

Hau, Lucy

Subject: FW: Communication re Highway 7 & Village Parkway - Nov 13 council mtg, In Camera Agenda (3940 Hwy 7)
Attachments: 3940 Hwy 7 Manett witness statement Oct 23 FNL .pdf
Importance: High

From: Jeffrey Streisfield Land Law [mailto:jeffrey@landplanlaw.com]
Sent: November-13-12 10:39 AM
To: Bavington, Kitty; judy@carrol@markham.ca; Taylor, Andy; Jennifer Clerk of the City of Markham
Subject: Communication re Highway 7 & Village Parkway - Nov 13 council mtg, In Camera Agenda (3940 Hwy 7)

Mayor and Members of City Council:

I am legal counsel to the owner of 3940 Hwy 7. I understand the subject matter of my client's lands and planning applications will be considered by Council at an in Camera meeting this evening, vague particulars of which are:

COUNCIL AGENDA

November 13, 2012, 7:00 p.m.

Council Chamber, Anthony Roman Markham Civic Centre

Meeting No. 19

DEVELOPMENT SERVICES COMMITTEE- November 6, 2012

(7) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD (10.3, 10.5, 10.7)

[Section 239 (2) (e)]

The history and merits of my client's planning applications are set out in the attached witness statement including Planning Justification Report, Urban Design Brief, Traffic Impact Assessment and Functional Servicing Report all of which were sent to the Clerk's department to be forwarded to members of Council so they would understand the proposal as well as the issues.

An important component of my client's development proposal is the provision of parkland (two blocks) to serve the needs of the community. This land is strategically located on the west side of Village Parkway where a future neighbourhood park has been planned since the adoption of OPA 15.

The City should make every effort to secure the proposed parkland blocks from my client's draft plan and otherwise support my client's proposed development and planning applications.

I would ask that this communication be formally received by Council at tonight's public meeting.

Thank you.

Jeffrey E Streisfield, BA LLB MES
Land Lawyer & Land Development Manager

LAND LAW™

<http://landplanlaw.com>

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skype: Jeffrey_Streisfield

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ONTARIO MUNICIPAL BOARD

Applicant/ Appellant:	2124123 Ontario Limited
Subject:	OPA, Rezoning and Draft Plan of Subdivision
Municipal Address:	3940 Highway 7 East
Municipality:	City of Markham
Hearing Date:	December 10, 2012

**WITNESS STATEMENT
OF
MICHAEL S. MANETT, MCIP, RPP
(October 2012)**

A. Background & Qualifications

1. I am a Registered Professional Planner and a full member of the Canadian Institute of Planners (MCIP). I have over 35 years of planning experience and have been qualified by the Ontario Municipal Board, on numerous occasions, as an expert witness on land use planning matters. I am also familiar with the Markham's planning instruments, having processed official plan amendments, zoning bylaw amendments, plans of subdivision and site plan applications in the City. My CV is attached at Tab B to this Witness Statement.
2. During the course of my testimony I will provide an overview of the proposed development based on the June 6, 2012 concept site plan and related drawings prepared by Petroff Partnership Architects as set out in my Planning Justification Report Update, dated October 2012 (the "Planning Update").¹ I will also review the Planning Update together with the draft OPA (attached at Appendix 1 of the Planning Update), Zoning Bylaw Amendment (attached at Appendix 2 of the Planning Update) and the Draft Plan of Subdivision proposed for the subject lands (as shown on Figure 1, on Page 17 of the Planning Update) and will respond to the remaining issues identified by parties from the procedural order.

The Subject Site and Surrounding Context

3. The subject lands are clearly situated within an existing built up area of the City and along a Regional Corridor, Highway 7. The subject lands are currently underutilized and are appropriate and desirable locations for redevelopment and intensification based on the development concept set out on the Petroff Site Plan drawings dated June 6, 2012.

¹ Attached at Tab A is an excerpt from the Planning Update including the cover page and table of contents. The full report was provided to the parties in October 2012 along with the Urban Design Brief.

The Development Proposal

4. This is set out in the Planning Update as well as the Urban Design Brief, dated October 2012.

Response to Issues (set out in Procedural Order)

5. There are no sensitive or conflicting land uses adjacent to or in the immediate vicinity of the property (see Petroff Drawing A-100). The proposed development as shown on the June 6, 2012 concept site plan drawings does not create any undesirable adverse impacts. The height, density, urban design and other features all support and reinforce existing and emerging policies (Provincial, Regional and Local) aimed at redevelopment, intensification, complete and compact communities, transit supportive densities, and pedestrian and transit oriented development that includes a mix and range of housing types, including public open space in the form of land to be conveyed for parkland. The proposed development with its transit supportive densities and built form and proposed public open spaces will contribute to the reurbanization of Highway 7 to an urban main street adjacent to Markham's Regional Centre. To the extent that this issue requires an opinion in respect of urban design, I am relying on the opinions of Moiz Behar of MBPD, as set out in their Urban Design Brief and witness statement.

B. Assessment of Issues identified in the procedural order.

City of Markham Issues

Policy

1. Are the proposed developments consistent with the Provincial Policy Statement and do they conform to the policies of the Provincial Places to Grow Plan?

