currently has site specific zoning by-laws which were approved and in-effect for many years. The CZBL, to different degrees, proposes to amend the zoning permissions and development standards on the sites, which have the effect of limiting the potential and future uses on the site, and possibly impacting current or future operations, including future expansions or renovations to the buildings.

It is our opinion that each of these sites should be included within an exception section of the CZBL, such that the current permissions and standards remain.

The CZBL has the potential to seriously impact these sites. The draft of the CZBL was issued in late April 2023 and a statutory public meeting was held in early May 2023. We made a deputation at the statutory public meeting and were able to meet with staff as a follow up (which is much appreciated).

However, we are concerned with the speed upon which the by-law is moving ahead for approval, as it has not left sufficient time for the concerns outlined above to be resolved. It is our opinion that additional time is required to understand the full impacts of the CZBL on these properties and have the time to make the necessary revisions.

Therefore, we would recommend that DSC refer the CZBL back to staff to continue to work with impacted landowners on the necessary exceptions to the by-law.

In its current form, Weins cannot support the CZBL. However, it is our opinion that with additional time, we will be able to resolve our concerns and allow the CZBL to move ahead.

We look forward to continue working with staff and DSC on this exciting project, should you have any questions regarding the information contained herein, please contact me directly, thank you.

Sincerely,  
MACAULAY SHIOMI HOWSON LTD.

*Nick Pileggi*

Nick Pileggi, MCIP, RPP  
Principal

January 15, 2024

Attn: Development Services Committee (DSC) Members

Re: Comprehensive Zoning By-law Review  
Comments on Behalf of White Owl Properties

Dear DSC Member,

Macaulay Shiomi Howson Ltd. (MSH) are the planning consultants for White Owl Properties (including sibling companies Miller Waste and Miller Transit) who own lands or operate businesses on lands throughout the City of Markham that are impacted by the proposed Comprehensive Zoning By-law Amendment (CZBL).

Specifically, White Owl has concerns about the proposed CZBL and the potential impact to the following properties:

- 8050 Woodbine Ave.
- 405 Miller Ave. Or 7781 Woodbine Ave.
- 300 Rodick Road

White Owl has previously provided correspondence regarding our concerns with the CZBL (letter attached). We have also met with staff and we appreciate that staff has made certain revisions which have resolved some of our concerns.

However, it is our opinion that these properties should include site-specific exceptions within the CZBL to fully capture the uses and development standards that either reflect existing uses and standards or reflect those that were achieved through site specific amendments.

White Owl cannot support the CZBL without the adjustments noted above and in the previous correspondence (attached). We would welcome the opportunity to continue working with staff and DSC on this exciting project, should you have any questions regarding the information contained herein, please contact me directly, thank you.

Sincerely,  
MACAULAY SHIOMI HOWSON LTD.  
*Nick Pileggi*

Nick Pileggi, MCIP, RPP  
Principal

June 9, 2023

Attn: Development Services Committee (DSC) Members

Re: Comprehensive Zoning By-law Review  
Comments on Behalf of White Owl Properties

Dear DSC Member,

Macaulay Shiomi Howson Ltd. (MSH) are the planning consultants for White Owl Properties (including sibling companies Miller Waste and Miller Transit) who own lands or operate businesses on lands throughout the City of Markham that are impacted by the proposed Comprehensive Zoning By-law Amendment (CZBL).

Specifically, White Owl has concerns about the proposed CZBL and the potential impact to the following properties:

- 8050 Woodbine Ave.
- 405 Miller Ave. Or 7781 Woodbine Ave.
- 300 Rodick Road

Each of these properties currently has site specific zoning by-laws which were approved and in-effect for many years. The CZBL, to different degrees, proposes to amend the zoning permissions and development standards on the sites, which have the effect of limiting the potential and future uses on the site, and possibly impacting current or future operations, including future expansions or renovations to the buildings.

It is our opinion that each of these sites should be included within an exception section of the CZBL, such that the current permissions and standards remain.

The CZBL has the potential to seriously impact these sites. The draft of the CZBL was issued in late April 2023 and a statutory public meeting was held in early May 2023. We made a deputation at the statutory public meeting and were able to meet with staff as a follow up (which is much appreciated).

However, we are concerned with the speed upon which the by-law is moving ahead for approval, as it has not left sufficient time for the concerns outlined above to be resolved. It is our opinion that additional time is required to understand the full impacts of the CZBL on these properties and have the time to make the necessary revisions.

Therefore, we would recommend that DSC refer the CZBL back to staff to continue to work with impacted landowners on the necessary exceptions to the by-law.

In its current form, White Owl cannot support the CZBL. However, it is our opinion that with additional time, we will be able to resolve our concerns and allow the CZBL to move ahead.

We look forward to continue working with staff and DSC on this exciting project, should you have any questions regarding the information contained herein, please contact me directly, thank you.

Sincerely,  
MACAULAY SHIOMI HOWSON LTD.

*Nick Pileggi*

Nick Pileggi, MCIP, RPP  
Principal

January 15, 2024

MGP File: 21-3071

City of Markham  
101 Town Centre Boulevard  
Markham, ON L3R 9W3

via email: [clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)

Dear Mayor and Members of Council:

**RE:       Item 7.2, Development Services Committee Meeting on January 16, 2024  
CF/OT Buttonville Properties Inc. Comments on City of Markham New  
Comprehensive Zoning By-law**

Malone Given Parsons Ltd. ("MGP") are the land use planners for CF/OT Buttonville Properties Inc. ("CF Buttonville"), the owner of the lands municipally known as 2833 16<sup>th</sup> Avenue in the City of Markham (the "Subject Lands"), previously occupied by the Buttonville Municipal Airport.

We have reviewed the staff recommendation report and the Draft New Comprehensive Zoning By-law (the "Draft ZBL") that is being recommended for approval at the Development Services Committee Meeting on January 16, 2024.

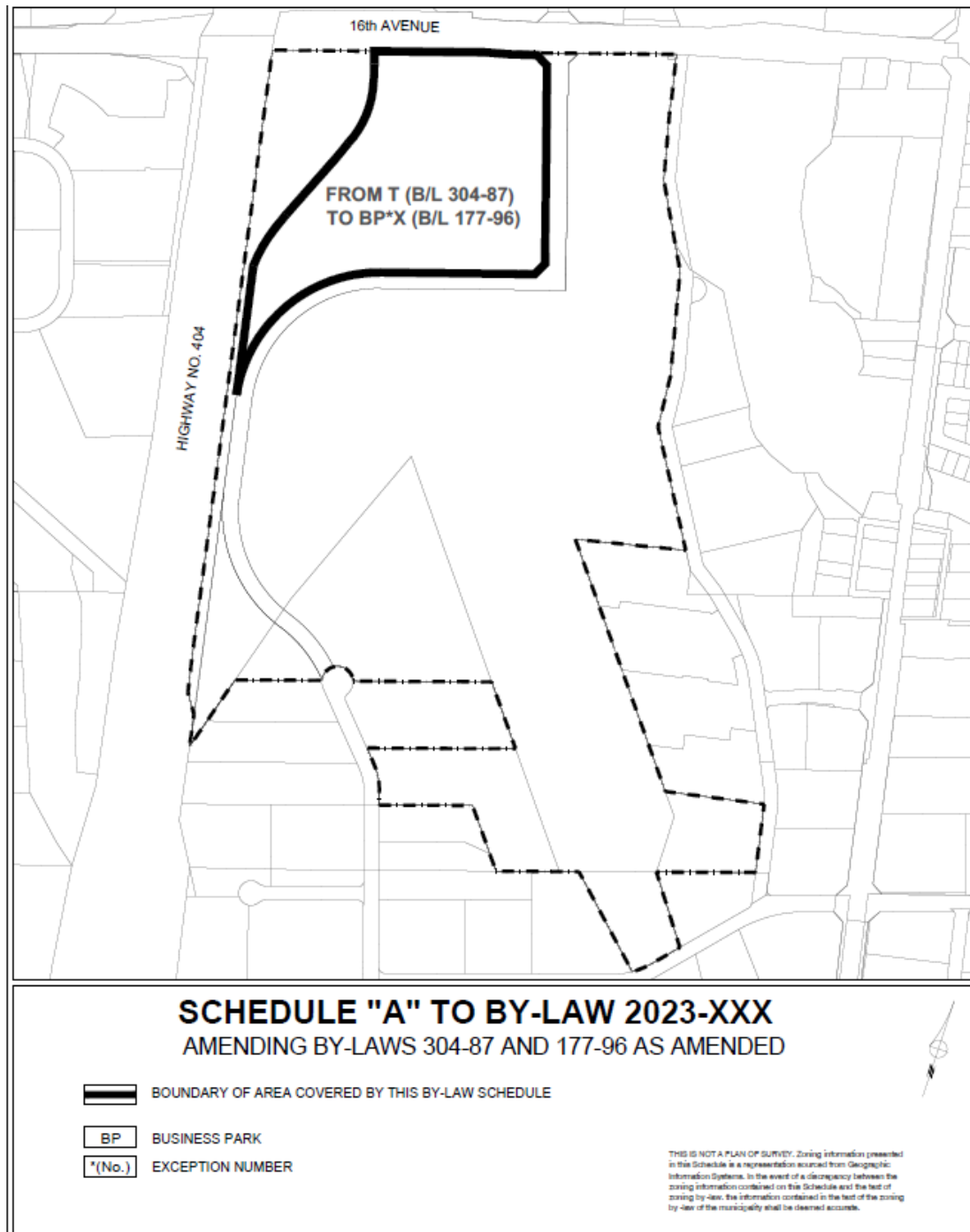
We note that whereas the September 2023 Draft ZBL included the Subject Lands and proposed it be zoned Employment – Business Park (EMP-BP), the current version omits the Subject Lands altogether from being subject to the Draft ZBL.

