



Development Services Commission PUBLIC MEETING INFORMATION REPORT

DATE: Tuesday, November 18, 2025

APPLICATION TYPE: Official Plan Amendment (the “Application”)

OWNER: Minotar Holdings Inc., Beechgrove Estate Inc., and McCowan Elgin Developments Inc. (the “Owners”)

AGENT: Emily Grant (Malone Given Parsons Ltd.)

LOCATION | WARD: Between Robinson Glen Creek and McCowan Road, and Major Mackenzie Drive and Elgin Mills Road (the “Subject Lands”) | Ward 6

FILE NUMBER: PLAN 25 116785

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: Expansion of the Robinson Glen Secondary Plan (OPA No. 26) boundaries to incorporate the Subject Lands for additional urban residential uses including approximately 2,500 dwelling units, 15.5 ha of public parkland, one elementary school, and one place of worship (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 May 1, 2025, and deemed the Application complete on May 30, 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 May 31, 2025.

NEXT STEPS

- The statutory Public Meeting is scheduled for November 18, 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 a future Zoning By-law Amendment, Draft Plan of Subdivision, and Site Plan applications.

BACKGROUND

The 195.9 ha (484 ac) Subject Lands are primarily vacant or used for agricultural purposes with some rural residential dwellings, as shown on Figures 1 to 2. A significant portion of the Subject Lands are located within the Greenbelt lands encompassing the Robinson Glen Creek and a range of natural heritage features, including woodlands and wetlands. Figure 3 identifies the surrounding land uses.

The area immediately to the west form part of the Robinson Glen Secondary Plan (OPA 26), which was adopted by Council in 2022, to accommodate approximately 4,800 residential units and 1,200 jobs.

On November 4, 2022, the Ministry of Municipal Affairs and Housing approved the York Region Official Plan, 2022 (“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. 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 expand the boundaries of the Robinson Glen Secondary Plan to include the Subject Lands to accommodate the following, as shown in Figure 4 to 5:

- Dwelling Units: ~ 2,500
- Jobs: ~ 505
- Public Parks (four): 15.5 ha
- Elementary School (one): 2.4 ha
- Place of Worship (one): 1.0 ha
- Collector Roads (three): 22.6 ha (55.84 ac)
- Natural Heritage System: 99.7 ha (246.36 ac)

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

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.
 - ii) Review of the Proposed Development in the context of the existing policy framework, including the Robinson Glen Secondary Plan (OPA No 26).
- 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, and other financial contributions.
 - ii) Assess the appropriateness and distribution of proposed public park locations, including those within the Greenbelt lands.
- 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) Incorporate appropriate affordable housing, purpose-built rental, secondary suites, seniors housing, and family friendly units.
- e) Allocation and Servicing**
- i) Review the submitted Master Environmental Servicing Plan addendum 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 to ensure that the servicing matters are resolved, to the satisfaction of the Director of Engineering.
- f) 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 east, known as Upper Markham Village, which is the subject of a separate Secondary Plan application.
 - iv) Review the location of schools, parks, stormwater management facilities, and places of worship, to ensure a balanced distribution of community facilities and infrastructure.
 - v) Review the traffic impact to assess whether the existing and planned transportation network can adequately accommodate the proposed development.

- vi) Ensure the natural heritage system will be preserved and integrated into the community design to maintain its ecological functions and natural connections.

g) 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.

h) Heritage Matters

- i) The Application will be reviewed to address the cultural heritage resources on the Subject Lands, including the William Henry Meyer House at 10690 McCowan Road, the Summerfeldt House at 10346 McCowan Road, and a Historic Barn at 10192 McCowan Road.

i) 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.

j) External Agency Review

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

k) 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.

