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April 5, 2013

Ms. Kitty Bavington,
Clerks Department,
Town of Markham
Markham Civic Centre, 101 Town Centre Boulevard,
Markham, Ontario, L3R 9W3
VIA Email: kbavington@markham.ca

MGP File: 13-2185

Dear Ms. Bavington:

**RE: Dorsay (Residential) Developments Inc. (subsidiary of Dorsay Development Corporation)
Comments on Town of Markham New Official Plan**

We represent the Dorsay Development Corporation which owns approximately 1.045 hectares of land east and west of Circa Drive north of Highway 7 in the Markham Centre Secondary Plan. Dorsay is currently in the process of preparing a development proposal for the subject lands.

We have conducted an initial review of the Town's Draft Official Plan and are concerned that the Mixed Use Office Priority designation proposed on the subject site does not appropriately recognize the potential uses which could be developed on the lands nor does it responds to the market demand for land uses on the subject property. We believe that there are opportunities to provide more flexibility in the land use permissions on the site which are not properly addressed in the currently proposed plan..

We thank you for this opportunity to participate in the review of the new Official Plan. We look forward to discussing our comments with you following our more thorough review of the policies of the Draft Official Plan.

Yours very truly,

MALONE GIVEN PARSONS LTD.

A handwritten signature in black ink, appearing to read 'Matthew Cory', is written over a circular stamp or seal.

Matthew Cory, MCIP, RPP, PLE, PMP

Principal

mcory@mgp.ca

cc: *Clients; S. Rosenthal,
J. Baird, Commissioner of Development Services
M. Wouters, Senior Manager, Policy and Research*

AIRD & BERLIS LLP

Barristers and Solicitors

Patricia A. Foran
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April 8, 2013

Our File No. 110524

BY EMAIL: kbavington@markham.ca

Development Services Committee
City of Markham
Markham Civic Centre
101 Town Centre Boulevard
Markham, ON L3R 9W3

Attention: Kitty Bavington, Council/Committee Coordinator

Dear Sirs and Mesdames:

**Re: Development Services Committee Meeting scheduled for April 9, 2013
Item No. 10 – Draft Official Plan 2012; Public Consultation Overview (10.0)
Our Client: Lindvest Properties (Cornell) Limited
Official Plan Amendment Application (File No. OP 12 132870)**

We are the solicitors for Lindvest Properties (Cornell) Limited.

We write respecting the above-captioned report that was deferred from the Development Services Committee meeting of March 19, 2013 and, in particular, recommendation 4 of the report. We understand that Council resolved on March 19, 2013 to schedule consideration of the employment conversion requests outlined in the report for a May Development Service Committee meeting. As our client is affected by such recommendation, we would appreciate the earliest confirmation of scheduling of that meeting.

Additionally, we would request that Committee direct Staff, in advance of the May Committee meeting, to meet with our client to review their complete Official Plan Amendment ("OPA") application filed on December 31, 2012 (deemed complete on January 8, 2013) and to provide comments on same. Recently, our client was asked to provide additional information respecting one aspect of its application dealing with residential and employment development under its Updated Concept Plan. Our client has provided that information as requested by your Staff. However, and in order for the May Committee meeting to be a meaningful one, our client would ask that any and all further comments on its OPA application be provided by your Staff to enable our client to provide a response in advance of such meeting.

Additionally, we would ask that Staff be directed to report at the May Development Services Committee meeting on the totality of our client's application and not just the component of the application that involves a redesignation of lands designated for employment purposes. In particular, our client has been guided by Council's recent

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approval of other employment land conversions and wishes to have its application considered in the same manner as these other applications. Our client's application provides an Updated Concept Plan for Cornell Centre that provides for a more balanced mix of residential and employment uses including a higher density of employment uses focused on Donald Cousens Parkway. Components of the application cannot be assessed in isolation of the other aspects of our client's application reflected in the updated overall community design.

Our client wishes to have the opportunity to present its entire application, and not just address the component that deals with its employment lands, at the May Development Services Committee meeting. If additional time is required in order to permit our client to do this, we would request that our client's application also be listed as a separate item for consideration by Committee at the same meeting.

Yours truly,

AIRD & BERLIS LLP



Patricia A. Foran

PAF/jad

c. Lindvest Properties (Cornell) Limited

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**Aileen Willowbrook Ratepayers Association
Deputation to Development Services on Tuesday April, 9, 2013
in regards to
Item 10. Draft Official Plan regarding Thornlea Industrial Area Revitalization**

Alena Gotz is a resident of Thornhill speaking on behalf of AWRA's President Peter Pavlovic.

Thank you Mayor Scarpitti and Councilors:

I speak today on behalf of AWRA's newly elected President Peter Pavlovic who could not be present due to prior engagements.

We have a couple of questions about discrepancies we have noticed in the March 19 Minutes of the Council Meeting which in our view do not reflect exactly what was agreed at the DSC and Council meetings of the same day:

1. The Council Minutes' Item (4) INFORMATION REPORT
THORNHILL REVITALIZATION AREA
LAND USE STUDY: SUMMARY AND DISCUSSION OF THE
RECOMMENDATIONS OF THE WORKING GROUP AND
CITY STAFF/CONSULTANT
FILE PR 11 127722 (10.0)
was approved by Planning Staff and adopted by Council, and the Minutes say in

“ 5) That the Development Services Committee and Council provide the
following direction to staff:

a) In the Thornlea Revitalization Area, excluding the former
Canac site, prohibit manufacturing, assembly and warehousing,
other than where no Certificate of Approval is required from
the Ministry of the Environment, and prohibiting auto-body
repair shops in the new Official Plan; “

However, Alena Gotz of AWRA was present when the DSC panel discussed pollution emitted by auto-body and auto-repair shops. It was agreed that both, new auto-body repair shops **AND** new auto-repair shops should be equally prohibited as both are allowed to spray automobiles and produce exhaust gasses. Both types of automotive repair also require MOE's CofA approval.

This was missed in the Minutes and we ask that the wording be corrected to read in the new Official Plan as follows “, and prohibiting auto-body repair shops and auto-repair shops ... “

2. The Minutes do not mention the Community Improvement Plan either, which is of key importance to any successful Revitalization Plan.

Could Council and Planners please clarify why the Minutes do not include the CIP and when, how and by whom the Plan will be implemented.

3. Official Plan and the Processes used by the Town to ensure “No-CofA “compliance

Could the Planners please speak to how exactly number 1 & 2 will be ensured, and what processes will be put in place to ensure that no operations requiring a CofA from the Ministry of the Environment would receive a permit from the City of Markham.

Thank you.