

APPENDIX 'C': RESPONSE TO WRITTEN SUBMISSIONS

NO	OWNER/ADDRESS	SUMMARY OF KEY POINTS	GENERAL RESPONSE TO KEY POINTS
COMMENTS REGARDING THE FUTURE URBAN AREA			
1	Grace Chinese Gospel Church 5172 Major Mackenzie Drive	<ul style="list-style-type: none"> Request to include property within Future Urban Area in order to permit a place of worship 	<ul style="list-style-type: none"> No change. Property designated 'Countryside' and 'Greenway' consistent with Council endorsed Growth Alternative to 2031.
2	Philip Mihorean 10983 McCowan Road	<ul style="list-style-type: none"> Request to include property within Future Urban Area 	<ul style="list-style-type: none"> No change. Property designated 'Countryside' and 'Greenway' consistent with Council endorsed Growth Alternative to 2031.
3	Sylvia and Jessie Leffering 10144 McCowan Road Maria Frocione, 10192 McCowan Road Frank and Elizabeth Markovits, 10228 McCowan Road Lorne and Carol Smith, 10292 McCowan Road	<ul style="list-style-type: none"> Request to include property within Future Urban Area 	<ul style="list-style-type: none"> No change. Properties designated 'Countryside' and 'Greenway' consistent with Council endorsed Growth Alternative to 2031.
4	Yvonne Geverink and Dennis Marengour 6080 Major Mackenzie Drive	<ul style="list-style-type: none"> Request to include property within Future Urban Area 	<ul style="list-style-type: none"> No change. Property designated 'Countryside' consistent with Council endorsed Growth Alternative to 2031.
5	North Markham Landowners Group (representing certain landowners north of Major Mackenzie Drive)	<ul style="list-style-type: none"> Request for refinements to Natural Heritage Network and clarification of policies related to securing Natural Heritage Network Enhancement Lands 	<ul style="list-style-type: none"> Further refinements to the Natural Heritage Network boundary undertaken. Section 3.1.1.3 has been revised to clarify when and how the boundaries of the Natural Heritage Network can be refined or modified. Section 3.1.3.4 has been added to clarify Natural Heritage Network Enhancement Lands shall be considered a priority for public acquisition.
6	(Metrus) Glendowner Development Inc. Member of North Markham Landowners Group Lands on the east side of Woodbine Avenue, north of Elgin Mills	<ul style="list-style-type: none"> Request for clarification of intent of establishing Countryside Area Request to have Conceptual Master Plan apply to entire whitebelt lands and to reduce the timeframe associated with the development of the Conceptual Master Plan and the secondary plans Request for Major Retail as a distinct land use and designation of additional commercial lands Request to consider alternative 'Employment Lands' designations in the Future Urban Area 	<ul style="list-style-type: none"> Section 3.1.3.3 and 4.3.2.2 c) would also allow parkland dedication to be used to secure Natural Heritage Network Enhancement Lands, where appropriate. The intent of the Countryside Area is to identify and protect prime agricultural lands from non-agricultural uses and only permit boundary adjustments or a reclassification of prime agricultural lands through a

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			<p>municipal comprehensive review and/or LEAR.</p> <ul style="list-style-type: none"> • The Conceptual Master Plan applies to the planning of the Future Urban Area lands determined by the Council endorsed Growth Alternative to 2031. Section 10.1.2.4 c) has been revised to allow more flexibility in timing of the preparation of secondary plans for the Future Urban Area lands. • The defined term <i>major retail</i> is only used in Section 5.1.2.4 within the context of identifying non-employment uses that would be considered a conversion of 'Employment Lands'. As identified in Section 5.1.7 the intent of the Plan is to move away from single use large-format retail development towards large scale retail development which is integrated into mixed use development based on an urban form that features buildings aligned along streets with attractive pedestrian entrances. It is recognized that the planning of the Future Urban Area mixed use lands may require a phased development approach to achieve this form large scale retail development over time. • Section 8.12.1.4f) i. clarifies that the Conceptual Master Plan will provide guidance on specific 'Employment Lands' designations and policies for the 'Future Employment Area' Lands. There is nothing to suggest that one or more of the appropriate 'Employment Lands' designations identified in the Plan or some variation of the designations as determined through the Conceptual Master Plan and secondary plan process will not be able to accommodate York Region's forecasts for employment by type in Markham to 2031 as required in Section 5.1.3.1.
7	The Azuria Group	<ul style="list-style-type: none"> • Request to proceed with planning their Future 	<ul style="list-style-type: none"> • The <i>subwatershed plan(s)</i> will inform the Conceptual

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	1212763 Ontario Limited North of Major Mackenzie Drive, east of the Hydro Corridor	Urban Area Lands independent of a <i>subwatershed plan(s)</i> and the Conceptual Master Plan process	Master Plan and provide a basis for more detailed master environmental servicing plans at the secondary plan. To achieve a comprehensive vision and plan for the Future Urban Area this approach to development a broad planning framework as set out in Section 8.12 must be applied to <u>all</u> of the lands in the Future Urban Area.
8	Angus Glen North West Inc. North of Major Mackenzie Drive, east of Warden Avenue and south of Elgin Mills, which are contiguous to the west side of Angus Glen Golf Club	<ul style="list-style-type: none"> Request recognition that portions of their lands were once utilized as a commercial nursery and plantation and the need to confirm their status as <i>woodlands</i> defined in the Official Plan 	<ul style="list-style-type: none"> Section 9.9.3 recognizes the <i>woodlands</i> forming part of the 'Greenway' lands may contain ornamental planting and plantation growth and shall be further delineated by an appropriate study to confirm woodland composition in accordance with policies and definitions of the Plan
9	Minotar Holdings Inc., Cor-Lots Developments, Cherokee Holdings and Halvan 5.5 Investments Limited	<ul style="list-style-type: none"> Request for refinements to Natural Heritage Network and the boundary of the Natural Heritage System in the Greenbelt Plan and clarification of the process for considering boundary refinements and modifications Request for clarification of Greenway System in relation to the Region's Greenlands System and the City's parks and open space system Request for clarification of policy addressing naturalized stormwater management facilities in <i>valleylands</i> and watercourse corridors Request for clarification on height and density and the ability to increase both through a secondary plan process Request to merge the Conceptual Master Plan requirement with secondary plan process for Future Urban Area lands and allow secondary planning to commence prior to completion and Council endorsement of Conceptual Master Plan Request for specific direction as to the objectives and content, as well as the process to be 	<ul style="list-style-type: none"> Further refinements to the Natural Heritage Network boundary undertaken. Refinements to the Natural Heritage System in Greenbelt Plan must occur through provincial Greenbelt Plan review process. Section 3.1.1.3 has been revised to clarify when and how the boundaries of the Natural Heritage Network can be refined or modified. Markham's Greenway System includes natural heritage and hydrologic features beyond those included in the Region's Greenlands System including protected agricultural lands, enhancement lands, and certain naturalized stormwater management facilities. Markham's parks and open space system includes certain portions of the Greenway System including <i>valleylands</i>, <i>vegetation protection zones</i>, and natural heritage features. Section 3.3.3.9 was revised to clarify stormwater management facilities may only be considered in <i>vegetation protection zones</i> associated with <i>valleylands</i> where it can be demonstrated that site conditions prevent the location outside of these zones

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		<p>followed for more detailed planning at the secondary plan, precinct plan, comprehensive block plans</p> <ul style="list-style-type: none"> Request for clarification of map legends, terminology, and wording in preamble sections with a view to providing consistency throughout the document 	<p>and provided the environmental impact study or hydrological evaluation demonstrates further enhancement to the Natural Heritage Network.</p> <ul style="list-style-type: none"> Section 8.1.5 added to clarify that height shall be the key determinant on what density can be achieved on a site along with the provision of adequate infrastructure. Secondary Plans may establish height and density provisions that exceed those identified in Chapter 8 of the Plan. Section 8.12 clarifies the non-statutory master planning exercise that will enable Council to build a vision for how the Future Urban Area will develop, and establish a broad planning framework and structural elements to guide more detailed and binding levels of planning control developed through the statutory secondary plan process. Section 10.1.2.4 c) has been revised to allow more flexibility in timing of the preparation of secondary plans for the Future Urban Area lands. Section 10.1 Area Planning has been revised to provide clarification on planning studies leading up to secondary plan, precinct plan and comprehensive block plans as well as the role of these detailed plans and who is responsible for preparing them and what needs to be addressed. Section 10.1.4.3 provides greater clarity on what applicable requirements of a <i>comprehensive block plan</i> a development proponent is required to address prior to development approval of a specific development proposal. Further clarification to mapping and legends to ensure they are comprehensible. The preamble sections wording was revised to be consistent with the policies as they are intended to provide further detail on the policy and form part of the Plan. The

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10	Berczy Glen Landowners Group West of Warden Avenue and south of Elgin Mills Road East	<ul style="list-style-type: none"> • Request the City reconsider the detail and scope of all development permissions in total from all Chapters of the Plan and carefully balance the requirements that the City has for the end product in terms of quality of development, design and materials and also affordability of the end product • Request that the City allow the preparation of the various studies outlined in Section 8.12 Future Urban Area (e.g. Subwatershed Study, Conceptual Master Plan, Master Environmental Servicing Plan, Transportation Plan) on a geographic basis smaller than the entire Future Urban Area • Request flexibility in the planning of the Future Urban Area to address Phasing Development and Detailed Planning 	<p>Chapter 1 Introduction and appendices, photos, illustrations and graphics are for information purposes only.</p> <ul style="list-style-type: none"> • It is intent of the Plan that a comprehensive and balanced approach to detailed planning of the Future Urban Area be achieved through the secondary plan process. In particular, the detailed secondary planning will address how the requirements from other Chapters in the Plan are applied to the Future Urban Area lands to ensure a balanced approach to development. • The Conceptual Master Plan applies to the planning of the Future Urban Area lands determined by the Council endorsed Growth Alternative to 2031. To achieve a comprehensive vision and plan for the Future Urban Area this approach to development a broad planning framework as set out in Section 8.12 must be applied to <u>all</u> of the lands in the Future Urban Area. • Section 8.12.1 j) provides for the identification of the general phasing of development of the Future Urban Area lands based on the infrastructure and services network, the transportation system and Markham's priority for sequencing new development in the Future Urban Area lands. The Conceptual Master Plan will recommend triggers/thresholds that will provide for the phased development of the lands and in what sequence.
11	McCowan-48 Owners (includes Colebay Invesments Inc., Highcove Investments Inc., Firwood Holdings Inc., Major McCowan Developments Limited, Summerlane Realty Corp., Fairgreen Sod Farms and State Developments)	<ul style="list-style-type: none"> • Request to defer consideration of the Future Urban Area and policies in the draft Official Plan until the Region Official Plan and ROPA 3 have been approved by the Ontario Municipal Board 	<ul style="list-style-type: none"> • Comment noted. No change.

