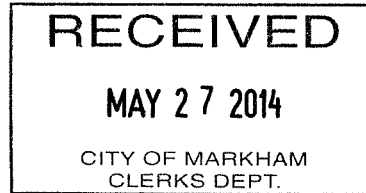


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May 26, 2014

City of Markham  
Markham Civic Centre  
101 Town Center Blvd.  
Markham, ON L3R 9W3



Attention: Mayor Frank Scarpitti and Members of Council

Dear Mr. Mayor and Members of Council:

**Re: Council Meeting Scheduled for May 27, 2014**  
**Thornhill Revitalization Area**  
**67 Green Lane, Markham**

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The Working Group was set up in order to go through a full process and seek a consensual approach to the issues in the Revitalization Area. This work is currently underway and discussions are continuing. It would be premature at this stage to try and crystallize a solution.

The Notice of Motion by Councillor Shore proposes a resolution that does not have the unanimous support of the Working Committee. To proceed at this stage to a public meeting, without further resolution of the issues, will in our opinion merely precipitate a repeat of the business that were brought forward at the last public meeting.

It is our respectfully submission that this matter should not be set be a public meeting and the Working Group requested to continue its work as appropriate.

Sincerely,




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Lorne Kumer



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Michael Dankev



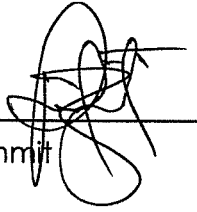
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Brian Magee



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Angela Papapetrou



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Paul Zammit

6

*Arnie Rose*

May 26, 2014

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

Attention

**RE: Council Agenda May 27, 2014**  
**Item 7.1 Final Recommendation Report Regarding Thornhill Revitalization Study**

I am writing in support of Councillor Shore's Motion, which requests a staff report on a draft zoning by-law and OP amendment for the Thornhill Business Area.

I have participated on two Council-mandated Thornhill Revitalization Working Groups since October 2011. It is now abundantly clear that the Business representatives, with the possible exception of one representative have no interest in the revitalization of the Thornhill business area.

The multi-stakeholder process no longer works. The second iteration of the Working Group started in January 2014. By March 2014, the resident representatives presented a position paper explaining their expectations for the revitalization of the area.

Business representatives have proceeded throughout the discussions and negotiations without clearly stating what they want moving forward. They have been asked by residents and politicians for their expectations and we anticipate one at the next Working Group meeting on June 9, 2014.

For the first 5 months of this process, residents and politicians are forced to "read between the lines" to unearth what the businesses really want. Finally, based on a motion they tabled at the April Working Group meeting, it appears the businesses want the 1970's zoning by-law substantially unchanged, a long-term master plan to convert the entire employment area to mixed-residential with retail/commercial uses, an updated definition of outdoor storage and enforcement of existing by-laws.

Expecting the Thornhill area to be redeveloped as mixed-residential with retail/commercial uses is like wishing for the pot of gold at the end of the rainbow. The business representatives want to believe in leprechauns and forest fairies. While I believe in the power of positive thinking, I am also a realist and the wholesale conversion to mixed residential uses will never fly, particularly at the Region.

At the April meeting, one business representative, to his credit, offered a vision for revitalization based on diversified uses, pedestrian-based interaction between the residents and businesses and inclusive community-based activity. Regrettably, the vision got lost in the discussion and there was no follow up.

The other aspect of this nebulous process is what I call the “war of attrition”. The business community went volcanic in 2013 because of previous recommendations to up-zone the area and designate existing uses as legal non-conforming uses. The residents listened and agreed to grandfather the existing uses. The Working Group and staff proceed to conceptualize a new zoning by-law based on grandfathering existing uses at each property, while introducing new land uses designed to revitalize the area.

