

RJ Forhan and Associates
29 Queens Quay East Suite 607
Toronto, Ontario, M5E 0A4

May 16, 2019

Paul Freeman
Chief Planner, Planning and Economic Development
17250 Yonge Street
Newmarket, Ontario, L3Y 6Z1

Re: Romandale Farms Limited Objections to and Comments on the
Robinson Glen Landowners Group - Official Plan Amendment and Secondary Plan
(Markham File #: OP 17 130161)
Berczy Glen Landowners Group - Official Plan Amendment and Secondary Plan
(Markham File #: OP 17 128178)

Dear Mr. Freeman:

RJ Forhan and Associates (RJFA) are the land use planners for Romandale Farms Limited (Romandale). Romandale is a prominent landowner in Markham with properties within and adjacent to Markham's Future Urban Area (FUA). Romandale has two properties within the FUA referred to as the Snider Farm and the Home Farm. Romandale has one property adjacent to the FUA referred to as the McGrisken Farm. Figure 1 shows the location of the three properties.

Romandale is a member of the Markham Future Urban Area (FUA) Technical Advisory Committee (TAC) and is represented by a team of planning, environmental, and engineering consultants. During the CMP process, FUA Subwatershed Study, and Phase 1 and Phase 2 of the Class Environmental Assessment (Class EA) process, Romandale's consultants attended TAC meetings, Development Services Committee and Council meetings, and meetings with staff and CMP consultants both in the field and in the office. Romandale completed two years of scientific environmental research and analysis, shared information with the City, filed reports, and corresponded with City staff. Romandale's participation in the FUA TAC is well documented.

Romandale objects to the recommendations contained in Markham Planning Staff Report for the Berczy Glen secondary plan and the Robinson Glen secondary plan. Romandale provided a letter dated November 26, 2018, to Markham Council (see Appendix A) outlining its land use planning issues with the recommendations contained in the Markham Planning Staff Report for the Berczy Glen secondary plan and Robinson Glen secondary plan. At its meeting on November 27, 2018, Markham Council adopted the Berczy Glen and Robinson Glen secondary plans subject to "any outstanding studies identified in the 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." The road patterns as shown on the Berczy Glen secondary plan and the Robinson Glen secondary plan, which flank the Angus Glen (draft) secondary plan, rely on the land uses and infrastructure proposed on the Angus Glen (draft) secondary plan, and the pending results from the Class EA. As such, both secondary plans are before the Region of York for approval, subject to completion of Phase 3 and 4 of the Class EA.

The subwatershed study prepared for Markham's FUA does not support the proposed 4 lane east-west collector road and bridge on the Home Farm:

"The proposed road alignment transects approximately 159m of wetland, 108m of woodland, and 206m of meadow habitat. There will be removal of forest, swamp, meadow marsh, and cultural communities spanning approximately 550m which is the largest of the proposed crossings within the greenway system. If too much forested area is removed it could no longer be suitable for woodland area sensitive bird species." "The principle mitigation recommendation provided is to move the crossing south," "This crossing location would have a lower impact to landscape level connectivity if it were relocated further south where the natural corridor is narrower and already more anthropogenic in nature."¹

In addition, contained in the two years of scientific environmental research and analysis completed by Romandale consultants, listed over 500 flora and fauna species on the property, which would be negatively impacted by the proposed 4 lane east-west collector road and bridge. During the subwatershed study Romandale, the TRCA and the MNR raised concerns on the 4 lane east-west collector road and bridge option crossing the Home Farm. The City's response was to defer these concerns to Phase 3 and Phase 4 of the Class Environmental Assessment process.

Romandale objects to the need for a 4 lane east-west collector road through the Angus Glen (draft) secondary plan, and also objects to the option identifying the location of the 4 lane east-west collector road and bridge, as shown on the Home Farm, in the City's CMP land use plan. Romandale provided a letter dated October 11, 2017, to Markham Council (Appendix B), regarding the FUA CMP, wherein Romandale objected to the need for a 4 lane east-west collector road through the Angus Glen (draft) secondary plan, the proposed land uses and the proposed 4 lane east-west road and bridge, as shown on the Home Farm. The FUA CMP was endorsed by Markham Council as a guiding land use and infrastructure document to be used by landowners in preparation of their secondary plans. Romandale has never filed with the City a land use plan for the Home Farm. The land uses and infrastructure shown on the Home Farm were prepared by the City's consultants. The CMP was endorsed by Council, knowing full well the land uses were subject to further municipal approvals including the subwatershed study for the FUA, MESP's being prepared by the landowners, secondary plans (official plan amendments), and the Class EA process.

