



Development Services Public Meeting Agenda

Meeting No. 16 | December 3, 2024 | 7:00 PM | Live streamed

Members of the public have the option to attend either remotely via Zoom or in-person
in the Council Chamber at the Civic Centre

Members of the public can participate by:

1. VIEWING THE ONLINE LIVESTREAM:

Council meetings are video and audio streamed at: <https://pub-markham.escribemeetings.com/>

2. EMAILING A WRITTEN SUBMISSION:

Members of the public may submit written deputations by email to clerkspublic@markham.ca.

Written submissions must be received by 4:00 p.m. the day prior to the meeting.

If the deadline for written submission has passed, you may:

Email your written submission directly to [Members of Council](#); or

Make a deputation at the meeting by completing and submitting an online [Request to Speak Form](#)

If the deadline for written submission has passed **and** Council has finished debate on the item at the meeting, you may email your written submission directly to [Members of Council](#).

3. REQUEST TO SPEAK / DEPUTATION:

Members of the public who wish to make a deputation, please register prior to the start of the meeting by:

Completing an online [Request to Speak Form](#), or,

E-mail clerkspublic@markham.ca providing full name, contact information and item they wish to speak on.

If you do not have access to email, contact the Clerk's office at **905-479-7760** on the day of the meeting.

*If Council or Committee has finished debate at the meeting on the item, you may email your written submission directly to [Members of Council](#).

The list of [Members of Council is available online at this link](#).

Alternate formats for this document are available upon request.

Closed captioning during the video stream may be turned on by clicking the [cc] icon located at the lower right corner of the video screen.

**Note: As per Section 7.1(h) of the Council Procedural By-Law,
Council will take a ten minute recess after two hours have passed since the last break.**



Development Services Public Meeting Agenda

Meeting Number: 16

December 3, 2024, 7:00 PM - 9:00 PM

Live streamed

All Members of Council
Development Services
Chair: Regional Councillor Joe Li

Pages

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. DEPUTATIONS
4. REPORTS
 - 4.1 PUBLIC MEETING INFORMATION REPORT, CITY OF MARKHAM AT 7085, 7095, 7125, 7131, 7155, 7181, AND 7225 WOODBINE AVENUE, APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT

A PROPOSED MODIFICATION OF A ZONE BOUNDARY LINE TO THE COMPREHENSIVE ZONING BY-LAW 2024-19 AT THE EAST SIDE OF WOODBINE AVENUE SOUTH OF STEELCASE ROAD, MUNICIPALLY KNOWN AS 7085, 7095, 7125, 7131, 7155, 7181, AND 7225 WOODBINE AVENUE (WARD 8), FILE NO. PR 2024 196596 (10.5)

G. Day, ext. 3071

2
 - 4.2 PUBLIC MEETING INFORMATION REPORT, CITY OF MARKHAM AT MAJOR TRANSIT STATIONS AREAS (“MTSAS”), APPLICATION FOR CITY INITIATED AMENDMENTS TO PERMIT A MINIMUM OF UP TO FOUR STOREYS FOR LAND USE DESIGNATIONS THAT PERMIT RESIDENTIAL WITHIN

MAJOR TRANSIT STATIONS AREAS (WARD 1, 2, 3, 4, 5, 6 AND 8), FILE NO. PR 2024 196596 (10.3, 10.5)

D. Schlosser, ext. 2157 / G. Day, ext. 3071

14
5. ADJOURNMENT



**Development Services Commission
PUBLIC MEETING INFORMATION REPORT**

Date:	Tuesday, December 3, 2024		
Application Type:	Zoning By-law Amendment (the “Request”)		
Owner:	City of Markham		
Agent:	City of Markham		
Proposal:	Proposed modification of a zone boundary line to the Comprehensive Zoning By-law 2024-19		
Locations:	East side of Woodbine Avenue south of Steelcase Road, municipally known as 7085, 7095, 7125, 7131, 7155, 7181, and 7225 Woodbine Avenue (the “Subject Lands”)		
File Number:	PR 2024 196596	Ward:	8
Prepared By:	Geoff Day, MCIP, RPP, Senior Planner, Development Facilitation Office, Ext. 3071		
Reviewed By:	Brad Roberts Manager, Development Facilitation Office	Stephen Lue, MCIP, RPP, Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Request by Staff to modify a zone boundary line affecting 7085, 7095, 7125, 7131, 7155, 7181, and 7225 Woodbine Avenue (the “Subject Lands”), as shown on Figure A.

BACKGROUND

Council enacted By-law 2024-19 on January 31, 2024, which was partially approved by the Ontario Land Tribunal on September 19, 2024. While confirming that By-law 2024-19 accurately zoned all affected lands into their corresponding 2014 Official Plan designations, Staff determined that the Subject Lands were inadvertently assigned a Greenway One *1 (GWY1*1) zone designation.

The GWY1*1 zone was created to identify Stormwater Management Facilities, Public Parks and playground areas within the Greenway designation. Figure A shows an existing linear GWY1*1 zone on the north side of Steelcase Road; the same feature that traverses in a linear north/south direction along the eastern portions of 85 Steelcase Road, and 55, 85, 115, and 155 Torbay Road (see Figure C). As the westerly limit of this Official Plan boundary, shown on Figure B, was

not included when the mapping associated with By-law 2024-19 was brought before Council on January 31, 2024, the Subject Lands were assigned the GWY1*1 zone designation.

The westerly portions of 85 Steelcase Road, 55, 85, 115, and 155 Torbay Road were correctly assigned the GWY1*1 zone designation with 135 Torbay Road and remain unaffected by the recommended boundary line adjustment.

It is the opinion of Staff that the Subject Lands should be assigned the Employment – Service Employment (EMP-SE) designation, in accordance with the 2014 Official Plan (Schedule ‘A’ to By-law). Staff note that a portion of 7131 Woodbine Avenue should also assigned the Employment – Service Employment (EMP-SE) designation with a portion being retained in the GWY1*1 zone designation.

NEXT STEPS

- a) Statutory Public Meeting, in accordance with Section 34 of the *Planning Act* is scheduled for December 3, 2024
- b) Council Enactment (Q4 - 2024 Target)

Accompanying Figures:

Figure A: Location Map / Area Context

Figure B: 2014 Official Plan Map 3 – The Subject Lands

Figure C: Aeiral Photo 2024

Schedule A: Draft Zoning By-law Amendment

Figure A

Location Map / Area Context



Figure B

2014 Official Plan Map 3 – the Subject Lands

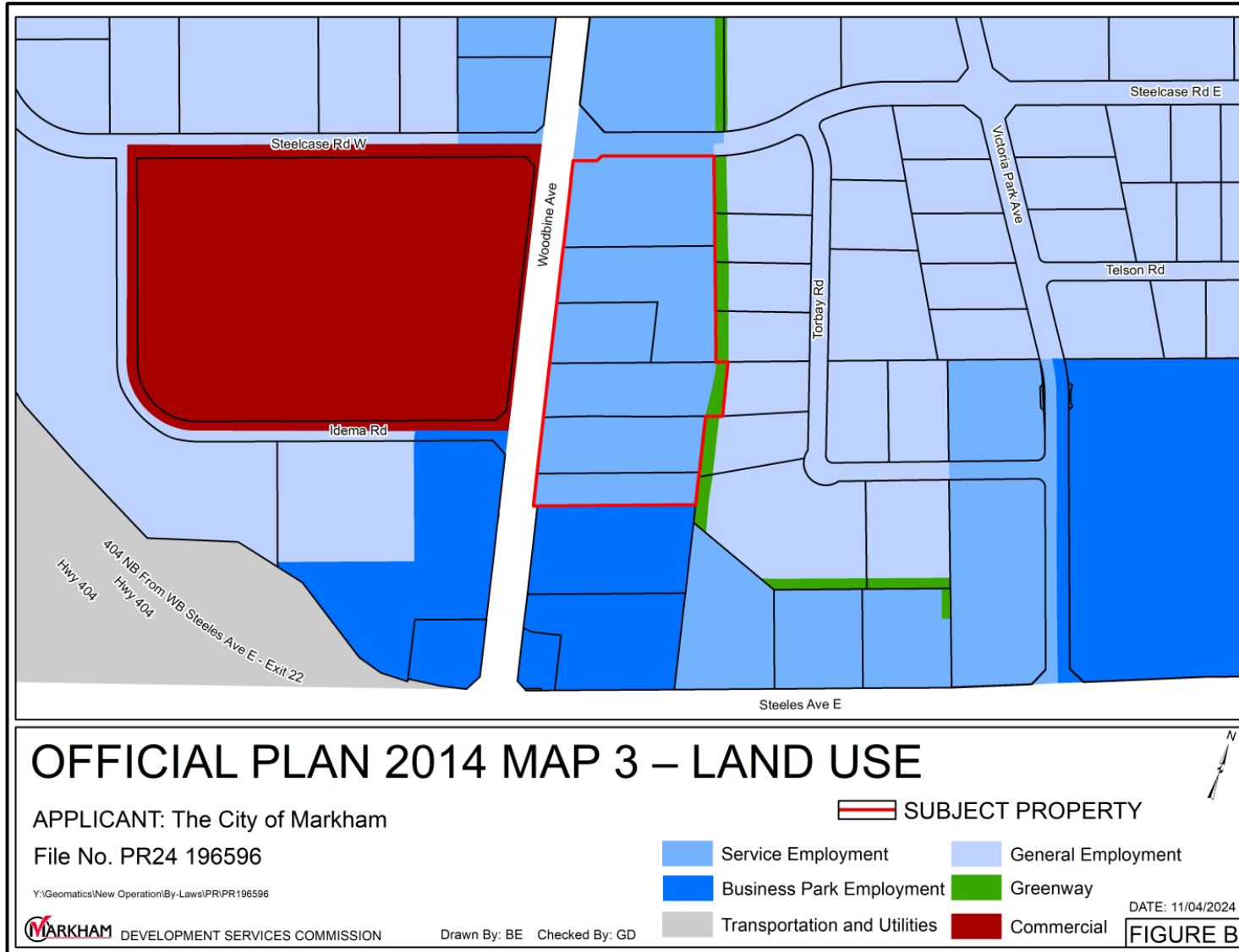


Figure C

Aerial Photo 2024



Schedule A – Draft Zoning By-law Amendment



EXPLANATORY NOTE

BY-LAW 2024-____
A By-law to amend By-law 2024-19, as amended

City of Markham

Lands Affected

The proposed by-law amendment applies lands municipally known as 7085, 7095, 7125, 7131, 7155, 7181, and 7225 Woodbine Avenue.

Existing Zoning

The subject lands are zoned **Greenway One *1 (GWY1*1)** under By-law 2024-19, as amended.

Purpose and Effect

The purpose and effect of this By-law is to rezone a portion of the subject lands into the **Employment-Service Employment (EMP-SE)**, in accordance with the 2014 Official Plan.

Schedule A – Draft Zoning By-law Amendment



BY-LAW 2024-_____ A By-law to amend By-law 2024-19, as amended

The Council of The Corporation of the City of Markham hereby enacts as follows:

1. That By-law 2024-19, as amended, is hereby further amended as follows:

1.1 By zoning the lands outlined on Schedule 'A' attached hereto:

from:

Greenway One *1 (GWY1*1)

to:

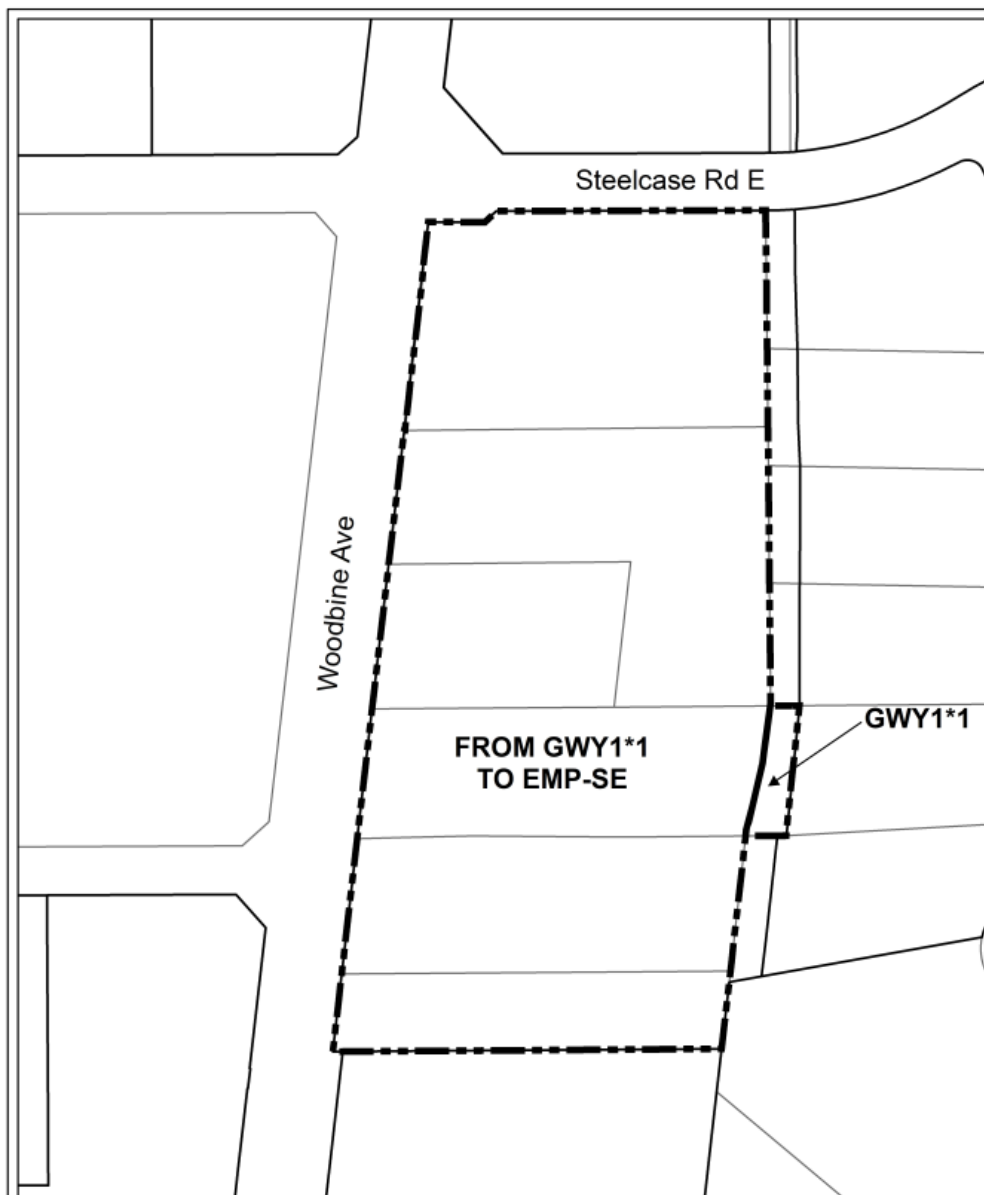
**Greenway One *1 (GWY1*1); and,
Employment-Service Employment (EMP-SE)**

Read and first, second and third time and passed on _____, 2024.






Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

Schedule A – Draft Zoning By-law Amendment



SCHEDULE 'A' TO BY-LAW AMENDING BY-LAW 2024-19 DATED

-  BOUNDARY OF AREA COVERED BY THIS SCHEDULE
-  BOUNDARY OF ZONE DESIGNATIONS
-  GREENWAY ONE
-  EMPLOYMENT - SERVICE EMPLOYMENT
-  EXCEPTION NUMBER

THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by-law, the information contained in the text of the zoning by-law of the municipality shall be deemed accurate.

Y:\Geomatics\New Operation\By-Laws\PR\PR196599\Schedule A.mxd



DEVELOPMENT SERVICES COMMISSION



Drawn By: BE Checked By: GD DATE: 11/04/2024

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office

A change is proposed for lands municipally addressed as 7085, 7095, 7125, 7131, 7155, 7181, and 7225 Woodbine Avenue (the “Subject Lands”). The City of Markham is proposing to correct a mapping error that affects the Subject Lands when By-law 2024-19 was enacted by Council on January 31, 2024.

Tell us what you think

A Public Meeting to consider the applicant’s proposal for the Subject Lands will take place on:

Date: December 3, 2024

Time: 7:00 p.m.

Place: Members of the Development Services Committee and the public have the option to attend either in-person in the Council Chamber at the Civic Centre or remotely via Zoom.

All meetings are video and audio streamed on the City’s website at:

<https://pub-markham.escribemeetings.com/>

Property Description

The ‘Subject Lands’ are located east of Woodbine Avenue, south of Steelcase Road West and generally east of Highway 404. The ‘Subject Lands’ are zoned Greenway One*1 under By-law 2024-19, as amended. The Official Plan 2014 designates the majority of the Subjects Lands as Service Employment, except for the easterly portion of 7131 Woodbine Avenue which is designated Greenway.

City-initiated Proposal

The City is proposing to amend By-law 2024-19 to rezone the majority of the Subject Lands from ‘Greenway One*1’ to ‘Employment – Service Employment’. The easterly portion of 7131 Woodbine Avenue will remain under the Greenway One*1 zone designation, in accordance with the 2014 Official Plan.

The purpose and effect of the proposed amendments to the Zoning By-law(s) is to correct a mapping error that affects the Subject Lands when By-law 2024-19 was enacted by Council on January 31, 2024.

Additional Information

For additional information on the application, the Public Meeting Information Report can be found at www.markham.ca/PlanningApplications. For public viewing, the application can be accessed by contacting the Planner below referring to application number **PR 24 196596**:

Geoff Day, Senior Planner, MCIP, RPP
Planning & Urban Design Department
gday@markham.ca (905) 477-7000 ext. 3071.

