



Development Services Committee Meeting Agenda

Meeting No. 2 | February 11, 2025 | 10:00 AM | 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:

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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 5:00 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.**

Information Page

Development Services Committee Members: All Members of Council

Planning - Development and Policy Matters

Chair: Regional Councillor Jim Jones

Vice Chair: Regional Councillor Joe Li

(Development Services Committee Public Statutory Meetings - Chair: Regional Councillor Joe Li)

Engineering - Transportation & Infrastructure Matters

Chair: Councillor Karen Rea

Vice Chair: Councillor Reid McAlpine

Culture & Economic Development Matters

Chair: Regional Councillor Alan Ho

Vice Chair: Councillor Amanda Collucci

Development Services meetings are live video and audio streamed on the City's website.

Alternate formats for this document are available upon request.

Consent Items: All matters listed under the consent agenda are considered to be routine and are recommended for approval by the department. They may be enacted on one motion, or any item may be discussed if a member so requests.

Please Note: The times listed on this agenda are approximate and may vary; Council may, at its discretion, alter the order of the agenda items.

**Development Services Committee is scheduled to recess for lunch from
approximately 12:00 PM to 1:00 PM**

**Note: As per the Council Procedural By-Law, Section 7.1 (h)
Development Services Committee will take a 10 minute recess after two hours
have passed since the last break.**



Development Services Committee Meeting Agenda

Meeting Number: 2
February 11, 2025, 10:00 AM - 4:30 PM
Live streamed

Please bring this Development Services Committee Agenda to the Council meeting on February 25, 2025.

Pages

1. **CALL TO ORDER**

INDIGENOUS LAND ACKNOWLEDGEMENT

We begin today by acknowledging the traditional territories of Indigenous peoples and their commitment to stewardship of the land. We acknowledge the communities in circle. The North, West, South and Eastern directions, and Haudenosaunee, Huron-Wendat, Anishnabeg, Seneca, Chippewa, and the Mississaugas of the Credit peoples. We share the responsibility with the caretakers of this land to ensure the dish is never empty and to restore relationships that are based on peace, friendship, and trust. We are committed to reconciliation, partnership and enhanced understanding.

2. **DISCLOSURE OF PECUNIARY INTEREST**

3. **APPROVAL OF PREVIOUS MINUTES**

3.1 **DEVELOPMENT SERVICES COMMITTEE MINUTES - JANUARY 27, 2025 (10.0)**

Note: Minutes to be attached when available.

1. That the minutes of the Development Services Committee meeting held on January 27, 2025, be confirmed.

4. **PRESENTATIONS**

5. **DEPUTATIONS**

6. **COMMUNICATIONS**

7. PETITIONS

8. REGULAR REPORTS - DEVELOPMENT AND POLICY MATTERS

8.1 RECOMMENDATION REPORT, NATIONAL SPIRITUAL ASSEMBLY OF THE BAHÁ'Í OF CANADA, OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS

4

TO PERMIT THE DEVELOPMENT OF A NEW BAHÁ'Í NATIONAL CENTRE AND CANADIAN NATIONAL TEMPLE AT 7200 AND 7290 LESLIE STREET (WARD 1), FILE PLAN 22 262723 (10.3, 10.5)

R. Cefaratti, ext. 3675

1. That the February 11, 2025, report titled, "RECOMMENDATION REPORT, National Spiritual Assembly of the Baha'i of Canada, Official Plan and Zoning By-law Amendment Applications to permit the development of a new Bahá'í National Centre and Canadian National Temple at 7200 and 7290 Leslie Street (Ward 1), File PLAN 22 262723", be received; and,
2. That the Official Plan Amendment application submitted by National Spiritual Assembly of the Baha'i of Canada, be approved and that the draft Official Plan Amendment, attached hereto as Appendix 'A', be finalized and brought forward to a future Council meeting to be adopted without further notice; and,
3. That the Zoning By-law Amendment application submitted by National Spiritual Assembly of the Baha'i of Canada, be approved and that the draft Zoning By-law Amendment, attached hereto as Appendix 'B', be finalized, and brought forward to a future Council meeting to be enacted without further notice; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

8.2 PLANNING AND URBAN DESIGN DEPARTMENT 2025 WORK PLAN (10.0)

40

S. Lue, ext. 2520

1. That the February 11, 2025, report titled, "Planning and Urban Design Department 2025 Work Plan", be received; and further,
2. That staff be authorized and directed to do all things necessary to give effect to this resolution.

9. MOTIONS

10. NOTICES OF MOTION

11. NEW/OTHER BUSINESS

*As per Section 2 of the Council Procedural By-Law, "New/Other Business would generally apply to an item that is to be added to the **Agenda** due to an urgent statutory time requirement, or an emergency, or time sensitivity".*

12. ANNOUNCEMENTS

13. ADJOURNMENT



Report to: Development Services Committee

Report Date: February 11, 2025

SUBJECT: RECOMMENDATION REPORT, National Spiritual Assembly of the Baha'i of Canada, Official Plan and Zoning By-law Amendment Applications to permit the development of a new Bahá'í National Centre and Canadian National Temple at 7200 and 7290 Leslie Street (Ward 1)

File PLAN 22 262723

PREPARED BY: Rick Cefaratti, MCIP, RPP, Acting Development Manager, West District, ext. 3675

REVIEWED BY: Stephen Lue, MCIP, RPP, Senior Development Manager, ext. 2520

RECOMMENDATION:

1. THAT the February 11, 2025, report titled, "RECOMMENDATION REPORT, National Spiritual Assembly of the Baha'i of Canada, Official Plan and Zoning By-law Amendment Applications to permit the development of a new Bahá'í National Centre and Canadian National Temple at 7200 and 7290 Leslie Street (Ward 1), File PLAN 22 262723", be received;
2. THAT the Official Plan Amendment application submitted by National Spiritual Assembly of the Baha'i of Canada, be approved and that the draft Official Plan Amendment, attached hereto as Appendix 'A', be finalized and brought forward to a future Council meeting to be adopted without further notice;
3. THAT the Zoning By-law Amendment application submitted by National Spiritual Assembly of the Baha'i of Canada, be approved and that the draft Zoning By-law Amendment, attached hereto as Appendix 'B', be finalized, and brought forward to a future Council meeting to be enacted without further notice;
4. AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

This report recommends approval of the Official Plan and Zoning By-law Amendment applications (the "Applications") submitted by National Spiritual Assembly of the Baha'i of Canada ("the Owner") for the lands located on the west side of Leslie Street adjacent to the German Mills Meadow (the "Subject Lands"). The Owner proposes to develop a new Bahá'í National Centre building that includes administrative offices, meeting rooms, and lodging facilities at 7200 Leslie Street, and a National Temple building for the Bahá'í faith at 7290 Leslie Street (the "Proposed Development"). The surface parking located Don Valley Education property at 7015 Leslie Street will provide additional off-site, overflow parking during special events associated with the Baha'i, if required.

The Subject Lands are an appropriate location for the Proposed Development. The Owner demonstrated that the proposed amendments to the Official Plan and Zoning By-law are consistent with the intent of provincial policy, the York Region Official Plan, and the Markham Official Plan 2014. The Owner demonstrated that a comprehensive compensation and restoration plan of the

natural heritage system will be provided, and that a feasible safe access solution can be provided to the satisfaction of the Toronto and Region Conservation Authority.

