



Development Services Commission PUBLIC MEETING INFORMATION REPORT

DATE:	Tuesday, December 2, 2025
APPLICATION TYPE:	Official Plan Amendment (the “Application”)
OWNER:	Upper Markham Village Landowners Group (the “Owners”)
AGENT:	Paul Lowes (SGL Planning & Design Inc.)
LOCATION WARD:	Area bounded by Elgin Mills Road to the north, Highway 48 and the greenbelt lands to the east, Major Mackenzie Drive to the south, and McCowan Road to the west (the “Subject Lands”) Ward 6
FILE NUMBER:	PLAN 24 200026
PREPARED BY:	Carlson Tsang, RPP, MCIP, Senior Planner, East District
REVIEWED BY:	Stacia Muradali, RPP, MCIP, Manager, East District Stephen Lue, RPP, MCIP, Senior Manager, Development
PROPOSAL:	Official Plan Amendment to establish a new Secondary Plan for the Upper Markham Village community that includes 16,000 residential units, five elementary schools, 21 ha of new public parkland, and four stormwater management facilities (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 January 22, 2025, and deemed it complete on February 11, 2025. The 120-day period set out in the [Planning Act](#) before the Owner can appeal to the Ontario Land Tribunal for a non-decision ended on June 11, 2025.

NEXT STEPS

- The statutory Public Meeting is scheduled for December 2, 2025
- Recommendation Report for consideration by the Development Services Committee (“DSC”)
- In the event of an approval, adoption of the site-specific Official Plan Amendment
- Submission of future Zoning By-law Amendment, Draft Plan of Subdivision, and Site Plan applications.

BACKGROUND

The 368 ha (909 ac) Subject Lands are predominantly agricultural with some rural residential dwellings. Natural heritage and hydrologic features are in the central and eastern areas of the site, including the Milnesville Wetland Complex, the Little Rouge Creek valley system, and the Mount Joy headwater drainage feature, portions of which fall within the Greenbelt Plan Area on the west side of Highway 48. The Subject Lands also contain York Region's water-storage reservoir at 10615 McCowan Road, which is currently undergoing rehabilitation. A few cultural heritage buildings (two designated and five listed) are located throughout the Subject Lands. Figure 3 identifies the surrounding land uses.

On November 4, 2022, the Ministry of Municipal Affairs and Housing approved the 2022 York Region Official Plan ("YROP 2022"). As part of this approval, the urban area boundary was expanded to include the Subject Lands, which were designated "New Community Area" with a minimum density target of 65 residents and jobs per hectare, to support future urban growth to the 2051 planning horizon. Developments within this designation must be guided by a new Secondary Plan.

The City's Official Plan has not yet been updated to reflect this boundary expansion. The Subject Lands currently remain designated "Countryside" and "Greenway" in the City's Official Plan, which do not permit the Proposed Development.

The Owners propose to establish a new Secondary Plan for the Upper Markham Village community to accommodate the following, as shown in Figure 4 to 5:

- Dwelling Units: ~ 16,000
- Jobs: ~ 3,000 to 5,000 jobs
- Public Parks (5): 21 ha
- Elementary Schools (5): 12 ha (29.65 ac)
- Collector Roads (4): 1 major and 3 minor
- Natural Heritage System: 36 ha (88.95 ac)

The natural heritage system within the Subject Lands is proposed to be designated "Greenway" for its long-term protection. The lands outside of the greenway system are proposed to be redesignated as "Residential Low Rise," "Residential Mid Rise," "Residential High Rise", "Mixed Use Mid Rise", and "Mixed Use High Rise" to accommodate a range of housing forms, including single detached, semi-detached, townhouse, stacked townhouse, and apartment dwellings.

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.
- b) 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, and other financial contributions.
 - ii) Assess the appropriateness and distribution of proposed public park locations.
- c) 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, including the integration of additional residential units as permitted in the Planning Act.
 - ii) Incorporate appropriate affordable housing, purpose-built rental, secondary suites, seniors housing, and family friendly units.
- d) Allocation and Servicing**
 - i) Review the submitted Master Environmental Servicing Plan to ensure the Subject Lands can be appropriately serviced and that there is adequate servicing allocation for the Proposed Development. A Hold Provision will be implemented in the future Zoning By-laws to ensure that the servicing matters are resolved, to the satisfaction of the Director of Engineering.
- e) Review of the Proposed Development will include, but not limited to, the following:**
 - i) Ensure the provision of adequate non-residential uses to support a complete and well-served community.
 - ii) Examine the appropriateness of the proposed height, density, built form, and mix of land uses.
 - iii) Evaluate the compatibility with existing and planned development within the surrounding area, including the new community immediately to the west, known as Robinson Glen East, which is the subject of a separate Official Plan Amendment application (File Plan 25 116785).
 - iv) Identify a major community centre to serve the future developments within the Subject Lands and surrounding communities.

