

November 19, 2020

File No.: 568098-13

**Hand Delivered**

Hon. Steve Clark  
Minister of Municipal Affairs and Housing  
17th Floor, 777 Bay Street  
Toronto, ON M5G 2E5

Dear Minister Clark:

**Re: Minister's Zoning Order ("MZO") Application Submission  
Part of Lot 31, Concession 7  
5474 19<sup>th</sup> Avenue and 5662 19<sup>th</sup> Avenue  
City of Markham, Regional Municipality of York  
Flato Developments Inc. ("Flato")**

We are counsel for Flato with respect to the above noted matter.

Flato is the owner of approximately 32 hectares in the City of Markham, north of 19<sup>th</sup> Avenue, east of McCowan, municipally known as 5474 19th Avenue and 5662 19th Avenue (the "Lands"). The Lands are within the boundary of the ongoing Highway 48 Visioning Study, which is being jointly undertaken by the Town of Whitchurch-Stouffville and the City of Markham, which identifies the Highway 48 Corridor as offering a significant opportunity for growth. The Lands are adjacent to the lands in the Town of Whitchurch-Stouffville that are subject to O. Reg 610/20, the MZO issued on October 30, 2020, and in proximity to the lands that are subject to O.Reg 172/20, the MZO issued on April 24, 2020 (together, the "Existing MZOs").

The purpose of this MZO is to further facilitate the development of the Highway 48 Corridor in a manner that aligns with the Highway 48 Visioning Study and builds upon the Existing MZOs to create a complete community that respects the surrounding Oak Ridges Moraine Conservation Plan and Greenbelt Plan areas. The proposed development, as shown on the attached Concept Plan, provides for approximately 325 to 485 single detached dwellings, 190 to 380 townhouses, and two six to eight-storey apartment buildings totalling approximately 240 to 320 units. The Concept Plan also provides the Existing MZOs with access to 19th Avenue.

The proposed development addresses several of the Province's priorities set out in the *More Homes, More Choice* action plan. It will increase housing supply and bring that supply to market quickly, while respecting and maintaining Ontario's strong environmental protections, and enabling the creation of a complete community within the Highway 48 Corridor.

In support of this MZO application, please find the following materials enclosed:

- Two (2) copies of the Concept Plan, prepared by Bousfields Inc., dated November 17, 2020 (a copy of which is attached hereto as Appendix 1);
- Two (2) copies of the Planning Letter, prepared by Bousfields Inc., dated November 18, 2020;
- Two (2) copies of the Draft Zoning Order, prepared by Bousfields Inc.;
- Two (2) copies of the Functional Servicing and Stormwater Management Brief, prepared by C.F. Crozier & Associates Consulting Engineers, dated November 18, 2020;
- Two (2) copies of the Traffic Opinion Letter, prepared by C.F. Crozier & Associates Consulting Engineers, dated November 18, 2020;
- Two (2) copies of the Natural Heritage Features Screening and Delineation, prepared by SLR Consulting (Canada) Ltd., dated November 18, 2020;
- Two (2) copies of the Economic Contribution Study, prepared by Deloitte, dated June 2020; and
- One (1) USB drive containing a digital copy of the above noted materials.

Please do not hesitate to contact the undersigned if you have any questions regarding the foregoing. We thank you for your consideration of this request.

Yours truly,  
**Dentons Canada LLP**



Katarzyna Sliwa  
Partner

KS/ak

Enclosures

Copy: Client