

Friday, September 25, 2009

Mr. Dan Horchik,
101 Town Centre Blvd,
Markham, ON,
L3R 9W3

Dear Mr. Horchik

Pursuant to our conversation of Monday, September 14, I am forwarding to your office copies of thirty-five letters of response from the residents of the community of Victoria Square which bear directly upon the residents' position regarding the proposed amendment of the Official Plan for the Victoria Square Planning District (Hamlet), Planning District No.14.

As it is my intention to speak to this matter at the meeting of the Development Services Committee on October 6, 2009, I would very much appreciate your assistance in forwarding copies of these responses to the Clerk's Department as they bear witness to the sentiments of the affected residents of the community.

You may recall from our conversation that in August 2009 I authored a letter to the members of the community of Victoria Square which outlined details regarding the "Non-residential Opportunities" described in the amendment to the Official Plan as provided by the Development Services Department. A response form was also created where interested parties could indicate their support, or lack of support, for such an amendment. Ninety-two copies of the letter, the planning map No.14.1 provided by the Planning Department, the response form, and a pre-printed return envelope were delivered to properties within the boundary area specified in the proposed amendment. Significant effort was made to place the letter, map and response form directly into the hands of homeowners. If the homeowner could not be reached personally, the documents were placed into the mailboxes of homeowners with rural mail delivery, and directly into the front door mail slots, or attached to the front doors of homes without.

The response forms were forwarded from the respondents directly to Mrs. Nancy Brumwell-Ledger of 10728 Woodbine Avenue, Markham who can attest to their authenticity. Mrs. Brumwell-Ledger personally brought these responses to my place of residence on September 12, 2009.

Thirty-five letters of response, representing approximately 38% of the households in the community, were received. Of these, thirty responses, or approximately 86% of those received, indicate that the homeowners do not support the amendment detailed by the Planning Department.

In light of the overwhelming opposition to this amendment raised by the members of the community, it is my intention to ask the Development Services Committee to carefully weigh the residents' sentiments, and return the proposed amendment to the Planning Department with the recommendation that the areas under consideration be designated as "Residential" only, which is consistent with the current zoning by-laws, and the most accurate description of the current and historical use of the properties in question.

Please find attached: 1) a copy of the letter informing the members of the community of the nature of the proposed amendment; 2) a copy of the planning map; and 3) a copy of the response form as delivered to the households of the community of Victoria Square. Also please find attached copies of the thirty-five response forms received.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script, reading "Matthew M'Kinlay".

Matthew M'Kinlay

10823 Woodbine Avenue

Markham, Ontario

Please find attached copies of the thirty response forms bearing the names, addresses and signatures of the homeowners who do not support the proposed amendment:

*Please note that some respondents have affixed additional comments on the back of their response form.

- | | | |
|-----|--------------------------------------|-----------------------|
| 1) | Ms. Mary Johnson Anderson | 10729 Woodbine Avenue |
| 2) | Mr. Ross Barker | 10756 Woodbine Avenue |
| 3) | Mr. Nurizaiv and Mrs. Pauline Beange | 39 Boyd Court |
| 4) | Mrs. Dorothy and Mr. Don Boynton | 2 Victoria Street |
| 5) | Mrs. Nancy Brumwell-Ledger | 10728 Woodbine Avenue |
| 6) | Mr. Jeffrey Case | 55 Boyd Court |
| 7) | Mrs. May & Mr. Winston Chow | 28 Thomas Reid Road |
| 8) | Sigurd & John Christiansen | 3065 Elgin Mills Road |
| 9) | Mr. Enzo D'Alessandro | 5 Boyd Court |
| 10) | Mrs. Mary & Mr. Frank Diliso | 5 Mortson Street |
| 11) | Mr. Erwin & Mrs. Edith Friedel | 10764 Woodbine Avenue |
| 12) | Mr. H. Grass | 32 Thomas Reid Road |
| 13) | Mr. Ramzi and Mrs. Sima Haddad | 59 Boyd Court |
| 14) | Mr. Ryan Hosford | 20 Thomas Reid Road |
| 15) | Mr. Steve Hyrb | 1 Boyd Court |
| 16) | Mr. A.D. Keoshkerian | 15 Boyd Court |
| 17) | Jackie Lau | 16 Thomas Reid Road |

