



MEMORANDUM

From: Brian Lee, Acting Commissioner of Development Services 

To: Members of Council

Copy to: Executive Leadership Team
Catherine Conrad, City Solicitor

Prepared by: Catherine Jay, Manager, North District 

Date: October 17, 2017

Re: Addendum to Development Services Committee September 25, 2017 report entitled
'Conceptual Master Plan for the Future Urban Area – Community Structure Plan and Key Policy Direction'

On September 25, 2017 Development Services Committee received a staff report entitled "Conceptual Master Plan for the Future Urban Area – Community Structure Plan and Key Policy Direction". Development Services Committee endorsed the report and plan.

On September 24, 2017, a letter was received from the solicitors representing the Kennedy McCowan Landowner Group (letter attached). Kennedy McCowan Landowner Group (Kennedy McCowan) owns approximately 162 hectares (400 acres) of land located in and adjacent to the Future Urban Area, east of Kennedy Road and north of Major Mackenzie Drive. Kennedy McCowan has requested that the following changes be made to the mapping in the Conceptual Master Plan report:

- Kennedy McCowan request: Figure 5 shows a watercourse on Kennedy McCowan's lands which does not exist. Kennedy McCowan recognizes that these lands are outside the FUA; however, it is important that mapping inaccuracies not be perpetuated.

Staff response: Until this issue can be investigated, all watercourses were removed from the mapping on Figure 5. (See revised Figure 5 attached).

- Kennedy McCowan request: Figure 13 is map which is under appeal before the Ontario Municipal Board. Kennedy McCowan requests that the Figure be annotated as follows: "This map is subject to appeal before the Ontario Municipal Board."

Staff response: This addendum has been made (See revised Figure 13 attached).

In addition, to be consistent with the above revisions, Figures 9, 10 and 11 of the report, are revised to remove the watercourses.

Staff recommend that Council receive this memo, the attached letter and the revised Figures 5, 9 10, 11 and 13.

Q:\Development\Planning\MISC\MI551 Future Urban Area Planning (FUA)\DSC September 2017\Council Oct 17\Council Memo October 2017.docx

September 24, 2017

Our File No.: 06.3883

Via Email

kbavington@markham.ca

Mayor and Members of Development Services Committee
City of Markham
Anthony Roman Centre
101 Town Centre Boulevard
Markham, ON L3R 9W3

Attention: Kitty Bavington

Dear Sirs/Mesdames::

**Re: Kennedy McCowan Landowner Group
DSC Meeting September 25, 2017 – Agenda Item 7**

We are solicitors for Kennedy McCowan Landowner Group, the owner of approximately 400 acres of land located within and adjacent to the Future Urban Area ("FUA") in the City of Markham.

Our client, with the assistance of Macaulay Shiomi Howson Ltd. and Natural Resource Solutions Inc. has been working with Markham staff and other landowners to provide input into the Conceptual Master Plan for the FUA. Staff has recommended that the document entitled: "Conceptual Master Plan for the Future Urban Area – Community Structure Plan and Key Policy Direction", *"be endorsed as the basis for the review and approval of statutory secondary plans for the Future Urban Area lands."* Given that the document is to provide a foundation for future secondary plans, it is critical that the mapping be accurate.

We note the following for clarification:

- Figure 5 shows a watercourse on our client's lands which does not exist. We recognize that these lands are outside the FUA; however, it is important that mapping inaccuracies not be perpetuated. A copy of Figure 5 is attached and the error is circled in red. We ask that the circled line be removed from the map.
- Figure 13 is a map which is under appeal before the Ontario Municipal Board. We ask that the Figure be annotated as follows: *"This map is subject to appeal before the Ontario Municipal Board."*

We appreciate the effort made by staff to seek input from landowners in the preparing the Conceptual Master Plan and ask that these two changes be made in the endorsed version of the Plan.

Yours very truly,

Goodmans LLP

A handwritten signature in black ink, appearing to read 'Catherine Lyons', with a long horizontal flourish extending to the right.