At the end of April, when the Working Group was reviewing a draft zoning by-law, the business representatives objected to the principles of the draft by-law and OP amendment because preserving existing uses was insufficient. They wanted grandfathering of all permitted uses based on the 1970's zoning, not just the actual use of the property as of 2014. In a few short months, we accommodated the objections to legal non-conforming uses by accepting grandfathering existing uses. Now, the businesses want grandfathering of all previously permitted uses.

I don't think consensus can be reached when the business reps keep "moving the goal posts". They objected to the proposed legal non-conforming designation of their land, so we agreed to grandfather their existing use. They now object to grandfathering their existing uses and want to grandfather all the 1970s' zoning permissions.

The motion put forward by Brian MacGee at the last Working Group "moved the goal posts" again from revitalization to wholesale redevelopment, while doing next to nothing about future land-use while we wait for redevelopment.

I can only conclude that a majority of the business reps had no interest in revitalization; they showed few signs of accepting Council's mandate for the Working Group; they participated with their own hidden agenda which has been revealed as they see fit, little by little. It has been up to the politicians and residents to read between the lines to try and figure out what they want.

To me, the business representatives are waging a “war of attrition” while they “moved the goal-posts” and enough is enough. Clearly, accommodating their objections did not work. It was futile trying to negotiate for over 4 months while we read between the lines. in the absence of an articulated business point-of-view. There is not enough time remaining during this term of Council to rebuild trust and reach consensus; as far as I'm concerned Council has to move ahead with the Notice of Motion.

A final note to Council Members; I am now retired, but I worked for Canada Mortgage and Housing Corporation for 12½ years and for the City of Toronto for 21½ years. I have participated in numerous multi-stakeholder working groups, advisory committees, etc. since 1981. This experience ranks as one of the worst. Over the years, I learned that members must share a common agenda for successful outcomes. Stakeholders can come to the table with differing attitudes, perspectives, experiences and solutions. However, bringing hidden agendas to the table is a recipe for disaster.

RECEIVED

MAY 27 2014

CITY OF MARKHAM  
CLERKS DEPT.

May 26, 2014

Mayor Frank Scarpitti and Members of Council

Re: Notice of Motion from Councillor Shore Regarding Thornhill Revitalization Study

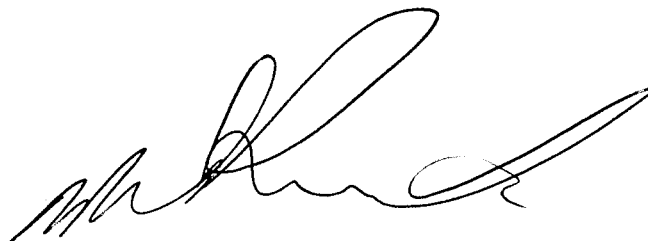
I am a member of the Thornhill Area Revitalization Working Group and was appointed as one of the business representatives on the Thornhill Area Revitalization Committee effective January, 2014. It was always our understanding that the intent of the Working Group was to have all interested parties including residents, business owners and council members within the Revitalization Area make recommendations to City Council regarding the proposed Official Plan and Zoning By-Law amendments.

As a business/land owner myself (along with my husband), it is vital to us that any decisions made through this process be well thought out and ultimately be made with an intent to have a positive impact on all members of the subject community. Suffice to say that the Notice of Motion prepared and filed by Councillor Shore was extremely disappointing, pre-mature and most certainly not representative of any Working Group recommendations. The simple fact is that we have not resolved the issues of vision and potential change for the area and there is no doubt in my mind that any pre-mature decisions based solely on Councillor Shore's recommendations will only have a negative impact thrusting a repeat of the events brought forward at the last public meeting on the matter held in July, 2013. Nobody wants to have a repeat of such events.

As a result, I would strongly recommend to Council reject Councillor Shore's motion and thus allow the Working Group to continue with its mandate to resolving issues through well informed and thought out further discussions. It is patently obvious that there is a lot more work that needs to be done before the Working Group will be in a position to provide agreed upon recommendations and thus we ask for more time to carry out the July 2013 Council resolution that created the Working Group mandate in the first place.

