

Oct. 25, 2009

Good evening ladies and gentleman, mayor Frank Scarpitti and members of the council. My name is Lisa Fedele I will be representing my brother Antonio Fedele a resident of the town of Markham and member of the community of Victoria Square who could not be present for personal reasons. I would like to take this opportunity to thank you for your time and consideration before I begin.

I would like to address the importance of maintaining the original plan to re-zone the land in Victoria Square in Markham as commercial. This action will serve to accredit this area as one that is charming and unique.

Rapid change of increased residential areas threaten that Victoria Square be drowned out by thousands of homes. It would be a shame to have this quaint area fade into the new urban sprawl when the action to re-zone could be the best step in preserving the areas identity as a highlight to the community.

Previous town meetings addressed the possibility of turning Victoria Square into a small community with local shops. This action would not only give this area its own identity and improve and encourage new relationships within the community. It will also outline not only what is historically significant but what will not be lost in the future as a result of urbanization.

In a book with a vision titled *Markham Shaping a Destiny* by Jerry Amernic, Marianne Tefft and Benjamin Rondel it recognizes how the town of Markham is very capable of maintaining heritage in highly populated areas. A good example would be Unionville Main Street and it reads;

“...In 1968, Unionville’s politicians deemed that growth was a universal good and proposed to widen the village’s main street to four lanes. This would encourage more traffic, provide greater shopping convenience and stimulate Unionville’s build-up. And, oh yes, a few historical buildings would have to come down in the name of progress. Well, it should come as no surprise that the people of Unionville rejected this plan. The local heritage society stood firm and the street wideners retreated. Now, Unionville’s Main Street is a two-lane delight of refurbished houses, stables, inns, a blacksmith’s shop and a fire hall.

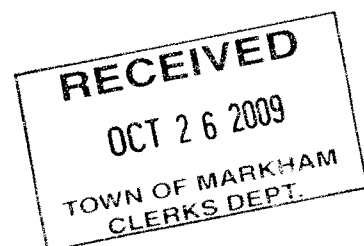
Their owners have lovingly turned them into chic clothing boutiques, antique shops, restaurants, pubs, galleries and a sports store- without destroying their original charm. Gas-light style street lamps and hanging flower baskets help to maintain the neighborhood's 19th-century atmosphere. As a result, Main Street Unionville draws everyone from film producers seeking a backdrop for period movies to thousands of tourists annually...."

Although the idea was originally rejected by the council it is an idea that proved itself to thrive. It was not without the public and community's determined support that we are so fortunate to identify the area this way. This is an excellent example of how Victoria Square can be anchored to the community commercially without destroying any of its original charm. This is also an example that explicates how the township is very capable of working with the community's desires to preserve and protect another one of six existing hamlets including Almira, Dickinson Hill, Locust Hill, Box Grove and Cedar Grove.

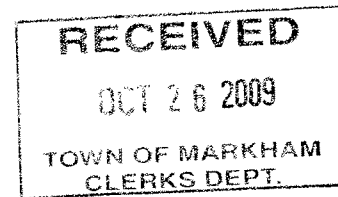
This decision directly affects residents of Victoria Square and the surrounding community and as a resident that cares I must express my support to include commercial zoning in Victoria Square. I think that it will prove to be an asset to a unique area without destroying any original charm. I would like to thank you all again for your time and consideration.



Antonio Fedele



Michael Davis
2982 Elgin Mills Rd East
Markham, ON. L6C 1K9



To: Mayor Scarpitti and Municipal Counselors.

I am writing to object to the proposed Plan Amendment that would restrict the Town of Victoria Square to single detached residential uses.

The city planners have already proposed a site design that includes an area in Victoria Square for commercial uses. This design will help bring the necessary funds into the town to restore the older buildings, bring in water and sewer, and beautify the street scape.

We are not proposing removing existing historical houses but building them up and saving them from disrepair. Our vision for the Square is much like Unionville Main Street. If we ban commercial then we relegate Victoria square to back water status with no hope of resurrecting itself.

