

BOX GROVE HILL DEVELOPMENTS INC.

600 Applewood Crescent, Vaughan, ON L4K 4B4 TEL: 905-760-7300 FAX: 905-669-9600

April 14, 2009

HAND DELIVERED

Mayor and Members of Council
Town of Markham
101 Town Centre Boulevard
Markham, Ontario
L3R 9W6



Dear Mayor and Member of Council:

**Re: Box Grove Hill Developments Inc.
OP 08 – 121619 and ZA 08 – 121691, Northwest Corner of Copper
Creek Drive and Donald Cousens Parkway
Development Services Committee Meeting – April 21, 2009**

I am writing concerning our development proposal for the commercial site at the northwest corner of Donald Cousens Parkway and Copper Creek Drive. During these difficult economic times, this application represents an opportunity for growth and development in Box Grove and for the Town of Markham. The proposed development will provide convenient services and much needed employment opportunities and as such has received significant support from the residents in this community.

The retail component, anchored by the Wal-mart store will attract other forms of development including independent retail, professional offices, restaurants and financial institutions with the end result being a strong vibrant multi-use commercial development. In addition to over \$10 million of development charges generated by this project for the Town, Region and School Boards, the development will add significantly to the non-residential tax base for the Town of Markham.

From an urban design perspective, our company has a proven track record for quality developments. In this case the project incorporates design features such as the "main-street" style retailing to promote gathering places which promote community building (see the enclosed rendering of the main street as seen from Copper Creek Drive). The site is well served by pedestrian and cycling routes for strong interrelationships with the surrounding community.

The project has received substantial support from local residents as evidenced by the countless letters and petitions that have been submitted in support of the

project. This support recognizes the employment opportunities and the convenience of having these retail/office facilities accessible to the community.

The project has also received substantial support from the retailers at the existing Box Grove Center located at the Box Grove Bypass and Copper Creek Drive. Copies of their letters of support are attached.

The Box Grove Community Association has been involved in the development of the entire Box Grove Secondary Plan and fully supports the development. We have also met with the Legacy Community Ratepayers Association to address their concerns.

From a planning standpoint the application does not seek to increase the amount of retail or office space that is currently permitted by the existing zoning. The proposed distribution of that space however requires relief from the maximum currently permitted for a single use. Council exempted these lands from the revised Business Corridor policies that exist for other designated sites in Markham.

The Region of York has exempted the application from Regional approval and has stated that:

Further, since the retail uses, and the cumulative affect of the retail coverage permissions on the employment lands are presently permitted in Markham's Official Plan for the subject lands, in Regional Staff's opinion, the actual increase in the individual unit size does not constitute an employment land conversion under the Provincial Growth Plan for the Greater Golden Horseshoe (2006).

The Region went on to say that:

"The requested changes apply to an established permitted use and are technical in nature". And,

"Furthermore, the proposed OPA does not adversely impact Regional interest, as set out in Regional Official Plan Policy (Section 7.2.7)"

There have been no adverse comments from any of the external agencies that were circulated the application for comment.

This application has been under review for many months and construction crews are ready to go to work to create another quality project for the Town of

Markham. We request that Council approve this application and allow for construction to proceed as soon as possible.

