

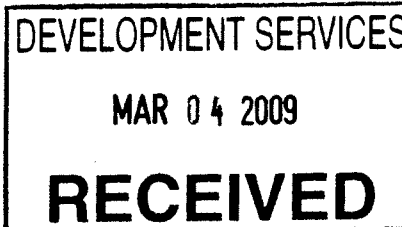


BRIDGING A DIVIDED TOWN  
MARKHAM, ONTARIO

BTLU

March 3, 2009

Mr. Jim Baird  
Commissioner of Development Services  
Town of Markham  
101 Town Centre Blvd.  
Markham, Ontario  
L3R 9W3



Dear Jim,

**RE: Town of Markham – SERVICING ALLOCATION**

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Various BILD York Chapter members representing both the high and low-rise sectors, have recently come together to discuss the Town of Markham's current servicing allocation policy, and have come to a consensus on our recommendations to bolster building and land development production in these uncertain economic times.

As matters now stand, the industry is battling to sell inventory at a time when housing sales have plummeted due to widespread economic uncertainty. We are facing a credit crunch which may threaten the viability of many projects, in that there is real concern that contracted buyers will fail to close on their purchased housing units. In short, we are in uncharted waters, and would therefore support any policies that would assist in stimulating increased building and land development activity.

To underscore the gravity of the current situation, it should be noted that sales of new homes and condos in the Town of Markham have declined precipitously in the last half of 2008, reaching a year high of 311 total sales in June to a total of only 13 in January 2009. The total sales specific to the high-rise sector fell from 162 in June, to a mere 3 in December 2008. Sales of low-rise units fell from 149 in June to a total of only 7 for December. This decline will be directly reflected in reduced employment, investment and spin-off economic benefits as suppliers, trades and service companies are being impacted, as harshly as land developers and home builders are.

It is recognized that low-rise housing product recovers more rapidly, during and after a significant downturn in our economy. For this reason, we believe that the Town should revisit its current policy, and assign additional allocation to the low-rise sector. This change would serve as a strong economic stimulus for continued investment in the Town of Markham. In the same light, we are not suggesting that certain high-density developments and communities not be given an opportunity to advance. To a degree, allocation should be assigned to any such projects, where justified and warranted.

**ATTACHMENT "B"**



BUILDING A BETTER ITA  
TOWN OF MARKHAM  
2011-2012

Although a greater proportion of the available allocation should be granted to low-rise product at this time, as a means to expedite economic recovery. We also believe that the Town and the Region should establish the principle of "just in time" assignments for high-rise projects. Moreover, for any allocation beyond 2012, the Town should continue to dialogue with Regional Staff to ensure that the Region's infrastructure schedule is on track.

In light of the current economic circumstances, **BILD would recommend that the Town of Markham consider temporarily suspending its ranking protocol and priority system as it relates to servicing allocation, for this round of assignments.** The Town should continue to monitor previously assigned allocation to ensure that all projects are progressing in a timely manner. Also where limited development progress has been made, BILD further recommends that the Town actively utilize its "use it or lose it" policies where deemed appropriate.

The general collective voice of both the high and low-rise sector members of BILD's York Chapter recognize that now, more than ever, the Town should temporarily suspend its priority ranking process, so as to advance planned development within Markham. By granting allocation to shovel ready projects, the Town and BILD will continue to work together to "sow the seeds" of economic recovery, as we move through these concerning times.

BILD hopes that the Town recognizes the unique economic challenges currently facing our industry, and that our insight and recommendations are taken in to consideration.

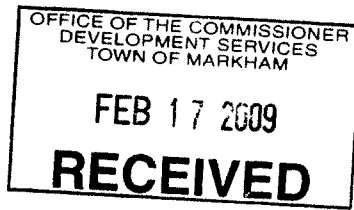
Thank You.

Sincerely,

A handwritten signature in black ink, appearing to read "Paula J. Tenuta", with a stylized flourish at the end.

Paula J. Tenuta, MCIP, RPP  
Director, Municipal Government Relations

cc. Town of Markham Development Services Committee Members  
Fraser Nelson, BILD York Chapter Chair  
Nik Mracic, Metrus Development  
Randy Peddigrew, Remington Group



File #: 1120  
Date: February 6, 2009

**Mr. Jim Baird, Commissioner of Development Services**  
Town of Markham  
Commissioner of Planning  
101 Town Centre Boulevard  
Markham, Ontario, L3R 9W3

Dear Mr. Baird:

Re: **404 North Servicing Allocation**  
**Town of Markham**

We are writing on behalf of the 404 North landowner group, with regard to servicing allocation for the Vetmar lands.

The Vetmar lands were provided with an interim 2011 servicing allocation of 126 units (66 singles, 60 TH) based on the dedication of property and funding for construction for the Woodbine By-Pass from Honda Boulevard to the existing Woodbine Avenue alignment.

In order to allow a more equitable distribution of these significant infrastructure costs and based on the associated municipal and Regional transportation benefits, we request that the Vetmar lands be considered for full allocation through the 2012 servicing allocation distribution.

The Phase 2 portion of the Draft Plan application for the Vetmar lands includes 11 singles, 24 semis and 58 townhouse units as well as 80 mixed use/ apartment units.

We appreciate your consideration of this request. Please call the undersigned if you have any further questions or require any additional information

Sincerely,

**SCS Consulting Group Ltd.**

Steve Schaefer, P. Eng  
sschaefer@scsconsultinggroup.com

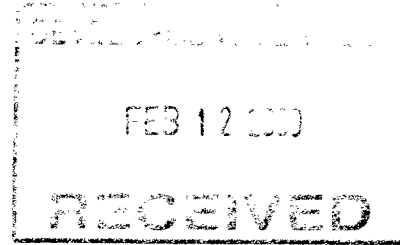
c. Ms. K. Beckman, Trustee – 404 North Landowner Group

P:\1120 OPA 149 Group Engineering Correspondence Letters 2009 markham-sms-404 north servicing allocation-06feb09.doc

## 2124123 Ontario Limited

January 27, 2009

Mr. Jim Baird  
Commissioner of Development Services  
Town of Markham  
101 Town Centre Boulevard  
Markham, Ontario L3R 9W3



Dear Jim:

**Re: Request for Water and Sanitary Sewer Allocation  
2124123 Ontario Limited, 3940 Highway 7  
Town of Markham Application No.'s OPA 07 134436, ZA 07 134461, SU 07 134454**

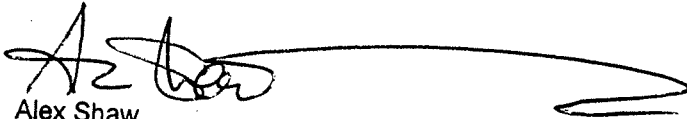
We are the owners of the above referenced lands. Our applications were submitted on December 20, 2007 and consist of 186 residential units in an 8 storeys high apartment building and 35 townhouse units for a total of 221 units. A portion of the site at the north end is shown as a future development block with the probability to accommodate future detached houses.

We kindly request that the Town of Markham provide water and wastewater allocations for this development should the Town approve our development proposal. In this regard, we note that the report to Markham Development Services Committee dated February 5, 2008 on Table 6 – Recommended Distribution of 2011 Conditional Allocation shows 522 units assigned to the OPA 15 area where our proposal is located. Furthermore, we note that Regional Council on June 21, 2007 adopted a policy to provide a 20-35% increase in servicing allocation for developments that meet certain criteria. It is understood that the goal of this policy is to provide an incentive for high density residential development in Regional Centres and Corridors and Local Centres to promote more energy efficient green buildings. In this regard, we would like to highlight the following attributes of our development application:

- The subject development proposal is a well scaled and sensitively designed development, which exhibits a compact urban form in keeping with provincial and regional policies
- The proposed development density on Block 1 of the subject site along Highway 7 is 2.42 Floor Space Index, slightly less than the long term density target of 2.5 FSI in the Regional TOD guidelines
- The subject site is served by VIVA Transit and YRT
- The subject site is located along a Regional Corridor and directly across from a Regional Centre (Markham Centre)
- During the detailed design stage of our development we will endeavour to achieve:
  - Significant water conservation
  - Three stream waste reduction
  - LEED Silver certification

We have informed Mr. Andrew Madden, the trustee of Markham Avenue 7 Landowners Group that we would be making this request and we are providing him with a copy of this letter.

Yours truly,

A handwritten signature in black ink, appearing to read 'Alex Shaw', followed by a long, horizontal, slightly wavy line that extends to the right.

Alex Shaw  
2124123 Ontario Limited

Cc: Valerie Shuttleworth  
Scott Heaslip  
Tony Masongsong  
Moiz Behar  
Andrew Madden  
Steve Schaefer  
Julie Bottos

# ReDevco MANAGEMENT

Real Estate and Development Management

4330 Bayview Circle  
Mississauga, ON L4W 2H1

Tel: (905) 624-1250

Fax: (905) 624-1257

January 20, 2009

Mr. Jim Baird, M.B.A., M.C.I.P.  
Commissioner of Development Services  
Town of Markham  
101 Town Centre Boulevard  
Markham, Ontario  
L3R 9W3

Dear Jim,

Re: Service Allocation to Greensborough Community, Winter/Spring 2009

I understand that the Town of Markham will soon be making decisions regarding how the servicing allocation for approximately 3,421 units recently released to the Town by the Region of York, representing a population of 11,700 people, will be divided between the various growth areas in the Town of Markham. I am writing on behalf of the Greensborough Landowners Group to request an allocation sufficient to complete development of the remainder of the Greensborough Community. This requirement would be 867 units made up of 217 SF units and 650 TH units, and would be sufficient to complete the areas of the community both inside and outside the Donald Cousens Parkway. This is broken down as follows:

Unit Type	Inside Donald Cousens Parkway	Outside Donald Cousens Parkway	Total
Single Family	217	0	217
Town House	200	450	650
Total	417	450	867

The owners in the Greensborough Community have proceeded to develop in a logical sequence from south to north. Traditionally they have not left pockets of uncompleted development as they moved forward, but instead have essentially fully developed one area before moving into the next. The recent restriction on service capacity has caused them to move more slowly in the northern part of the community and as a result that part of the community has not as yet been completed. The requested allocation of 867 units will be sufficient to complete development of the entire community.

We have previously outlined a number of reasons why growth in the Greensborough Community should be encouraged, and in particular we remind you of the following:

1. Well Planned Development – the Greensborough Community is an excellent example of a well planned and well executed new community in the Town of Markham. The owners wish to continue that tradition.
2. Sustainable Transit Supportive Development - the Mount Joy GO Train station is located in the Greensborough Community. The Greensborough owners helped facilitate that station by providing land for parking and by constructing the portion of Bur Oak which provides access to the station. Residents in Greensborough can walk to that station, thus contributing to sustainable transit supportive growth
3. Community Completeness - the Greensborough Community has traditionally grown in a logical manner from south to north. The requested allocation of 867 units will facilitate completion of the remainder of the community.

The owners also request that the allocation be given to the Trustee rather than to individual owners. The Greensborough Cost Sharing Agreement contains a clause providing that all owners agree to encourage the Town to allocate capacity to the Trustee rather than to individual owners so it can be distributed in accordance with the CSA. The owners therefore encourage the Town to continue to follow the same policy as it has on previous allocations to Greensborough, and give all of the allocation to the Trustee.

Although the new allocation is being referred to as the “2012 Allocation” we understand it is the Town’s intention to combine this new allocation with the previous 2011 allocation so that there will be a larger 2011 allocation rather than two separate allocations in 2011 and 2012. We encourage this for various reasons including the fact that there is a significant investment in new infrastructure required to serve part of the northern sections of the community and a larger 2011 allocation will help with this expenditure planning.

If you have any questions about this request feel free to call me.

Yours truly,

*Albert Bishop*

Albert Bishop, P. Eng.  
Principal

Cc. Biju Karumanchery  
Greensborough Landowners Group

# EMERY

INVESTMENTS

February 20, 2009

SENT BY REGULAR MAIL AND EMAIL

Mr. Biju Karumanchery, Director of Planning  
Town of Markham  
Development Services  
101 Town Centre Boulevard  
Markham, Ontario  
L3R 9W3

RE: Servicing Allocation in Berczy Village  
for two 6 storey condominium buildings at  
540 Bur Oak Avenue, Markham

Dear Biju:

Further to my November 23, 2007 letter to Val Shuttleworth(attached), this is to confirm that the final site plan for these two high rise buildings will be going to a Development Services Committee meeting next month. Although the first building has site plan approval, the second one does not.