Answer: YES - The proposed development on lands municipally known as 3940 Hwy 7 complies with the PPS 2005 and Growth Plan. See Michael Manett Planning Justification Report Update, dated October 2012, sections 3.1 & 3.2.

Discussion: Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. The policy statement issued under section 3 of the Act came into effect on March 1, 2005 and applies to all applications, matters or proceedings commenced after March 1, 2005. The PPS emphasizes the importance of intensification, redevelopment, the efficient use of land and infrastructure (servicing and transit). The policy vision is towards transit supportive development in appropriate locations.

PPS Policy 1.1.3.3 states that planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

The PPS defines intensification as “...the development of a property, site or area at a higher density than currently exists through:

- a. redevelopment, including the reuse of brownfield sites;
- b. the development of vacant and/or underutilized lots within previously developed areas;
- c. infill development; and,
- d. the expansion or conversion of existing buildings.”

The PPS defines redevelopment as “...the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites.”

The proposal for 3940 Highway 7 is a redevelopment as it creates new units on previously developed land in an existing community. It is also an intensification of the property as the redevelopment will be at a higher density than currently exists (one residential dwelling).

The PPS directs municipalities to identify opportunities for intensification and redevelopment where it can be accommodated. The Region of York and City have indicated through Official Plan policies (existing/in force and unapproved policies and/or studies) that the location of the subject site is one that can accommodate intensification

and redevelopment and that the vision for this segment of the Highway 7 Corridor opposite the Regional Centre (Markham Centre) is one of change through intensification.

The proposed development conforms to the Growth Plan for the Greater Golden Horseshoe (2006), in particular: Policy 2.2.2.1, that population growth will be accommodated by focusing intensification in intensification areas.

The Growth Plan uses the same definition of intensification as the PPS - "...the development of a property, site or area at a higher density than currently exists through:

- a. redevelopment, including the reuse of brownfield sites;
- b. the development of vacant and/or underutilized lots within previously developed areas;
- c. infill development; and,
- d. the expansion or conversion of existing buildings."

The Growth Plan defines intensification area as "lands identified by municipalities or the Minister of Public Infrastructure Renewal within a settlement area that are to be the focus for accommodating intensification." Intensification areas include urban growth centres, **intensification corridors**, major transit station areas, and other major opportunities that may include infill, **redevelopment**, brownfield sites, the expansion or conversion of existing buildings and greyfields.

The Growth Plan uses the same definition of redevelopment as the PPS: "...the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites."

Given that the Growth Plan states that intensification areas are to be the focus for accommodating intensification, this implies that not all locations are to be a focus for accommodating intensification. This property is located in an area where change - in the form of intensification and redevelopment - is anticipated both at the Regional and local level.

Conclusion: The Proposal is consistent with the PPS, 2005 and Growth Plan. The Proposal protects the provincial interest of appropriately locating growth and development along an existing Regional Corridor which is directly opposite a Regional Centre.

2. Are (Is) the proposed developments consistent with and supportive of the City's planning objectives as set out in the City's Official Plan, Secondary Plan and the emerging policies associated with the City's Growth Management Strategy?

Answer: YES - in so far as the City's Official Plan and Secondary Plan, subject to some fine tuning or updating to reflect Provincial and Regional in force intensification policies and targets.

Discussion: The proposed development on lands municipally known as 3940 Hwy 7 does not require a Regional Official Plan Amendment based on the policies in-force at the time the applications were deemed complete (in 2008) and the Region's new OP. Since the City's in force OP and Secondary Plan were pre-Growth Plan and pre-PPS 2005 policies instruments, the development standards need to be updated to meet Provincial and Regional intensification policies and targets. That is the reason for the proposed OPA for the subject lands - all of which is explained under the section "basis" of the proposed OPA. See also Michael Manett Planning Justification Report Update, dated October 2012, sections 3.3, 3.4, 3.6 & 3.7.

There is no requirement for the applications to be consistent with the City's emerging policies since none exist. The City has not adopted a new Official Plan, although it has just released for public comment a new draft OP.

3. Does the proposed development represent good planning and is it in the public interest?

Answer: YES - The proposed development on lands municipally known as 3940 Hwy 7 represents good planning and good urban design for the reasons set out in the Michael Manett Planning Justification Report Update and the M. Behar Urban Design Brief dated October 2012.

Parkland

4. How much land should landowners be required to dedicate to the City for parkland (as opposed to paying cash-in-lieu of parkland dedication)?

Answer: The amount of land to be dedicated from this applicant's lands (3940 Hwy 7) is shown on the concept site plan and draft plan (being Part of Block 1 and all of Block 3). The rationale for the locations of the proposed parklands is set out in the Urban Design Brief.

5. Where should the parkland be located and how should it be configured?

Answer: Same comment as one above.

6. What should the relationship be between the proposed YRDSB elementary school and the park, given the current practice of proximal benefits between the YRDSB and neighbourhood parks?

Answer: The YRDSB has already provided its comments in connection with the subject lands. It confirmed that no lands were required from this applicant's draft plan (see Appendix 3 to Michael Manett Planning Justification Report Update

Built Form

7. Are transition issues addressed adequately by the proposed built form?

Answer: - YES. This is addressed in the Behar Urban Design Brief dated October 2012,

Official Plan Zoning and Subdivision Plan

8. What conditions of approval should the Board apply in the event the proposed Official Plan and zoning by-law amendments are approved?