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12	John Amello 4716 Elgin Mills	<ul style="list-style-type: none"> Request to include property within Future Urban Area 	<ul style="list-style-type: none"> No change. The property is designated 'Countryside' and 'Greenway' consistent with Council endorsed Growth Alternative to 2031.
13	First Elgin Mills Development Ltd.	<ul style="list-style-type: none"> Request to include Victoria Square as a Hamlet and designate the Hamlet boundaries to be consistent with ROP Request consideration of a Victoria Square East Planning District to differentiate this area from the Future Urban Area to the east 	<ul style="list-style-type: none"> No change. Staff will work with Region to amend ROP to be consistent with urban designation in Markham Official Plan.
SECONDARY PLAN AREAS (excluding employment land conversion applications)			
MARKHAM CENTRE			
14	Remington	<ul style="list-style-type: none"> Request for clarification of how 'Mixed Use Office Priority' designation will be applied to the lands, including site delineation and boundary revisions Request for consideration of specific uses and heights within certain 'Mixed Use' designations at certain locations Request to refine the 'Greenway' designation to reflect current zoning and studies underway to relocate the compensation feature 	<ul style="list-style-type: none"> Section 9.12 requires the update of the current Markham Centre secondary plan to conform generally with the policies and designations identified in the Plan. The land use designations identified on Map 3 – Land Use shall be used to inform the update. Until an updated secondary plan is approved, the provisions of the existing secondary plan shall continue to apply. the boundary of the 'Mixed Use Office Priority' designation at the west end of the lands. The updated secondary plan will confirm the application of this designation and its policies to the lands. The updated secondary plan will also address specific uses and increases in heights either approved or under consideration for certain 'Mixed Use' designations at certain locations. The 'Greenway' designation has been removed from the lands already zoned for development.
15	IBM Canada	<ul style="list-style-type: none"> Request for 'Mixed Use' designations on certain lands to be consistent with current secondary plan permissions Request for revisions to the location of the Regional Rapid Transit Corridor through the IBM lands 	<ul style="list-style-type: none"> Section 9.12 requires the update of the current Markham Centre secondary plan to conform generally with the policies and designations identified in the Plan. The land use designations identified on Map 3 – Land Use shall be used to inform the update. Until an updated secondary plan is approved, the provisions of

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			<p>the existing secondary plan shall continue to apply.</p> <ul style="list-style-type: none"> Staff have advised the landowner of revisions to the designation of the lands east of Town Centre Boulevard to a 'Mixed Use High Rise' designation and the lands west of Town Centre Boulevard where the existing office building is located to a 'Mixed Use Office Priority' designation. Both are consistent with the current secondary plan designation and zoning in place. The updated secondary plan will confirm the application of these designations and their policies to the lands.
16	Dorsay (Residential) Developments Inc. Lands east and west of Circa Drive, north of Hwy 7	<ul style="list-style-type: none"> Request for 'Mixed Use High Rise' designation on west end of lands at Rodick Road and Highway 7 	<ul style="list-style-type: none"> No change. Section 9.12 requires the update of the current Markham Centre secondary plan to conform generally with the policies and designations identified in the Plan. The land use designations identified on Map 3 – Land Use shall be used to inform the update. Until an updated secondary plan is approved, the provisions of the existing secondary plan shall continue to apply. Staff have advised landowner that the 'Mixed Use Office Priority' designation applying to the lands at Rodick Road and Hwy 7 is consistent with the current secondary plan designation and zoning approvals in place. The updated secondary plan will confirm the application of this designation and its policies to the lands.
17	Markham Suites Nominee Inc. 8500 Warden Avenue	<ul style="list-style-type: none"> Owner has applied for rezoning for further intensification of the Hilton property and will be conferring with staff concerning matters related to height, density and parkland contribution as they relate to the new Plan and existing Markham Centre Secondary Plan 	<ul style="list-style-type: none"> Comment noted. No change
18	Sheridan Nurseries 4077 Highway 7	<ul style="list-style-type: none"> Request to be put on notification list. Owner is considering a rezoning to permit potential 	<ul style="list-style-type: none"> Comment noted. No change.

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19	Paul William Young 4137 Highway 7	<p>upgrade and/or redevelopment of the property</p> <ul style="list-style-type: none"> Request for refinements to the Greenway System and revise the limit of development related to floodplain applying to the lands 	<ul style="list-style-type: none"> Minor refinements to the woodland layer of the Greenway System have been undertaken. Further refinements would require confirmation of natural heritage boundary through the submission of an environmental impact study or natural heritage evaluation to the City. The TRCA has jurisdiction over floodplain management and are responsible for dining the limit of development related to the floodplain.
CORNELL CENTRE			
20	Lindvest Properties (Cornell) Block east of Bur Oak Avenue, south of Highway 7, west of Donald Cousens Parkway, and adjacent to Highway 407 on the south	<ul style="list-style-type: none"> Request clarification on timing of update to Cornell Centre secondary plan and whether the City intends to amend the secondary plan prior to adoption of the Official Plan Request that OPA filed by landowner proposing a redesignation of certain residential, mixed residential and business park employment lands be reflected in the new Official Plan before adoption Request for clarification of the application of minimum <i>vegetation protection zone</i> where an existing 10 metre buffer is in place as part of the approved draft plan of subdivision 	<ul style="list-style-type: none"> Section 9.7.8 requires an update of the land use designations and policies in the Cornell Secondary Plan applicable to the Cornell Centre <i>key development area</i> to conform generally with the policies and designations identified in the Plan. The land use designations identified on Map 3 – Land Use shall be used to inform the update. Until an updated secondary plan is approved, the provisions of the current secondary plan shall continue to apply. The OPA filed by the landowner will be considered within the context of the Cornell Centre secondary plan update as a Part II amendment to the new Official Plan. If the current secondary plan is updated before the new Official Plan is approved by the Region or OMB then the Official Plan (Revised 1987) shall be amended by the updated secondary plan. It should be noted that part of the OPA application includes a request for conversion of certain 'Employment Lands' in accordance with Section 9.7.8.5 Section 3.1.2.26 provides for a reduced <i>vegetation protection zone</i> with the Urban Area where the

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21	Primont Homes (Cornell) Inc. 6881 Hwy 7	<ul style="list-style-type: none"> • Request clarification as to how the secondary plan will be implemented in the new Official Plan • Request removal of drainage features reflected on Maps 5, 6 and 10 and Appendix A based on TRCA and DFO agreement • Request clarification if the existing 2 storey residential building (Lewis J. Burkholder House) would continue to be a permitted use on the site, despite the land use designation and permitted uses/building types as currently outlined 	<p><i>vegetation protection zone</i> was delineated through a <i>previous development approval</i>.</p> <ul style="list-style-type: none"> • Section 9.7.8 requires an update of the land use designations and policies in the Cornell Secondary Plan applicable to the Cornell Centre <i>key development area</i> to conform generally with the policies and designations identified in the Plan. Until an updated secondary plan is approved, the provisions of the current secondary plan shall continue to apply. Once the updated secondary plan is approved its designations and policies shall apply notwithstanding the designations shown on Map 3 – Land Use • The drainage features have been removed to reflect TRCA and DFO agreed arrangements • The 2 storey heritage dwelling can be dealt with as an exception to the 'Residential Mid Rise' designation in the update of the Cornell Centre secondary plan
22	International Business Consortium North of Highway 7 and Stoney Stanton Road, west of Bur Oak Avenue, north and south of the future Rose Way Extension	<ul style="list-style-type: none"> • Request for clarification between the ongoing Cornell Centre Precinct Plan process, the approved Cornell Secondary Plan and the "Cornell Centre Secondary Plan" • Request removal of drainage features reflected on Maps 5, 6 and 10 and Appendix A based on TRCA and DFO agreement • Request that the northern portion of the lands designated 'Mixed Use Health Care Campus' be redesignated 'Mixed Use Mid Rise' • Request that single storey commercial uses be provided for along Highway 7 • Request for certain increases in height and density 	<ul style="list-style-type: none"> • Section 9.7.8 requires an update of the land use designations and policies in the Cornell Secondary Plan applicable to the Cornell Centre <i>key development area</i> to conform generally with the policies and designations identified in the Plan. Until an updated secondary plan is approved, the provisions of the current secondary plan shall continue to apply. Once the updated secondary plan is approved its designations and policies shall apply notwithstanding the designations shown on Map 3 – Land Use • The Cornell Centre Precinct Plan exercise will inform the update of the approved Cornell Secondary Plan as it relates to the Cornell Centre lands. The updated secondary plan will be renamed the Cornell Centre Secondary Plan.