This letter is to confirm Emery's interest in securing full servicing allocation for both buildings in the next round of allocation(186 units) by the Town.

Please advise if you need any further information or have any questions.

Sincerely,  
EMERY INVESTMENTS

Mai L. Somermai, MCIP, RPP  
MLS:mfs

Enclosure

Copy to:

Ms. Teema Kanji, Senior Planner(by email)  
Ms. Valerie Shuttleworth, Director of Growth Management(by email)  
Mr. Jim Baird, Commissioner of Development Services(by email)  
Mr. Alan Brown, Director of Engineering(by email)  
Ms. Julie Bottos, Group Engineer, SCS Consulting(by email)



**PROPERTIES LIMITED**

January 28, 2009

Mr. Jim Baird, MCIP, RPP  
Commissioner of Development Services  
Town of Markham  
101 Town Centre Boulevard  
Markham, Ontario  
L3R 9W3

Dear Mr. Baird,

**RE: 2011 / 2012 SERVICE ALLOCATION TO BECKETT FARMS**

As you are aware, Lindvest Properties Limited has been a major developer in Markham since 1999 and its parent company H&R Developments since the mid 1980's. Our current projects include Grand Cornell at 9<sup>th</sup> line and Hwy 7 and Castle Square in the Wismer Community. In less than 10 years, we have developed over 500 acres and build over 1300 homes in Markham.

On December 3, 2008, Transportation and Works Committee from the Region of York distributed a report outlining an approved release of approximately 11,000 units of servicing allocation. The Town of Markham has been apportioned an estimated 3,421 units or 11,700 population from that total. We understand that Town staff will be preparing a report recommending how this additional new allocation should be distributed between the various new communities in Markham.

Lindvest has recently purchased the 205 acre Beckett Farm located at 16<sup>th</sup> Avenue and Kennedy Road. The property has been within the Town of Markham's urban boundary since the revised official plan of 1987, is designated as Urban Residential and provides for Low Density Residential under the approved Berczy Village Secondary Plan. As you are well aware, prior to any approval of a plan of subdivision, a number of studies, plans and assessments are required to be completed to the satisfaction of the Town of Markham. According to our files and direct communication with the group engineer, a number of these studies, plans and assessments were completed by the Town of Markham that formed part of the basis of the Berczy Village Secondary Plan Area. Therefore, the process to obtain full approvals has been significantly reduced in time.

Lindvest is eager in proceeding towards draft plan approval and ultimate development of the Beckett Farm. We understand that the Town of Markham is concerned with providing allocation to developers that may not use the allocation in a timely fashion. Based on our projections, we are very confident that we will be able to fully utilize any servicing allocation to the Beckett property. As per the current market conditions, a number of areas

in Markham have experienced much slower sales. Those developers granted capacity in those hard hit areas will not be able to absorb their allocation in a timely fashion. Beckett Farms resides in one of Markham's most prestigious areas and with respect to sales, is expected to out perform most if not all the other areas in Markham.

The Beckett Farm is now considered an infill property due to the fact that the surrounding area has been fully built out. The Minor Collector roads of William Berczy Boulevard and Wilfred Murison Avenue currently terminate at the Beckett Farm. By providing sufficient allocation, these roads could be constructed to fully complete all connections for the Berczy Community; it just makes sense to complete this area as soon as possible.

Lindvest has already commenced working on its draft plan and coordinating the required studies and reports. We feel we could be prepared to submit all these documents and reports within the next 4 to 6 months and with the cooperation of town staff be draft approved by the end of 2009. At that point, we would commence the subdivision agreement process, engineering design review and commence site servicing as early as August of 2010.

Lindvest hereby requests to be strongly considered to receive allocation from the 2011 or 2012 distribution. We are prepared to phase the plan accordingly but would require a minimum of 300 units for phase 1 to justify the cost in front ending infrastructure necessary to set up the entire plan. We would be pleased to discuss this with you at any time and look forward to setting up the official pre-consultation meeting with staff to move this project forward. We believe this is Markham's flagship community and thus should be given the utmost priority when considering servicing allocation.

Yours truly,

Michael Savas,  
Projects Manager  
Lindvest Properties Limited

Cc: Biju Karumanchery  
Ron Blake  
Brian Lee



January 26, 2009

Town of Markham  
Development Services Commission  
101 Town Centre Boulevard  
Markham, Ontario  
L3R 9W3

Attention: Teema Kanji, Senior Planner

Dear Ms Kanji:

**Re: Servicing Allocation  
Angus Glen West Village**

The Region of York's Planning and Economic Development Committee at its December 3, 2008 meeting adopted the recommendations included in the staff report entitled "Assignment of Servicing Allocation to Local Municipalities Served by the YDSS 2012". The report included a recommendation that the Town of Markham be assigned an additional servicing allocation of 3,421 units (11,700 population) for the year 2012.

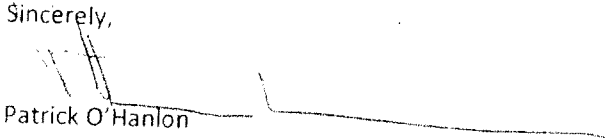
To date Angus Glen West Village received a servicing allocation for 396 low density units and for a 120 unit apartment building. We have registered two plans of subdivision containing 173 single detached units and 57 townhouse units and requested draft plan approval for 166 low density units and the 120 unit apartment building. In order to complete the West Village we still require the assignment of servicing allocation that would permit us to develop the "Village Gate" area of the plan, which represents the final phase of the Angus Glen community. The Angus Glen Secondary Plan permits the community to develop with up to 1,541 units. To date we have received approval/allocation to develop 1,152 units. With the Town receiving an additional 3,421 units of allocation, I am requesting that the Town assign Angus Glen 389 units of allocation, which would allow us to complete the Angus Glen community in accordance with the provisions of the Secondary Plan.

In keeping with the Region's intentions to assign allocation to assist in completing communities already under construction, assignment of an additional 389 units of allocation would allow us to complete the Angus Glen community, and generate the revenues needed to complete payment of the substantial infrastructure costs, particularly the cost of constructing the bridge connection.

When evaluating our request for additional allocation I would like you to consider that the Angus Glen West Village, and the entire Angus Glen community for that matter, has delivered upon the initial goal set out in the Secondary Plan, of creating a comprehensive new urbanism community that provides a mix of low, medium and high density housing along with high quality urban design and high quality architecture. We are also honouring our commitment to provide a Neighbourhood Commercial plaza that will serve the residents of Angus Glen and the surrounding community. This plaza will again deliver our trademark high quality urban design and architecture.

Thank you for your consideration of this request and if you have any further questions on this matter please contact me at extension 408.

Sincerely,



Patrick O'Hanlon  
President

Copy: Mayor Frank Scarpitti  
Councillor Dan Horchik  
Jim Baird, Commissioner of Development Services  
Val Shuttleworth, Director of Planning & Urban Design

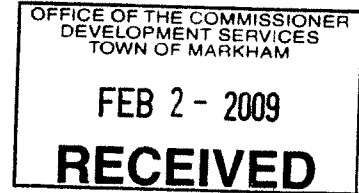
# Avenue 7 Developers Group Inc

59 Leander Street, Brampton, ON L6S 3M4

[diralam@rogers.com](mailto:diralam@rogers.com)

(ph) 905-450-9594

January 30, 2009



Mr. Jim Baird  
Commissioner  
Planning and Urban Design  
Town of Markham  
101 Town Centre Boulevard  
Markham, ON  
L3R 9W3

Dear Jim:

**Re: Avenue 7 Developers Group Inc request for 2011 Allocation from the Town of Markham**

I am writing to you as Trustee for the Avenue 7 Developers Group. It is our understanding that the Town of Markham is requesting Trustee's to advise of the Town of their Groups need for allocation in 2011.

On behalf of the Avenue 7 Group, I wish to advise the Town that the Group requests and supports an allocation of 2,183 units in accordance with the attached chart prepared by SCS Consulting Group Inc.

This request will be supported by the action of this Group to work with the Town to Front-end the extension of a major sanitary trunk sewer along Avenue 7 to service the lands in question.

We thank you for your consideration of our request and look forward to discussing the development and servicing of these lands with the Town.

Yours very truly,

**Avenue 7 Developers Group Inc**

A handwritten signature in cursive script, appearing to read "Andrew Madden".

Andrew Madden  
Trustee

Cc: Avenue 7 Landowners  
SCS Consulting Group Inc

Community Allocation

Markham Avenue 7 Landowners Group

Owner ID No.	Owners	Area Specific Area	2012 Allocation Request				
			Single	Semi	Town	Apartment	Total POP
8	2124123 Ontario Limited (Peak Garden)	Area 9	3.7	3.0	2.8	2.3	554.8
9	Unionville Development Corporation (Lee)	Area 9			47	186	233
10,11	Sobeys Capital Incorporated	Area 9		15			15
19, 20	Aryeh Construction Ltd.	Area 42B-6				935	935
21	Times Group Limited	Area 42B-6				1000	1000
	<b>TOTAL</b>		<b>0</b>	<b>15</b>	<b>47</b>	<b>2121</b>	<b>4992.5</b>

**Notes:**

No Allocation received in 2006 or 2011 Allocation Distribution

File #: 1247

Date: January 5, 2009

Mr. Alan Brown  
Director of Engineering  
Town of Markham  
101 Town Centre Boulevard  
Markham, Ontario  
L3R 9W3

Dear Mr. Brown:

Re: **Servicing Allocation Request  
Times Group – Markham Centre  
Town of Markham**

We are writing on behalf of our client, the Times Group. We understand that the Region of York has now released the Proposed Allocation Distribution for 2012 to the municipalities. Please note that the Times Group (formerly the Lonsmount Construction property) did not receive any allocation in the 2011 distribution.

We request that the Times Group be allocated 1000 units made up of a blend of Apartment and integrated Townhouse units from the 3421 units recently allocated to the Town of Markham as per the Region of York's Report to the Transportation & Works Committee, dated December 3, 2008. As discussed, this quantity is required to realize the first phase of the Times Development.

The Times Group will be providing key infrastructure that meet many of the Towns Criteria as outlined in the June 20<sup>th</sup>, 2006 Staff report.

**Hwy #7 Sanitary Sewer, Area 9 & 42B-8 Storm Sewers and SWM Facility:**

The Times Group have now formed a landowners Group together with several of the owners in Area 9, to up-front or cost share the Hwy #7 Sanitary Sewer, internal Storm Sewer, and Storm Water Management Facility required to service the lands in Areas 9 and 42B-8 along the Hwy # 7 corridor. The up-front financing of these works would not be possible at this time without the co-operation of Times Group and owners wanting to proceed in Area 9.

With this key infrastructure in place the lands along the Hwy #7 corridor from Warden Avenue east to Kennedy Road will be able to develop. This is an area of intensification that will provide the Town and Region with sustainable development solutions, key transportation infrastructure, public benefit and will continue to complete the Markham Centre Vision.

**Flask Ditch:**

To facilitate the development of the lands on the north side of Hwy #7, Lonsmount Construction, the previous owners of the property, entered into a Cost Sharing Agreement with Baif Developments Limited to allow for an interim drainage swale, known as the Flaska Ditch, to be located on their lands. At that time the

agreement carried a letter of credit amount of \$230,000, for the decommissioning of the ditch and construction of a new 100 year storm outfall to the Rouge River. The Agreement was prepared in 1988 and the lands have long since been assumed by the Town. The estimated costs to complete the decommissioning and construction of the storm outfall are now approximately \$770,000, an increase of over \$500,000 of which the ability to recover is unlikely. We understand the Town Council is not prepared to cover this shortfall and that in order to develop the lands that the ditch must be decommissioned and piped.

**Birchmount Crossing:**

The Times Group may consider advancing the construction program for the Birchmount Crossing if a favorable decision is made with regard to a sustainable amount of servicing allocation. The completion of the Birchmount crossing will provide a key piece of infrastructure that will complete the link between the north and south quadrants of Markham Centre.

**Innovative Solutions:**

The Times Group is committed to implementing sustainable and innovative ways to develop their lands. They have retained various consultants to help attain the LEED Gold standard in building design and storm water management. Low Impact Development approaches will include such strategies as green roofs and infiltration technologies.

