

**Appendix 'B' –
Summary of Stakeholder Submissions and Staff Responses (Draft York Region Official Plan)**

(See Appendix 'C' for copies of the letters submitted by Landowners)

No.	Date	Individual/Organization	Comments	Staff Response
1	Mar 3, 2022	SGL on behalf of Upper Markham Village Landowners' Group Inc. (Major Mackenzie Drive, McCowan Road, Elgin Mills Road, Hwy 48 and lands east of Hwy 48, between Major Mackenzie Drive and the Greenbelt)	<ul style="list-style-type: none"> • Undertook analysis of lands within Markham's Future Urban Area (FUA) to identify lands that are not likely to develop prior to 2031; letter includes a table that outlines the FUA secondary plans will accommodate less units than anticipated by 2031. • Request to revise draft Region Official Plan (ROP) phasing policies for expansion lands to permit secondary planning to begin now so that enough lands are available to be developed to meet required housing needs for 2031. • Request to reconsider the phasing policies with more flexibility and focus on phasing development in tandem with infrastructure and community facility provision. 	<ul style="list-style-type: none"> • City staff position on the draft ROP phasing policies is addressed in the staff report. City staff is open to reviewing flexible policy alternative to what is being proposed in draft ROP.
2	Mar 22, 2022	MSH on behalf of Hal-Van 5.5 Investments Ltd., Minotar Holdings Inc., Beechgrove Estates Inc. (Lots 23 and 24, Concession 6)	<ul style="list-style-type: none"> • Request site specific adjustments to various natural heritage and water resources layers in the draft ROP mapping. 	<ul style="list-style-type: none"> • City staff agree with changes to mapping that are consistent with the Council-adopted and Region-approved Robinson Glen Secondary Plan (e.g., woodlands and seepage areas and springs), and the CTC Source Protection Plan. Mapping outside of the Secondary Plan should be consistent with available data – provincial PSW mapping and

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				provincial NHS for the Growth Plan.
3	Mar 28, 2022	Evans Planning on behalf of OnePiece Ideal (MS) Developments Inc. (Part of Lot 9, Concession 5)	<ul style="list-style-type: none"> Request to confirm that affordable housing policies in the draft ROP are not applicable to the application at 28 Main Street, Unionville as the application was filed in 2019 with the City and is now pending a decision from the Ontario Land Tribunal. 	<ul style="list-style-type: none"> City staff defer to Regional staff for a response.
4	Mar 28, 2022	Letter from Evans Planning on behalf of 2595231 Ontario Inc. (9999 Markham Road)	<ul style="list-style-type: none"> Reiterate comments provided in June 2019 that suggested extending the northern boundary of the Mount Joy GO Station Major Transit Station Area (MTSA) from Castlemore Avenue north to Major Mackenzie Drive East to include the subject property. Request that Regional staff revise draft ROP policy 4.4.2.7 which states that new MTSAs will only be approved as part of a Region MCR. An alternative approach such as a regional or local official plan amendment should be considered to approve new MTSAs, particularly those related to higher order transit (e.g., Major Mackenzie GO Station). Cite concerns with the minimum requirements for affordable housing (i.e., 35% of all new units in Regional Centres and MTSAs, and 25% of all new units outside these areas), and the removal of the notion of 'intrinsically affordable' units from the draft ROP. 	<ul style="list-style-type: none"> The subject property is outside the 500-800 m radius of the Mount Joy GO Station MTSA. An additional GO Station is contemplated at Major Mackenzie Drive East through the Markham Road – Mount Joy Secondary Plan Study. If the additional station is approved by Metrolinx, development of an MTSA should be undertaken. City staff defer to Regional staff for a response to comments regarding draft policy 4.4.2.7. Refer to staff report for comments on housing policies, in particular on achieving affordable housing targets.

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			Consideration should be given to providing incentives and including options to meet the affordable housing unit targets and transition protocols.	
5	Mar 30, 2022	MGP on behalf of CF/OT Buttonville Properties LP ("CF Buttonville") (Buttonville Municipal Airport, 283316 16 th Avenue)	<ul style="list-style-type: none"> • Confirm that the Buttonville site-specific policy is intended to maintain the intent of the existing policy, namely that a secondary plan process will determine the future uses on the subject lands and that an employment conversion request will not be required. • Request that a symbol identifying the policy be added to Map 1A. 	<ul style="list-style-type: none"> • Addressed in staff report.
6	Mar 31, 2022	MGP on behalf of Cadillac Fairview Limited (Markville Mall, 5000 Highway 7 East)	<ul style="list-style-type: none"> • Request to expand the McCowan BRT MTSA boundary to incorporate lands within an 800m radius, including general employment areas. • Request to increase the density target of the McCowan BRT MTSA from 200 to 250 people and jobs per hectare. • Request to remove the maximum height and density policy requirements for MTSAs. • Clarify the "Active Commuter Lot" symbol on the McCowan BRT MTSA lands. 	<ul style="list-style-type: none"> • The McCowan BRT MTSA boundary is based on the Markville key development area (KDA) in the City's 2014 Official Plan. KDAs are strategic areas identified to accommodate growth through intensification. The lands designated for 'General Employment' uses east of McCowan Road are outside the Markville KDA and not anticipated to intensify. The current McCowan BRT MTSA boundary should be therefore be maintained.

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				<ul style="list-style-type: none"> The density target identified in the draft ROP for this MTSA is already higher than the minimum density target specified in the Growth Plan for MTSAs served by bus rapid transit (i.e., 160 residents and jobs). The current density target should therefore be maintained to provide flexibility at the local level. The policy requiring local municipalities to identify maximum height and density policies within MTSAs should be maintained to ensure appropriate transitions to surrounding land uses and communities, among other things. City staff defer to Regional staff to address comments relating to the “active commuter lot” symbol on the McCowan BRT MTSA lands.
7	Mar 31, 2022	RJFA on behalf of Romandale Farms Limited (“Home	<ul style="list-style-type: none"> Request that modifications be made to the Woodlands layer on Map 5. 	<ul style="list-style-type: none"> City staff agree with the updated woodlands mapping that is currently reflected in the

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		Farm”) (3975 Elgin Mills Road East)	<ul style="list-style-type: none"> Objects to the 'Rural Area' land use on Map 1A proposed through ROPA 7. 	City's Official Plan, Map 5. Regarding the proposed 'Rural Area' designation in the Greenbelt Plan, York Region is currently waiting for the Province's decision on ROPA 7.
8	Mar 31, 2022	Land Law on behalf of 7951 Yonge Street	<ul style="list-style-type: none"> Commented that development on the lands at 7951 Yonge Street should be prioritized and fast tracked. 	<ul style="list-style-type: none"> City is undertaking Yonge Corridor Land Use Built Form Study as preliminary work before initiating a secondary plan for this area. These lands will be considered through this process.