We request that the **Subject Lands continue to be zoned Employment - Business Park (EMP-BP) under the Draft ZBL**, as it was in the previous September 2023 draft and recognizing that the current Official Plan Amendment ("OPA") application for the Subject Lands (File No. PLAN 23 128636) does not amend the land use designations and the Draft ZBL brings the zoning of the Subject Lands into conformity with the 2014 City of Markham Official Plan.

Furthermore, the existing zone on the majority of the Subject Lands is Transportation and Utilities (T) under Zoning By-law 304-87 which permitted the airport. A portion of the lands outside of the airport and runway itself are zoned Select Industrial and Limited Commercial (MC) under Zoning By-law 165-80, which permits a wider range of industrial uses. As the airport is no longer in operation, it would be prudent to re-zone the Subject Lands from a Transportation and Utilities Zone to a Business Park zone to reflect the planned uses as contemplated by the 2014 Official Plan and the proposed OPA. This would serve to update the zone to include more modern performance standards associated with a Business Park zone, and to incentivize employment and economic development on these lands which will be easier to realize without additional planning approvals.

While there is an active Zoning By-law Amendment (“ZBLA”) application for a portion of the Subject Lands (known as the Phase 1 Lands and shown below in Figure 1), it amends the current zoning by-laws to a Business Park zone which is consistent with the Draft ZBL from September 2023.

Figure 1: Phase 1 Lands – Proposed Zoning By-law Amendment



In our opinion, the presence of an active ZBLA application that has not been presented yet to Committee or Council for a recommendation report should not preclude the City from



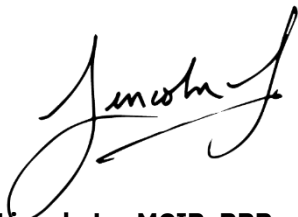
including the lands within the Draft ZBL. The ZBLA proposed to remove the Phase 1 Lands from the previous zoning by-laws and bring them into Urban Area By-law 177-96; this same approach can be applied once the Draft ZBL has been enacted and replaces By-law 177-96.

In addition, the ZBLA for the Subject Lands (File No. PLAN 23 128636) does not apply to the remainder of the Subject Lands outside of Phase 1, which would continue to be zoned Transportation and Utilities. For the same reasons stated above, it would be prudent to include these lands outside of Phase 1 within the Draft ZBL as they are not the subject of an active ZBLA application and their re-zoning to a Business Park zone would bring them into conformity with the 2014 City of Markham Official Plan.

We would like to thank City staff for their hard work in preparing the Draft ZBL and for considering our comments as part of this latest draft.

If you have any questions, please do not hesitate to contact the undersigned.

Yours very truly,  
Malone Given Parsons Ltd.

A handwritten signature in black ink, appearing to read 'Lincoln Lo', with a stylized flourish extending from the bottom.

**Lincoln Lo, MCIP, RPP**  
Principal

cc. Client

**From:** Maria Gatzios <maria@gatziosplanning.com>  
**Sent:** Monday, January 15, 2024 6:06 PM  
**To:** Clerks Public <clerkspublic@markham.ca>; Day, Geoff <gday@markham.ca>  
**Cc:** Eddie Lee; Dianne Hipwell; James Koutsovitis  
**Subject:** City's New Comp ZBL: Markham MMM North / South / Major Mack

Good afternoon.

Kindly ensure that this correspondence is provided to DSC regarding:

**January 16, 2024 Development Services Committee 9:30am meeting, item 7.2 RECOMMENDATION REPORT, CITY INITIATED NEW COMPREHENSIVE ZONING BY-LAW PROJECT FILE PR 13 128340.**

On behalf of **Markham MMM North Development Corp. – 10159 McCowan Road, Markham** **MMM South Development Corp. – 0 McCowan Road** and **Markham 5480 Major Mackenzie Development Corp.** regarding properties situated northeast of Major Mackenzie Dr E and McCowan Road. we continue to have concerns regarding the location of the proposed zones on this property.

We have previously expressed our concerns regarding the City's proposed zone categories in a letter in May 2023 (copy attached).

These lands are currently agricultural.

As is evident on the attached image from the City's currently proposed new Comprehensive ZBL schedule, some of my client's lands are included in the new Comp ZBL and some is excluded.

We ask that either all of the property is included or all is excluded, but we see no reason for the current limit of the new Comp ZBL.

This may be a mapping error however it has not been corrected since our first submission in May 2023.

Should the property be included, we do not object to the proposed zoning of CTS Countryside.

I will be requesting a deputation to DSC to address this request.

thank you, Maria.

**Maria Gatzios MCIP RPP**  
**Gatzios Planning + Development Consultants Inc.**  
PO Box 38625  
North York, Ontario  
M2K 2Y5



# Gatzios Planning + Development Consultants Inc.

File No: 65MA-2103

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

**A. Markham MMM North Development Corp. – 10159 McCowan Road**

**B. Markham MMM South Development Corp. – 0 McCowan Road**

**C. Markham 5480 Major Mackenzie Development Corp.**

**PART OF UPPER MARKHAM VILLAGE**

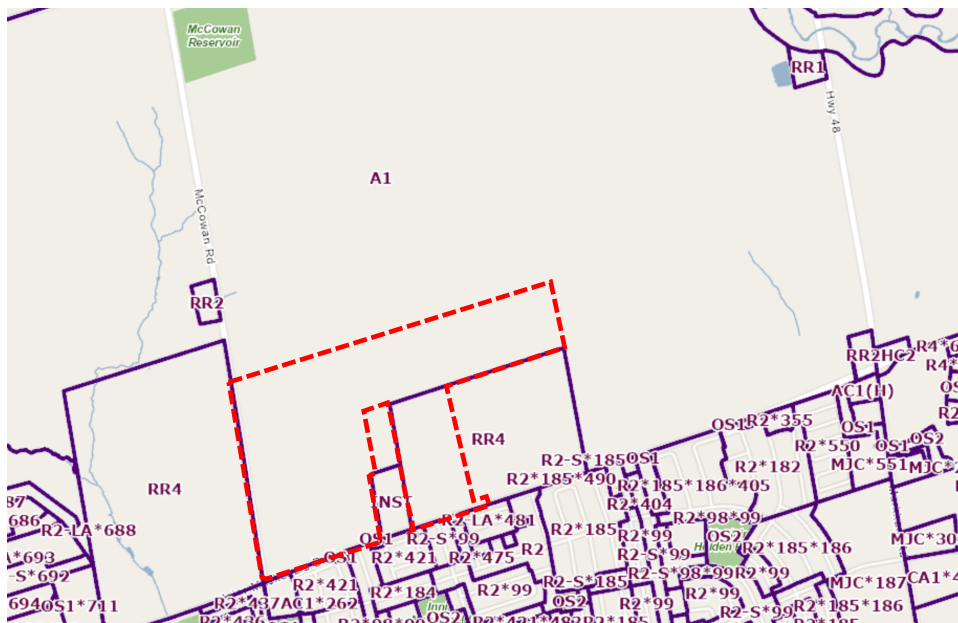
**NEW COMMUNITY AREA**

Dear Sir / Madam:

I am writing on behalf of my above-noted clients regarding three properties situated within the "New Community Area" of the Designated Greenfield Area in north Markham.

