



June 5, 2019

Mr. Paul Freeman
Chief Planner
The Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario L3Y 6Z1

**RE: Berczy Glen Secondary Plan (City File OP 17 128178)
Robinson Glen Secondary Plan (City File OP 17 130161)
Status of Studies**

Pursuant to York Region's May 31, 2019, request for confirmation on the status of the required studies, staff reviewed the following Recommendation 4 contained in the Berczy Glen and Robinson Glen recommendation reports to the Markham Development Services Committee:

"That any outstanding studies identified in this report be approved/completed to the satisfaction of the Commissioner of Development Services, prior to the draft Secondary Plan being approved by the Region of York."

Staff have provided below the status of the following studies, which are completed, are substantially completed or are subject to the respective development planning applications:

1. **Community Design Plan** (completed):
 - a) Berczy Glen - endorsed by Markham Council September 12, 2018
 - b) Robinson Glen - endorsed by Markham Council November 27, 2018;

2. **Community Energy Plan** (completed): May 2019;

3. **Transportation Study** (substantially completed):

The City's Engineering Department has advised that all required streets within the planned transportation network have been incorporated into the adopted secondary plans and, therefore, is satisfied with York Region's approval of the adopted secondary plans prior to formal completion of the transportation study;

4. **Development Phasing Plan** (subject to development applications):

Submission of the Development Phasing Plan is required at the time of planning application review and prior to any development approval within the adopted secondary plan areas as the anticipated location and sequencing of development may be adjusted over time through development approvals, given the lengthy expected build-out to 2031;

5. **Municipal Class Environmental Assessment (Class EA)** (Phases One and Two are completed and Phases Three and Four are in process):

Phases Three and Four for specific infrastructure projects, e.g. collector roads, bridge crossings, water and wastewater infrastructure, in support of individual developments are currently in process.

The finalization of the Class EA occurs when Phase Three and Four are prepared and the Environmental Study Reports (ESR) are successfully filed, which involves the 30-day public review period and no Part Two Order. The City's Engineering Department has no objection to York Region approving the adopted secondary plans ahead of the finalization of the Class EA, as this approach has been standard for other areas.

The Engineering and Planning Departments are satisfied that the respective individual plans of subdivision that include specific infrastructure projects can be draft approved after finalization of the Class EA;

6. **Subwatershed Study** Phases One to Three (substantially completed):

The Subwatershed Study's expected finalization in Q4-2019, from staff's perspective, would not affect York Region's approval of the adopted secondary plans. The study can be finalized prior to the draft approval of the respective plans of subdivision; and

7. **Master Environmental Servicing Plan (MESP)** (ongoing and near completion):

The finalization of the MESP will not preclude York Region's approval of the adopted secondary plans. Staff are satisfied that currently no outstanding matters affect the adopted secondary plans. The respective plans of subdivision will not be draft approved until acceptance of the final MESP by the City's Director of Engineering.

Therefore, in light of Recommendation 4 of the City's recommendation reports, I am satisfied with York Region recommending approval of the adopted secondary plans at the June 13, 2019, Regional Committee of the Whole, for the reasons noted.



If you have any questions or require further information, please contact **Stephen Lue**, Manager North District, at (905) 477-7000, extension 2520, or at slue@markham.ca.

Regards,

A handwritten signature in black ink, appearing to read 'Arvin Prasad'.

Arvin Prasad, MPA, RPP, MCIP

Commissioner, Development Services

City of Markham Development Services Commission

Copy: **Karen Whitney**, York Region Director Development Planning Community
Planning and Development Services

Duncan MacAskill, York Region Manager Development Planning Community
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Jason Ezer, Senior Planner Development Planning Community Planning and
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