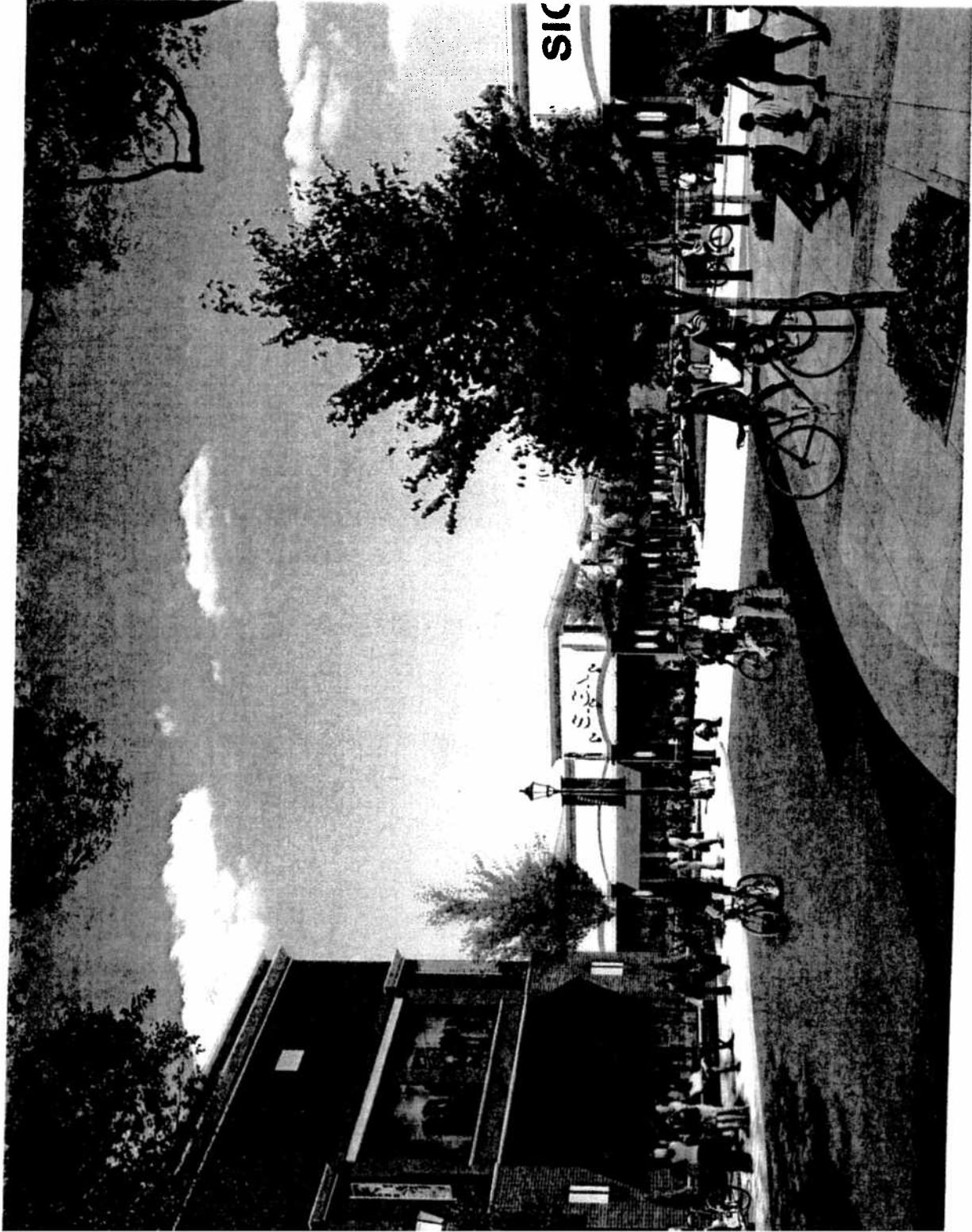
Yours truly,

BOX GROVE HILL DEVELOPMENTS INC.

Per:


Silvio DeGasperis

Cc: Mr. Jim Baird, Commissioner of Development Services
Ms. Val Shuttleworth, Director of Planning and Urban Design
Mr. Biju Karumanchery, Senior Development Manager
Ms. Susan Rogers, Townsend Rogers LLP
Mr. Roy Mason, KLM Planning



View from Copper Creek Drive

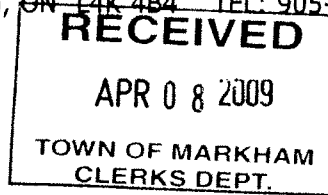
Box Grove Community
Copper Creek + Donald Cousens Parkway

Markham, Ontario
 December 01 2008 NO REC

BOX GROVE HILL DEVELOPMENTS INC.