Written submissions may be mailed or personally delivered to the Clerk's Department at the address noted below, or by e-mail to clerkspublic@markham.ca by quoting the above noted file numbers.

The City of Markham,
101 Town Centre Boulevard
Markham, Ontario, L3R 9W3

Future Notification

If you wish to be notified of the decision of the City of Markham, on the proposed Zoning By-law Amendment you must make a written request to the Clerk's Department at the address noted above or by email to: notifications@markham.ca.

Information about Appeals

- i. If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Markham to the Ontario Land Tribunal (OLT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham before the proposed By-law is passed, the person or public body is not entitled to appeal the decision.
- ii. If a person or public body does not make oral submissions at a public meeting or, make written submissions to the City of Markham before the proposed By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal (OLT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

That means if this By-law is appealed to the Ontario Land Tribunal (OLT) and you would like to participate in the appeal in some form, you must make an oral submission at a public meeting, or submit written comments to the City Clerk, before the By-law is passed by Markham City Council.

Steelcase Rd W

Woodbine Ave

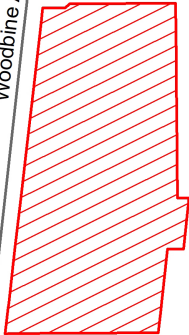
Torbay Rd

Victoria Park Ave

Steelcase Rd E

Telson Rd

Idema Rd

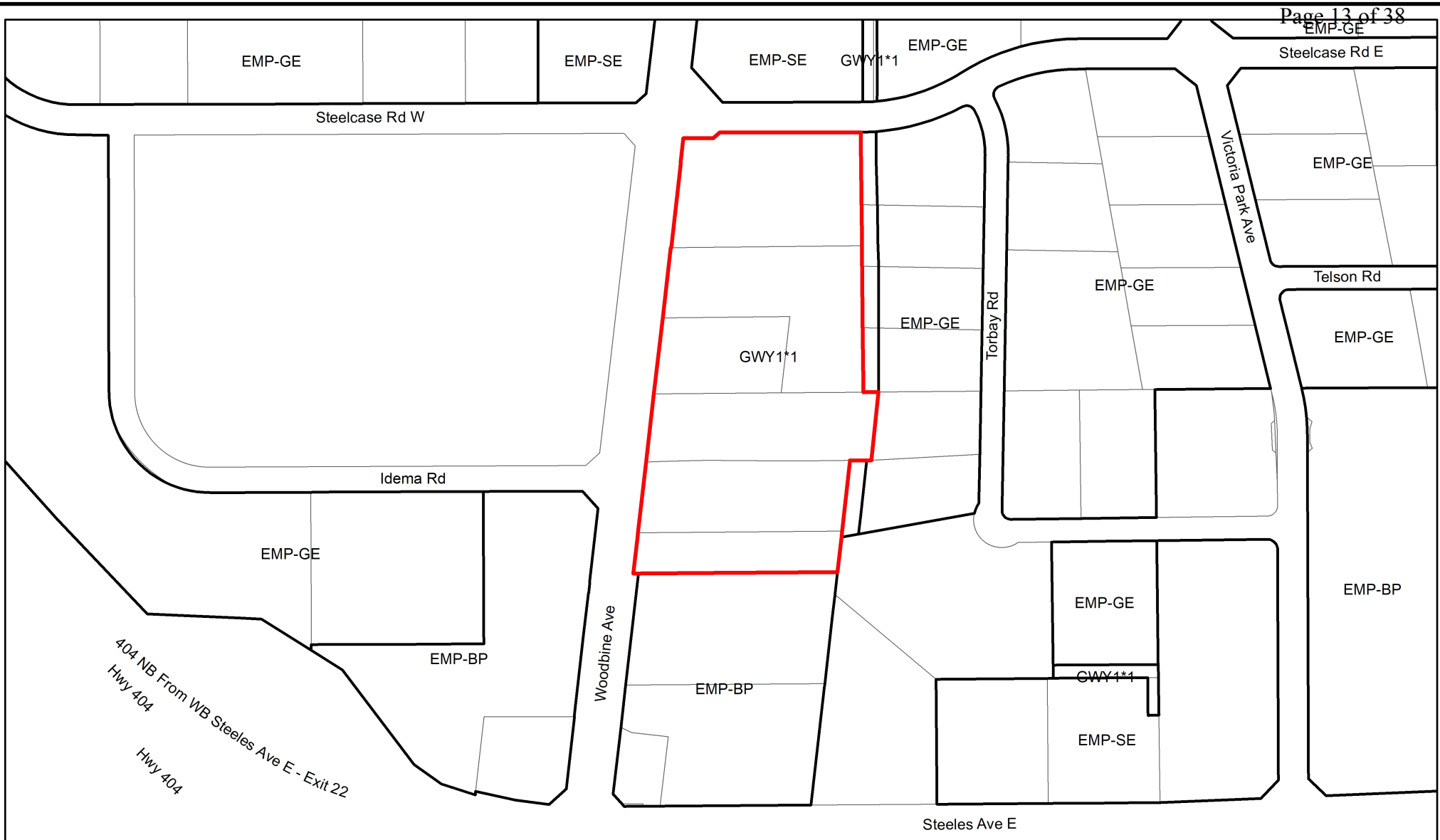


Hwy 404
Hwy 404

Steeles Ave E




SUBJECT PROPERTY



AREA CONTEXT / ZONING

APPLICANT: The City of Markham
File No. PR24 196596

Y:\Geomatics\New Operation\By-Laws\PR\PR196596

 SUBJECT LANDS





Development Services Commission
PUBLIC MEETING INFORMATION REPORT

Date:	Tuesday, December 3, 2024		
Application Type:	Official Plan and Zoning By-law Amendment (the “Request”)		
Proponent:	City of Markham		
Proposal:	City initiated amendments to permit a minimum of up to four storeys for land use designations that permit residential within Major Transit Stations Areas		
Location:	Major Transit Stations Areas (“MTSAs”)		
File Number:	PR 24 196907	Wards:	All except 7
Prepared By:	Deanna Schlosser, RPP MCIP, Senior Planner, Ext. 2157 Geoff Day, RPP MCIP, Senior Planner, Ext. 3071		
Reviewed By:	Duran Wedderburn, RPP MCIP Manager, Policy Brad Roberts, Manager Zoning and Special Projects	Stephen Lue, RPP MCIP Senior Development Manager	

PURPOSE

This preliminary information pertains to the City-initiated Request to permit a minimum of up to four storeys for land use designations where residential dwelling units are permitted within MTSAs in the City of Markham (the “Subject Lands”).

NEXT STEPS

- Statutory Public Meeting, in accordance with the *Planning Act* is scheduled for December 3, 2024
- Consider input received at the statutory Public Meeting and commenting agencies to inform revisions to the draft Official Plan and Zoning By-law Amendments, where appropriate
- Target a Recommendation Report for Council’s consideration in Q2-2025
- In the event of approval, adoption of the Official Plan Amendment and the enactment of the Zoning By-law Amendment

LOCATION

The Subject Lands are comprised of the lands use designations in the 2014 Markham Official Plan that permit residential units within MTSAs, as identified in the 2022 York Region Official Plan Appendix 2 and within the City of Markham, as shown on Figure 1.

BACKGROUND

In spring 2023, the Canada Mortgage and Housing Corporation (“CMHC”) launched the Housing Accelerator Fund (the “HAF”) program. The main objective of the program is to provide funding to support local initiatives that remove barriers to building more homes faster and boost housing supply. The following illustrates the chronology of the program:

- June 14, 2023: [Council](#) directed Staff to submit a HAF application
- October 11, 2023: The Federal Minister issued a letter acknowledging the City’s proposal to address the housing crisis in the HAF application, and requested that the City consider the following measures in its HAF application to address the housing crisis:
 - Legalize four units as-of-right city-wide; and
 - Legalize four storeys as-of-right within 800 m of transit and where MTSAs do not extend to 800 m
- December 13, 2023: In response to the Federal Minister’s request, as part of Initiative 3, [Council directed Staff](#) to initiate amendments to permit a minimum of up to four storeys for land use designations that permit residential dwelling units within MTSAs for Council’s consideration
- January 25, 2024: the City’s HAF application approval was secured through the execution of a contribution agreement with the CMHC for \$58.8 million in funding, with the goal of supporting the delivery of 1,640 housing units, including approximately 193 affordable housing units, over the course of the program, measured by the issuance of Building Permits
- June 18, 2024: The Development Services Committee received a [staff report](#) that provided an overview of the work plan to implement the City’s HAF Program Action Plan Initiatives, including Initiative 3, which identifies milestones involving a statutory Public Meeting and bringing the recommended Official Plan and Zoning By-law Amendments for Council’s consideration.

