



Whitchurch-Stouffville Highway 48 Corridor Update

March 9, 2020

Arvin Prasad, Commissioner of Development Services



Chronology of Markham and Whitchurch-Stouffville (WS) Regarding Highway 48 Corridor

Timeline	Direction
May 15, 2018	<u>WS Council</u> – Requests Markham to participate in a joint working group with WS to review all options for transportation, transit, pedestrian connectivity, public safety and municipal services, which would benefit both municipalities
September 10, 2018	<u>Markham DSC</u> – Responds with a resolution for staff to proceed to participate in the joint working group
May 21, 2019	<u>WS Council</u> – Staff to work with Markham staff through the Joint Working Group to develop a joint vision for the Highway 48 corridor for the consideration of the respective municipal Councils; and through the visioning exercise, explore areas along the Highway 48 corridor that can be considered for settlement area boundary expansion.
June 10, 2019	<u>Markham DSC</u> – Responds by referring WS Council's request to Markham staff to report back
July 16, 2019	<u>WS Council</u> – Initiates a procurement process to retain a consultant to undertake a visioning exercise for the Highway 48 corridor to identify areas for potential future settlement area boundary expansions and a preferred concept plan; and authorization for Mayor and Clerk to sign a funding agreement with FLATO Developments Inc. to fund the exercise.



Chronology of Markham and Whitchurch-Stouffville (WS) Regarding Highway 48 Corridor

Timeline	Direction
September 2019	WS released Request for Proposal for Highway 48 Corridor Visioning Exercise
October 2019	WS reissued Request for Proposal to clarify scope
December 2019	WS retained The Planning Partnership
January 21, 2020	<u>WS Council</u> – Recommended to York Regional Council that the Town's growth initiatives, such as Highway 48 Visioning Exercise Study and proposed employment growth along the Highway 404 Corridor be considered in the Region's growth forecast and land needs assessment to 2041
February 4, 2020	<u>WS Council</u> – Report received updating the Highway 48 Corridor Visioning Exercise noting consultant retained and work plan
February 18, 2020	<u>WS Council</u> – Support for the issuance of a Minister's Zoning Order as requested by FLATO Developments Inc. for a residential development in the "Whitebelt" area west of Highway 48 and north of the Whitchurch-Stouffville and Markham municipal boundary



Minister's Zoning Order (MZO) Request by FLATO Developments Inc.

- On December 2, 2019 Minister of Municipal Affairs and Housing (MMAH) received an MZO request from FLATO Developments Inc.
- The total development proposal includes 11.89 hectares in Whitchurch-Stouffville and Markham
- The Minister can make an MZO to control the use of land in Ontario
 - MZO's prevail over municipal official plans and zoning by-laws
 - MZO's have been used to protect or address matters of Provincial interest
 - A Minister's decision is required to be consistent with the Provincial Policy Statement
- February 27, 2020 Deputy Minister, MMAH letter requesting input from Markham to inform the Ministry's staff review



MZO Request and W-S Visioning Exercise Study Area

- Development proposal portion in Markham is 3.5 hectares (includes 1.02 hectares of landscape open space)
- For Markham lands, FLATO proposes:
 - 120 units of purpose-built rental for seniors
 - 34 townhouse units for market ownership with aging in place ground floor units
- For Whitchurch-Stouffville lands, 4 apartments (60 units each) and 113 townhouses are proposed





Conclusion

- Whitchurch-Stouffville Highway 48 Visioning Exercise
 - Whitchurch-Stouffville is proceeding with the work plan with expected completion in July 2020 (joint working group meetings, public meetings, Council updates)
 - To date no direction yet from Markham Development Services Committee:
 - to participate or not to participate in the joint working group with Whitchurch-Stouffville
 - regarding Markham lands within the study area
- MZO Request from FLATO Developments Inc.
 - Deputy Minister, MMAH requesting input from Markham