



**Great Spaces**  
Property Management  
7787 Yonge Street, Suite 201  
Thornhill, Ontario L3T 7L2  
p: (905) 709 1800  
f: (905) 709 4752

**SENT BY FAX TO TOWN CLERK 905-479-7771**

August 29, 2007

Mayor Frank Scarpitti and  
Members of Markham Town Council  
101 Town Centre Boulevard  
Markham, ON L3R 9W3

Dear Mayor Scarpitti and Members of Council:

**RE: PROPOSED OFFICIAL PLAN AMENDMENT – YONGE STREET (THORNHILL)  
DEVELOPMENT SERVICES COMMITTEE MEETING – SEPTEMBER 4, 2007**

Last year I sent a letter to Council in support of the proposed new planning policies for Yonge Street, which are based on the recommendations of the Thornhill Yonge Street Study. The policies were adopted by O.P.A. 154, and approved by York Region on November 10, 2006.

I recently received a notice of a proposal initiated by Council that would reduce the height of buildings on Yonge Street north of John Street to a maximum of 12 metres. I am shocked by this and, obviously, very much opposed.

As I previously stated, this portion of Yonge Street is in need of revitalization and renewal and appropriate incentives must be offered to the private sector to bring about the desired changes. The existing policy to permit building heights of 3-5 storeys is marginal and may not provide sufficient inducement to accomplish these objectives. I can tell you with certainty that restricting the buildings to 12 metres (3 storeys) will not result in the desired changes. As the consultant stated in his report:

***"....it is unlikely that it will be economically feasible to replace a 1 or 2 storey strip commercial plaza with a three storey mixed use development. If this were the case, it would have happened by now".***  
(THORNHILL YONGE STREET STUDY, 2005 – Page 15)

Great Spaces Inc. manages the property at 7787 Yonge Street, known as Thornhill Mews. This site is substantially under utilized, and the owners are interested in its long term redevelopment. With the existing planning policy framework, this can be realized in conjunction with and respect for the heritage nature of the street and residential community.

The proposed policy change is totally inconsistent with the renewal and revitalization objectives approved by Markham not too long ago, and the proposed official plan amendment should not be approved.

Yours truly,

  
Martin Sharvit  
Manager