The proposed Official Plan Amendment (“OPA”) would establish permissions for a minimum height of up to four storeys for lands that permit residential dwelling units within MTSAs, with the exception of lands identified as Special Policy Area within MTSA 15 McCowan BRT Station

Within the City of Markham, there are 22 MTSAs that are delineated within the York Region Official Plan, as shown on Figures 3 and 3a to 3f. The proposed OPA introduces a new policy that would apply to all land use designations that permit residential dwelling units, except for lands designated Mixed Use Low Rise in Special Policy Areas (see Figure 4). The proposed OPA, attached as Appendix 1, would consist of the following proposed new policy 8.1.5.2:

“That notwithstanding any other provisions of this Plan to the contrary, for lands within Major Transit Stations Areas, as shown on Appendix 2 of the York Region Official Plan, a minimum height, of up to four storeys, shall be established for land use designations which permit residential dwelling units through the implementing zoning by-laws, with the exception of lands identified as Special Policy Area within Major Transit Station Area 15 McCowan BRT Station.”

Although the proposed OPA would permit a change to the minimum permitted heights within residential land uses within the MTSAs, it would not:

- Change any land use designations
- Change any permitted uses
- Change any permitted densities within any land use designations
- Change any maximum building heights
- Change the delineated boundaries or the density targets within the MTSAs

Additionally, within the MTSAs, the proposed OPA would not apply to:

- Land use designations that comprise solely of employment uses
- Lands designated Greenway
- Lands generally located southwest of Highway 7 East and McCowan Road, which are designated Mixed Use Low Rise within the Special Policy Area identified as MTSA 15 McCowan BRT Station, which are restricted to a maximum height of three storeys.

The proposed Zoning By-law Amendment (the “ZBA”) enables permissions for a minimum height of up to four storeys for lands that permit residential dwelling units within MTSAs to facilitate the implementation of Initiative 3 as part of the HAF program

The City-initiated Draft ZBA (see Appendix 2) would allow buildings that contain residential units within an MTSA, to be four storeys, outside of lands located within a Special Policy Area. Similarly to the proposed OPA, the proposed ZBA would not change any permitted uses, setbacks or other development standards.

Accompanying Figures and Appendices:

Figure 1: Subject Lands Location Map

Figure 2: Key Map of MTSA within City of Markham

Figure 3: Figures 3a to 3 f: Excerpts from York Region Official Plan, Appendix 2

Figure 4: Boundary Map - MTSA, Land Use, Special Policy Areas

Appendix 1: Proposed Official Plan Amendment

Appendix 2: Proposed Zoning By-laws

Figure 1: Subject Lands Location Map

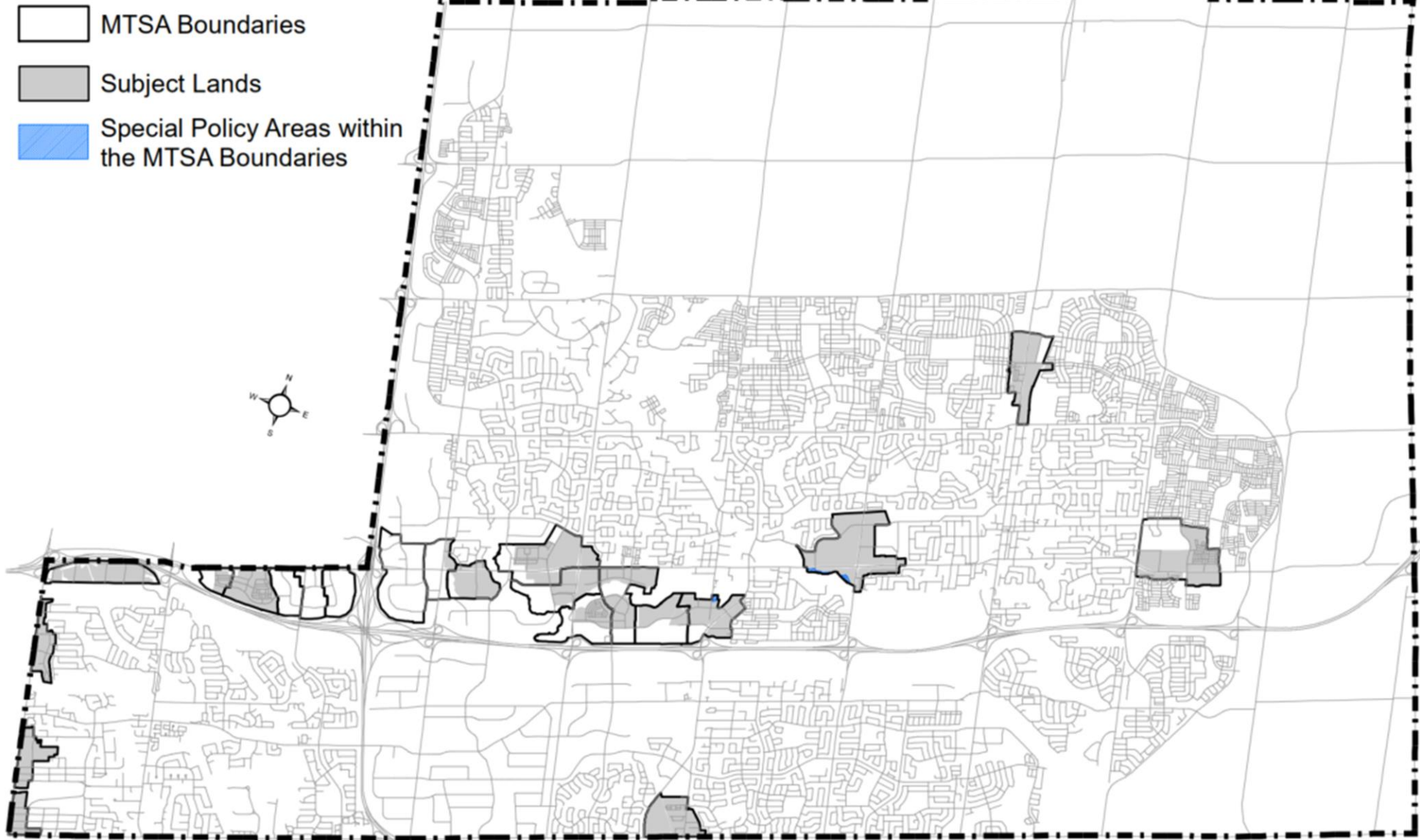


Figure 2: Key Map of MTSA within City of Markham

- PMTSA 5 Allstate Parkway BRT Station Markham
- PMTSA 6 Andre De Grasse BRT Station Markham
- PMTSA 7 Cedarland BRT Station Markham
- PMTSA 8 Chalmers BRT Station Markham
- PMTSA 9 Clark Subway Station Markham
- PMTSA 10 Cornell BRT Station Markham
- PMTSA 11 East Beaver Creek BRT Station Markham
- PMTSA 12 Enterprise BRT Station Markham
- PMTSA 13 Langstaff GO-Bridge Station Markham
- PMTSA 14 Leslie-Highway 7 BRT Station Markham
- PMTSA 15 McCowan BRT Station Markham
- PMTSA 16 Milliken GO Station Markham
- PMTSA 17 Montgomery BRT Station Markham
- PMTSA 18 Mount Joy GO Station Markham
- PMTSA 19 Royal Orchard Subway Station Markham
- PMTSA 20 Steeles Subway Station Markham
- PMTSA 21 Town Centre BRT Station Markham
- PMTSA 22 Unionville GO Station Markham
- PMTSA 23 Valleymede BRT Station Markham
- PMTSA 24 Warden BRT Station Markham
- PMTSA 25 West Beaver Creek BRT Station Markham
- PMTSA 26 Woodbine BRT Station Markham



