

July 18, 2023

OWNER'S SUBMISSION TO MUNICIPAL COUNCIL RE: REMAPPING

LOCATION: 4711, 4723, 4733 and 4751 Steeles Avenue East ("the "ND Lands"), all fronting on Steeles Avenue and abut the east boundary of the GO rail corridor and are adjacent to the Milliken GO Station Platform

SEE ACCOMPANYING PHOTO for view of Location

POINTS FOR CONSIDERATION:

A. Location is Unique and Worthy of being Distinguished from Other Sites

The Location provides the City the opportunity to both respect and comply with the Provincial 2017 Growth Plan, as amended. The Location should be the poster child for intensification of residential development proximate to and, in this case at, a transportation hub.

B. Compatibility Rationale Considerations:

- i) Global Fortune site (of similar size to ND Lands), situate to the west and separated from the ND Lands only by the GO rail corridor, are zoned for three (3) high-rise residential buildings to contain 793 units;
- ii) Remington and other property developers across the street on the Markham side of Steeles Avenue, including the former Markham Village property (now demolished and vacant), will be developed with multiple high-rise towers to include thousands of residential units;
- iii) A Court has in the past considered and rejected objections from Crupi regarding the incapability of its asphalt facility located well south towards Passmore Avenue --- finding no incapability regarding the Global Fortune proposed development (as now approved and zoned). Reference Local Planning Appeal Tribunal Case PL170028.

C. Tax Base Considerations:

Re-mapping of the ND Lands to mixed-use/residential will increase the City tax base which is or should be of utmost importance to the City. Allowing Markham to appropriate all the density along the Steeles Avenue corridor, obviously grows only Markham's tax base and negatively impacts traffic volume on Steeles Avenue, being a City street that has recently undergone lane expansions. Query --- for the benefit of Markham or the benefit of the City?

D. Loss of Employment Use:

ND Lands presently accommodates about 50,000 square feet of soft employment uses – a gym, restaurant, dental office and banks. These uses are hardly what one envisions as employment uses – manufacturing, warehousing, distribution facilities and the like.

In any redevelopment of the ND Lands, the owner will include, within its residential development, not less than 50,000 square foot for soft employment uses and this obligation can be mandated as a condition in any site plan or development agreement to be entered into in the future.

E. Fairness:

ND has found the several years of its efforts to remap frustrating and costly (in excess of \$300,000.00). Suffice to say, the Planning Department has at all times over the past three or four years resisted ND's efforts to remap. That resistance is both disappointing, bewildering and smacks of unfairness.

The ND Lands enjoy the very same attributes as the Global Fortune property next door --- both front on a major arterial road, are opposite significant commercial and high-rise uses with significant planned additional high-rise development to be forthcoming across the street in Markham, and located at a major transit facility.

As a Regeneration Area, ND is invited to now spend years of more costs, never-ending studies, the usual resistance and trench warfare with the Planning Department (being the typical experience of independent small developers as opposed to the experience of the majors and institutional builders) and no certainty of outcome. Fairness dictates the time for approval of remapping is now.

F. Relief/Submission:

In all the circumstances, I request Council to act fairly and exercise its judgment, albeit contrary to the Planning Department's recommendation, and now (today), approve remapping for the ND Lands.

ND would like to commence the multi-year exercise of furthering its development plans for high-rise life lease or rental buildings development, including soft employment uses.

NOVA-DEPOT GROUP


PHILIP H. MERETSKY, K.C.
/PHM