Answer: None

9. Do the form of the proposed official plan amendments and zoning by-laws provide appropriate development standards to regulate the proposed developments?

Answer: YES

10. Does the proposed plan of subdivision for the 2124123 Ontario Limited (Peak Garden Developments) site represent good planning and what conditions of draft plan approval should be applied to this site assuming that draft plan is to be approved?

Answer: YES - the draft plan of subdivision represents good planning. At present no conditions of approval have been proposed by the City. However, it is appropriate to require that the applicant convey land for park purposes as shown on the concept plan drawings and draft plan for the subject lands. This is the only opportunity to secure open space/ parklands on the west side of Village Parkway for the present and future residents of the lands under application as well as the abutting lands to east.

C. Conclusion

In my opinion:

1. The proposed development as depicted in the Petroff Architect drawings dated June 6, 2012 as well as the draft OPA and Zoning bylaw are appropriate for the proper development of the subject lands, and this segment of the Regional Corridor.
2. The planning instruments (a site specific OPA and ZBL) in the form attached at Appendix 1 and 2 to the Planning Update are appropriate to implement the proposed development on the subject lands and should be approved by the Board.
3. The proposed draft plan of subdivision is appropriate for the proper division and use of the lands based on the criteria set out and discussed under Section 3.8 of the Planning Update.
4. The development proposal is still subject to approval under Section 41 of the Planning Act (site plan control) which is an appropriate mechanism to address any further matters or conditions prior to development actually proceeding on the subject lands.

Dated: October 23, 2012

MICHAEL S. MANETT

MICHAEL S. MANETT, MCIP, RPP

Attachments

Tab A - Excerpt from Planning Update.

Tab A - CV of Michael S. Manett MCIP, RPP and Acknowledgement of Expert's Duty

PLANNING JUSTIFICATION REPORT UPDATE

IN SUPPORT OF
A PROPOSED OFFICIAL PLAN AMENDMENT, ZONING
BY-LAW AMENDMENT AND DRAFT PLAN OF
SUBDIVISION

3940 HIGHWAY NO. 7 EAST, MARKHAM



Prepared By
MICHAEL S. MANETT PLANNING SERVICES LTD.
OCTOBER 2012

**PROPOSED OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT & PLAN OF SUBDIVISION
3940 HIGHWAY NO. 7 EAST
EAST OF WARDEN AVENUE AND WEST OF VILLAGE PARKWAY, MARKHAM
PLANNING JUSTIFICATION REPORT UPDATE (2012)**

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**PROPOSED OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT & PLAN OF SUBDIVISION
3940 HIGHWAY NO. 7 EAST
EAST OF WARDEN AVENUE AND WEST OF VILLAGE PARKWAY, MARKHAM
PLANNING JUSTIFICATION REPORT UPDATE (2012)**

1. EXECUTIVE SUMMARY

MICHAEL S. MANETT PLANNING SERVICES LTD. was retained by 2124123 Ontario Limited (the “Applicant”) to investigate the contextual conditions of the surrounding area through an aerial photographic survey (conducted May 11, 2012, with photographs by Michael S. Manett Photography incorporated into Petroff Architects Aerial View Drawing A-100 (June 6, 2012)) as well as provide a Planning Justification Report update for a proposed transit-oriented, mixed-use development at 3940 Highway No. 7 East, (as shown on Plans and Drawings prepared by Petroff Architects dated June 6, 2012 and submitted to Markham Planning on August 1, 2012) in consideration of the current provincial and regional intensification policies. The property is known municipally as 3940 Highway 7 East, in the Town (now City) of Markham, (hereafter, the “*subject lands*”). This report should be read in conjunction with the Urban Design Brief prepared by M. Behar Planning and Design Inc. (MBPD) under separate cover.

This Planning Justification Report:

- Updates the original Planning Justification Report filed by (MBPD), prepared in support of the application in December 2007 (which applications were deemed complete by Markham in January 2008). In light of the emerging planning context for the area, this report provides a detailed evaluation of the land use planning policy framework for the redevelopment of the 2.006 hectare site located on the north side of Highway No. 7 East, west of Village Parkway and directly opposite Markham’s Urban Growth Centre along the Highway No. 7 East corridor.
- Provides planning justification in support of the proposed transit-oriented mixed-use development and associated applications for Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision.
- Demonstrates the appropriateness of the proposed development from a land use planning perspective and discusses how the proposed development is consistent with provincial policy by emphasizing intensification, compact development, and making an efficient use of infrastructure and land, particularly within close proximity to a designated growth area as identified by the province. The proposed development also maintains the intent of the city’s planning framework by providing a residential use at varying densities along an identified transit corridor.

**PROPOSED OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT & PLAN OF SUBDIVISION
3940 HIGHWAY NO. 7 EAST
EAST OF WARDEN AVENUE AND WEST OF VILLAGE PARKWAY, MARKHAM
PLANNING JUSTIFICATION REPORT UPDATE (2012)**

- Recommends approval of: a site specific Official Plan Amendment to the City of Markham's Official Plan, as amended; a Zoning By-law Amendment to implement the transit-oriented mixed-use development; and a Draft Plan of Subdivision for the subject lands, as detailed below.

