

**York Region Chairman Wayne Emmerson and
Members of Regional Council**

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VIA EMAIL: regional.clerk@york.ca

Dear Chairman and Members of Regional Council:

RE: Committee of the Whole Public Meeting – March 22, 2018
Item C: Public Meeting - 2018 Development Charge Background Study & Bylaw Amendment
Letter from North Markham Future Urban Area Landowners, City of Markham

Malone Given Parsons Ltd. is the Planning Consultant to many landowners with holdings in the North Markham Future Urban Area, namely the Angus Glen Block, the Robinson Glen Block and the Employment Block. Collectively, these landowners own approximately 766 gross hectares of land within the City of Markham (see Attachment 1 – North Markham Future Urban Area Location). The Future Urban Area is a New Community Area designated by ROPA No. 3 to the York Region Official Plan, to accommodate growth up to the 2031 planning horizon in the City of Markham.

The North Markham Future Urban Area landowners, as represented by the Angus Glen Landowners Group, the Robinson Glen Landowners and the North Markham Landowners Group, are comprised of sophisticated and well-established community developers and builders who collectively have constructed many communities throughout York Region and the Greater Toronto Area. These landowners include the following:

- Angus Glen Development Group of Companies
- TACC Developments
- Fieldgate Developments
- Angus Glen North West Inc.
- Kennedy McCowan Landowners Group
- State Building Group
- Ideal Developments / OnePiece Developments
- First Elgin Mills Development Inc. / Kerbel Group
- FRAM Developments

- Glendowner Properties Inc. / DG Group
- Tung Kee Investment Canada Ltd
- Wu's Landmark Group Inc.
- Oskar Group

The purpose of this letter is to provide our initial support for the draft Development Charge Bylaw amendment which proposes to add all of the roads listed under "Part B" of Contingency Schedule G into the Development Charge rate calculation, as recommended by the January 26, 2018 Regional Staff Report.

However, as of the date of writing this letter, the March 22, 2018 Public Meeting Staff Report and presentation have not been made publicly available. We understand that those materials will be made available at the Public Meeting and online thereafter. Given this, we reserve the right to provide more detailed comments on the 2018 Development Charge Background Study and Bylaw Amendment following the March 22, 2018 Public Meeting date.

The January 26, 2018 Regional Staff report notes that development charges fund growth-related infrastructure to support growth and development in local municipalities. The road projects proposed to be added to the development charge bylaw are required to support planned growth to 2031, which includes the future build-out of the North Markham Future Urban Area.

The road projects listed in "Part B" of the Contingency schedule were identified as part of the Region's 2016 Transportation Master Plan (TMP). The North Markham Future Urban Area landowners previously provided comments on the Region's TMP and requested that planned road improvements be accelerated to align with staged development of the Future Urban Area.

Under the Region's TMP, the arterial roads bounding the Angus Glen Block, Robinson Glen Block and Employment Block are phased for improvements starting in 2027 and ending in 2031 (11 to 15-year horizon). Major Mackenzie Drive, Warden Avenue, Kennedy Road, Elgin Mills Road and Donald Cousens Parkway are critical to support the development of the Future Urban Area as identified within this time horizon.

Therefore, the North Markham Future Urban Area landowners identified above are supportive of the draft Development Charge Bylaw amendment as attached to the January 26, 2018 Regional Staff report which adds "Part B" road projects to Development Charge Bylaw 2017-35. In particular, timely phasing of development for Future Urban Area is affected by the following "Part B" Contingency List of projects:

- Item 7 (Road Widening to 4 Lanes): Elgin Mills Road – Woodbine Road to Kennedy Road
- Item 18 (Road Widening to 4 Lanes): Warden Avenue – Major Mackenzie Drive to Donald Cousins Parkway
- Item 25 (Road Widening to 4 Lanes): Kennedy Road – Major Mackenzie Drive to Elgin Mills Road
- Item 46 (Road Widening to 4 Lanes): Major Mackenzie Drive – Woodbine Avenue to Kennedy Road
- Item 54 (New Arterial Corridor): Donald Cousens Parkway – 19th Avenue to Warden Avenue

Following our review of the March 22, 2018 Public Meeting Regional Staff Report and Presentation, we may have further comments, as necessary.

Should you have any questions or wish to discuss our letter in greater detail, please contact me at (905) 513-0170.

Yours very truly,

MALONE GIVEN PARSONS LTD.



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cc: Mayor Frank Scarpitti, City of Markham
City of Markham Members of Council
Mr. Brian Lee, Director of Engineering, City of Markham
Angus Glen Landowners Group
Robinson Glen Landowners
North Markham Landowners Group

Attachment 1: North Markham Future Urban Area

Attachment 1: North Markham Future Urban Area Location