Catherine Lyons






CAL:sls

c.c. Kennedy McCowan Landowner Group

FIGURE 5

SUBWATERSHED BOUNDARIES

Legend

-  Future Urban Area
-  Greenway System
-  Countryside Area
-  Watershed
-  Subject Subwatersheds

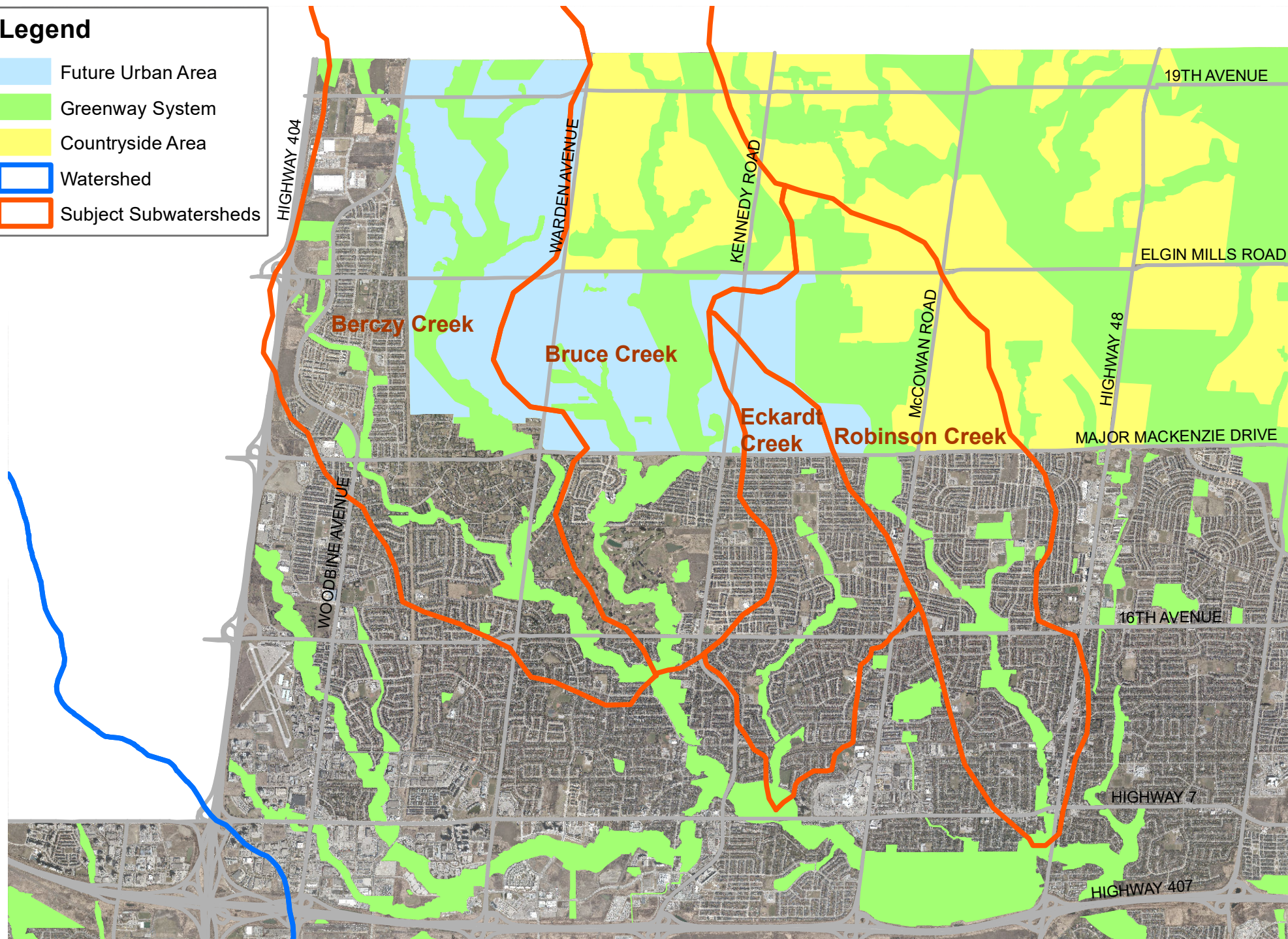


FIGURE 9

