



# Gatzios Planning + Development Consultants Inc.

File No: 65MA-2103

October 19, 2021

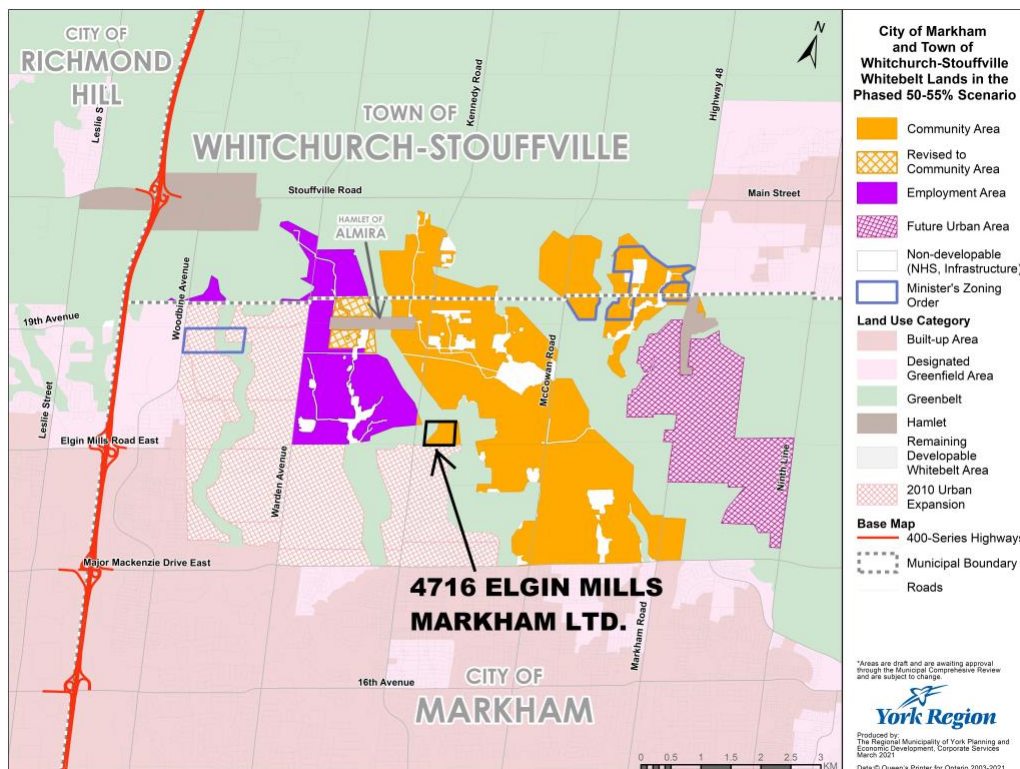
**Regional Municipality of York**  
Administrative Centre  
17250 Yonge Street, 4th Floor  
Newmarket, Ontario  
L3Y 6Z1

**Attention: REGIONAL COUNCIL**

**Regarding: item E.1: PLANNING FOR GROWTH TO 2051 CONSIDERATION OF MOTIONS &  
Item F.1: ALTERNATE 2051 FORECAST AND LAND NEEDS ASSESSMENT  
SCENARIOS IN RESPONSE TO CONSULTATION  
YORK REGION COUNCIL SPECIAL MEETING OCTOBER 21, 2021**

Dear Regional Chair Emmerson and Members of Regional Council:

I am writing as planning consultant to **4716 Elgin Mills Markham Ltd.**, the owner of approximately 18 hectares (46 acres) of land situated on the north side of Elgin Mills Road East and just east of Kennedy Road in the City of Markham, as illustrated on this map extracted from Attachment 3 to report F.1 in the Council Agenda:



This property is located within the proposed new "Community Area" in the City of Markham according to the Region's proposed urban boundary expansion for the "Phased in 50-55% Intensification Scenario".

The purpose of this letter is to request that Council ensure that this property is included in the new "Community Area" in the City of Markham for urban development to accommodate growth to 2051, regardless of which range of intensification scenarios is ultimately adopted by the Region. This property is ideally located to take advantage of existing and planned infrastructure for urban development and is situated immediately adjacent the City's current urban boundary.

In our opinion urban boundary expansions are a fundamental part of planning for growth in the Region, ensuring that market demand for all types of housing is met and assisting with affordability by contributing to the Region's in-demand housing stock.

Sincerely,

Gatzios Planning + Development Consultants Inc.

*Original signed*

Maria Gatzios, MCIP RPP

Copy to: Mr. Eddie Lee, Forest Hill Homes