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November 23, 2005

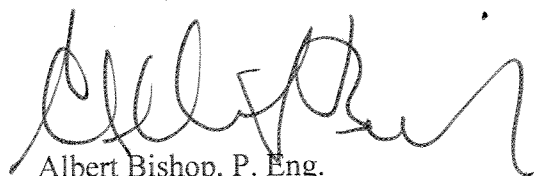
Ms. Kitty Babbington
Clerk's Department
Town of Markham
101 Town Centre Boulevard
Markham, Ontario
L3R 9W3

Dear Kitty,

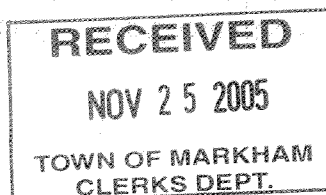
Re: Presentation to Development Services Committee, November 22, 2005

Attached is a copy of the presentation that I made to development Services Committee yesterday regarding Service Allocation, at least that is the way it was written. My actual words were slightly different, particularly at the beginning, but the end was the same and the points I tried to make were the same. I have also sent a copy to John Webster. I hope this is useful.

Yours very truly,



Albert Bishop, P. Eng.
Principal



**Presentation to: Development Services Committee
re: Service Allocation
by: Al Bishop on behalf of The Cornell Land Owners Group
on: November 22, 2005**

Mr. Chairman and Members of the Committee:

My name is Al Bishop. I am the Manager of the Cornell Land Owners Group and I wish to speak to you today on behalf of the Group regarding the Service Allocation recommended for the Cornell Community.

The Cornell Land Owners Group includes many of the major builders and developers in Markham. It also includes the Toronto United Church Council, which is proposing a mixed use project including a Church in the community core.

I want to acknowledge that Service Allocation is a very difficult issue to deal with, and one in which it is probably impossible to satisfy everyone. I congratulate staff for the thought and effort that they applied in making their recommendations, but unfortunately I cannot say that I agree with their recommendations as they relate to Cornell. I will tell you why.

In February of this year, approximately 4700 units of Service Allocation were assigned throughout the Town. Of that, 748 Units or roughly 16%, were assigned to Cornell. The Cornell Land Owners support that.

Now, a further 2,271 units of Service Allocation are recommended to be assigned. Staff have not recommended that any of that be assigned to Cornell. We do not support that.

We have written to the Town and met with Staff to express our concern and disagreement with the recommendation. The reasons for the recommendation have been explained to us. We understand the reasons, but we do not agree with the conclusion.

But I am not here to ask you to change the Recommendation. I am here to remind you that Cornell is a very important Community in the Town of Markham, and to ask you to remember that, at least in our view, a "debt" is owed to Cornell which should be "repaid" when the next round of Service Allocation is being considered.

Why is Cornell an important community?

In the ranking system of New Communities, the Town ranks Cornell as the only #2 ranked Community in the Town. All other new communities are ranked as either #3 or #4, except for Markham Centre, which is ranked as #1.

There are several reasons why Cornell is ranked so highly.

Cornell is known provincially, nationally and internationally as a Model Community for New Urbanism.

Cornell is home to the Markham Stouffville Hospital and is the site for the new Salvation Army Grace Hospital

Cornell is the largest New Community in the Town of Markham encompassing one full concession block plus parts of two others and contains over 1,500 acres.

Cornell is a complete community and includes residential, shopping, employment, institutional and entertainment uses.

The core of The Cornell Community, to be called Cornell Centre, fronts both sides of Highway 7. It already includes the Hospital Campus and the site of the Town's proposed Community Centre Complex, and the Town and the Owners have ambitious plans for the continued development of this core with higher density mixed use projects.

Cornell Centre will support the Regional Rapid Transit System, VIVA, which travels along Highway 7 and will have a Terminal for connection with other transit systems in the heart of Cornell Centre.

Highway 7 through Cornell will evolve into an urban street, referred to as Avenue 7, and development along Avenue 7 will demonstrate exceptional urban design in a new urbanism community.

It is this type of development that could easily lead to Cornell receiving a #1 Priority Ranking.

So as you approve the recommendations regarding Service Allocation, which I suspect you will, I ask you to remember two things.

- I ask you to remember that Cornell is a very important community in the Town
- I also ask you to remember that Cornell was not recommended to receive any new Service Allocation from this most recent distribution.

In our view that creates a "debt" owed to Cornell, which should be "repaid" from the next round of Service Allocation.

Thank you.