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23	Markham Stouffville Hospital Corporation	<ul style="list-style-type: none"> Request clarification of the 'Mixed Use Health Care Campus' policies and the update of Cornell Centre Secondary Plan 	<ul style="list-style-type: none"> The drainage features have been removed to reflect TRCA and DFO agreed arrangements Any requests for a change of land use designation, specific use provisions or development criteria, and increases and height and/or density will be dealt with in the context of the secondary plan update and depending on the nature of the request may require an OPA application. Section 9.7.8 requires an update of the land use designations and policies in the Cornell Secondary Plan applicable to the Cornell Centre <i>key development area</i> to conform generally with the policies and designations identified in the Plan. Until an updated secondary plan is approved, the provisions of the current secondary plan shall continue to apply. Once the updated secondary plan is approved its designations and policies shall apply notwithstanding the designations shown on Map 3 – Land Use It is intended that the update of the Cornell Centre Secondary Plan will establish more detailed policies and development criteria for the 'Mixed Use Health Care Campus' designation
24	Maria Flores	<ul style="list-style-type: none"> Maintain the village character and design in Cornell Ensure that new mixed-use development within neighbourhood residential areas are directed to frontage along Bur Oak, do not exceed low to mid-rise development heights and are designed and buffered to be sensitive to adjacent/existing low rise residential homes located on parallel streets that may back onto the new development. Recommend that Official Plan and 	<ul style="list-style-type: none"> Comments noted. No change

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		Secondary Plan provide clear direction on these matters	
YONGE STEELES CORRIDOR			
25	Frangian Holdings Limited 7089 Yonge Street and 11 and 15 Grandview Avenue	<ul style="list-style-type: none"> Request for a site specific exception to recognize OMB settlement for 7089 Yonge Street and 11 and 15 Grandview Avenue 	<ul style="list-style-type: none"> Site specific policy 9.18.8.6 recognizes the OMB settlement to permit a 17 storey residential point tower over a 4 storey retail/office podium on the lands.
MILLIKEN CENTRE			
26	Remington	<ul style="list-style-type: none"> Request that the lands known as Market Village/Pacific Mall shown as being designated 'Mixed Use Mid Rise' be redesignated as 'Mixed Use High Rise' 	<ul style="list-style-type: none"> Section 9.15.3 requires the land use designations and policies in the Milliken Main Street Plan be updated to conform generally with the policies and designations identified in the new Plan. The land use designations identified on Map 3 – Land Use shall be used to inform the update. Until an updated secondary plan is approved, the provisions of the existing Official Plan (Revised 1987), as amended and Secondary Plan PD 2-4, as amended shall continue to apply. Any requests for a change of land use designation, specific use provisions or development criteria, and increases and height and/or density will be dealt with in the context of the secondary plan update and depending on the nature of the request may require an OPA application.
27	Pacific Mall 4300 Steeles Avenue East	<ul style="list-style-type: none"> Request that existing permission for high density residential uses be addressed in the new Official Plan 	<ul style="list-style-type: none"> Section 9.15.3 requires the land use designations and policies in the Milliken Main Street Secondary Plan be updated to conform generally with the policies and designations identified in the new Plan. The land use designations identified on Map 3 – Land Use shall be used to inform the update. Until an updated secondary plan is approved, the provisions of the
28	Kennedy Corners Realty Inc. and Kennedy-Steeles Holdings Ltd. (Kennedy Corners) 7077 Kennedy Road	<ul style="list-style-type: none"> Kennedy Corners advise that they have no objection to the submission made by Pacific Mall 	

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29	Forest Bay Homes Ltd, Rocco Dimilta, Antonio Dimilta and Dimilta Bros. Investment Group Limited 103, 113 and 123 Old Kennedy Road	<ul style="list-style-type: none"> • Request clarification that development can move forward under the current secondary plan • Request that size, alignment and category of Midland Road extension should be dealt with through the EA process 	<p>existing Official Plan (Revised 1987), as amended, and Secondary Plan PD 2-4, as amended, shall continue to apply.</p> <ul style="list-style-type: none"> • Site specific exceptions for existing uses, height and/or density permissions on the lands will be dealt with in the context of the updated secondary plan. • Any requests for a change of land use designation, specific use provisions or development criteria, and increases and height and/or density will be dealt with in the context of the secondary plan update and depending on the nature of the request may require an OPA application. <ul style="list-style-type: none"> • Section 9.15.3 requires the land use designations and policies in the Milliken Main Street Plan be updated to conform generally with the policies and designations identified in the new Plan. The land use designations identified on Map 3 – Land Use shall be used to inform the update. Until an updated secondary plan is approved, the provisions of the existing Official Plan (Revised 1987), as amended, and Secondary Plan PD 2-4, as amended, shall continue to apply. • If an OPA is filed by the landowner it will be considered within the context of the Milliken Centre secondary plan update as a Part II amendment to the new Official Plan. If the current secondary plan is updated before the new Official Plan is approved by the Region or OMB than the Official Plan (Revised 1987) shall be amended by the updated secondary plan. • The major collector road designation of the Midland Road extension has been revised on Map 10 – Road Network to be shown as a Special Transportation Study Area where the road network improvements

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30	Mon Sheong Foundation 35, 67 & 73 Old Kennedy Road and 4550 & 4576 Steeles Avenue	<ul style="list-style-type: none"> Request to recognize and carry forward the site specific permissions obtained through recent planning approvals (retirement complex with independent living, long term care and assisted living units for seniors) 	<ul style="list-style-type: none"> Site specific policy 9.15.3.5 recognizes the current site specific permissions to permit a <i>shared housing</i> development with a maximum of 460 dwelling units within a prescribed maximum <i>floor space index</i> and building height envelopes
31	Krashnik Investments and Investments Ltd. Gabel	<ul style="list-style-type: none"> Request that current land use permissions continue to apply to the lands 	<ul style="list-style-type: none"> The current use permissions will be maintained in accordance with Section 11.1.3
MARKHAM RD CORRIDOR – MOUNT JOY			
32	Sobeys Inc. Southwest corner of Major Mackenzie Drive and Highway 48	<ul style="list-style-type: none"> Request that the entire developable site fall under one designation, being the 'Mixed Use Mid Rise' Request that the Greenway System and 'Greenway' designation on the site be revised to match the extents shown for the Hazard Lands designation in the current Official Plan. Request that Section 8.3.3.5 b) of the Draft Official Plan be revised to allow retail uses up to 10,000m² 	<ul style="list-style-type: none"> The entire developable lands now fall within the 'Mixed Use Mid Rise' The Greenway System and 'Greenway' designation has been refined as it applies to the lands Site specific policy 9.3.7.7 provides for a single storey retail building with the gross floor area of each premise not exceeding 10,000m² on the lands
33	Greenpark Group 9500 & 9506 Markham Road	<ul style="list-style-type: none"> Request that site specific policy be revised to indicate approval for 219 units at 9506 Markham Road 	<ul style="list-style-type: none"> Site specific policy 9.3.7.6 b) has been revised to permit a maximum of 219 units on the lands
34	Karen Rea	<ul style="list-style-type: none"> Request that the land use designation for the north side of 16th Avenue and Hwy 48 be reconsidered and changed to 'Mixed Use Low Rise' 	<ul style="list-style-type: none"> Section 9.3.7 requires the establishment of a new secondary plan for the Markham Rd Corridor – Mount Joy lands. The land use designations identified on Map 3 – Land Use shall be used to inform the new secondary plan. Until a new secondary plan is approved, the provisions of the existing Official Plan, as amended, shall continue to apply.

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35	Keith Thirgood	<ul style="list-style-type: none"> Concern with the land use designation of 'Mixed Use Mid-Rise' for the lands south of Edward Jeffries 	<ul style="list-style-type: none"> Any requests for a change of land use designation, specific use provisions or development criteria, and increases and height and/or density will be dealt with in the context of the new secondary plan and depending on the nature of the request may require an OPA application. Section 9.3.7 requires the establishment of a new secondary plan for the Markham Rd Corridor – Mount Joy lands. The land use designations identified on Map 3 – Land Use shall be used to inform the new secondary plan. Until a new secondary plan is approved, the provisions of the existing Official Plan, as amended, shall continue to apply. Any requests for a change of land use designation, specific use provisions or development criteria, and increases and height and/or density will be dealt with in the context of the new secondary plan and depending on the nature of the request may require an OPA application.
BUTTONVILLE WEST			
36	CF/OT Buttonville Properties LP	<ul style="list-style-type: none"> Request that Map 3 and Appendices A, E and F be revised to reflect the property boundary shown on Buttonville Secondary Plan application. The Buttonville Airport boundary should also include adjacent lands that comprise the airport/redevelopment lands Request that the policy to prohibit permanent dewatering be reworded, in light of the need to accommodate foundation drains required by Ontario Building Code 	<ul style="list-style-type: none"> The boundary of the new Buttonville West Secondary Plan has been revised on all maps and appendices as shown in Figure 9.4.5 Section 3.3.2.9 has been revised to prohibit permanent dewatering associated with development, <i>redevelopment or site alteration</i>, unless it can be demonstrated to the satisfaction of the City, in consultation with the Ministry of Environment and the TRCA, that the negative environmental impact of dewatering can be mitigated.

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MARKVILLE			
37	LBS Group 8651 McCowan Road	<ul style="list-style-type: none"> Request for site specific exception to permit an existing single storey retail building with outdoor storage 	<ul style="list-style-type: none"> The existing single storey retail store with outdoor storage will continue to be recognized in the current zoning in accordance with Section 11.1.1.3. A site specific policy will be included in the new secondary plan for Markville to recognize the existing single use retail building with outdoor storage. Until a new secondary plan is approved for this area in accordance with Section 9.14.4.3, the provisions of the Official Plan (Revised 1987), as amended, shall apply to the lands
REQUEST FOR A DIFFERENT LAND USE DESIGNATION			
38	Valleymede Building AMA Corporation 5112, 5122 and 5248 14 th Avenue 7768, 7778, 7788 and 7798 McCowan Road	<ul style="list-style-type: none"> Request to change 'Residential Low Rise' designation to 'Residential Mid Rise' 	<ul style="list-style-type: none"> No change. A site specific OPA application has been filed for these lands and is currently under review.
39	Maylar Construction Limited Southwest corner of McCowan Road and Wilfred Murison Avenue	<ul style="list-style-type: none"> Request to change 'Residential Low Rise' designation to 'Mixed Use Mid Rise' designation to reflect current 'Neighbourhood Commercial' designation 	<ul style="list-style-type: none"> A 'Mixed Use Low Rise' designation has been applied to the lands to reflect the current Official Plan permissions. Staff have advised the landowner that an OPA would be required for a 'Mixed Use Mid Rise' designation.
40	Terra Gold (McCowan) Properties Inc. 9329 McCowan Road (former Salvation Army Site)	<ul style="list-style-type: none"> Request a land designation for Residential Low/Mid Rise land use designation permissions 	<ul style="list-style-type: none"> No change. The 'Residential Low Rise' designation is consistent with the current Official Plan and secondary plan designation. Staff have advised the landowner that an OPA would be required for a 'Residential Mid Rise' designation.
41	2355465 Ontario Inc. 3-27 Wooten Way N. Northeast corner of Wooten Way and Highway 7	<ul style="list-style-type: none"> Request for formal notification of any further meetings, reports and/or modifications. Suggest that the density and height provided for in the 'Mixed Use Low Rise' designation may not represent the optimal density and height that 	<ul style="list-style-type: none"> No change. A 'Mixed Use Low Rise' designation has been applied to the lands to reflect the current Official Plan permissions. An OPA would be required to increase the height and density permissions on the lands.

