

Martin, Carrie

From: Reid McAlpine
Sent: Wednesday, January 13, 2016 1:30 PM
To: Regional Clerk
Subject: Amendments No. 6 and 229 to the Official Plan of the City of Markham

Please forward the message below to all members of York Regional Council.

Dear Mr Emmerson and members of York Region Council,

On January 14 you will be asked to consider Amendments No. 6 and 229 to the Official Plan of the City of Markham. As a resident of Unionville, not far from the subject lands, I would like to lend my support to the recommendations of Regional and Markham City staff in opposing these Markham Official Plan amendments.

The Regional staff report on the matter is thorough and well argued. I would only comment further by saying that Markham Council approved the OP amendments on the understanding that the affected density will be moved to the south side of Highway 7, to other lands being developed by the same developer.

This argument is a red herring. The developer already plans to ask for an increase in density on the south side of Highway 7, regardless of what happens to the lands in question here. I have been told by senior executives of the developer that they are already designing the foundations of new highrise buildings on the south side to accommodate more stories than they have approval for. As soon as the Buttonville Airport is closed and the associated height restrictions are removed, the developer will apply for taller buildings.

The developer is playing fast and loose with the development approval system. The OMB has ruled twice, once very recently, at great cost to the City of Markham. And the City has spent a good deal of time developing a rational and well thought out Official Plan. Significant changes to the OP should not be subject to the whim of a developer or, frankly, the misguided self interest of local residents. Those issues were addressed in the very recent OP development and approval process. There is no need to reopen them for review now.

To cave in on this application could also set in motion an avalanche of similar downzoning requests, with this case used as a precedent at the OMB. Already another developer in the immediate area along Highway 7 is watching this case relative to their own desire to downzone -- also after recently gaining OMB approval for much higher density.

The Region must take a much broader view as to the needs of the Region -- particularly along regional roads and major transit corridors -- and relevant provincial policies. Markham Council is understandably

sensitive to local objections to density, however misguided, and fears the political blowback from decisions like this. Regional Council is somewhat insulated from the same forces. I urge you to make the best planning decision for the health of the Region.

Best regards,

Reid McAlpine