- v) Ensure appropriate location and balanced distribution of community facilities and infrastructure, such as a community centre, schools, parks, and stormwater management facilities.
- vi) Review the traffic impact to assess whether the existing and planned transportation network can adequately accommodate the proposed development.
- vii) Resolve ownership arrangement for Highway 48 currently owned by the Ministry of Transportation Ontario.
- viii) Ensure the natural heritage system will be preserved and integrated into the community design to maintain its ecological functions and natural connections.

f) Sustainable Development

- i) Subsequent applications, such as Draft Plan of Subdivision and Site Plan, will be reviewed in consideration of the City's Policies and Sustainability Metrics Program.

g) Heritage Matters

- i) The Application will be reviewed to address the cultural heritage resources on the Subject Lands, including:
 - Thomas Peach House, 10387 McCowan Road (designated)
 - Haackie-Warriner Farmhouse, 10159 McCowan Road (designated)
 - Christian and Nancy Hoover House, 10224 Highway 48 (listed)
 - John Koch House, 10062 Highway 48 (listed)
 - William and Elizabeth McLaughlin House, 5480 Major Mackenzie Drive (listed)
 - Georgian Tradition building, 10537 McCowan Road (listed)
 - Historic property, 10466 Highway 48 (listed)

h) Indigenous Consultation

- i) Consideration of comments and feedback received from the indigenous communities to ensure their interests are appropriately addressed in the evaluation of the Application.

i) External Agency Review

- i) The Application is under review by external agencies, including York Region, Ministry of Transportation, York Region District School Board, Metrolinx, York Catholic District School Board, and the Toronto and Region Conservation Authority, and any applicable requirements must be incorporated into the Proposed Development.

j) Non-participating Landowners

- i) Coordination with non-participating landowners to ensure their interests and properties are appropriately considered and integrated as part of the overall planning process.

k) Required Future Applications

- i) The Owners must submit applications for Zoning By-law Amendment, Draft Plan of Subdivision, and Site Plan Control, should the Application be approved, to permit the Proposed Development, or portions thereof.

