



Comments to Province on Minister's Zoning Order request by Flato Developments Inc. for 5474 and 5662 19th Avenue

**Development Services Committee
February 8, 2021**



Flato Minister's Zoning Order (MZO) Request

Flato Developments Inc. has requested an MZO to permit residential development on 32 hectares of land at 5474 and 5662 19th Avenue

Province has requested comments from the City

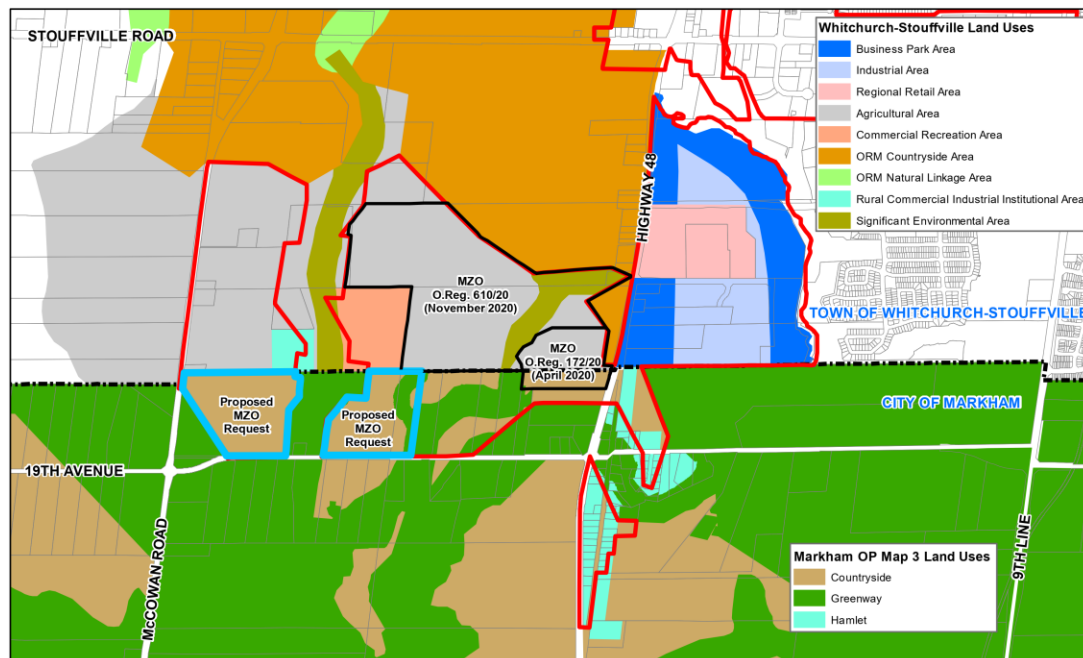


FIGURE 1 Location of Approved and Requested Minister's Zoning Orders by Flato Developments Inc.

- Whitchurch-Stouffville Highway 48 Land Use Planning Study
- Minister's Zoning Order Boundaries
- Proposed Minister's Zoning Order Request Boundary



Minister's Zoning Order

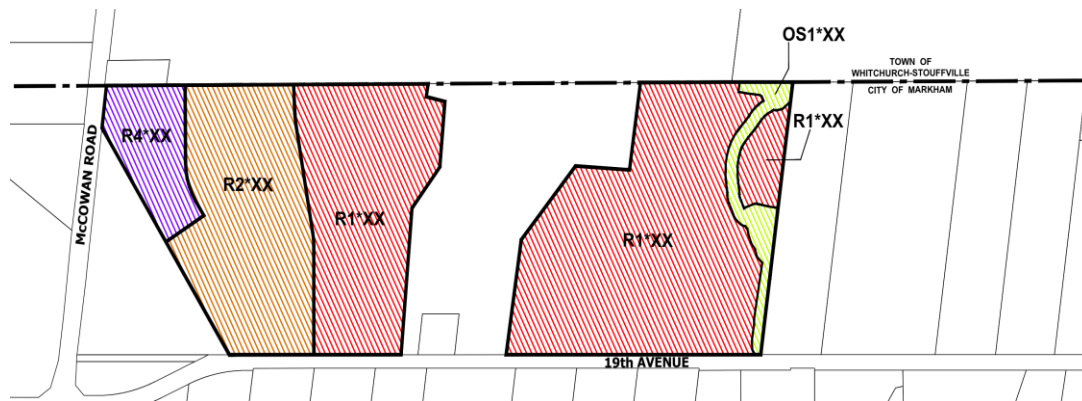
- The *Planning Act* allows the Minister of Municipal Affairs and Housing to zone lands through a Minister's Zoning Order (MZO)
- MZOs are intended to be used to protect or facilitate matters of provincial interest and the Minister's decision is required to be consistent with the Provincial Policy Statement
- MZOs override local official plans and zoning by-laws



Flato MZO Request

The MZO request is seeking to permit:

- 325 to 485 single-detached dwellings (R1 Zone),
- 190 to 380 townhouses (R2 Zone), and
- two 6-8 storey apartment buildings of 240 to 320 units (R4 Zone)



- LEGEND**
- Boundary of Zoning Area
 - R1*XX - Residential 1 (R1*XX) Zone
 - R2*XX - Residential 2 (R2*XX) Zone
 - R4*XX - Residential 4 (R4*XX) Zone
 - OS1*XX - Open Space 1 (OS1*XX) Zone



City Staff Recommendation 1

Recommendation #1 – That the City of Markham not support the Minister's Zoning Order (MZO) request by Flato Developments Inc., for the lands at 5474 and 5662 19th Avenue and that the requested urban boundary expansion be considered instead through York Region's current MCR

- York Region is undertaking a Land Needs Assessment (LNA) as part of its Official Plan Review to inform land use needs and allocate population and employment growth to area municipalities to 2051
- The LNA will apply a region-wide approach to determine how much growth can be accommodated within the current urban boundary and how much additional land, if any, is needed through urban boundary expansions
- The LNA is expected to be released in the coming months, and Markham Council will have an opportunity to consider implications of forecast on city-wide basis
- Staff are of the opinion that the MZO request is premature pending completion of York Region's MCR



City Staff Recommendation 2

Recommendation #2 – Should the Minister determine it appropriate to issue an MZO, it is recommended that the Minister consider the zoning standards in Appendix 'D' attached to this staff report.

- Although staff does not support the Flato MZO request revised zoning standards are provided for the Minister's consideration should an MZO be issued for these lands:
 - Townhouses be distributed through the R1 and R2 designations in the Flato draft MZO to facilitate on-street parking, street tree planning and more appropriate streetscape;
 - R1 designation be replaced with R2 designations, with uses restricted to only single-detached dwellings, townhouse dwellings, accessory dwelling units, home child care, and home occupations.
 - That OS zone be revised to reflect the Greenway designation in the Markham Official Plan, 2014.



Next Steps

- Staff recommends this report be forwarded to the Ministry of Municipal Affairs and Housing, York Region and Town of Whitchurch-Stouffville as the City's comments on the MZO request submitted by Flato Developments Inc. for 5474 and 5662 19th Avenue.



Thank you