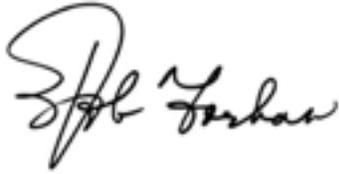
Since the approval authority for the Berczy Glen secondary plan and Robinson Glen secondary plan is the Region of York, Romandale takes this opportunity to inform the Region of the following:

- Romandale objects to a four lane east-west collector road through the Angus Glen (draft) secondary plan;
- Romandale objects to an east-west collector road and bridge identified as an option in the Class EA as shown on the Home Farm;
- Romandale objects to any infrastructure proposal crossing of the Bruce Creek on the Home Farm; and
- Romandale has informed the Markham Council and Markham staff of its objections as a member of the FUA Technical Advisory Committee and through comments on the Berczy Glen and Robinson Glen official plan amendment applications.

We respectfully request to meet with appropriate planning staff at the Region to discuss Romandale's objection, and the land use planning issues pertaining to Romandale's position.

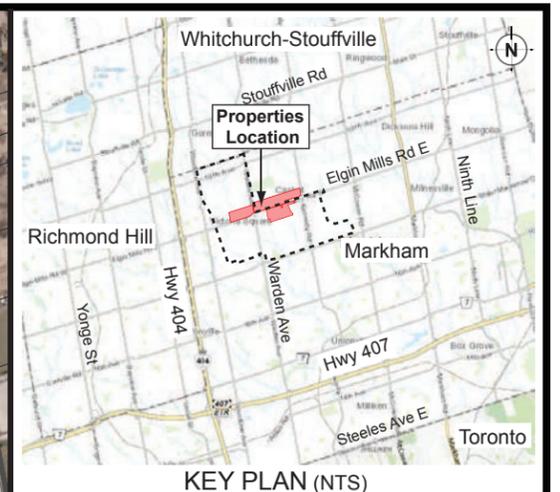
¹ Amec Foster Wheeler Environment & Infrastructure. *Appendix E Terrestrial / Natural Heritage System of North Markham Future Urban Area Subwatershed Study - Berczy, Bruce, Eckardt, and Robinson Creeks, City of Markham Phase 3: Management Strategies and Implementation (DRAFT). December 2017.*

Sincerely,



Bob Forhan RPP

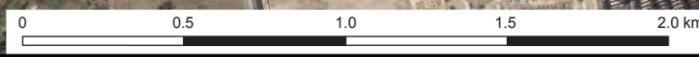
c.c. client
Frank Scarpitti, Mayor, City of Markham
Arvin Prasad, Commissioner of Planning
Brian Lee, Director of Engineering, City of Markham
Marg Wouters, Planning Department, City of Markham
Nhat-Anh Nguyen, Engineering Department, City of Markham
Meaghan McDermid, Davies Howe



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

Romandale Farms Ltd Properties Location	Figure 1
Romandale Farms Limited Existing Conditions Report	
UTM Zone 17 N, NAD 83	Scale: NTS
York Region Mapping 2013 Orthophotography	November 2014

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



Appendix A

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.

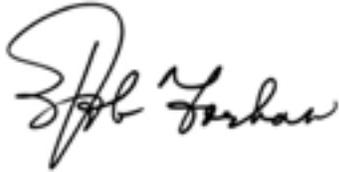
Further, the proposed collector road network is not supported by the following Provincial and Regional policies:

- 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.

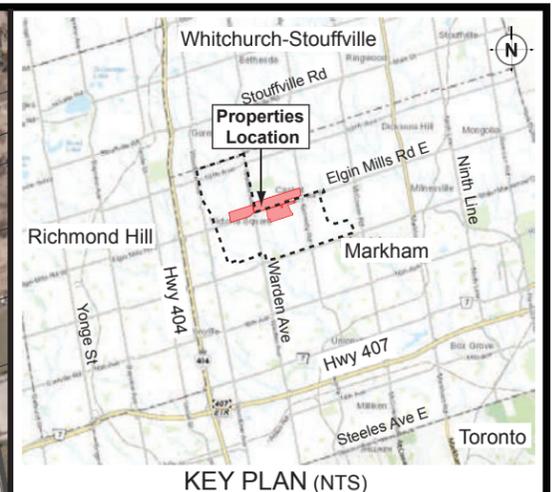
Please contact the undersigned with any questions concerning the above. Please provide us with notice of any decision of Council respecting these OPA Applications.

