

September 29, 2022

Hon. Minister Steve Clark
17th Floor, 777 Bay Street
Toronto, ON
M5G 2E5

Dear Minister Clark

**Re: Flato Developments Inc. (“Flato”) and Wyview Group (“Wyview”)
10541 Highway 48, 10378 Highway 48, 10235 Highway 48, and Ninth Line, City of Markham
Designation of lands in the York Region Official Plan**

We are counsel for Flato and Wyview, the owner of lands, municipally known as 10541 Highway 48, 10378 Highway 48, 10235 Highway 48, and Ninth Line, in the City of Markham (the “**Subject Lands**”). These lands are generally located in the north easterly area of the City of Markham.

A review of the Regional Official Plan (“**ROP**”) Schedules confirms that only a small portion of the Subject Lands were included within the ‘New Community Area’ designation. The balance of the lands are generally designated ‘Regional Greenland’ and ‘Agricultural’.

In order to facilitate the orderly growth of this emerging area of the City of Markham, on behalf of our client, we respectfully request that the Subject Lands be included in the ‘New Community Area’ designation of the ROP. This will enable the Region and the City to work collaboratively with all stakeholders to consider the implementation of their respective growth policies and land use plans for this area.

Development and density have been actively planned for and built within the City of Markham, just to the south of the current limit of the built boundary at Major Mackenzie Drive. Planning for growth to the north of the built boundary will enable the City and the Region to work together to consider the logical extension of this area at the same time as the extension of other main north-south arterials further to the west. This is a consistent, efficient expansion of the existing urban boundary and is consistent with the extension of the ‘New Community Area’ designation to the west and east of the Subject Lands.

PROVIDING MORE HOUSING

The Province of Ontario continues to be committed to providing housing and to the reduction of red tape. The existing residential development to the south of Major Mackenzie Drive demonstrates a clear market interest to live and work in this general area. The Subject Lands are in an ideal location to be included in larger infrastructure plans for transportation and servicing that will eventually support these new communities. Servicing is available for the Subject Lands and would reduce the urban sprawl as required amenities are in close proximity.

PLANNING OF THE FUTURE GO STATION

As Metrolinx moves forward with expansion and upgrading the GO network through the Region of York, the extension of the network to the north of the Mount Joy station requires consideration. While larger-scale planning of the GO stations occurs at a provincial level, it is difficult for the local and regional counterparts to properly plan for the uses surrounding future stations if they are not yet considered to be future development within their own policy documents.

Redesignating the Subject Lands as 'New Community Area' will enable the area surrounding any future stations to be considered in the near future while actively planning for the expansion of provincial and regional infrastructure. Approaching the land use considerations for this area after another planning horizon has passed may impact the ability to coordinate the delivery of services, infrastructure, transit, and homes to this area in a timely manner.

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

Yours truly,
Dentons Canada LLP



Diana Betlej

Enclosure

Copy: Client

LEGEND



Subject Lands



Future Urban Area



Designated Greenfield Area



New Community Area



Built Up Area



Greenbelt Plan Boundary



Existing Provincial Highway

Flato/Wyview Parcels to be considered bringing into urban boundary expansion and "New Communities Area" in the ROP

a. 10541 Hwy 48

b. Ninth Line Property

c. 10235 Hwy 48

