

February 11, 2020

MGP File: 13-2174

Chair and Members of Markham Council
City of Markham
101 Town Centre Boulevard
Markham, Ontario, L3R 9W3

via email: clerks@markham.ca

Dear Mr. Doe:

**RE: City of Markham Council Meeting Number 2, February 11, 2020
Item #8.1.3 - Monach Berczy Glen Development Ltd. Application for Draft Plan of Subdivision 19TM-18005 and Zoning By-law Amendment and Mattamy Walmark Development Ltd. Mattamy (Monarch) Ltd, E.M.K. Construction Ltd. and Treelawn Construction Ltd. Application for Draft Plan of Subdivision 19TM-18004 and Zoning By-law Amendment
Berczy Glen Block, North Markham Future Urban Area**

In regards to the above captioned applications, I am writing as the landuse planner engaged on behalf of the Victoria Glen Landowners who submitted a Secondary Plan / Official Plan Amendment application for the residential lands located in the south-west portion of the Future Urban Area Employment Block on June 28, 2019. The Victoria Glen Secondary Plan / Official Plan Amendment application was deemed complete on August 19, 2019 and the Statutory Public Meeting was held on December 3, 2019.

The Monarch Berczy Glen Development Ltd. Draft Plan of Subdivision application (Monarch-Roman) is immediately south of the Victoria Glen Secondary Plan area, across Elgin Mills Road. The location of the collector road intersection linking the northern Victoria Glen Secondary Plan area lands and the southern Monarch-Roman lands is a critical structural element to both areas as identified through the Council-adopted Conceptual Master Plan process and Community Structure Plan (see Attachment).

A Municipal Class Environmental Assessment (Class EA) process is currently underway for all collector roads alignments and intersection locations proposed by the Community Structure Plan including the collector road linking these two areas. As part of this Class EA process, there is a requirement for detailed design of the intersection at Elgin Mills Road to ensure turn lanes and road centrelines align. Alignment of the collector road and intersection location has generally been agreed to through this Class EA process however minor refinements to the intersection detail are required to complete this process, the outcome of which may require revisions to the Draft Plan of Subdivision. Draft Plan Condition 1.7 recognizes this ongoing work and states the following:

"The Owner agrees not to register the draft Plan of Subdivision until such time the Class Environmental Assessment (Class EA) Study for the collector roads in the Future Urban Area (FUA) currently being carries out by the FUA participating landowners has been completed and approced. The Owner agrees to revise this draft Plan of Subdiivision as necessary to incorporate the recommendation of the Class EA Study."

Draft Plan Condition 1.7 goes on to state:

"The Owner and the City agrees that in the event that approval of the Class EA Study has been significantly delayed after a Notice of Completion of the Class EA Study has been issues, the Owner may request, and the City at its discretion may consider the Owners' request to proceed with registration of the Owners' subdivision west of Berczy Creek."

The Victoria Glen Landowners want assurance from the City that a mutually agreed to design for the collector road intersection is completed prior to registration of the subject draft Plan of Subdivision. To that effect, I have discussed this with Mr. Sjogren who agrees that this can be achieved prior to completion of the Class EA process.

Yours very truly,
Malone Given Parsons Ltd.