600 Applewood Crescent, Vaughan, ON L4K 4B4 TEL: 905-760-7300 FAX: 905-669-9600

April 8, 2009



HAND DELIVERED

Town of Markham
101 Town Centre Boulevard
Markham, Ontario
L3R 9W6

Attention: Ms. Kimberley Kitteringham, Town Clerk

Dear Madam:

**Re: Box Grove Hill Developments Inc.
OP 08 – 121619 and ZA 08 – 121691, Northwest Corner of Copper
Creek Drive and the future Donald Cousens Parkway
Development Services Committee Meeting – April 21, 2009**

Enclosed please find the following Letters of Support with respect to the above-noted application which will be considered by Developments Services Committee on April 21, 2009:

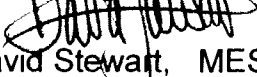
1. Letter from Northtown Medical Centre Inc. dated April 1, 2009;
2. Letter from Mandarin Restaurant dated April 1, 2009;
3. Letter from Wild Wing dated March 30, 2009;
4. Letter from Bridges Bar & Restaurant;
5. Letter from Anytime Fitness dated March 30, 2009;
6. Letter from Pizza Nova dated April 6, 2009; and
7. Letter from Markham-Stouffville Urgent Care Centre dated April 6, 2009.

We respectfully request that these letters form part of the Development Services Committee Agenda so that all Members of the Committee have this information before them when this matter is being considered.

Should you have any questions or comments, please do not hesitate to contact me.

Yours truly,

BOX GROVE HILL DEVELOPMENTS INC.

Per: 
David Stewart, MES, MCIP, RPP

Enclosures

Copy to: Mr. Biju Karumanchery, Acting Director, Development Services Commission



600 APPLEWOOD CRESCENT, VAUGHAN, ON L4K 4B4 • TEL: 905.760.7300 FAX: 905.669.9600

April 1, 2009

The Corporation of the Town of Markham
101 Town Centre Boulevard
Markham, Ontario
L3R 9W6

Attention: Mayor Scarpitti and Members of Council

Dear Council Members:

Re: Proposed Walmart Development in Markham

We are the Landlord for the Medical Arts Building immediately adjacent to the Box Grove Centre on Copper Creek Drive. We wish to advise that we wholeheartedly support the application that will be considered by the Development Services Committee on April 21, 2009, with respect to a Walmart site.

Having a Walmart store in the immediate vicinity and being located also on Copper Creek Drive will assist in bringing more awareness to our medical building and all the services that we have to offer, thus not only benefiting us, but the Box Grove Community as a whole.

Sincerely,

NORTHTOWN MEDICAL CENTRE INC.

Per: 

Howard Goldberg

HG/sg

MANDARIN RESTAURANT Franchise Corporation
8 Clipper Court, Brampton, Ontario L6W 4T9
Tel: (905) 451-4100 • Fax: (905) 456-3411 • Website: www.mandarinbuffet.com

April 1, 2009

Mayor Frank Scarpitti
Town of Markham
101 Town Centre Boulevard,
Markham, Ontario, Canada
L3R 9W3

Dear Mayor Scarpitti,

Re: Proposed Wal Mart at
Hwy 407 and the Donald Cousens Parkway

This letter is to confirm our full support from Mandarin (Corporately and the Box Grove location), for the proposed Wal Mart at Hwy 407 and the Donald Cousens Parkway. Allowing this Retailer into the market place will not only benefit the Box Grove residents and Town (through increased taxes), but our restaurant in the Box Grove Centre as well, through increased visibility to our restaurant and shopping centre as a whole.

With our best regards.

Yours truly,


George Chiu
Vice President



March 30, 2009

Re: Proposed Wal Mart-Don Cousens Parkway and Hwy 407

To Whom it May Concern;

This letter is to confirm that my letter submitted November 18, 2008 supporting the proposed Wal Mart at Don Cousens Parkway and Hwy 407 still stands. This will be a big boost not only to our community but to my business as well.