Yours Truly,

Angela & Michael Papapetrou



79 Green Lane

Owners /Auto Trust Technicians

8

Hau, Lucy

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Subject: FW: THORNHILL REVITALIZATION STUDY

-----Original Message-----

From: [mmorassutti@trebnet.com](mailto:mmorassutti@trebnet.com) [mailto:[mmorassutti@trebnet.com](mailto:mmorassutti@trebnet.com)]

Sent: Tuesday, May 27, 2014 3:28 PM

To: Scarpitti, Frank

Cc: Kitteringham, Kimberley

Subject: THORNHILL REVITALIZATION STUDY

DEAR MAYOR SCARPITTI,

PLEASE BE NOTIFIED THAT WE RESPECTFULLY OPPOSE THE MOTION BEING PUT FORWARD BY COUNCILLOR HOWARD SHORE AS WE HAVE ALWAYS OPPOSED IT IN ALL THE PRIOR MEETINGS IN THE PAST.

SINCERELY,

MARIO MORASSUTTI, PROPERTY MANAGER AND PART OWNER, 47 GUARDSMAN ROAD, MARKHAM, ONTARIO.

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mail2web.com - Microsoft Exchange solutions from a leading provider -  
<http://link.mail2web.com/Business/Exchange>

9

Hau, Lucy

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**Subject:** FW: Request to Oppose the Motion for the Thornhill Revitalization Study

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**From:** Duane Hoo [<mailto:duane@canjammotorsports.com>]  
**Sent:** Tuesday, May 27, 2014 3:40 PM  
**To:** Scarpitti, Frank  
**Cc:** Kitteringham, Kimberley  
**Subject:** Request to Oppose the Motion for the Thornhill Revitalization Study

Dear Mayor Frank Scarpitti,

We at Can Jam Motorsports, located at 41 Guardsman Road, would like to formally oppose the Motion being presented tonight, May 27, 2014, during the Council Meeting by Councillor Howard Shore.

Councillor Shore has not allowed the new Working Group the due diligence and agreed upon timeline to address the issues brought up at the last Public Meeting. To rush a decision tonight would only continue to bring up the same issues and, therefore, provide no resolution.

We take our work and livelihood very serious. We ask that this matter should not be sent to Public Meeting at this stage. Furthermore, we ask that the Working Group be allowed to continue to work on a resolution and report as necessary.

Thank you in advance for your urgent and kind attention to this very important matter.

Best Regards,

Duane Hoo

**Can-Jam Motorsports**  
41 Guardsman Road  
Thornhill, ON, Canada, L3T 6L2  
T: 905 731-**RACE** (7223)  
F: 866 285-9043  
E: [duane@canjammotorsports.com](mailto:duane@canjammotorsports.com)  
W: [www.canjammotorsports.com](http://www.canjammotorsports.com)

10

Hau, Lucy

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**Subject:** FW: Request to Oppose the Motion for the Thornhill Revitalization Study

**From:** Stewart Hoo [<mailto:stewart@canjammotorsports.com>]  
**Sent:** Tuesday, May 27, 2014 4:18 PM  
**To:** Scarpitti, Frank  
**Cc:** Kitteringham, Kimberley  
**Subject:** Request to Oppose the Motion for the Thornhill Revitalization Study

Hi Frank,

I am writing to your attention to formally oppose the Motion being presented tonight, May 27, 2014, during the Council Meeting by Councillor Howard Shore.

Councillor Shore has not allowed the new Working Group the due diligence and agreed upon timeline to address the issues brought up at the last Public Meeting. To rush a decision tonight would only continue to bring up the same issues and, therefore, provide no resolution.

As you may remember, I am Everard Hoo's son. My father was a huge supporter and campaign volunteer for you during the earlier stages of your political career.

I own and operate an auto repair business in Thornhill for the last 32 years. It is a family run business with my 3 sons. We also employ 5 other people. The business is our livelihood. To take away our rights as business owners would be to take away our lives. The impact to our families would be unmeasurable.