Figure 3a: Excerpt from York Region Official Plan, Appendix 2

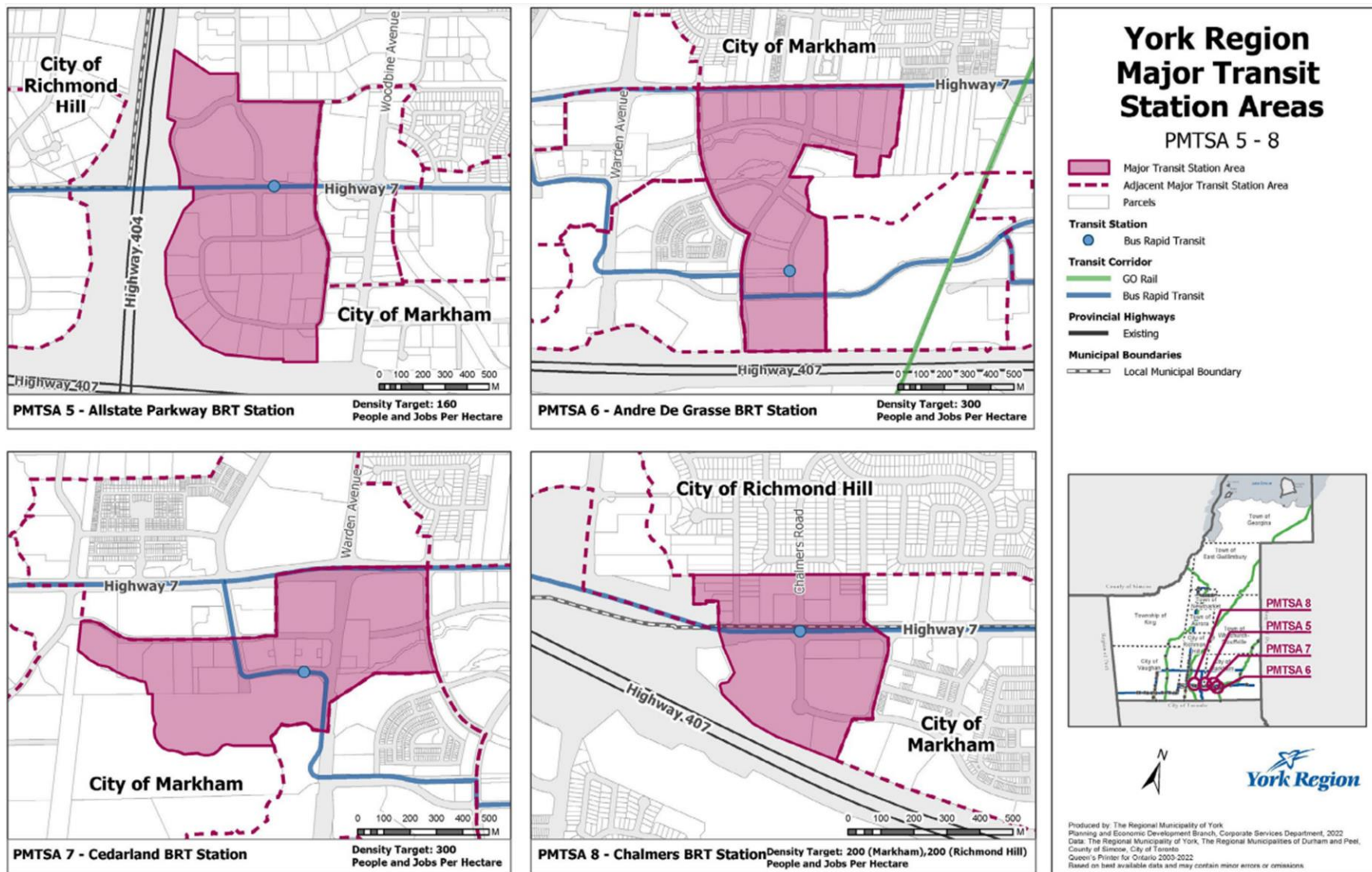


Figure 3b: Excerpt from York Region Official Plan, Appendix 2

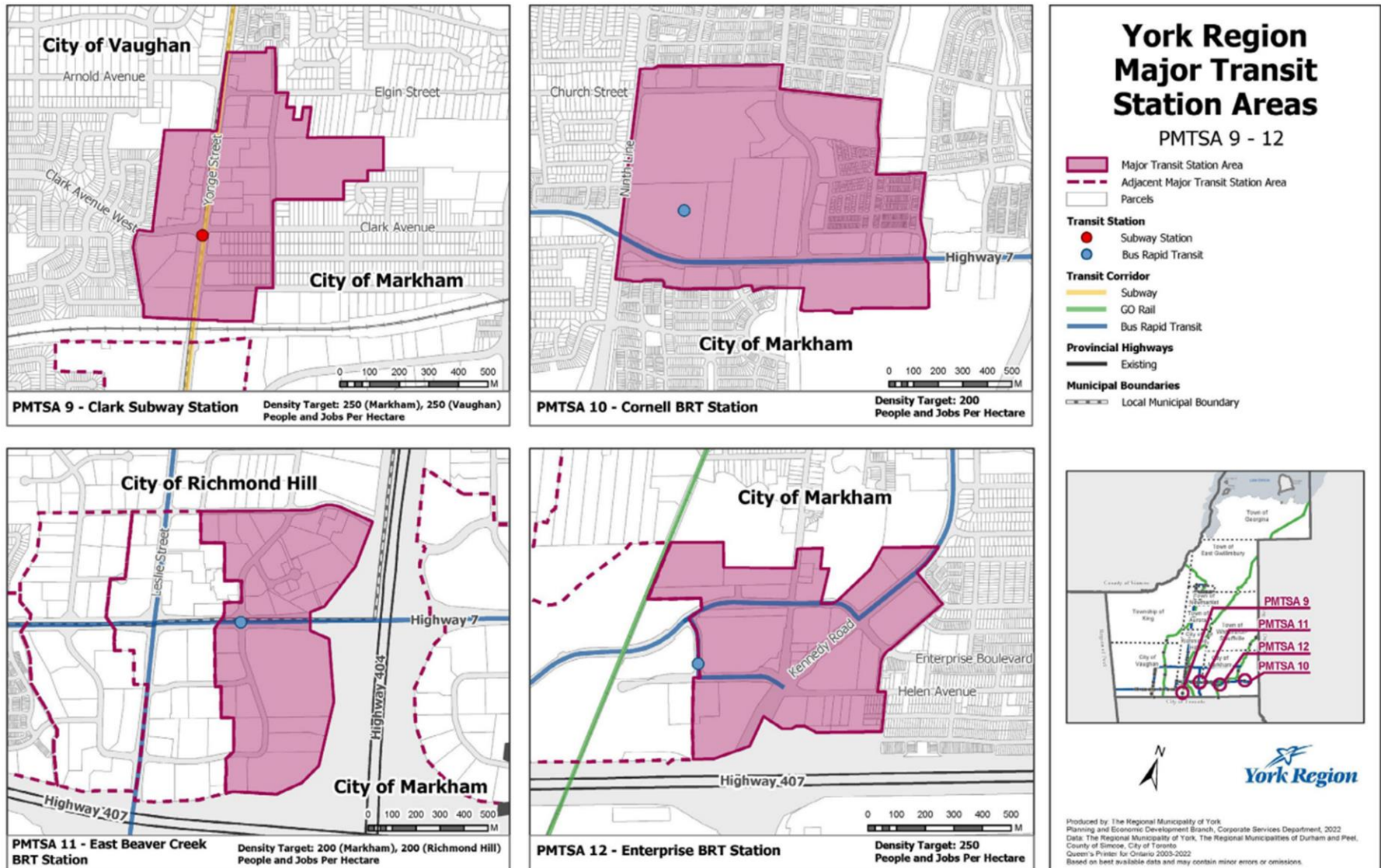


Figure 3c: Excerpt from York Region Official Plan, Appendix 2

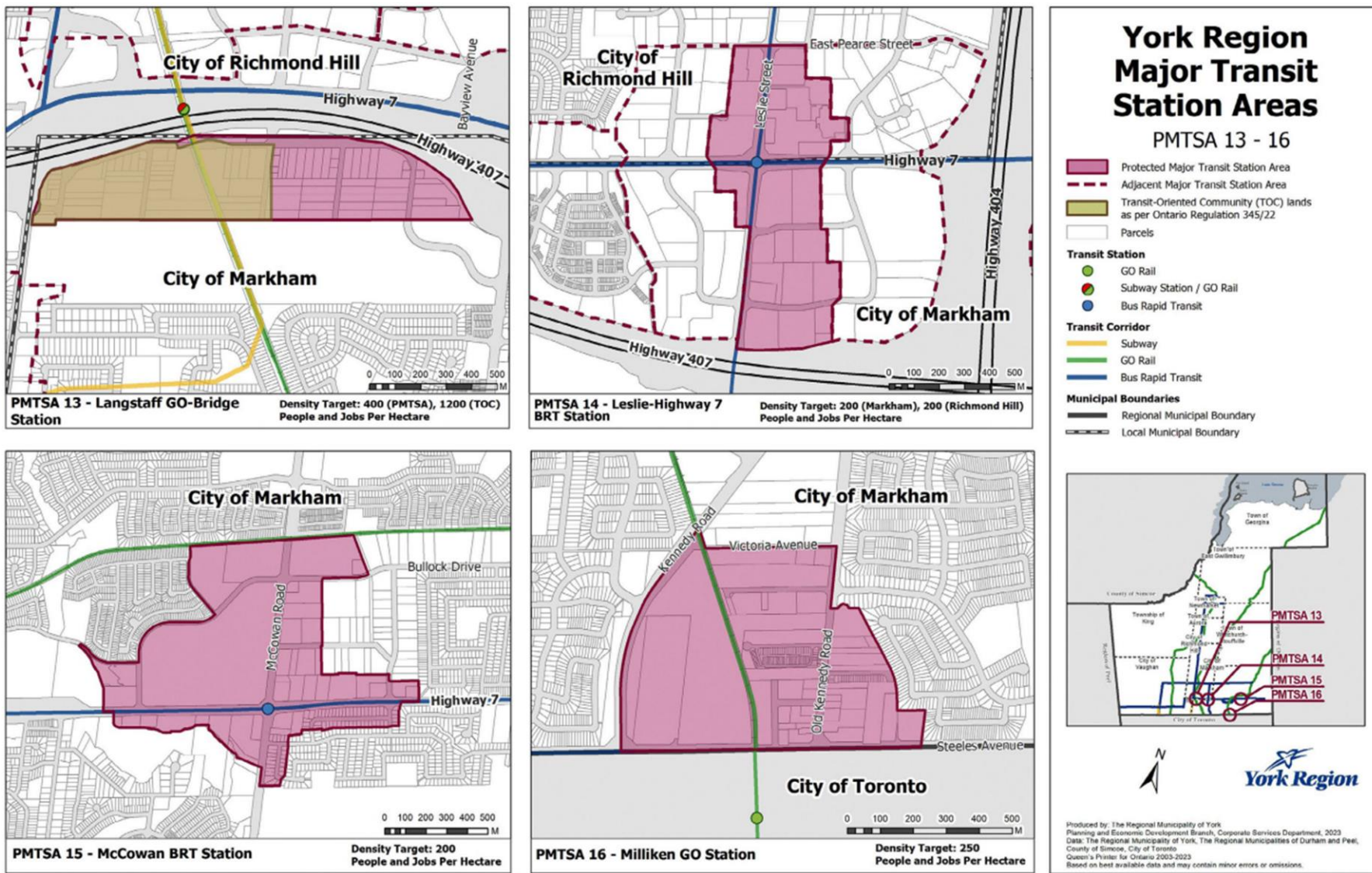


Figure 3d: Excerpt from York Region Official Plan, Appendix 2

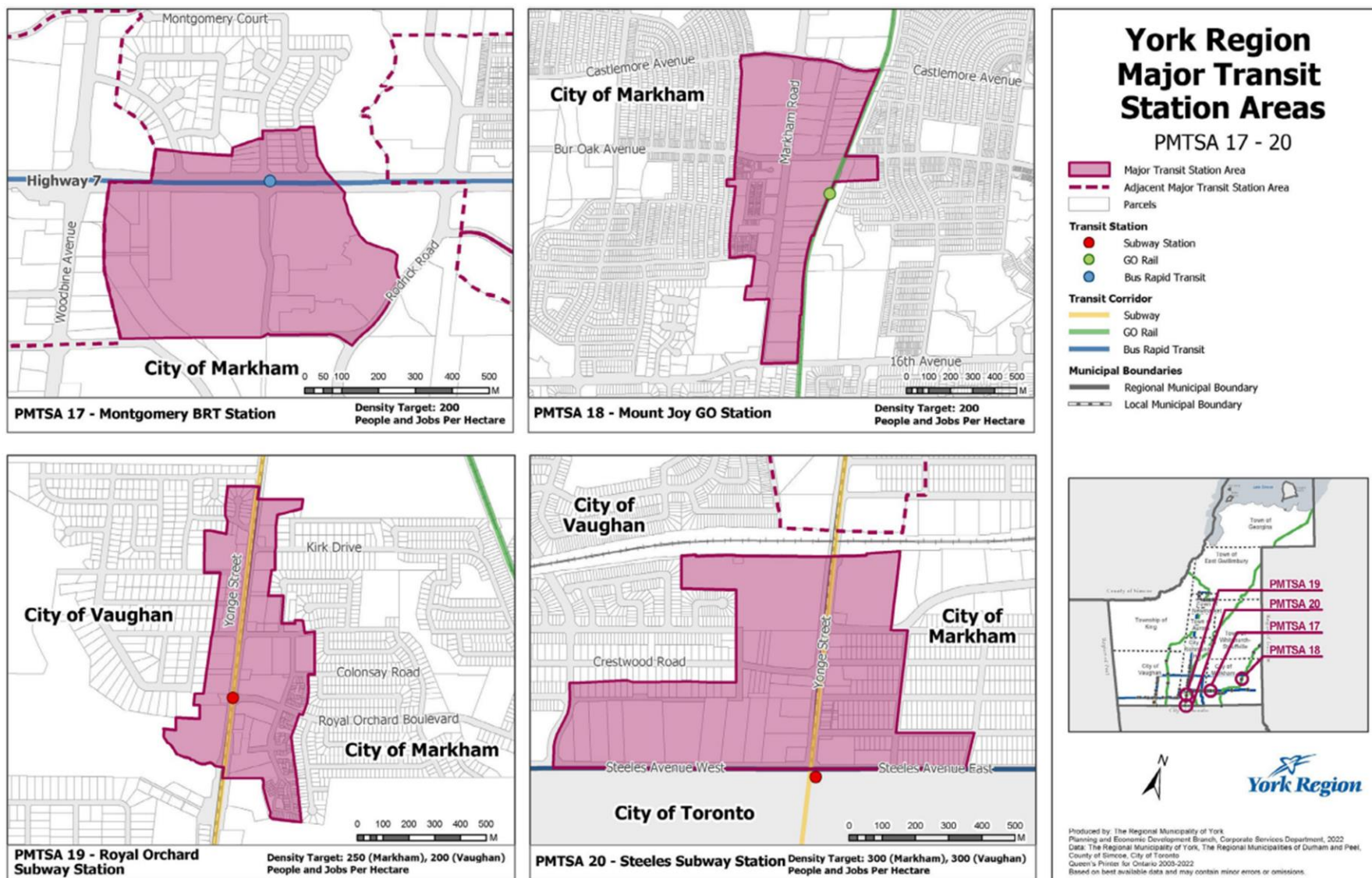


Figure 3e: Excerpt from York Region Official Plan, Appendix 2

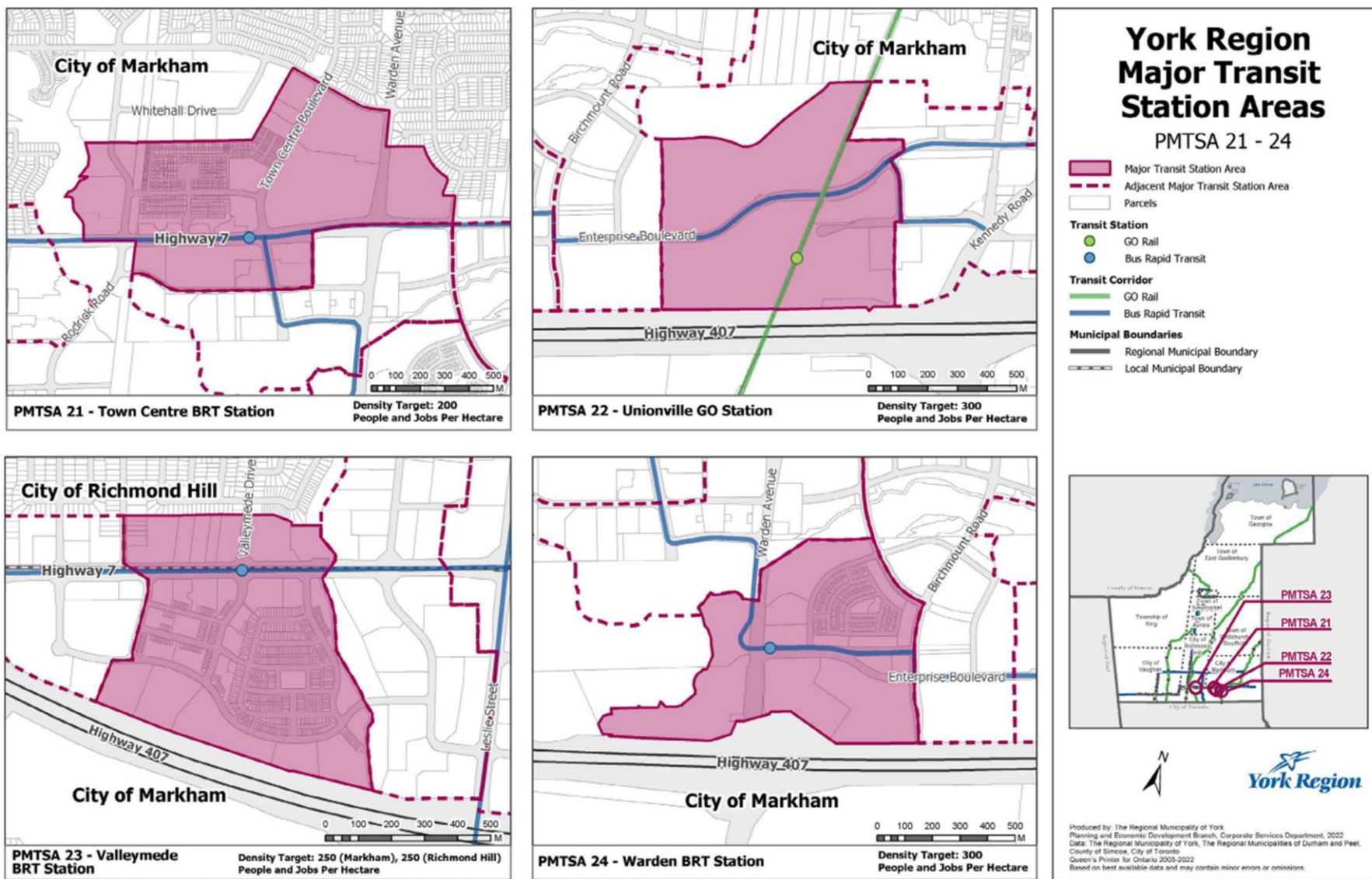


Figure 3f: Excerpt from York Region Official Plan, Appendix 2

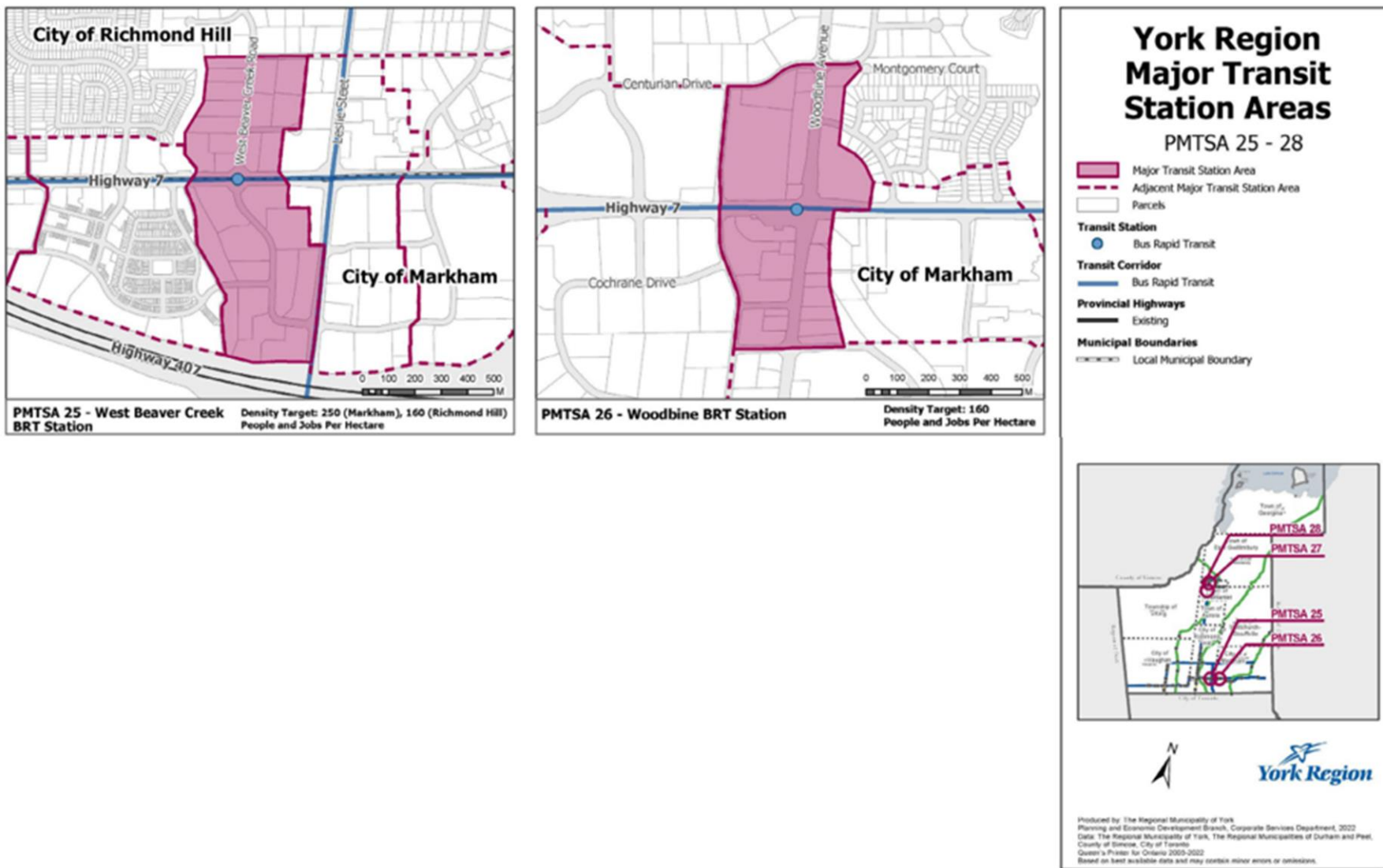