- | | | |
|-----|---|-----------------------|
| 18) | Mrs. Gertrude & Mr. John Leitch | 10901 Woodbine Avenue |
| 19) | Ms. Beth McMullen | 19 Boyd Court |
| 20) | Mr. Matthew McKinlay & Ms. Margarita Leventis | 10823 Woodbine Avenue |
| 21) | Ms. Joy Morton | 3046 Elgin Mills Road |
| 22) | Mr. Kris & Mrs. Elaine Ng | 61 Boyd Court |
| 23) | Mr. Michael & Mrs Deborah Nowak | 31 Thomas Reid Road |
| 24) | Mrs. Phyllis Ottaway | 10748 Woodbine Avenue |
| 25) | Ms. Annie Pineric | 7 Victoria Street |
| 26) | Mr. Robert & Mrs. Joyce Rees | 27 Thomas Reid Road |
| 27) | Mr. James Robertson | 10617 Woodbine Avenue |
| 28) | Mr. Fred Walker | 3026 Elgin Mills Road |
| 29) | Ms. Ruby Weedon | 10758 Woodbine Avenue |
| 30) | Yina Zhang | 10813 Woodbine Avenue |

Also, please find attached the five response forms bearing the names, addresses and signatures of homeowners who support the proposed amendment:

- | | | |
|----|-----------------------------------|-----------------------|
| 1) | T. Altuna | 10747 Woodbine Avenue |
| 2) | Mrs. Thomas & Mr. Catherine Leung | 10871 Woodbine Avenue |
| 3) | Mr. Sam Rinella | 10738 Woodbine Avenue |
| 4) | Mrs. May & Mr. Clarence Vallee | 10732 Woodbine Avenue |
| 5) | Mr. Michael Visconti | 14 Victoria Street |
-

Victoria Square Residents' Response to the Proposed Amendment to the Official Plan

Dear neighbour,

As you may be aware, the Development Services Department of the Township of Markham is currently in the process of preparing an amendment to the Official Plan for the Victoria Square Planning District (Hamlet), (Planning District No.14). This amendment would facilitate the rezoning of twenty-three residential properties which front Woodbine Avenue and Elgin Mills Road to permit institutional and commercial purposes. Attached is a copy of the *Specific Site and Area Policies* map (*Fig. No. 14.1*) which will identify the locations of the properties under consideration.

The proposed amendment would permit a wide variety of property use within the current hamlet. Such uses may include: Retail shops/stores and bakeries up to 3200 ft.²/300m²; Day care centres and other institutional uses; Places of worship; Professional offices, clinics and personal services shops; Bed and breakfast establishments and galleries.

The amendment specifically prohibits uses associated with: Automotive maintenance, paint/body repair or car washes; Restaurants, night clubs, banquet halls or other entertainment uses; Shopping centres or other large scale commercial uses; Commercial "self-storage" warehouses and other uses involving accessory outdoor storage.

In their presentation on Tuesday, June 16, 2009, the Development Services Department reported to Markham Town Council that, when given the opportunity to express their position, a significant proportion of the residents of the community that responded had indicated interest with proceeding with such an amendment.

However, during the consultation phase, at the meetings held in the Victoria Square Community Centre, and again at the Markham Council chambers, the assembled members of the community appeared to verbally express an overwhelming opposition to any such redevelopment. In fact several members put forth the same question: whether the proposed amendment could be altered to identify all of the properties within the boundaries of the Hamlet as being subject to the policies in Section 4.3.14 2b & c - Single detached dwellings, accessory home occupations and existing places of worship only.