Two proposed east-west public streets (Street 'A' and Street 'B') divide the subject property into three blocks: Block 1 (0.75ha) – Apartment Building and urban parkette; Block 2 (0.59ha) – Townhouses; Block 3 (0.46ha) – Public Open Space.

Block 1 – Apartment Building

This block is located between Highway No. 7 East and the future Street 'B', or Buchanan Drive extension. The 8 storeys high apartment building is situated close to the Highway No. 7 East property line to establish a strong built form presence along this important corridor. An urban parkette is shown immediately north of the apartment building adjacent Street 'B'. This block maintains full access onto Street 'B' and right-in / right-out vehicular access onto Highway No. 7 East via a 6m driveway along the easterly property line.

Block 2 – Townhouses

A total of thirty six 3 storeys high townhouses have been organized in 6 separate blocks, located between Street 'A' and Street 'B'. A 6m driveway along the easterly property line connects Street 'B' to Street 'A'. Units in Blocks A, B and C maintain frontage onto this driveway. Vehicular access to the townhouses is obtained through a 6m wide laneway, which is also connected to the two proposed east-west public roads. This laneway provides access to the garages of each unit.

Block 3 – Open Space

The open space block at the north end of the subject lands has been proposed as a large public park bordered by Street A and the houses that front onto Landmark Court.

7.0 PLANNING APPROVALS AND REQUIRED AMENDMENTS

The proposed development requires:

- An amendment to the City of Markham Official Plan and OPA 15, the Markham and Unionville Planning District Secondary Plan;
- An amendment to Zoning By-law 118-79, as amended to provide, on a site specific basis, for the proposed redevelopment of the subject site; and
- Draft Plan approval for the proposed plan of subdivision.

In my opinion, the proposed OPA and ZBA for the subject lands as found in Appendix A and B attached hereto are appropriate planning instruments for the proper development of the lands based on the development reflected in the June 6, 2012 plans and drawing prepared by Petroff Architects.

In my opinion, the draft plan of subdivision (see Figure 1 attached) which provides for the division of the lands into 3 blocks with 2 east west road segments represents good planning and meets the criteria for approval as noted in section 3.8 above. My opinion with respect to any proposed draft plan conditions will follow upon receipt of same from York Region and Markham. Once approval is granted for the Official Plan Amendment, Zoning Bylaw Amendment and Draft Plan of Subdivision, a Site Plan Application will be filed to complete the planning process for Blocks 1 and 2, prior to building permit applications.

**PROPOSED OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT & PLAN OF SUBDIVISION
3940 HIGHWAY NO. 7 EAST
EAST OF WARDEN AVENUE AND WEST OF VILLAGE PARKWAY, MARKHAM
PLANNING JUSTIFICATION REPORT UPDATE (2012)**

8.0 CONCLUSION

This proposal constitutes appropriate development of the subject lands in keeping with the recent provincial policy initiatives promoting intensification along major road corridors served by public transit. Furthermore, I have reviewed this development proposal for compliance with the York Region Official Plan and the City of Markham Official Plan. Through this review I have determined that this development proposal will satisfy the objectives and policy direction of both Official Plans.

The proposed development also maintains the intent of the Region's goal to transform Highway No. 7 East from an auto dominated highway to a pedestrian scaled 'mainstreet'. I am confident that this proposal will provide for a well scaled and sensitively designed development along a Regional Rapid Transit Corridor, support the important objective of providing a more compact urban form, increase housing choices in Markham, and will not create undue impacts on the adjacent neighbourhood.

Respectfully submitted by:

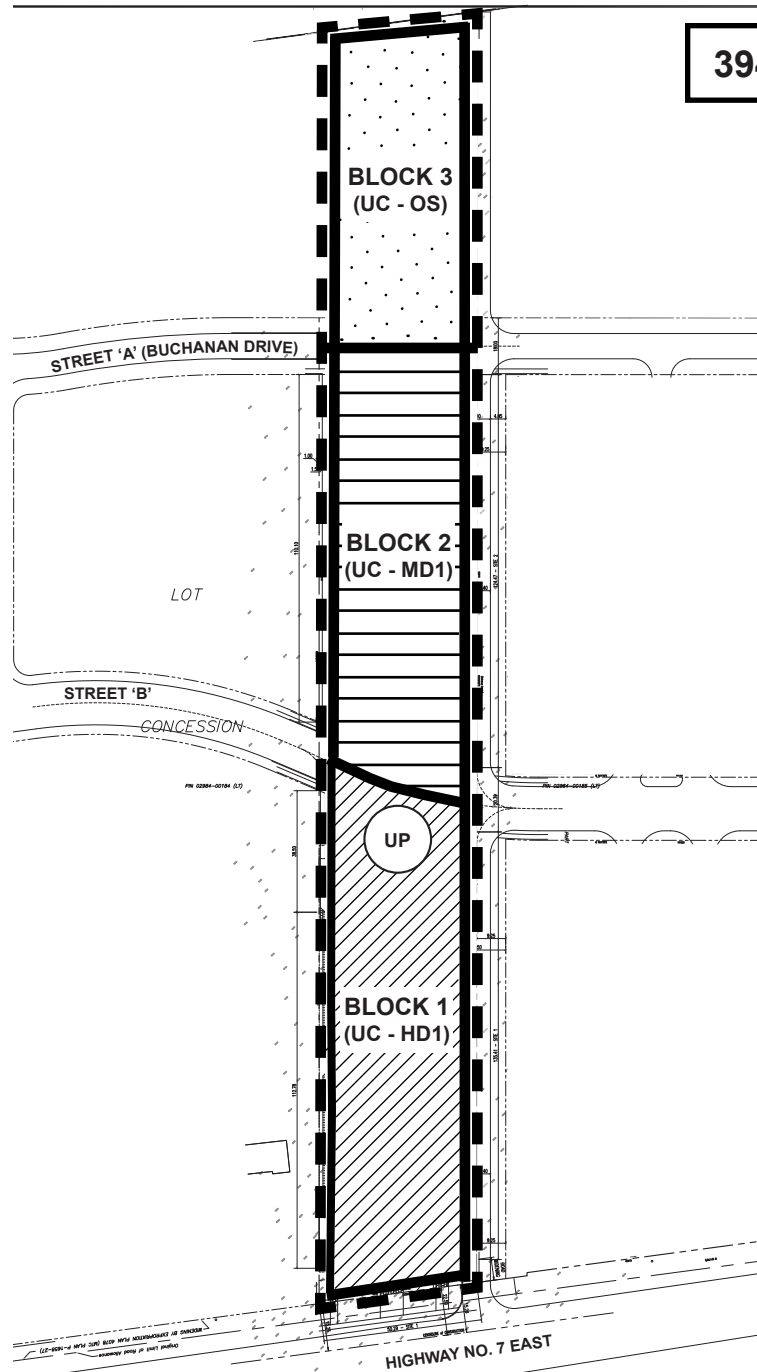
MICHAEL S. MANETT PLANNING SERVICES LTD.









Per: Michael S. Manett, MCIP, RPP

DRAFT SCHEDULE "A"

3940 Highway 7 East



TOWN OF MARKHAM SCHEDULE 'A' TO OPA No. XXX AMENDMENT TO SECONDARY PLAN (OPA 15)

-  LANDS SUBJECT TO OFFICIAL PLAN AMENDMENT
-  OFFICIAL PLAN DESIGNATION BOUNDARY
-  URBAN CORRIDOR OPEN SPACE (UC - OS)
-  URBAN CORRIDOR MEDIUM DENSITY 1 (UC - MD1)
-  URBAN CORRIDOR HIGH DENSITY 1 (UC - HD1)
-  URBAN PARKETTE


NOT TO SCALE



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*Scott Hargis
Planner*

February 29, 2008



Ms. Valerie Shuttleworth
Director of Planning
TOWN OF MARKHAM
101 Town Centre Boulevard
Markham, ON L3R 9W3

Dear Ms. Shuttleworth:

Re: **Proposed Development Application – 19T-07M04⁰⁰⁴**
Town of Markham

At the regular meeting of the York Region District School Board held on February 28, 2008, the following recommendations were approved:

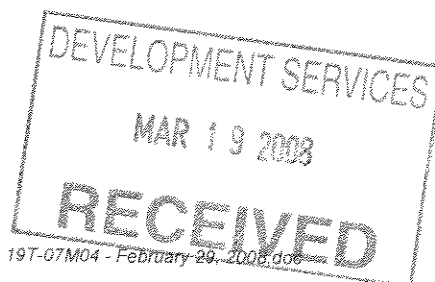
1. *That the Board will not require a public school site within Proposed Development Application 19T-07M04, Town of Markham.*
2. *That the Commissioner of Planning for the Town of Markham be advised of this action.*

If further information or clarification is required, please contact our office.

Yours truly,

Ralph Benson
Superintendent of Corporate Planning

copy: Jane Ross, Manager, Accommodation Planning & Property Development, YRDSB
Tom Pechkovsky, York Catholic District School Board





York Catholic District School Board

Planning Services Department

YCDSB File:
3310

TO: Scott Heaslip

FROM: Giovanna De Girolamo, Planner

FAX NO: 905.479.7768

Giovanna De Girolamo, Planner
905.713.1211 Ext: 2361
Giovanna.Degirolamo@ycdsb.ca

Number of Pages
(Including Attachments) 1

RE: Plan Type : Plan of Subdivision
Applicant : 2124123 Ontario Ltd.
Address : 3940 7 Hwy E
Municipality : Markham
File Number : SU 07 134454, OP 07 134436, ZA 07 134761

- ☒ We have reviewed the proposal and have no comments or objections to its approval
- ☐ We are unable to respond within the allotted time for the following reasons (see attached). You can expect our comments by:
- ☐ We have reviewed the proposal and have the following concerns (see attached)
- ☐ We have reviewed the proposal and our previous comments to the Town, dated _____ are still valid

Comments/Notes:

DEVELOPMENT SERVICES
JAN 29 2008
RECEIVED

c.c. Jane Ross, York Region District School Board, Fax: 905.727.0775

c.c.

c.c.

c.c.

