

October 29, 2013

P.N.13.1956.00 FAA

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

Attention: Mayor and Members of Council
- and -
Mr. Jim Baird, Commissioner, Development Services

Re: Comprehensive Official Plan Review
Employment Conversion Request
Flato Developments Inc.

Gagnon & Law Urban Planners Ltd. (G&L) acts as Planning Consultant to Flato Developments Inc. (*Flato/Subject Site*), the Registered Owner of the lands located at the northwest corner of Donald Cousens Parkway and Highway 7.

Flato is desirous of working with the City of Markham to re-designate the *Subject Site* to permit a broader range of employment and residential land uses. The vision for the development of the *Subject Site* is being pursued as part of the Comprehensive Official Plan Review which is currently underway in connection with the City-wide employment land conversion study.

Pre-Consultation Application – Flato North Parcel

A Pre-Consultation Application was filed on August 28, 2013 for the northern two-thirds of the *Flato* lands. It is proposed that the *Flato* North Parcel be developed in accordance with the “Mid-Rise Residential” designation. It is envisaged that a total of 91 residential townhouse units will be built; plus two (2) single detached dwellings, a segment of the local road network and a portion of a local park.

Mixed Use Development – Flato South Parcel

Flato envisages developing the southern portion of the *Subject Site*, which fronts onto Highway 7, for two (2) 20-storey residential towers, resting on top of a 4-storey mixed use retail and office podium; running parallel to Highway 7; as follows:

- | | |
|---|-----------------------------|
| • Retail (Ground Floor) | 2,605 m.sq. (28,040 sq.ft.) |
| • Office (2 nd , 3 rd and 4 th Floors) | 8,685 m.sq. (93,485 sq.ft.) |
| • Residential (5 th to 24 th Floors) | 348 units |

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Amendment Application and Presentation

Flato had originally asked us to appear this evening as a Delegation before City of Markham Council for the purpose of formally introducing the *Flato* Concept Plan. Consistent with the advice received from City Clerks Department staff, we will not be appearing this evening. It is now our intention to appear as a Delegation before the November 5, 2013 Development Services Committee.

In advance of the November 5, 2013 Meeting, *Flato* has instructed us to prepare and file a formal Official Plan Amendment Application; to include a Planning Justification Report, a Concept Plan, as well as Municipal Processing Fees.

As a precursor to our appearance at the November 5, 2013 Development Services Committee, we are pleased to file with the City of Markham a copy of the attached Letter, Presentation and freestanding Concept Plan.

Flato looks forward to working closely with City staff and the whole of Council on the vision for the development of the *Subject Site*.

Yours truly,

A large, stylized handwritten signature in black ink, likely belonging to Michael Gagnon, is written over a horizontal line.

Michael Gagnon, B.E.S., M.C.I.P., R.P.P.
Managing Principal Planner
www.gagnonlawurbanplanners.com.

- c c: S. Rehmatullah, Flato Developments Inc.
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