PURPOSE:

This report recommends approval of the Applications submitted by the Owner to permit the Proposed Development on the Subject Lands.

PROCESS TO DATE:

- November 30, 2022: Staff deemed the Applications complete
- May 23, 2023: Statutory Public Meeting (1) held for 7200 and 7290 Leslie Street
- January 24, 2024: Thornhill Sub-Committee meeting #1 was held
- April 9, 2024: Thornhill Sub-Committee meeting #2 was held
- May 2, 2024: The Ward 1 Councillor hosted a Community Information Meeting
- May 28, 2024: Statutory Public Meeting (2) held to include 7015 Leslie Street

The 120-day period set out in the *Planning Act* before the Owner can appeal the Applications to the Ontario Land Tribunal (“OLT”) for a non-decision ended on March 30, 2023. Accordingly, the Owner is able to appeal the Applications to the OLT.

If the DSC supports the Applications, the planning process will include the following steps:

- Official Plan and Zoning By-law Amendment instruments approval at a future Council Meeting
- Submission and approval of a future Site Plan application

BACKGROUND:

Location and Area Context

Figures 1 to 3 show the 16.56 ha (40.9 ac) Subject Lands located on the west side of Leslie Street (7200 and 7290 Leslie Street), approximately 520 m (1,706 ft) north of Steeles Avenue, and the northeast corner of Leslie Street and Steeles Avenue (7015 Leslie Street), containing the following:

- 7200 Leslie Street: the existing administration building for the Baha’i faith
- 7290 Leslie Street: the existing log cabin style detached dwelling; a detached garage
- 7015 Leslie Street: the existing Don Valley Education Centre (programmed for plenary sessions, small study groups, educational and service events, and other community outreach programs, such as youth day camps, arts and craft activities, outdoor play, and recreation); surface parking; a recreational building; tennis courts (former site of the Adventure Valley Day Camp and the Mayfield Tennis Club).

The Subject Lands contain natural heritage resources and woodland features and are located within a regulated area of the Toronto and Region Conservation Authority (“TRCA”).

Figures 4 and 5 conceptually show the Proposed Development, as summarized below

Table 1: the Proposed Development	
Gross Floor Area:	National Centre Building (7200 Leslie Street): 5,163 m ² Temple Building (7290 Leslie Street): 650 m ²

Table 1: the Proposed Development

Maximum Building Height:	National Centre Building (7200 Leslie Street): 5.2 m Temple Building (7290 Leslie Street): 25 m
Parking Spaces:	110
Access	Vehicular and pedestrian access to Leslie Street

OPTIONS/ DISCUSSION:***The Proposed Development is consistent with the Provincial Planning Statement, 2024 (the “2024 PPS”)***

The 2024 PPS provides direction on matters of Provincial interest related to land use planning and development. These matters, in part, include building strong healthy communities. The Owner has demonstrated that there will be no negative impacts to natural heritage features and that safe access and egress can be provided for the Proposed Development.

The Proposed Development conforms to the 2022 York Region Official Plan (the “2022 ROP”)

The 2022 ROP designates the Subject Lands ‘Urban Area’ on Map 1 – Regional Structure, which permits a wide range of land uses including residential, commercial, employment, and institutional uses as well as places of worship. Map 1A – Land Use Designations designates the Subject Lands ‘Community Area’, which are areas where many residents, personal services, retail, arts, culture, recreational facilities and human services needs would be located. The Proposed Development includes uses that are contemplated under the ‘Community Area’ designation at a scale that is considered compatible with the surrounding area.

The Owner proposes a revised Greenway Boundary in the Markham Official Plan 2014 (the “Official Plan”)

The Owner proposes to redesignate portions of the Subject Lands from “Greenway” to “Residential Low Rise” and to facilitate the development of the House of Worship/ Temple building. In addition, the Owner proposes to add site-specific policies in Section 9.18 of the Official Plan to permit the development of a new Bahá’í National Centre on 7200 Leslie Street and the Canadian National Temple and a Bahá’í House of Worship/Temple building at 7290 Leslie Street. The proposed Official Plan Amendment will require modifications to Maps 1, 3, 4, 5, and 6 of the Official Plan to properly reflect the extent of key natural heritage features, hazard lands, and the Greenway System within the Subject Lands.

Staff further notes that although Leslie Street north of Steeles Avenue is not an arterial road, the Subject Lands can accommodate the Proposed Development, which will increase in scale and intensity from established land use for the Baha’i faith since the 1960s. This issue is discussed later in this report.

The Owner proposes to remove the Subject Lands from By-laws 1767, 2612 and 304-97 and incorporate them into By-law 177-96, as amended

The Owner proposes a Zoning By-law Amendment to permit the Proposed Development with site-specific exceptions including, but are not limited to, the following:

- Permit Maximum Building Heights at 7200 Leslie Street (7.6 m); 7290 Leslie Street (25 m)
- Permit accessory uses such as temporary lodging, residences for faith group leaders
- Place of Worship
- Combined parking for 7200 and 7290 Leslie Street

The section below identifies how the matters raised throughout the review process, including those raised at the Thornhill Sub-Committees meeting, the statutory Public Meetings, and Community Information Meeting, have been resolved or considered

a) Residents expressed concerns regarding the environmental impact or ecological loss of the Proposed Development on the surrounding natural areas

The Owner submitted a comprehensive, multi-season Environmental Impact Study (the “EIS”) to evaluate the ecology of the site and surrounding natural heritage system. The terms of reference for the EIS were developed in conjunction with the City’s Natural Heritage staff and the TRCA. Based on a review of the EIS submission, Staff opine that the Proposed Development will not adversely impact the natural heritage system and that the Owner’s proposed compensation for the removal of existing vegetation to accommodate the Proposed Development will result in a net overall ecological gain.

The City retained an independent third-party reviewer to undertake a Peer Review of the Applications from an environmental perspective. The Peer Reviewer has confirmed that the submitted EIS provided sufficient information to evaluate the significance of key natural heritage and hydrologic features on the Subject Lands and commented that the information demonstrates that the environmental work supports approval of the proposed amendments to the Official Plan and Zoning By-law to facilitate the Proposed Development. In addition, the Peer Reviewer confirmed that the proposed removal of portions of the existing woodlot is appropriate subject to compensation being provided and that the Proposed Development will have a minimal impact on adjacent woodlands as well as that the proposed modifications to Leslie Street will provide safe access and egress while addressing parking and car and pedestrian user conflicts.

Although the Proposed Development will require the removal of 0.5 ha of woodlands to facilitate the place of worship and the encroachment of 0.2 ha of valley lands to facilitate the parking area adjacent to the existing log house dwelling at 7290 Leslie Street, Staff opine that any ecological impacts will be appropriately mitigated and compensated through ecological restoration, including meadow/forest/riparian restoration and invasive species management. A net gain in both the area of natural heritage features and Greenway System area is anticipated as a result of the full implementation of these Applications.

