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Valerie Shuttleworth  
Director, Planning and Urban Design  
Town of Markham  
101 Town Centre Boulevard  
Markham, Ontario L3R 9W3

January 18, 2008

**Re: Request for Deferral - Cornell Secondary Plan; Item 6b (5) on Council Agenda Jan. 22, 2008**

Dear Ms. Shuttleworth,

We are writing today with regard to Markham's proposed new draft Cornell Secondary Plan (CSP). We have previously provided comments in a letter dated, March 7, 2006, which is attached for your reference (Appendix 2).

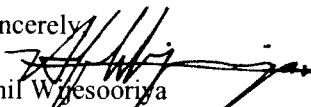
As you are aware, the Ministry of Public Infrastructure Renewal (PIR) owns provincial lands on behalf of Her Majesty the Queen in Right of Ontario. ORC is agent to PIR and is the strategic manager of the provincial government's real property, with a mandate of maintaining and optimizing value of the portfolio, while ensuring real estate decisions reflect public policy objectives.

ORC's specific interest in the draft CSP relates to the provincial property on the east side of Reesor Rd., between Hwy. 407 and Hwy. 7 ("subject lands" – Appendix 1). It is our understanding that the report going forward to Markham Council on January 22, 2008 for approval states in part: "That the lands east of Reesor Road, identified as a 'Deferral Area' in the updated Cornell Secondary Plan, be designated as a Study Area to allow for additional consideration of options regarding future use of these land owned by the Province, including possible designation of these lands for business park employment, open space, Rouge Park and/or other appropriate uses."

Given that the above change in policy direction was made very recently, as per the decision of the Development Services Committee on January 15, 2008, ORC is **requesting that this item be deferred**, so that we have sufficient time to review the implications of the changes and proposed policy framework and to engage in further discussion with Town planning staff and other key stakeholders.

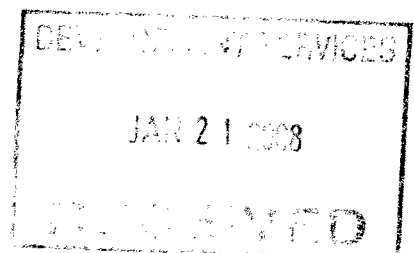
It will be of benefit to the Town and Region if all the secondary plan approvals go forward in one comprehensive package, covering the entire study area, thus, avoiding any piecemeal approaches to planning approvals. We look forward to continuing to work with you in this important community building initiative.