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

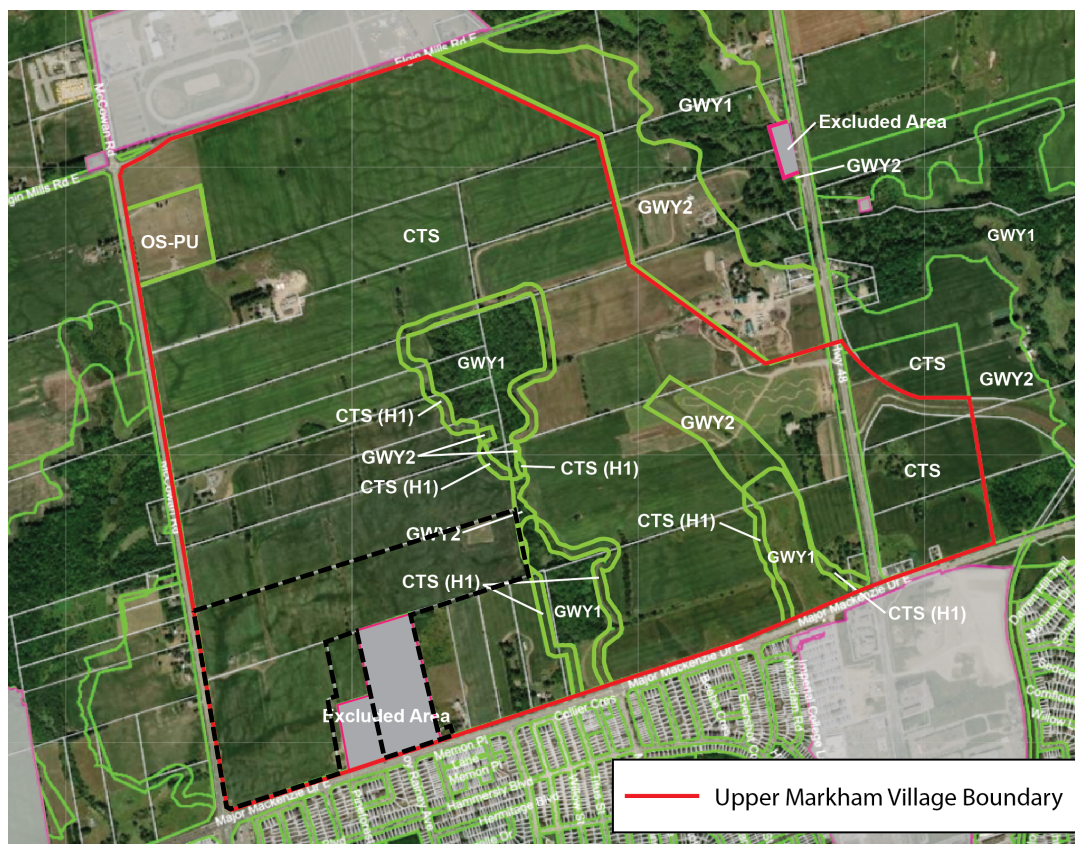
The location and current zoning of these properties is illustrated in red dashed lines as follows, being A1 and RR4 pursuant to Bylaw 304-87:



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,

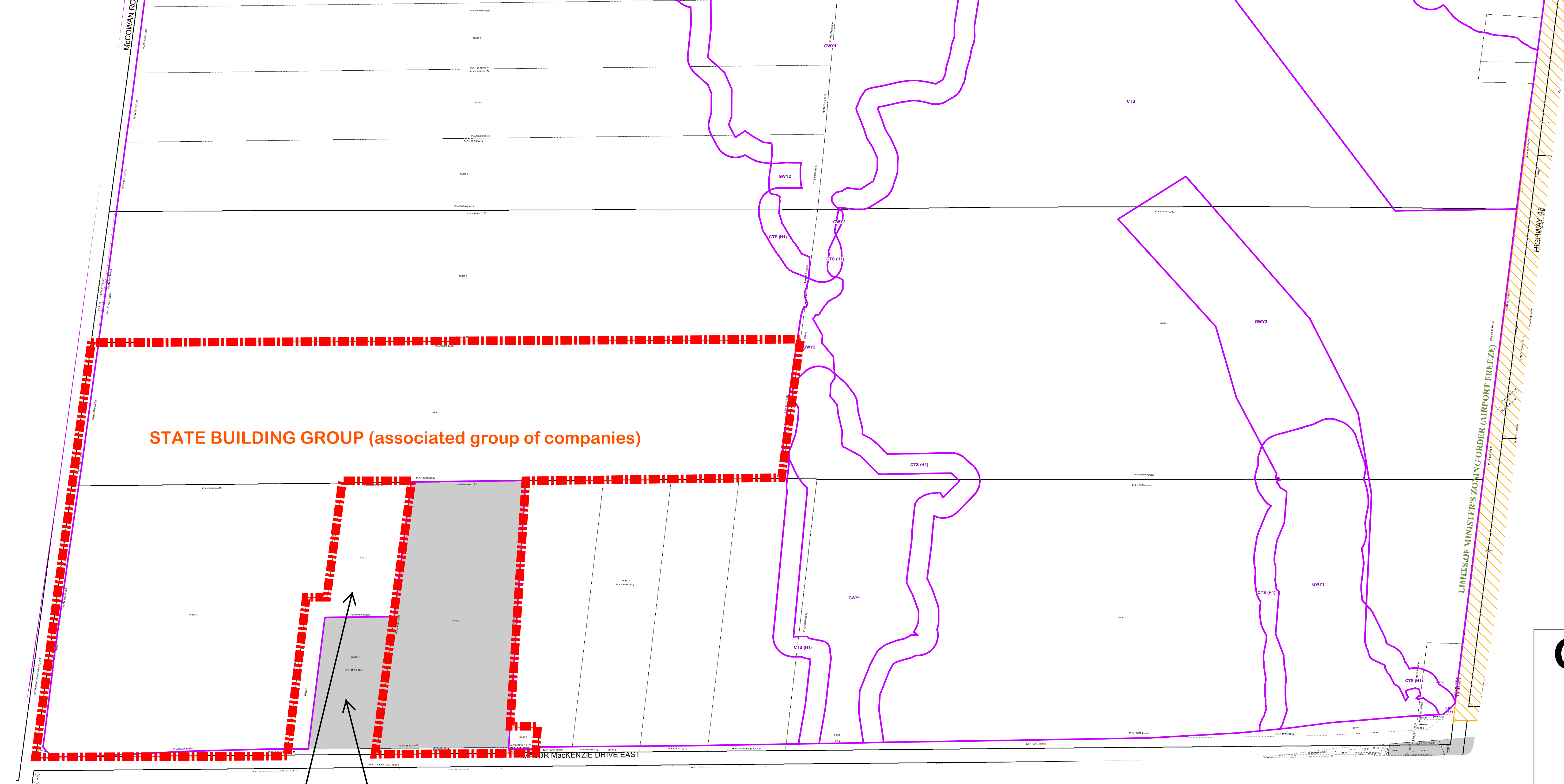
Gatzios Planning + Development Consultants Inc.

A handwritten signature in blue 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  
Mr. Paul Lowes, SGL Planning



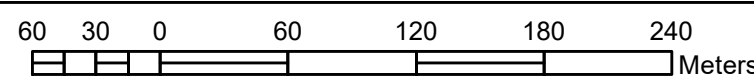


THE MARKHAVEN FOUNDATION

MARKHAM MISSIONARY CHURCH

# G3 ZONING

- Zone Boundary
- OS1 Zone Designation
- Area Excluded from Zoning By-Law
- Special Policy Area By-Law No's 2006-150, 151, 152, 153, 154, 155
- Heritage Conservation District
- Minister's Zoning Order Airport
- Minister's Zoning Order Christ The King
- Minister's Zoning Order Parkway Belt West
- Area of High Aquifer Vulnerability



1:3000



Maintained by the Development Services Geomatics Group

Exact interpretation of zone or boundary should be made to the original by-law schedule.

**From:** Maria Gatzios [REDACTED]  
**Sent:** Monday, January 15, 2024 5:11 PM  
**To:** Clerks Public <clerkspublic@markham.ca>; Day, Geoff <gday@markham.ca>  
**Cc:** Eddie Lee; Dianne Hipwell; James Koutsovitis  
**Subject:** City's New Comp ZBL: 4716 ELGIN MILLS MARKHAM LTD.

Good afternoon.

Kindly ensure that this correspondence is provided to DSC regarding:

**January 16, 2024 Development Services Committee 9:30am meeting, item 7.2 RECOMMENDATION REPORT, CITY INITIATED NEW COMPREHENSIVE ZONING BY-LAW PROJECT FILE PR 13 128340.**

On behalf of **4716 ELGIN MILLS MARKHAM LTD.** regarding its property at 4716 Elgin Mills Rd E on the north side of Elgin Mills Rd E (just east of Kennedy Road) we continue to have concerns regarding the location of the proposed zones on this property.

