



APPENDIX

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Planning Department

February 21, 2007

Refer to: Augustine Ko, Senior Planner
(905) 830-4444 ext. 1524

Ms. Valarie Shuttleworth
Director of Planning
Development Services Commission
Town of Markham
101 Town Centre Boulevard
Markham, ON
L3R 9W3



Attention: Mr. Geoff Day, Planner

**Re: Application for Official Plan Amendment
MI Developments Inc.
67 Green Lane
Town of Markham
City File: OP 07 108381**

This is in response to your February 2, 2007 circulation and request for comments with respect to the above-captioned application. The subject site is approximately 1.975 hectares (4.88 ac) in size and is located with frontage on Green Lane and John Street, east of Bayview Avenue. The subject site is designated "Urban Area" by the York Region Official Plan and "Industrial" and "Business Corridor Area" by the Markham Official Plan. The proposed amendment would redesignate the subject lands to "Urban Residential" and "High Density II Housing". The subject application was received by the Town of Markham on January 2, 2007.

The proposal consists of eight stacked four storey townhouses and an 18 storey apartment building with a total of 196 units.

This application was considered by the Regional Development Review Committee comprised of staff from various Regional Departments.

The Growth Plan applies to applications submitted on or after June 16, 2006. The policies contained in the Growth Plan specifically prohibit the conversion of employment lands. "*Municipalities will promote economic development and competitiveness by*

planning for, protecting and preserving employment areas for current and future uses.”
(Section 2.2.6.c)

The Growth Plan also states that, *“Municipalities may permit conversion of lands within employment areas, to non-employment uses, only through a municipal comprehensive review.”* (Section 2.2.6.5) A “Municipal comprehensive review” is defined by the Growth Plan as, *“An official plan review, or an official plan amendment, initiated by a municipality that comprehensively applies the policies and schedules of this Plan. (i.e. the Growth Plan)”*

The Region considers this privately initiated Official Plan Amendment application as premature until a comprehensive review, as noted above, is completed. More detailed comments on this application will be provided upon completion of this review.

Please contact Augustine Ko, Senior Planner, at extension 1524, should you have any questions or require further information.

Sincerely,



Heather Konefat, M.C.I.P., R.P.P.
Director, Community Planning

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