

Markham 11120 Hwy 48 Ltd. & EL-EN Realty Limited

10982, 11120, and 11274 Highway 48, Markham ON

Official Plan Amendment Application

PLAN 25 137523

STATUTORY PUBLIC MEETING

January 20, 2025

APPLICATION HISTORY

- Council endorsed the request for a Minister's Zoning Order for the Subject Lands to provide parkland for a City-wide sports park, to convey lands into municipal ownership, to accommodate a school site, and to permit residential development.
 - May 7, 2024 Presentation made to Development Servicing Committee (DSC)
 - July 16, 2024 DSC Recommendation
 - July 17, 2024 Council Endorsement
 - September 26, 2024 DSC Recommendation
 - September 30, 2024 Council Endorsement to include 10982 Hwy 48



CITY-WIDE COMMUNITY SPORTS PARK



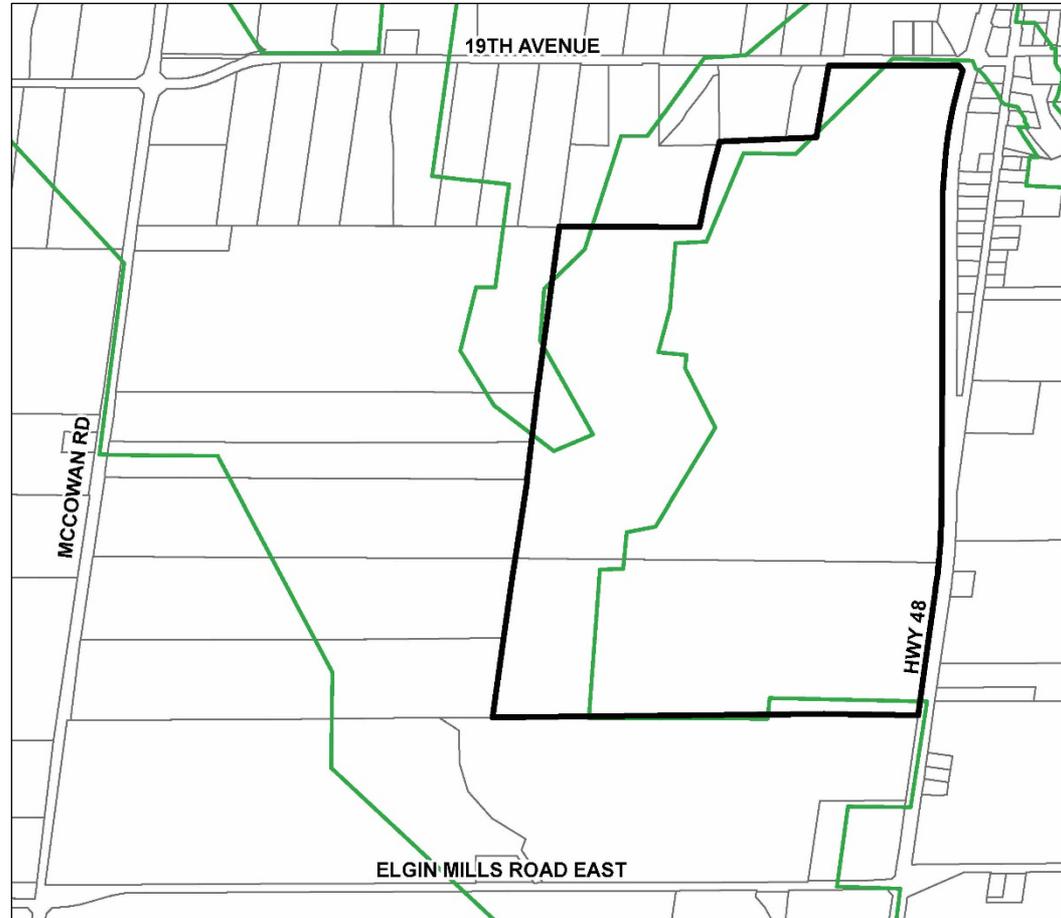
- | | | | | | |
|---|--|---|------------------------------|---|---|
| 1 LT FIFA STANDARD ARTIFICIAL TURF SOCCER FIELD (105m X 78m) | 4 LT PICKLEBALL COURTS (16 TOTAL) - FUTURE DOME | 7 PARKING LOT (14-333 TOTAL PARKING) | 10 PASSIVE OPEN SPACE | 13 PLAYGROUND | 16 EXISTING TRANS-CANADA PIPELINE EASEMENT |
| 2 LT CRICKET PITCH | 5 PARK BUILDING | 8 MARKHAM GREENWAY SYSTEM (ENVIRONMENTAL SETBACK LIMITS TBD) | 11 PUMP TRACK | 14 SPLASH PAD | 17 MUNICIPAL PUMPING STATION |
| 3 LT TENNIS COURTS (0 TOTAL) - FUTURE DOME | 6 LT BASEBALL DIAMONDS (2 TOTAL) | 9 BOARDWALK | 12 SKATEDARK | 15 LT NATURAL TURF SOCCER FIELDS (60m X 95m) | 18 BLEACHERS |

1:1250

HIGHWAY 48

PROJECT VISION

- Subject Lands area totals approx. 139.65 ha (345 acres)
- Proposal to convey approx. 50% of Subject Lands to City of Markham
 - City-wide Park = 60+ acres
 - Greenbelt/Greenway Lands = 107 acres
 - Other Lands = 6.4 acres
- Elementary School = 6 acres
- Approx. 2,825 ground-oriented housing units
- Infrastructure improvements and upgrades



PROPOSED OFFICIAL PLAN AMENDMENT

An Official Plan Amendment is required to implement the Minister's Zoning Order to:

- Permit the lands to be developed for urban uses including:
 - City-wide Park Uses
 - Elementary School
 - Residential Dwellings
- Proposes a Greenway System designation to protect lands from development
- Proposed land use designations are consistent with the proposed zone categories of Draft MZO

AMENDMENT TO MAP 3 - LAND USE OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED OFFICIAL PLAN AMENDMENT XXX	
	AMENDMENT TO THE CITY OF MARKHAM OFFICIAL PLAN, 2014
	Greenway
	Residential Low Rise
	Residential Mid Rise