Sincerely,



Bob Forhan RPP

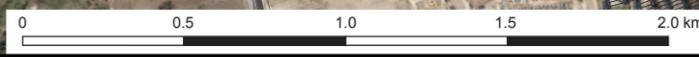
c.c. Helen Roman-Barber (Romandale)
Brian Lee (Markham)
Arvin Prasad (Markham)
Marg Wouters (Markham)
Stephen Kitagawa (Markham)
Nick Palomba (RV Anderson)



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

Romandale Farms Ltd Properties Location	Figure 1
Romandale Farms Limited Existing Conditions Report	
UTM Zone 17 N, NAD 83	Scale: NTS
York Region Mapping 2013 Orthophotography	November 2014

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



Appendix B

RJ Forhan and Associates
100 King Street West
Suite 5700, Toronto, Ontario, M5X 1C7

Date: October 11, 2017

Kimberley Kitteringham, City Clerk Markham Civic Centre
101 Town Centre Blvd
Markham, ON L3R 9W3

Re: Markham Future Urban Area - Draft Conceptual Master Plan
Romandale Farms Limited Comments on an
Inappropriate Location for a Collector Road Crossing on the Home Farm

Dear Ms. Kitteringham:

RJ Forhan and Associates (RJFA) are the planning consultants for Romandale Farms Limited (Romandale). As is illustrated in the attached schedule, Romandale owns two properties within the Future Urban Area (FUA) of Markham, referred to as the Snider Farm and the Home Farm. Romandale also owns property adjacent to the FUA referred to as the McGrisken Farm. The City of Markham initiated a Conceptual Master Planning (CMP) exercise for the FUA. Romandale has been an active participant in the FUA CMP process as a member of the Technical Advisory Committee (TAC).

During the September 11, 2017 Development Services Committee (DSC) meeting a presentation was delivered by planning staff on the Conceptual Master Plan and Subwatershed Study for the FUA. Romandale is on record objecting to various planning matters associated with the CMP, and staff are aware of them. One CMP planning matter that is a significant issue to Romandale is the proposed four-lane east-west collector to cross the Bruce Creek on the Home Farm (see attached figure). At the DSC, staff presented that the crossing on the Home Farm was the best option to minimize the ecological impact to the area.

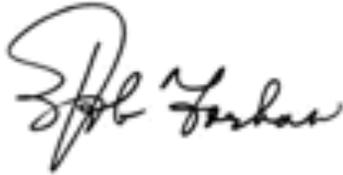
The fact that staff think the best option for a four-lane east-west collector to cross the Bruce Creek on the Home Farm, in the most significant ecological area of the Bruce Creek is ecologically irresponsible and professionally unconscionable. It is clear the City, in its efforts to determine a location for a four-lane east-west collector to cross the Bruce Creek, neglected to assess environmental impacts including:

- a significant valleyland feature with a drop of 10 to 12 metres;
- a meandering portion of Bruce Creek - proposed to be crossed at three bends in the creek;
- provincially significant wetlands;
- direct and contributing habitat of species at risk; and
- a significant portion of an old growth cedar forest.

To further exacerbate the issue, this is the only road in the FUA being proposed for four-lanes with a right-of-way width of 30.5 metres. This crossing location is not supported by the TRCA and MNRF.