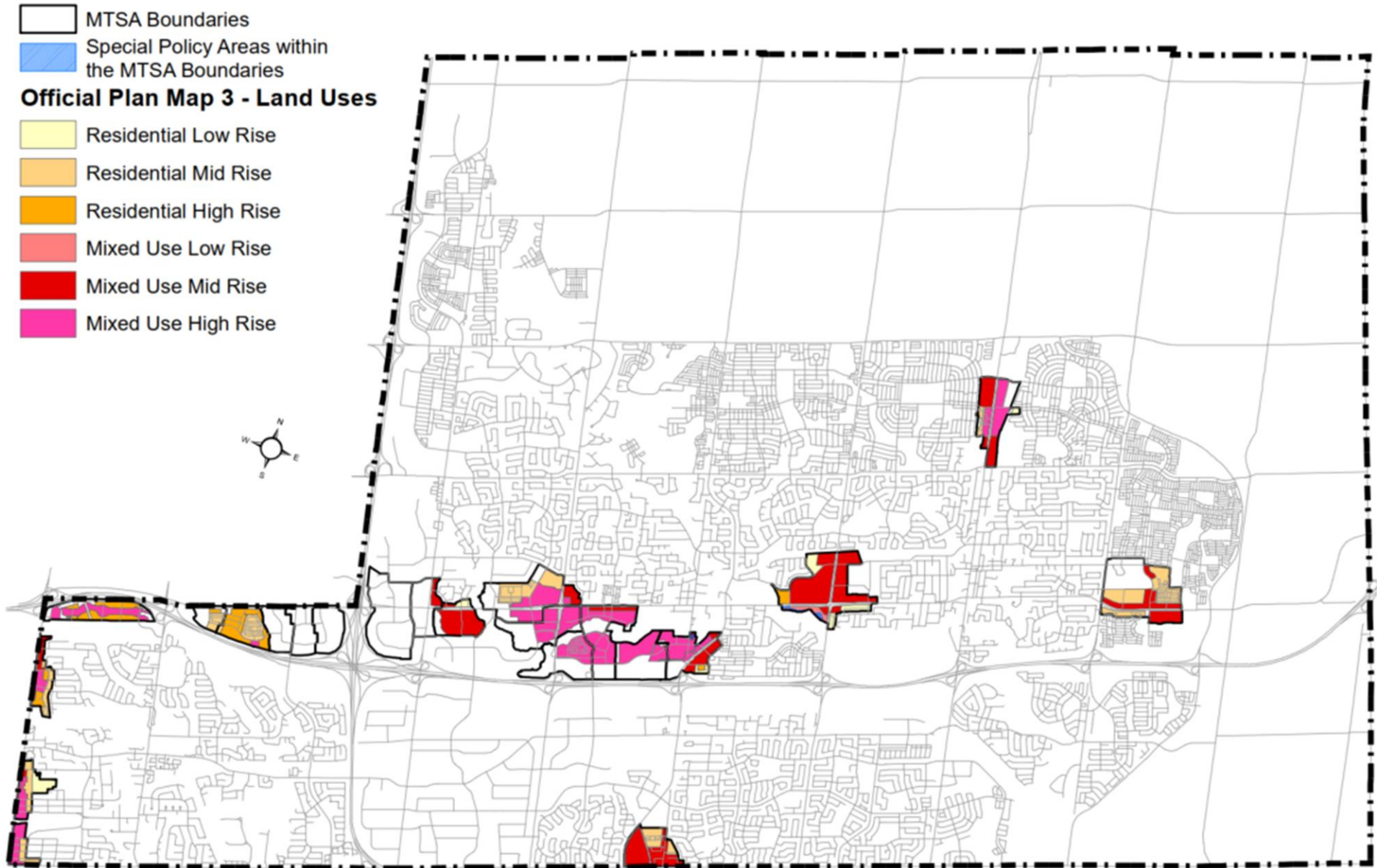


Figure 4: Boundary Map – MTSA, Land Use, Special Policy Areas



CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. XXX

To amend the City of Markham Official Plan, 2014, as amended.

(Major Transit Station Area's within the Municipality)

DRAFT

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. XXX

To amend the City of Markham Official Plan, 2014, as amended.

This Official Plan Amendment was adopted by the Corporation of the City of Markham By-law No. 2025-XX in accordance with the *Planning Act*, R.S.O., 1990 c. P.13, as amended, on the XX day of XX 2025.

Kimberley Kitteringham
City Clerk
(Signed)

Frank Scarpitti
Mayor
(Signed)



By-law 2025-XX

Being a by-law to adopt Amendment No. XXX
to the City of Markham Official Plan, 2014, as amended

THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM, IN ACCORDANCE WITH THE PROVISIONS OF THE *PLANNING ACT*, R.S.O., c. P.13, 1990 HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. XXX to the City of Markham Official Plan, 2014, as amended, attached hereto, is hereby adopted.
2. THAT this by-law shall come into force and take effect on the date of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS XX DAY OF XX 2025.