Several members of the community have expressed concern that their support or opposition to this amendment has not been accurately depicted to Town Council by the Development Services Department in their presentation. Further, the magnitude of their support or opposition was not conveyed to Council as only one property owner spoke in support of the amendment and one in opposition.

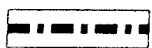
There is still an opportunity to voice your thoughts on this amendment to Town Council. As Town Council will be making their decision early this fall, **your input is required as soon as possible!**

As a first step, please take a moment to express your position on the attached form. You are also strongly encouraged to write a brief letter to the Town Council and the Development Services Department expressing your views.



FIGURE No. 14.1

SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED



Boundary of area subject to the policies in Section 4.3.14.2
Land use designation: HAMLET



Boundary of area subject to the policies in Section 4.3.14.2a & c
Single detached dwellings and non residential opportunities
Land use designation: HAMLET



Boundary of area subject to the policies in Section 4.3.14.2b & c
Single detached dwellings, accessory home occupations and existing places of worship

**Resident Response to the Proposed Amendment to the
Official Plan for the Victoria Square Planning District**

Please indicate your position on the proposed amendment by checking the box (☑) immediately to the left of the statement which most correctly represents your view.

- ☐ I **support** the proposed amendment which would allow for rezoning of the identified properties to permit commercial uses.
- ☐ I **do not support** the proposed amendment which would allow for rezoning of the identified properties to permit commercial uses.

If you **do not support the proposed amendment** would you please indicate below whether you are in support of a revision of the amendment.

- ☐ I would **support** a revision of the proposed amendment which would identify all properties currently within the Hamlet of Victoria Square as being subject to the policies of Section 4.3.14 2b & c (which only allows for single detached dwellings, accessory home occupations and existing places of worship)
- ☐ I would **not support** a revision of the proposed amendment which would identify all properties currently within the Hamlet of Victoria Square as being subject to the policies of Section 4.3.14 2b & c (which only allows for single detached dwellings, accessory home occupations and existing places of worship)

Name (Please Print): _____

Signature: _____

Address: _____

Please place your completed response in the envelope provided and return to the mailbox at 10728 Woodbine Avenue at your earliest convenience. Copies of all responses received will be forwarded to both the Markham Planning Department and to Markham Town Council.

Resident Response to the Proposed Amendment to the Official Plan for the Victoria Square Planning District

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Name (Please Print): Mary Johnson Anderson Plan 184 Lot 25 to 27

Signature: Mary Anderson

Address: 10729 Woodbine Avenue

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Resident Response to the Proposed Amendment to the Official Plan for the Victoria Square Planning District

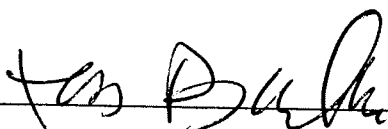
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Name (Please Print): ROSS BARKER

Signature: 

Address: 10756 WOODBINE AVE

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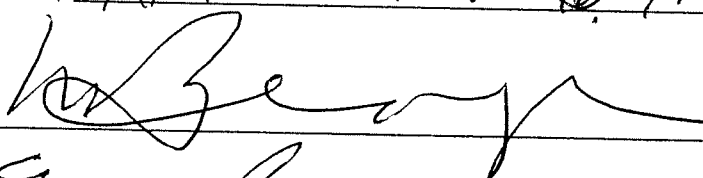
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Name (Please Print):

MURRAY + PAULINE BEANCE

Signature:



Address:

39 BOYD COURT

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Resident Response to the Proposed Amendment to the Official Plan for the Victoria Square Planning District

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Name (Please Print): DON & DOROTHY BOYNTON

Signature: Dorothy Boynton [Handwritten Signature]

Address: 2 VICTORIA ST VICTORIA SQUARE

Please place your completed response in the envelope provided and return to the mailbox at 10728 Woodbine Avenue at your earliest convenience. Copies of all responses received will be forwarded to both the Markham Planning Department and to Markham Town Council.