Right now we have an opportunity to rebuild and beautify for future generations to enjoy. The only way to do that is to have the funds available for the work. The Town of Markham cannot supply this so we need investors. With out commercial we will remain as we have been, with no hope of building something better. I ask you to have a healthier vision for the future than this. We should give more thought to what we can accomplish then to take the draconian measure of an outright ban.

Also, please take into consideration the property values of **all the residents** of Victoria Square. Many of us live on a street that is clogged with traffic day and night. The problem has only increased and will continue for ever. We cannot sell our properties as residential because it as become unfit for family living. We cannot have commercial. We cannot sell as residential. What solution do you have?

I will wait for your reply.

Thank you for your kind attention

A handwritten signature in black ink, appearing to be "Michael Davis", written over a horizontal line.

Michael Davis

Note: To be received @ council on Oct 27/09 MO.

October 21, 2009

TO: MAYOR SCARPITTI, MEMBERS OF THE COUNCIL

RE: MARKHAM COUNCIL MEETING HELD ON OCTOBER 13, 2009
RESPECTING AN AMENDMENT TO THE OFFICIAL PLAN RESPECTING
VICTORIA SQUARE.

WE, THE UNDERSIGNED HOMEOWNERS ARE OBJECTING TO THE DECISION MADE AT THE COUNCIL MEETING HELD ON OCTOBER 6TH AND SUBSEQUENTLY ON OCTOBER 13TH, 2009 PASSING A RESOLUTION WHICH PROVIDES: "THAT AN OFFICIAL PLAN AMENDMENT WHICH SETS OUT NEW POLICIES IN THE VICTORIA SQUARE PLANNING DISTRICT RESTRICTING ALL NEW DEVELOPMENT TO SINGLE DETACHED RESIDENTIAL USES, FOR THE FOLLOWING REASONS:

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- OUR RIGHTS AS HOMEOWNERS ARE BEING TAKEN AWAY BY PASSING THE RESOLUTION TO SINGLE FAMILY DWELLING USES, WHERE IN FACT THESE PROPERTIES WERE PURCHASED WHEN THE OFFICIAL PLAN PROVIDED FOR A MIX OF USES;
- INDICATIONS AT THE MEETING ON APRIL 20, 2009 & JUNE 16, 2009 WERE THAT COMMERCIAL WAS INEVITABLE AND THAT STEPS WERE BEING TAKEN TO DEFINE THE SPECIFIC BOUNDARIES FOR MIXED USES. AT NO TIME WAS THERE ANY INDICATION OF A TOTAL BAN ON A MIX OF USES. TOWN STAFF (ONE OF PLANNERS) AT THIS MEETING ALSO MADE REFERENCE TO THE HAMLET BEING COMMERCIAL AS IT HAD A SERVICE STATION, A MOTEL & A GENERAL STORE;

MICHAEL VISCONTI
14 VICTORIA SQUARE,

THOMAS & CATHERINE LEUNG
19871 WOODBINE AVENUE

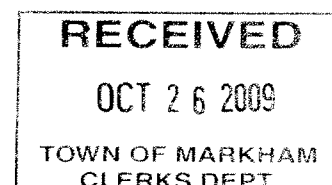
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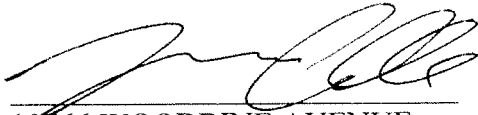
T. ALTUNA
10747 WOODBINE AVENUE

MICHAEL DAVIS
2982 ELGIN MILLS RD. EAST

...PTO



ANTONIO FEDELE
10754 WOODBINE AVENUE



10766 WOODBINE AVENUE
2972 ELGIN MILLS ROAD
10768 WOODBINE
10768 A WOODBINE

GULNAR & FARID WALJI
2968 ELGIN MILLS ROAD EAST

Re: 2972 Elgin Mills Road East
10766 Woodbine Avenue
10768 Woodbine Avenue
10768 A Woodbine Avenue

October 26, 2009

To Mayor Scarpiti and Members of Council,

This letter is in representation of a group which owns four properties in Victoria Square. Three of these properties front Woodbine Avenue, and one fronts Elgin Mills Road.

