



# Gatzios Planning + Development Consultants Inc.

File No: 65MA-1116

June 15, 2016

**Committee of the Whole  
Planning and Economic Development  
The Regional Municipality of York**  
17250 Yonge Street  
Newmarket, Ontario  
L3Y 6Z1

**Attention:** Regional Clerk's Office, Corporate Services Department

**and to:**

Ms. Valerie Shuttleworth, Chief Planner  
Community Planning and Development Services

**Regarding: REPORT OF THE COMMISSIONER OF CORPORATE SERVICES AND  
CHIEF PLANNER, DATED JUNE 16, 2016  
2016 DRAFT POLICY AMENDMENTS TO THE GROWTH PLAN FOR THE GREATER  
GOLDEN HORSESHOE, GREENBELT PLAN AND OAK RIDGES MORaine  
CONSERVATION PLAN**

Dear Sirs and Madams:

I am writing on behalf of the **Berczy Glen Landowner Group** (the "**BGLG**") who collectively own the lands in the concession block referred to as 'Berczy Glen' in the **City of Markham**. Berczy Glen is located west of Warden Avenue, south of Elgin Mills Road, north of Major Mackenzie Drive / the estate residential and open space lands on its north side, and east of the hydro corridor / east of Woodbine Avenue.

The BGLG lands are contained within the Region's ROPA 3 Urban Boundary expansion, and are within the City of Markham's Future Urban Area, designated for residential and related urban land uses. Markham's Future Urban Area is currently the subject of an ongoing, multi-million dollar landowner funded subwatershed study and related studies intended to support the approval of Secondary Plans that will permit urban development of these lands, thereby implementing the City of Markham's Official Plan, the Region's Official Plan, and the Province's current provincial policies.

**The purpose of this letter is to strongly support the staff recommendations in the above-noted Report.**

BGLG, as well as other landowners in the Region's approved ROPA 1, 2 and 3 urban expansion areas, as well as the Region and its local municipalities have all invested

many years of effort and many millions of dollars in the process of planning for, designating and designing the designated pending urban development on these lands. The development community and the local and regional municipalities have undertaken this process in order to properly plan for growth as described and as mandated by various provincial policies and documents.

The Region began the process of planning for these urban expansion areas in 2006, and with the 2010 Land Budget process, the ROPA 1, 2 and 3 OMB hearings process, and the subsequent and ongoing municipal planning process, these areas have been in process for 10 years now, with several years of detailed planning and subdivision process yet to go to see development actually occur on these lands.

Our first and foremost concern, as echoed by staff on page 11 (second paragraph) in the above-noted Report, is that the proposed new designated greenfield target in the draft 2016 Growth Plan should not, in our opinion, impact current planning, including planning for the Region's 2031 New Community Areas as approved through Regional Official Plan Amendments (ROPAs) 1, 2 and 3. Upending the density targets at this late point in the process, and requiring all stakeholders to start anew will necessitate significantly more time and costly resources being invested into the process. This, in turn, will undoubtedly impact the affordability of the end product and will impede the City's and the Region's ability to meet the current population and employment forecasts within the timeframe stipulated by the Growth Plan. There must be finality of process.

Second, we echo the Regional staff's concerns on the bottom of page 10 of the Report regarding the reasonableness of the proposed minimum designated greenfield density target of 80 residents and jobs per hectare (in comparison to the current 50), and we seriously question the appropriateness of the resultant built form, housing mix and community design.

We urge Regional Council to strongly support the staff positions provided in this Report, and we are available to work with the Region to provide input and work with the province to arrive at appropriate, implementable and reliable provincial planning policy revisions to these various provincial plans.

We trust that our correspondence will be forwarded to the province in support of the Region's Report in this matter.

Sincerely,

Gatzios Planning + Development Consultants Inc.



Maria Gatzios, MCIP RPP

Copy to: Mr. Jim Baird, City of Markham  
Mr. Robert Webb, BGLG Manager