**Summary:**

To summarize, the Times Group are in a position to move forward with development on these lands and are willing to up-front key infrastructure and provide innovative and sustainable solutions in exchange for the servicing allocation to allow it all to happen.

We appreciate the Towns efforts in reviewing the applications and coordinating the on-going meetings to discuss all of the items further to ultimately come to an agreement on how to implement this highly sought after community. We look forward to meeting with you and discussing these items in greater detail.

Please contact the undersigned if you have any questions or require any additional information.

Sincerely,

**SCS Consulting Group Ltd.**



Julie Bottos A.Sc.T  
jbottos@scsconsultinggroup.com

c. Mr. Babak Sarshar – Times Group





## **S. C. LAND MANAGEMENT CORPORATION**

DEVELOPMENT CONSULTANTS

Sent via e-mail & regular mail

H 10 & 11

January 24, 2009

Mr. Jim Baird, MCIP, RPP  
Commissioner of Development Services  
Town of Markham  
101 Town Centre Boulevard  
Markham, ON L3R 9W3

Dear Jim,

Re: Request for the Assignment of Service Allocation  
H&W Development Corp.  
West Block - Block 2, 65M-3998  
Markham Centre Community

Please accept this letter as a request on behalf of H&W Development Corp. for an assignment of the Town's Servicing Allocation.

The Region of York recently approved the release of an additional +/- 11,000 units of servicing allocation to the Town of Markham. Town staff are now considering requests for portions of said additional new servicing allocation, and how it should be distributed between the various new communities in Markham.

H&W Development Corp. is a member in good standing of the Markham Centre Developers Group. The current status of the existing approvals and applications can be summarized as follows:

- H&W Developments submitted up-dated Site Plan & Zoning Applications in December 2008; the original site plan application was submitted by 2015776 Ontario Inc. (Liberty) in December 2005.
- The H&W lands are subject to various pre-existing approvals which have been in place for some time, including:
  - Precinct Plan Approved - June 2004
  - Zoning By-Law Approved - July 2004
  - Subdivision Agreement signed - August 2006
  - Plan of Subdivision Registered - June 2007

Specifically, H&W requests the following:

1. An allocation of 663 high rise residential units, or the population equivalent of that, to be assigned to the Markham Centre Developers Group, but specifically earmarked for the H&W Developments West Block application.
  - Given the current constraints, certainly H&W would accept a lesser assignment of units; however because of need to build the underground parking structure for the entire building platform, a reduced assignment of units makes it difficult to justify the feasibility of proceeding during these tenuous economic times.
2. H&W would commit to working with Town staff to achieve an appropriate and reasonable built form consistent with the design objectives recently endorsed in principle by DSC.
3. H&W would commit to the commencement of its sales and marketing program by a date which is the earlier of December 2009, or within 6 months follow the formal approval of its up-dated Site Plan & Zoning By-law Applications.

With respect to our justification for requesting a very significant allocation at this time, I have the following comments:

- i. The Markham Centre Community has a high priority ranking within the Town's overall criteria for receiving additional allocation assignments.
  - Approvals for the H&W site have been in place for some time. With the relatively recent acquisition of these lands by H&W, these applications can now move forward and be acted upon.
  - H&W is an active participant willing to make a sizable investment in Markham Centre, however we need the Town's assistance, and the assignment of allocation to be able to proceed.
- ii. H&W is well-positioned to be able to advance development of their lands and quickly enter the market with its product.
  - The existing approvals regime is well advanced.
  - The lands are fully serviced and the required infrastructure improvements have been completed, such as road widenings, intersection improvements, sewers, etc.
  - All necessary studies such as traffic, storm water management, and environmental, have been completed and approved.
  - H&W has purchased the Sales Office which was previously used by Liberty; as such the marketing program can begin quickly.
- iii. The proposal by H&W contains a greater variety of family orientated dwelling units than have been to-date available in Markham.
  - H&W is proposing a greater variety of family orientated high rise units. Our proposal has a mixture of 2 bedroom units, 2 bedroom + den. and 3 bedroom units, that complement the 1 bedroom product. Overall our proposal has ~ 50% family suits and ~ 50% 1 bedroom suites.
  - H&W is proposing Live Work units at grade that can accommodate some commercial and employment needs in the community and contribute to the mix of activity at street level in Markham Centre.

- The proximity of the H&W site to the future bus rapidway station on Cederland Drive can provide future residence greater access to public transit, not currently enjoyed in Markham Centre.
- iv. The assignment of allocation to H&W will further advance the build out of the East Precinct which is an already well establish area of Markham Centre .
- v. The proximity of the H&W lands will allow full utilization of the Markham District Energy system, which can service the site immediately without further capital investment.
  - In fact this past summer H&W allowed Markham District Energy to install temporary peaking facilities on its lands in order to assist Markham District energy provide adequate service to Markham Centre while its new plant was being constructed.
- vi. The H&W proposal will be a LEED's Silver certified project.

H&W looks forward to working with Town staff and Council in achieving the overall goals for Markham Centre. Our request is an effort to advance the Town's interests in Markham Centre and that requires a sizeable financial commitment by the private sector, which H&W is prepared to commit.

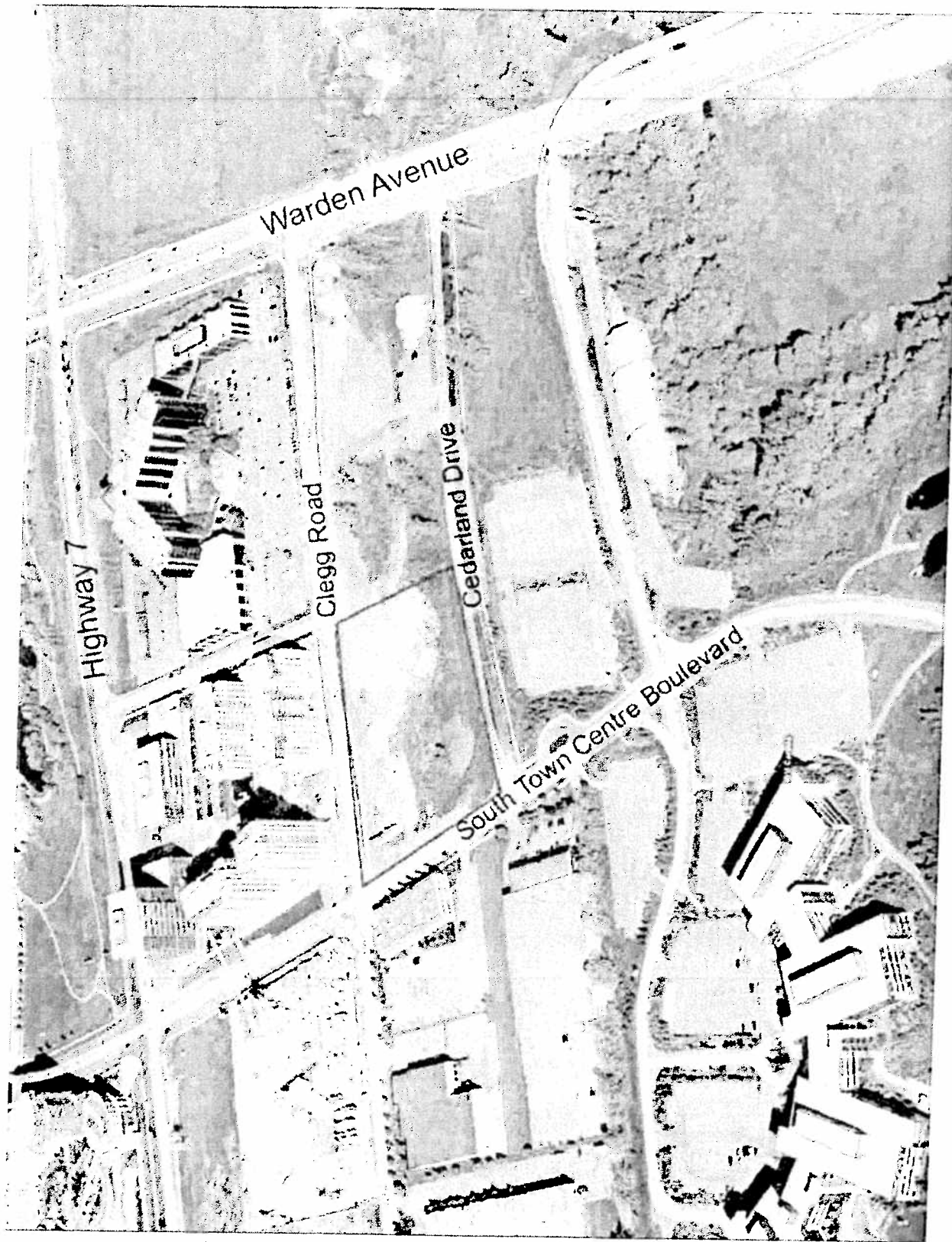
Thank you for considering this request. I would be pleased to meet with you to discuss this matter.

Sincerely yours,



Sal Crimi, P.Eng.

Cc: Mayor & Council – via e-mail only  
Biju Karumanchery – Town of Markham  
Fred Wang – H&W Developments  
Robert Dragicevic – Walker, Nott, Dragicevic Associates Limited



## KEY MAP

Markham Centre

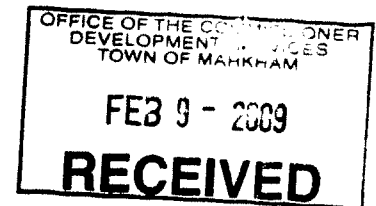
— H & W Development Corporation West Block Lands

**WISMER COMMONS DEVELOPERS GROUP**  
**clo Anison Management Inc.**  
**20 Valleywood Drive, Suite 106**  
**Markham, Ontario L3R 6G1**  
**Tel: (905) 474-2514 Fax: (905) 474-2517**

*fannie*  
*- copy letter*  
*only - Tina*  
*- Jim*  
*- Big*  
*- Alon*

February 5, 2009

The Corporation of the Town of Markham  
Anthony Roman Centre  
101 Town Centre Boulevard  
Markham, Ontario  
L3R 9W3



**Attention: Mr. Jim Baird, MCIP, RPP**  
**Commissioner, Development Services**

Dear Jim:

**Re: Request for Assignment of Servicing Allocation**  
**Wismer Commons Community**

On behalf of the Wismer Commons Developers Group, we are hereby requesting an assignment of servicing allocation for 2012 for Wismer Commons from the Town's allocation of 11,700 persons or approx. 3421 units as received from the Region of York.

As you are aware, in September, 2007 Wismer had requested the Town's consideration in assigning an allocation of 944.5 units for 2011 which would meet the policy principles as adopted by Regional Council and the Town to provide for completion of the outstanding transportation infrastructure, delivery of community facilities and provide for completion of the vacant and fully serviced lots/blocks and infill development within the Community. However, in 2007 we received an allocation for only 300 units.

We are hereby requesting the Town's consideration in assigning the balance of the units for 2012 (being an additional 644.5 units). This will provide the opportunity for the owners to complete their infill development areas with the combined 2011 and 2012 allocations. Enclosed is a copy of the servicing allocation plan/schedule, dated September 6, 2007 for your reference.

Our requested allocation provides for development of the low/medium density units and does not include any allocation for high density units which we understand will be

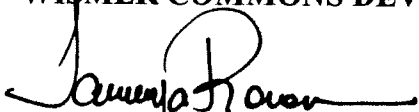
provided by the Town separately on a site specific basis. However, in order to simplify the tracking process we would request the Town's consideration in providing the site specific high density allocation to the Trustee for distribution to the high density development land owners. This will provide the Group with a mechanism in which to be able to adjust the Wismer cost sharing principles to reflect the introduction of the new high density area along Hwy #48.

We have been advised that Amber Plain Investments Limited have submitted a request for a "special high rise" allocation of 78 units at the intersection of McCowan Road and Bur Oak Avenue (north and south sides of Bur Oak Avenue) by letter dated January 28, 2009. Part of their request includes lands which were identified on our schedule as Area 8 having a total of 46 units. The Group has no objection to this "special high rise" assignment to Amber Plain and we are therefore eliminating these units from our request for the balance of the allocation of 644.5 units and are hereby requesting an assignment of allocation for 598.5 units for 2012.

