



Development Services Commission PUBLIC MEETING INFORMATION REPORT

DATE:	Tuesday, January 20, 2026
APPLICATION TYPE:	Official Plan Amendment (the “Application”)
OWNERS:	Markham 11120 Hwy 48 Ltd. and EL-EN Realty Limited
AGENT:	Malone Given Parsons Ltd (Emily Grant)
LOCATION WARD:	10982, 11120, and 11274 Highway 48 (the “Subject Lands”) Ward 6
FILE NUMBER:	PLAN 25 137523
PREPARED BY:	Stacia Muradali, RPP, MCIP, Manager, East District
REVIEWED BY:	Stephen Lue, RPP, MCIP, Senior Development Manager
PROPOSAL:	This Application proposes to redesignate the Subject Lands to allow a residential development with approximately 2,800 dwelling units comprised primarily of single detached dwellings and townhouses, and a new 16 ha (40 ac) city-wide public park (the “Proposed Development”).

PURPOSE

This preliminary information pertains to the Application submitted by the Owners and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation.

PROCESS TO DATE

Staff received the Application on November 13, 2025, and deemed the Application complete on December 16, 2025. The 120-day period, as set out in the Planning Act before the Owner can appeal to the Ontario Land Tribunal for a non-decision, ends on April 15, 2026.

NEXT STEPS

- Statutory Public Meeting is scheduled for January 20, 2026
- Recommendation Report for consideration by the Development Services Committee (“DSC”), if needed
- In the event of approval, adoption of the site-specific Official Plan Amendment

BACKGROUND

Figures 1 and 2 show the 139 ha (98 ac) Subject Lands, located along the west side of Highway 48, south of 19th Avenue. Figure 3 shows the surrounding land uses.

The Owners propose to amend the Region of York 2022 Official Plan to permit the Proposed Development

- Current Designation: Agricultural Area.
- Permitted Uses: Full range of agricultural and agriculture-related uses.

The Owners propose to amend the Markham 2014 Official Plan (the “2014 Official Plan”) to permit the Proposed Development

- Current Designation: Countryside
- Permitted Uses: Agricultural uses and farming activities.
- Proposal: Redesignate the subject lands to allow the Proposed Development and expand the urban boundary to include all of the subject lands.

The Owners requested a Minster’s Zoning Order (“MZO”) to permit the Proposed Development

The Proposed Development is subject to Zoning By-law 2024-19, as amended (see Figure 2), with the following category:

- Current Zone: Countryside (CTS)
- Permissions: Agricultural and other related uses.

The Owners proposed an MZO to rezone the Subject Lands to permit the Proposed Development. Appropriate residential zones will be implemented through the MZO to permit a mix of low and medium density housing and commercial uses. The proposed new public park will be zoned to Open Space- Public (OS-PU) with a minimum size of 16 ha (40 ac). The Development Services Committee endorsed the proposed MZO subject to refinements, on May 7, 2024. The MZO has not yet been approved by the Province of Ontario (the “Province”).

Staff identified the following preliminary list of matters that will be assessed through the review of the Application, including other matters and issues, and addressed in a future Recommendation Report to the DSC

- a) **Conformity and Consistency with Provincial, and York Region and City Official Plan**
 - i) The appropriateness of the proposed Official Plan amendment to expand the urban boundary and redesignate the lands to allow residential development and a city-wide public park.
 - ii) Review of the Proposed Development in the context of the existing and emerging policy framework.
- b) **Community Benefits Charges (“CBC”) By-law**

- i) The Application will be subject to and reviewed in consideration of the City's CBC By-law and contributions will be identified as part of any future amending Zoning By-law, if required.
- c) Parkland Dedication and Other Financial Contributions**
 - i) The Application will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, and other financial contributions.
- d) Affordable Housing**
 - i) The Application will be reviewed in consideration of Provincial, Regional, and City policies to ensure that the Proposed Development provides an appropriate level, range, and mix of unit sizes and types to meet the City's affordable housing goals.
 - ii) Incorporating appropriate affordable housing, purpose-built rental, secondary suites, seniors housing, and family friendly units.
- e) Allocation and Servicing**
 - i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council if the Application is approved. The Owners are proposing a sanitary pumping station, water boosting station and stormwater management pond to service the proposed development. Interim and permanent servicing solutions are still being reviewed.
- f) Review of the Proposed Development will include, but not limited to, the following:**
 - i) Examination of whether the height, density, built form, and mix of land uses proposed are appropriate.
 - ii) Transportation assessments within and around the Subject Lands that include, but not limited to, access to the proposed development, capacity analysis, mobility safety review, access management, parking study, multi-modal connections (walking, cycling, transit), and grid network analysis.
- g) Sustainable Development**
 - i) The Application will be reviewed in consideration of the City's Policies and Sustainability Metrics Program.
- h) Heritage Matters**
 - i) The Application will be reviewed to address the three cultural heritage resources on the Subject Lands, including the following locations:
 - 11274 Highway 48 (Christian and Anna Hoover House)