I kindly ask that this matter should not be sent to Public Meeting at this stage. In addition, I ask that the Working Group be allowed to continue to work on a resolution and report as necessary.

Thank you in advance for your urgent and kind attention to this very important matter.

Best Regards,

--

*Stewart Hoo*

Can-Jam Motorsports  
41 Guardsman Road  
Thornhill, Ontario  
Canada L3T 6L2  
T. (905) 731-7223 (RACE)  
F. (866) 285-9043  
Mobile: (416) 458-6366  
email: [stewart@canjammotorsports.com](mailto:stewart@canjammotorsports.com)



Hau, Lucy



**Subject:** FW: I oppose the motion of the "Thornhill Revitalization Study"

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**From:** Kevin Hoo [<mailto:kevin@canjammotorsports.com>]  
**Sent:** Tuesday, May 27, 2014 4:25 PM  
**To:** Scarpitti, Frank  
**Cc:** Kitteringham, Kimberley  
**Subject:** I oppose the motion of the "Thornhill Revitalization Study"

Hi Mayor Scarpitti,

I would like to formally oppose the Motion being presented tonight, May 27, 2014, during the Council Meeting by Councillor Howard Shore.

Councillor Shore has not allowed the new Working Group the due diligence and agreed upon timeline to address the issues brought up at the last Public Meeting. To rush a decision tonight would only continue to bring up the same issues and, therefore, provide no resolution.

The resolution being proposed by Councillor Shore does not have the unanimous support of the Working Group. Councillor Shore's motion will impact the livelihood of several business owners and employees. Therefore, a decision of this magnitude needs to be thoroughly researched and evaluated.

I kindly ask that this matter should not be sent to Public Meeting at this stage. Furthermore, I ask that the Working Group be allowed to continue to work on a resolution and report as necessary.

Thank you in advance for your urgent and kind attention to this very important matter.

Best regards,

Kevin Hoo

Can-Jam Motorsports  
41 Guardsman Road  
Thornhill, ON, Canada, L3T 6L2  
T: 905 731 RACE (7223) F: 866 285 9043  
C: 416 779 1331  
[www.canjammotorsports.com](http://www.canjammotorsports.com)

Srdjana Jaksic

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May 27, 2014

City of Markham  
Markham Civic Centre  
101 Town Centre Blvd.  
Markham, ON L3R 9W3

Attention: Mayor Scarpitti and Members of Council

Dear Mr. Mayor and Members of Council,

Re: Council Meeting of May 27, 2014  
Final Recommendation Report Regarding Thornhill Revitalization Study

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I am writing to address Councillor Shore's motion to bring a final recommendation report regarding the Thornhill Revitalization Study to Development Services on June 17, 2014. I urge you to pass the motion before you so that we can move forward to a resolution. Although the motion is simply procedural, not substantive, a discussion of how we collectively arrived here is warranted.

Revitalization of Employment Lands vs. Employment Land Conversion to Residential

The original terms of reference for the Working Group related to the revitalization of Employment lands. Matters such as appropriate zoning (including a shift to higher order employment uses), the look and feel of the neighbourhood, environmental issues, interaction between the business and residential community, walkability, green space and connections, CIPs and BIAs were to be discussed. Planning staff, the City's planning consultant and the Thornhill Revitalization Working Group were tasked with evolving a nearly half century old by-law zoning by-law to modern times which respects the residents and the businesses.

The residents group had put forth a number of positions, including the addition of higher order employment uses, compromising a number of times to reach our current position. We listened to the business community at the Public Meeting on July 9, 2013 and revised our request that current site specific uses be grandfathered instead of legal non-conforming. We agreed to have the uses permanently remain so that a "flower shop" could open up and subsequently the vehicle repair garage or manufacturing operation use that was there before could continue as a use any time in the future. Then the residents heard the businesses concerns about expanding their existing operations. The residents responded by saying that expansion of vehicle repair garages and manufacturing operations would be permitted on-site and into properties which held those uses.