The proposed compensation demonstrates the many opportunities on the Subject Lands to reduce the existing impact of invasive species, create new habitats, and remove impermeable surfaces to improve the overall ecological health of the German Mill Creek corridor, which is in keeping with directions promoted in the Don River Watershed Plan and to the benefit of the local environment. Furthermore, Staff confirmed that although the proposed parking area is within the TRCA regulated area, it is in the residential designation, and outside the floodplain, slope and erosion hazards. The redevelopment of the residential designation for parking can be achieved with minimal impact on the adjacent woodlands. The creation of parking here supports

the removal of some existing parking at 7015 Leslie that is within the flood hazard, and as such, is consistent with provincial policy.

The Owner will be required submit , detailed restoration plans, which must be phased to identify any ecological impacts associated from the Proposed Development, and identify compensation measures. TRCA and City staff recommend that a Holding (“H”) Provision in the Zoning By-law Amendment includes the requirement that a Landscape Restoration and Enhancement Strategy be submitted to the satisfaction of the City. The implementation and long-term maintenance of the landscape restoration and enhancement works will be secured through an agreement during the Site Plan Approval process.

b) Concerns expressed regarding the provision of emergency access through the meadow at German Mills Park

The Owner’s original development concept plan proposed an emergency access route through German Mills Settler’s Park. Concerns were raised that this emergency road would have a negative impact on wildlife. The Owner has since revised the Proposed Development to remove any reference to an emergency access route through this park.

The Owner has conceptually demonstrated, to the satisfaction of the City and the TRCA, that safe access can be provided to the Proposed Development by raising the low points of Leslie Street that are currently within the floodplain, whereby safe access can be provided to the Subject Lands and the residential properties along Waterloo Court. Staff support that the raising of Leslie Street will avoid impacts and fragmentation of the core meadow habitat area at German Mills Settler’s Park.

To ensure that safe access and egress is achieved prior to development, the TRCA and City staff recommend that a Holding (“H”) Provision be included in the Zoning By-law Amendment that would require the Owner to enter into any necessary agreement(s) to raise Leslie Street, to the satisfaction of the City and the TRCA

c) Concerns expressed regarding the existing condition of Leslie Street north of Steeles Avenue and the potential for a connection to the existing Lake-to-Lake Cycling Route and Walking Trail Network

The lake-to-lake trail is a 121 km recreational and commuter trail that connects Lake Simcoe to Lake Ontario and represents a key north-south spine in York Region and the City of Toronto, which supports the City’s multi-use pathway along Leslie Street and John Street, and a multi-use trail through the German Mills Settlers Park. This trail supports the City of Toronto’s active transportation network and connects to the Greenbelt Route, PanAm Path, and Waterfront Trail, destinations like transit hubs, and other attractions like beaches, community centres, and parks. The Owner confirmed that they will contribute to improvements to Leslie Street including the provision of a dedicated sidewalk and bike lane within the Leslie Street right-of-way to separate vehicular traffic from cyclists and pedestrians as an enhancement to this trail.

d) Concerns raised regarding unorganized parking at the terminus of Leslie Street

Staff recommend that as part of the improvements to Leslie Street, that separated multi-use pathway and on-street layby parking be incorporated within the right-of-way. These elements will be considered as part of the detailed design review for Leslie Street.

e) Residents expressed concerns with increased traffic generated by the Proposed Development and lack of available parking

Staff reviewed the Owner's transportation impact assessment and supports the conclusion that the proposed parking supply (110 spaces), in conjunction with the available off-site parking lot at the Don Valley Education Centre at 7015 Leslie Street that includes approximately 100 spaces, will be sufficient to accommodate the Proposed Development. Furthermore, to secure the proposed measures in the Traffic Management Plan and Transportation Demand Management Plan, Staff recommend that a Holding ("H") Provision be included in the zoning by-law requiring the Owner to execute an agreement with the City to submit and implement a Traffic Management Plan and a Transportation Demand Management Plan to the satisfaction of the City.

f) Concerns expressed regarding the Proposed Development not meeting locational criteria for Places of Worship

The criteria in policy 8.13.7 of the Official Plan specifies that Places of Worship and associated buildings be located at the intersection of an arterial road with another public road. The intent of this policy was established to mitigate adverse impacts on traffic and parking on adjacent uses. Staff note that the main access for the Proposed Development from Leslie Street will not require additional vehicular access for the Proposed Development through other local roads. Staff opine that based on the Development Concept Plan submitted with the Applications, there will be adequate on-site parking and additional off-site parking available at 7015 Leslie Street to mitigate any potential overflow parking on Leslie Street or Waterloo Court. Staff support that the Proposed Development meets the intent of the location criteria, which will not impact the surrounding area.

g) Concerns regarding scale and compatibility of Proposed Development

Concerns were raised relating to the height and scale of the proposed temple building at 7290 Leslie Street and the Owner has responded as follows:

- i) reduced building height from 30 m to 25 m to ensure it is generally in line with the heights of the surrounding vegetation
- ii) reduced overall gross floor area from 1,000 m² to 600 m²
- iii) shifted the building west to minimize any construction impacts or encroachments to the vegetation protection zones
- iv) increased the south side yard setback from the new administration building (7200 Leslie Street) from 4 m to 4.5 m to accommodate additional tree plantings to reduce visual permeability of this building to the residential properties on Waterloo Court.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Applications align with the strategic priorities for growth management of the environment, and transportation in the context of a safe, sustainable and complete community.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Applications were circulated to various departments and external agencies and their requirements and comments have been taken into consideration.

RECOMMENDED BY:

Giulio Cescato, RPP, MCIP
Director of Planning and Urban Design

Arvin Prasad, RPP, MCIP
Commissioner of Development Services

ATTACHMENTS:

Figure 1: Location Map
Figure 2: Area Context and Zoning
Figure 3: Aerial Photo and Context
Figure 4: Proposed Development Concept Plan
Figure 5: Conceptual Rendering – Temple Building
Appendix 'A': Draft Official Plan Amendment
Appendix 'B': Draft zoning By-law Amendment