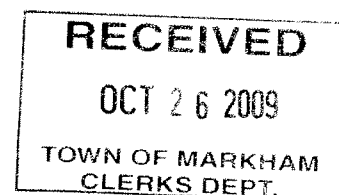
When the land use review to assess and evaluate the Official Plan and zoning policies began, the goal was to establish what commercial uses would be allowed and to outline, restrict and redefine the boundaries of the mixed use area.

At meetings we attended beginning in November 2008 through to May 2009, the review process consisted of discussions and presentations showing all residents the areas which are currently zoned for mixed uses in the Hamlet under the Official Plan and where the areas should be restricted to under the Official Amendment as recommended by Town staff.

These recommendations limited the mixed use zoning to areas fronting Woodbine Avenue and Elgin Mills Road closely focused around the intersection. Jeff Day and representatives from the planning department mentioned how these areas always had commercial use and it was important to preserve this aspect of the Hamlet.

We firmly believe that these mixed uses will positively contribute to the growth of Victoria Square as a unique, functional Hamlet and community for this and future generations.

By restricting land uses which have been historically part of the Hamlet Plan Policy, we are jeopardizing the preservation of a special and relevant piece of the Towns history to our own detriment. In recent years the Hamlet of Victoria Square has been predominantly occupied by single residential dwellings but this is not a true reflective representation of what the Hamlet of Victoria Square was.



It was and should always be a close-knit village style community with services and amenities steps away from the homes of all its residents. The Town of Markham has always recognized this. Let's not forget that this is one of the main reasons that the Woodbine By-Pass was originally implemented and why this whole review process even began.

The meetings which took place on October 6 and October 13 were held without proper notice. No written notices were sent out to any of the properties owned by persons I am representing or to many of our neighbours. Since decisions were made without the knowledge of all residents, and a fair opportunity was not given to discuss and evaluate sentiments felt by all, we feel that our rights as property owners have been violated and we ask that council re-examine these matters and do not pass the Official Plan Amendment.

This entire process was never about a complete ban of mixed use zoning for Victoria Square. It was supposed to be about direction, restriction and redefinition for the mixed and commercial land use areas. This guidance was needed by the Town of Markham to ensure a properly planned community. A community that was going to preserve its heritage and take a step forward while not forgetting its past.

Thank You,

A handwritten signature in black ink, appearing to read 'Tom Carvelli', with a stylized, cursive script.

Tom Carvelli

October 21, 2009

TO: MAYOR SCARPITTI, MEMBERS OF THE COUNCIL

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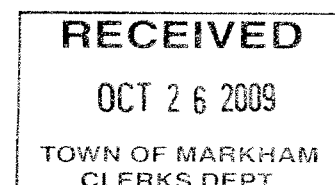
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MICHAEL DAVIS
2982 ELGIN MILLS RD. EAST

...PTO



ANTONIO FEDELE
10754 WOODBINE AVENUE

10766 WOODBINE AVENUE
2972 ELGIN MILLS ROAD
10768 WOODBINE
10768 A WOODBINE

GULNAR & FARID WALJI
2968 ELGIN MILLS ROAD EAST

Massimo Saragosa
MASSIMO SARAGOSA
2992 ELGIN MILLS RD

October 21, 2009

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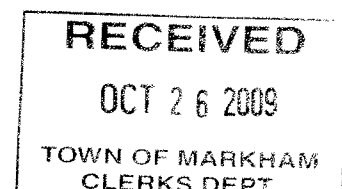
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Gulnar Walji *F. Walji*
GULNAR & FARID WALJI
2968 ELGIN MILLS ROAD EAST

DELIVERED ON OCTOBER 26TH, 2009

MAYOR SCARPITTI & MEMBERS OF THE COUNCIL-GOOD EVENING

MY NAME IS GULNAR WALJI AND I AM THE OWNER OF 2968 ELGIN MILLS ROAD EAST.

