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P-2210

April 3, 2014

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

**Attention: Ms. Margaret Wouters
Manager of Policy Planning**

**Re: MacKenzie Builders and Developers
19TM-12005, SU 12-130894, ZA 12-130894 A19113**

Dear Ms. Wouters:

The above noted plan of subdivision located in the Wismer Commons Secondary Plan area has been draft approved and zoned. The plans of subdivision includes single detached (min 10.7m lots), semi detached (7.5m wide lots) and street townhouse (6m wide lots). A minor variance application to permit a reduction to the frontage of wide shallow townhouse lots to 6.0m has been submitted for a portion of the plan of subdivision which was not zoned at the time that the plan of subdivision was draft approved.

This minor variance is pending consideration by the Ontario Municipal Board.

Given the application that is before the Ontario Municipal Board we request that the current policies of the existing Official Plan which designates the lands Urban Residential and the current policies of the Secondary Plan for the Wismer Commons Secondary Plan which designates the lands Urban Residential Medium Density be maintained as they apply to the subject lands.

Yours truly,

KLM PLANNING PARTNERS INC.


James M. Kennedy, MCIP, RPP
President

- c. Ms. Kimberley Kitteringham, Clerk City of Markham
Karen Whitney, Director Community Planning



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P-2015

April 3, 2014

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

Attention: Ms. Margaret Wouters
Manager of Policy Planning

Re: Humboldt Greensborough Valley Development Ltd.
Rezoning and Site Plan Applications
ZA 10 132122 SC10 132123

Dear Ms. Wouters:

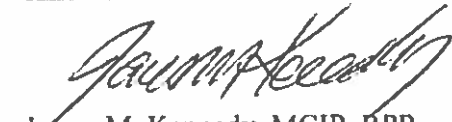
Further to the modifications proposed to the environmental buffers within the existing urban area which indicates that the buffer in the existing urban area can reflect existing development approvals, we are submitting this letter on behalf of Humboldt Greensborough Valley Development Ltd. to request that the existing development approvals that have been granted with respect to the location of an existing storm water management pond at the east limit of the subject lands and the location of a sanitary sewer along the north edge of the subject lands shall be used to determine the limit of development.

The applications submitted to the City for the subject lands have not yet been approved. However in order to permit development on lands elsewhere within the Greensborough Secondary Plan area the storm water management pond was constructed to the east. To the north a sanitary sewer was also constructed. Approvals for these services were granted following the review and approval of various plans and studies by the City and the Toronto and Region Conservation Authority which plans and studies supported the policies of the Official Plan pertaining to hazard lands and environmental buffers.

The New Official Plan refers to development approvals as approval of development applications. In the case of the subject lands we would request that the approval of the services which have been constructed which respect the hazard land and environmental buffer policies be recognized. We asked that these approvals and the limit of development that has been established through these approvals be recognized in the New Official Plan

Yours truly,

KLM PLANNING PARTNERS INC.



James M. Kennedy, MCIP, RPP
President

c. Ms. Kimberley Kitteringham, Clerk City of Markham



File: P-2455

April 7, 2014

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

Attention: Mayor Frank Scarpitti and Members of Council

**Re: Lands west of Woodbine Avenue, North of Highway 7
Shell Canada Limited
Proposed New Official Plan**

We represent 2283288 Ontario Limited with respect to the proposed New Official Plan as it relates to the property located north of Highway 7 and west of Woodbine Avenue. Shell Canada has entered into an offer of purchase and sale with 2283288 Ontario Limited who anticipate developing these lands with single storey buildings containing retail, office, and restaurant uses.

The property has an area of about 3 acres and is located immediately north of the Shell gas bar, east of the Hyundai plant and south of Home Hardware. The lands are vacant. They are identified on the attached figure.

We are writing this letter to advise of our client's concerns with respect to the proposed policies in the New Official Plan as they relate to these lands. The lands are proposed to be designated 'Business Park Office Priority Employment' in the New Official Plan. The policies indicate that these lands should be reserved and used for major office development, and that existing industrial development on these lands will be complemented and or replaced with office development over the long term. New office development is intended to be multi-storey. Retail and commercial uses, including restaurants would be permitted in the base of these multi store buildings.

The proposed designation does not in our view properly account for the constraints of the lands particularly in terms of the limited depth of the properties making independent development for a major office development difficult if not impossible. The westerly limit of the property is also subject to limitations resulting from regulations of the TRCA and storm water management.

The policies of the current approved Official Plan designate the subject lands Business Corridor Area. The Business Corridor areas identify locations for a mix of high quality business activities primarily in corridors along major road frontages adjacent to industrial areas. These areas are intended to accommodate the business and service needs of the nearby companies and employees they serve.

The policies of the current Business Corridor designation permit the development of the site in the manner contemplated by 2283288 Ontario Limited. The policies and uses contemplated in the approved plan are appropriate to the use of the lands and consistent with the use allowances of the approved plan, in a different built form. It is for this reason and the limitation of the depth of the properties that we would request that the current permissions remain in effect.

We would therefore request that a Site Specific Provision be included in Part 9 of the New Official Plan, 'Area and Site Specific Policies' allowing the current Business Corridor designation to be maintained for the lands.

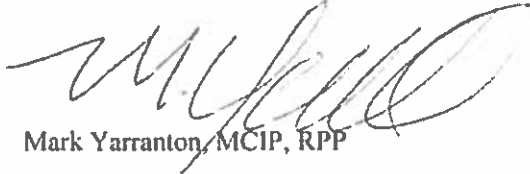
We would advise that Shell Canada Limited is in agreement with the filing of this submission and will be providing a letter to that effect.

On behalf of 2283288 Ontario Limited we request that we are provided with notice of any future meetings of Committee or Council dealing with the New Official Plan.

By separate correspondence we will ask the Region as the approving authority for the Official Plan Amendment for Notice of the Notice of Decision with respect to the City's New Official Plan.

Sincerely,

KLM PLANNING PARTNERS INC.

A handwritten signature in black ink, appearing to read 'Mark Yarranton', is written over a light blue circular stamp.

Mark Yarranton, MCIP, RPP

- c. Ms. Margeret Wouters Senior Project Manager Policy Division
Kimberley Kitteringham, Clerk City of Markham
Ms. Lucy Hau, City of Markham
Karen Whitney, Director Community Planning, Region of York
Shell Canada
Denis Gubert, 2283288 Ontario Limited