WASTEWATER SERVICING CONCEPT WW-2

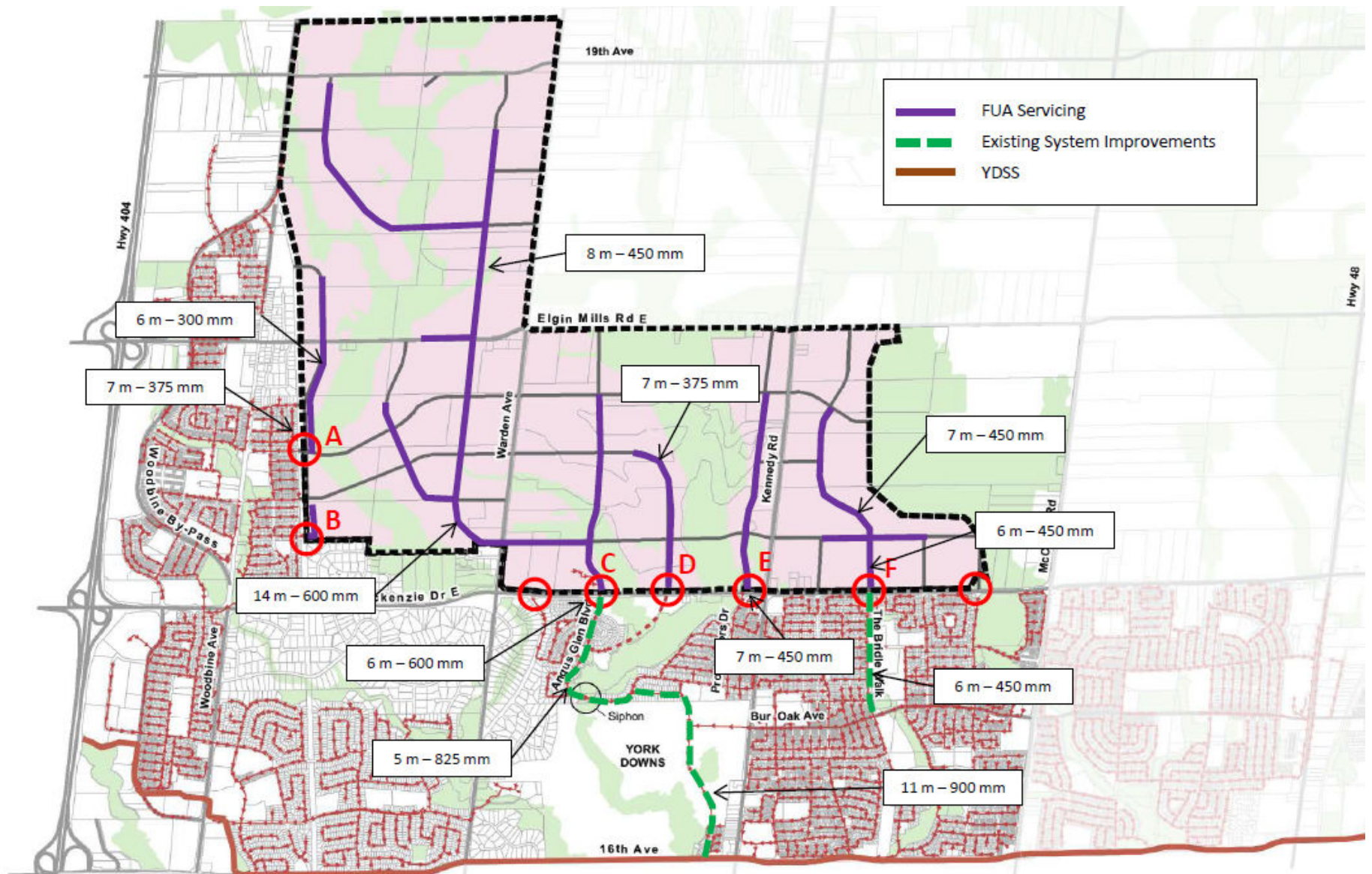


FIGURE 10

FUA WASTEWATER SERVICING ALTERNATIVES

