



January 24, 2025

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

Sent by E-mail: clerkspublic@markham.ca

Dear Members of Council:

**RE: YONGE CORRIDOR SECONDARY PLAN STUDY - INTERIM REPORT (10.8)
JANUARY 27, 2025 DEVELOPMENT SERVICES COMMITTEE ITEM 9.2
8165-8187 YONGE STREET
OUR FILE 1512'AB'**

We are the planning consultants for the registered owner, Six Points Plaza Limited, of the property located at 8165-8187 Yonge Street (the "Subject Lands"). The Subject Lands are currently developed as a low-rise commercial plaza, being located within the Royal Orchard PMTSA and less than 500 metres from the future Royal Orchard Subway Station.

We have undertaken an initial review of the interim report prepared by Urban Strategies Inc. on behalf of the City. The interim report identifies the Subject Lands as a "transition area" and having development potential of "generally up to 11 storeys". Our client is disappointed with these initial findings, given the Subject Lands have direct frontage on Yonge Street and are immediately adjacent to an area which allows for heights "generally up to 35 storeys" in the interim report. In a north-south direction, there are other potential redevelopment sites which would not require "transitioning" to. The only "transition" would be to the low rise neighbourhood to the east, which can be incorporated into any redevelopment proposal with tall building(s) provided on the Subject Lands adjacent to Yonge Street with podium or mid rise elements to the rear. A similar transitional arrangement has been achieved with other tall building development projects along the Yonge Street corridor in Toronto, Vaughan and Markham. A blanket restriction of "up to 11 storeys" is not appropriate from our client's perspective and results in underdevelopment of the Subject Lands which is contrary to Provincial policy.

We therefore request that the height restriction be increased in the final Secondary Plan to be prepared. We will be working with our client to prepare concept plans which show how appropriate transition can occur while utilizing increased heights along Yonge Street to optimize the transit infrastructure investments being made and provide additional housing in a PMTSA.

We would be pleased to meet with City staff and their consultants to discuss the Subject Lands further.

We are requesting that the Clerk provide further notice of any meetings or decisions related to this initiative either by mail or email (dmckay@mhbcplan.com).

Thank you.

Yours truly,

MHBC



David A. McKay, MSc, MLAI, MCIP, RPP
Vice President & Partner

cc: Clients