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NO	OWNER/ADDRESS	SUMMARY OF KEY POINTS	GENERAL RESPONSE TO KEY POINTS
42	New Unionville Home Society (UHS) Campus 4300 Hwy 7	<p>could be achieved on their lands and that consideration for additional height and density may be warranted</p> <ul style="list-style-type: none"> Request consideration of including their lands within an intensification area with the 'Residential Mid Rise' designation having increased height and density provisions 	<ul style="list-style-type: none"> No change. The 'Residential Mid Rise' designation is consistent with the current Official Plan designation. Staff have advised the landowner that an OPA would be required to increase the height and density permissions on the lands.
43	467449 Ontario Limited Lots 7 and 8, 65M-2758	<ul style="list-style-type: none"> Request that current policies and schedules continue to allow the development of Lots 7 and 8 in accordance with the policies of the current approved Official Plan, zoning by-law and subdivision agreement 	<ul style="list-style-type: none"> A 'Residential Low Rise' designation has been applied to the lands to reflect the current Official Plan and zoning permissions.
44	King David Inc. 'Cathedraltown Piazza'	<ul style="list-style-type: none"> Request to change certain 'Mixed Use Mid Rise' and 'Residential Mid Rise' designations on their lands to a 'Mixed Use High Rise' designation 	<ul style="list-style-type: none"> No change. The 'Mixed Use Mid Rise' and 'Residential Mid Rise' designations on the lands are consistent with the current Official Plan and secondary plan designations. A site specific OPA application would be required to increase the height and density on these lands.
45	Eastside GM Dealership	<ul style="list-style-type: none"> Request confirmation that an automobile dealership is permitted on the 'Commercial' designated lands and that an increase in the height may be permitted on the 'Mixed Use Mid Rise' lands 	<ul style="list-style-type: none"> Motor vehicle retail sales and motor vehicle rental with limited accessory storage or display of motor vehicles have been included in the list of uses provided for in Section 8.4.1.3 of the 'Commercial' designation of the Plan. Staff have advised the landowner that a site specific OPA application would be required to increase the height and density on the 'Mixed Use Mid Rise' portion of the lands.
AREA AND SITE SPECIFIC REQUEST			
46	York Downs Golf & Country Club 4134 16 th Avenue	<ul style="list-style-type: none"> Request an urban development designation other than private open space for the entire land holding 	<ul style="list-style-type: none"> A site specific policy in Section 9.1.4 provides clarification that in the event the existing golf course ceases operation, an appropriate alternative land use

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		<ul style="list-style-type: none"> Request for refinements to Natural Heritage Network Request clarification of requirement to protect and retain hedgerows Request for clarification if the minimum <i>vegetation protection zone</i> is applicable to lands within the built-up urban area 	<p>shall be determined through an OPA process</p> <ul style="list-style-type: none"> Further refinements to Natural Heritage Network boundary have been undertaken. Section 3.1.1.3 has been revised to clarify when and how the boundaries of the Natural Heritage Network can may be refined or modified. Section 3.2.6 has been revised to clarify those hedgerows and small <i>woodlots</i> identified for protection by an environmental impact study will be protected and enhanced as part of the <i>urban forest</i>. Section 3.1.2.23 has been revised to clarify the application of minimum <i>vegetation protection zones</i>. Section 3.1.2.26 has been revised to address reductions in the minimum <i>vegetation protection zone</i> within the Urban Area as identified on Map 12 – Urban Area and Built Up Area.
47	Mahamevna Bhavana Asapuwa Toronto 11175 Kennedy Road	<ul style="list-style-type: none"> Request to permit a place of worship within the 'Countryside' designation on their lands 	<ul style="list-style-type: none"> A site specific official plan amendment has been approved and is pending adoption by Council. The amendment will be incorporated in the new Official Plan through modification by the Region.
48	Unionville Montessori School 4488 16 th Avenue & 9286 Kennedy Road	<ul style="list-style-type: none"> Request for a site specific policy to continue to permit a private school and in particular, a future expansion to the existing school to permit high school grades 	<ul style="list-style-type: none"> A site specific policy in Section 9.1.3 provides for a <i>private elementary school</i> and associated <i>accessory uses</i> on the lands which is consistent with the current Official Plan permission. Staff have advised that a future expansion of the existing school to permit high school grades would require an OPA.
49	Home Depot Holdings Inc. 3155 Highway 7 50 Kirkham Drive 1201 Castlemore Avenue	<ul style="list-style-type: none"> Request that 'Residential Mid Rise' designation at 1201 Castlemore recognize the existing Home Depot and that the entire site be designated 'Mixed Use Mid Rise' current use permissions including outdoor storage and display be maintained for 3155 Hwy 7, and 50 Kirkham Drive 	<ul style="list-style-type: none"> Section 9.3.7.2 requires the preparation of a new secondary plan for the Markham Rd Corridor - Mount Joy to conform with the policies and designations identified in the Plan. The land use designations identified on Map 3 – Land Use shall be used to inform the new secondary plan. Until a new secondary plan is approved, the provisions of the

APPENDIX 'C': RESPONSE TO WRITTEN SUBMISSIONS

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50	<p>Angelico Investments Northeast corner of Woodbine Avenue and Highway 7 8551, 8555, 8561 and 8601 Woodbine Avenue</p>	<ul style="list-style-type: none"> Request to incorporate a site specific policy within the 'Mixed Use Mid Rise' designation to recognize existing land use permissions, future expansion of non-residential uses, future expansion of development without requirement for minimum height and density requirements, maintain current permission for a food store exceeding 6000m2, and that a comprehensive block plan shall not be required 	<p>existing secondary plan shall continue to apply to the lands. A site specific policy in Section 9.3.7.5 provides for the incorporation of a provision in the new secondary plan for the existing single storey retail warehouse building with outdoor storage and display of merchandise on the 'Mixed Use High Rise' and 'Residential Mid Rise' lands at 1201 Castlemore.</p> <ul style="list-style-type: none"> The 'Greenway' designation has been revised to reflect the current development permissions at 3155 Highway 7 The current use permissions including outdoor storage and display will be maintained in accordance with Section 11.1.3 for 3155 Highway 7 and 50 Kirkham Drive.
51	<p>Loblaws Properties Limited Vacant lands at Hwy 404/Major Mackenzie 200 Bullock Drive 9255 Woodbine Avenue 7075 Markham Road</p>	<ul style="list-style-type: none"> Request that existing floor space permissions for Loblaws, Giant Tiger, No Frills and T&T stores be carried forward and exemption from maximum 6000m2 gross floor area restriction at 200 Bullock, 9255 Woodbine, 7075 Markham Rd, 	<ul style="list-style-type: none"> A site specific policy in Section 9.20.6 recognizes the existing food store is exempt from the maximum gross floor area restriction of 6000m2. Existing land use permissions will continue to be recognized in current zoning in accordance with Section 11.1.1.3 Section 8.3.1.3 provides for minor additions or renovations to developed commercial sites where the minimum height and mixed use requirement do not apply. A <i>comprehensive block plan</i> would be required, as appropriate, if the entire development site were to be redeveloped.

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	8601 Warden Avenue 5762 Highway 7 East 9301 Hwy 48 7200 Markham Road	8601 Warden, 5762 Highway 7 East, 9301 Highway 48 and 7200 Markham Rd) <ul style="list-style-type: none"> Request confirmation that current permissions will be carried forward for the property at 404 and Major Mackenzie Drive 	<p>accordance with Section 11.1.3 (9255 Woodbine, 7075 Markham Rd, 8601 Warden, 5762 Highway 7 and 7200 Markham Rd)</p> <ul style="list-style-type: none"> A similar policy will be included in the new secondary plans for Markville and Markham Rd Corridor – Mount Joy. Until a new secondary plan is approved for those areas, the provisions of the Official Plan (Revised 1987), as amended shall continue to apply (200 Bullock and 9301 Highway 48). Site specific policy 9.5.12 provides for no more than two individual retail establishment each having a total gross floor area exceeding 1000 m2, one of which may have a total gross floor area exceeding 6000m2 as well as other current permissions (vacant lands Hwy 404/Major Mackenzie Drive East)
52	Tribute Unionville Ltd. 20 Fred Varley Drive	<ul style="list-style-type: none"> Request for a site specific exception to recognize OMB settlement for 20 Fred Varley Drive 	<ul style="list-style-type: none"> Site specific policy 9.19.8 recognizes the OMB settlement to permit a maximum of 113 dwelling units with a maximum <i>floor space index</i> of 1.92 on the lands within prescribed maximum height envelopes.
53	Village Nissan (Dougson Investments Inc.) 25 South Unionville Avenue	<ul style="list-style-type: none"> Request that the permissions obtained for this property through OPA 176 including the automobile sales establishment with accessory outdoor storage, vehicle display and vehicle servicing are reflected in the new Official Plan 	<ul style="list-style-type: none"> Existing land use permissions, including the primary use of an automobile sales establishment and the accessory display and vehicle servicing, will continue to be recognized in current zoning in accordance with Section 11.1.3.
54	Digram Developments Inc. South side of Major Mackenzie Drive and east of Donald Cousens Parkway	<ul style="list-style-type: none"> Request that an Urban Residential designation be applied to the property to reflect the current planning approvals being sought 	<ul style="list-style-type: none"> No change. Approval of current development application for townhouse development will be reflected in new Plan through modification by the Region.
55	Shops on Steeles Development Bayview Summit Developments Limited Northeast corner of Don Mills Road and	<ul style="list-style-type: none"> Request that site specific permissions and land use framework across the entire property that are currently in effect be carried forward 	<ul style="list-style-type: none"> Site specific policy 9.18.10 recognizes the OMB settlement for the German Mills Centre lands including a provision for a maximum of 1235 dwelling