Kimberley Kitteringham
City Clerk
(Signed)

Frank Scarpitti
Mayor

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 2.0 IMPLEMENTATION AND INTERPRETATION..... 9

DRAFT

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PART I – INTRODUCTION

(This is not an operative part of the Official Plan Amendment No. XXX)

PART I – INTRODUCTION

1.0 GENERAL

- 1.1. PART I – INTRODUCTION, is included for information purposes and is not an operative part of this Official Plan Amendment.

- 1.2. PART II – THE OFFICIAL PLAN AMENDMENT constitutes Official Plan Amendment No. XXX to the City of Markham Official Plan, 2014, as amended. Part II is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Official Plan Amendment (“Amendment”) applies to lands use designations in the 2014 Markham Official Plan that permit residential units within the Major Transit Station Areas, as identified in the 2022 York Region Official Plan Appendix 2, within the geographic boundary of the City of Markham.

3.0 PURPOSE

To amend certain existing policies in the City of Markham Official Plan, 2014 to establish permissions for a minimum height of up to four storeys for lands that permit residential dwelling units within Major Transit Stations Areas, with the exception of lands identified as Special Policy Area within Major Transit Station Area 15 McCowan BRT Station.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The Official Plan Amendment is consistent with the Provincial Policy Statement, 2024 and conforms to the 2022 York Region Official Plan.

The Provincial Policy Statement, 2024, issued under the Planning Act, provides principles and policy direction on matters of provincial interest relating to land use planning and development. These matters include building strong communities with an emphasis on efficient development and land use patterns, wise use and management of resources and protecting public health and safety. The Provincial Policy Statement, 2024, directs the focus of growth and development to settlement areas, which include Major Transit Station Area (“MTSA”), and specifically encourages the promotion of development and intensification within these areas. The Amendment is consistent with the policies of the Provincial Policy Statement, 2024 as it promotes the efficient use of existing land, resources and infrastructure, while supporting active transportation and transit.

The Amendment conforms to the York Region Official Plan, 2022 by incorporating policies in local official plans to facilitate a range of housing options, unit sizes, tenure and affordability. The York Region Official Plan, 2022 identifies that MTSA are planned and designed to support existing and planned transit infrastructure and to accommodate a range and mix of land uses, housing types, employment, active transportation amenities and activities. The Amendment supports residential development within MTSAs which helps to promote a scale of development that supports transit.

The Markham Official Plan 2014 builds on the urban structure and growth hierarchy as identified in the York Region Official Plan. The 2014 Markham Official Plan also identifies residential intensification within the built-up area and promotes policies which support transit-oriented development. The Amendment is consistent with the urban structure of Markham's Official Plan and will support the development of complete communities.

Overall, the Official Plan Amendment represents good planning as it makes efficient use of land within MTSAs that the Province, Region and City have identified for intensification and redevelopment. The recommended Amendment is appropriate and supports Provincial, Regional, and Local planning policy by contributing a range and mix of housing types and promoting the use of active transportation and transit with MTSAs by allowing for an increase to the minimum permitted heights for residential units within these identified delineated areas.

The Amendment establishes the enabling policy framework in the Markham Official Plan, 2014, which with corresponding amendments to the implementing zoning bylaws will fulfill HAF Initiative 3 of the City's HAF Action Plan.

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PART II – THE OFFICIAL PLAN AMENDMENT
(This is an operative part of Official Plan Amendment No. XXX)

PART II – THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

1.1 The following sections of Part I of the City of Markham Official Plan, 2014, as amended, are hereby amended as follows:

- a) Amending Section 8.1.5, by maintaining the existing subtitle as Section 8.1.5 and renumbering the remainder of the existing Section 8.1.5 to be the new Subsection 8.1.5.1, as follows:

“8.1.5 Height and Density for all Land Use Designations

8.1.5.1 That where the maximum heights and densities are identified in a land use designation of this Plan, it is not intended that every building in a *development approval* will achieve the maximum height and density. The appropriate height shall be the key determinant on what density can be achieved on a site along with the provision of adequate transportation and water and waste water infrastructure, and community infrastructure such as public schools and parks and open spaces.

Secondary Plans may establish height and density provisions that exceed those identified in Chapter 8 of this Plan. Increases in height above the maximum height permitted in a designation may be considered for a development provided it is within the context of an approved secondary plan or site specific policy and the application for zoning by-law amendment to permit a height increase and a site plan and/or *comprehensive block plan* is consistent with the secondary plan or site specific policy.

Increases in height and density above the maximum permitted in a designation within a *Special Policy Area* shown on Map 8 – Special Policy Areas shall not be permitted unless approved by the Ministers of Municipal Affairs and Housing and Natural Resources and Forestry as part of a comprehensive secondary plan review.”

- b) Adding a new Section 8.1.5.2 as follows:

“8.1.5.2 That notwithstanding any other provisions of this Plan to the contrary, for lands within Major Transit Stations Areas, as shown on Appendix 2 of the York Region Official Plan, a minimum height, of up to four storeys, shall be established for land use designations which permit residential dwelling units through the implementing zoning by-laws, with the exception of lands identified as Special Policy Area within Major Transit Station Area 15 McCowan BRT Station.”

2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the City of Markham Official Plan, 2014, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

This Amendment shall be implemented by an amendment to the Zoning By-law, and other Planning Act approvals, in conformity with the provisions of this Amendment.

This Amendment is exempt from approval by the Ministry of Municipal Affairs and Housing and the decision of Council is final if a notice of appeal is not received before or on the last day for filing such notice.

Prior to Council's decision becoming final, this Amendment may be modified to incorporate technical amendments to the text and associated figure(s) and schedule(s). Technical amendments are those minor changes that do not affect the policy or intent of the Amendment. The notice provisions of Section 10.7.5 of the City of Markham Official Plan, 2014, as amended, shall apply.

DRAFT

BY-LAW 2024-XXX

A By-law to amend By-laws 1229, 2150, 2237, 2551, 122-72, 88-76 127-76, 184-78, 118-79, 165-80, 47-85, 304-87, 177-96, 2004-196 and, 2024-19, as amended

THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM HEREBY ENACTS AS FOLLOWS:

- 1.0 The following amendments apply to the lands as shown on Schedule 'A' attached hereto.
- 2.0 By-law's 1229, 2150, 2237, 2551, 122-72, 88-76 127-76, 184-78, 118-79, 165-80, 47-85 and, 304-87, as amended, are hereby further amended as follows:

2.1 Notwithstanding any other provision in this by-law, where a building contains a residential unit, the maximum number of storeys of the building shall be not less than 4, and the maximum height shall be not less than 14 metres.

- 3.0 By-law 177-96, as amended, is hereby further amended as follows:

3.1 By adding a new Section 6.29 as follows:

“6.29 Major Transit Station Areas

The following provisions apply to lands shown on the schedules to this by-law as being within a Major Transit Station Area:

6.29.1 Notwithstanding any other provision in this by-law, where a building contains a residential unit, the maximum number of storeys of the building shall be not less than 4, and the maximum height shall be not less than 14 metres.”

- 4.0 By-law 2004-196, as amended, is hereby further amended as follows:

By adding a new Section 4.23 as follows:

“4.23 Major Transit Station Areas

The following provisions apply to lands shown on the schedules to this by-law as being within a Major Transit Station Area:

4.23.1 Notwithstanding any other provision in this by-law, where a building contains a residential unit, the maximum number of storeys

of the building shall be not less than 4, and the maximum height shall be not less than 14 metres.”

5.0 By-law 2024-19, as amended, is hereby further amended as follows:

“4.8.13 Major Transit Station Areas

The following provisions apply to lands shown on the schedules to this by-law as being within a Major Transit Station Area:

4.8.13.1 Notwithstanding any other provision in this by-law, where a building contains a residential unit, the maximum number of storeys of the building shall be not less than 4, and the maximum height shall be not less than 14 metres.”

6.0 All other provisions of By-laws 1229, 2150, 2237, 2551, 122-72, 88-76 127-76, 184-78, 118-79, 165-80, 47-85, 304-87, 177-96, 2004-196 and, 2024-19, as amended, unless specifically modified/amended by this By-law continue to apply.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS XXRD DAY OF XXXXXXXX, 2024.

KIMBERLEY KITTERINGHAM
CITY CLERK



FRANK SCARPITTI
MAYOR



SCHEDULE 'A' TO BY-LAW

AMENDING BY-LAWS 1229, 2150, 2237, 2551, 122-72, 88-76 127-76, 184-78, 118-79, 165-80, 47-85, 304-87, 177-96, 2004-196, 2024-19 DATED



-  BOUNDARY OF AREA COVERED BY THIS SCHEDULE
-  BOUNDARY OF AFFECTED PARENT ZONING BY-LAWS

THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained in this Schedule and the text of zoning by-law, the information contained in the text of the zoning by-law of the municipality shall be deemed accurate.