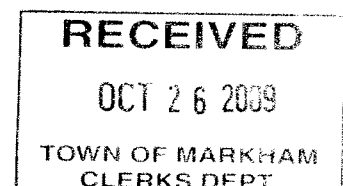
WHEN WE PURCHASED THESE LANDS, WE UNDERSTOOD THE CURRENT OFFICIAL PLAN TO PROVIDE FOR A MIX OF RESIDENTIAL & SMALL SCALE COMMERCIAL USES.

IN MAY 2008 THE TOWN HAD INITIATED A LAND USE REVIEW TO ASSESS AND EVALUATE THE OFFICIAL PLAN AND ZONING POLICIES. HAVE SINCE THEN ATTENDED ALL THE MEETINGS FOR WHICH NOTICE WAS RECEIVED, I.E. NOVEMBER 13, 2008, APRIL 20TH, 2009 & JUNE 16TH, 2009. (AFTER ATTENDING THE MEETING ON APRIL 20TH, 2009), WE WROTE A LETTER, A COPY OF WHICH IS ATTACHED OUTLINING OUR SUPPORT FOR A MIX OF USES). AT THE ABOVE MEETINGS, TOWN STAFF HAD BRIEFED RESPECTING WHAT BOUNDARIES THE TOWN HAD DEFINED WHERE THEY FELT A MIX OF USES WOULD BE APPROPRIATE. DISCUSSIONS & INDICATIONS AT THE ABOVE MEETINGS MADE REFERENCE THAT COMMERCIAL WAS INEVITABLE & THAT THERE WOULD BE SPECIFIC USES PERMITTED I.E. DAYCARE, BAKERY, MEDICAL OFFICES, ETC. AT NO TIME DID WE HAVE ANY INDICATION THAT PRECONSULTATIONS SHOULD HAVE TAKEN PLACE WITH THE TOWN, PLANNERS IN ORDER TO PRESERVE OUR RIGHT TO MAKE AN APPLICATION, AS WE DID NOT KNOW WHAT KIND OF USES (WHICH WERE TO BE SPECIFIC) WOULD BE ALLOWED. ALSO, AT THE MEETING ON JUNE 16, 2009 THE COMMITTEE ADVISED THAT STAFF WOULD CONTINUE TO WORK WITH THE WARD COUNCILLOR AND COMMUNITY TO FURTHER DEFINE THE PERMITTED USES. AT NO TIME WAS IT RECOMMENDED THAT STAFF WOULD BE CONSIDERING AN ABSOLUTE BAN ON NON-RESIDENTIAL USES. THE NEXT MEETING WAS HELD ON OCTOBER 6TH OF WHICH WE HAD NO NOTICE OF, AND AT THAT MEETING THE COUNCIL PROPOSED TO ADOPT A TOTAL BAN, WHICH WAS A TOTAL SURPRISE & SHOCK.

A DECISION TO PASS THE RESOLUTION TO REVERT THE CURRENT ZONING TO SINGLE - FAMILY DWELLING IS UNFAIR AND INAPPROPRIATE. OUR RIGHTS ARE BEING TAKEN AWAY.

I ASK THE QUESTION, HOW CAN YOU STOP PROGRESS OF AN AREA THAT IS BEING SO HIGHLY DEVELOPED? IN MY OPINION WE ARE TAKING A BIG STEP BACK IN PLANNING FOR THE FUTURE OF OUR TOWN & THE FUTURE OF OUR CHILDREN. WHAT WE NEED TO DO IS TO ADDRESS THE TYPE OF DEVELOPMENT THAT WOULD BE APPROPRIATE & BENEFICIAL TO THE HAMLET.

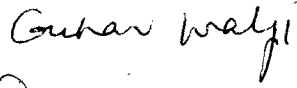
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I APPEAL TO THE MAYOR AND MEMBERS OF THE COUNCIL NOT TO TAKE
AWAY OUR PRESENT RIGHTS FOR THE USES OF OUR LANDS.