Signature

Monday, January 28, 2008

Date

Catholic Education Centre, 320 Bloomington Rd. West, Aurora, Ontario, L4G 3G8
Telephone (905) 713-1211 (416) 221-5051 Fax: (905) 713-1269
www.ycdsb.ca

YORK REGION DISTRICT SCHOOL BOARD
PROPOSED DEVELOPMENT APPLICATION, 19T-07M04
TOWN OF MARKHAM

BACKGROUND:

The application is part of the Markham Centre development area. It is proposed to be a downtown centre for Markham with mixed uses such as residential, commercial, office and business parks. Bill Crothers Secondary School is currently under construction in the eastern portion of this area, with a proposed opening date of August 2008.

After all development is completed, it is estimated that a total of 10,000 units (condominiums and townhouses) and 25,000 residents will occupy the area. Just over 1,000 units have been completed, with another 1,200 currently under construction.

There is an elementary school site on the lands adjacent to the subject development application.

The purpose of this report is to request approval of the comments that are to be submitted to the Town of Markham concerning the Board's requirement for a school site within a proposed plan.

RATIONALE:**A. Application:**

A Proposed Draft Plan of Subdivision 19T-07M04 has been submitted by 2124123 Ontario Limited.

B. Location:

The proposed application is located west of Village Parkway, north of Highway 7, in Markham Centre.

Please see attached map (Appendix A).

C. Proposed Housing Units:

<u>Unit Type</u>	<u>Number</u>
High Density Apartments	186
Townhouses	47
Total	233

D. Total Pupil Yield:

Elementary	27
Secondary	9

The Subdivision does not have servicing allocation at this time.

The pupil yields reflect regional yields for high and medium density development.

E. School Accommodation:**Elementary****Current Attendance Area**

At the elementary level, these plans fall within the Parkview Public School – Section A boundary. Parkview Public School is a Junior Kindergarten to Grade 8 school with an Effective Capacity of 372 and a November 2007 enrolment of 438 (FTE). Parkview Public School currently has 4 portables on site, increasing their Effective Capacity to 464.

The subject application is not expected to receive servicing allocation for some time. However, if required, pupil places also exist at nearby Buttonville Public School or Unionville Public School to accommodate the potential students from the development.

Future Attendance Area

Three public elementary school sites are located within the Markham Centre area. These sites are shown on Appendix A as Village Parkway ES #1, Markham Centre ES #2 and #3. Students from the subject plan will eventually attend a new school at one of these locations.

Secondary**Current Attendance Area**

At the secondary school level, these plans fall within the Unionville High School boundary. Unionville High School has an Effective Capacity of 1550 and a November 2007 enrolment of 1922.

Future Attendance Area

The opening of Bill Crothers Secondary School will provide additional new secondary pupil places to the area.

ESTIMATED COST:

Not applicable at this time.

TIMELINE:

The Town of Markham had requested the Board's comments concerning the Proposed Development Application 19T-07M04 by February 12, 2008.

An extension of time in which to comment has been requested from the Town of Markham.

RECOMMENDATIONS:

That on the recommendation of the Property Management Committee, the York Region District School Board approve the following recommendations.

- (*)1. That the Board will not require a public school site within Proposed Development Applications 19T-07M04 Town of Markham.
- (*)2. That the Commissioner of Planning for the Town of Markham be advised of this action.

COMMUNICATIONS IMPLEMENTATION PLAN:

Property Management Committee
Coordinating Council of Superintendents
Board

February 5, 2008
February 20, 2008
February 28, 2008

APPENDED DATA:

Appendix A – Location of Proposed Plan 19T-07M04, Town of Markham

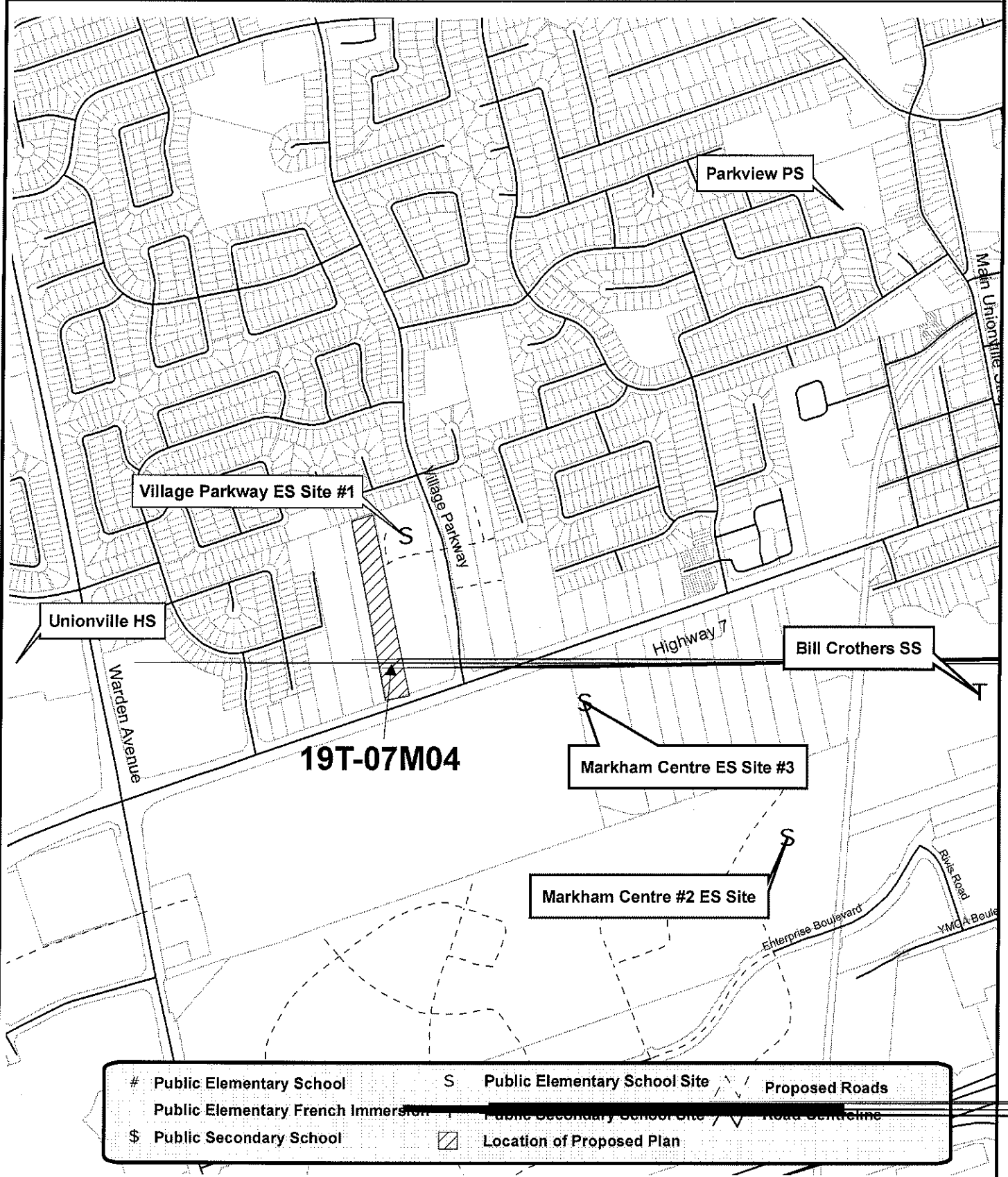
Respectfully submitted,

February 28, 2008

For further information, please contact R. Benson, J. Ross or the Director of Education.



Appendix A
Location of Proposed Plan,
19T-07M04
Town of Markham





MICHAEL S. MANETT PLANNING SERVICES LTD.

CURRICULUM VITAE OF MICHAEL S. MANETT B.E.S., M.C.I.P, O.P.P.I., R.P.P.

OCTOBER 2012

PRESIDENT & PRINCIPAL: MICHAEL S. MANETT PLANNING SERVICES LTD. 1988 to present

EDUCATION: Bachelor of Environmental Studies, (Urban Geography and Planning)
University of Waterloo, 1974

PROFESSIONAL AFFILIATIONS: Member, Canadian Institute of Planners, (OPPI, RPP)
Past President, Richmond Hill Chamber of Commerce (2003/2004)
Immediate Past Chair of the Board, City of Vaughan Chamber of Commerce

PREVIOUS WORK HISTORY:	1985-1988	Senior Planner -Walker, Wright, Young Associates Limited, Toronto
	1984-1985	Private Consultant, (by contract) City of Scarborough, City of Etobicoke, Ontario Land Corporation
	1979-1984	Senior Planner, City of Edmonton
	1977-1979	Principal Planner, Ministry of Municipal Affairs, Saskatchewan
	1974-1977	Planner, Ministry of Municipal Affairs, Nova Scotia

EXPERIENCE: Mr. Manett has a broad range of professional experience in urban and regional planning having worked in Ontario, Alberta, Saskatchewan and Nova Scotia for the private sector, public agencies, private citizens and citizen groups. A large variety of planning projects carried out has included the preparation of Official Plans and Zoning By-laws, land use and management studies, environmental analyses, urban growth strategies, highest and best use expropriation reports, development applications and proposals, preparation of planning positions and case material and appearing as an expert witness for Ontario Municipal Board and other hearings and tribunals, preparation of photographic surveys and exhibits and various maps for presentation.

Mr. Manett has represented clients at Council, Planning Committee and Committee of Adjustment meetings and has appeared as an expert witness before Provincial Court, the Ontario Municipal Board and appeal boards across the country. He has also worked as a free-lance photographer specializing in planning related subjects including site and aerial photography.

A representative outline of the types of consulting experience and professional responsibilities is provided by the following:

- ◆ Preparation of site analyses, feasibility studies and planning applications for various properties in Toronto, Richmond Hill, Markham, Scarborough, East York, North York, Mississauga, Vaughan, Etobicoke, East Gwillimbury, Guelph, Pickering, Whitby, Ajax, London, Erin, Clarington (Newcastle), Brampton, Whitchurch-Stouffville, Georgina, Barrie, Orillia, Oakville, Caledon Aurora, Burlington, Angus, Kitchener, Stoney Creek, Uxbridge, Oshawa, PortPerry, Bowmanville, Township of Hamilton, Township of

Smith-Ennismore (Peterborough), Newmarket, Fort Erie, St. Catharines, Welland, Port Colborne, Georgian Bay area municipalities, Saint John New Brunswick and other municipalities;