l) 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

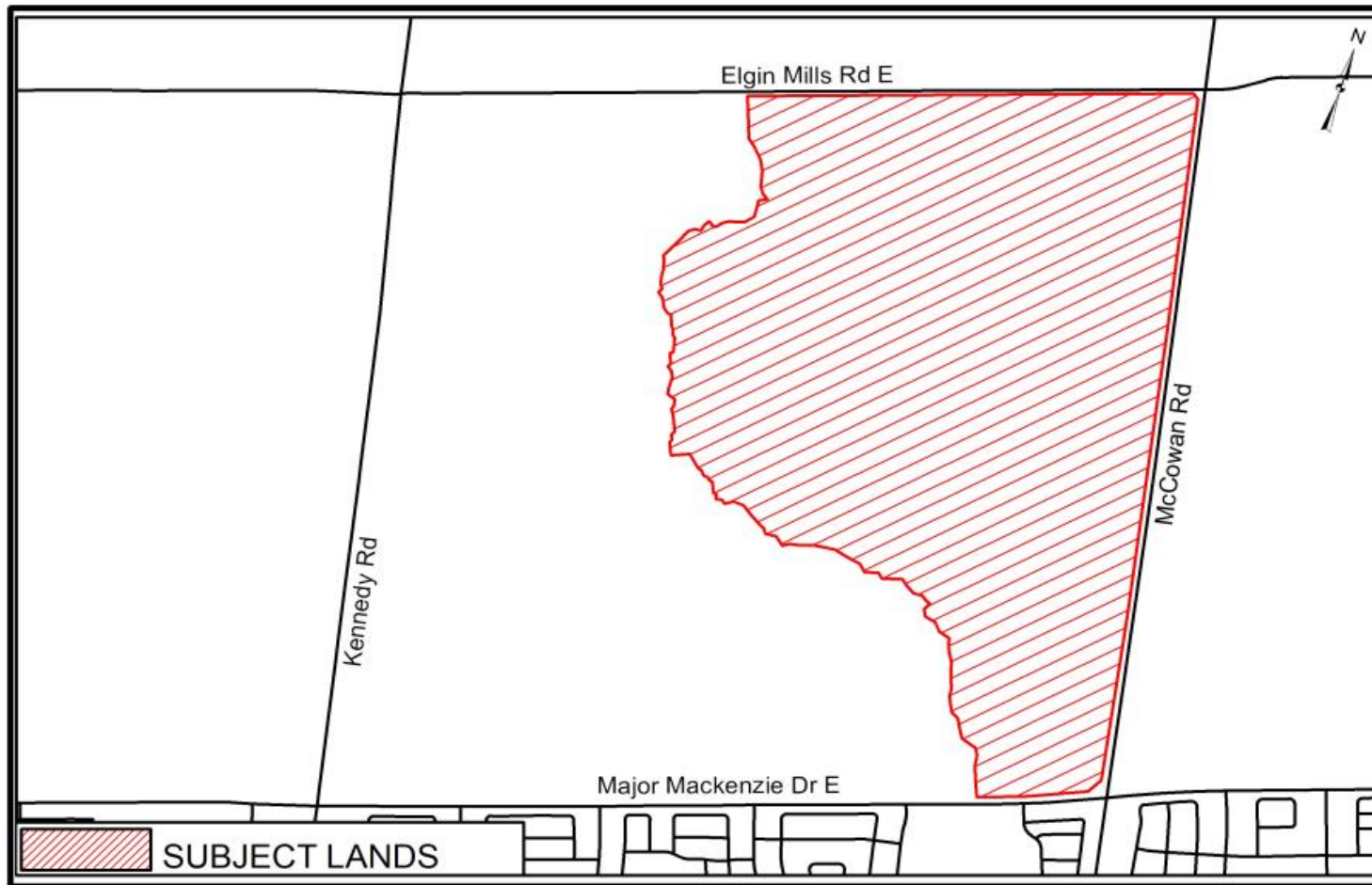
Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Draft Land Use Schedule