Thank you in advance for your consideration of our request.

Yours Very Truly,

**WISMER COMMONS DEVELOPERS GROUP**



for: Lazo Mikiel, Trustee

c.c.: Biju Karumanchery, Senior Development Manager, Development Services  
Members of the Wismer Commons Developers Group



# **S. C. LAND MANAGEMENT CORPORATION**

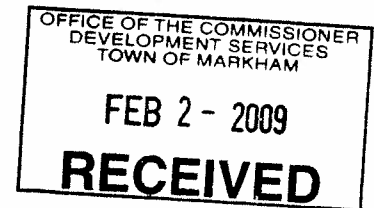
## **DEVELOPMENT CONSULTANTS**

Sent via e-mail & regular mail

January 28, 2009

Mr. Jim Baird, MCIP, RPP  
Commissioner of Development Services  
Town of Markham  
101 Town Centre Boulevard  
Markham, ON L3R 9W3

021



Dear Jim,

Re: Request for the Assignment of Service Allocation  
Amber Plain Investments Limited  
19TM-02003 Final Phase  
Medium Density Blocks  
Wismer Commons Community

Please accept this letter as a request on behalf of Amber Plain Investments Limited for an assignment of the Town's Servicing Allocation for 2012. Amber Plain Investments is a joint venture between Laurier Homes and Paradise Homes.

The Region of York recently approved the release of an additional +/- 11,700 persons of servicing allocation to the Town of Markham for 2012. Town staff are now considering requests for portions of said additional new servicing allocation, and how it should be distributed between the various new communities in Markham.

Amber Plain Investments is a member in good standing of the Wismer Commons Developers Group. The current status of the existing approvals and applications can be summarized as follows;

- Amber Plain submitted up-dated Draft Plan & Zoning Applications in May 2008
  - The applications for Amber Plain's final Phase include
    - 188 Single Family Units
    - 102 Semi-Detached Units
    - 30 Townhouse Units
    - 48 Condominium Townhouse Units
- The Amber lands are subject to various pre-existing approvals which have been in place for some time, including;
  - Secondary Plan Approved – March 1996
  - Zoning By-Law Approved for various Phases since June 2000
  - Subdivision Agreement signed for various Phases – June 2000 to June 2008
  - Plan of Subdivision Registered for various Phases – June 2000 to June 2008
  - Public Meetings – Several public meeting have been held, most recently being Jan 2009

Specifically, Amber Plain Investments requests the following;

1. An **allocation of 78 “high rise” residential units**, or the population equivalent of that, for the area identified on the attached sketch plan.
  - Amber is proposing that Block 248 on 19TM-02003, and Blocks 78 to 81 on the Draft Plan qualify for consideration as “high rise” given the more intense nature of the housing product.
  - Due to the fact that these Block’s have a density +/- 3 times greater then other low rise areas in Wismer; this allocation request is outside of the Wismer Group Landowners Group.
  - We are requesting that the assignment be considered “high rise” in nature.
  - The assignment of 78 high rise units would be over and above any low rise allocation assignments that what would otherwise be given to the Wismer Commons Developers Group as a whole.
  - As such, this would be a “Special High Rise” assignment directly to Amber Plain Investments for these specific Blocks identified.
2. Amber would commit to working with Town staff to achieve an appropriate and reasonable built form consistent with the urban design objectives of the Town.
3. Amber would commit to constructing these dwellings with a LEED Silver certification.

With respect to our justification for requesting this “Special” allocation at this time, I have the following comments;

- i. Gateway to the Wismer Commons Community
  - Complete the buildings at the McCowan Road & Bur Oak Avenue intersection – North Side Block 248
    - a. Block 248 is a vacant parcel consisting of 0.869 hectares located at the north east corner of Bur Oak Avenue & McCowan Avenue. There is an existing fire hall to the east of the site and a valley to the north.
    - b. A total of 48 – Lane-Based; 3 storey condominium townhouses are proposed for this block.
    - c. Density of 55 uph (22 upa) compared to the typical Wismer Community at a density of 18 uph (7 upa)
    - d. This Medium Density site is a different product type then is generally available in the Wismer Commons Community, and as such warrants some special consideration.
  - Complete the buildings at the McCowan Road & Bur Oak Avenue intersection – South Side Blocks 78 to 81
    - a. These vacant blocks consisting of 0.492 hectares located at the south east corner of Bur Oak Drive & McCowan Road.
    - b. A total of 30 – 3 storey townhouses with frontages of 4.27 m is our proposal for these blocks.



- c. Density of 61 uph (25 upa) compared to the typical Wismer Community at a density of 18 upa (7 upa)
  - d. This Medium Density site would provide the completion of all the homes along the Bur Oak frontage near McCowan.
- ii. The development of these Blocks represents infill development (filling in the holes)
  - The Blocks are ready to proceed utilizing existing infrastructure and community services;
  - The allocation for these lands is considered infilling in that will complete existing Blocks and contribute to the development of complete neighbourhoods and development on Bur Oak Avenue. The delay of allocation in the Wismer area has led to incomplete neighbourhoods and a patchwork of incomplete development. With the importance of Bur Oak Avenue as a major collector road, transit route and gateway to the Community, priority should be given to completing adjacent development.
- iii. Provision of affordable housing
  - It is anticipated that the housing provided through the development of the subject lands will be considered “affordable”. The development of the subject lands will represent the one of a limited number of condominium tenure multiple dwelling areas within the Wismer, and specifically along the McCowan Road frontage; hence adding to the diversity and affordability of the existing housing stock.
  - One of the criteria considered within the Provincial Policy Statement for affordable housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area. The provision of these medium density blocks would create an element of affordability for the Wismer Community.
  - Generally, what has been built to date in Wismer is predominantly low density residential, and these blocks would represent a significant introduction of higher intensity housing types which would be affordable.
- iv. Supports new urbanism and provides exceptional urban design
  - The development as proposed will result in intensification along the planned Community Amenity Corridor. The subject lands provide the only locations where higher intensity residential uses (ie block/condominium townhouses and three story freehold) were contemplated in accordance with the existing Wismer Commons Community Design Plan.
- v. Infill development and redevelopment along key transit corridors
  - Bur Oak Avenue is part of a key transit corridor which runs throughout the urban areas of north Markham providing regular bus service connecting the Markham Stouffville Hospital with the Angus Glen Community Centre. McCowan Road is identified in the Region of York Official Plan as a Regional Transit Grid Trunk Route. York Region Transit also operates regular bus service on McCowan Road.
  - There is currently a bus stop on Bur Oak Avenue at McCowan Road. The development of the subject lands are within an approximate three minute walk. The additional residential development of Medium density uses, semi-detached and mixed commercial/residential along this transit corridor will support transit both on Bur Oak Avenue and McCowan Road.
  - The existing full service plaza on the west side of McCowan makes all local shopping needs readily accessible by pedestrians.

vi. Priority Ranking

- The Wismer Commons Community has never enjoyed a high priority ranking within the Town's overall criteria for receiving additional allocation assignments, however it continues to be one of the most sought after Communities within Markham.
- Approvals for the Amber Plain lands have been in place for some time. The assignment of a "Special" allocation to these Blocks within Amber Plain will provide the opportunity to complete a key "Gateway" to the community.
- Amber Plain is an active participant in the community, who in the past has contributed towards many worthwhile Town initiatives.

vii. Major Infrastructure & Approvals are in Place

- Amber Plain is well-positioned to be able to advance development of these Medium Density Blocks quickly without the need for major infrastructure to be installed.
- The existing approvals regime is well advanced.
- The lands are fully serviced and the required infrastructure improvements have been completed, such as road widenings, intersection improvements, sewers, etc.
- All necessary studies such as traffic, storm water management, and environmental, have been completed and approved.
- The Sales Office is already in place which would allow Amber to begin the marketing program quickly.

viii. Alternative Intensification Area

- The "Special" assignment of allocation to Amber will further advance the higher intensity building style currently favoured by Council.
- By providing allocation to this unique area, future residents will have an alternative location in which to purchase higher density style dwellings outside of the traditional central areas.

Amber Plain Investments looks forward to working with Town staff and Council in achieving the overall goals for the Wismer Commons Community. Our request is an effort to advance the Town's interests in higher intensity housing, and energy efficient dwelling types which are outside of the more traditional up and coming high rise areas of Markham.

Thank you for considering this request. I would be pleased to meet with you to discuss this matter.

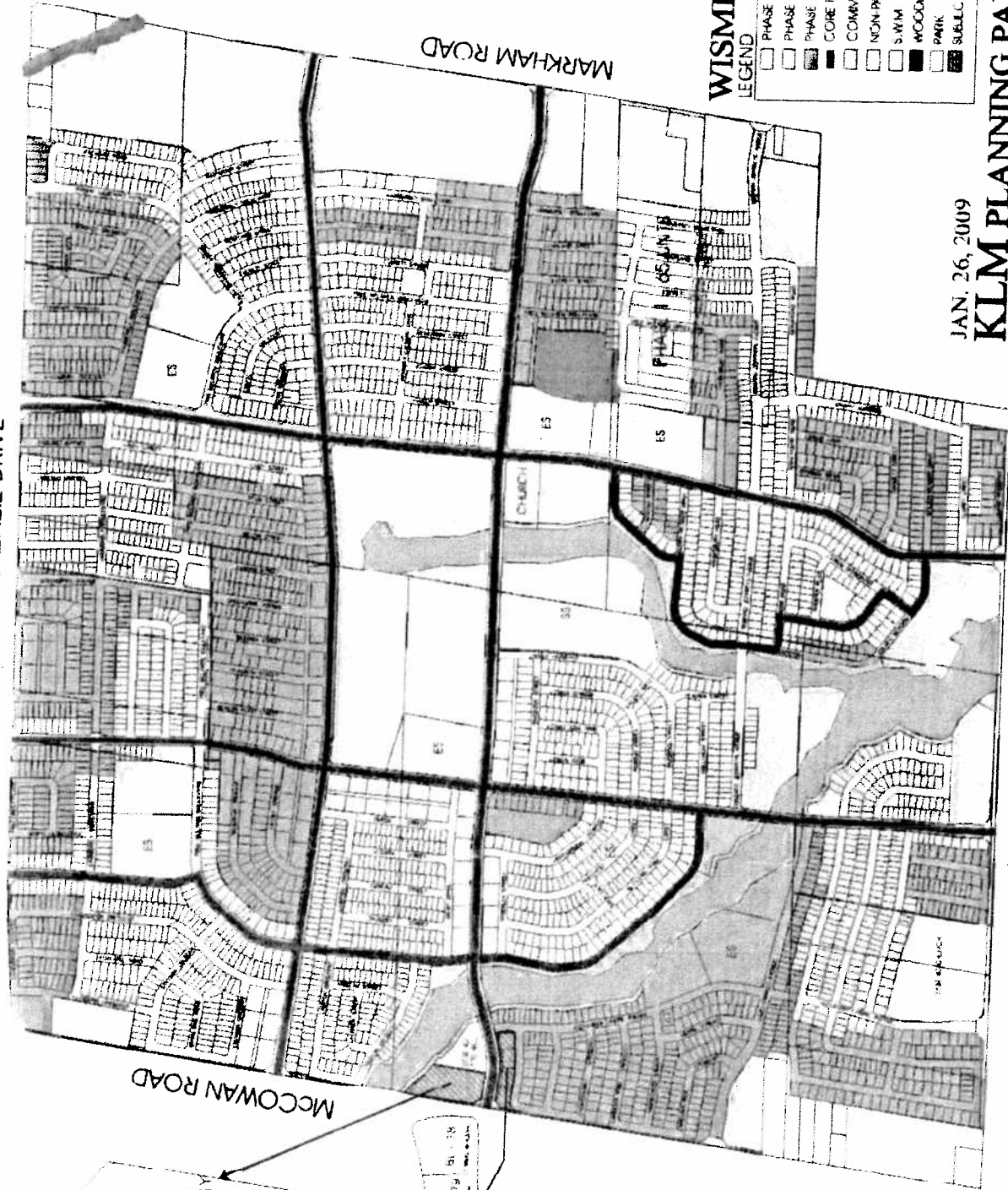
Sincerely yours,



Sal Crimi, P.Eng.

