

-----Original Message-----

From: Harrison, Laurie (2441) |

Sent: June 13, 2007 4:21 PM

To: Raynor, Christopher

Subject: 24 Deanbank Drive

My house (24 Deanbank Drive) has been classified as a Class A property within the revised Thornhill Village Heritage Conservation District Plan (revised 2007 option). However, based on the revised definitions, I believe that my house should now be classified as a Class B property.

The reality is that my house, being a reproduction house built in 1963, is a good neighbour to the Class A homes but is not an original heritage home and does not meet the criteria of the Class A properties. The house is made of modern materials and should not be held to the same regulations as the class A homes that were built in the early 19th century.

I recognize that the house was likely classified as a "significant" property in the 1980's because of the fact that the original home owner (Napier Simpson) was an important member of the community and, therefore, the house had important associative value. However, this is now a definition of the Class B homes.

Therefore, I request that my home be reclassified as a Class B home. If you wish to speak with me, please contact me at 416-659-4243.

Thank you,
Laurie Harrison

Michael J. Bishop

129 John Street
Thornhill, ON L3T 1Y3
Canada

Phone 905-470-0889
Fax 905-470-0888
Email mbishop@bishopgraphics.com

June 14, 2007

Town of Markham – Anthony Roman Centre
Clerks Department
101 Town Center Blvd.
Markham L3R 9W3

Re: Thornhill Heritage Conservation District Plan
Classification of “C” buildings.

To whom it may concern

My wife and I have resided at the above address since 1984. When we purchased our property there was nothing to indicate we were buying anything but a side split bungalow in Thornhill. There were no restrictions with respect to the Thornhill Heritage District regarding renovations or a complete rebuilding nor any building classifications. Furthermore we were never advised of the “1986 Heritage District Plan” and consequently unaware of changes until this proposed revised “Thornhill Heritage Conservation District Plan 2006”.

“Class C”

It is our belief that we should **not** have any classification whatsoever as our structure is not sympathetic to the heritage character of the district by virtue of design, materials and scale.

We are in the process of planning renovations, an addition, or a complete rebuild in the near future and we do not want unreasonable restrictions placed on us with respect to design and the use of modern building materials.

We would not have purchased a heritage home in the first place knowing that we would have possible restrictions placed on us in the future.

Yours truly,

Mike & Jennifer Bishop



Blake, Cassels & Graydon LLP
Barristers & Solicitors
Patent & Trade-mark Agents
199 Bay Street
Suite 2800, Commerce Court West
Toronto ON M5L 1A9 Canada
Tel: 416-863-2400 Fax: 416-863-2653

June 15, 2007

Gerald S. Swinkin
Partner
Dir: 416-863-5845
gerald.swinkin@blakes.com

E-MAILED AND MAILED

Reference: 70348/2

Ms. Sheila Birrell
Town Clerk
Town of Markham
101 Town Centre Boulevard
Markham, ON L3R 9W3

Re: Development Services Committee Meeting of June 19, 2007
Item 22 – Thornhill-Markham Heritage Conservation District Plan - Revised Plan 2007 and
Re: 1547155 Ontario Limited - 7751 Yonge Street, Town of Markham

Dear Ms. Birrell:

Would you please ensure distribution of this letter to the members of the Development Services Committee for the purposes of their meeting scheduled for June 19, 2007.

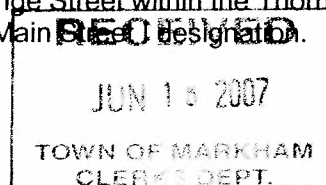
We represent 1547155 Ontario Limited, the registered owner of 7751 Yonge Street. This property is improved with what was the Thornhill Post Office, since disposed of by the federal government and now occupied for general commercial purposes. The building is outmoded, unremarkable and should be replaced with appropriate development.

Our client filed an application in 2005 for Official Plan Amendment and zoning amendment under Planning Files OP05 005462 and ZA05 005465. Town Council failed to deal with this application in a timely fashion and it is now before the Ontario Municipal Board, the appeal hearing to commence on November 20, 2007.

Our client has had extensive discussions with Town staff, appeared before Council and its Committees and participated in a number of community and public meetings regarding its applications and evolving Town policy and the policies of other jurisdictions.