Don Given, MCIP, RPP

Att Community Structure Plan, endorsed by Council October 17, 2017

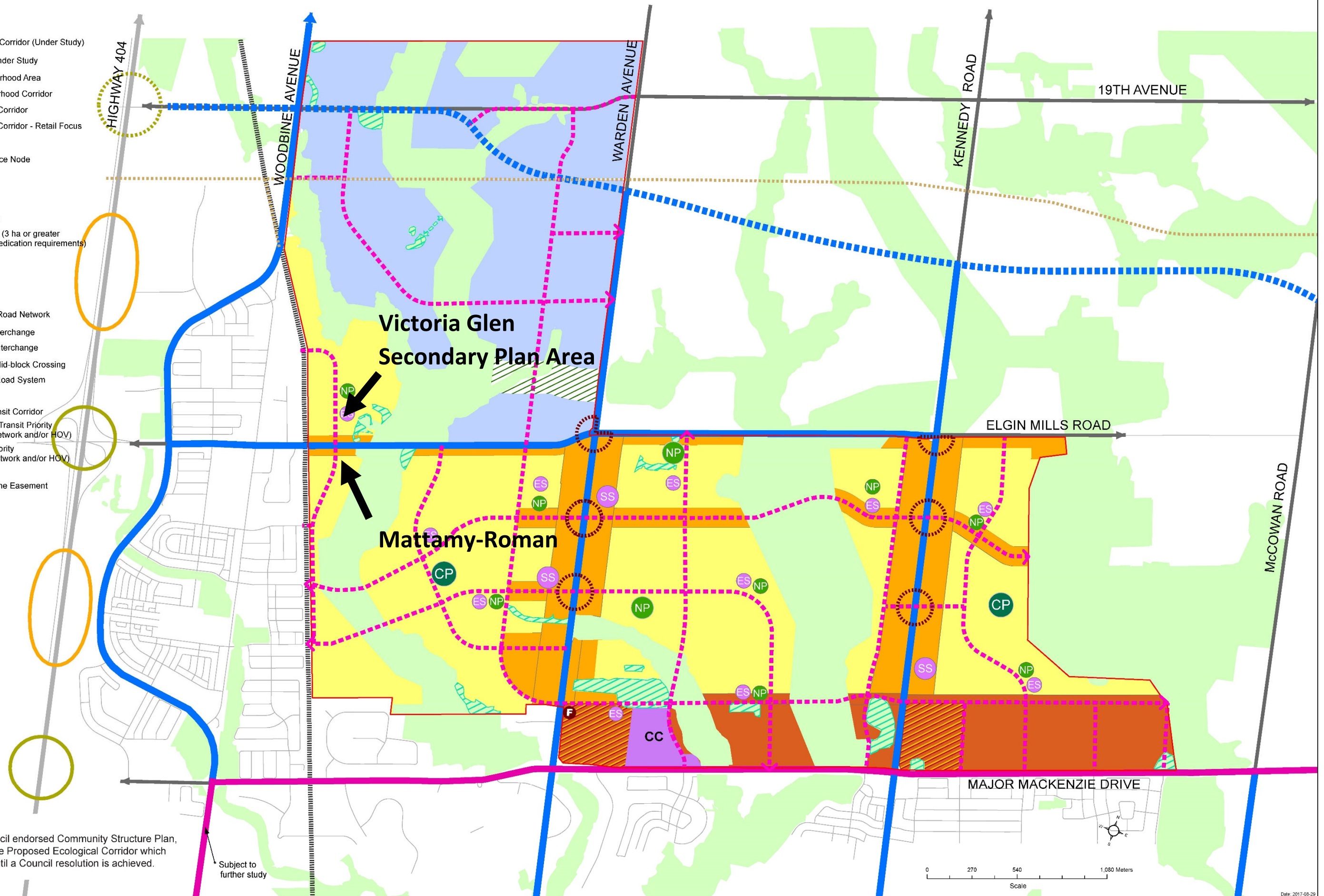
Cc Ms. J. Barnett, First Elgin Mills Developments Inc.
Mr. A. Sjogren, Mattamy Corp.
Ms. E. Howson, Macauly Shiomi Howson Ltd.

Community Structure Plan

Attachment

Legend

- Study Area
- Greenway System
- Proposed Ecological Corridor (Under Study)
- Greenway System Under Study
- Residential Neighbourhood Area
- Mixed Use Neighbourhood Corridor
- Mixed Use Regional Corridor
- Mixed Use Regional Corridor - Retail Focus
- Employment Area
- Neighbourhood Service Node
- Community Centre
- Community Park
- Neighbourhood Park
- Neighbourhood Park (3 ha or greater based on parkland dedication requirements)
- Elementary School
- Secondary School
- Fire Station
- Proposed Collector Road Network
- Existing Highway Interchange
- Potential Highway Interchange
- Potential Highway Mid-block Crossing
- Functional Arterial Road System
- Highway
- Regional Rapid Transit Corridor
- Proposed Regional Transit Priority (Frequent Transit Network and/or HOV)
- Regional Transit Priority (Frequent Transit Network and/or HOV)
- Hydro Corridor
- TransCanada Pipeline Easement



October 17, 2017 Council endorsed Community Structure Plan, with the exception of the Proposed Ecological Corridor which remains under study until a Council resolution is achieved.

Subject to further study

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Scale