Cc: Mayor & Council – via e-mail only  
Biju Karumanchery – Town of Markham

MAJOR MACKENZIE DRIVE



MCCOWAN ROAD

MARKHAM ROAD

SIXTEENTH AVENUE

BLOCK 248  
MEDIUM DENSITY  
Area 669,140  
1,197 Units

PHASE 1A & 1B  
Area 1,197,140  
2,197 Units

# WISMER COMMONS

## LEGEND

- PHASE 1A & 1B - 2,197 UNITS
- PHASE 1A & 1B - NEW PARTICIPANTS 470 UNITS
- PHASE 3B & 3C - 2,612 UNITS
- CORE ROADS
- COMMERCIAL
- NON-PARTICIPATING CARRIAGES
- SWIM
- WOODLOT
- PARK
- SUBJECT LANDS

JAN. 26, 2009

**KLM PLANNING PARTNERS INC.**  
URBAN PLANNERS AND DEVELOPMENT CONSULTANTS  
64 JARDIN DRIVE, UNIT 1B, CONCORD, ONT. L4K 3P3

TEL: (905) 669-4055 FAX: (905) 669-0097 E-MAIL: [design@klmplanning.com](mailto:design@klmplanning.com)

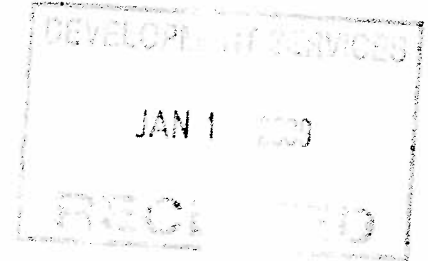


**FMI** Flato  
Management  
Inc.  
AFFILIATED WITH FLATO GROUP INC.

3601 Highway 7 East, Suite 309  
Markham, Ontario  
L3R 0M3 Canada  
Phone: (905) 479-9292  
Fax: (905) 479-9165

Jan. 19<sup>th</sup> 2009

**Attn: Mr. Jim Baird, MBA, MCIP**  
Commissioner of Development and Planning  
Corporation of the Town of Markham  
101 Town Center Boulevard  
Markham, Ontario  
L3R 9W3



**Re: Great Eldin Hwy 48 Lands in Markham.**

Further to our letter in April 2008, we are writing this letter to request for servicing allocation for our above mentioned project. We understand that the Town of Markham is releasing 11,700 persons allocation in March of 2009 to various growth areas. We strongly believe that our proposal provides various benefits to the Town and is inline with the Town's vision for the Hwy 48 corridor. Below is a brief list of benefits provided by our proposed development:

- Inline with the Provincial Policy Statement and the Growth Plan
- Inline with the comprehensive concept plan prepared by the staff
- Providing Mixed Use Development as per Town's Vision for the Hwy 48 Corridor
- Satisfying staff's proposed Urban Design Guidelines
- Close proximity to the GO Train Station. Our property is located within 150 meters of the GO Train Station.
- Protecting the required Woodlot aka "Matrundula Woodlot"
- Providing LEED Silver Development construction standard
- Infill Development and will fill in the gaps between Edward Jeffery Blvd and Bur Oak Avenue
- Provide the road connection of Hammersly Boulevard between Edward Jeffery Blvd and Bur oak Avenue.
- Providing Park and the required buffer from the Wood Lot

We are willing, able and anxious to proceed with development as early as possible. If "real allocation" becomes available we are in the enviable position of being able to use it immediately. Please note that our proposal is for approx. 70 townhomes and 350 apartments. Further, the faster the allocation, the sooner we can convey the Parkland and the Woodlot as per the concept plan prepared by staff.

[www.flatogroup.com](http://www.flatogroup.com)

Eldin Building Corporation has been developing in Markham for over ten years in Markham and is currently building homes on the adjacent lands. We believe that our proposed development merits consideration for real servicing allocation in this round, as:

- the proposal, on its own merits, provides many benefits to the Town, and further,
- our "track record" indicates that the firm has provided development benefits to the Town in its past projects.

Should you require additional information, please contact me at any time.

Respectfully submitted,  
FLATO MANAGEMENT INC.

A handwritten signature in black ink, appearing to be 'Shakir', written over a circular stamp or seal.

Shakir Rehmatullah, MCIP, RPP  
President

✓ c.c. Val Shuttleworth  
c.c. Biju Karumchery  
c.c. Jamie Bossomworth  
c.c. Great Eldin



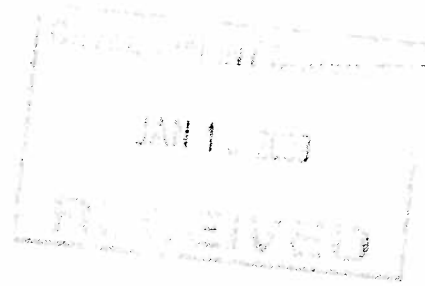
**Flato  
Management  
Inc.**  
AFFILIATED WITH FLATO GROUP INC.

Visioner

3601 Highway 7 East, Suite 309  
Markham, Ontario  
L3R 0M3 Canada  
Phone: (905) 479-9292  
Fax: (905) 479-9165

Jan. 19<sup>th</sup> 2009

**Attn: Mr. Jim Baird, MBA, MCIP**  
Commissioner of Development and Planning  
Corporation of the Town of Markham  
101 Town Center Boulevard  
Markham, Ontario  
L3R 9W3



**Re: 9582 Hwy 48, Markham – Best Homes – Town File Numbers: ZA 08 120818 and SC 08 119426.**

Further to our letter in April 2008, we are writing this letter to request for servicing allocation for our above-mentioned project. We understand that the Town of Markham is releasing 11,700 persons allocation in March of 2009 to various growth areas. We strongly believe that our proposal provides various benefits to the Town and is inline with the Town's vision for the Hwy 48 corridor. Below is a brief list of benefits provided by our proposed development:

- Inline with the Provincial Policy Statement and the Growth Plan
- Inline with the comprehensive concept plan prepared by the staff
- Providing Mixed Use Development as per Town's Vision for the Hwy 48 Corridor
- Satisfying staff's proposed Urban Design Guidelines
- Close proximity to the GO Train Station. Our property is located within 100 meters of the GO Train Station.
- Brownfield Development cleanup. We are demolishing the abandoned gas station and cleaning up the contaminated soil as required by the Town's Building Department and Bylaw Officers concerned with the Hwy 48 Growth Corridor
- Providing LEED Silver Development construction standards
- Infill Development and will fill in the gaps between Edward Jeffery Blvd and Bur Oak Avenue
- Provide the road connection of Hammersly Boulevard between Edward Jeffery Blvd and Bur oak Avenue.
- Providing Park and the required buffer from the Wood Lot

We are willing, able and anxious to proceed with this development as early as possible. If "real allocation" becomes available we are in the enviable position of being able to use it immediately. Please note that our proposal is for approx. 60 townhomes and 165 apartments. Further, the faster the allocation, the sooner we can convey the parkland as per the concept plan prepared by staff.

[www.flatogroup.com](http://www.flatogroup.com)


Best Homes has been developing in Markham for the last ten years. Further, in developing our complicated land assemblies in South Unionville, we have demonstrated that it can generate benefits for the Town of Markham. .

We believe that our proposed development merits consideration for real servicing allocation in this round, as:

- the proposal, on its own merits, provides many benefits to the Town, and further,
- our "track record" indicates that the firm has provided development benefits to the Town in its past projects.

Should you require additional information, please contact me at any time.

Respectfully submitted,  
FLATO MANAGEMENT INC.

A handwritten signature in black ink, appearing to be 'Shakir', written over a circular stamp or seal.

Shakir Rehmatullah, MCIP, RPP  
President

✓ c.c. Val Shuttleworth  
c.c. Biju Karumchery  
c.c. Jamie Bossomworth  
c.c. Best Homes

# Gatzios Planning + Development Consultants Inc.

File No: 65MA-0815

February 18, 2009

Planning and Urban Design Department  
Town of Markham  
101 Town Centre Boulevard  
Markham, Ontario  
L3R 9W3

Attention: Mr. Jim Baird  
Commissioner of Development Services

**Regarding: RESIDENTIAL SERVICING ALLOCATION  
'The Shops on Steeles' Redevelopment  
Bayview Summit Developments Limited  
Applications for OPA and ZBLA  
NE corner of Don Mills Road & Steeles Avenue East  
Town of Markham**

Dear Jim:

I am writing on behalf of Bayview Summit Developments Limited with regard to residential servicing allocation.

As you know, OPA and ZBLA applications were submitted in 2007 and 2008 respectively for the 'Shops on Steeles' site in order to permit the addition of residential land uses, in conjunction with a retail/commercial/office redevelopment program.

The ultimate redevelopment of this site will result in a mixed-use infill redevelopment that exemplifies many of the principles of good planning including the efficient use of land, transit-supportive both in terms of location and in terms of density and residential intensification that is important for both the growth of the Town and the Region.

Ongoing work with Town staff and other agencies, as well as the Working Group that was formed by the Town to review this redevelopment continues, and we have recently submitted a revised concept plan to staff's attention. We look forward to completing the review and processing of our applications within the year in order to allow the redevelopment of the site with the addition of residential uses to the already permitted range of retail, commercial and office uses.



### Contemplated Phasing

Our current phasing schedule anticipates a first phase of redevelopment consisting of an upgrade and reconfiguration of the existing retail/commercial/office buildings in the short term, potentially complete by 2010. We are aware that this first phase will not require any servicing allocation from the Town or York Region.

Our contemplated second phase of overall redevelopment will incorporate the first stage of residential units comprised of approximately 600 units, with the issuance of building permit/s by mid 2012 and residential occupancies by the end of 2013.

### Summary of Servicing Allocation Justification

As summarized briefly below, the allocation of servicing capacity to allow the addition of residential uses to this redevelopment will provide the opportunity for the Town to realize the construction of 'intensification' residential units, a very important component of new residential growth in the Town and indeed in the Region. It is our understanding that the Town of Markham must accommodate approximately 31,600 units of 'intensification' by the year 2031. The Shops on Steeles redevelopment offers an excellent opportunity to accommodate some of that growth.

In addition, this redevelopment offers the opportunity to meet a number of the Town's other key criteria for eligibility to receive servicing allocation, including:

- a) **Infill development along key transit corridors** – Steeles Avenue, Don Mills Road
- b) **Affordable housing** – provision of smaller, more affordable residential units in Town
- c) **Development with public benefit** – provision of community amenity space
- d) **Development with smart growth principles** – mixed-use, compact, efficient land use
- e) **Use of allocation in a reasonable time frame** – imminent redevelopment opportunity
- f) **Sustainable and environmentally responsible development** – reuse of existing buildings where feasible, environmentally responsible site and building construction

We will be submitting a more fulsome summary of the benefits, advantages and details of this redevelopment in an updated planning brief to be submitted in conjunction with the ongoing processing of our OPA and ZBLA applications shortly.

We would appreciate the Town's recognition of this servicing allocation request, and consideration in the Town's ongoing discussions regarding 2012 servicing allocation decisions, as well as in the future when York Region provides 2013 servicing allocation recommendations to the various municipalities.

Should you have any questions or comments on our request, we would be pleased to attend at the Town to review this matter with staff, or alternatively please feel free to contact the project manager Clifford Korman at Kirkor Architects, the project engineer Steve Schaefer at SCS Consulting Group, or myself as the project planner.

Thank you very much for your consideration and ongoing attention to this project.

Sincerely,

Gatzios Planning + Development Consultants Inc.



Maria Gatzios, MCIP RPP

Copy to: Ms. Sally Campbell, Development Services Commission, Town of Markham  
Bayview Summit Developments Limited  
Kirkor Architects & Planners  
SCS Consulting Group Ltd.  
Davies Howe Partners LLP

**Roberge, Tina**

**From:** Shuttleworth, Valerie  
**Sent:** Tuesday, February 17, 2009 8:56 AM  
**To:** Brown, Alan; Bosomworth, Jamie  
**Cc:** Roberge, Tina  
**Subject:** FW: Springhill Macwood - Cornell Community

Another allocation request

*Valerie Shuttleworth*  
Director of Planning and Urban Design  
Town of Markham  
101 Town Centre Boulevard  
Markham, Ontario L3R 9W3  
905- 475-4713 Fax. 905-479-7768  
vshuttleworth@markham.ca

-----Original Message-----

**From:** Sal Crimi, P.Eng. [mailto:scland@rogers.com]  
**Sent:** February 16, 2009 9:28 AM  
**To:** Karumanchery, Biju  
**Cc:** Shuttleworth, Valerie; Baird, Jim; Webster, John; Livey, John; Virgilio, Joseph; scland@rogers.com; ignazio@gardenhomes.ca  
**Subject:** Springhill Macwood - Cornell Community

Biju,

As per our discussion prior to the Christmas season, I am writing to confirm our conversation regarding the allocation assignment to Springhill Macwood. The following brief chronology provides an short outline of the efforts that have been undertaken by Springhill Macwood since the granting of 205 apt. units of allocation in Feb. 2008.