Regards,

Gustavo Estupinan
Owner, Wild Wing Restaurant, Box Grove

Bridges Bar & Restaurant

To whom it may concern,

We, at Bridges Bar & Restaurant support efforts to bring the Walmart store to the Hwy 407 and bi-pass location in Markham as that would increase customer traffic and improve business visibility at Boxgrove Plaza.

We encourage the parties involved in this initiative to speed up the approval process for this development.

Sincerely,

Ardavan Niaraki

Owner

Bridges Bar & Restaurant

72 Copper Creek Drive

Markham, ON

(905) 201-9700



72 Copper Creek Drive, Unit 102
Markham Ontario L6B 0P0
(905) 209-7669

March 30/2009

To whom it may concern

This is to confirm my support as communicated earlier of the new Wal Mart store that is being proposed in the Boxgrove community. Wal Mart is a corporate partner of Anytime Fitness and we would welcome their presence in the area. Should you have any questions, please do not hesitate to contact me. I may be reached at 905 209 7669 or at Markhamon@anytimefitness.com.

Best Regards

A handwritten signature in black ink, appearing to read "Rick Fisher", written over a horizontal line.

Rick Fisher

Owner-Anytime Fitness Markham



April 6th 2009

To: Mr. Scarpitt, Mayor of the Town of Markham

Re: Proposed Wal-Mart at Highway 407 and the Donald Cousens Parkway

Mayor Scarpitti

This letter is to confirm the full support of Pizza Nova (Corporately. and the Pizza Nova Box Grove location), for the proposed Wal-Mart at Highway 407 and the Donald Cousens Parkway. As a retailer, Wal-Mart will bring traffic not only to the site, but to the Box Grove Center as well, which in turn, will increase our sales at Pizza Nova. It will also provide more jobs to the Box Grove community and additional revenue to the Town.

Yours truly,

Frank Macri
Franchise Director



April 6, 2009

To: Mayor Scarpitti

Re: Proposed WalMart at Hwy 407 and the Donald Cousens Parkway

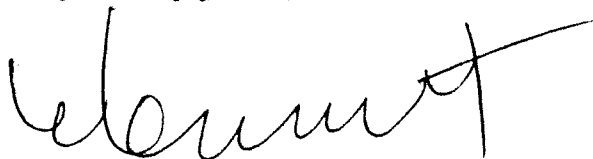
Dear Mayor Scarpitti,

This letter is to confirm our full support from the Markham-Stouffville Urgent Care centre in the Box Grove Medical Arts Centre, for the proposed WalMart at Hwy 407 and the Donald Cousens Parkway.

WalMart will bring in traffic not only to its site, but to the Box Grove Medical arts Centre as well. This will increase overall patient traffic, and allow many more patients to learn of the Medical Centre and its many services available to them within our building and in the community.

Please do not hesitate to contact me in person should you have any further questions or require additional information.

Respectfully yours,



Michael Varenbut MD, CCFP, FCFP, DABSM, CASAM, CCSAM, MRO, FASAM
Medical Director and staff physician,
Markham-Stouffville Urgent Care centre

Box Grove Community Association

REGISTERED RATE PAYERS ASSOCIATION & BOX GROVE COMMUNITY CENTRE BOARD

c/o Tom Farrar, 2 Ridgevale Drive, Markham, Ont. L6B 1A8 (905) 202-5452 info@boxgrove.ca

RECEIVED

APR 09 2009

TOWN OF MARKHAM
CLERKS DEPT.

April 6, 2009

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

Dear Mayor and Council Members,

Re: Box Grove Hill Developments Inc
Proposed Retail Development in Box Grove
Files OP 08-121619, ZA 08-121691

As the subject project moves forward I would like to confirm our continued support of the proposal as it is the best opportunity for the community of Box Grove and east Markham.

Lands, including the site for this centre, were designated by the Box Grove Secondary Plan as 'employment'. We have before us the prospect to create immediate employment through the construction phase and permanent employment for our residents.

During the presentations to the Development Committee there were views expressed that I would like to review.

