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KLM File: P-2849

June 15, 2022

Region of York
17250 Yonge Street,
Newmarket, ON,
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Attention: Regional Clerk and Council

**Re: Item H.2.1 – 2022 York Region Official Plan Adoption
Digram Developments (Helen) Inc.
55, 63, 83 Helen Ave and 7987 Kennedy Road
City of Markham
Regional Municipality of York**

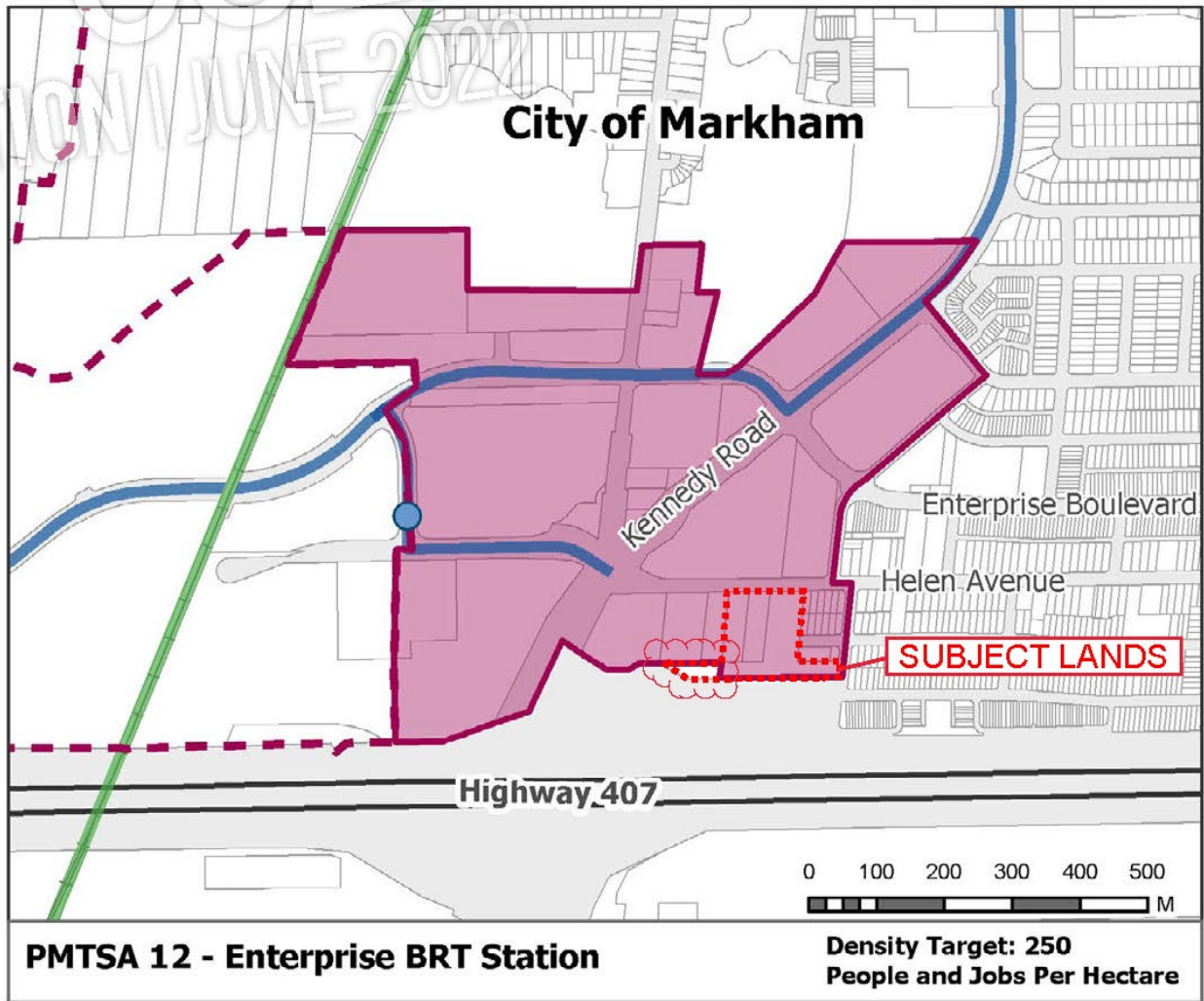
KLM Planning Partners Inc. is the land use planner on behalf of Digram Developments (Helen) Inc. with respect to the above noted lands (the “**Subject Lands**”). KLM Planning Partners Inc. is pleased to provide this letter to discuss concerns with the proposed York Region Official Plan (the “**YROP**”) update.

The Subject Lands are generally located east of Kennedy Road on the south side of Helen Ave. The Subject Lands are known municipally as 55, 63 and 83 Helen Ave and 7987 Kennedy Road. The Subject Lands are generally flat and devoid of vegetation except for some ornamental trees. The Subject Lands are currently vacant and were formerly used for single detached residential uses.

Applications for Draft Plan of Subdivision, Amendment to the Zoning By-law, and Amendment to the Official Plan have been filed and are currently under review for a portion of the Subject Lands (“**Phase 1 Lands**”); see the Draft Plan of Subdivision, included as **Figure 1**). Additionally, a pre-application consultation meeting has been requested for a site plan application to refine the details of the development of the residential block that will be created as a result of the draft plan of subdivision application.

The applications for Draft Plan of Subdivision, Amendment to the Zoning By-law, and Amendment to the Official Plan were officially appealed to the Ontario Land Tribunal on May 27, 2022 due to a failure by Markham City Council to adopt the requested Official Plan Amendment within 120 days after the day the request was received by the City of Markham (the “**City**”); failure by Markham Council to make a decision regarding the Zoning By-law Amendment application within 120 days of the date upon which a complete application was submitted to the City; failure by Markham Council to make a decision regarding the Plan of Subdivision application within 120 days of the date upon which the City received the complete application. It is our opinion that the Applications are consistent with the Provincial Policy Statement and conform to the Growth Plan for the Greater Golden Horseshoe and the York Region Official Plan, all as set out in the Planning Justification Report and Urban Design Brief prepared by KLM Planning Partners Inc., dated November 2019 (revised December 2020), which was submitted to the City in support of the

Figure 2 – Proposed MTSA 12



Based on the above, it is our opinion that the proposed MTSA 12 should be expanded to include the entirety of the Subject Lands to facilitate future development.

We trust the foregoing is in order. Should you have any questions, please do not hesitate to contact the undersigned.

Best regards,
KLM PLANNING PARTNERS INC.

Alistair Shields
Senior Planner