



March 11, 2020

The Honourable Steve Clark
Minister of Municipal Affairs and Housing
Ministry of Municipal Affairs and Housing
17th Floor, 777 Bay St.
Toronto, ON M5G 2E5

RE: [WHITCHURCH-STOUFFVILLE HIGHWAY 48 CORRIDOR UPDATE](#)

Dear Mr. Clark;

This will confirm that at a meeting held on March 10, 2020, the Council of the City of Markham adopted the following resolution:

Whereas the Province of Ontario has made it a priority to address the housing crisis with various measures including streamlining of development approvals; and,

Whereas the Province has approved the 2019 Growth Plan which allows for 40 ha urban boundary expansions outside the Municipal Comprehensive Review process subject to Regional approval; and,

Whereas the Town of Whitchurch-Stouffville has initiated a visioning exercise anticipating development for its lands within the Highway 48 corridor including lands within Markham at the City/Town boundary; and,

Whereas Flato Developments Inc. has submitted a request for a Minister's Zoning Order ("MZO") pursuant to section 47 of the Planning Act for 11.89 ha of its lands at the Town of Whitchurch-Stouffville and City of Markham boundary at Highway 48; and,

Whereas the Ministry of Municipal Affairs and Housing has requested input from the City of Markham on the MZO request by Flato Developments Inc. to facilitate a proposed residential development located on part of Lots 31 and 32, Concession 7, located along the Highway 48 corridor, split between the Town of Whitchurch-Stouffville (8.39 ha) and City of Markham (3.5 ha); and,

Whereas the Town of Whitchurch-Stouffville is supportive of the MZO request; and,

Whereas the Flato Developments Inc. lands subject to the requested MZO within the City of Markham consists of a 3.5 ha parcel proposal for a minimum of 120 to a maximum

of 500 purpose built rental seniors units and 34 market ownership townhouse units with accessible ground floor secondary suites; and,

Whereas the Flato Developments Inc. proposal would bring benefits to the City of Markham including rental and seniors housing.

Now therefore be it resolved:

1. That Council supports the request by Flato Developments Inc. for a MZO on the basis that the Order require a minimum of 120 to a maximum of 500 purpose built rental seniors units and 34 market ownership townhouse units with accessible ground floor secondary suites; and,
2. That should the MZO be approved, the developer be required to obtain draft plan of subdivision and site plan approval and submit payment of all development application fees, including Official Plan Amendment and Zoning By-law Amendment fees; and,
3. That the Minister be requested to provide that the MZO be deemed for all purposes to be and to always have been a by-law passed by Markham Council pursuant to subsection 47(4) of the *Planning Act*, and,
4. That the applicant be requested to work with the City of Markham to incorporate various housing types included but not limited to bungaloffs, duplexes, bungalow townhouses, etc, and further examine opportunities available through the Federal and Provincial programs that assist with geared to income housing, and,
5. That the Minister be requested to direct in the Order that all elements related to the residential development required by the municipality, including but not limited to parkland, amenity space, section 37 contributions, and servicing to Dickson Hill, be referred to Markham Council for approval as part of the development process; and further,
6. That this Resolution be forwarded to the Minister of Municipal Affairs and Housing, the Town of Whitchurch-Stouffville, and York Region.

If you have any questions, please contact Arvin Prasad at 905-477-7000.

Yours sincerely,



Kimberley Kitteringham
City Clerk

Cc: Amin Massoudi, Principal Secretary, Office of the Premier
Gillian Angus-Traill, Town Clerk, Town of Whitchurch-Stouffville
Chris Raynor, Regional Clerk, York Region