- 11120 Highway 48 (Henry and Elizabeth Wideman House)
- 10982 Highway 48 (Joseph and Frances Hoover House)

i) External Agency Review

- i) The Application must be reviewed by the York Region, the Toronto and Region Conservation Authority, Ministry of Transportation, York Region District School Board (and other applicable School Boards) and any applicable requirements must be incorporated into the Proposed Development.

j) Required Future Applications

- i) The Owners submitted a related Draft Plan of Subdivision application (PLAN 25 137532) for the proposed development, which is currently under review.
- ii) The Owners will be required to submit applications for Site Plan, Part Lot Control, Severance, Minor Variance, and Draft Plan of Condominium if applicable, should the Application be approved, to permit the Proposed Development.

ACCOMPANYING FIGURES

Figure 1: Location Map

Figure 2: Area Context and Zoning

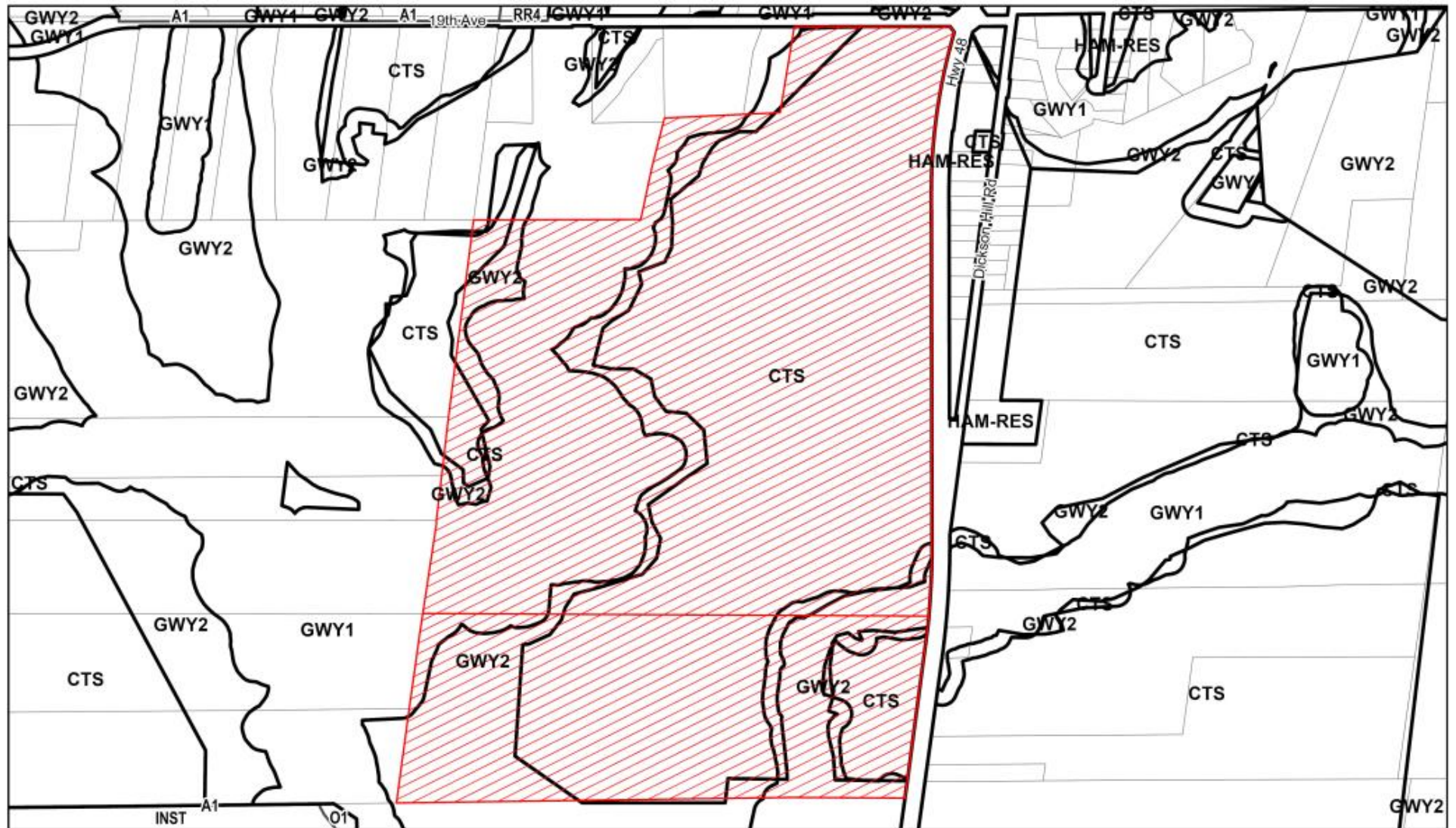
Figure 3: Aerial Photo (2025)