THANK YOU.

GULNAR WALJI

A handwritten signature in cursive script, appearing to read "Gulnar Walji".

FARID WALJI

A handwritten signature in cursive script, appearing to read "Farid Walji".

June 09, 2009

Judy Carroll

Re: 2968 Elgin Mills Road East.

Dear Mrs Carroll,

The purpose of this letter is to address the proposed zoning ammendments for the community of Victoria Square. After attending the April 20, 2009 meeting at the community centre we are greatly concerned in respect to the opposition by some of the residents regarding the redesignation and rezoning of some residential properties to commercial and/or retail uses.

We strongly feel that the redevelopment of property for commercial or retail uses, especially property fronting onto Woodbine Ave. and Elginmills Rd. East would be very beneficial for the Hamlet and the community as a whole. Since the recent development of residential properties surrounding the Hamlet, there is an obvious need for certain retail uses mentioned at the meeting i.e. bakery, coffee shop, variety store, daycare, beauty salon/spa, professional offices etc. Many of the older properties which are currently being neglected are an eyesore to the community and the Town of Markham. Once these properties are zoned commercial/retail, there would be an opportunity of interest created for investors and owners to make positive esthetic changes to the properties, similar to those witnessed in other areas of the town i.e. Main Street Unionville and The Buttonville District, which have helped to maintain their heritage flavour.

There is an obvious need for amenities such as a local bakery, daycare, coffee shop, ice cream parlour, beauty salon, and offices for various services and medical use. The presence of such highly sought after businesses would be convenient for residents who could access the above without the use of their vehicles, creating more of a friendly community for families. Since the proposed use for the properties are strictly light commercial and retail, we do not feel or see a concern with respect to high traffic, and the need for large parking facilities, and additional traffic lights, as these light uses do not call for such. We feel traffic may actually be reduced because of these enhancements and will promote foot traffic. We strongly believe that the proposed changes would only enhance the atmosphere surrounding the heritage community.

Over the past 5 years we have seen a wide range of new development such as residential properties, proposed schools and commercial buildings surrounding the Hamlet i.e. the Honda site. It only makes sense to add to the long term vision for the community of Victoria Square, which should not be jeopardized or limited by a handful of residents who cannot see its full potential and the vision of a well-rounded community.

Thank you

Sincerely

Gulnar Walji Farid Walji
Owners of 2968 Elgin Mills Road East

October 21, 2009

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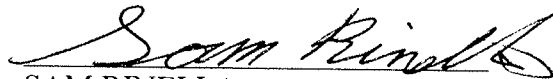
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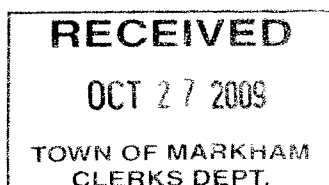
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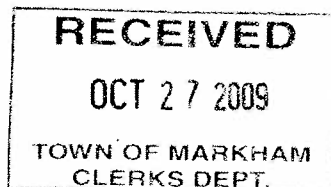
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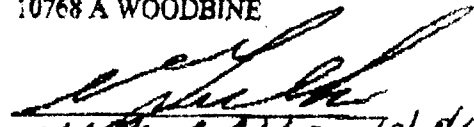


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10766 WOODBINE AVENUE
2972 ELGIN MILLS ROAD
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10768 A WOODBINE


* NICK GALLO HOLDINGS LTD.
10679 WOODBINE AVE.
CON. 4, P.T. LT 25.

