

November 26, 2018

Mayor Scarpitti and Members of Council  
101 Town Centre Blvd  
Markham, Ontario, L3R 9W3

*Attention: Kimberley Kitteringham, City Clerk*

**Re:** Items 7(D)(11) and (12) Council Meeting November 27, 2018  
Robinson Glen Landowners Group - Official Plan Amendment and Secondary Plan (OP 17 130161)  
Berczy Glen Landowners Group - Official Plan Amendment and Secondary Plan (OP 17 128178)  
Romandale Farms Limited Submissions

Honorable Mayor Scarpitti and Members of Council:

The purpose of this letter is to provide comments on behalf of Romandale Farms Limited ("Romandale") regarding the applications filed by the Berczy Glen Landowners Group (BGLG) (File No OP 17 128178) and the Robinson Glen Landowners Group (File No: OP 17 130161) for Official Plan Amendments (OPA) and Secondary Plans for lands within the Future Urban Area (FUA). Staff reports for these applications were provided to the Development Services Committee dated November 19, 2018 (the "Staff Reports").

Romandale has significant landholdings within and adjacent to the Future Urban Area (FUA) as shown on the attached Figure 1. Romandale is a member of the Technical Advisory Committee (TAC) for the FUA and Romandale's consultants have provided comments to City Council and City staff throughout the FUA's master planning activities. King David Inc., a related company to Romandale, is also a landowner and developer currently developing the Cathedraltown Precinct and Piazza within the Cathedral Secondary Plan area.

In summary, Romandale's concerns with the proposed BGLG and RGLG OPAs are:

1. the OPAs are premature and do not conform with the intent of the City of Markham Official Plan (2014) (the "MOP")
2. the OPAs are inconsistent with the *Provincial Policy Statement, 2014* ("PPS") and do not conform with the *Growth Plan for the Greater Golden Horseshoe, 2017* ("Growth Plan"), the *Greenbelt Plan, 2017* ("Greenbelt Plan") and the York Region Official Plan ("YROP").

### **1. The OPAs are Premature and do not conform to the intent of the City's Official Plan**

The City of Markham Official Plan (2014) ("MOP") section 10.1.2 pertains to Secondary Plans and 10.1.2.4 is specific to the FUA. Section 10.1.2.4 requires that: a subwatershed plan ("SWS"), a conceptual master plan ("CMP") and a master environmental servicing plan ("MESP") shall inform the preparation of secondary plans and that a master phasing plan shall be prepared as a component of the CMP. Romandale is of the opinion that the adoption by Council of the proposed OPAs is premature, as various reports for the Future Urban Area are incomplete.

The Staff Reports for the applications identify and confirm a number of background studies that are incomplete including:

- the Community Energy Plan for the FUA;
- Phase 3 of the FUA Subwatershed Study;
- the Development Phasing Plan is still being finalized for the applications;
- the transportation study is still being finalized for the applications;
- the Master Environmental Servicing Plan; and the
- Class Environmental Assessments for collector, roads, bridge crossings, water and wastewater infrastructure for the Future Urban Area.

### **2. The OPAs are not consistent with the PPS, and do not conform with the Growth Plan, the Greenbelt Plan and the YROP**

On the basis of the policies set out below, Romandale objects to the proposed four lane east-west collector road referred to as "major collector" in both proposed OPAs. The proposed major collector runs from the Robinson Glen Block, through the Angus Glen Block, and terminates as a four lane road in the middle of the Berczy Glen Block where it then reduces to two lanes and enters into Cathedraltown.

This road is proposed to move through and cross the Bruce Creek (Angus Glen Block) on a Romandale property referred to as the Home Farm. The area on the Home Farm being proposed for the road and crossing has significant environmental features such as woodlands, wetlands, and valleylands that would be negatively impacted. Romandale provided a letter to the Clerk's office dated October 11, 2017 expressing Romandale's objection to the major collector road at its proposed location through the Home Farm. City staff have been informed of Romandale's issues with the collector road through discussions at TAC meetings, meetings with staff and through comment letters.

Romandale has also informed City staff of its concerns with the potential impacts to Cathedraltown from the proposed collector road network.

The proposed collector road of concern to Romandale is established in the CMP for the FUA endorsed by Council on October 17, 2017 and has been incorporated into the proposed OPAs. As the CMP is not a statutory document, Romandale has no right of appeal in respect of the CMP.

In particular, the proposed collector road is established in the OPAs through the following policies and mapping:

Berczy Glen OPA Policy - 1.1

Berczy Glen Secondary Plan Policies - 7.1.1.2, 7.1.2.2, 8.2.2 and 8.3.1.