King's Inn Trail

German Mills Rd

Donnamora Cres

Flower
ale R

Wymar Crt

Framingham Dr

Thurgate Cres

Bucks Green Rd

Simonston Blvd

Sixpenny Crt

Cobblestone Dr

Woolsthorpe Cres

Aberfeldy Cres

Ravengloss Dr

Wadgoners Wells Lane

Holsworthy Cres

Don Mills Rd

Old Towne Pl

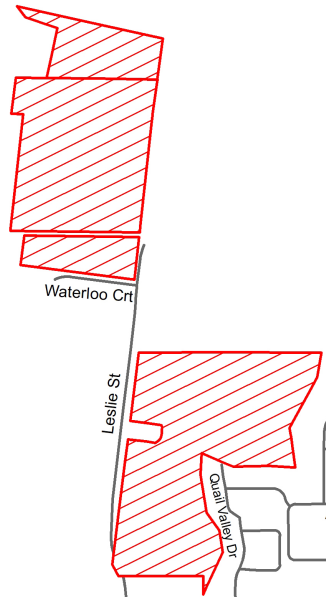
Fairway Heights Dr
Fairway Heights Cres

Waterloo Crt

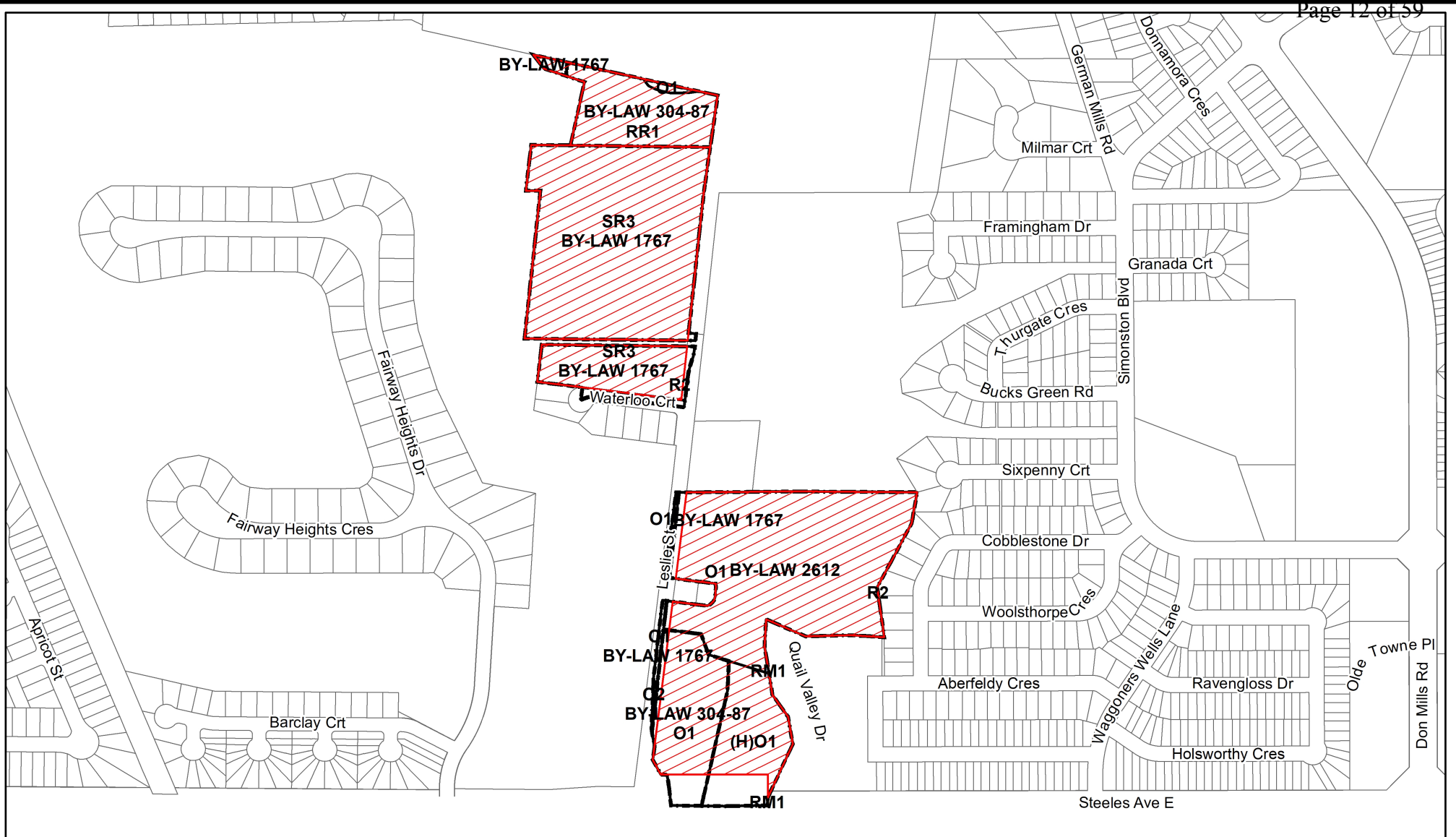
Leslie St

Quail Valley Dr

Steeles Ave E



SUBJECT LANDS



AREA CONTEXT / ZONING

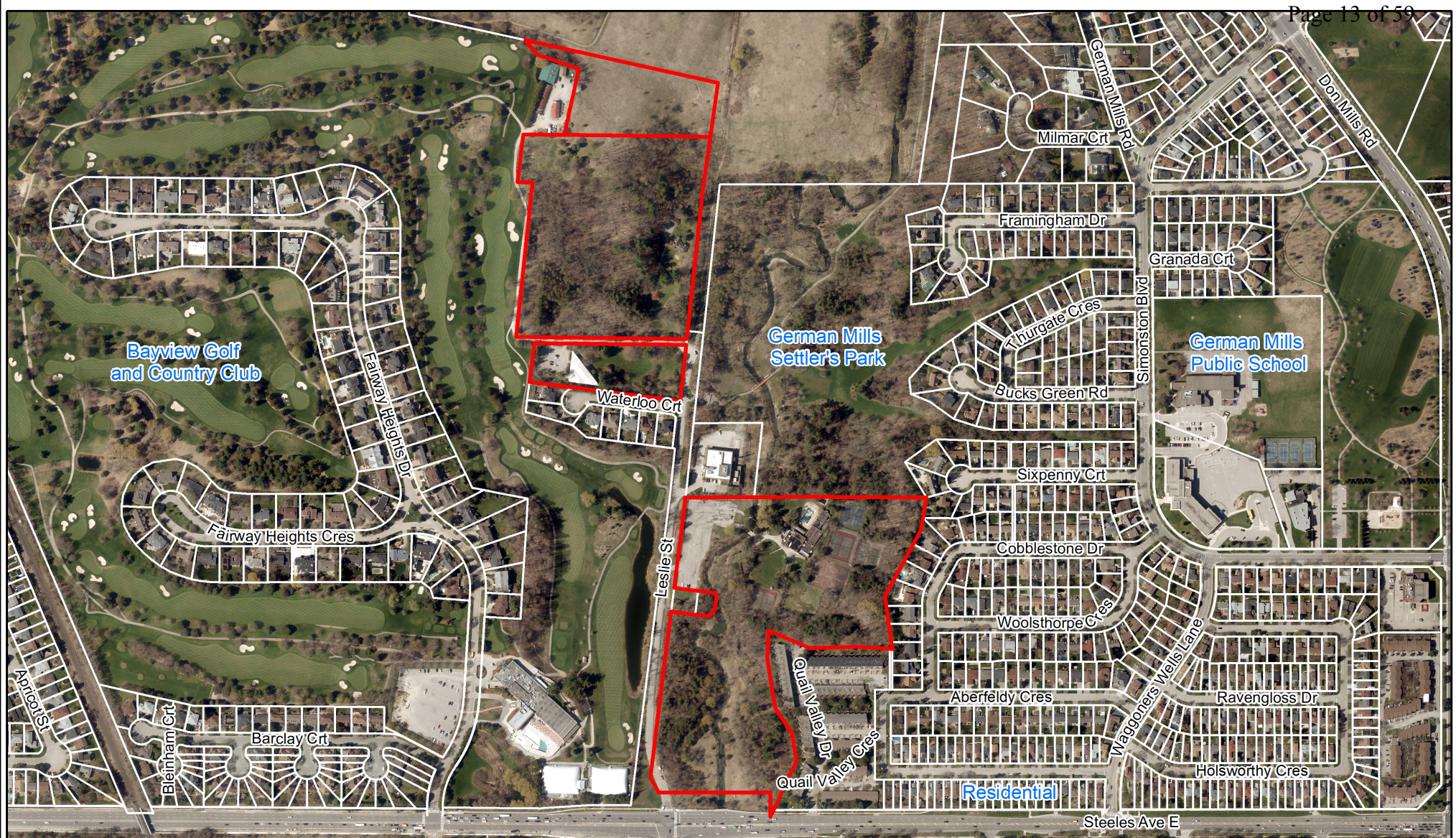
APPLICANT: National Spiritual Assembly of the Baha'i of Canada
7015, 7200 & 7290 Leslie Street