In fact, our client participated in the process that led up to the adoption by Town Council on June 13, 2006 of OPA 154, the new significant amendment to the Thornhill Secondary Plan, which Official Plan amendment came into force on November 10, 2006. I would remind Council that OPA 154 gives effect to the Thornhill Yonge Street Study which evolved over a lengthy period. The study was co-sponsored by the Town of Markham and the City of Vaughan, and its conclusions and recommendations are based on sound planning principles. Most importantly, the recommendations in both the Planning Study and OPA 154 were unconditionally supported by the Town's own professional planning staff.

OPA 154 specifically identifies the properties fronting on Yonge Street within the Thornhill-Markham Heritage Conservation District as being within the Heritage Main Street Designation.



That designation makes allowance for mixed use development up to 5 storeys in height subject to a variety of criteria, not the least of which is compatibility with adjoining land uses and adherence to the Urban Design Guidelines endorsed through the Thornhill Yonge Street Study 2005.

OPA 154 is the detailed manifestation of higher order policies and public works initiatives. This is touched upon in part in the June 19, 2007 report to Council on the Thornhill-Markham Heritage Conservation District Plan as prepared by Mr. Regan Hutcheson.

Specifically, in referencing planning issues which have impacted the Heritage District, the report identifies not only the Thornhill Secondary Plan as newly minted but also Region of York OPA 43 (Centres and Corridors) and the Region's Yonge Street transit system improvements. Region of York OPA 43 identifies Corridors and specifically identifies Yonge Street as a Regional Corridor. As such, the local municipalities are to plan for these corridors in order to secure redevelopment which is compact and of a mixed use character in order to achieve intensification. A specific overall long-term density target of 2.5 FSI is established for Regional Corridors.

Region of York OPA 43 was developed to be consistent with the intensification policies of the Provincial Policy Statement.

Since that time, the Growth Plan for the Greater Golden Horseshoe has taken effect (as of June 16, 2006) and binds the decisionmaking of all municipalities and approval authorities. Section 2.2.5 of the Growth Plan recognizes intensification corridors and directs planning to achieve increased residential and employment densities which support and ensure the viability of existing and planned transit service levels and ensure a mix of residential, office, institutional and commercial development.

The 2006 draft of the Thornhill-Markham Heritage Conservation District Plan would have been consistent with these policy initiatives in leaving open the prospect of development on Yonge Street that would offer intensification as directed from the most senior levels of planning jurisdiction.

Despite an absolutely consistent chain of policy decisionmaking and a coherent linking of Provincial, Regional and local policy, arising out of a Town Council Resolution on April 24, 2007, a complete reversal and undermining of these directives took place. Council directed the limitation of height on Yonge Street to 12 metres. With this out of the blue artificial limitation, it will not be possible to achieve any form of intensification in this important segment of the Regional Corridor.

Subsection 24(1) of the *Planning Act* prohibits the enactment of any by-law that does not conform with an Official Plan.

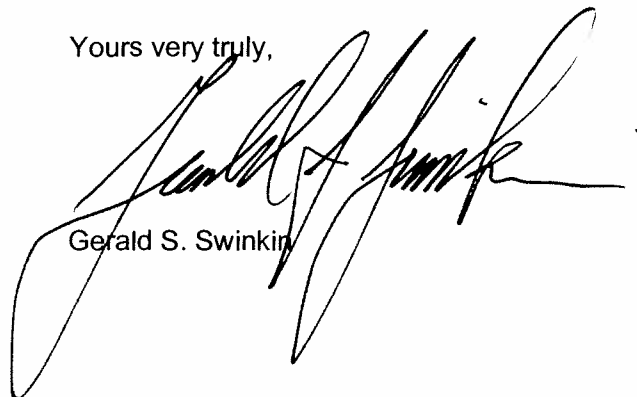
Subsection 14(1) of the *Places to Grow Act*, 2005 prohibits the enactment of any by-law that does not conform with the Growth Plan.

