



# Gatzios Planning + Development Consultants Inc.

September 13, 2022

## **The City of Markham**

Markham Civic Centre  
101 Town Centre Boulevard  
Markham, Ontario  
L3R 9W3

Attention: Mayor and Members of Council

**Regarding: CITY OF MARKHAM PARKLAND ACQUISITION STUDY – PARKS PLAN,  
PARKLAND ACQUISITION STRATEGY AND PARKLAND DEDICATION BY-LAW  
REPORT No. 33: SPECIAL DSC MEETING SEPTEMBER 6, 2022  
ITEM 8.2.1: COUNCIL MEETING SEPTEMBER 13, 2022**

Dear Mayor and Members of Council:

I am writing on behalf of the four concession blocks which comprise all the residential development areas of the City's Future Urban Area:

1. **BERCZY GLEN Landowners Group** (planning consultant: Gatzios Planning)
2. **ANGUS GLEN Landowners Group** (planning consultant: Malone Given Parsons Ltd.)
3. **ROBINSON GLEN Landowners Group** (planning consultants: Malone Given Parsons Ltd. and Macaulay Shiomi Howson Ltd.)
4. **VICTORIA GLEN Landowners Group** (planning consultant: Malone Given Parsons Ltd.)

All four landowners' groups collectively participated in and funded the City's Future Urban Area Conceptual Master Plan process.

At its meeting on September 6, 2022, I made a deputation to Development Services Committee regarding the City's proposed new parkland dedication by-law. In my deputation, I raised questions and concerns regarding the City's interpretation and application of the proposed by-law specifically related to a plan of subdivision approval, being in a Section 51 and 51.1 Planning Act context.

We wish to reiterate our concerns with the wording of the proposed by-law and its application and interpretation in a subdivision Section 51 and 51.1 approval context.

We look forward to continued discussions with City staff in the coming days regarding implementation matters such as, but not limited to, ensuring that plans of subdivision which are not fully registered and which contain high density units (as defined by the by-law) are also subject to the alternative high density dedication rate of the proposed

by-law, ensuring the parkland dedication cap of Section 51.1 of the Planning Act is considered and addressed, and ensuring that the by-law is interpreted and applied in a manner which complies with the Planning Act.

We also wish to have staff confirm our understanding that clauses 9. and 10. of the proposed by-law are applicable to not only parkland which has stratified ownership, but also parkland which may have stratified land use but a single ownership, such as parkland which is owned by the City above and below ground and which has additional stratified land uses such as municipally owned infrastructure below ground.

Sincerely,

Gatzios Planning + Development Consultants Inc.

A handwritten signature in dark ink, appearing to read 'M Gatzios', with a stylized flourish at the end.

Maria Gatzios, MCIP RPP

Copy to:      Berczy Glen Landowners Group  
                  Angus Glen Landowners Group  
                  Robinson Glen Landowners Group  
                  Victoria Glen Landowners Group