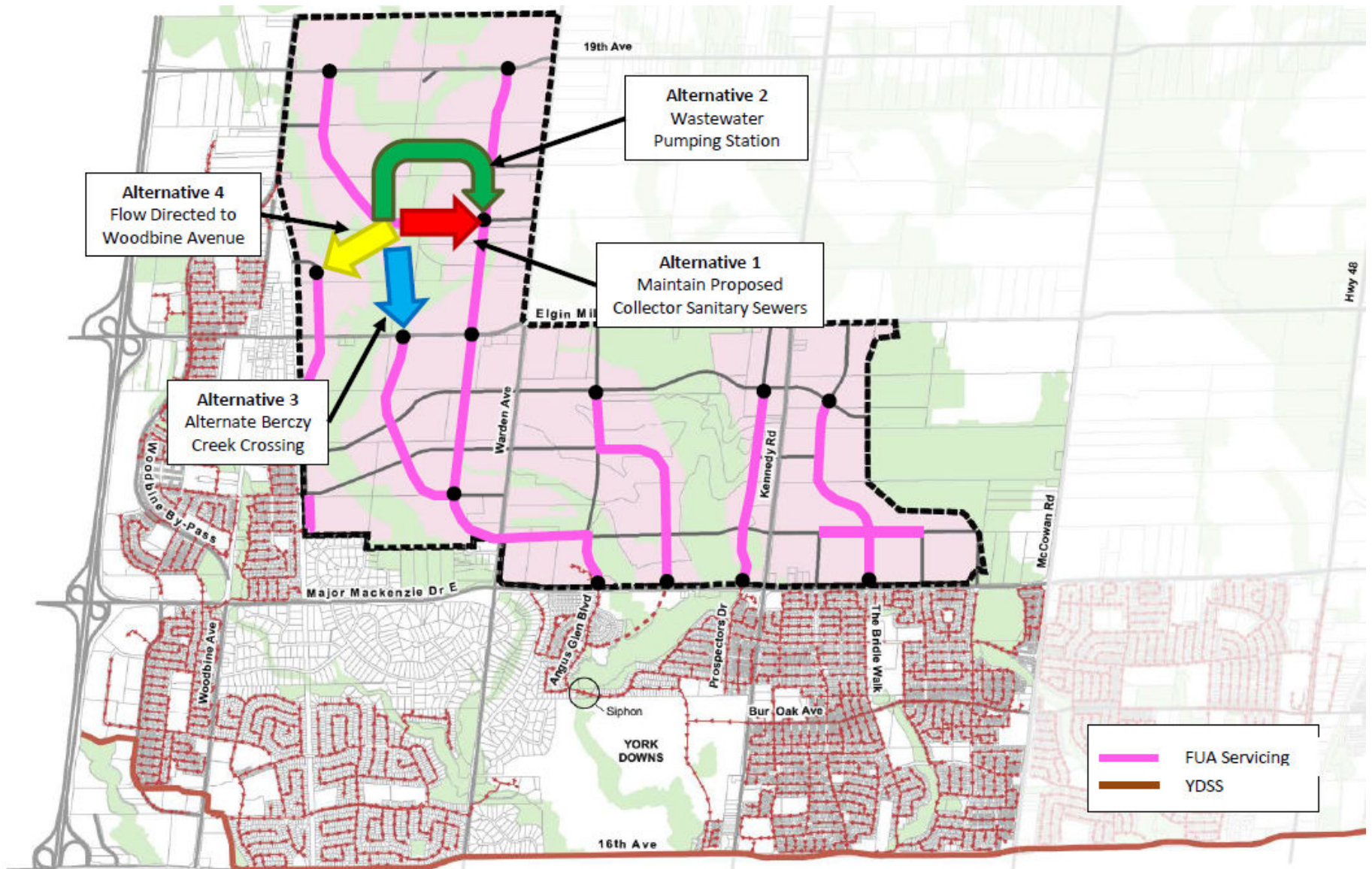


FIGURE 11

PREFERRED WASTEWATER SERVICING ALTERNATIVES

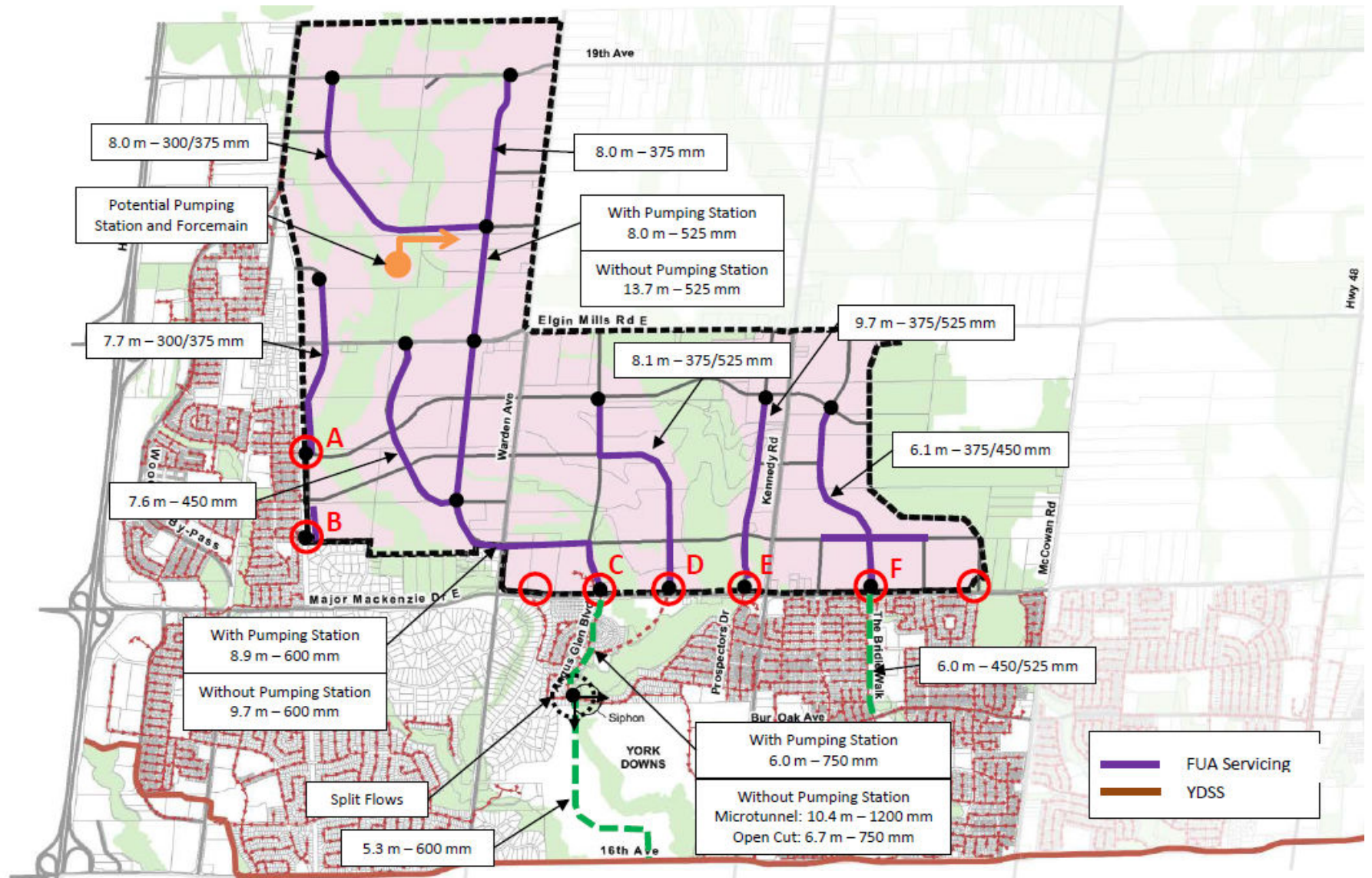
