



Stantec Consulting Ltd.
300W-675 Cochrane Drive, Markham ON L3R 0B8

March 2, 2017
File: 1606222641

Attention: Chair Wayne Emmerson
Committee of the Whole – Finance and Administration
Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario L3Y 6Z1

Dear Chair Emmerson,

**Reference: The Regional Municipality of York
2017 Development Charge Background Study (February 16, 2017)
March 9, 2017 – Public Meeting**

Please accept this correspondence on behalf of our client Sixteenth Land Holdings Inc., the owners of the York Downs Golf and Country Club, which is municipally known as 4134 16th Avenue in the City of Markham.

The subject property consists of a total area of approximately 170 ha and is located on the north side of 16th Avenue west of Kennedy Road and south of the Angus Glen Village neighbourhood.

Sixteenth Land Holdings Inc. has submitted (deemed complete October 2016) Official Plan Amendment, Zoning By-Law Amendment and two Draft Plan of Subdivision applications to support the development of the property for a residential neighbourhood totaling 2,421 units.

We are writing to you regarding the construction of the widening of both 16th Avenue and Kennedy Road segments in the City of Markham with respect to the recently released 2017 Development Charge Background Study.

As background, we understand that the following documents addressed construction timing and financing of the above-noted two (2) roads:

1. 16th Avenue
 - a. Woodbine Avenue to Warden Avenue
 - Included in York Region 2016 Transportation Master Plan
 - Included in 2015/2016 York Region Capital Budget
 - Included in 2012 Development Charge Background Study
 - Environmental Assessment process underway



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b. Warden Avenue to Kennedy Road

- Included in York Region 2016 Transportation Master Plan
- Included in 2015/2016 York Region Capital Budget
- Included in 2012 Development Charge Background Study
- Environmental Assessment process underway

2. Kennedy Road

a. Highway 7 to Major Mackenzie Drive

- Included in York Region 2016 Transportation Master Plan
- Preliminary engineering included in 2015/2016 York Region Capital Budget
- Preliminary engineering included in 2012 Development Charge Background Study
- Environmental Assessment assignment recently started

We have now had an opportunity to review the 2017 Development Charge Background Study released February 16, 2017 and it appears that the two (2) sections of 16th Avenue from Woodbine Avenue to Warden Avenue and from Warden Avenue to Kennedy Road which were previously included in the Background Study and the DC calculation, have now been removed.

Also, the section of Kennedy Road north of Highway 7 to Major Mackenzie Drive is no longer included within the DC Background Study document.

Given that these road sections were included in various degrees in previous studies and budgets, and given that development in this area and the surrounding area in the City has been contemplated and development applications for various areas are underway, we are concerned about and question the removal of these key sections of infrastructure. We believe that these sections of road improvements are critical to the current and future contemplated development, and we are curious as to why they have now been removed.

Previous Regional Studies/Reports (2016 Transportation Master Plan, 2015/2016 Capital Budget, 2012 Development Charge Background Study) demonstrated the need for improvements to 16th Avenue from Kennedy Road to Woodbine Avenue and to Kennedy Road from Highway 7 to



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Major Mackenzie Drive. We would therefore request that Committee direct staff to include these two road sections in the 2017 Development Charge Background Study.

We plan to attend the March 9, 2017 Public Meeting regarding the 2017 Development Charge Background Study and will have representatives from the landowner group appear as a deputation at the Committee of the Whole Meeting.

Sincerely,

STANTEC CONSULTING LTD.

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c. Mayor Frank Scarpitti, City of Markham
Regional Councillor Jack Heath
Regional Councillor Jim Jones
Regional Councillor Joe Li
Regional Councillor Nirmala Armstrong
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