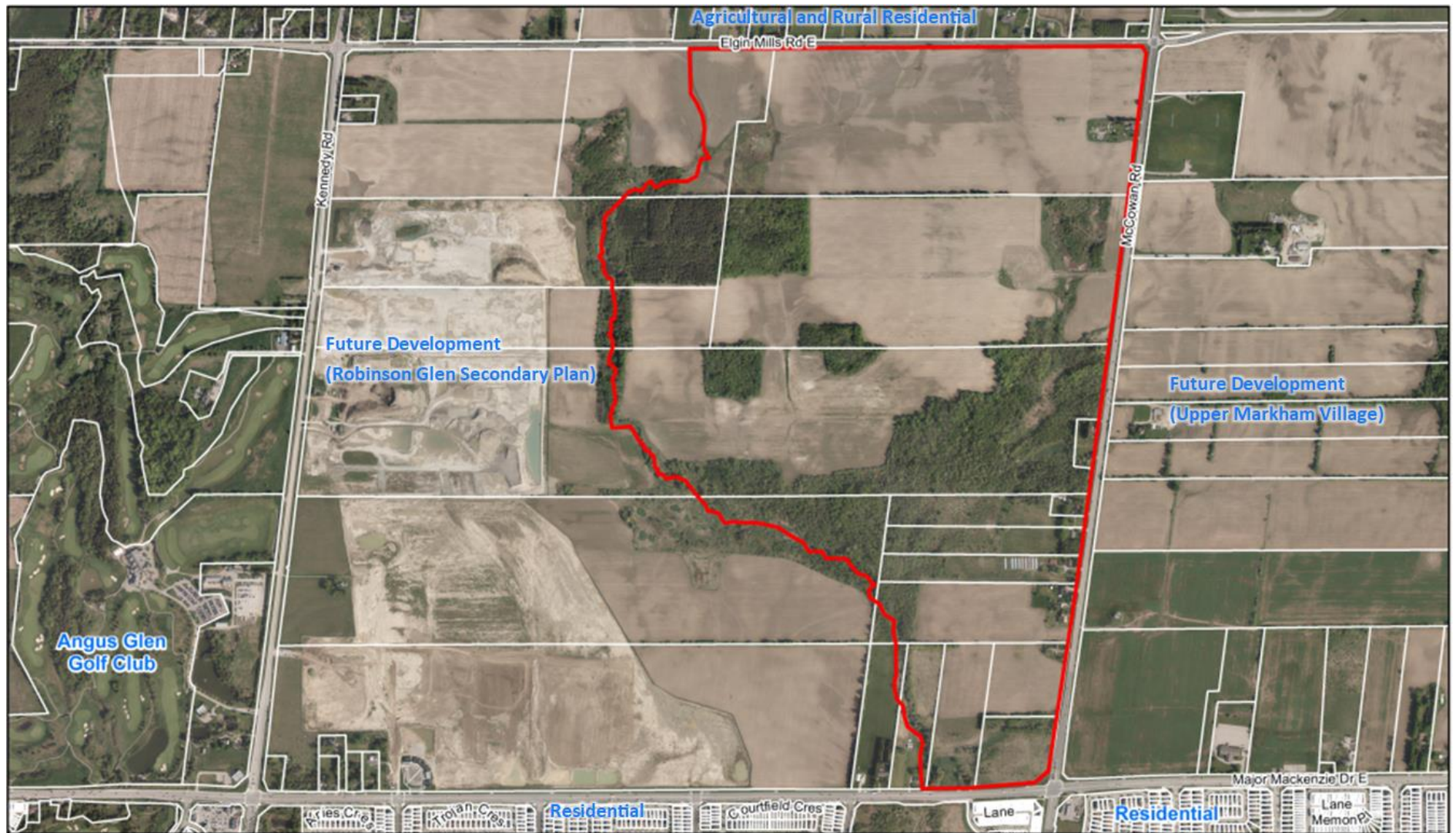
Figure 5: Conceptual Community Design Plan