ACCOMPANYING FIGURES

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Draft Land Use Map

Figure 1: Location Map

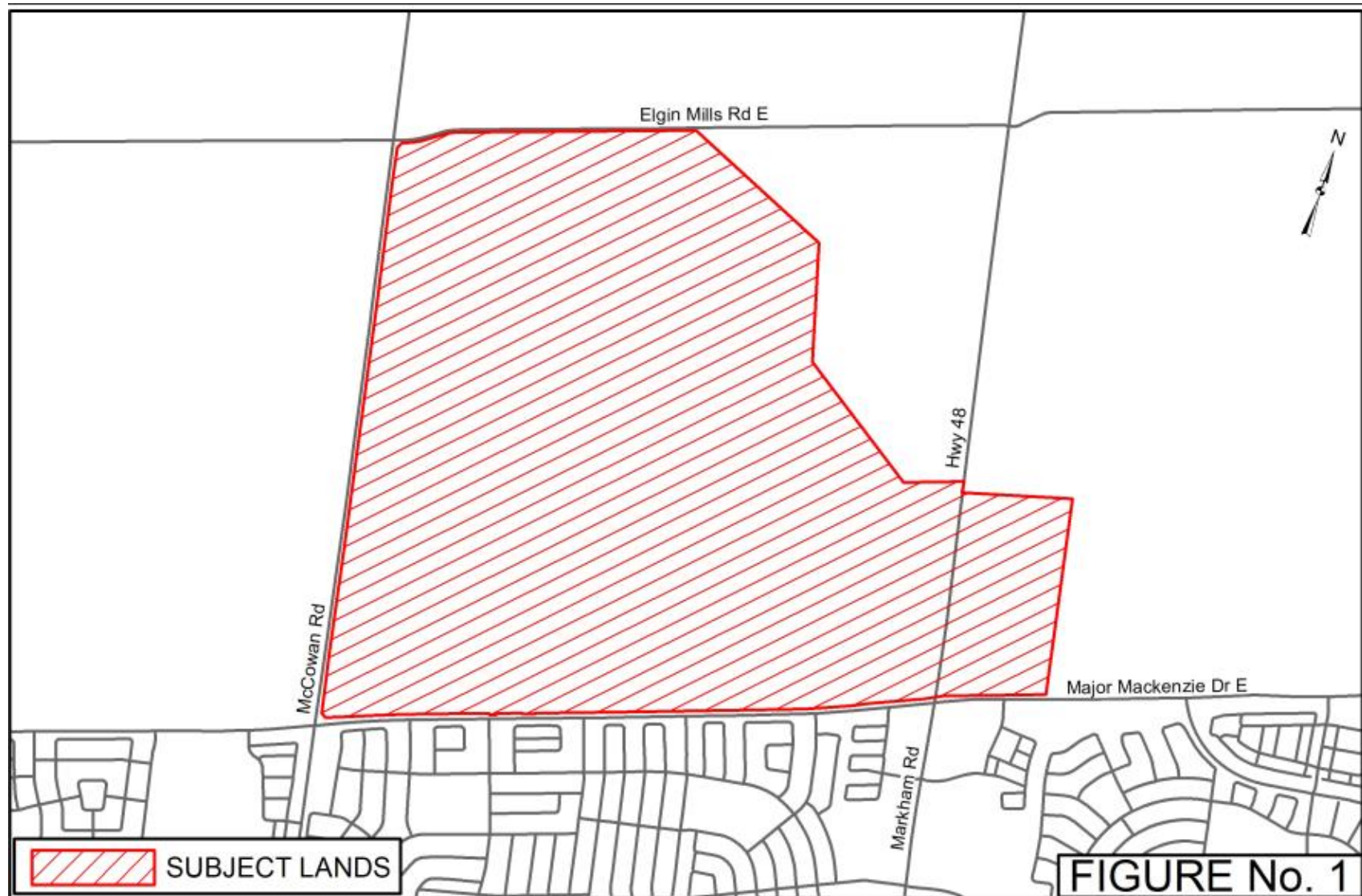