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Name (Please Print): NANCY BRUMWELL-LEDGER

Signature: Nancy Brumwell-Ledger

Address: 10728 Woodbine Ave.

I would like a re-zoning plan whereby properties presently residential be officially re-zoned to residential only. Change the classification of rural residential to residential only.

Please place your completed response in the envelope provided and return to the mailbox at 10728 Woodbine Avenue at your earliest convenience. Copies of all responses received will be forwarded to both the Markham Planning Department and to Markham Town Council.

August 13, 2009

Jeff & Danielle Case
55 Boyd Crt.
Markham, ON
L6C1A6

Dear Council Members

Attached to this letter is our signed response to the proposed amendment to the official plan for Victoria Square. We are strongly opposed to allowing commercial use of the properties outlined in the proposal.

We have waited for 8 years for the bypass to open, the last thing we want is to increase traffic on Woodbine. Victoria Square can finally become a peaceful, and quiet little hamlet again – let it be!

Respectfully,

A handwritten signature, likely of Jeff Case, enclosed in a large, loopy oval. The signature itself is a stylized, cursive 'J' or 'C'.

Resident Response to the Proposed Amendment to the Official Plan for the Victoria Square Planning District

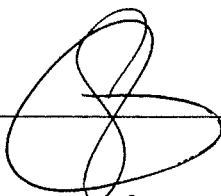
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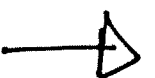
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Name (Please Print): Jeffrey Case

Signature: 

Address: 55 Boyd CRT.

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Name (Please Print): WINSTON and May CHOW, MAY

Signature:  

Address: 28 THOMAS REID ROAD, MARKHAM, ON. L6C 1A5
(Victoria Square)

Please place your completed response in the envelope provided and return to the mailbox at 10728 Woodbine Avenue at your earliest convenience. Copies of all responses received will be forwarded to both the Markham Planning Department and to Markham Town Council.

Resident Response to the Proposed Amendment to the Official Plan for the Victoria Square Planning District

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Name (Please Print): Sigurd + John Christensen

Signature: 

Address: 3065 Elgin Mills Rd. East

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Name (Please Print): Mr. Enzo D'Alessandro

Signature: 

Address: 5 Boyd Court

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Name (Please Print): MARY & FRANK DILISO

Signature: 

Address: 5 MORTSON ST MARKHAM
L6C 1A5

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- ☐ I would **support** a revision of the proposed amendment *if it allows only* ~~which would identify all properties currently within the Hamlet of Victoria Square as being subject to the policies of Section 4.3.14 2b & c (which only allows for single detached dwellings, accessory home occupations and existing places of worship)~~ *residential homes, no businesses*
- ☐ I would **not support** a revision of the proposed amendment which would identify all properties currently within the Hamlet of Victoria Square as being subject to the policies of Section 4.3.14 2b & c (which only allows for single detached dwellings, accessory home occupations and existing places of worship)

Name (Please Print): Edith & Erwin Friedel

Signature: Edith & Erwin Friedel

Address: 10764 Woodbine Ave, MARKHAM, Ontario
L6C 1S5

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Name (Please Print): SIMA & RAMZI HADDAD

Signature:  

Address: 59 Boyd Court

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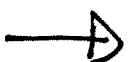
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Name (Please Print): Grass

Signature: 

Address: 32 Thomas Reid Markham

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MEMO from H. R. GRASS

TAX AND SPEND MANTRA

This smells of a covert operation paving the way for combining or dividing lots to install highrises or more housing with the ultimate objective of increasing density and, therefore, tax revenue, as well as buckling to the pressure of developers.

A handwritten signature, likely of H. R. Grass, consisting of a large, stylized 'R' with a horizontal line through it and a loop at the top.

