



PLANNING AND URBAN DESIGN

11 November 2024

Development Services Committee  
City of Markham  
101 Town Centre Blvd  
Markham, ON L3R 9W3

**Attention:**            **Duran Wedderburn, MCIP, RPP**  
   Manager, Policy

Dear Mr. Wedderburn,

**RE:**                    **Cornell Centre Secondary Plan Update – Draft Policy Framework**  
   7128, 7170 and 7186 Highway 7 East  
   City of Markham  
   Spring Hill Homes Inc.  
   WND File No.: 18.566

We are the planning consultants to the owners of the site municipally known as 7128, 7170 and 7186 Highway 7 East, which is located on the north side of Highway 7 between Cornell Centre Boulevard and William Forster Road (“subject site”) in the Cornell Centre Secondary Plan area. The subject site is generally rectangular in shape and approximately 1.59 hectares (3.94 acres) in area.

### Development Applications

Prior to the release of the draft Official Plan Amendment to incorporate the Cornell Centre Secondary Plan by the City in November 2024, an application to amend the City of Markham Official Plan 2014 and Zoning By-law 177-96 was approved by City Council in August 2024 (Official Plan Amendment No. 269 and By-law 2024-154) to revitalize the subject site with a high-rise residential development (City File No. PLAN 20 119576).

The approved Official Plan and Zoning By-law Amendments permit an 884-unit residential development consisting of two apartment buildings with heights of 21, 24, and 27-storeys, and two four-storey back-to-back and stacked townhouses (44 units) in a condominium tenure. The development also includes the preservation of the Francis Pike House (designated under Part IV of the Ontario Heritage Act) to be used as amenity space by the future condominium, as well as a 0.15 ha unencumbered parkland and an additional 0.1 ha stratified parkland located along William Forster Road. The stratified portion of the parkland is an over-dedication to the City with privately owned underground parking located below.

As the recent Council approval of both the Official Plan and Zoning By-law Amendments were made in the context of the emerging Cornell Centre Secondary Plan, we respectfully request that the Secondary Plan be revised to acknowledge both approvals by including the approved Official Plan Amendment as a Site Specific Policy to ensure compliance with the approved Official Plan and Zoning By-law Amendments.

Please accept this letter as our formal request for notice of any further reporting, meetings or decision made by the City with respect to this matter.

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

Yours very truly,

**WND associates**  
planning + urban design

A handwritten signature in black ink, appearing to read 'S. Sigouin', written in a cursive style.

Shannon Sigouin, MCIP, RPP  
Senior Associate, Urban Design