Figure 2: Aerial Photo

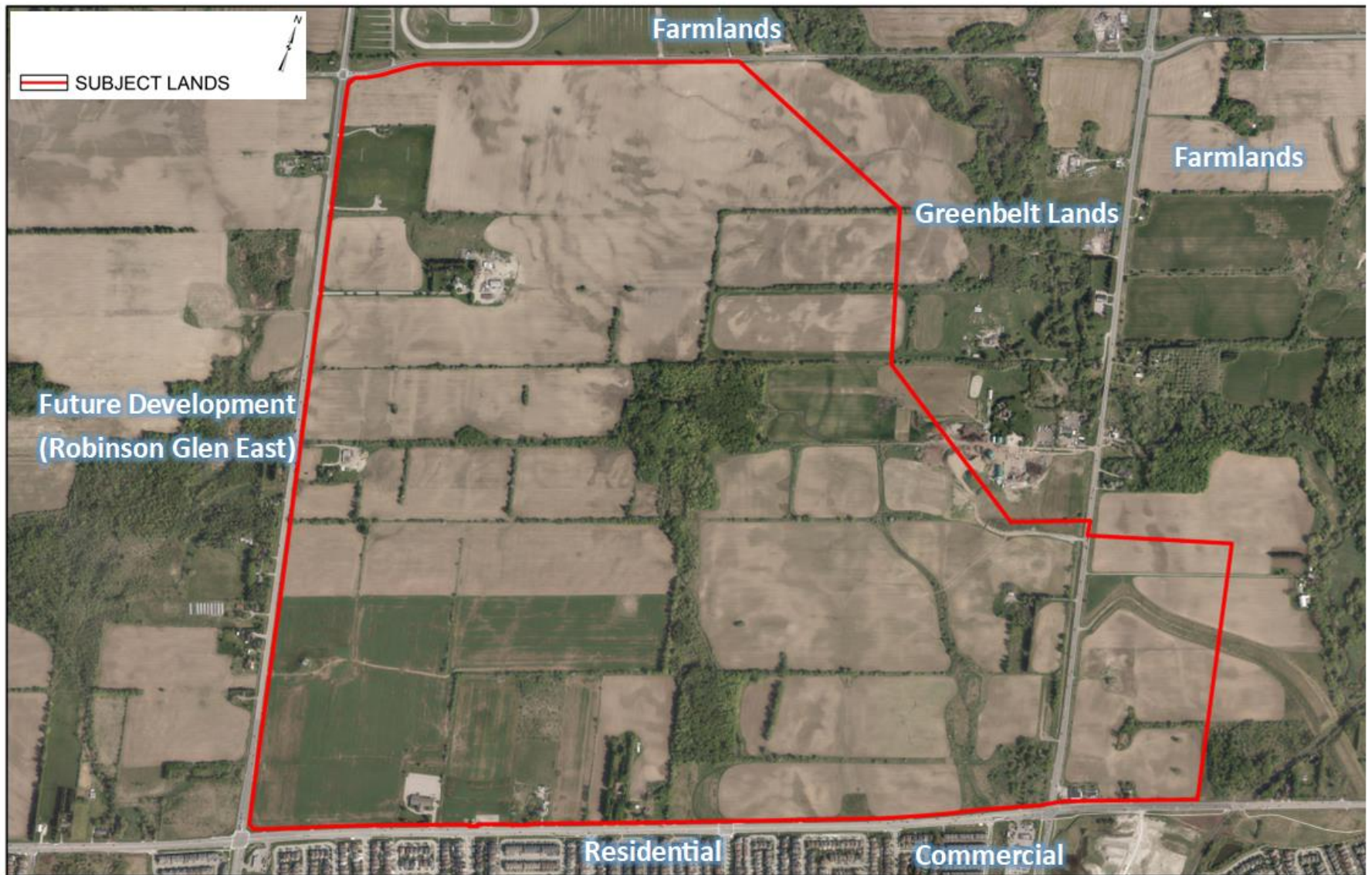


Figure 3: Area Context and Zoning

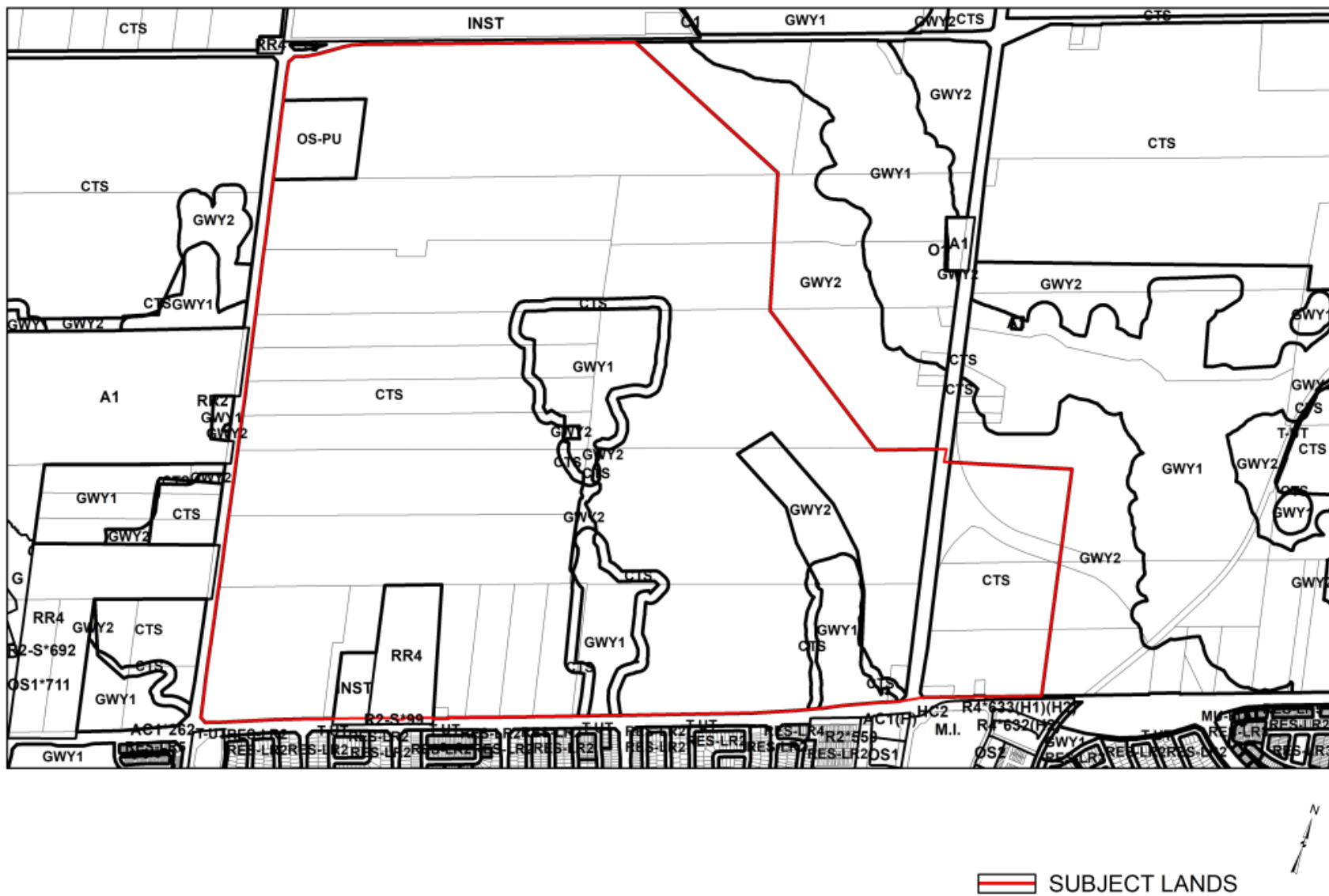


Figure 4: Draft Land Use Map