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NO	OWNER/ADDRESS	SUMMARY OF KEY POINTS	GENERAL RESPONSE TO KEY POINTS
	2900 Steeles Avenue East		units and total density not exceeding 1.85 floor space index within prescribed maximum heights envelopes and subject to phasing and holding provisions.
56	Cornell Rouge Development Corp	<ul style="list-style-type: none"> Request revisions to location of public schools, place of worship and park sites identified in Figure 11.7.7 	<ul style="list-style-type: none"> Where appropriate, revisions made to Figure 9.7.7 and Map 14 – Public School, Place of Worship and Park Sites
57	Times Group Corporation Markham Uptown Northeast corner of Hwy 7 and Village Parkway Leitchcroft – south of Hwy 7, east of Bayview Avenue	<ul style="list-style-type: none"> Request for clarification of how the Plan will apply to Markham Centre and the recent Markham Uptown approvals Request for a site specific to recognize height and density of mixed use development recently approved by the OMB at the north east corner of Hwy 7 and Village Parkway Request to restore current permissions for southeast corner of Hwy 7 and Saddlecreek Drive 	<ul style="list-style-type: none"> Section 9.12 requires the update of the current Markham Centre secondary plan to conform with the policies and designations identified in the Plan. The land use designations identified on Map 3 – Land Use shall be used to inform the update. Until an updated secondary plan is approved, the provisions of the existing secondary plan, including the recent Markham Uptown approvals, shall continue to apply. Site specific policy 9.19.9 recognizes the OMB settlement for the Highway 7/Village Parkway corridor including the height and density of mixed use development at the north east corner of Highway 7 and Village Parkway Site specific policy 9.6.4 recognizes the existing use permissions that shall continue to be provided for in the 'Business Park Office Priority Employment' designation
58	2310601 Ontario Inc. on behalf of Mr. J.C.R. Hildebrand 3912 & 3928 Highway 7 East	<ul style="list-style-type: none"> Request that the park site identified on Figure 11.19.4 be shifted to the northern portion of the property to coincide with the current Open Space – Neighbourhood Park designation 	<ul style="list-style-type: none"> Park Site figure shifted to the north on Figure 9.19.5
59	Scardred 7 Company Ltd. 4038 Hwy 7 East	<ul style="list-style-type: none"> Request that a 'Mixed Use Mid Rise' designation be applied to the property and the height limit be increased to 8 storeys 	<ul style="list-style-type: none"> 'Mixed Use Mid Rise' and 'Residential Mid Rise' designations applied to the lands based on the local area study completed for the area. The height, building type and density restrictions are consistent

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60	Bayview Glen Residents Association Toinette Bezant	<ul style="list-style-type: none"> Request to carry forward certain provisions of the current Thornhill Secondary Plan for areas other than urban intensification sites (e.g. Yonge-Steeles, Langstaff, etc.), including infill development, transportation and stormwater infrastructure policies 	<p>with the current Official Plan permissions. Landowner was advised that an OPA would be required to increase the height and density provisions.</p>
61	Grandview Residents Association Marilyn Ginsberg	<ul style="list-style-type: none"> Request that there be no change to the road classification of Laureleaf Rd, Grandview Ave, Willowdale Blvd, Waggoners Wells Lane and Simonston Blvd and that the roadway retain a local road classification 	<ul style="list-style-type: none"> Area specific policy 9.18.5 clarifies the intent of the Official Plan is to provide for a set of development standards in the zoning by-law to limit the size and massing of new dwellings or additions to existing dwellings on the 'Residential Low Rise' and 'Mixed Use Main Street Heritage' lands in Thornhill district to ensure infill development respects and reflects the existing pattern and character of adjacent development. Such standards may address lot coverage, building depth, <i>floor area ratios</i>, height, numbers of storeys, garage projections. This policy provides direction to carry forward existing infill development by-law provisions. In addition, the wording of 8.2.3.5 was strengthened within infill development criteria (i.e., the lot frontage and lot area of proposed new lots shall be "consistent" with the sizes of existing lots and the proposed new buildings shall have heights, massing and scale "consistent with that permitted by zoning for adjacent properties".
62	German Mills Ratepayers Eileen Liasi	<ul style="list-style-type: none"> Request to recognize a watershed/ecosystem based approach to planning and stormwater management in the East Don watershed area of Thornhill 	<ul style="list-style-type: none"> Section 9.18.3 carries forward requirement to have regard for the impact of increased traffic and new traffic movements on local roads and require transportation impact assessments, where appropriate Section 9.18.8.2 identifies that the new secondary plan for the Yonge Steeles Corridor will be informed by the recommendations of the Yonge Steeles Corridor Study and the Yonge Steeles Corridor Transportation Study, including any recommendations

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63	Unionville Ratepayers Association	<ul style="list-style-type: none"> • Request to confirm that the maximum heights and FSI's for the 'Residential' and 'Mixed Use' designations and clarify the definition of floor area ratio. Recommend that the 'Mixed Use Low Rise' designation maximum height be the same as the 'Residential Low Rise' designation • Request that the City develop phasing plans for all new growth • Request to strengthen Infill Development Criteria • Request for clarification it is the intent of the OP to provide for <i>secondary suites and shared housing small scale</i> in all existing low Rise Residential Neighbourhoods • Request clarification of what a strata park is 	<p>for future road designations.</p> <ul style="list-style-type: none"> • Map 11 – Minor Collector Road Network was revised to reflect minor collector roads in current Thornhill Secondary which will be repealed. Laureleaf, Grandview, Willowdale, Waggoners Wells and Simonston are now shown as local roads. • Section 9.18.4 makes reference to having regard for the framework for the Don <i>watershed plan</i> implementation for all development, <i>redevelopment or site alterations</i> in Thornhill. Section 3.3.1 makes specific reference to Don <i>watershed plan</i> and its framework for implementation. • Section 7.2.1.9 revised to recognize that the City may require a servicing study address the impact of a <i>development approval</i> on an area extending beyond the site of the development application. <ul style="list-style-type: none"> • The heights and densities have been revised in the 'Residential' and 'Mixed Use' designations to reflect a maximum height and density. Section 8.1.5 added to clarify that height shall be the key determinant on what density can be achieved on a site, along with the provision of adequate infrastructure. Secondary plans may establish height and density provisions that exceed those identified in Chapter 8 of the Plan. • The maximum height in the 'Mixed Use Low Rise' designation has been revised to 3 storeys. • The definition of <i>floor space index</i> in Chapter 11 has been revised to clarify what is included and what is not included in the calculation of <i>floor space index</i>. • Section 7.1.1.6 revised to phase development growth, particularly in major mixed use neighbourhoods and intensification areas and the Future Urban Area to ensure an acceptable balance between travel demand

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			<p>and transportation capacity is maintained.</p> <ul style="list-style-type: none"> Section 8.2.3.5 wording strengthened to ensure infill development respects and reflects the existing pattern and character of adjacent development and wording of infill development criteria (i.e., the lot frontage and lot area of proposed new lots shall be "consistent" with the sizes of existing lots and the proposed new buildings shall have heights, massing and scale "consistent" with that permitted by zoning for adjacent properties. It is the intent of the Official Plan to provide for <i>secondary suites</i> in all 'Residential Low Rise' lands in accordance with Section 8.13.8 specific use requirements subject to a zoning by-law amendment including an appropriate set of development criteria. It is also the intent of the Official Plan to provide for <i>shared housing small scale</i> in all 'Residential Low Rise' lands in accordance with Section 8.13.9 specific use requirements subject to a zoning by-law amendment and Council being satisfied that that the shared <i>housing small scale</i> shall be accommodated within permitted building types in accordance with applicable codes, by-laws and regulations. Section 4.3.5 has been revised to include a description of a strata park.
64	Unionville Villagers Association	<ul style="list-style-type: none"> Request references to Avenue 7 should be changed to Highway 7 until the name change is official Request recognition of the Unionville Historical Society in the Cultural Heritage Resources preamble Request clarification on the new secondary plan for the Unionville Heritage Centre. Why are 	<ul style="list-style-type: none"> All references to Avenue 7 have been changed to Highway 7 Recognition of Unionville Historical Society added to Section 4.5 preamble. Section 9.19.6 provides an area specific policy for a new secondary plan for the Unionville Heritage Centre and carries forward current policies for the Unionville <i>heritage conservation district</i> lands north of Hwy 7 in

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		<p>policies related to Unionville Heritage Conservation District lands north of Hwy 7 included in Unionville area and lands south of Hwy 7 in Markham Centre</p>	<p>the interim. For the Unionville <i>heritage conservation district</i> lands south of Hwy 7, the policies of the existing Markham Centre secondary plan will continue to apply until the new Unionville Heritage Centre secondary plan is approved.</p>
REQUEST FOR EMPLOYMENT LAND CONVERSION			
65	<p>Romandale Farms Limited (lands north of Elgin Mills Rd between Warden Avenue and Kennedy Road)</p>	<ul style="list-style-type: none"> Request for conversion/redesignation of 'Employment Lands' 	<ul style="list-style-type: none"> Request considered by Development Services Committee and referred to Future Urban Area secondary plan process
66	<p>Linvest Properties (Cornell) East of Bur Oak Avenue, south of Highway 7, west of Donald Cousens Parkway and adjacent to Highway 407 to the south</p>	<ul style="list-style-type: none"> Request for conversion of 'Employment Lands' 	<ul style="list-style-type: none"> Site specific policy 9.7.8.5 based on Development Services Committee direction. A land use designation other than an 'Employment Lands' designation may be considered by amendment to the Plan. Consideration of a designation other than an 'Employment Lands' designation must conform to the policies of the Growth Plan and all other policies of the Plan and will have regard for, among other things, the following criteria prescribed by Council, as applicable: <ul style="list-style-type: none"> Compatibility to adjacent land use; Achieving an increase in the number of jobs that would otherwise be provided under the 'Employment Lands' designation on the site, or at a minimum, no net reduction in jobs on site; Proximity to transit; Provision of lands for a VIVA terminal; Achieving better public amenities, including but not limited to public art, Section 37 community benefits and publicly accessible private amenity spaces; and