Resident Response to the Proposed Amendment to the Official Plan for the Victoria Square Planning District

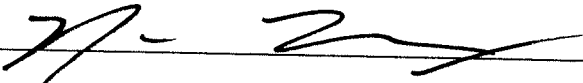
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Name (Please Print): RYAN HOSFORD

Signature: 

Address: 20 THOMAS REID RD

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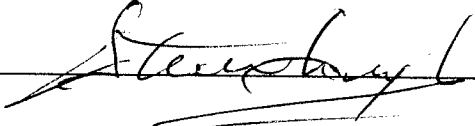
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Name (Please Print): STEVE HRYB.

Signature: 

Address: 1 BOYD CRT

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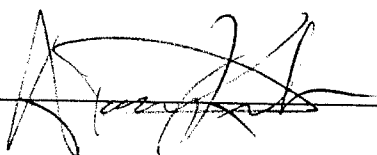
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Name (Please Print): A. D. KEOSHKERIAN

Signature: 

Address: 15 BOYD COURT

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Name (Please Print): JACKIE LAU

Signature: Jackie Lau

Address: 16 Thomas Road Road Markham On.

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Name (Please Print):

Leitch John & Bertrude

Signature:

John M Leitch

Address:

10901 Woodbine Av.

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Name (Please Print): Margarita & Matthew McKinlay

Signature: Matthew McKinlay

Address: 10823 Woodbine Ave

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Name (Please Print): Beth McMullen

Signature: B

Address: 19 Boyd Court, Markham, Ont

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Resident Response to the Proposed Amendment to the Official Plan for the Victoria Square Planning District

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☒ I **do not support** the proposed amendment which would allow for rezoning of the identified properties to permit commercial uses. *the Hamlet is surrounded by retail, medical centres (apothecary & at Major Mackenzie & other commercial uses such as restaurants, coffee shops etc. I strongly oppose any change to the existing character of Victoria Square. we do not need the changes envisaged which would downgrade the charm of the hamlet*
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Name (Please Print): Joy MORTSON

Signature: Joy Mortson

Address: 3046 Elgin Mills Rd. E. Markham L6C 1A7
(at Woodbine)

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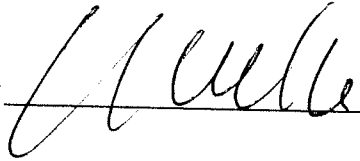

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Name (Please Print): KRIS & ELAINE NG

Signature:  

Address: 61 BOYD COURT, MARKHAM, ONTARIO

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Name (Please Print): Michael Nowak + Deborah Nowak

Signature:  + 

Address: 31 Thomas Reid Road

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Name (Please Print):

PHYLLIS OTTAWAY

Signature:

Phyllis Ottaway

Address:

10742 Woodbine Ave.

I would suggest a block of straws be located on the South side of Elgin Mills Road East west of the Park. Do NOT put straws on Woodbine Ave.

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Name (Please Print):

Annie Pirteric

Signature:

Pirteric

Address:

7 Victoria St.

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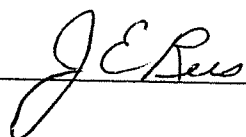
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Aug 22, 2009

Name (Please Print): Robert + Joyce Rees

Signature:  

Address: 27 Thomas Reid Road, Markham L6C 1A5

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Resident Response to the Proposed Amendment to the Official Plan for the Victoria Square Planning District

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Name (Please Print): JAMES ROBERTSON

Signature: [Signature]

Address: 10617 Woodbine Ave

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I **support** the proposed amendment which would allow for rezoning of the identified properties to permit commercial uses.

Residential Only



I **do not support** the proposed amendment which would allow for rezoning of the identified properties to permit commercial uses.

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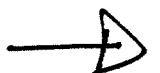
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Name (Please Print): FRED WALKER

Signature: Fred Walker

Address: 3026 Elgin Mills Rd. E.

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Council talks about maintaining the integrity of the Hamlet of Victoria Square. The following musing of one who has lived in the Hamlet for the past 66 years

1. Build an East/West bypass
2. Ban all new business venture within the current boundary
3. Allow only single family residential homes.
4. We are becoming an island with no Town water and sewers resulting in lower property values and lower quality fire protection.
5. Water and sewers should be installed at a price we all can afford.

