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November 11, 2013

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

**Re: Comprehensive Official Plan Review
Employment Conversion Request
Block 792 Approved Draft Plan 19TM-08002**

Cornell Rouge Development Corp. (CRDC) is the owner of Block 792, part of approved Draft Plan 19TM-08002. Block 792 is located on the north side of Highway 7 west of Donald Cousens Parkway on the east side of (future) Cornell Rouge Boulevard. The purpose of this letter is to request that the City of Markham designate the subject site as deferred in the Draft Official Plan.

The subject lands are approximately 1/3 of the total land area on the north side of Highway 7 between Cornell Rouge Boulevard and Donald Cousens Parkway. The remaining area of the block was the subject of a presentation on behalf of Flato Developments Inc. to Development Services Committee (DSC) on November 5, 2013. The decision of DSC at that meeting was to direct staff to defer designation of the Flato owned portion of the block as part of the current Comprehensive Official Plan Review to facilitate the submission and processing of a complete Official Plan Amendment application for those lands.

All of the lands on the north side of Highway 7 between Cornell Rouge Boulevard and Donald Cousens Parkway are within the Cornell Centre area as defined by the Cornell Secondary Plan and recognized in Section 11.7 of the Draft Official Plan. Consistent with the current Cornell Secondary Plan and City of Markham policies regarding new block development, Section 11.7.8.4 of the Draft Official Plan states the following:

"...in considering an application for *development approval* on the Key Development Area – Cornell Centre lands, a *comprehensive block plan* shall be required in accordance with Section 9.1.3 of this Plan."

Consequently, in order for any development application to be considered by the City of Markham for the Flato owned lands, a comprehensive block plan is required. The comprehensive block plan will need to consider the future development of the entire block along the north side of Highway 7 between Donald Cousens Parkway and Cornell Rouge Boulevard, which includes Block 792 of 19TM-08002. The need and importance of this comprehensive

block plan was demonstrated by the Concept Plan presented to DSC on November 5th which shows a vehicle access to the Flato owned lands across CRDC's lands. A comprehensive approach to building height and form, land use and site circulation is essential to a successful development of these lands in a manner that is consistent with the underlying new urbanism and transit supportive policies of Cornell Centre.

In order to facilitate the required comprehensive block plan for the entire subject block, CRDC is requesting that the designation of Block 792 of approved Draft Plan 19TM-08002 be deferred in the Draft Official Plan consistent with the DSC's November 5, 2013 decision for the adjacent lands.

CRDC is requesting the opportunity to address the City of Markham Development Services Committee on November 19, 2013 to present our request.

Sincerely,



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cc: Jim Baird, Commissioner, Development Services Commission
Marg Wouters, City of Markham
Biju Karumanchery, City of Markham