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67	Times Group Corporation Galleria – south of Highway 7, east of Bayview Avenue	<ul style="list-style-type: none"> • Request for conversion of 'Employment Lands' 	<ul style="list-style-type: none"> - Where the location is appropriate, provide for affordable and seniors housing Until a decision is made on the application for amendment to the Plan, the lands are deferred and the provisions of the Official Plan (Revised 1987) , as amended, and Secondary Plan PD 29-1 shall apply to the lands.
		<ul style="list-style-type: none"> • Site specific policy 9.6.5 based on Development Services Committee direction. A land use designation other than an 'Employment Lands' designation may be considered by amendment to the Plan. Consideration of a designation other than an 'Employment Lands' designation must conform to the policies of the Growth Plan and all other policies of the Plan and will have regard for, among other things, the following criteria prescribed by Council, as applicable: <ul style="list-style-type: none"> - Compatibility to adjacent land use; - Achieving an increase in the number of jobs that would otherwise be provided under the 'Employment Lands' designation on the site, or at a minimum, no net reduction in jobs on site; - Proximity to transit; - Provision of lands for a VIVA terminal; - Achieving better public amenities, including but not limited to public art, Section 37 community benefits and publicly accessible private amenity spaces; and - Where the location is appropriate, provide for affordable and seniors housing Until a decision is made on the application for amendment to the Plan, the lands are deferred and 	

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68	Catholic Cemeteries Archdiocese Toronto Northeast corner of Woodbine Avenue/19 th Avenue	<ul style="list-style-type: none"> • Request for conversion/redesignation of 'Employment Lands' 	<p>the provisions of the Official Plan (Revised 1987), as amended shall apply to the lands.</p> <ul style="list-style-type: none"> • Request considered by Development Services Committee, and decision referred to a future DSC meeting. No change
69	Nearsby South side of 14 th Avenue East of Middlefield Road	<ul style="list-style-type: none"> • Request for conversion of 'Employment Lands' 	<ul style="list-style-type: none"> • Site specific policy 9.2.10 based on Development Services Committee direction. A land use designation other than an 'Employment Lands' designation may be considered by amendment to the Plan. Consideration of a designation other than an 'Employment Lands' designation must conform to the policies of the Growth Plan and all other policies of the Plan and will have regard for, among other things, the following criteria prescribed by Council, as applicable: <ul style="list-style-type: none"> - Compatibility to adjacent land use; - Achieving an increase in the number of jobs that would otherwise be provided under the 'Employment Lands' designation on the site, or at a minimum, no net reduction in jobs on site; - Proximity to transit; - Provision of lands for a VIVA terminal; - Achieving better public amenities, including but not limited to public art, Section 37 community benefits and publicly accessible private amenity spaces; and - Where the location is appropriate, provide for affordable and seniors housing <p>Until a decision is made on the application for amendment to the Plan, the lands are deferred and the provisions of the Official Plan (Revised 1987), as amended shall apply to the lands.</p>

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70	<p>Cathedral Town Ltd. 'Cathedraltown Employment Lands'</p> <p>CBRE Limited – The Land Service Group North of Major Mackenzie Drive between Highway 404 and Woodbine By-Pass</p>	<ul style="list-style-type: none"> • Request for conversion of 'Employment Lands' 	<ul style="list-style-type: none"> • Request considered by Development Services Committee. No change.
71	<p>Holborne Property Investments Inc. Melborne Street Blocks 299, 300, 301 on Plan 65M-4026</p>	<ul style="list-style-type: none"> • Request for conversion of 'Employment Lands' 	<ul style="list-style-type: none"> • Site specific policy 9.5.14 based on Development Services direction Committee direction. A land use designation other than an 'Employment Lands' designation may be considered by amendment to the Plan. Consideration of a designation other than an 'Employment Lands' designation must conform to the policies of the Growth Plan and all other policies of the Plan and will have regard for, among other things, the following criteria prescribed by Council, as applicable: <ul style="list-style-type: none"> - Compatibility to adjacent land use; - Achieving an increase in the number of jobs that would otherwise be provided under the 'Employment Lands' designation on the site, or at a minimum, no net reduction in jobs on site; - Proximity to transit; - Provision of lands for a VIVA terminal; - Achieving better public amenities, including but not limited to public art, Section 37 community benefits and publicly accessible private amenity spaces; and - Where the location is appropriate, provide for affordable and seniors housing Until a decision is made on the application for amendment to the Plan, the lands are deferred and the provisions of the Official Plan (Revised 1987), as amended shall apply to the lands.

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72	Jolis Investments (Ontario) Limited North of 16 th Avenue abutting the east side of Highway 404	<ul style="list-style-type: none"> Request for conversion of 'Employment Lands' 	<ul style="list-style-type: none"> Site specific policy 9.4.14 based on Development Services Committee direction. A land use designation other than an 'Employment Lands' designation may be considered by amendment to the Plan. Consideration of a designation other than an 'Employment Lands' designation must conform to the policies of the Growth Plan and all other policies of the Plan and will have regard for, among other things, the following criteria prescribed by Council, as applicable: <ul style="list-style-type: none"> Compatibility to adjacent land use; Achieving an increase in the number of jobs that would otherwise be provided under the 'Employment Lands' designation on the site, or at a minimum, no net reduction in jobs on site; Proximity to transit; Provision of lands for a VIVA terminal; Achieving better public amenities, including but not limited to public art, Section 37 community benefits and publicly accessible private amenity spaces; and Where the location is appropriate, provide for affordable and seniors housing <p>Until a decision is made on the application for amendment to the Plan, the lands are deferred and the provisions of the Official Plan (Revised 1987), as amended shall apply to the lands.</p>
73	Box Grove Hill Developments Inc. Pt Lt 6-8, Concession 9 Copper Creek Drive	<ul style="list-style-type: none"> Request for conversion of 'Employment Lands' 	<ul style="list-style-type: none"> Site specific policy 9.16.14 based on Development Services Committee direction. A land use designation other than an 'Employment Lands' designation may be considered by amendment to the Plan. Consideration of a designation other than an

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			<p>'Employment Lands' designation must conform to the policies of the Growth Plan and all other policies of the Plan and will have regard for, among other things, the following criteria prescribed by Council, as applicable:</p> <ul style="list-style-type: none"> - Compatibility to adjacent land use; - Achieving an increase in the number of jobs that would otherwise be provided under the 'Employment Lands' designation on the site, or at a minimum, no net reduction in jobs on site; - Proximity to transit; - Provision of lands for a VIVA terminal; - Achieving better public amenities, including but not limited to public art, Section 37 community benefits and publicly accessible private amenity spaces; and - Where the location is appropriate, provide for affordable and seniors housing <p>Until a decision is made on the application for amendment to the Plan, the lands are deferred and the provisions of the Official Plan (Revised 1987), as amended shall apply to the lands.</p>
74	Wemat One Limited Commerce Valley Drive East Business Park Lands abutting Hwy 7 to the north, Hwy 404 to the east and Leslie Street to the west	<ul style="list-style-type: none"> • Request for conversion of 'Employment Lands' 	<ul style="list-style-type: none"> • Site specific policy 9.6.6 based on Development Services Committee direction. A land use designation other than an 'Employment Lands' designation, that does not include residential permissions, may be considered by amendment to the Plan. Consideration of a designation other than an 'Employment Lands' designation must conform to the policies of the Growth Plan and all other policies of the Plan and will have regard for, among other things, the following criteria prescribed by Council, as applicable: <ul style="list-style-type: none"> - Compatibility to adjacent land use;

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NO	OWNER/ADDRESS	SUMMARY OF KEY POINTS	GENERAL RESPONSE TO KEY POINTS
75	Flato Developments N/E Corner of Highway 7 and Donald Cousens Parkway	<ul style="list-style-type: none"> • Request for conversion of 'Employment Lands' 	<ul style="list-style-type: none"> - Achieving an increase in the number of jobs that would otherwise be provided under the 'Employment Lands' designation on the site, or at a minimum, no net reduction in jobs on site - Proximity to transit; - Provision of lands for a VIVA terminal; - Achieving better public amenities, including but not limited to public art, Section 37 community benefits and publicly accessible private amenity spaces; and - Where the location is appropriate, provide for affordable and seniors housing <p>Until a decision is made on the application for amendment to the Plan, the lands are deferred and the provisions of the Official Plan (Revised 1987), as amended shall apply to the lands.</p> <ul style="list-style-type: none"> • Site specific policy 9.7.8.6 based on Development Services Committee direction. A land use designation other than an 'Employment Lands' designation may be considered by amendment to the Plan. Consideration of a designation other than an 'Employment Lands' designation must conform to the policies of the Growth Plan and all other policies of the Plan and will have regard for, among other things, the following criteria prescribed by Council, as applicable: <ul style="list-style-type: none"> - Compatibility to adjacent land use; - Achieving an increase in the number of jobs that would otherwise be provided under the 'Employment Lands' designation on the site, or at a minimum, no net reduction in jobs on site; - Proximity to transit; - Provision of lands for a VIVA terminal; - Achieving better public amenities, including but

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			<p>not limited to public art, Section 37 community benefits and publicly accessible private amenity spaces; and</p> <ul style="list-style-type: none"> - Where the location is appropriate, provide for affordable and seniors housing <p>Until a decision is made on the application for amendment to the Plan, the lands are deferred and the provisions of the Official Plan (Revised 1987) , as amended, and Secondary Plan PD 29-1 shall apply to the lands.</p>
76	Cornell Rouge Development Corporation Block 792 Draft Plan 19TM-08002 North side of Hwy 7 west of Donald Cousens Parkway	<ul style="list-style-type: none"> • Request for conversion of 'Employment Lands' 	<ul style="list-style-type: none"> • Request not yet considered by Development Services Committee. No change
77	Condor Acquisition Inc. 360 John Street	<ul style="list-style-type: none"> • Request for conversion of 'Employment Lands' 	<ul style="list-style-type: none"> • Site specific policy 9.18.20 based on Development Services Committee direction. A land use designation other than an 'Employment Lands' designation, including an appropriate 'Mixed Use Low Rise' and 'Residential Low Rise' designation may be considered by amendment to the Plan. Until a decision is made on the application for amendment to the Plan, the lands are deferred and the provisions of the Official Plan (Revised 1987), as amended shall apply to the lands.
78	King Square Limited – Phase 2 9390 Woodbine Avenue	<ul style="list-style-type: none"> • Request for conversion of 'Employment Lands' 	<ul style="list-style-type: none"> • Site specific policy 9.4.7 c) based on Development Services Committee direction. A land use designation other than 'Commercial' may be considered by amendment to the new Plan. Consideration of a designation other than an 'Employment Lands' designation must conform to the policies of the Growth Plan and all other policies of the Plan and will have regard for, among other things, the following criteria prescribed by Council, as applicable: <ul style="list-style-type: none"> - Compatibility to adjacent land use;