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CLARENCE & MAY VALLEE
10732 WOODBINE AVENUE

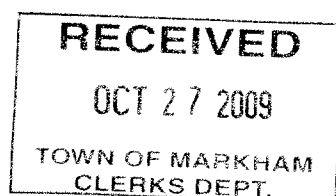
THOMAS & CATHERINE LEUNG
19871 WOODBINE AVENUE

SAM RINELLA
10738 WOODBINE AVENUE

T. ALTUNA
10747 WOODBINE AVENUE

MICHAEL DAVIS
2982 ELGIN MILLS RD. EAST

...PTO



ANTONIO FEDELE
10754 WOODBINE AVENUE

10766 WOODBINE AVENUE
2972 ELGIN MILLS ROAD
10768 WOODBINE
10768 A WOODBINE

GULNAR & FARID WALJI
2968 ELGIN MILLS ROAD EAST

October 21, 2009

TO: MAYOR SCARPITTI, MEMBERS OF THE COUNCIL

RE: MARKHAM COUNCIL MEETING HELD ON OCTOBER 13, 2009
RESPECTING AN AMENDMENT TO THE OFFICIAL PLAN RESPECTING
VICTORIA SQUARE.

WE, THE UNDERSIGNED HOMEOWNERS ARE OBJECTING TO THE DECISION MADE AT THE COUNCIL MEETING HELD ON OCTOBER 6TH AND SUBSEQUENTLY ON OCTOBER 13TH, 2009 PASSING A RESOLUTION WHICH PROVIDES: "THAT AN OFFICIAL PLAN AMENDMENT WHICH SETS OUT NEW POLICIES IN THE VICTORIA SQUARE PLANNING DISTRICT RESTRICTING ALL NEW DEVELOPMENT TO SINGLE DETACHED RESIDENTIAL USES, FOR THE FOLLOWING REASONS:

- NO NOTICE OF A MEETING ON OCTOBER 6TH WAS SENT TO THE HOMEOWNERS IN QUESTION;
- OUR RIGHTS AS HOMEOWNERS ARE BEING TAKEN AWAY BY PASSING THE RESOLUTION TO SINGLE FAMILY DWELLING USES, WHERE IN FACT THESE PROPERTIES WERE PURCHASED WHEN THE OFFICIAL PLAN PROVIDED FOR A MIX OF USES;
- INDICATIONS AT THE MEETING ON APRIL 20, 2009 & JUNE 16, 2009 WERE THAT COMMERCIAL WAS INEVITABLE AND THAT STEPS WERE BEING TAKEN TO DEFINE THE SPECIFIC BOUNDARIES FOR MIXED USES. AT NO TIME WAS THERE ANY INDICATION OF A TOTAL BAN ON A MIX OF USES. TOWN STAFF (ONE OF PLANNERS) AT THIS MEETING ALSO MADE REFERENCE TO THE HAMLET BEING COMMERCIAL AS IT HAD A SERVICE STATION, A MOTEL & A GENERAL STORE;

MICHAEL VISCONTI
14 VICTORIA SQUARE,

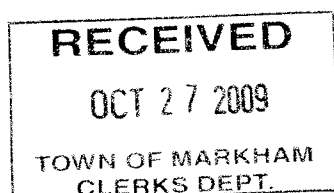
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...PTO

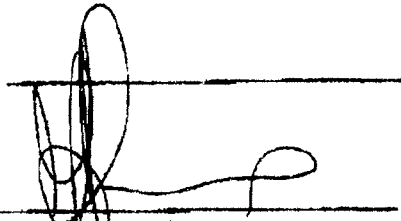
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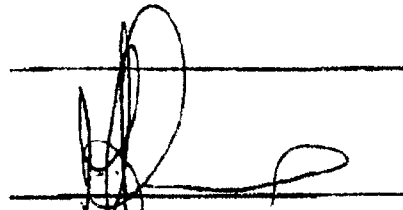
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10768 WOODBINE
10768 A WOODBINE

GULNAR & FARID WALJI
2968 ELGIN MILLS ROAD EAST

A handwritten signature in black ink, appearing to be 'George Ledonne', written over a horizontal line.

RE: GEORGE LEDONNE
RE: LOTS 1, 2, 3 WOODBINE AVE.
MARKHAM ONT.

A handwritten signature in black ink, appearing to be 'Gel-Son Investments Inc.', written over a horizontal line.

RE: GEL-SON INVESTMENTS INC.
RE: 3009 ELGIN MILLS ROAD
MARKHAM ONT.