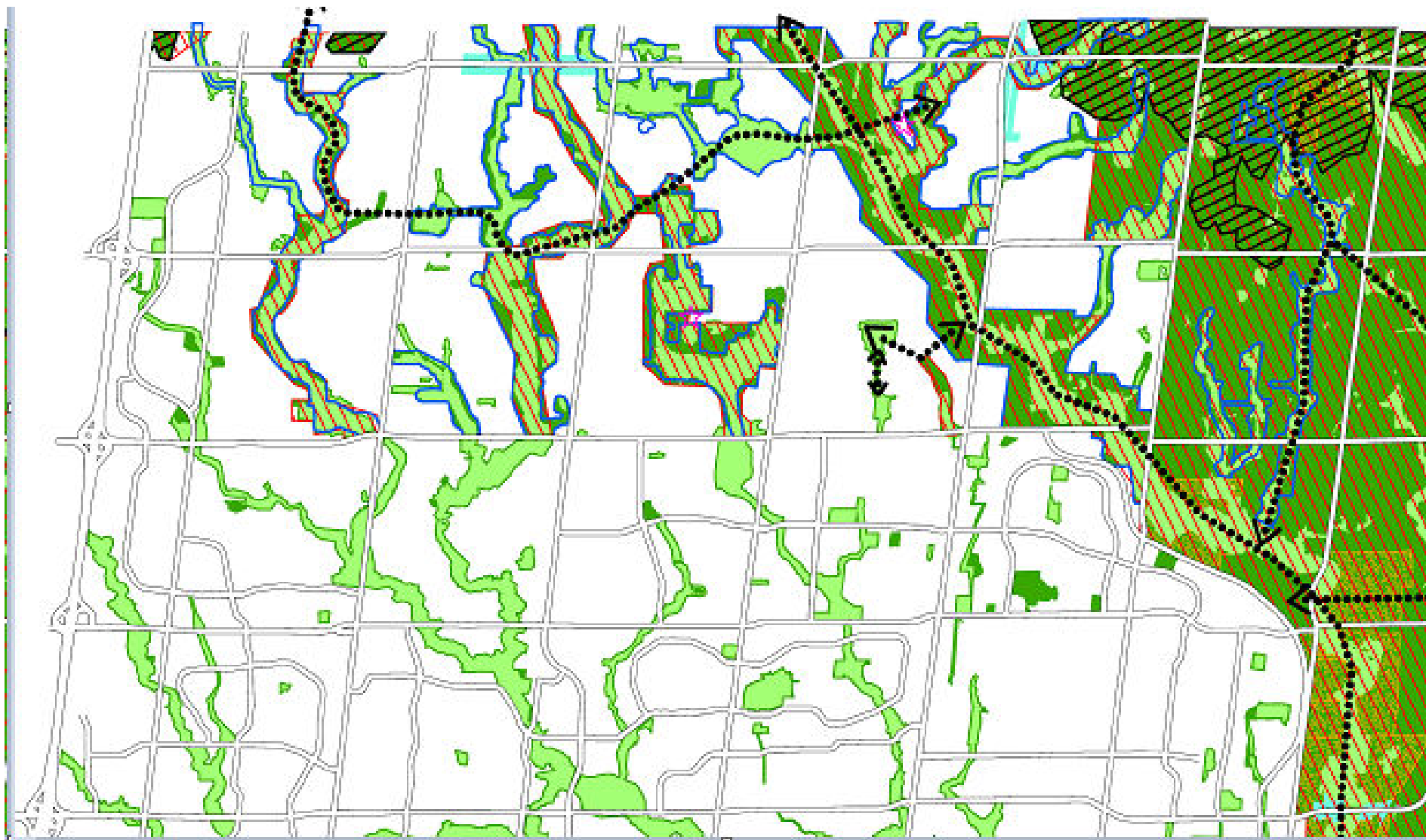


FIGURE13

CORE LINKAGE ENHANCEMENT



Note: This map is subject to appeal before the Ontario Municipal Board