FILE No. PLAN 22 262723

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SUBJECT LANDS






AERIAL PHOTO (2024)

APPLICANT: National Spiritual Assembly of the Baha'i of Canada
7015, 7200 & 7290 Leslie Street

FILE No. PLAN 22 262723

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 SUBJECT LANDS





DEVELOPMENT CONCEPT PLAN

APPLICANT: National Spiritual Assembly of the Baha'i of Canada
7015, 7200 & 7290 Leslie Street

FILE No. PLAN 22 262723

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CONCEPTUAL RENDERING - TEMPLE BUILDING

APPLICANT: National Spiritual Assembly of the Baha'i of Canada
7015, 7200 & 7290 Leslie Street

FILE No. PLAN 22 262723

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CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. XXX

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

(National Spiritual Assembly of the Baha'is of Canada, 7200 and 7290 Leslie Street)

DRAFT

February 2025

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 25th day of February 2025.

Kimberley Kitteringham
City Clerk
(Signed)

Frank Scarpitti
Mayor



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., 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 25th DAY OF FEBRUARY 2025.

Kimberley Kitteringham
City Clerk
(Signed)

Frank Scarpitti
Mayor

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 SCHEDULE "B"

 SCHEDULE "C"

 SCHEDULE "D"

 SCHEDULE "E"

DRAFT

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 Amendment applies to 8.5 hectares (21.0 acres) of land municipally known as 7200 and 7290 Leslie Street (the “Subject Lands”). The Subject Lands are located on the west side of Leslie Street, north of Steeles Avenue East.

3.0 PURPOSE

The purpose of this Official Plan Amendment is to redesignate portions of the Subject Lands from “Greenway” to “Residential Low Rise” and other portions of the Subject Lands from “Residential Low Rise” to “Greenway”, and to add site-specific policies in Section 9.18 of the Official Plan to permit the development of a new Bahá’í National Centre on lands addressed 7200 Leslie Street and the Canadian National Temple or a Bahá’í House of Worship on lands addressed 7290 Leslie Street. The Official Plan Amendment modifies Map 1, Map 3, Map 4, Map 5 and Map 6 and clarifies the accessory uses, the application of minimum vegetation zones, future restoration and compensation, safe access requirements, and design principles for trails within the City’s Greenway system.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The Subject Lands are designated “Residential Low Rise” and “Greenway” on Map 3 – Land Use in the City of Markham Official Plan 2014, as amended, and are within the Site-Specific Policy Area 9.18 – Thornhill. The Official Plan Amendment is necessary to better reflect the extent of natural heritage features and hazards on the Subject Lands.

The proposed amendment is supported by extensive technical studies and environmental surveys to establish the extent and location of hazard lands and key natural heritage features and functions on the Subject Lands. In accordance with Official Plan policies 3.1.1.3 and 3.1.1.4, refinements and modifications to the Greenway System are permitted when supported by an

environmental impact study. The environmental impact study prepared in support of the application confirms a portion of the land in the southwest corner of 7290 Leslie Street contains a cultural woodland community that is not significant habitat nor located within the valleyland. Compensation and restoration are proposed in support of removal of these lands from the Greenway designation that will result in a net ecological gain to the natural heritage network and a net gain to the lands designated Greenway on the property. The Proposed Development is consistent with the policies of the Provincial Planning Statement, 2024 (the "PPS") as the Subject Lands are located within a defined Settlement Area and the Proposed Development will facilitate safe access and egress for all properties along on Leslie Street between the German Mills Settlers Park and Steeles Avenue East.

DRAFT

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 maps of Part I of the City of Markham Official Plan, 2014, as amended, are hereby amended as follows:

- a) Map 1 – Markham Structure is amended by redesignating a portion of the lands identified as “Greenway” to “Neighbourhood Area” and from “Neighbourhood Area” to “Greenway” as shown on Schedule “A” attached.
- b) Map 3 – Land Use is amended by redesignating a portion of the lands designated as “Greenway” to “Residential Low-Rise” and from “Residential Low-Rise” to “Greenway” designation as shown on Schedule “B” attached.
- c) Map 4 – Greenway System is amended by removing a portion of the land identified as “Natural Heritage Network” and “Greenway System Boundary” and adding a portion of the land identified as “Natural Heritage Network” and “Greenway System Boundary” as shown on Schedule “C” attached.
- d) Map 5 – Natural Heritage Features and Landforms is amended by removing a portion of the land identified as “Woodlands” and “Greenway System Boundary” as shown on Schedule “D” attached.
- e) Map 6 – Hydrologic Features is amended by removing a portion of the land identified as “Other Greenway System Lands” and “Greenway System Boundary” as shown on Schedule “E” attached.

1.2 Section 9.18 of Part I of the City of Markham Official Plan, 2014, as amended, is hereby amended by:

- a) Amending Section 9.18.1 to add a reference in Figure 9.18.1 to a new Section 9.18.XX as follows:

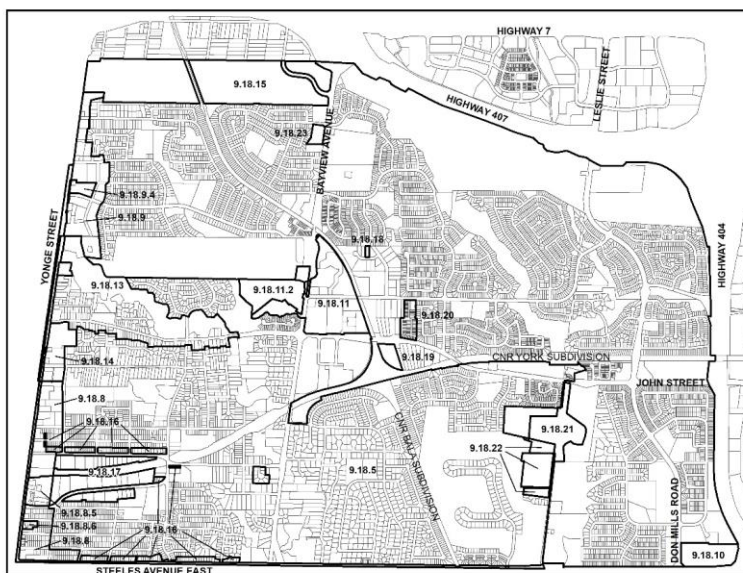


Figure 9.18.1

- b) Adding a new subsection 9.18.22 and a new Figure 9.18.22 as follows:

“9.18.22 7200 and 7290 Leslie Street

The following provisions shall apply to the lands located at 7200 and 7290 Leslie Street as shown in Figure 9.18.22:

- a) Place of Worship, Place of Worship administrative offices, and associated accessory uses including meetings rooms, classrooms, assembly areas, kitchen, temporary lodging rooms for visiting members, and separate welcome and reception buildings and facilities shall be permitted.
- b) Notwithstanding Policy 3.1.1.10 and 3.3.2.22, a reduced minimum vegetation protection zone from the significant woodland around the proposed parking area at 7290 Leslie Street, subject to the submission of a satisfactory environmental impact study.
- c) Trails shall be permitted within the Greenway System and shall be designed to minimize ecological impacts in accordance with Policy 3.1.1.9 and shall satisfy geotechnical engineering requirements to the satisfaction of Toronto and Region Conservation Authority
- d) Notwithstanding Policy 3.1.1.9, low impact development measures and infrastructure are permitted within the minimum vegetation protection zone provided the design satisfies geotechnical engineering requirements to

- the satisfaction of Toronto and Region Conservation Authority and supports the ecological integrity of the Greenway System to the satisfaction of the City of Markham
- e) Notwithstanding Policy 8.2.3.4, the maximum building height for a Place of Worship at 7290 Street shall be 25 metres.

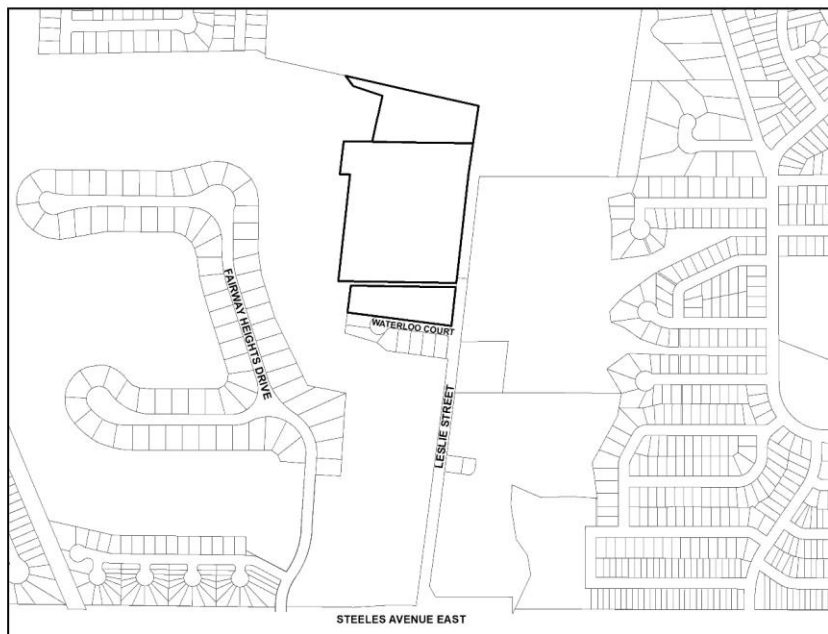


Figure 9.18.22

2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the City of Markham 2014 Official Plan, 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.

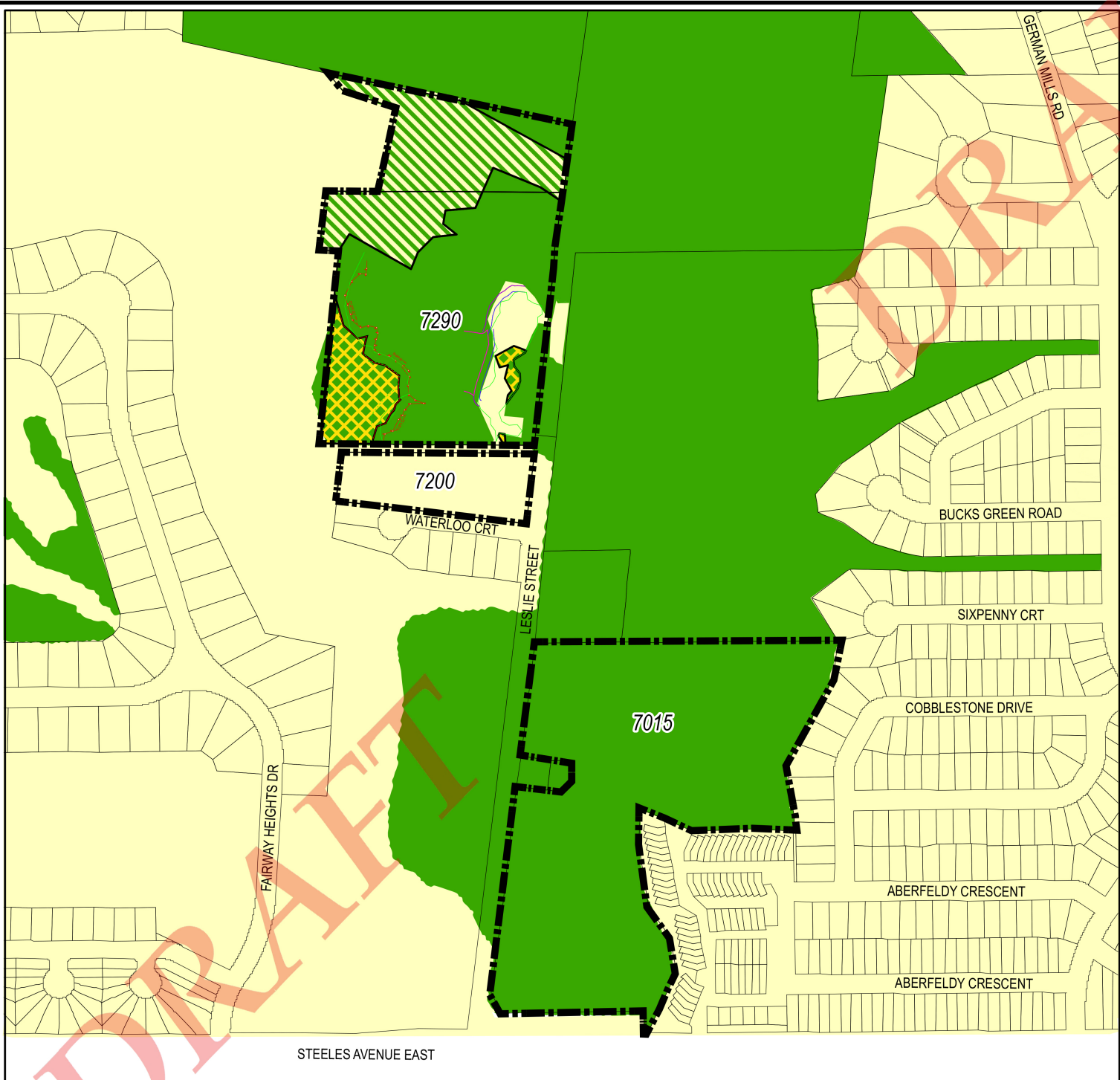
This Amendment shall be implemented by an amendment to the Zoning By-law and Site Plan approval and other Planning Act approvals, in conformity with the provisions of this Amendment.