We have previously expressed our concerns regarding the City's proposed zone categories in May 2023 (copy attached).

These lands are currently agricultural with a natural heritage area on the northwest portion of the property.

The proposed zoning of CTS Countryside for the area of this property outside of the Greenway is acceptable, using the current extent of the Greenway designation from the Official Plan as its boundary.

We do, however, object to the delineation of GWY1 and GWY2 specific areas within the portion of the property designated as Greenway. The basis for our objection is that we are not aware of any environmental or natural heritage study which could be used as the basis to apply the specific limits being proposed for the GWY1 and GWY2 zone boundaries shown on this property. We object to the delineation of natural heritage features without study or consultation.

The current zoning on the property does appear to be the basis for the locations of these proposed GWY1 and GWY2 zone boundaries. (see attached).

In summary, we have no information from the City to support the proposed locations of the GWY1 and GWY2 zones, and **ask that all of the lands in the Greenway be GWY1 and not split between GWY1 and GWY 2**, given that the description in the GWY1 zone is "*Within and adjacent to the Future Urban Area shown on Map 1 of the Official Plan, the GWY1 zone applies to all lands within the Greenway System until such time as the boundaries of natural heritage and hydrologic features are confirmed through future studies.*"

I will be requesting a deputation to DSC to address this request.

thank you, Maria.

**Maria Gatzios MCIP RPP**



**Gatzios Planning + Development Consultants Inc.**

PO Box 38625

North York, Ontario

M2K 2Y5



# 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

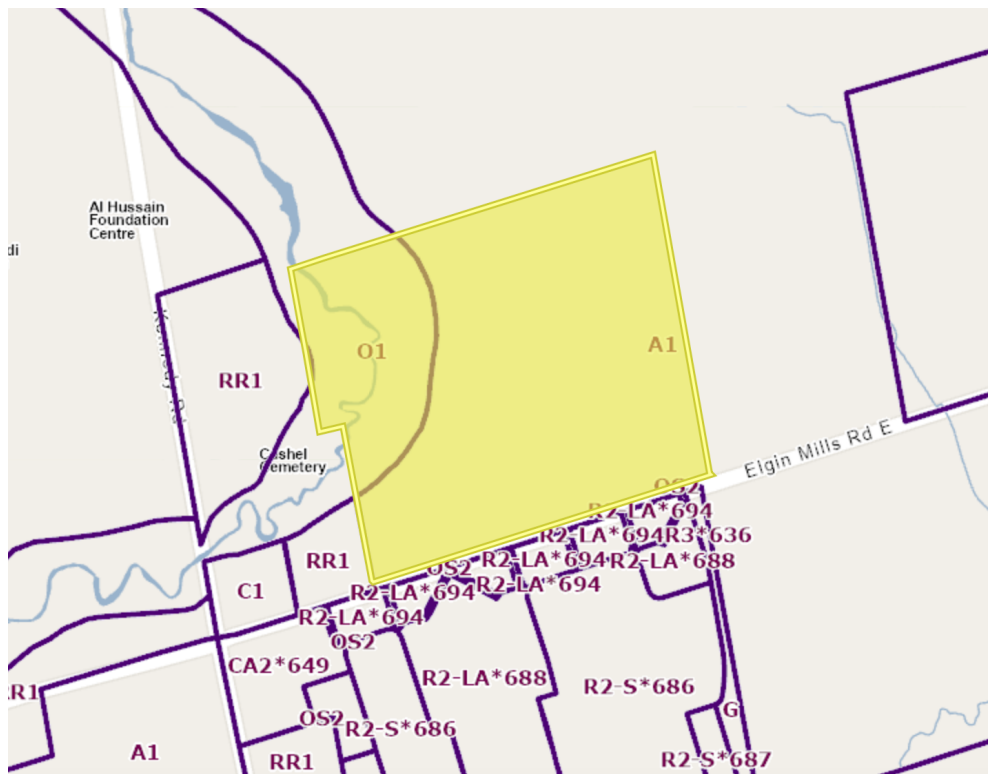
**Regarding: COMMENTS TO DRAFT COMPREHENSIVE ZONING BYLAW  
4716 ELGIN MILLS MARKHAM LTD.  
4716 Elgin Mills Road East  
CITY OF MARKHAM**

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:



gatziosplanning.com  
† 647.748.9466

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,

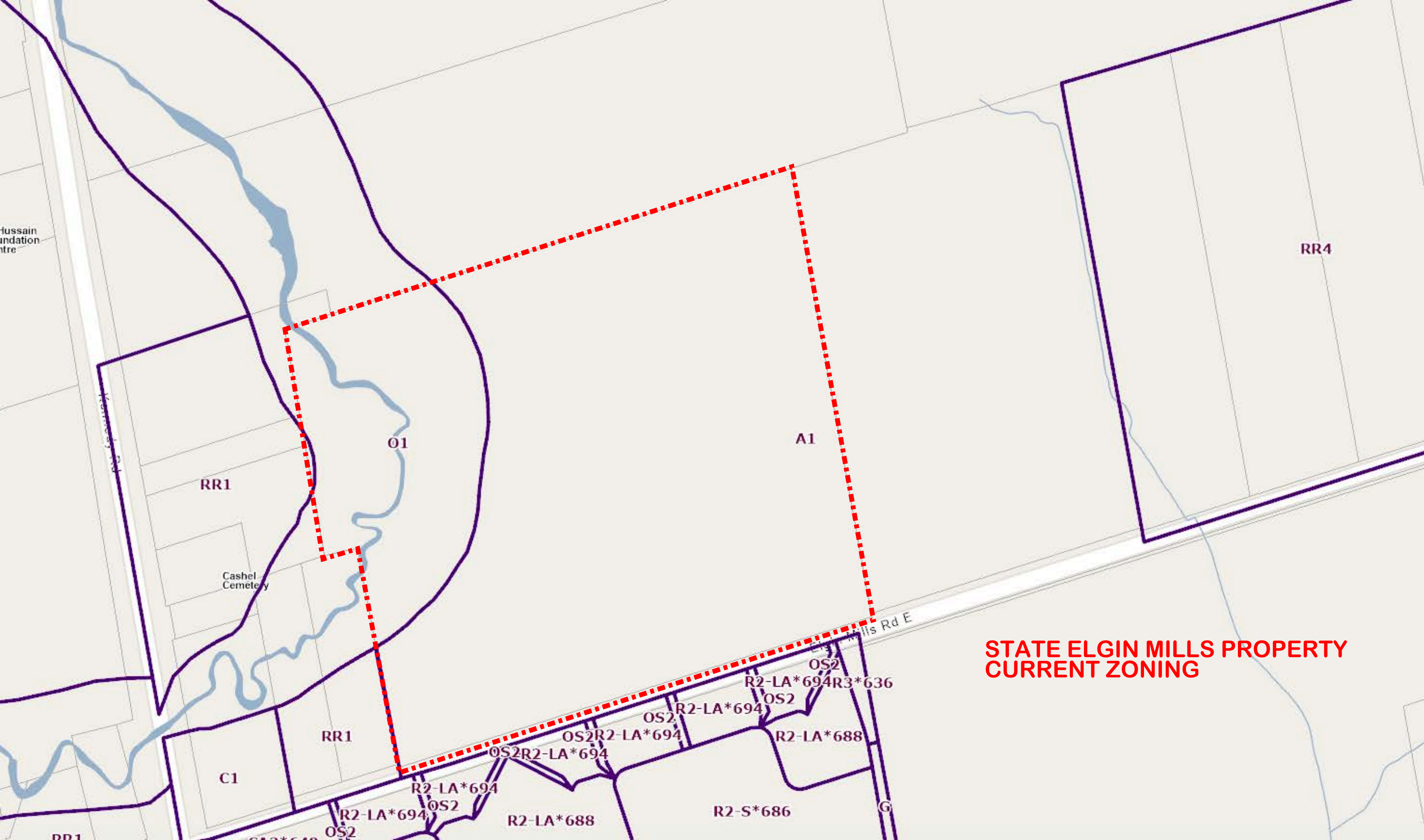
Gatzios Planning + Development Consultants Inc.

