



■ PROPERTY INVESTMENTS INC. ■

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City of Markham
Mayor and Members of Council
101 Town Centre Boulevard
Markham, Ontario
L3R 9W3

May 17, 2013

**RE: Development Services Committee Meeting May 21, 2013 Meeting Number 9
Item 1 – Draft Official Plan 2012 – Employment Conversion and
Redesignation Applications (10.0)**

With respect the above referenced matter, we have had an opportunity to review the report presented by staff with respect to our application to redesignate employment lands and are disappointed with the recommendation by Markham Staff to Council that our application be denied. Holborn can't help but feel that the nature of the employment conversion request is not fully understood in terms of the basis and rational. The report did not include a city wide plan that illustrated the relationship of the Holborn and other requests relative to the balance of the City of Markham Employment heartlands.

We believe that our request has merit as presented in the 2010 Comprehensive Official Plan Review Public Input and the Preliminary Planning Justification Report prepared by Gagnon & Law Urban Planners Ltd. The extensive report along with figures and preliminary supporting material and investigation, provides both input into the Comprehensive Official Plan Review and Supports the site specific Holborn Official Plan Amendment Application.

The concept plan as provided in our report and with our application is attached for your reference. We believe our plan has merit and should be given adequate consideration. The staff report presented to the Development Services Committee did not adequately provide insight into our submission or make comments on the Conceptual Plan.

Our lands are situated between an Environmentally Protected Area and a Storm Water Management Pond, isolating the property from the balance of the Employment Area along the Hwy 404 corridor. The Holborn Property is located immediately adjacent to an existing residential neighbourhood and the Historic Victoria Square. We have not been successful in developing the lands for Business Park and Business Corridor purposes. We have spent several years marketing the property for these uses with little to no interest from the industry.

We have not had an opportunity to fully review our proposal with staff and we would appreciate if you could direct staff to schedule a Pre-Consultation meeting so that the subject property can be considered by the Development Services Committee at the subsequent meeting.

Recognizing the importance of the Official Plan Review Process, and the need to make the best decision possible we suggest council and staff refrain making a final decision on the Holborn Employment conversion request until we have an opportunity to discuss it in greater detail. There is nothing to be gained in rushing this decision.

We reserve the right to make further comments and submissions with respect to the above noted matters. We look forward to working with Staff on the ongoing Comprehensive Official Plan Review and our site specific Official Plan Amendment Application.

Regards

1659139 Ontario Inc.



Vania Ottoborgo

cc. City Clerk – City of Markham via fax 905-479-7771
Jim Baird - Commissioner of Development Services
Ron Blake – Development Manager West District
Elisabeth Silva-Stewart – Senior Planner, Policy and Research
Michael Gagnon and Andrew Walker – G&L Urban Planners Ltd.
Joe Maio and John D'Angelo – Holborn



KEY PLAN * Subject Property N.T.S

SITE STATISTICS

RESIDENTIAL	UNITS
7.62m Street Townhouses (STH)	26
7.62m Rear Lane Townhouses (RLTH)	99
11.6m Single Detached (including part lots)	21
TOTAL	146
COMMERCIAL	
2 Storey Commercial Building	
1,264 sq.m (13, 605 sq.ft)	
Ground Floor Retail Commercial	
Second Floor Office Commercial	
PARKING REQUIRED	
Retail Commercial	
1 space per 23 sq.m of net floor area, (808 sq.m gross floor area)	35
Office Commercial	
1 space per 30 sq.m of net floor area (456 sq.m gross floor area)	15
PARKING PROVIDED	50

LEGEND

STREET TOWNHOUSES	10m BUFFER / EASEMENT
REAR LANE TOWNHOUSES	OPEN SPACE / VACANT
SINGLE DETACHED	ROADS / LANES

CONCEPTUAL PLAN
BLOCK 299, BLOCK 300, BLOCK 301
REGISTERED PLAN 65M-4026
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

P.N.: 13.1947	Date: May 6, 2013
Drawn By: D.S.	Revised:
File No. 1947- Concept Plans May 2013	Scale: N.T.S.



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