Figure 1: Location Map



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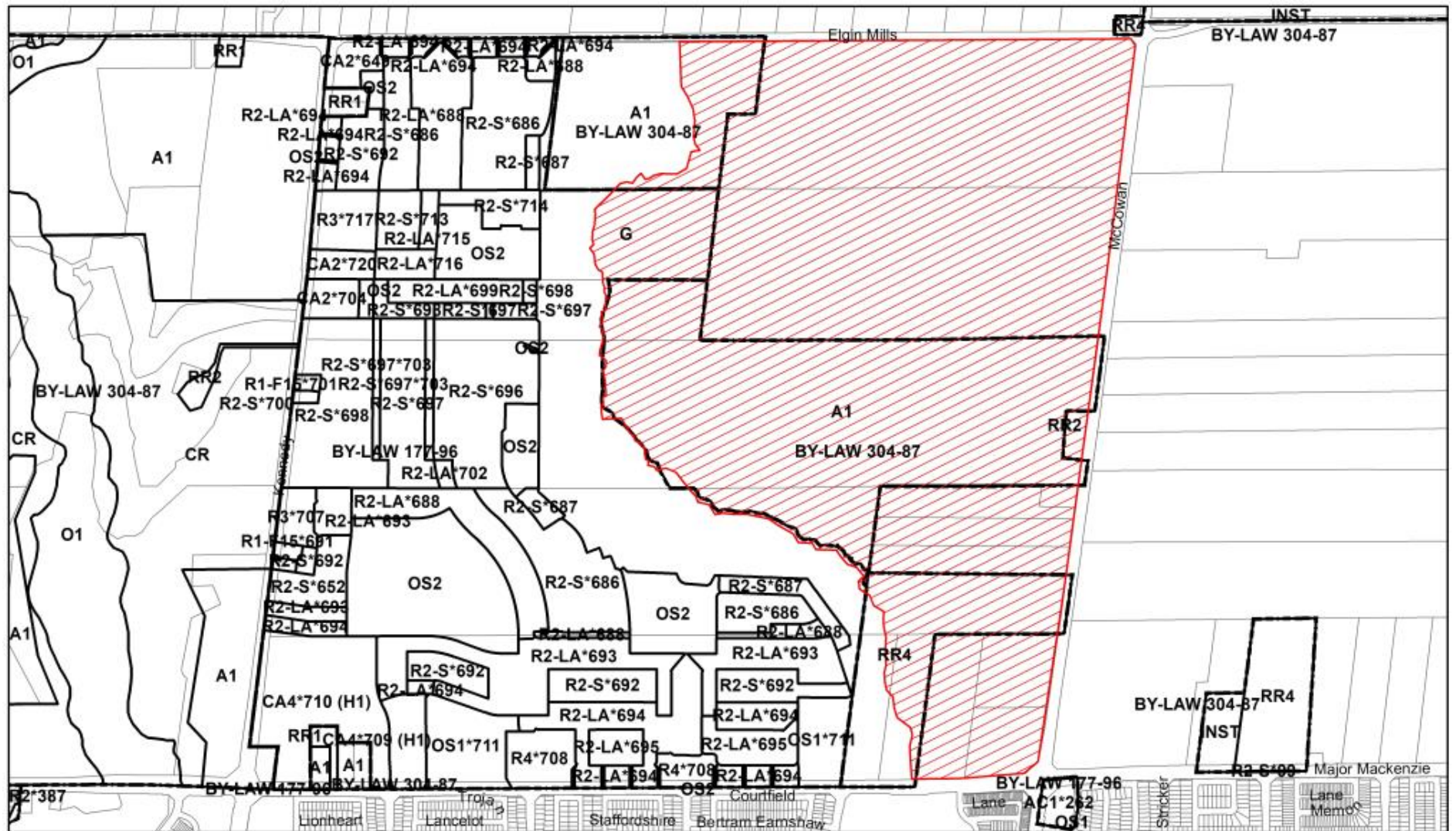
Figure 2: Aerial Photo