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

Maria Gatzios, MCIP RPP

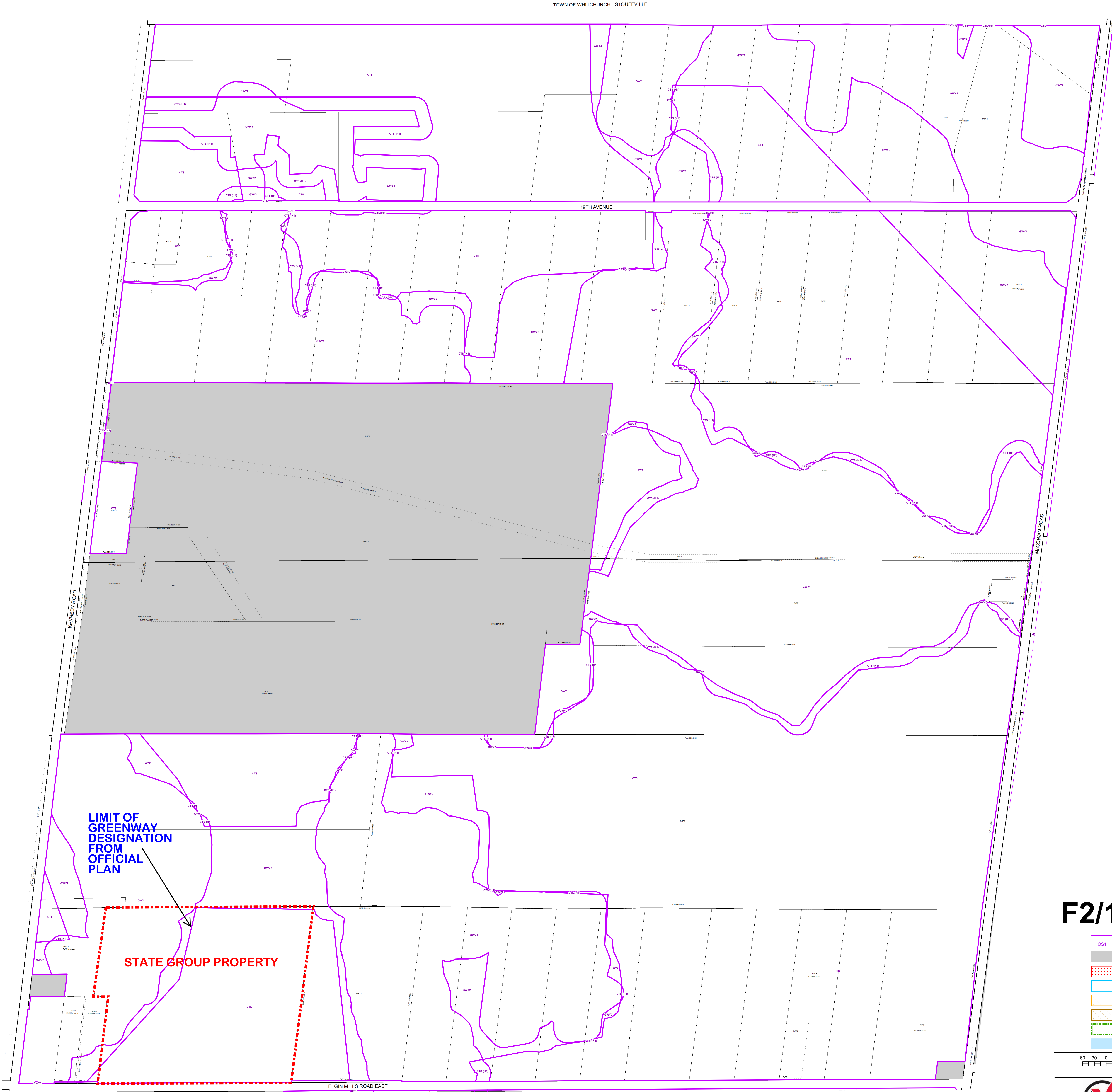
Copy to: Mr. Eddie Lee, Ms. Dianne Hipwell





**STATE ELGIN MILLS PROPERTY  
CURRENT ZONING**





## F2/1 ZONING

- Zone Boundary
- Zone Designation
- OS1
- Area Excluded from Zoning By-Law
- Special Policy Area By-Law No's 2008-150, 151, 152, 153, 154, 155
- Heritage Conservation District
- Minister's Zoning Order Airport
- Minister's Zoning Order Christ The King
- Minister's Zoning Order Parkway Belt West
- Area of High Aquifer Vulnerability

60 30 0 60 120 180 240 Meters

1:3000

**MARKHAM**

Maintained by the Development Services Geomatics Group

Exact interpretation of zone or boundary should be made to the original by-law schedule.

**From:** Maria Gatzios

**Sent:** Monday, January 15, 2024 6:19 PM

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

**Cc:** Charlotte Schickedanz; James Koutsovitis

**Subject:** City's New Comp ZBL: Bethesda Evangelical Lutheran Church

Good afternoon.

Kindly ensure that this correspondence is provided to DSC regarding:

**January 16, 2024 Development Services Committee 9:30am meeting, item 7.2 RECOMMENDATION REPORT, CITY INITIATED NEW COMPREHENSIVE ZONING BY-LAW PROJECT FILE PR 13 128340.**

On behalf of **Bethesda Evangelical Lutheran Church ("BELC")** regarding its property at 20 Union Street / 8 Pavillion Street in Unionville, I wish to express the following concerns regarding the location of the proposed zone boundaries on this property.

The current zoning of these properties is all R3 – a residential zone which applies to the entire area – see pdf attachment.

As shown on the attachment, the City's new Comp ZBL proposes to zone 20 Union Street as CF-PW Community Facility – Place of Worship zone. BELC does not object to this zone for the church. However, 8 Pavillion Street is proposed to be zoned RES-ENLR similar to the other surrounding residential zones. BELC does not object to this zone, however does object to the location of the boundary between these two zones.

The concern we have is that the church which is situated on 20 Union Street has its parking lot on the north portion of 8 Pavillion Street, and if the zone boundary between the CF-PW zone and the RES-ENLR zone is placed as shown onto the boundary between 20 Union and 8 Pavillion, then the church parking lot will be in the RES-ENLR zone, and not in the CF-PW zone where it belongs.

**We ask that the boundary between the CF-PW zone and the RES-ENLR zone be moved SOUTH to coincide with the existing south side of the church parking lot, such that it is within the CF-PW zone, and not within the RES-ENLR zone.**

I will be requesting a deputation to DSC to address this request.

thank you, Maria.