- ◆ Preparation of Planning Studies and Official Plan Amendments for municipalities;
- ◆ Agent and Project Planner for retail plaza, industrial and office developments for private development companies, institutional projects for non-profit groups and for residential subdivision and hi-rise condominium projects for private landowners and development companies; projects have been in urban, suburban and rural areas;
- ◆ Design and preparation of Subdivision Plans for greenfield and redevelopment sites;
- ◆ Agent and Project Planner for custom home builders;
- ◆ Preparation of Official Plan Amendment, Rezoning, Committee of Adjustment, Site Plan and Subdivision applications for various types of developments on behalf of landowners and private developers;
- ◆ Preparation and documentation of support material and appearance as an **Expert Witness** for numerous appeals before the Ontario Municipal Board;
- ◆ Aerial photo reconnaissance and analysis of site specific and large land holdings;
- ◆ Preparation and documentation of support material for major expropriation hearings;
- ◆ Assisted ratepayers and property owner's groups in opposing and/or negotiations related to developments threatening to their neighbourhoods.

**PAST MAJOR
PROJECTS**

Agent/planner for mid-size grocery chain for all redevelopment, new development and planning advice throughout Southern Ontario

Preparation of the Elgin-Leslie Secondary Plan for the Town of Richmond Hill;

Preparation of the Yonge - Weldrick Area Land Use Study and Secondary Plan for the Town of Richmond Hill and Phase 1 Report - North Downtown Area Planning Study

Preparation of a Concept Plan and Land Use Strategy for a major development area of Northeast Metro Toronto;

Preparation of the Elgin West/Yonge Street Land Use Study for the Town of Richmond Hill;

Preparation of the Rouge River Watershed Urban Drainage Plan, Planning Study Component for the Metropolitan Toronto and Region Conservation Authority;

Senior Project Planner for a major redevelopment plan for CNR lands in Moncton, New Brunswick for CN Real Estate;

Preparation of aerial photo reconnaissance and analysis of Ontario Land Corporation holdings in Markham and Northeast Scarborough (airport lands);

Preparation of aerial photography of alternative routes for Ontario Ministry of Transportation

re expansion of Trans-Canada Highway west of Thunder Bay

Preparation of the Southeast Markham Land Use Study for the Ontario Land Corporation;

Preparation of the Northeast Scarborough Land Use Study and Secondary Plan;

Preparation of a Photographic Survey of the City of Etobicoke for use in economic development promotion;

Carrying out of a church survey in the City of Etobicoke to assist in the preparation of new policies and regulations for church development for the City of Etobicoke;

Senior Planner and Project Manager for the City of Edmonton Urban Growth Strategy for annexed lands (83,000 acres);

Preparation of Planning Component for Township of Pittsburgh Environmentally Sensitive Areas Study for Cataraqui Region Conservation Authority;

Preparation of an Agricultural Land Management Strategy for the City of Edmonton's rural lands;

Prepared a formal review of the City of Edmonton Official Plan for the City of Edmonton;

Acted as media contact and chief advisor to the Mayor of Edmonton on annexation and planning matters for the City of Edmonton;

Chief planning witness at a powerline corridor environmental hearing for the City of Edmonton;

Responsible for input and review of the Edmonton Metropolitan Regional Plan, representing the City of Edmonton on the Edmonton Regional Planning Commission;

Preparation of a Zoning Handbook for Planners and Municipal Officials in Saskatchewan for the Saskatchewan Department of Municipal Affairs;

Preparation of a review of the City of Regina Official Plan for the Saskatchewan Department of Municipal Affairs;

Preparation of the City of Regina Airport Zoning for the Saskatchewan Department of Municipal Affairs;

Preparation of a report on Hutterites and Land Use for the Deputy Minister of Municipal Affairs and appeared as the chief planning witness at a Provincial Court Trial on Hutterites in Saskatchewan;

Preparation of planning studies and zoning by-laws for numerous cities, towns, villages and rural municipalities in Saskatchewan for the Department of Municipal Affairs;

Preparation of sections of the Annapolis Valley Regional Plan for Nova Scotia Municipal Affairs;

Preparation of the Uniacke District and Town of Berwick Municipal Plans and Zoning By-laws and Land Use Studies for various Towns for Nova Scotia Municipal Affairs



Ontario

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

ACKNOWLEDGMENT OF EXPERT'S DUTY

Case Number	Municipality
PL120371 & PL120484	City of Markham

1. My name is Michael S. Manett (name)
I live at the City of Vaughan (municipality)
in the Region of York (county or region)
in the Province of Ontario (province)
2. I have been engaged by or on behalf of Peak Garden Dev. (name of party/parties) to provide evidence in relation to the above-noted Board proceeding.
3. I acknowledge that it is my duty to provide evidence in relation to this proceeding as follows:
 - a. to provide opinion evidence that is fair, objective and non-partisan;
 - b. to provide opinion evidence that is related only to matters that are within my area of expertise; and
 - c. to provide such additional assistance as the Board may reasonably require, to determine a matter in issue.
4. I acknowledge that the duty referred to above prevails over any obligation which I may owe to any party by whom or on whose behalf I am engaged.

Date Oct. 20/12

Michael S. Manett
Signature