This Amendment to the City of Markham Official Plan 2014, as amended, is exempt from approval by the Region of York. Following adoption of the Amendment, notice of Council's decision will be given in accordance with the Planning Act, and the decision of Council is final, if a notice of appeal is not received before or on the last day for filing an appeal.

Commented [LA1]: Delete if the amendment is not exempt from Regional approval.

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 2014 Markham Official Plan, as amended, shall apply.

Proposed Amendments to the City of Markham Official Plan 2014
Map "1" Markham Structure

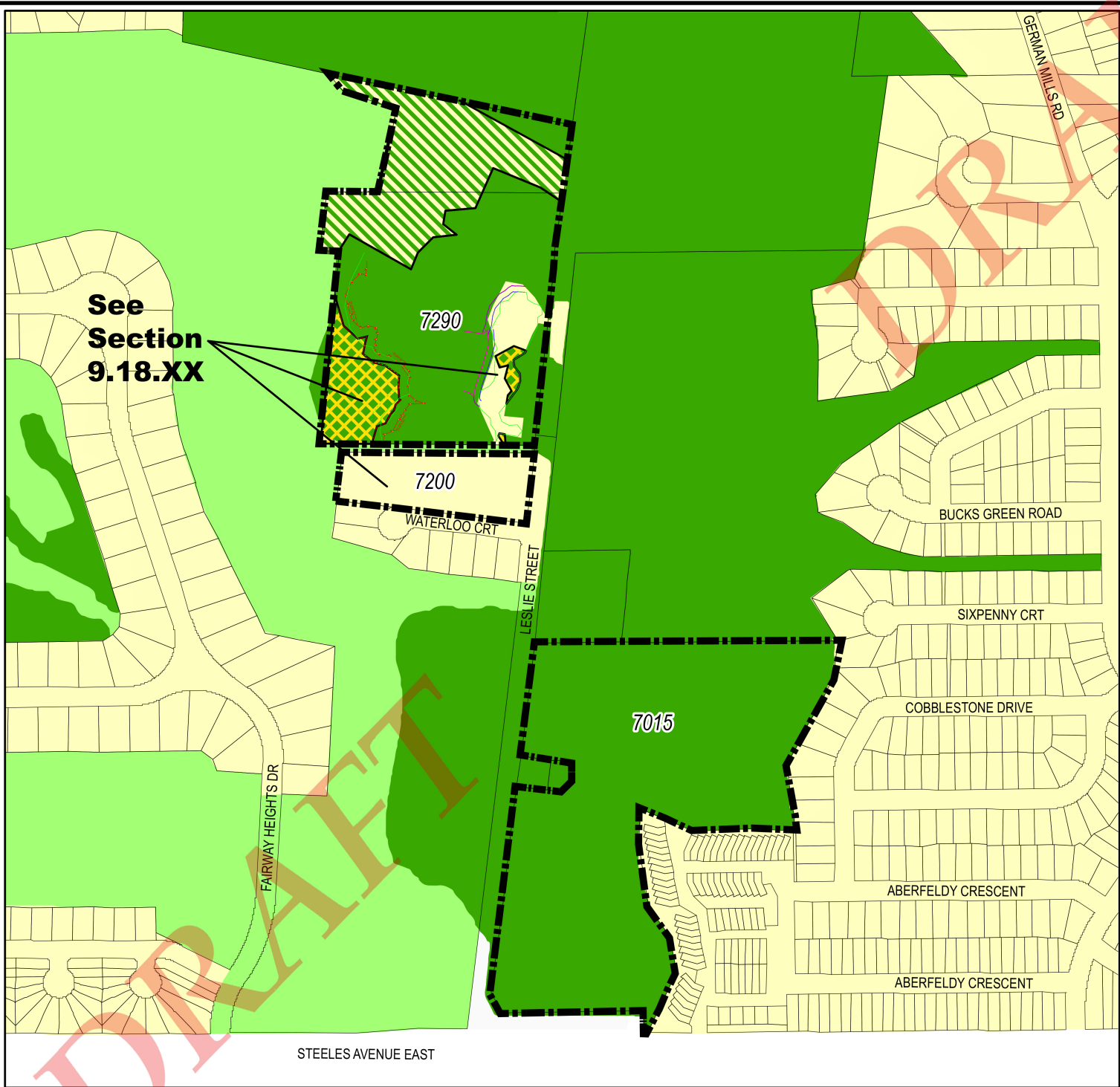


AMENDMENT TO MAP 1 – MARKHAM STRUCTURE CITY OF MARKHAM OFFICIAL PLAN 2014, as amended



-  BOUNDARY OF AREA COVERED BY THIS AMENDMENT
-  GREENWAY SYSTEM
-  RE-DESIGNATE FROM "GREENWAY SYSTEM" TO "NEIGHBOURHOOD AREA"
-  NEIGHBOURHOOD AREA
-  RE-DESIGNATE FROM "NEIGHBOURHOOD AREA" TO "GREENWAY SYSTEM"