#### Brief Chronology for Springhill Macwood Application

1. December 2004 – Original Draft Plan & Zoning applications made to the Town.
2. Site Plan Application (no drawings) – March 2007
3. January 2008 – Town approves new Secondary Plan for Cornell which has the result of increasing the permitted density on the Springhill Macwood property.
4. Feb. 2008 Springhill Macwood was provided 205 units of allocation for a LEED Certified Building.
5. Springhill Macwood has had continuous discussions with Town staff with the view to establish the location of Street B, immediately north of Hwy #7 at Old Markham By-Pass so as to provide for an appropriate future block size for the Cornell Centre Area, north of Hwy #7
  - o In June 2008 Town staff staked the edge of the woodlot east of the Old Markham By Pass.
  - o Springhill Macwood provide fieldwork in July 2008 to establish the location of the critical woodlot drip line location, east of Old Markham By-Pass
  - o Dripline location critical to establishing the configuration of the new Old Markham By-Pass intersection configuration, & future location of Street B.
6. May 2008 – Springhill Macwood becomes a signatory to the 9<sup>th</sup> Line Storm Sewer Funding Agreement with the Region of York so as to secure additional allocation for its highrise proposal in Cornell Centre. Which as a result Springhill Macwood makes financial contribution to the sewer funding.
7. July 2008 - Presentation made to Town staff on the Springhill Macwood proposed Block Plan / Development Concept Plan so as to be in line with the new Cornell Secondary Plan Area.

2/17/2009

8. September 2008 – Presentation & additional discussions on the Springhill Macwood Block Plan trying to establish the location of Street B relative to the woodlot edge, and the configuration of the buildings in the blocks.
9. November 2008 - Meeting with Val Shuttleworth & Councillor Webster to bring closure to ongoing discussions on the location of Street B.
10. February 2009 - Re-submission of the Draft Plan to match the agreed upon road network & new Block Plan.
11. February 2009 projected - Re-Submission of Zoning Application to match the new Block Plan
  - o Various detailed information on the Draft Plan.
  - o Block Concept Plan Provide as part of comprehensive submission – February 2009
12. March 2009 projected - Re-Submission of Site Plan Application.

As you can ascertain from the brief chronology above, Springhill Macwood has worked diligently with Town staff since the granting of the 205 apt. units of servicing allocation in early 2008. Recently, I have had raised, with Val and yourself, my client's concerns regarding the potential of having the Town pull the allocation since the use of the allocation has not occurred. Val and you have both assured me over the past several months confirming that the Town would not do so since we have been diligently proceeding with the development application.

I trust that this will not be an issue. My client has requested that I obtain your confirmation from the Town that this is the case. Can you please provide me with written confirmation that this is the case

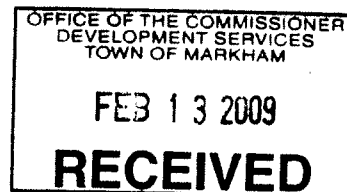
Sal Crimi, P.Eng.  
S.C. Land Management Corporation  
Tel: (905) 787-1542  
Fax: (905) 737-2464  
Web Site: [www.scland.ca](http://www.scland.ca)



**File #:** 1000

**Date:** February 6, 2009

**Mr. Jim Baird, Commissioner of Development Services**  
Town of Markham  
Commissioner of Planning  
101 Town Centre Boulevard  
Markham, Ontario, L3R 9W3



Dear Mr. Baird:

**Re: South Unionville Servicing Allocation  
Town of Markham**

We are writing on behalf of the South Unionville landowner group with regard to servicing allocation for the Glenn Barron lands.

As you are aware, the residential portion of the South Unionville Secondary Plan area is essentially complete, with the exception of a few small properties along Helen Avenue. Provision of servicing allocation to these properties would significantly assist in the ability for the lands to be sold and developed, thereby allowing completion of the community, reimbursement of the upfront infrastructure costs and eventual completion of the park system.

We note that the potential purchaser of the Glenn Barron lands is Best Homes, who has successfully developed the majority of the individual properties along Helen Avenue and up-fronted significant local infrastructure, including the reconstruction of Helen Avenue.

In order to bring this property through the development process, we request 50 residential units of servicing allocation (primarily single family units with medium density provision along the Hwy 407 corridor).

This request for allocation acknowledges the separate request made by Jade-Kennedy Development Corporation on January 22, 2009. These two allocation requests should be considered together with regard to the overall servicing allocation for the South Unionville Secondary Plan area.

We appreciate your consideration of this request. Please call the undersigned if you have any further questions or require any additional information.

Re: | **South Unionville Servicing Allocation**  
**Town of Markham**

File #: 1000  
February 6, 2009  
Page 2 of 2

Please contact the undersigned if you have any questions or require any additional information.

Sincerely,

**SCS Consulting Group Ltd.**



Steve Schaefer, P. Eng  
sschaefer@scsconsultinggroup.com

c. Mr. M. Durisin, Trustee – South Unionville Landowner Group

P:\1000 South Unionville\Correspondence\Letters\town-sms-servicing allocation-06feb09.doc

**JADE-KENNEDY DEVELOPMENT CORPORATION**  
8791 Woodbine Avenue, Suite 100, Markham, Ontario L3R 0P4  
Phone 905-944-0907 Facsimile 905-944-0916

---

Mr. Jim Baird, M.B.A., M.C.I.P.  
Commissioner of Development Services  
Development Services Commission  
Town of Markham, Anthony Roman Centre  
101 Town Centre Boulevard,  
Markham, Ontario L3R 9W3

January 22, 2009

Re: Request for Water and Sanitary Sewerage Allocation  
South Unionville Square Development  
East side of Kennedy Road between Castan Avenue and South Unionville Avenue  
Town of Markham Project File Numbers OP.06-132776 and ZA.06-132779

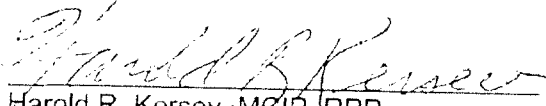
Dear Sir:

We, Jade-Kennedy Development Corporation owner of the above referenced lands, kindly request that the Town of Markham provide water and wastewater allocations to the above referenced property sufficient to support a total of 218 dwelling units. This request is consistent with Official Plan Amendment No. 173 (copy attached) that permits a maximum of 80 units per hectare (32 units per acre) across the entire 2.73 hectare site. In an email message from Mr. Scott Heaslip, Planner at the Town of Markham, dated April 4, 2008 (copy attached) we were advised that this property has allocation for 51 units comprising 16 single detached units and 35 townhomes for a population of 157.9 persons. Therefore, our request is for an additional 167 units subject to Mr. Heaslip's information being verified as correct.

As requested by you, we have informed the Trustee for the South Unionville Planning District Landowners Agreement, Mr. Michael Durison, that we would be making this request to the Town and have copied Mr. Durison on this letter.

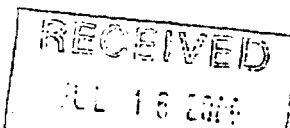
**JADE-KENNEDY DEVELOPMENT CORPORATION**

Yours Truly

  
Harold R. Kersey, M.C.I.P., RPP  
Vice-President, Planning and Development

CC: Mr. Charles Mady  
Mr. David Mady  
Mr. Wilson Tran  
Mr. Raymond Lau  
Mr. Michael Durison  
Mr. Tony Masongsong  
Mr. Steve Schaefer





## NOTICE OF ADOPTION OF OFFICIAL PLAN AMENDMENT NO. 173

TAKE NOTICE that the Council of The Corporation of the Town of Markham adopted Official Plan Amendment No. 173 on the 24th day of June, 2008 by By-Law Number 2008-156.

AND TAKE NOTICE that any person or public body may appeal to the Ontario Municipal Board in respect to all or part of this Official Plan Amendment by filing a Notice of Appeal with the Clerk of The Corporation of the Town of Markham, not later than 4:30 p.m. on the 29th day of July, 2008. If you wish to appeal to the OMB, a copy of an appeal form is available from the OMB website at [www.omb.gov.on.ca](http://www.omb.gov.on.ca). The appeal must be accompanied by a certified cheque or money order made payable to the Minister of Finance.

An explanation of the purpose and effect of the Official Plan Amendment and a location map showing the location of the lands to which the amendment applies are attached. The complete Official Plan Amendment and background material are available for inspection in the Clerk's Department during regular office hours, 8:30 a.m. to 4:30 p.m., Monday to Friday. For more information, please contact Scott Heaslip, Development Services Commission, at (905) 477-7000, ext. 3140.

The lands to which the proposed Official Plan Amendment applies are also subject to an application for an amendment to the zoning by-law, under file number ZA 07 126612.

The proposed Official Plan Amendment is exempt from approval by the Regional Municipality of York under subsection 17(9) of the Planning Act, R.S.O. 1990, c. P.13, as amended.

The decision of Council is final if a Notice of Appeal is not received before or on the last day for filing a notice of appeal.

DATED at the Town of Markham this 9th day of July, 2008.

Sheila Birrell, Town Clerk  
Town of Markham  
101 Town Centre Boulevard  
Markham, Ontario  
L3R 9W3

**Note:** Only individuals, corporations or public bodies may appeal a decision of the Council of The Corporation of the Town of Markham to the Ontario Municipal Board. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

**OFFICIAL PLAN AMENDMENT NO. 173  
JOLIE HOME INC.  
EAST SIDE OF KENNEDY ROAD BETWEEN CASTAN AVENUE AND THE  
PROPOSED EXTENSION OF SOUTH UNIONVILLE AVENUE.**

**LOCATION:**

This Amendment applies to approximately 2.86 hectares of land on the east side of Kennedy Road between Castan Avenue and South Unionville Avenue.

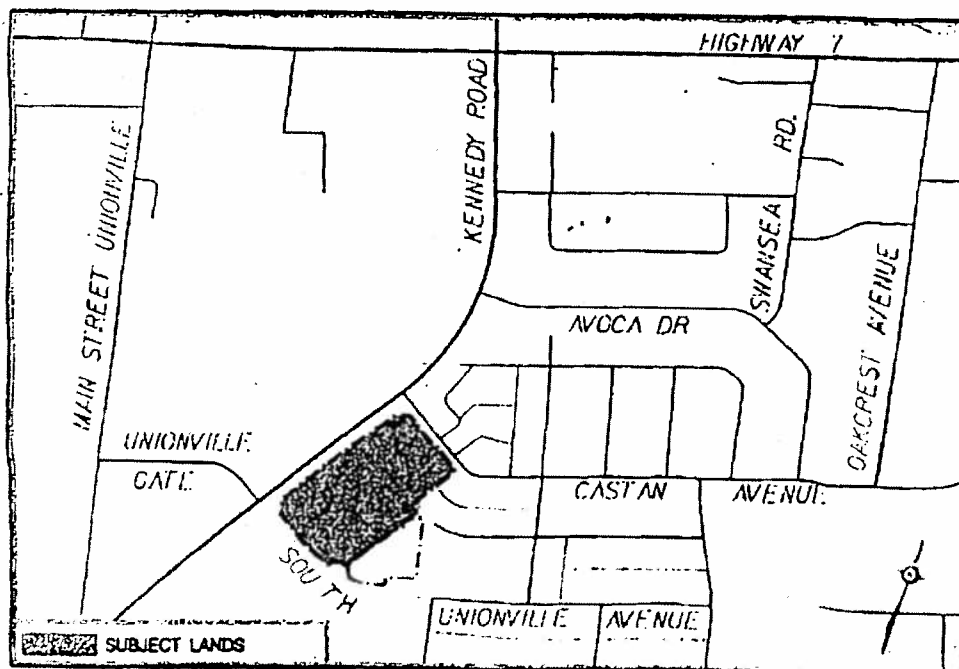
**PURPOSE:**

The purpose of the Official Plan Amendment is to:

- 1) Amend Schedule 'A' – Land Use of the Official Plan to extend the "Commercial" designation across all of the subject lands.
- 2) Amend Schedule 'H' – Commercial / Industrial Categories of the Official Plan to extend the "Community Amenity Area" category across all of the entire subject lands.
- 3) Enact Amendment No. 6 to the South Unionville Secondary Plan (PD 34-1).