Berczy Glen OPA Maps: 3, 10, 11, and Appendices C.

Berczy Glen Secondary Plan Maps: 1, 5, and 6.

Robinson Glen OPA Policy - 1.1.

Robinson Glen Secondary Plan Policies: 7.1.1.2, 7.1.2.2, 8.2, 8.2.2, and 8.3.1

Robinson Glen OPA Maps: 3, 10, 11, and Appendices C.

Robinson Glen Secondary Plan: 1, 5, and 6.

Given that the location of the middle portion of the collector road on the Angus Glen Block has not yet been determined, it is not appropriate or good planning to establish where in the Berczy Glen Block and the Robinson Glen Block this road will connect.

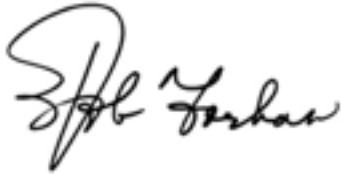
Further, the proposed collector road network is not supported by the following Provincial and Regional policies:

- The *PPS* section 1.1 directs the promotion of efficient land use patterns and development which sustain the financial well-being of the Province and municipalities over the long term; and avoid development and land use patterns which may cause environmental or public health and safety concerns; and promote development and land use patterns that conserve biodiversity and considers the impacts of climate change. Section 2.1 requires that natural features and areas be protected for the long term.
- The *Growth Plan* section 3.2 informs the need for transportation systems to be planned that are sustainable and reduce greenhouse gas emissions; that impacts to key natural heritage features be avoided or minimized and that, if needed, an environmental assessment be completed; and that they are developed in coordination with land uses.
- The *Greenbelt Plan* section 4.2 sets out the requirements for new infrastructure within the Protected Countryside in the Greenbelt. This includes the requirement for an environmental assessment; the requirement to minimize the impact to the Natural Heritage System, and avoidance of key natural heritage feature and key hydrologic features.
- The *YROP* section 2.1 directs that new infrastructure planned in the Region be done through the authorization of an Environmental Assessment and section 5.1 directs that planned infrastructure required to accommodate the proposed expansion be provided in a financially and environmentally sustainable manner.

In our opinion, the collector road network as proposed in the OPAs and secondary plans do not conform with these policy requirements.

Please contact the undersigned with any questions concerning the above. Please provide us with notice of any decision of Council respecting these OPA Applications.

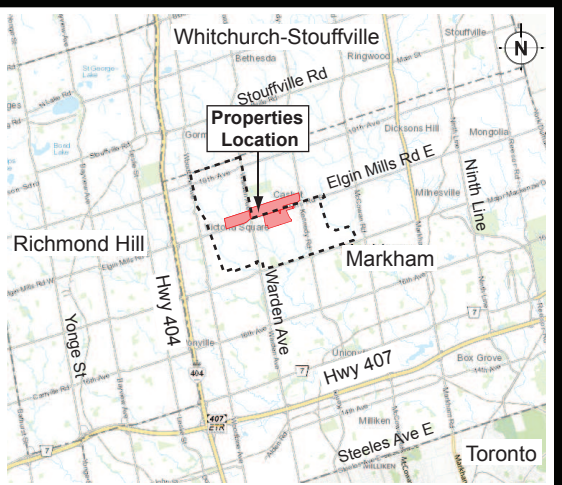
Sincerely,



Bob Forhan RPP

c.c.     Helen Roman-Barber (Romandale)  
         Brian Lee (Markham)  
         Arvin Prasad (Markham)  
         Marg Wouters (Markham)  
         Stephen Kitagawa (Markham)  
         Nick Palomba (RV Anderson)





- LEGEND**
- Romandale Farms Limited Properties
  - Future Urban Area Boundary
  - Municipal Boundary
  - Provincial Highway

<b>Romandale Farms Ltd Properties Location</b>	<b>Figure 1</b>
Romandale Farms Limited Existing Conditions Report	
UTM Zone 17 N, NAD 83	Scale: NTS
York Region Mapping 2013 Orthophotography	November 2014
 Cunningham Environmental Associates	 RIVERSTONE ENVIRONMENTAL SOLUTIONS INC.
 Shadowland 1331128 Ontario Inc.	 BOSYS Technologies
 RJForhan & Associates Urban Planning Studio	

DISCLAIMER: The information displayed on this plan shall be considered approximate and is for general reference only. Supplementary data sources may vary.