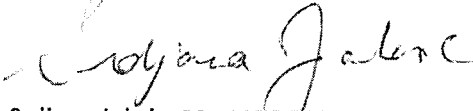
However, the business group has not been willing to make changes to the existing by-law other than to add the higher order employment uses.

and Deputy Mayor Heath to formally outline their position for the sake of clarity. To this point they have failed to formally present their own position or to respond to my formal submission in March on behalf of the residents group. The business group has only managed to say "NO" to anything and everything that has been proposed by the residents.

My Request

I ask Council to adopt the motion before them to have planning staff prepare final recommendations to Development Services for the June 17, 2014 meeting. This affords the business and residents group an opportunity of three more weeks to have discussions towards either reaching common ground or show movement towards a compromise solution. If negotiations in good faith take place I will request a deferral of the report to a later Development Services date. However, given the fact that the business representatives of the Thornhill Revitalization Working Group have not yet (today as at 5:00 pm) submitted to the Working Group a formally documented position, and have not yet formally addressed the residents' position paper from March, I would like to reserve the option to have staff bring the matter before Development Services on June 17<sup>th</sup>.

Yours very truly,



Srdjana Jaksic, BSc, MCIP, RPP

**Brian Gordon**

May 27, 2014

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

Attention: Kitty Bavington

Dear City Clerk:

**RE: Item 7.1 - Final Recommendation Report Regarding Thornhill Revitalization Study  
Council Agenda May 27, 2014**

I am a resident member of the current Thornhill Revitalization Working Group. I am writing to indicate my SUPPORT for Ward 2 Councillor Howard Shore's motion calling for a staff report that is to include a proposed zoning by-law and an OP amendment to be presented to Development Services Committee on June 17, 2014, etc.

As I understand it, this is simply a procedural motion intended to get a staff report in front of Development Services on June 17, 2014. What I don't understand is all activity and 'to-ing and fro-ing' and ultimatums (you do this and I'll do that/if you don't do this, I will/won't do that) that is going on around this motion. One would think that this motion is the equivalent of an incurable virus the way certain parties are going to great lengths to not even have it heard at tonight's Council meeting. Markham Council saw fit just over 3 years ago to initiate a process to investigate the revitalization of the employment lands in question. So why, after 3 years should it not hear the opinions, expertise and judgments of its own staff? What are the opponents of Mr. Shore's motion so afraid of? Why don't they want Council to hear what staff thinks is best for the area?

Given that others have gone off in tangents well beyond the intent and scope of Mr. Shore's motion, I feel that I must do so as well.

At the July 9, 2013 Special council meeting where staff recommendations based on the first Thornhill Revitalization Working Group's report were being considered, the business community came out in force to indicate that they weren't aware of what was being proposed let alone of the process that led up to the recommendations being presented and that the Working Group process had been so biased towards the residents that they had abandoned the process.

Well, the same can't be said for the second Working Group that was struck and mandated at the July 9, 2014 meeting.

The business community is well aware of the process and it has been represented at all 4 of the meeting Working Group's meetings so far. But that, unfortunately doesn't mean that substantive progress has been. The business representatives have repeatedly tried to divert and deflect the work of the Working Group from its mandate which is, as I understand, to come up with ways to revitalize the employment lands through up zoning. And, instead of responding to a position paper the residents tabled at the March 17, 2014 Working Group meeting (that's 10 weeks ago), they, along with Regional Councillor Jim Jones have tried push the Working Group to consider the long-term re-development of the employment lands by calling for a study to produce a long-term master plan to convert all of the employment lands to mixed residential with retail/commercial uses coupled with a GO transit hub. This is totally outside the mandate of the present Working Group and totally ignores the realities of provincial policies including the need for York Regional Council to agree to such a change and the subsequent need, if it were to be approved by Regional Council, to find an equivalent amount of land for employment purposes elsewhere in the City. Which one of the seven Councillors that will be representing that portion of Markham east of Hwy. 404 after the election in October are going to want to accept additional employment lands in their ward?