The purpose of the Secondary Plan Amendment is to:

- 1) Amend Schedule 'AA' – Detailed Land Use to extend the "Community Amenity Area" designation across all of the subject lands.
- 2) Increase the maximum height of an apartment building from 5 1/2 to 8 storeys, subject to a minimum setback from the east boundary.
- 3) Restrict permitted uses on the easterly portion of the lands to residential only.
- 4) Restrict the permitted height on the eastern portion of the lands to 4 storeys.
- 5) Permit a maximum residential density of 80 units per hectare (32 units per acre), across the entire site.
- 6) Incorporate design guidelines to address built form, massing, landscaped open space and other design matters.



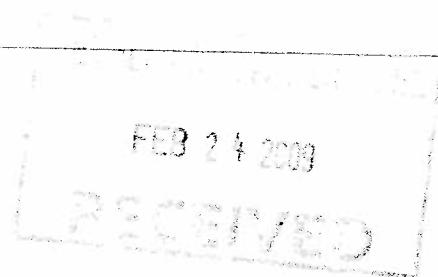


**MATSON, MCCONNELL LTD.**  
LAND MANAGEMENT GROUP

*Janice + Binder*

February 23, 2009

Town of Markham  
101 Town Centre Blvd.  
Markham, ON L3R 9W3



Attention: Ms Valerie Shuttleworth  
Director of Planning and Urban Design

Dear Ms Shuttleworth,

**Re: Walmark Farm  
(EMK Construction Ltd. and Treelawn Construction Ltd.)  
Draft Plan SU 06 108743  
East Cathedral Community  
"REQUEST FOR SERVICING ALLOCATION"**

Please find attached our previous request for servicing allocation, dated June 16, 2006.

The purpose of this letter is to confirm that we are still anxious to proceed and request the Town of Markham give full consideration to this project. The rationale and support for our allocation request is described in my June 16, 2006 letter, and remains consistent today.

Our Draft Plan of Subdivision has been fully reviewed, and a public meeting was held on October 2, 2007, with no public comment. We are currently awaiting final Draft Plan Approval, which we anticipate this Spring 2009. Our lands are ready to proceed to development immediately, with the granting of servicing allocation.

We look forward to your review of our request, and ask that you please keep us apprised of all meetings and actions associated with the release of servicing allocation.

Please find attached a copy of our current Draft Plan of Subdivision for your reference.

Yours very truly,  
Matson, McConnell Ltd.

Christopher S. Matson, B.E.S., MCIP

(chris/2009/walmark/23feb.markham)

Encl.

cc: Mark Rinas – Walmark  
Paul Rinas – Walmark  
Alan Brown – Director of Engineering, Town of Markham  
Geoff Day – Town of Markham, Planning Dept.

KEY MAP NOT TO SCALE

BOYD COURT

BLK 239  
Servicing Block  
0.04ha

BLK 237  
0.3m Reserve

ONTARIO HYDRO LANDS

WOODBINE AVENUE

SCHOOL

# DRAFT PLAN OF SUBDIVISION

Part of Lot 24,  
Concession 4  
Town of Markham  
Regional Municipality of York

## OWNER'S CERTIFICATE

I HEREBY AUTHORIZE MATSON, McCONNELL LTD. TO PREPARE AND SUBMIT  
THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

SIGNED: *[Signature]* DATE: February 8, 2008

SIGNED: *[Signature]* DATE: February 8, 2008

SIGNED: *[Signature]* DATE: February 8, 2008

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE LOTS, BLOCKS OR PLOTS SHOWN ON THIS PLAN TO BE DEVELOPED  
ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED: *[Signature]* DATE: January 16, 2008

SIGNED: *[Signature]* DATE: January 16, 2008

## ADDITIONAL INFORMATION

1. THE PLAN INFORMATION REQUIRED UNDER SECTION 5(1)2

FOR ALCE F.B.J. AND SEE DRAFT PLAN AND ASS'N PLAN

2. THE LAND IS TO BE USED ACCORDING TO THE ZONING BY-LAW

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MATSON, McCONNELL LTD.

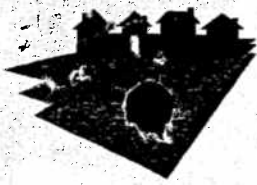
1000 SHEPPARD AVENUE EAST, SUITE 100  
MARKHAM, ONTARIO L3R 9V4  
TEL: (905) 477-1100  
FAX: (905) 477-1101

DRAFT PLAN NUMBER

SCALE 1:1000

KEY





June 16, 2006

Town of Markham  
101 Town Centre Blvd.  
Markham, ON  
L3R 9W3

Attention: Ms Valerie Shuttleworth  
Director of Planning & Urban Design

Dear Ms Shuttleworth,

**Re: Walmark Farm  
(EMK Construction and Treelawn Construction Ltd.)  
Draft Plan SU 06 108743  
East Cathedral Community**

On behalf of Walmark Farm, please consider this letter as our request for servicing allocation for the above-noted Draft Plan of Subdivision.

Our application for Draft Plan Approval and Zoning By-Law Amendment was submitted on February 13, 2006. We are currently in the draft plan review process and we anticipate our public meeting will take place immediately following the summer Council recess.

We believe our lands should be considered for servicing allocation based on the following positive attributes:

1. Completion of Communities

The Walmark lands are the final lands to be constructed in order to complete the East Cathedral Community. All development to the south is complete, with the majority of the houses occupied.

The community is being further defined and completed by the anticipated construction of the school site on Stony Hill Blvd., immediately to the south of the Walmark lands.

2. Housing Opportunity and Choice

The Walmark plan offers a mix of lot types and housing styles to compliment the East Cathedral Community, as well as the surrounding lands. Our product will attract and offer a choice to a wide variety of households.

The plan includes a variety of lot types and frontages ranging from larger 0.3 acre lots acting as a buffer to Victoria Square, through transitioning frontages of single family lots from 15.2m to 10.7m in width. We have also introduced freehold street townhouses in and around our central park and Woodbine Avenue. Our plan also includes a mix of wide-shallow lot types similar to those to the south of our property, and conventional lot depths as we move north through the draft plan.

3. Community and Urban Design

We have designed our park to take advantage of the access and visual exposure to Woodbine Avenue. The park location also allows for the preservation of the existing lane/driveway and specimen trees in that area. This will create a natural pedestrian link through to the Community.

We have also preserved the two existing heritage houses in their current location. Being adjacent to the park, these houses may allow the flexibility in zoning to be single family homes, or perhaps private daycare or school/institutional uses. We have placed these two existing houses on large lots to allow for future off-street parking, should these alternative community uses be warranted.

4. Planning Approvals

The Walmark draft plan conforms to the approved Official Plan and Secondary Plan for the East Cathedral Community. The draft plan and zoning are straightforward and consistent with the surrounding community.

5. Existing Uses

Providing servicing allocation to Walmark will allow the lands to be developed in a consistent manner with the surrounding community, rather than the ongoing use of a trailer and storage facility which is currently occupying the site.

6. Efficient Use of Infrastructure

The Walmark lands will be serviced through infrastructure that is already installed to the south. We are a net financial contributor to the already constructed services. We are therefore in a position to efficiently use existing infrastructure, without the need for new expensive services.

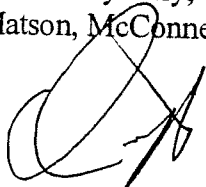
In addition, the Walmark lands will generate significant Development Charge revenues for the Town of Markham and Region of York, due to the fact that the required infrastructure is already in place.

Our internal servicing design also provides opportunity for the future urbanization of Victoria Square. The required future sanitary outfall for Victoria Square will be appropriately sized and constructed within the Walmark lands. We have also accommodated for storm drainage from Victoria Square through our internal storm design.

As you can see from the above information, the Walmark lands offer many positive attributes to be considered for prioritization for the next available release of servicing allocation.

Please find attached a reduced copy of our draft plan for your ease of reference. We would be pleased to meet with you at your convenience should you require any additional information or clarification.

Yours very truly,  
Matson, McConnell Ltd.



Christopher S. Matson, B.E.S., MCIP

(chris/2006/walmark/15jun.markham)

Encl.

cc: Jamie Bosomworth – Manager, Strategy and Innovation ✓  
Paul Rinas – Walmark ✓  
Mark Rinas - Walmark ✓







## Cole Engineering

February 2, 2009  
Our Ref: L07-815

Town of Markham  
101 Town Centre Blvd.  
Markham Ontario  
L3R 9W3

*Jim  
Baird  
Baird  
ma  
orig*

**Attention: Mr. Alan Brown**  
**Director of Engineering**

Dear Mr. Brown:

**Re: Year 2012 (Conditional) Allocation Distribution**  
**Developers' Round Table January 14<sup>th</sup>, 2009**  
**Cathedral Community – West Cathedral Landowners Group**  
**Town of Markham**

As the Group Engineer for the West Cathedral Landowners Group (WCLG) I am writing on their behalf regarding the future distribution of conditional servicing allocation. This letter is provided as follow-up to an open request made by Jim Baird at the January 14<sup>th</sup> Developers' Round Table meeting for information from the Landowner Groups outlining allocation requests.

Based on the presentation and comments from Staff, we understand that a future distribution of conditional servicing allocation (to an equivalent population of approximately 11,700) is forthcoming. The anticipated timing is for a report to be brought forward to the Development Services Committee in March 2009.

The Council Resolution of November 2005, distributed sanitary allocation based on a priority ranking system. To date, the Cathedral West Community has received allocation distributions totaling 1,686 units in the 2005, 2006 and 2008 distributions because of the high priority ranking assigned due to the extraordinary up front financial obligations committed by the landowners for several major infrastructure projects.

The West Cathedral Landowner financing has facilitated the early completion of key infrastructure through the Woodbine By-Pass to preserve the Community of Victoria Square. One hundred percent of the funding for the By-Pass has been front ended while only a portion of the West Cathedral Secondary Plan has servicing allocation that would allow for the recovery of funds through Development Charge Credits. The West Cathedral Secondary Plan also provided for the extension of major public infrastructure in addition to the By-Pass such as the PD 7 waterman extension and the Woodbine By-Pass deep sewer extension to service the existing community of Victoria Square and the future Honda's head office in the 404 north development lands; respectively.

*Excellence in Engineering Infrastructure*

The priority for allocation was granted to West Cathedral to address the landowners need to ensure that recovery of the front ended costs could be achieved even within an environment where allocation is constrained. We respectfully remind council that the criteria for the selection of candidate sites for servicing allocation have been successfully fulfilled by the West Cathedral Secondary Plan Area.

The WCLG is thankful for these first distributions of allocation that have been sufficient to allow the beginning of the Cathedral Community. However, the completion of the community and the Cathedral Precinct (Central Piazza Area) is still totally contingent on receipt of 2,087 units of additional servicing allocation.

The West Cathedral Secondary Plan is advanced, but more servicing allocation is needed to complete other community infrastructure (two of the three school sites) and the Cathedral of the Transfiguration of our Lord Cathedral and associated Piazzas. The West Cathedral Secondary Plan and the areas within it support the Town's smart growth and new urbanism initiatives and exceptional urban design as found in the Cathedral Precinct. The additional allocation is also needed to complete the neighborhoods and communities that have been initiated with the allocation assigned to date.

The West Cathedral Landowners are actively pursuing draft plans of subdivision and rezoning approvals for the balance of the lands in the community and request consideration by the Town for the allocation to match and realize the final approval and construction. The attached plan highlights for staff the status of the current overall development of the West Cathedral Community in terms of allocation received and additional allocation required.

The WCLG thanks staff and council for continued consideration to bring forward the completion of this community.