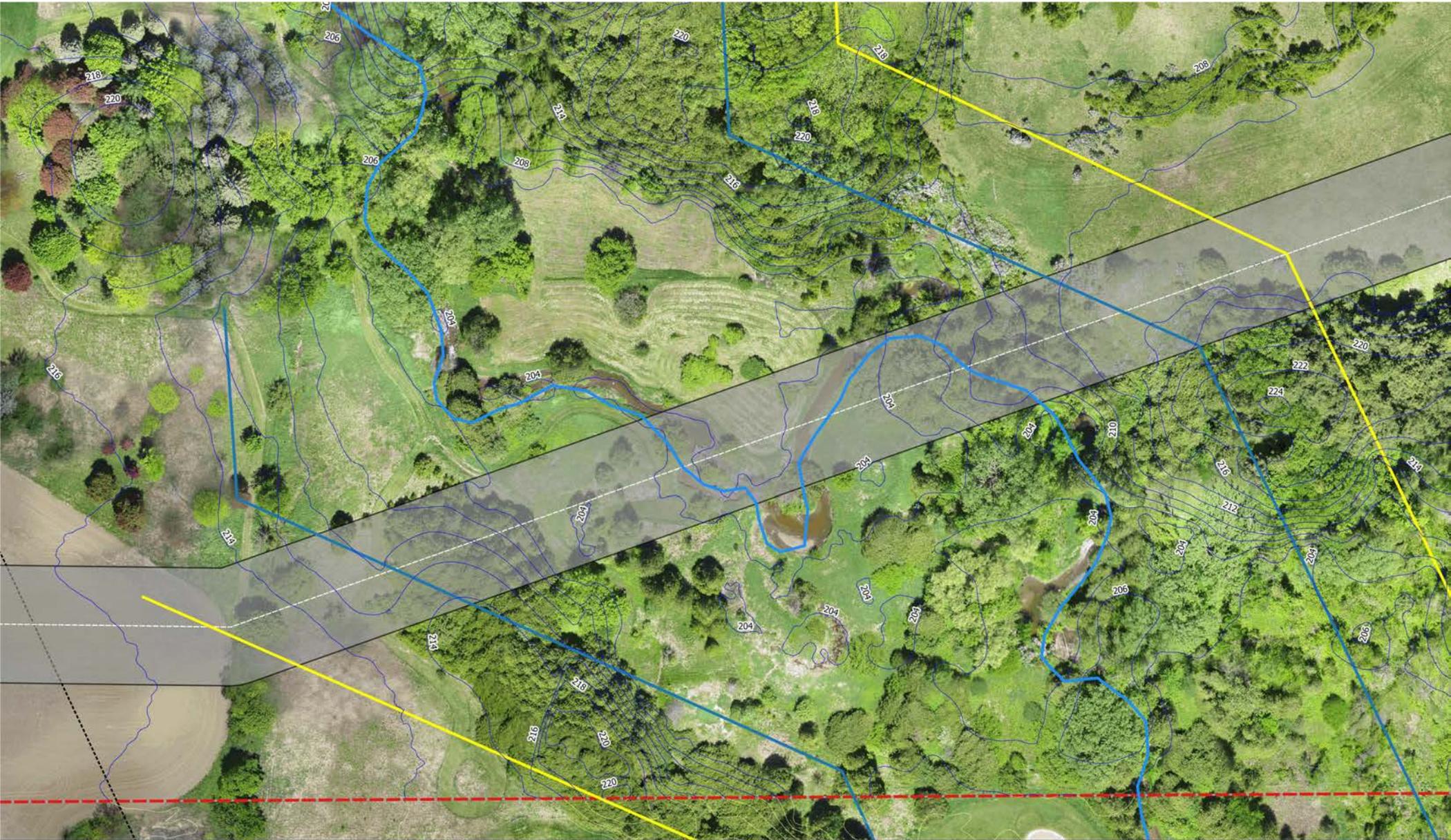
RJFA has been informed by Markham's planning staff that the location of the crossing is not fixed but will still need to be reviewed in phases 3 and 4 of the Environmental Assessment process which is to be dealt with through the Secondary Planning process. In the future as it continues to try to understand this concern, RJFA recommends that City planning staff and the City's EA consultant meet with Romandale consultants to visit the site to be able to appreciate the implications of this proposal.

Sincerely,



Bob Forhan RPP

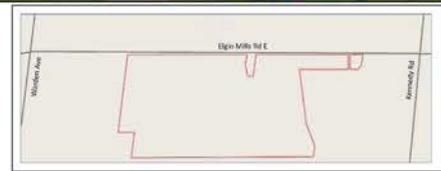
c.c. Helen Roman-Barber
Biju Karumanchery
Catherine Jay
Marg Wouters
Lilli Duoba
Meaghan McDermid
Dale Denis



- LEGEND**
- Home Farm Boundary
 - Greenbelt Plan Boundary
 - 4 Lane Road (30.5m) *
 - Watercourse
 - The Meanderbelt Setback *
 - The Meanderbelt *
 - 2m Contours



* North Markham Future Urban Area, Berczy, Bruce, Eckardt, And Robinson Creeks, City of Markham - Phase 2: Subwatershed Impact Assessment (Second Iteration) - Draft For City Staff Review, Appendix D - Stream Morphology.
 Submitted by: Amec Foster Wheeler Environment and Infrastructure
 Date: May 1, 2017



--- DRAFT FOR DISCUSSION PURPOSES ONLY ---

Prepared: Sep. 05, 2017	Imagery Date: May 2017	Scale: 1:500
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BOSYS
Technologies