Sincerely,

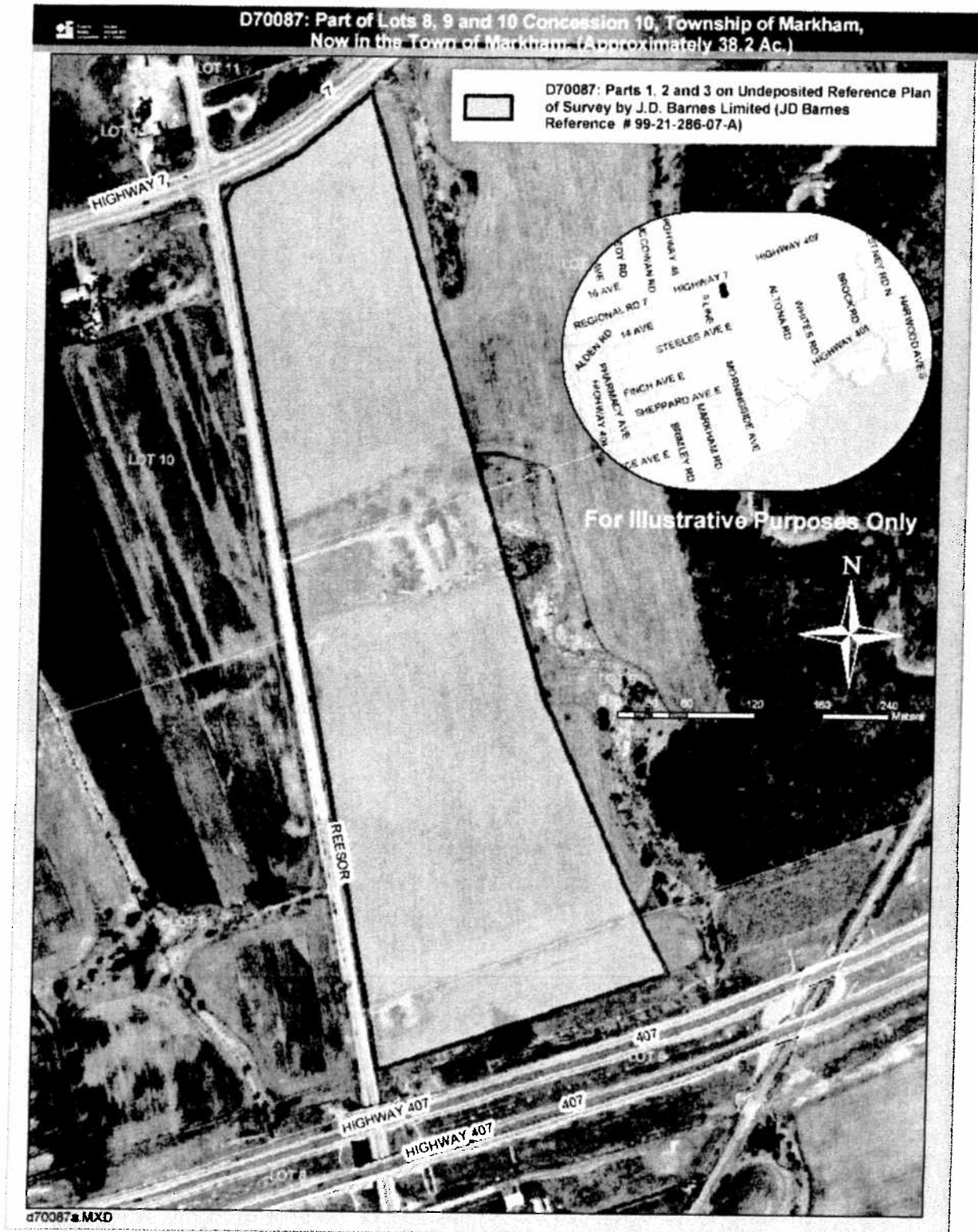
  
Anil Wijesooriya  
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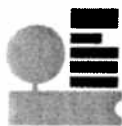
C: Marg Wouters; Tim Lambe; Gary Waddington; John MacKenzie; Hersh Tencer; Anton Pajasek



# APPENDIX 1



## APPENDIX 2



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Valerie Shuttleworth  
Director, Planning and Urban Design  
Town of Markham  
101 Town Centre Boulevard  
Markham, Ontario L3R 9W3

June 16, 2006

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### Re: Preliminary ORC Comments on the Draft Cornell Secondary Plan (Mar. 7, 2006)

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Dear Ms. Shuttleworth,

We are writing today with regard to Markham's proposed new draft Cornell Secondary Plan (CSP).

As you are aware, the Ministry of Public Infrastructure Renewal (PIR) owns provincial lands on behalf of Her Majesty the Queen in Right of Ontario. ORC is agent to PIR and is the strategic manager of the provincial government's real property, with a mandate of maintaining and optimizing value of the portfolio, while ensuring real estate decisions reflect public policy objectives.

ORC's specific interest in the draft CSP relates to the provincial land holding on the east side of Reesor Rd., between Hwy. 407 and Hwy. 7 ("subject lands" – Appendix 1). It is our understanding that the draft CSP proposes to bring the subject lands within the urban area and redesignate them for industrial-business park uses.

Based on our preliminary review of the draft secondary plan, and consistent with our mandate, ORC has no objections to the town's proposal at this time. However, we do have the following comments and requests for clarification:

#### **General Comments**

1. As you may be aware, the draft Little Rouge Corridor Management Plan (LRCMP) identifies the subject lands as a potential candidate for acquisition for Rouge Park purposes. ORC sits on the Steering Committee for the LRCMP and has requested that the following comment be incorporated into the draft site acquisition section of the LRCMP: "In the event that the lands north of Highway 407 and east of Reesor Rd. are not acquired by Rouge Park, and these lands are developed in accordance with the draft proposed Cornell Secondary Plan, then the Rouge Park will work with the land owner and the Town of Markham to ensure that development on these lands is compatible with the Little Rouge Corridor." You may wish to consider the above in relation to the Environmental Management Study components required by the CSP.
2. As part of our standard due diligence, ORC is conducting survey and environmental work on the subject lands and we would be pleased to meet with you to discuss this work to help inform the CSP.

### **Requests for Clarification**

1. ORC seeks clarification as to the status/timing of the updated master servicing study and the development phasing plan, along with information on how the subject lands are treated in these plans. Please confirm whether there will be any servicing allocation constraints that may impact a potential future business park use on the subject lands.
2. For our records, please send us a complete digital copy of the Employment Lands Technical Study – including text and maps (please forward the file to [anil.wijesooriya@orc.gov.on.ca](mailto:anil.wijesooriya@orc.gov.on.ca)).
3. ORC seeks clarification as to the status of the Markham Transportation Planning Study. Please confirm whether any consideration has been given to realign Reesor Rd. between Hwy. 7 and Hwy. 407.

Please keep us informed as the proposed amendments move forward to Committee and Council and I would be pleased to speak with you if you have any further questions or concerns.

Sincerely,

John MacKenzie, MCIP, RPP  
GM, Planning  
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