**Maria Gatzios MCIP RPP**

**Gatzios Planning + Development Consultants Inc.**

PO Box 38625

North York, Ontario

M2K 2Y5



BETHESDA EVANGELICAL  
LUTHERAN CHURCH and  
PARSONAGE HOUSE  
PROPOSED ZONING  
IN NEW COMP ZBL

CF-PW

RES-ENLR

RES-ENLR

RES-ENLR

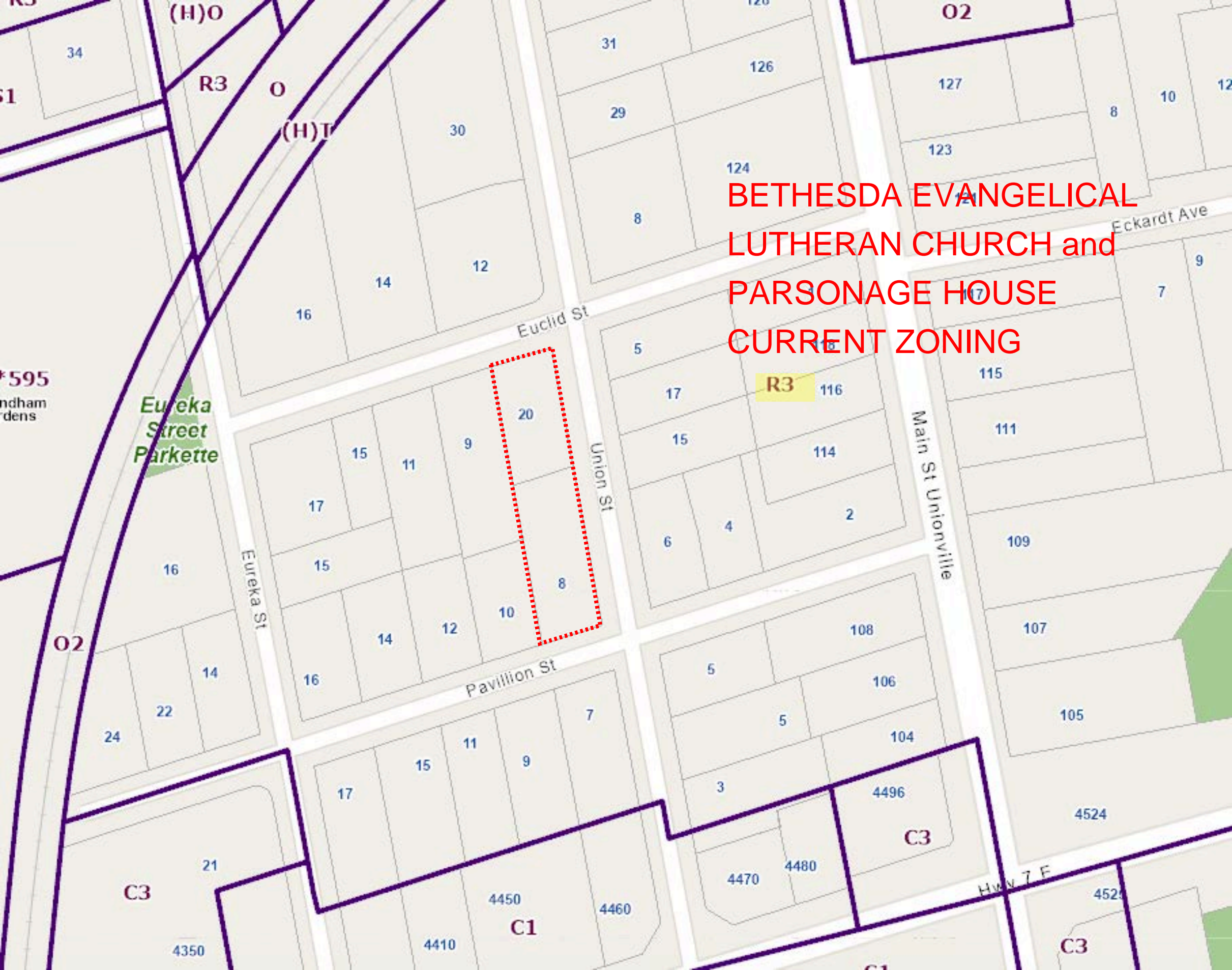
RES-ENLR

MU-FD

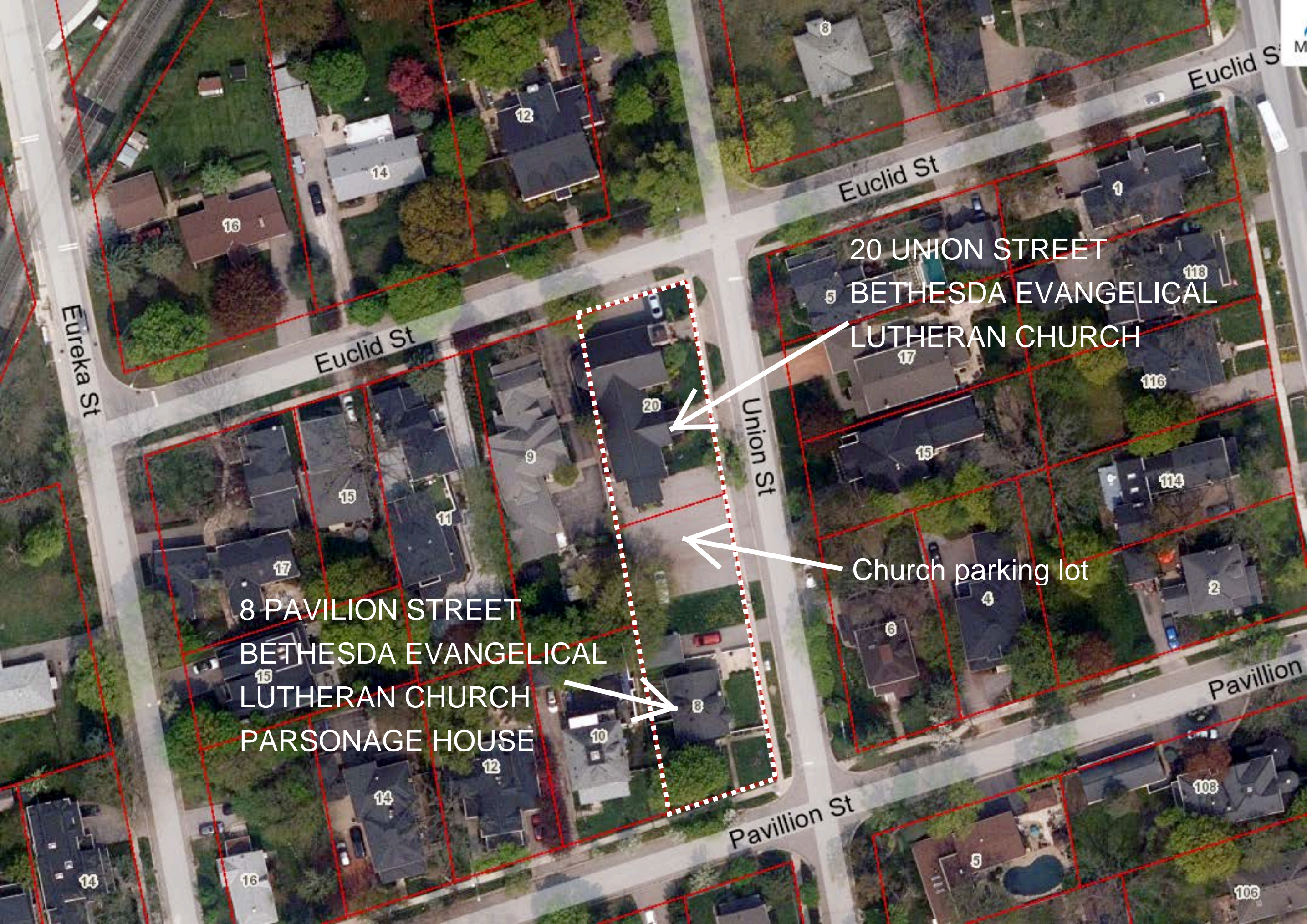
MU-FD



BETHESDA EVANGELICAL  
LUTHERAN CHURCH and  
PARSONAGE HOUSE  
CURRENT ZONING







20 UNION STREET  
BETHESDA EVANGELICAL  
LUTHERAN CHURCH

Church parking lot

8 PAVILION STREET  
BETHESDA EVANGELICAL  
LUTHERAN CHURCH  
PARSONAGE HOUSE





Principals

Michael Gagnon  
Lena Gagnon  
Andrew Walker  
Richard Domes

January 15, 2024

GWD File: 21.2784.00

The Corporation of the City of Markham  
Development Services Committee  
101 Town Centre Boulevard  
City of Markham, Ontario  
L3R 9W3

**Subject: PUBLIC INPUT LETTER**  
**7960 Reesor Road, Markham – 1000503212 Ontario Inc.**  
**Item 7.2: January 16, 2024 Development Services Committee**  
**Meeting; Recommendation Report, City Initiated New Comprehensive**  
**Zoning By-law Project**

**Dear Clerk and Committee Members:**

Gagnon Walker Domes Ltd. ("GWD") acts as planning consultant to 1000503212 Ontario Inc. ("Grit Developments"); the registered owner of the property known municipally as 7960 Reesor Road in the City of Markham ("subject site"). On behalf of Grit Developments, we submit the following Public Input Letter pertaining to the City of Markham's Draft New Comprehensive Zoning-By-law Project ("Draft ZBL").

The subject site is comprised of one (1) legal parcel measuring approximately 3.47 hectares (8.57 acres) with frontages along Donald Cousens Parkway and Sevendale Drive. The subject site also abuts the Canadian Pacific Railway ("CPR") right-of-way to the east. The subject site is currently developed with a vacant single detached heritage dwelling.

The subject site is currently designated '*Business Park Employment*' and '*Greenway*' in the City of Markham Official Plan, and zoned '*Agricultural (A1)*' in City of Markham Zoning By-law 304-87, as amended.

**Grit Developments' Employment Proposal**

Grit Developments proposes the redevelopment of the subject site for five (5) new industrial/commercial buildings and the adaptive reuse of the existing vacant heritage dwelling, in situ, as a restaurant. Extensive Pre-Application Consultation between Grit Developments and the City of Markham has been conducted in connection with the proposed development since June 2022, which has also included the Toronto and Region Conservation Authority.

---

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Grit Developments is actively finalizing all requisite reports, plans, and studies identified by the City of Markham to be filed as part of future development application(s). This includes an Environmental Impact Study (“EIS”) that is intended to confirm the precise delineation of the subject site’s environmental features and development limits. Submission of the development application to facilitate the redevelopment of the subject site is imminent.

### **Draft New Comprehensive Zoning By-law Project**

On behalf of our Client, we have reviewed the Draft ZBL. Based on our review of this document, we offer the following comments, observations and/or recommendations.