Yours truly,

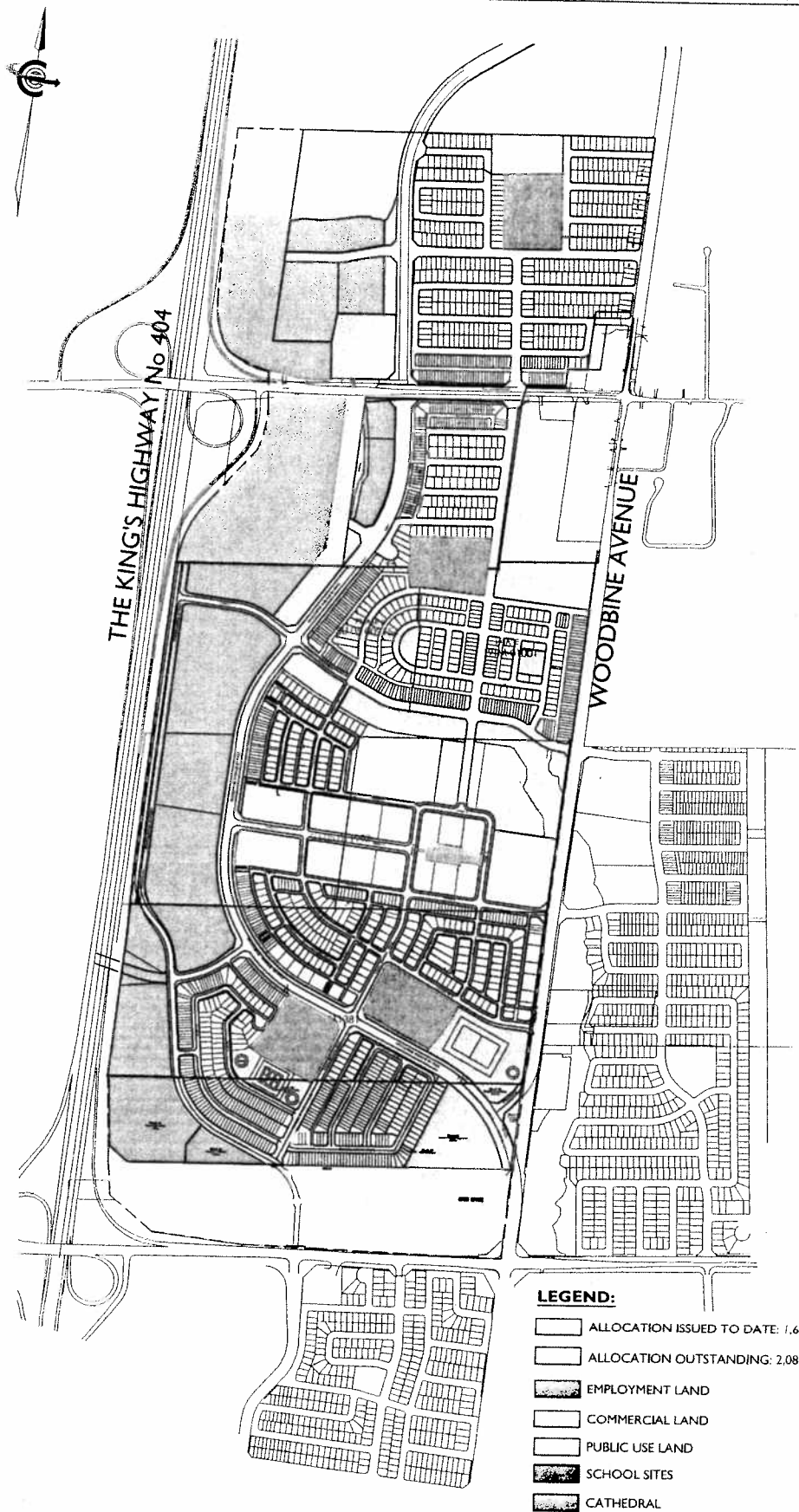
**COLE ENGINEERING GROUP LTD.**



Scott R. Cole, P.Eng.  
Group Engineer

c.: Valerie Shuttleworth, Director of Planning Town of Markham  
West Cathedral Landowners, Trustee, and Solicitor

S:\2007 Projects\Land Dev Projects (L)\L07-815 West Cathedral Group Engineering\Corresp\Letters\Allocation Request February 02 09\ls doc



**Cole Engineering Group Ltd.**  
 1000 Highway 100, Suite 100, Scarborough, Ontario M1B 4Y6  
 Phone: (416) 291-1111 Fax: (416) 291-1112

## CATHEDRAL WEST COMMUNITY

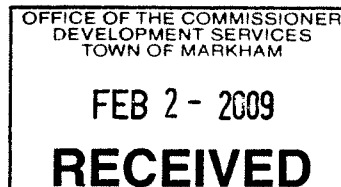
### ALLOCATION SUMMARY

### FIGURE 1

DATE: February 2, 2009

PROJECT: L07-815

SCALE: 1:4000



2124123 Ontario Limited

K6

January 27, 2009

Mr. Jim Baird  
Commissioner of Development Services  
Town of Markham  
101 Town Centre Boulevard  
Markham, Ontario L3R 9W3

Dear Jim:

**Re: Request for Water and Sanitary Sewer Allocation  
2124123 Ontario Limited, 3940 Highway 7  
Town of Markham Application No.'s OPA 07 134436, ZA 07 134461, SU 07 134454**

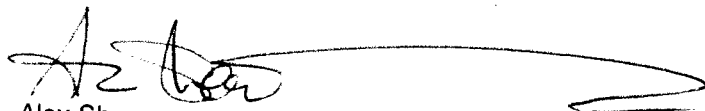
We are the owners of the above referenced lands. Our applications were submitted on December 20, 2007 and consist of 186 residential units in an 8 storeys high apartment building and 35 townhouse units for a total of 221 units. A portion of the site at the north end is shown as a future development block with the probability to accommodate future detached houses.

We kindly request that the Town of Markham provide water and wastewater allocations for this development should the Town approve our development proposal. In this regard, we note that the report to Markham Development Services Committee dated February 5, 2008 on Table 6 – Recommended Distribution of 2011 Conditional Allocation shows 522 units assigned to the OPA 15 area where our proposal is located. Furthermore, we note that Regional Council on June 21, 2007 adopted a policy to provide a 20-35% increase in servicing allocation for developments that meet certain criteria. It is understood that the goal of this policy is to provide an incentive for high density residential development in Regional Centres and Corridors and Local Centres to promote more energy efficient green buildings. In this regard, we would like to highlight the following attributes of our development application:

- The subject development proposal is a well scaled and sensitively designed development, which exhibits a compact urban form in keeping with provincial and regional policies
- The proposed development density on Block 1 of the subject site along Highway 7 is 2.42 Floor Space Index, slightly less than the long term density target of 2.5 FSI in the Regional TOD guidelines
- The subject site is served by VIVA Transit and YRT
- The subject site is located along a Regional Corridor and directly across from a Regional Centre (Markham Centre)
- During the detailed design stage of our development we will endeavour to achieve:
  - Significant water conservation
  - Three stream waste reduction
  - LEED Silver certification

We have informed Mr. Andrew Madden, the trustee of Markham Avenue 7 Landowners Group that we would be making this request and we are providing him with a copy of this letter.

Yours truly,

A handwritten signature in black ink, appearing to read 'Alex Shaw', with a long, sweeping horizontal line extending to the right.

Alex Shaw  
2124123 Ontario Limited

Cc: Valerie Shuttleworth  
Scott Heaslip  
Tony Masongsong  
Moiz Behar  
Andrew Madden  
Steve Schaefer  
Julie Bottos

R 1

**By E-Mail and Regular Mail**

January 23, 2009

Mr. Jim Baird, MCIP, RPP  
Commissioner of Development Services  
Town of Markham  
101 Town Centre Boulevard  
Markham, Ontario L3R 9W3

Dear Mr. Baird

Re: Formal Servicing Allocation Request  
Proposed Mixed Use Development  
Part of Blocks 6 and 7 65M-2505  
Southeast Corner of Markham Road and Castlemore Drive

---

Based on various discussions with Town staff it is my understanding that the Development Services Department will be preparing a staff report in the near future recommending how the additional servicing capacity recently secured for the Region of York will be distributed between various projects in the Town of Markham.

Please note that there have been ongoing meetings and discussions with Valerie Shuttleworth, and other members of the Development Services team, over an extended period of time, regarding the development of our 2.06 ha (5.10 acre) parcel of land situated at the southeast corner of Markham Road and Castlemore Drive. Our objective is to construct a mixed use development consisting of approximately 520 high rise condominium apartment dwellings and accessory ground floor retail uses at this excellent gateway location to the Greensborough Community situated to the east.

Based on discussions with our Project Architect, we have anticipated the first phase of development will consist of approximately 250 residential dwellings. Since the two proposed point towers are interconnected by a common podium and share a large underground parking structure, it is not financially viable for us to proceed without securing at least 250 units of servicing allocation.

Our site is within walking distance of both the Mount Joy Go Station and the large amount of retail commercial uses to be constructed on the west side of Markham Road.

We also participated financially in the recent reconstruction of Castlemore Drive across the frontage of our lands in conjunction with the construction of our building at the northeast corner of Markham Road and Castlemore Drive which is currently occupied by The Brick.

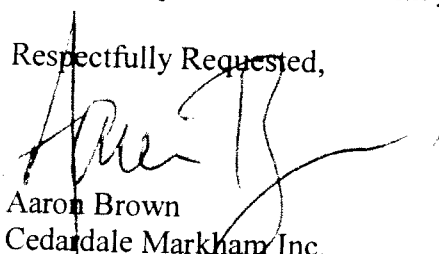
Cont/Page 2

It is also important to note that we have attended various meetings with Regional and Town staff to review and discuss the Region of York's Sustainable Development Through LEED High Density Residential "Green" Building Incentives Program.

We trust that you will be able to grant our formal servicing allocation request for Phase 1 of our project as we would like to actively pursue and secure the required planning approvals so that the building can be occupied when the servicing allocation becomes available.

I would be pleased to meet with you to further discuss our servicing allocation request.

Respectfully Requested,



Aaron Brown  
Cedardale Markham Inc.  
7077 Keele Street  
Suite 102  
Concord, ON L4K 0B6  
Tel: (905) 738-0754 ext. 1212  
Fax: (416) 736-8289  
[abrown@norstarcan.com](mailto:abrown@norstarcan.com)

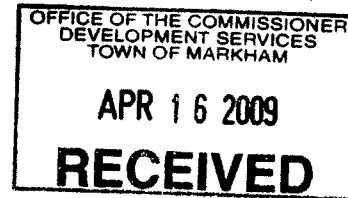
Cc: Valerie Shuttleworth, Development Services  
Biju Karumanchery, Development Services  
Rob Freeman, Freeman Planning Solutions Inc.



S. Hargreaves  
JAMIE  
Bosomworth

Circa Inc  
4800 Dufferin Street  
Toronto, Ontario M3H 5S9  
Telephone (416) 661-9290  
Fax: (416) 661-8923

April 3, 2009



Mr. Jim Baird  
Commissioner, Development Services  
Town of Markham  
101 Town Centre Boulevard  
Markham, Ontario L3R 9W3

Dear Mr. Baird:

We thank you for meeting with us on Wednesday March 25<sup>th</sup> to discuss the current status of our Circa Tower 2 building which is now under construction. As mentioned, due to the current state of the economy and our inability to sell some large penthouse units within the building, we have had to consider redesigning six of the existing suites to create twelve suites within the top three floors. This will result in an additional 6 units being created within the building envelope. Currently the zoning bylaw which governs both Circa Towers 1 and 2 provides for a maximum of 780 apartment units in the two buildings. These changes as proposed will increase the total apartment unit count to 786 units.

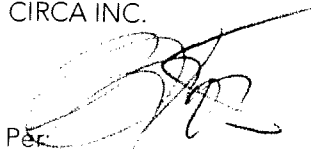
Notwithstanding that we require a variance to the site specific bylaw to permit these additional units, we also need to obtain the Town's approval to additional servicing allocation. We would ask that you consider this letter as our formal request of the Town of Markham to provide the necessary servicing allocation on the basis that the required variance for the additional 6 units is approved by the Committee of Adjustment.

We believe this adjustment will provide us with the opportunity to successfully complete Circa Tower 2.

Once again we thank you for your consideration of our request as noted herein.

Yours truly,

CIRCA INC.

  
Per:  
Stephen Upton  
Vice President  
Development Planning

c.c. Geoffrey Grayhurst, Dorsay Development Corporation