



KLM File: P-3367

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

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CONCORD, ONTARIO L4K 3P3

T 905.669.4055  
KLMPLANNING.COM

June 7, 2024

**Attention: Kimberley Kitteringham  
City Clerk**

**Re: Council Meeting  
June 12, 2024 - Item 8.1.1 CITY INITIATED OFFICIAL PLAN AMENDMENT FOR THE  
MARKHAM ROAD – MOUNT JOY SECONDARY PLAN (WARDS 4, 5 AND 6) (10.3)  
9408 - 9426 Markham Road  
City Of Markham, Region Of York**

Dear Ms. Kitteringham,

KLM Planning Partners Inc. is the land use planning consultant representing the owner of the lands located at 9408 - 9426 Markham Road in the City of Markham. On behalf of our client, we would like to reiterate our comments on the Markham Road – Mount Joy Secondary Plan.

The Subject Lands are located immediately at the southwest corner of the intersection of Markham Road and Edward Jeffreys Avenue. The site has an area of approximately +/- 0.78 hectares (1.93 acres) with a frontage of +/- 71 metres along Edward Jeffreys Avenue and +/- 118 metres along Markham Road. The lands are generally flat with no significant environmental features and are occupied by a commercial plaza. The Subject Lands are approximately 260 metres south the Mount Joy GO Transit Station, directly north of Pottery Park, approximately 60 metres north of the Markham Museum and approximately 300 metres north of the Markham Village Heritage Conservation District.

We have provided our comments on the Markham Road – Mount Joy Secondary Plan to City staff which are summarized in our letter dated April 17, 2024 to the Development Services Committee. In addition, KLM Planning Partners made a deputation to Development Services Committee at the April 23, meeting summarizing our concerns. We have briefly reviewed staff's Memorandum to Council dated June 12, 2024 which summarizes the proposed modifications to the draft Secondary Plan and note that our requested modifications do not appear to be included. In addition, we have not had an opportunity for a fulsome review of the updated draft Secondary Plan by the appropriate range of consultants to determine whether there are further concerns related to the modifications noted in the Memorandum to Council.

In this regard, we continue to request that the Secondary Plan be referred back to staff allowing for further consultation and an opportunity to address our client's concerns. We trust the above information is sufficient to consider the request. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Yours truly,

**KLM PLANNING PARTNERS INC.**

A handwritten signature in blue ink, appearing to read "Rob Lavecchia", is written over a blue horizontal line.

Rob Lavecchia, BURPI, MCIP, RPP  
Associate