

Hau, Lucy

Subject: FW:

From: Paul Young

Sent: May 10, 2014 11:02 AM

To: Bavington, Kitty; Jones, Jim; Heath, Jack; Landon, Gord; Scarpitti, Frank; Clerks Public; Baird, Jim; Brown, Alan; clerks@york.ca

Subject:

to the town of markham clerks dept; re markham development corp. report to council coming up on may 15 , 2014

dear sirs;

I was delighted to see the application by the markham centre dev. corp recently. it clearly indicates the growing significance of markham centre in Ontario. the new density standards set by the 8 x fsi are certainly needed in markham and what better place to have than markham centre. the new pan am centre, ymca, cinema complexes, and possibly a 20,000 seat arena will be great drawing cards for our young population. the plan outlines the need for 1,400 apartments a ten story office building and some local retail , all within a short walk to the mobility hub. all and all about 800,000,000 million dollars of value. this would put the 6 acres land value in the category of 120 million dollars all services or in terms of raw value about 60 million dollars.

I would just like to point out the similarity between this parcel and my parcel at 4137 hwy 7 a stones throw away about 2,000 feet. my land is 4.79 acres in size. it is in markham centre. it has the same zoning, community amenity and will probably receive the same fsi density of 8 x. my land is also currently zoned agriculture and rural residential and being on hwy 7 and part of the new major transit stop on hwy 7 and the new Unionville gate blvd will command a higher land valuation than this application. my land also borders the rouge valley with new bike and hiking paths planned in the future. the apartments on my land will run along the side of the rouge giving my residents the best un obstructed view of the valley and the river.

the region of York for the past 12 months have been trying to buy 2500 square feet of my frontage on hwy 7 by bargaining in good faith for the acquisition. nothing could be further from the truth. the money they are suggesting it is worth is only one sixth of its true value. 2500 square represents a good house lot in Unionville which would cost anyone 5 to 6 hundred thousand dollars. my land is zoned commercial right now and is destined for much higher zoning shortly. they have offered 127,000 dollars. they have shown me false mapping. they have given me false reasons why they need the land and shown me false valuations. several properties near my land are shown as selling at amazingly low prices. that is because the owners were in distress or they had signed options 15 and 20 yrs ago at the then prevailing valuations. they have failed to tell me that part of my land they want will be for the new major transit stop at hwy 7 and Unionville gate. the maps they showed me are incomplete with old information and so small you cannot see any details. they will not send surveyors to stake out the land they need precisely and every time I speak to a representative the numbers change.

all in all I think this application is a great step forward for the town of markham and also the province of Ontario.,

sincerely yours;

paul w. young
toronto
4137 hwy 7, Unionville, Ontario
l3r 1l5,

cc. hon; Kathleen wyne, premier of Ontario, queens park,