



**HALEY PLANNING &  
DEVELOPMENT SOLUTIONS**

June 17, 2013

Corporation of the City of Markham  
Anthony Roman Center  
101 Town Centre Boulevard  
Markham, Ontario  
L3W 9W3

Attention: Kitty Bavington  
Council/Committee Coordinator

Re: Request for Recognition of Open Storage  
Thornlea Development Area  
332 John Street, Thornhill  
Can -Am Express  
Yefim Ostrirov

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We are in receipt of the Public Meeting Notice emailed to my office on June 14, 2013. Please accept this correspondence as our reply to be read into the record.

Based on the Notice, the proposed policies would strictly prohibit Open Storage facilities. As noted in our previous correspondence to your office on June 1, 2013, my client would like the use of his property for Open Storage to legally park his licensed charter buses on the above noted site. The lands are currently zoned to permit a contractors yard on one portion, as well as M- Industrial type uses as permitted in By-law 77-73, on the balance of the property. In my opinion this would be a less offensive use than what is currently allowed in the by-law.

We have met with the local councilor and planning staff to discuss this matter and believe the use could be made very compatible with the

existing surrounding land uses. The site is unique in that it is surrounded on two sides by both the railway line to the west and the John Street bridge overpass to the south, which both acts as natural buffers and separate the site from any existing residential uses.

It appears somewhat inconsistent that Council is considering the conversion of the Canac site, four (4) lots east, that are within the Employment designation for predominantly residential uses, when they do not support 12 other conversion/re-designation applications on the premise the municipality will have insufficient supply to meet employment targets. Clearly there is a bias toward the existing residential uses. My client is concerned that because of this, his employment opportunities will be limited and ultimately eliminated notwithstanding that this use has existed since 1968.

In conclusion, my client asks that his site be considered for open storage, only after a thorough land use review, testing the issue of compatibility, amongst other matters, and implementing such change through Site Plan Control.

Once again, we are prepared to discuss this matter with planning staff and prior to Councils final adoption of the new Official Plan.

Trusting this is satisfactory for your purposes.

Respectfully submitted;

Bill Haley, M.C.I.P, R.P.P

## **Weatherill, Tannis**

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**Subject:** Canac Lands proposed Zoning By-Law Amendment

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**From:** lernereric

**Sent:** Monday, June 17, 2013 4:42 PM

**To:** Blake, Ronald

**Cc:** Robert Mintzberg; Bob McLean; Alex Bae; Lloyd Segal; Beverly Segal; Linda Lerner (@ gmail)

**Subject:** Canac Lands proposed Zoning By-Law Amendment

Hi Ron,

Further to our telephone conversation this afternoon, my understanding is that the Zoning By-Law Amendment for the Thornhill Revitalization Area is to be discussed at tomorrow morning's Development Services Committee Meeting. Our concern, as home owners adjacent to the Canac land (which is part of the Thornhill Revitalization Area) is as follows:

- The Zoning By-Law Amendment being presented is in draft form only. The planning consultant who drafted the By-Law should have included an explanation of the H (Holding) designation.
- Staff will be proposing that the H designation be incorporated so as not to allow anything other than what is currently on the Canac land. Since the Canac land is currently vacant (i.e. the former Canac factory/warehouse has been demolished), this means that no new development will occur on the Canac land
- We believe that the Zoning By-Law Amendment being brought forward be amended to include a section that explains why the Canac land is being placed with the holding provision and that details on the mechanism for lifting the holding provision be provided

You also mentioned that a new proposal for the Canac lands has been submitted and that this submission will be subject to a public hearing that will occur some time in the fall. We, as adjacent land owners, look forward to having input into the Canac lands.

Ron, as mentioned, I will speak at the Development Services Committee meeting that is to occur tomorrow night. I look forward to meeting you there.

Thanks.

Eric Lerner