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May 17, 2022

*Our File: NE.MA*

Regional Council  
York Region  
Corporate Services Department  
17250 Yonge Street, 1<sup>st</sup> Floor  
Newmarket, ON. L3Y 6Z1

**Re: York Region – Municipal Comprehensive Review - Draft York Region Official Plan  
Upper Markham Village Landowners Group's Comments**

SGL Planning & Design Inc. (SGL) are the planning consultants for the Upper Markham Village Landowners Group ("the Group") who own the lands generally bound by Elgin Mills Road to the north, Highway 48/Markham Road to the east, Major Mackenzie Drive to the south, and McCowan Road to the west, referred to as Upper Markham Village. Part of the community also extends east of Highway 48/Markham Road, to the extension of Donald Cousens Parkway.

We are writing to voice our support of the extensive work carried out by the Region through the Municipal Comprehensive Review and Official Plan update process to identify lands for settlement area expansion and superficially, the identification of the Upper Markham Village Lands as New Community Area. The vision for Upper Markham Village is to create a connected and complete community that seeks to integrate elements of liveability, sustainably and resilience through its compact nature and strong connections to nature, future transit and walkable parks and services. Adjacent to the existing urban boundary of Markham, the lands are located near the evolving Markham Road corridor and Mount Joy neighbourhood, as well as the Stouffville GO Transit Corridor. As such, Upper Markham Village is well-situated to accommodate the first phases of new growth. Development of the lands will offer a variety of housing, employment, open space and mobility options, designed to accommodate a range of new uses and densities.

We also previously submitted comments on the Region's draft Official Plan, Section 4.2.2 Phasing in New Community Areas Policies, in order to best accommodate growth through the secondary planning process within the settlement area expansion lands. We would like to thank the Region for considering these comments and making refinements to the phasing policies to better clarify and improve implementation.

Thank you for the opportunity to provide comments on the Region's draft Official Plan.

Yours very truly,  
**SGL PLANNING & DESIGN INC.**

A handwritten signature in black ink, appearing to read 'Paul Lowes', is written over a light blue horizontal line.

Paul Lowes, MES, MCIP, RPP  
Principal

Copy: Sandra Malcic, Director, Long Range Planning  
Paul Bottomley, Manager, Policy, Research and Forecasting  
Upper Markham Village Landowners Group