#### **1. Proposed Delineation of ‘Greenway One’ Zone on the Subject Site**

The Draft ZBL proposes to rezone portions of the subject site to the ‘*Employment – Business Park (EMP-BP)*’ and ‘*Greenway One (GWY1)*’ Zones.

While Grit Developments is pleased about the prospect of having the subject site rezoned to facilitate industrial-commercial uses, as is intended through their development vision, they wish to express concern with the Draft ZBL’s delineation of the GWY1 Zone on the subject site as currently shown on Draft Zoning Map J6. It appears that the delineation of the GWY1 Zone on the subject site generally reflects the corresponding Greenway land use designation, as shown in the City of Markham Official Plan. However, the Greenway designation of the City’s Official Plan does not consider the most up-to-date, site specific technical analysis that has been completed by Grit Developments and therefore should not be utilized in the determination of the extent of the GWY1 Zone on the subject site. Determination of the extent of the GWY1 Zone on the subject site should more appropriately reflect the delineation of environmental features to be preserved as determined through the approval of Grit Developments’ EIS and associated development application(s).

Grit Developments does not support the delineation of the GWY1 Zone, as currently proposed in the Draft ZBL.

#### **2. ‘Employment – Business Park’ Zone – Restaurant Use Limitations**

As noted above, the subject site is also proposed to be rezoned to the EMP-BP Zone, which proposes to permit a wide range of industrial commercial uses on the subject site, including, but not limited to an ‘*Industrial Use*’ and a ‘*Restaurant*’; subject to certain Special Use Provisions.

As previously mentioned, Grit Developments proposes the redevelopment of the subject site for five (5) new industrial/commercial buildings, and the retrofit of the existing, vacant heritage dwelling, in situ as a new Restaurant. The proposed Restaurant would occupy the entirety of the preserved heritage dwelling within multiple storeys. While Grit Developments is generally supportive of the proposed EMP-BP Zone being applied to the subject site, we express concerns with the draft





Special Use Provisions that are proposed to be applied to the permitted Restaurant use. More specifically, Grit Developments does not support the restrictions that are proposed to be placed on a permitted Restaurant through Special Use Provisions 9.4.3.1 (2) and 9.4.3.1 (3) that prescribe that a Restaurant use is:

- “(2) Only permitted in the first storey of a multi unit industrial use building provided the uses subject to this provision do not collectively occupy more than 15% of the net floor area of the multi unit industrial use building.”; and
- “(3) Only permitted in the first storey of an office building where access to the use is integrated within the office building.”

The proposed Special Use Provisions would not permit the retrofit of the existing heritage building for a stand-alone Restaurant within the proposed employment development as intended by Grit Developments, and as advanced with City Planning Staff through the Pre-Application Consultation process.

On behalf of our Client, we request the deletion of Special Use Provisions 9.4.3.1 (2) and (3) as they pertain to a Restaurant use, or alternatively, that the Draft ZBL include a Site Specific Exception to the EMP-BP Zone for Restaurant uses on the subject site.

### **Closing Remarks**

Grit Developments recommends that Development Services Committee refer this matter back to Planning Staff to address the above noted site specific concerns prior to final consideration of the Draft ZBL by City Council.

Our Client wishes to thank the City of Markham for their consideration of this request. We reserve the right to provide further comments as necessary prior to Council approval of the Draft ZBL.

Kindly accept this letter as our formal request to continue to be notified of all future Open Houses, Public Meetings, Development Services Committee and Council meetings to be held in connection with the City's Draft ZBL. Lastly, we request notification of the passage of any and all By-laws and/or Notices on this matter.

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

**Yours truly,**

A handwritten signature in blue ink, appearing to read 'Richard Domes', written over a horizontal line.

**Richard Domes, B.A., C.P.T.**  
**Partner, Principal Planner**

A handwritten signature in blue ink, appearing to read 'Nikhail Dawan', written over a horizontal line.

**Nikhail Dawan, B.E.S.**  
**Planning Associate**

C.c.: Grit Developments/1000503212 Ontario Inc.  
M. Gagnon, Gagnon Walker Domes Ltd.



Principals

Michael Gagnon  
Lena Gagnon  
Andrew Walker  
Richard Domes

January 15, 2024

GWD File: 23.3368.00

**The Corporation of the City of Markham  
Development Services Committee  
101 Town Centre Boulevard  
City of Markham, Ontario  
L3R 9W3**

**Subject: PUBLIC INPUT LETTER  
680-708 Denison Street, Markham – Art Tile Ltd.  
Item 7.2: January 16, 2024 Development Services Committee  
Meeting; Recommendation Report, City Initiated New Comprehensive  
Zoning By-law Project**

**Dear Clerk and Committee Members:**

Gagnon Walker Domes Ltd. ("GWD") acts as planning consultant to Art Tile Ltd. ("Art Tile"); the registered owner of the property known municipally as 680-708 Denison Street in the City of Markham ("subject site"). On behalf of Art Tile, we submit this Public Input Letter pertaining to the City of Markham's Draft New Comprehensive Zoning-By-law Project ("Draft ZBL").

The subject site, located at the northwest corner of Denison Street and Esna Park Drive, is comprised of one (1) parcel measuring approximately 1.00 ha (2.48 ac) with frontages of approximately 47.92 m (157.22 ft) along Esna Park Drive and 149.40 m (490.16 ft) along Denison Street. The subject site is currently developed with a single storey, multi-unit industrial/commercial building with a floor area measuring approximately 4,275 m<sup>2</sup> (46,000 ft<sup>2</sup>).

The subject site is currently designated '*General Employment*' and subject to '*Site Specific Use Provision 9.17.3a*' ("SSUP 9.17.3a") in the City of Markham Official Plan ("COP"), and is zoned '*Business Corridor – (BC)*' and *subject to Exception Zone 8.69* in City of Markham Zoning By-law 108-81, pursuant to site specific By-law 117-97.

**Concerns with Draft New Comprehensive Zoning By-law**

GWD has reviewed the Draft ZBL that is included within Appendix A of the Staff Recommendation Report and can advise that Art Tile has significant concerns. Art Tile's primary concern relates to the Draft ZBL's proposed rezoning of the subject site to the '*Employment – General Employment (EMP-GE)*' Zone which would result in the removal of numerous land use permissions that have been previously granted pursuant to SSUP

---

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9.17.3a) of the COP and Exception Zone 8.69 of current City of Markham Zoning By-law 108-81.

Currently, the following land uses are permitted on the subject site pursuant to the approvals granted through By-law 117-97 (which are consistent with SSUP 9.17.3a) of the COP):

- *Banks and Financial Institutions;*
- *Data Processing and related facilities;*
- *Day Nurseries and Day Care Centres;*
- *Dry Cleaning Establishments;*
- *Health Care Centres;*
- *Indoor Recreation Establishments;*
- *Offices;*
- *Personal Service Shops;*
- *Places of Entertainment;*
- *Research and Training Centres;*
- *Restaurants, including Fast Food Restaurants and Take-out Restaurants;*
- *Retail Store, provided that the total combined Gross Floor Area of all retail stores does not exceed 50% of the total Gross Floor Area of all buildings;*
- *Service Shop; and*
- *Commercial School.*

The EMP-GE Zone that is proposed through the Draft ZBL only permits the following five (5) uses, unless they legally exist on the date of the passing of the proposed Draft ZBL:

- *Industrial Use;*
- *Business Office, but only when accessory to an Industrial use;*
- *Film Studio;*
- *Retail Store, but only when accessory to an Industrial use and shall not exceed the lesser of 500 m<sup>2</sup> of Gross Floor Area or a maximum of 15% of the Gross Floor Area of the principle use; and*
- *Service and Repair Establishment, but only when accessory to an Industrial use and shall not exceed the lesser of 500 m<sup>2</sup> of Gross Floor Area or a maximum of 15% of the Gross Floor Area of the principle use.*

The Draft Zoning By-law proposes a significant reduction to the range of permitted uses permitted on the subject site. Further, while Retail Store and Business Office uses are proposed to continue to be permitted in the Draft ZBL, they are proposed to be subjected





to new and less permissive land use restrictions than compared to the current By-law. Art Tile does not support the Draft ZBL's failure to include the full range and quantum of land uses that have been previously established through By-law 117-97.

Additionally, based on GWD's review of the Draft ZBL we notice that the '*Employment – Service Employment (EMP-SE)*' Zone more closely resembles current Zoning By-law permissions and may be a more suitable parent Zoning By-law category for the subject site within the Draft ZBL. Notwithstanding, a site specific Exception would still be required to appropriately maintain current Zoning By-law permissions in the Draft ZBL.