APPENDIX 'C': RESPONSE TO WRITTEN SUBMISSIONS

NO	OWNER/ADDRESS	SUMMARY OF KEY POINTS	GENERAL RESPONSE TO KEY POINTS
REQUEST FOR AN EMPLOYMENT LAND REDESIGNATION OR SITE SPECIFIC POLICY			
79	Belfield Investments Inc. 8050 Woodbine Avenue	<ul style="list-style-type: none"> Request for a split employment designation of 'Business Park Employment' and 'Service Employment' along the Woodbine frontage 	<ul style="list-style-type: none"> Achieving an increase in the number of jobs that would otherwise be provided under the 'Employment Lands' designation on the site, or at a minimum, no net reduction in jobs on site; Proximity to transit; Provision of lands for a VIVA terminal; Achieving better public amenities, including but not limited to public art, Section 37 community benefits and publicly accessible private amenity spaces; and Where the location is appropriate, provide for affordable and seniors housing <p>Until a decision is made on the application for amendment to the Plan, the 'Commercial' designation on the lands is deferred and the provisions of the Official Plan (Revised 1987), as amended shall apply to the lands.</p>
80	Aldo Vetesse (Vetmar) 11050 Woodbine Avenue	<ul style="list-style-type: none"> Request to return lands to a 'Business Park Employment' designation 	<ul style="list-style-type: none"> A 'Service Employment' designation has been applied on the Woodbine Avenue frontage to a depth of 130 metres Site specific policy 9.17.4 restricts the 'Service Employment' uses to those currently permitted in zoning by-law
81	KingSett Capital	<ul style="list-style-type: none"> Request for a 'Business Park Employment' designation 	<ul style="list-style-type: none"> A 'Business Park Employment' designation has been applied to the lands to reflect the recent rezoning No change. Owner advised that a site specific OPA is required to change the 'General Employment' designation

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NO	OWNER/ADDRESS	SUMMARY OF KEY POINTS	GENERAL RESPONSE TO KEY POINTS
82	Can-Am Express 332 John Street	<ul style="list-style-type: none"> Request that the lands be recognized to permit Open Storage 	<ul style="list-style-type: none"> No change. Owner advised that a site specific OPA is required to permit open storage in the 'Service Employment' designation
83	8 Steelcase Holdings 8 Steelcase Road West	<ul style="list-style-type: none"> Request to permit a business office use on 'General Employment' lands 	<ul style="list-style-type: none"> Site specific policy 9.17.7 reflects the recent OPA approval to permit a business office use up to a maximum gross floor area of 1,755m² within an existing building.
84	Liberty Development Corporation and 2145312 Ontario Inc. 1 Steelcase Road W	<ul style="list-style-type: none"> Request to have new Official Plan designation reflect a site specific OPA to permit a mixed-use employment centre 	<ul style="list-style-type: none"> Site specific policy 9.17.6 reflects the recent OPA approval and identifies the specific density, use and holding provisions with a 'Commercial' designation on the lands
85	E. Manson Investments 100 Steelcase Road E	<ul style="list-style-type: none"> Request restoration of use permission or redesignate the site to 'Service Employment' rather than 'General Employment', but with a site specific policy recognizing that the site may be used for private, trade and commercial school uses. 	<ul style="list-style-type: none"> Site specific policy 9.17.5 restores existing permissions. Proposed Official Plan designation provides for trade and commercial school uses.
86	North Markham 404 GP Ltd. 11160 Woodbine Avenue Ltd. Rice Commercial Group	<ul style="list-style-type: none"> Request to return lands to a 'Business Park Employment' designation 	<ul style="list-style-type: none"> A 'Business Park Employment' designation has been applied to the lands to reflect recent rezoning
87	John St. Holdings 2851 John Street	<ul style="list-style-type: none"> Request to consider a greater flexibility with retail uses, including those considered a non-ancillary or non-employment use (ie. major retail) 	<ul style="list-style-type: none"> No change. Property designated 'Service Employment' with the primary function of retail and services uses to serve and support other business uses and employees in Markham.
88	Woodbine Road Development 7390-7400 Woodbine Avenue		
89	Majorwood Developments Certain lands located between Highway 404 and Markland Street immediately north of the Loblaws property fronting on Major	<ul style="list-style-type: none"> Request to maintain the range of use currently permitted on the lands in the new 'Service Employment' designation and in particular, the maximum gross floor area of retail premises 	<ul style="list-style-type: none"> Site specific policy 9.5.13 also provides for retail uses, with individual premises having a gross floor area generally not less than 300m² and not exceeding 6000m², on the 'Service Employment' lands provided

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	Mackenzie Drive		such uses do not involve accessory outdoor storage or display of merchandise
90	Zion Alliance Group South of Elgin Mills Road and east of Hwy 404	<ul style="list-style-type: none"> Request to permit a stand alone place of worship on the entire property designated 'Service Employment' and 'Business Park Employment' 	<ul style="list-style-type: none"> No change. Owner advised that only the north portion of the property designated 'Service Employment' would permit a <i>place of worship</i> subject to the specific use policy 8.13.7. A place of worship permission within multi-unit buildings has been added to the 'Service Employment' policies.
91	E. Manson Investments Limited 245 Renfrew Drive	<ul style="list-style-type: none"> Request to recognize current permission for a private school use on the 'Business Park Employment' lands 	<ul style="list-style-type: none"> Site specific policy 9.4.12 also provides for a day care centre and private school on the 'Business Park Employment' lands provided they are located within the existing building and the maximum number of all classrooms is 32
92	Lincoln House Inc. 44-52 Esna Park	<ul style="list-style-type: none"> Request for site specific to recognize current permissions within the new 'General Employment' designation 	<ul style="list-style-type: none"> Site specific policy 9.17.3 d) also provides for the following uses on the lands designated 'General Employment: financial institution, banquet hall, trade and convention centre, <i>day care centre, commercial fitness centre, office, restaurant, place of entertainment</i> and hotel.
93	Alderview Developments 235 and 265 Hood Road	<ul style="list-style-type: none"> Request for a 'Service Employment' land use designation to reflect the existing 'Business Corridor Area' designation rather than the proposed 'Business Park Employment' designation 	<ul style="list-style-type: none"> No change. The 'Business Park Employment' designation better reflects the function of the employment uses along this segment of Warden Avenue
REQUEST FOR REVISIONS TO THE GREENWAY SYSTEM			
94	Clera Holdings Limited Southwest corner of Woodbine Avenue	<ul style="list-style-type: none"> Request to revise boundary of Greenway System to recognize the decision of OMB with respect to the size and location of the wildlife corridor 	<ul style="list-style-type: none"> Greenway System boundary revised to reflect OMB approved development permission

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NO	OWNER/ADDRESS	SUMMARY OF KEY POINTS	GENERAL RESPONSE TO KEY POINTS
95	Mandarin Golf and Country Club 11207 Kennedy Road AV Investments II Inc. 11142 McCowan Road	<ul style="list-style-type: none"> Request to recognize golf course and practice range as a permitted use in 'Countryside' designation Request for refinements to the Greenway System 	<ul style="list-style-type: none"> Site specific policy 9.8.3 i. provides for a golf course on the 'Countryside' lands at 11207 Kennedy Road No change. Owner advised that an environmental impact study or natural heritage or hydrologic evaluation must be submitted to consider Greenway System refinements.
96	404/19 th Avenue Developments Inc. North east of Highway 404 and 19 th Avenue	<ul style="list-style-type: none"> Request to remove lands from the Greenway System 	<ul style="list-style-type: none"> No change. Owner advised that the lands must first be removed from the Greenbelt Plan area by the Province before City can consider refinements to the Greenway System
97	Lebovic East and west side of 9 th Line, north of 19 th Avenue	<ul style="list-style-type: none"> Request to remove lands from the Greenway System 	<ul style="list-style-type: none"> No change. Lands are located in both the Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area
98	Chris and Kathy Roidis 9963 Woodbine Avenue	<ul style="list-style-type: none"> Request for refinements to the Greenway System Request to consider a 'Mixed Use Low Rise' designation 	<ul style="list-style-type: none"> No change. Owner advised that an environmental impact study or natural heritage or hydrologic evaluation must be submitted to consider Greenway System refinements. Owner advised an OPA is required to redesignate 'Residential Estate' lands to 'Mixed Use Low Rise'
99	Digram Developments South side of Major Mackenzie Drive and east of Donald Cousens Parkway	<ul style="list-style-type: none"> Request for refinements to the Greenway System 	<ul style="list-style-type: none"> Greenway System boundary revised to recognize approved development permission
100	Upper Unionville Inc. North of 16 th Avenue, east of Kennedy Road	<ul style="list-style-type: none"> Request to remove lands from Greenway System 	<ul style="list-style-type: none"> Greenway System removed from lands where approved development permission in place
101	Anna Dimilta 4584 19 th Avenue	<ul style="list-style-type: none"> Request that Greenway System identified on the property be removed 	<ul style="list-style-type: none"> Greenway System boundary revised
102	Jolis Investments (Ontario) Limited North of 16 th Avenue abutting the east side	<ul style="list-style-type: none"> Request that Greenway System identified on the property be removed 	<ul style="list-style-type: none"> Greenway System removed from lands where approved development permission in place