In our view, the April 24, 2007 Council directed amendment regarding height on Yonge Street would not conform with the Town Official Plan, the Regional Official Plan, the Provincial Policy Statement or the Growth Plan, and such an enactment would therefore be unlawful. We would request that Town Council reconsider the April 24, 2007 Resolution and restore the Heritage Conservation District Plan policies to those which prevailed in the draft plan preceding that resolution.

It is also our submission that our client's property no longer properly belongs within the Heritage Conservation District. As noted at the outset of this letter, it is an outmoded, unremarkable building that makes no contribution to the heritage character of the area. It has been classified in Category C and is therefore of limited or no heritage value. The land parcel is anomalous to the lot fabric of the bulk of the designated area. The parcel requires redevelopment of a magnitude that fulfils contemporary planning objectives and properly relates to the high order transportation and planning function of Yonge Street. In the same way that the Thornhill Summit Condominium does not form part of the Heritage Conservation District, this parcel should also be removed. Insufficient consideration was paid to these issues in the Heritage Conservation District Review and we reserve the right to pursue the removal of this property from the Heritage Conservation District.

After the series of planning consultations and decisions which have preceded this initiative, each of which by law had to have regard for heritage values, and in light of the public interest and good sought to be achieved by these prevailing and approved policies, any adoption by Town Council of an artificial 12 metre height limit on Yonge Street will be nothing more than a sacrificing of good planning, land use efficiency and effective exploitation of transportation infrastructure at the altar of sentimentality. Our client will vigorously oppose such a retrograde step.

Yours very truly,



Gerald S. Swink

GSS/ml

c: C. Bitton
M. Winch
C. Levitt
(all e-mailed only)

21618256.1

IBIS HOLDINGS INC.
7699 Yonge Street
Thornhill, Ontario L3T 1Z5

June 16, 2007

Town of Markham, Anthony Roman Centre
Clerks Department
101 Town Centre Blvd.
Markham, Ontario
L3R 9W3

Re: Notice - Thornhill Heritage Conservation District Plan 2007

We are writing to register our objection to the proposals set out in your 'Notice' which was apparently hand delivered to our office building last week (copy attached). The notice makes reference to the considerable activity that took place prior to and including 2006. It also refers to the new building classification program.

We cannot understand how all the time and effort committed over the past couple of years, including several council meetings where certain changes to the Thornhill Heritage Conversation District Plan guidelines were agreed upon, **can be set aside without our having been given any notice whatsoever**. The amendments to the heritage district plan were supported by your staff and recommended by the joint Vaughan/Markham transit way consultant's report following several town hall meetings. We therefore fail to understand how your notice can say that **"the issue of height on Yonge Street was resolved through a separate council resolution limiting height to 12m (about 3 storeys)"**.

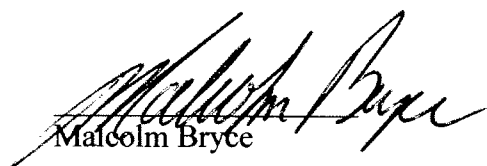
While this recent notice provides us little time to consider and respond, we hope to have the opportunity to speak to the matter at the Development Services Committee meeting on Tuesday, June 19, 2007. Considering both the lack of notice of the separate council resolution and this last minute notice on a subject that concerns our property, we would ask at the very least that this matter be delayed for further consideration.

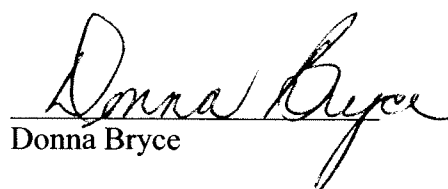
The second item covered in your notice was the new building classification system. It is indicated that your staff felt further consultation with affected property owners would be appropriate and useful. **As affected property owners, we were never consulted.** We simply received the April 27, 2007 letter reclassifying our building. I wrote an objection to the classification given our building. In spite of this a three page history and pictures of our building was included in the notice recently received with no covering letter of explanation. Frankly, it will take more time for us to comprehend the impact of this classification on our property.