 SUBJECT LANDS



Figure 3: Area Context and Zoning



 SUBJECT LANDS

Figure 4: Draft Land Use Schedule

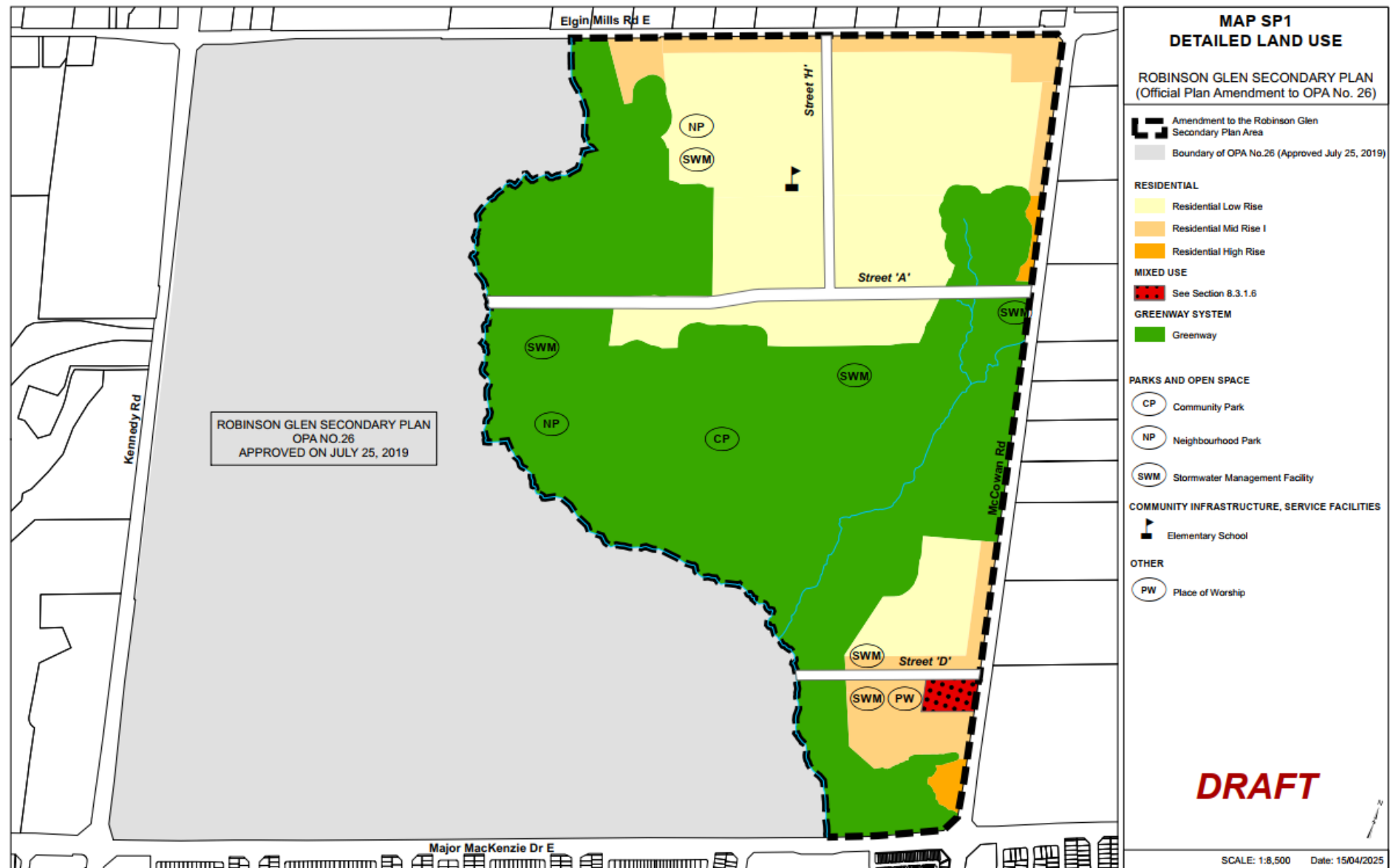


Figure 5: Conceptual Community Design Plan