Employment – retail has a reputation for employing a large number of people at entry level wages. The proposed plan also includes multiunit office space with the potential of attracting small businesses and professionals. The Box Grove Secondary Plan provides for a range of employment uses such as warehousing, light manufacturing and high-tech industry. The opportunity for this type of development is made available on future development sites within the 'Plan' when market conditions prevail. Taking all options into consideration this is presently the best opportunity for creating employment lands in Box Grove.

Traffic – our views on traffic patterns remain unchanged. The proposal is ideally located with access provided by HWY 407, Copper Creek Drive and Donald Cousens Parkway which will allow for access to and from the center without impact on our residential streets. Traffic, including deliveries, should gain access via the Donald Cousens Parkway and Copper Creek Drive and this will improve as the DCP is extended to Steeles Avenue and beyond. 14th Avenue is not a viable route for truck traffic.

Pedestrian/Bicycle Access – the plan includes sidewalks and bicycle paths. The growth in the greater Box Grove area has included a large influx of pedestrian traffic. Daily observations are empirical evidence that our new neighbours walk and cycle everywhere including shopping.

Shopping – Walmart is a successful worldwide corporation. Their interest in locating in east Markham would be based on extensive market research demonstrating a need in the area for a large retail outlet. As an anchor store in the proposed development they will attract a complete range of shopping services and employment opportunities needed for the Box Grove and east Markham area.

Our cooperative working relationship with Town Council, Town Staff and the landowners has been an excellent example of what can be accomplished by cooperation and community involvement. We look forward to the timely approval of the subject proposal.

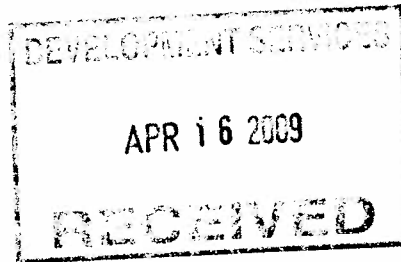
Yours truly,

Box Grove Community Association

A handwritten signature in black ink, appearing to read 'Tom Farrar', written in a cursive style.

**Tom Farrar
Chair**

**Cc: Jim Baird, Commissioner of Development Services
Valerie Shuttleworth, Director of Planning and Urban Design
Biju Karumanchery, Senior Manager, Planning and Urban Design**



April 15, 2009

Hand Delivered

Mayor and Members of Council
The Corporation of the Town of Markham
101 Town Centre Boulevard
Markham, ON L3R 9W3

Dear Sirs/Mesdames:

**Re: Applications for Official Plan and Zoning By-Law Amendments
Box Grove Developments Inc. (the "Applicant")
500 Copper Creek Drive, Box Grove Community**

I am writing in connection with the above applications, which will be before the Town's Development Services Committee on April 21, 2009. Longo's had through its solicitors expressed its concerns about these applications and, in particular, their potential effect on the planned function of the new Longo's store in the Box Grove area. Those concerns centred principally around the market impact analysis that had been conducted and the ability of the Box Grove area to support two full-size retail food stores.

I am pleased to advise that subsequent to and in response to our expression of concern, we have been able to meet with the Applicant and to work out an amicable resolution between the parties that we believe will address Longo's concerns with respect to market issues. On the basis of those private arrangements, Longo's is prepared to withdraw its objection to the applications and will not be attending at the Committee meeting to speak to them.

I would like to thank Mayor Scarpitti and those members of Council who met with us to discuss our concerns. I would also like to thank the Town's Development Services staff for their professional efforts in that regard.

Yours truly,
LONGO BROTHER FRUITS MARKETS INC.

Per: 
**Anthony Longo,
President & CEO**

cc. David Stewart, Box Grove Developments Inc.
Silvio DeGasperi, TACC Developments Inc.
Biju Karumanchery, Senior Development Manager, Town of Markham
Margaret Wouters, Manager, Development – East District, Town of Markham
Doris Cheng, Planner, Town of Markham

adventures in food