I was a member of the committee in 1986 that formed the Thornhill Heritage Conservation District and for a period of time, the chairman. At the time, I encouraged the business owners along Yonge Street to opt into the heritage district concept. Many promises were made about the revitalization of the Yonge Street core, but to date (some 20 years later), the Thornhill, Yonge Street strip continues to languish. There has been nothing close to revitalization and due to the heritage district restrictions, most owners have been reluctant or not permitted to make improvements. The heritage impact today on Yonge Street property owners is so far from the concept we envisioned and recorded in the original documents that I regret having promoted the plan. However, it is never too late to correct past failures and we request more time to consult with the leaders of the residential heritage community to see if some compromises can be reached.

Please defer any action on these two issues for further consideration.

Yours truly,


Malcolm Bryce


Donna Bryce

MARKHAM COUNCIL DEVELOPMENT SERVICES COMMITTEE

I am here to register my objection to the recent changes proposed in

- 1) the 2006 Thornhill Heritage Conservation District Plan
and
- 2) the proposed new building classification plan.

These objections apply only in respect of the commercial properties bordering Yonge Street that are owned by only 8 entities.

I have no quarrel with the plan as it applies to the residential portion of the district, and I know my time is limited; so I intend to be as brief as possible.

Everyone familiar with these issues knows the recent history. By the fall of 2006, agreement had been reached that hopefully would result in some revitalization of the Thornhill/Yonge Street corridor following 20 years of decline.

Unbeknown to me and any of the commercial property owners I have been able to contact, meetings were held, a resolution was passed and major revisions have been endorsed, all without our knowledge, our input or concerns being heard.

Fortunately, THIS NOTICE (which was dropped off at our office sometime last week), was brought to my attention.

I question how these developments could take place without any of the 8 Yonge Street property owners being consulted. Why did the 2005/06 Heritage Conservation District advisory committee not have one representative from the commercial property owners?

The original heritage committee (of which I was a member), included residential and commercial property owners and made every attempt to work in the interest of both groups. For many reasons it failed to create the conditions that would encourage heritage compatible commercial development.

I was hopeful that this new plan would encourage some activity and begin the long awaited Thornhill revitalization. However, these recent actions by a small group of residential property owners has the potential of prolonging the downward slide of the commercial area.

I worry that this step back will lead to further deterioration of the commercial area resulting in poor quality tenants, poorly maintained properties and even the influx of undesirable elements attracted to low rents similar to the massage parlor operation that took over a year to have shut down with the assistance of the police.

I believe a heritage compatible, 5 storey building proposed for the old post office would be an improvement. It would attract 100 or more condo residents that would take pride in the area, patronize local business and remove one of the eye sores we have tolerated for so many years.

The 2006 plan that was agreed upon was supported by your staff, the joint transit study consultants and the commercial property owners. With all this support behind the revisions, I cannot understand how it can be overturned at this time.

Please defer this matter and put a representative of the commercial property owners on any committee going forward and insure we receive timely notification of developments. There are only 8 of us; however a greater effort appears to be required to keep us informed.


A notice dropped off a week before decision time is hardly fair. The matter before you today reflects the input of only a few residential property owners. The commercial property owners are entitled to the same level of consultation in respect to the Yonge Street section of the district.

NEW CLASSIFICATION GUIDELINE

On the issue of the new classification guidelines, all I have to say (and this is also specific to the commercial properties), it is completely the opposite of the plans discussed back in 1986 when I encouraged the business community to opt in on the basis that with the assistance of the town and heritage, every effort was going to be made to revitalize Thornhill. As you all know, revitalization did not happen and for the past 20 years, the area has been in decline.

Specifically on our building, we pay the taxes, maintain the building's character (at considerable expense), plant and tend the gardens and our son and 2 daughters continue to run the family business that their grandfather started there some 50 years ago.

However, it appears that control of the destiny of the building and property is in the hands of others. No-one would support this situation.


Submitted by Malcolm Bryce
IBIS Holdings Inc.

Raynor, Christopher

From: Penny Long

Sent: June 18, 2007 11:13 PM

To: Raynor, Christopher

Subject: heritage conservation district plan

To whom it may concern: We purchased our home, 159 John Street, Thornhill in 1980. There were no historical classifications, significance or restrictions on it. We did not ever agree to it becoming "significant" & do not agree to it being reclassified to an "A" at this time.

We are sending this for the record as we may appeal.

Sincerely

Jack & Penny Long