Figure 4: Proposed Official Plan Amendment Land Use Schedule to 2014 Official Plan (subject to revisions)

Figure 1: Location Map



Figure 2: Area Context and Zoning



 SUBJECT LANDS

Figure 3: Aerial Photo (2025)

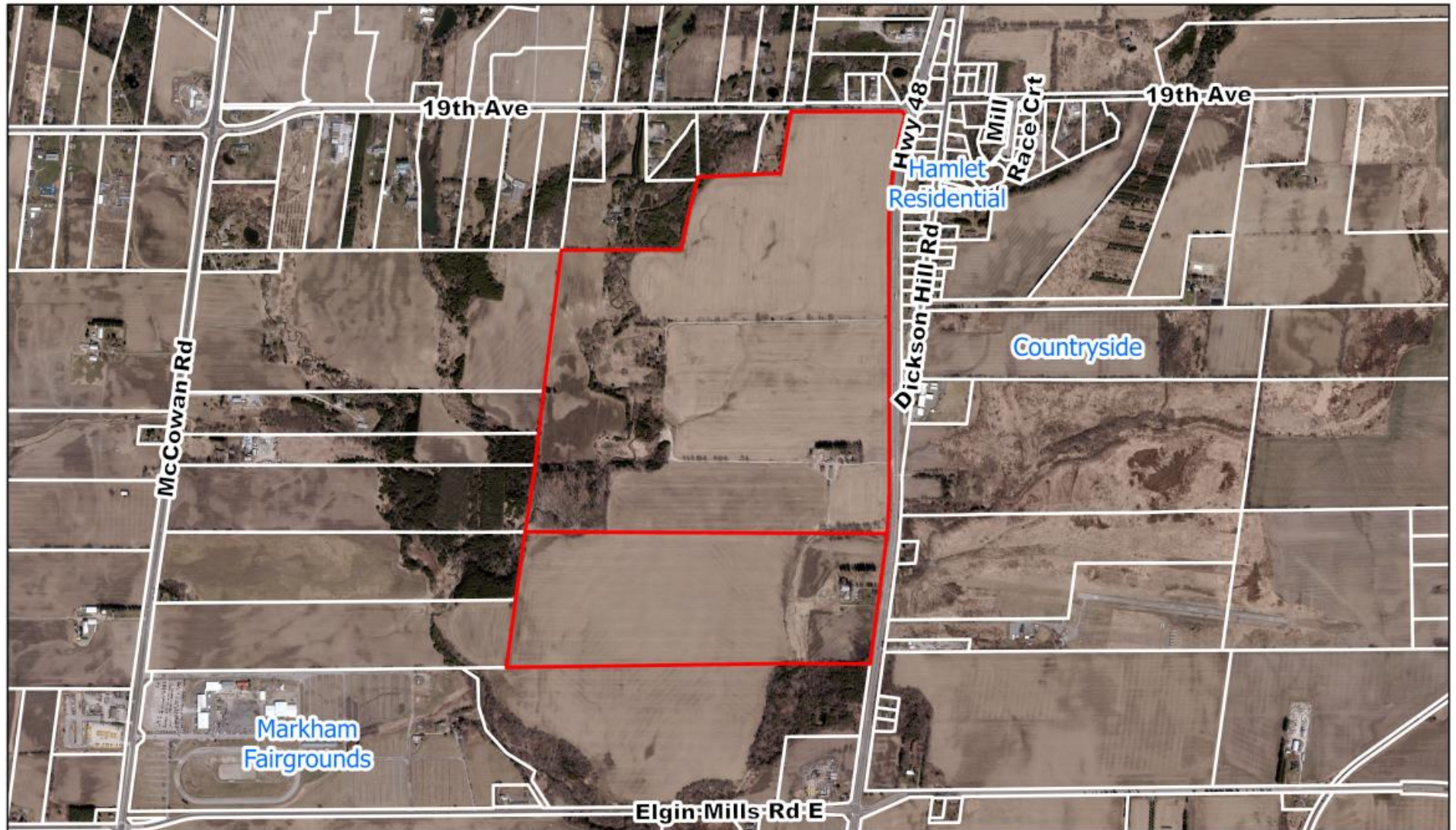


Figure 4: Preliminary Official Plan Amendment to 2014 Official Plan