In addition to this, at no point have the business representatives clearly indicated what they want out of the Working Group process. As mentioned above, they haven't responded to the residents' position paper that's been on the table for 10 weeks now and have consistently moved the discussion beyond the scope and mandate of the Working Group. It has led me to the conclusion that they really don't want change and Brian Magee's motion tabled towards the end of the last Working Group meeting on April 28, 2014 confirmed that conclusion. His motion called for no changes, no revitalization, no up grading to be made while the Working Group leads an indeterminate process calling for long-term redevelopment. The residents in the area want up zoning to start 'asap' as a minimum and that's what Council asked for when it established the second Working Group.

During the discussion at the Special Council meeting on July 9, 2013, Regional Councillor Gordon Landon stated something along the line of 'normally when working groups or special committees come forward to present their final report and/or recommendations to Council we expect a high degree of consensus within the group which is clearly lacking in this instance'. Well, sadly, after five months of work consensus within this Working Group is sorely lacking and I don't think it can ever be achieved without some major concessions from the business side.

Whenever the residents have made a concession, the business group has moved the goal posts and hardened their position as opposed to making concessions. Recognizing that designating existing uses as "legal non-conforming" was not acceptable to the business community, the residents indicated they were prepared to have the existing uses grandfathered and it was agreed by all that City staff draft a zoning by-law and OP amendment for the April meeting of the Working Group. When staff presented their report, the business representatives indicated that grandfathering existing uses wasn't sufficient and demanded grandfathering of all permitted uses based on 1970's zoning, not just the present actual uses. How can consensus be achieved when

one party hardens its position each and every time the other party softens its position by making a concession?

As a part-time practitioner of dispute resolution, I can say that that goes against the theory and practice of dispute resolution – a process, mediation, that takes place when two parties cannot come to a mutually agreeable position on an issue under the direction of an arbitrator. As I indicated in my interview to become a member of the current Working Group and am doing so again here, the Thornhill Revitalization issue is a classic example of the need for dispute resolution and if mediation is to work **both sides** have to be prepared to compromise. Without it, without movement off the parties' starting positions, dispute resolution/mediation cannot succeed. Therefore, there are no winners in mediation/dispute resolution because neither side gets what it 'wants'. Rather, both sides get somewhere from some to most of their 'needs'. The winning is in the resolving of the dispute, moving from an atmosphere of stalemate and belligerence to an atmosphere of peace and normalcy.

The Rolling Stones may have said it best:

You can't always get what you want,  
You can't always get what you want,  
But if you try, but if you try  
Sometimes you just might find  
You'll get what you need.

But how can a resolution be found when only one side is making concessions? The business representatives have not softened their position one iota since the current Working Group started meeting in January, 2014. If they're not prepared to make concessions, then they're not prepared to come to a consensus contrary to what the lawyers for Raywal and Granite have claimed, and accept that changes from revitalization need to be made starting now and they're not prepared to accept the conclusions and directions of Council. So much for participating in "good faith".

In conclusion, I strongly recommend that Council approve Mr. Shore's motion. All it does is put a staff report on the agenda of the June 17, 2014 meeting of the Development Services Committee. In the interim, there is another Working Group meeting scheduled for June 9, 2014. If the business representatives can see their way clear to meaningfully respond to the position paper of the residents between then and now and if Mr. Magee withdraws his motion or agrees to it being deferred again, then a meaningful amount of time can be spent on negotiating which may produce the consensus Regional Councillor Landon and the rest of Council is looking for from the Working Group. If that were to happen, I'm confident Mr. Shore would withdraw his motion or agree to defer the staff report to a later date. So don't kill the process while there's still a chance for progress.

Thank you,  
Brian Gordon