And So IT goes!

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Name (Please Print): RUBY WEEDON

Signature: Ruby Weedon

Address: 10758 Woodbine Avenue Markham Ont.

I can't understand why we are voting on permit to institutional and commercial purposes when we are getting a Bypass to get rid of the traffic.
L6C105
Ruby Weedon

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Name (Please Print): YINA ZHANG

Signature: 

Address: 10813 WOODBINE AVE.

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Name (Please Print): T. Altung

Signature: J. Altung

Address: 10747 Woodbine Ave.

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Name (Please Print): Thomas + Catherine LEUNG

Signature: Catherine Leung

Address: 10871 Woodbine Ave, Markham, ON

Q L6C 154

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Name (Please Print): SAM RINELLA

Signature: Sam Rinella

Address: 10738 WOODBINE AV. MARKHAM ON. L6C-1H9

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- ☐ I **do not support** the proposed amendment which would allow for rezoning of the identified properties to permit commercial uses.

If you **do not support the proposed amendment** would you please indicate below whether you are in support of a revision of the amendment .

- ☒ I would **support** a revision of the proposed amendment which would identify all properties currently within the Hamlet of Victoria Square as being subject to the policies of Section 4.3.14 2b & c (which only allows for single detached dwellings, accessory home occupations and existing places of worship)
- ☐ I would **not support** a revision of the proposed amendment which would identify all properties currently within the Hamlet of Victoria Square as being subject to the policies of Section 4.3.14 2b & c (which only allows for single detached dwellings, accessory home occupations and existing places of worship)

Name (Please Print): Clarence & May Vallee

Signature: Clarence Vallee

Address: 10732 WOODBINE AVE

Please place your completed response in the envelope provided and return to the mailbox at 10728 Woodbine Avenue at your earliest convenience. Copies of all responses received will be forwarded to both the Markham Planning Department and to Markham Town Council.

Resident Response to the Proposed Amendment to the Official Plan for the Victoria Square Planning District

Please indicate your position on the proposed amendment by checking the box (☐) immediately to the left of the statement which most correctly represents your view.

- ☒ I **support** the proposed amendment which would allow for rezoning of the identified properties to permit commercial uses.
- You cannot stop progress. The Area is A demand location AND needs To be properly developed TO MUNICIPAL STANDARDS.*
- ☐ I **do not support** the proposed amendment which would allow for rezoning of the identified properties to permit commercial uses.

If you **do not support the proposed amendment** would you please indicate below whether you are in support of a revision of the amendment.

- ☐ I would **support** a revision of the proposed amendment which would identify all properties currently within the Hamlet of Victoria Square as being subject to the policies of Section 4.3.14 2b & c (which only allows for single detached dwellings, accessory home occupations and existing places of worship)
- ☐ I would **not support** a revision of the proposed amendment which would identify all properties currently within the Hamlet of Victoria Square as being subject to the policies of Section 4.3.14 2b & c (which only allows for single detached dwellings, accessory home occupations and existing places of worship)

Name (Please Print): Michael Visconti

Signature: Michael Visconti

Address: 14 VICTORIA ST. MARKHAM, ONT L6C1A7

* ALSO I would like to see FULL MUNICIPAL SERVICES (WATER + SEWERS) IN THE HAMLET AS SOON AS POSSIBLE. Especially City water

* AS THE WELLS ARE NOT 100% SAFE ~~TO THIS IS VERY IMPORTANT~~

Please place your completed response in the envelope provided and return to the mailbox at 10728 Woodbine Avenue at your earliest convenience. Copies of all responses received will be forwarded to both the Markham Planning Department and to Markham Town Council.

I have had Bacteria + Methane Gas ISSUES WITH MY WELL WATER EVER SINCE DEVELOPMENT OCCURRED IN MONARCH HOMES AND CATHEDRAL TOWN. The Streets especially need to be widened and brought TO MUNICIPAL STANDARDS.