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NO	OWNER/ADDRESS	SUMMARY OF KEY POINTS	GENERAL RESPONSE TO KEY POINTS
103	Humbold Greensborough Valley Development Ltd. East side of Donald Counsens Parkway, north of Castlemore Avenue	<ul style="list-style-type: none"> Request for refinements to the Greenway System 	<ul style="list-style-type: none"> Greenway System boundary revised to recognize approved development permission
104	Emery Investments	<ul style="list-style-type: none"> Request clarification of Policy 3.1.4.3 	<ul style="list-style-type: none"> Section 3.1.4.3 reworded to clarify the long term protection of the Little Rouge Creek corridor as a functional and sustainable ecological corridor generally extending 600 metres in width, with the long term goal of achieving interior forest habitat conditions
105	Woodbine Cachet South Inc. North east of Markland and 16 th Avenue	<ul style="list-style-type: none"> Request for refinements to the Greenway System 	<ul style="list-style-type: none"> Greenway System boundary revised to recognize approved development permission
GENERAL COMMENTS			
106	Building Industry and Land Development Association (BILD)	<ul style="list-style-type: none"> Request that the BILD York Chapter be consulted in the preparation of the Natural Heritage Network Edge Management Guidelines identified in Chapter 3 Request to be actively engaged in Affordable Housing Strategy and implementation Request to be consulted on the preparation of Urban Design Guidelines, Streetscape Manual, Parks and Open Space Guidelines, Build Form, Height and Massing Guidelines and Sustainable Development Guidelines, Bird Friendly Guidelines, Dark Sky Guidelines and incentive programs. Request to be consulted on the preparation of a new Comprehensive Zoning By-law 	<ul style="list-style-type: none"> BILD will continue to be consulted and actively engaged in the preparation of various guidelines, a sustainable development assessment checklist, an implementation framework for the City's affordable housing strategy and the preparation of the new comprehensive zoning by-law as they proceed.
107	A & W Food Service of Canada Inc., McDonald's Restaurants of Canada Ltd., the	<ul style="list-style-type: none"> Request restriction on access to facility be reworded to not exclusively prohibit access from 	<ul style="list-style-type: none"> Specific Use Policy 8.13.3 has been revised to mitigate the potential impact of drive-through service facilities,

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	TDL Group Corp. (operators and licensors of Tim Hortons Restaurants), and Wendy's Restaurant of Canada Inc., and Ontario Restaurant Hotel and Motel Associations (ORHMA) and	<ul style="list-style-type: none"> Rapid Transit Corridors or collector roads Request that policies relating to design of facility be address through the applicable design guidelines 	<ul style="list-style-type: none"> clarify access to facility, where feasible, shall be from a shared driveway or intersecting public street where located on Rapid Transit Corridor or where located on an arterial or minor collector road in a <i>heritage conservation district</i>. The design policies have been revised and are now located under the applicable design guidelines. Comment noted. No change
108	Ontario Trucking Association	<ul style="list-style-type: none"> Provided a copy of Local Truck Routes: A Guide for Municipal Official for staff's consideration in developing policy as it relates to freight movement needs 	<ul style="list-style-type: none"> Comment noted. No change
109	Fraser McTavish	<ul style="list-style-type: none"> Concern with the loss of farmland Should help remaining farmers 	<ul style="list-style-type: none"> Comment noted. No change
110	Jeanne Ker-Hornell	<ul style="list-style-type: none"> Implement stronger rules to preserve heritage communities 	<ul style="list-style-type: none"> Comment noted. No change, overall cultural heritage resource policies have been strengthened
111	Joyce Raymer	<ul style="list-style-type: none"> Concern with development occurring in the Markham Road and Markham Main Street area 	<ul style="list-style-type: none"> Comment noted. No change
112	Larry Fung	<ul style="list-style-type: none"> Concern with traffic particularly along 16th Avenue, Major Mackenzie Drive and Highway 7 	<ul style="list-style-type: none"> Comment noted. No change
113	Norman Kevilovski	<p>Consider permitting additional uses in the hamlets of Locust Hill and Cedar Grove should also be permitted in the Hamlet of Almira</p>	<ul style="list-style-type: none"> Comment noted. In keeping with a review of hamlet policies certain additional uses have been added to Section 8.7.1.3
114	Richard Mason	<ul style="list-style-type: none"> A swimming pool and aquatic facility should be provided for at the Thornhill Community Centre 	<ul style="list-style-type: none"> Comment noted. No change
115	Terry Goodwin	<ul style="list-style-type: none"> Protect existing communities by providing for a proper interface between new intensification and existing communities Need to address issue of gridlock 	<ul style="list-style-type: none"> Comment noted. No change
116	Hong Ge	<ul style="list-style-type: none"> Include reference to seniors as it relates to affordable housing options and street networks 	<ul style="list-style-type: none"> Comment noted. No change
117	Steve Hanson	<ul style="list-style-type: none"> Consider including policies that would allow the establishment of a Heritage Committee of Adjustment to ensure more efficient and 	<ul style="list-style-type: none"> Comment noted. No change

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		informed decision-making of applications within Heritage Areas	
118	Sandra Wiles	<ul style="list-style-type: none"> Request clarification if the setbacks to previously approved boundaries (e.g. plans that are registered and zoned) be challenged to provide a <i>vegetation protection zone</i> if a property where to redevelop 	<ul style="list-style-type: none"> Section 3.2.1.6 c) has been added to clarify that a <i>vegetation protection zone</i> may be reduced if it was delineated through a previous development approval or secondary plan or area and site specific policy
119	South Unionville Resident Forum Tom Han	<ul style="list-style-type: none"> Concern that high rise buildings are generating cash-in-lieu of parkland rather than parkland to serve the residents Recommends that cash-in-lieu of parkland be collected only as a last resort 	<ul style="list-style-type: none"> Comment noted. No change
120	Parkland Policies Eileen Liasi	<ul style="list-style-type: none"> Do not agree with creating different, reduced or graduated parkland dedication standards for high density areas, centre and corridors or cash-in-lieu. Parks should be within reasonable walking distance for everyone 	<ul style="list-style-type: none"> Comment noted. No change
121	Cynthia Hiatt	<ul style="list-style-type: none"> Consider when approving plans for development for mid to hi rise mixed use facilities, placing parking and green space in the front of these properties rather than allowing the physical building to be built so close to the road Consider converting high rise to mid rise use buildings at 16th Avenue and Markham Road 	<ul style="list-style-type: none"> Comment noted. No change
122	Kau & Associates L.P (1045064 Ontario Limited) 71 Cochrane Drive	<ul style="list-style-type: none"> Request that current permissions on the property related to Commercial – Retail Warehouse be maintained in the new Plan 	<ul style="list-style-type: none"> The current use permissions will be maintained in accordance with the proposed designation and with Section 11.1.1.3
123	Markham Woodside Centre Immediately east of the southeast corner of Woodbine Ave and Hwy 7	<ul style="list-style-type: none"> Owners are interested in intensifying the site for higher density mixed use development including office and residential uses with retail in a phased manner 	<ul style="list-style-type: none"> Comment noted. No change
124	Memorial Gardens Canada Limited Dickson Hill Settlement Area	<ul style="list-style-type: none"> Active application for development of a new cemetery within and adjacent to Dickson's Hill 	<ul style="list-style-type: none"> Comment noted. No change

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125	775377 Ontario Ltd. ("Belmont") East of Leslie Street, west of Highway 404 and south of 19 th Avenue in the Town of Richmond Hill	<p>Settlement Area - Ensure that policies in the new Official Plan allow for development of new cemeteries</p> <ul style="list-style-type: none"> Concerned with the identification of a flyover or mid-block crossing over Highway 404 between Elgin Mills and 19th Avenue and objects to its identification on Map 10 together with its companion policies (7.1.3.1 and 9.8.15 (a)) 	<ul style="list-style-type: none"> Comment noted. No change
126	Nick Michael Southeast corner of Bayview Avenue and Romfield	<ul style="list-style-type: none"> Request for clarification on the application of Policy 8.3.3.1 d) Would an addition of a pad building be considered minor expansion/renovations or would there be a requirement to build a mixed use building with a minimum height of 3 storeys? 	<ul style="list-style-type: none"> Section 8.3.1.3 add to clarify Minor Additions or Renovations to developed Commercial Sites and that the minimum height and mixed use requirements do not apply for minor additions and/or renovations to developed commercial site
127	Markham Airport Allan Rubin	<ul style="list-style-type: none"> Request for revisions to the policies and figures related to Markham Airport 	<ul style="list-style-type: none"> Staff review not yet complete; any resulting changes to Official Plan will be requested through modification of the new Official Plan by the Region
128	Box Grove Community Association	<ul style="list-style-type: none"> Support conversions of employment lands in Box Grove and conveyance of vacant land at Rizal/Collingham for parkland 	<ul style="list-style-type: none"> Petitions noted. No change
129	Paula Barton	<ul style="list-style-type: none"> Request that there be no change to the road classification of Waggoners Wells Lane and Simonston Blvd and that these roadways retain a local road classification 	<ul style="list-style-type: none"> Map 11 – Minor Collector Road Network was revised to reflect minor collector roads in current Thornhill Secondary Plan which will be repealed. Waggoners Wells Lane and Simonston Blvd are now shown as local roads.
130	Ken Smith		
131	Stephen Emmanuel	<ul style="list-style-type: none"> Request that there be no change to the road classification of Chatelaine Dr, Ribston St, Roxbury St and Horstman St. and that these roadways retain a local road classification 	<ul style="list-style-type: none"> Map 11 – Minor Collector Road Network was revised to show Chatelaine Dr, Ribston St, Roxbury St and Horstman St as local roads.

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NO	OWNER/ADDRESS	SUMMARY OF KEY POINTS	GENERAL RESPONSE TO KEY POINTS
132	Larry Joffe	<ul style="list-style-type: none"> Request that there be no change to the road classification of Grandview Ave and Willowdale Blvd and that these roadways retain a local road classification 	<ul style="list-style-type: none"> Map 11 – Minor Collector Road Network was revised to reflect minor collector roads in current Thornhill Secondary Plan which will be repealed. Grandview Ave and Willowdale Blvd. are now shown as local roads.
133	Canadian Fuels Association	<ul style="list-style-type: none"> Request restriction on access to facility be reworded to not exclusively prohibit access from Rapid Transit Corridors or collector roads Request that policies relating to design of facility be address through the applicable design guidelines 	<ul style="list-style-type: none"> Specific Use Policy 8.13.3 has been revised to mitigate the potential impact of drive-through service facilities, clarify access to facility, where feasible, shall be from a shared driveway or intersecting public street where located on Rapid Transit Corridor or where located on an arterial or minor collector road in a <i>heritage conservation district</i>. The design policies have been revised and are now located under the applicable design guidelines. Section 8.13.5.1 b) iii has been revised to reference drive-through service facilities subject to applicable guidelines for motor vehicle service stations
134	Steven Held	<ul style="list-style-type: none"> Request that there be no change to the road classification of Simonston Blvd and Waggoners Wells Lane, and that these roadways retain a local road classification. 	<ul style="list-style-type: none"> Map 11 – Minor Collector Road Network was revised to show Simonston Blvd and Waggoners Wells Lane as local roads

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