### **Closing Remarks**

Art Tile requests that the Draft ZBL be amended to propose a EMP-SE Exception Zone on the subject site to maintain the land use permissions previously established through By-law 117-97 and the applicable policies of the COP.

Art Tile recommends that Development Services Committee refer this matter back to Planning Staff to address the above noted site specific concerns prior to final consideration of the Draft ZBL by City Council.

We thank the City of Markham for their consideration of this request. We reserve the right to provide further comments as necessary prior to Council approval of the Draft ZBL.

Kindly accept this letter as our formal request to continue to be notified of all future Open Houses, Public Meetings, Development Services Committee and Council meetings to be held in connection with the City's Draft ZBL. Lastly, we request notification of the passage of any and all By-laws and/or Notices on this matter.

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

**Yours truly,**

A handwritten signature in blue ink, appearing to read 'Richard Domes', with a large, stylized flourish extending from the end.

**Richard Domes, B.A., C.P.T.**  
**Partner, Principal Planner**

**C.c.: Art Tile Ltd.**  
**M. Gagnon/ N. Dawan/ P. Soriano, Gagnon Walker Domes Ltd.**

**From:**

**Sent:** Monday, January 15, 2024 11:20 PM

**To:** Gold, Laura <[lgold@markham.ca](mailto:lgold@markham.ca)>; Regional Councillor, Jim Jones - Markham <[jjones@markham.ca](mailto:jjones@markham.ca)>

**Cc:** Haulover Investments Ltd; Andrew Streisfield

**Subject:** Submission on behalf of 7951 Yonge Street re RECOMMENDATION REPORT, CITY INITIATED NEW COMPREHENSIVE ZONING BY-LAW PROJECT, FILE PR 13 128340 (10.5)

Good evening

I represent the owner of the above property.

I have reviewed the report and proposed zoning but question the urgency for a city wide bylaw that will impact mixed use and other zones along the future Yonge north subway corridor including 7951 Yonge.

The report suggest that the bylaw contains modern standards but I do not share that view for high rise along Yonge Street.

---

Report to: Development Services  
Committee

Report Date: January 16, 2024

#### **CONCLUSION**

The Comprehensive Zoning By-law project has been a multi-year, multi-Commission collaboration that is a vital component of the City's response to Bill 109 timelines, and the limitations placed on the City under Bill 23.

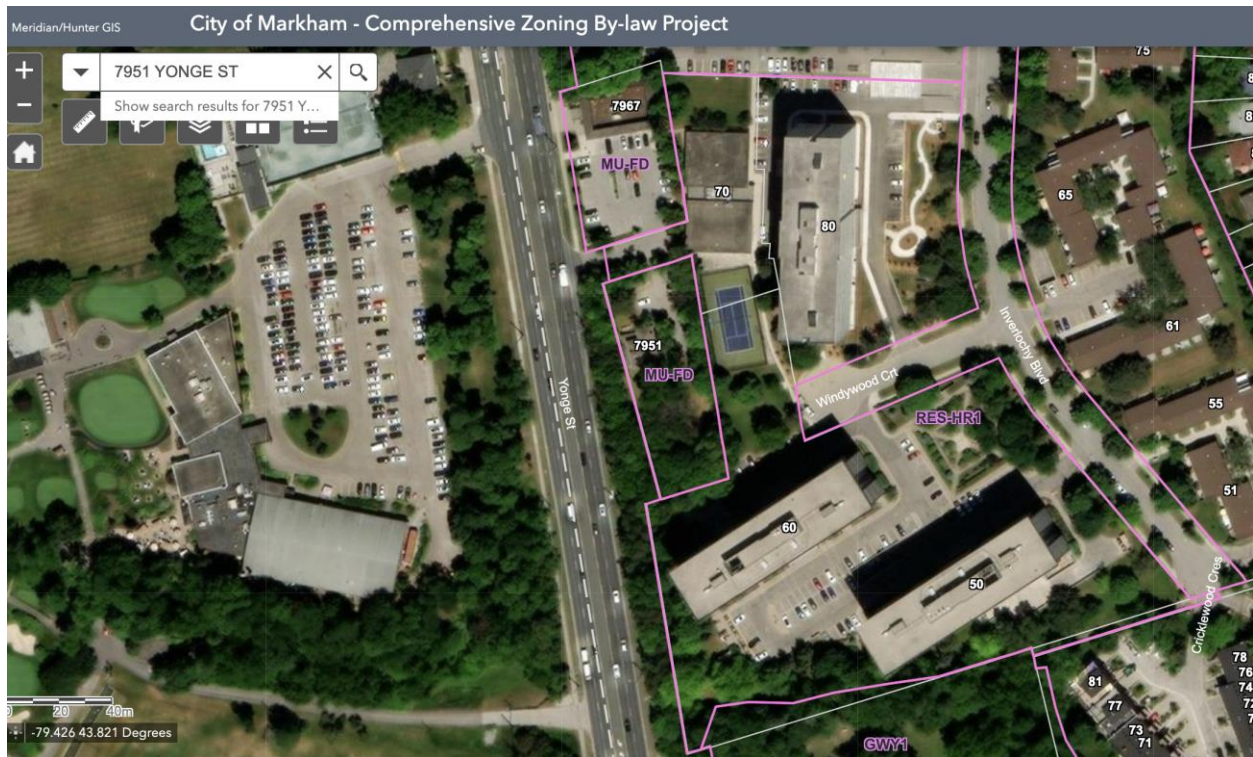
The innovative standards and provisions including, but not limited to, electric vehicle and bicycle parking requirements, standards relating to minimum waste room areas, minimum amenity area provisions, and podium and point tower standards, are several of the crucial zoning tools included in the By-law that are necessary to facilitate modern developments in Markham's high tech urban landscape. In addition, the new and updated zone designations respect the established residential areas of the City, its rural communities and its environmentally sensitive lands. The associated development standards found in each zone conforms to the 2014 Official Plan, York Region's Official Plan and Provincial plans and policies, as required under the Planning Act.

The City's response to the More Homes for Everyone Act, 2022 (Bill 109) and the More Homes Built Faster Act, 2022 (Bill 23) relies on the use of more refined zoning provisions, which presently do not exist in any of the City's current zoning by-laws. Many of the new standards

I see no basis for a height restriction nor minimum parking standards as high as that proposed.

Please consider delaying adoption of this bylaw.

Please provide me with future notice of adoption or any future meeting of City Council.



Thank you.

**Jeffrey E Streisfield**, BA LLB MES

Principal and Founder of:

**LANDLAW™**

-AND-

**LANDLAW PRIVATE COURT™**

-AND-

**LANDLAW TV™**

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Municipal & Environmental Law  
Boundary & Property Disputes  
Trials, Hearings, OLT and Court Appeals

From: Barry Nelson

Sent: Tuesday, January 16, 2024 8:16 AM

To: Gold, Laura <[lgold@markham.ca](mailto:lgold@markham.ca)>

Subject: Deferral Request - Agenda Item 7.2 – RECOMMENDATION REPORT, CITY INITIATED NEW COMPREHENSIVE ZONING BY-LAW PROJECT

Dear Members of the Development Services Committee,

I am writing to express my concern about Agenda Item 7.2 – RECOMMENDATION REPORT, CITY INITIATED NEW COMPREHENSIVE ZONING BY-LAW PROJECT, FILE PR 13 128340, scheduled for discussion at your meeting on January 16th, 2023.

It has been brought to my attention through community feedback that the residents of Thornhill, including ratepayers' groups and other stakeholders, have not been adequately informed about the proposed comprehensive changes in this zoning by-law. Traditionally within Thornhill, the city has engaged local community leaders in discussions about significant planning activities, zoning and changes, as was the case with the Shouldice Property as just one example. However, it appears to me and others, that this protocol has not been followed in this instance.

Furthermore, many in the community were unaware that this significant matter was to be discussed at the upcoming meeting today.

Given the potential impact of these proposed changes on the Thornhill community, I respectfully request a reasonable deferral of this agenda item. Such a deferral would allow adequate time for thorough review and input from residents and stakeholders of Thornhill.

Transparent and inclusive community engagement is essential for decisions of this magnitude. Providing more time for public review and feedback will ensure a more informed, collaborative outcome.

I appreciate your consideration of this request and look forward to a constructive dialogue that aligns with the interests and concerns of the Thornhill community and matched with those of the Official Plan of 2014..

Sincerely,

Barry Nelson  
38 Colborne St  
Thornhill, Ont  
L3T 1Z7