Proposed Amendments to the City of Markham Official Plan 2014
Map "3" Land Use



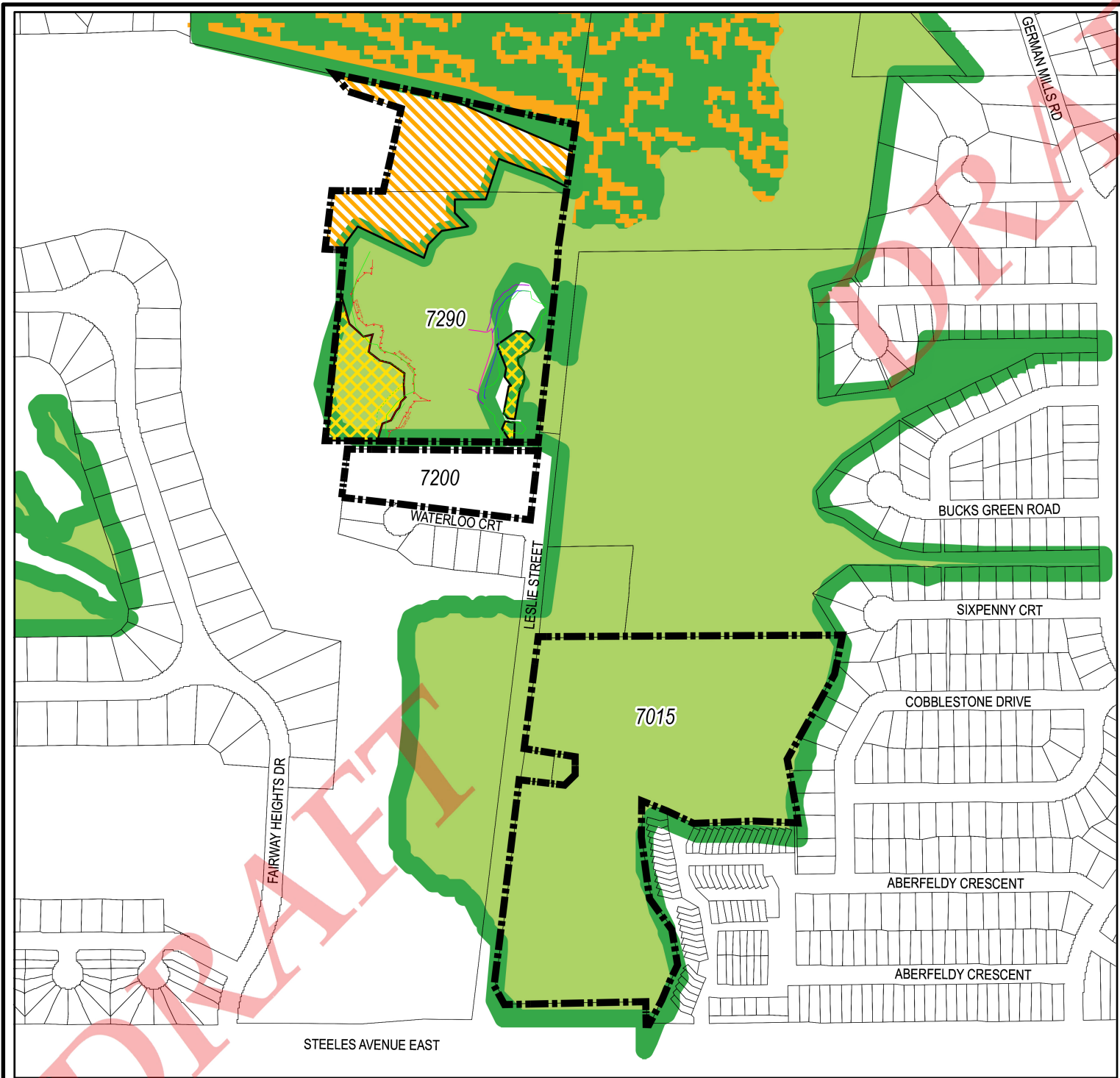
AMENDMENT TO MAP 3 – LAND USE CITY OF MARKHAM OFFICIAL PLAN 2014

 BOUNDARY OF AREA COVERED BY THIS AMENDMENT

- | | | | |
|---|----------------------|---|--|
|  | GREENWAY |  | RE-DESIGNATE FROM "GREENWAY" TO "RESIDENTIAL LOW RISE (EXCEPTION 9.18.XX)" |
|  | RESIDENTIAL LOW RISE |  | RE-DESIGNATE FROM "RESIDENTIAL LOW RISE" TO "GREENWAY" |



Proposed Amendments to the City of Markham Official Plan 2014
Map "4" Greenway System



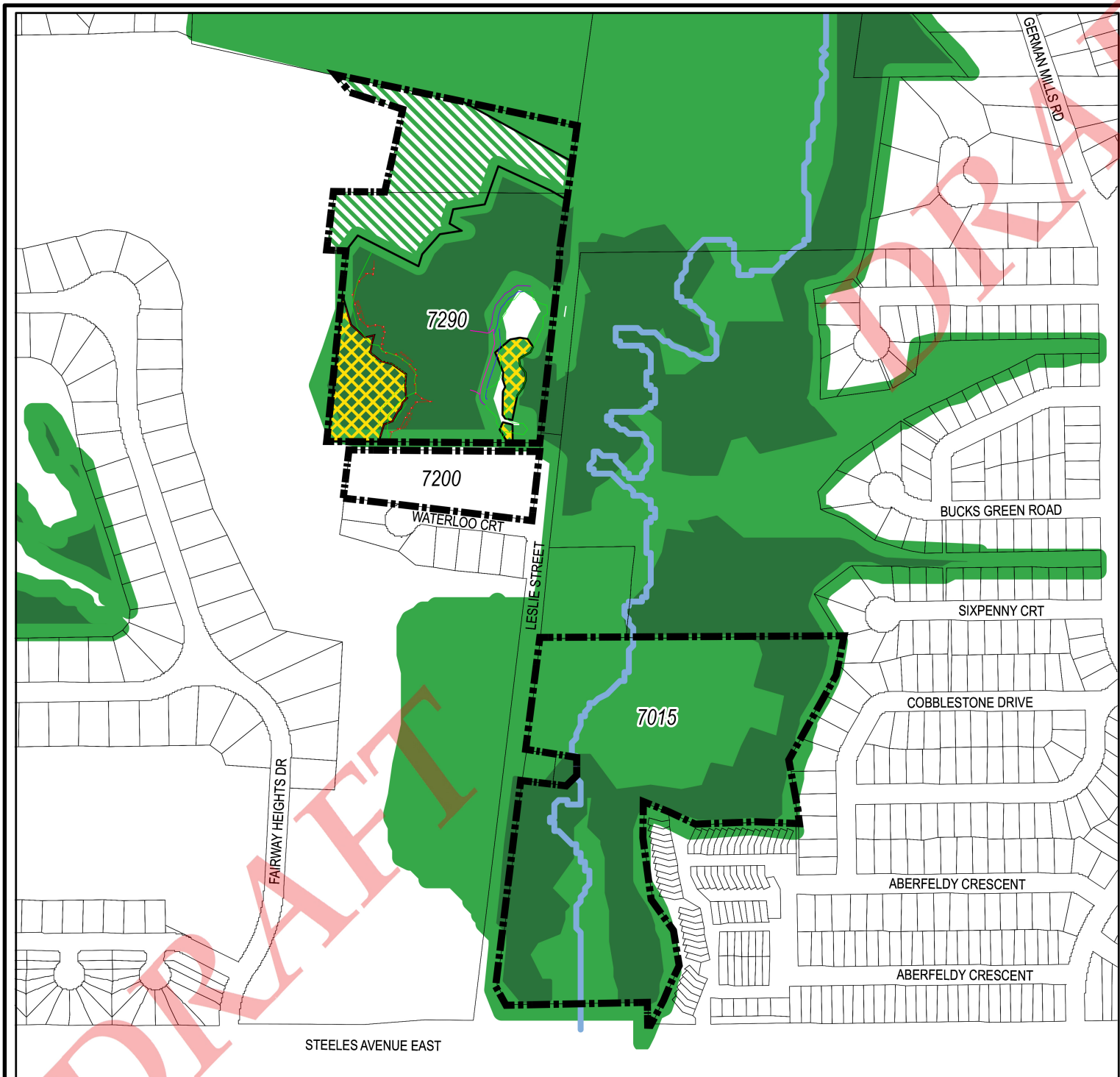
AMENDMENT TO MAP 4 – GREENWAY SYSTEM CITY OF MARKHAM OFFICIAL PLAN 2014, as amended



- | | | |
|--|---|--|
| <ul style="list-style-type: none"> BOUNDARY OF AREA COVERED BY THIS AMENDMENT GREENWAY SYSTEM BOUNDARY NATURAL HERITAGE NETWORK OTHER GREENWAY SYSTEM LANDS NATURAL HERITAGE RESTORATION AREAS | <ul style="list-style-type: none"> LANDS TO BE REMOVED FROM THE "NATURAL HERITAGE NETWORK" AND "GREENWAY SYSTEM BOUNDARY" LANDS TO BE ADDED TO "OTHER GREENWAY SYSTEM LANDS" AND "NATURAL HERITAGE RESTORATION AREAS" | |
|--|---|--|

Proposed Amendments to the City of Markham Official Plan 2014

Map "5" Natural Heritage Features and Landforms



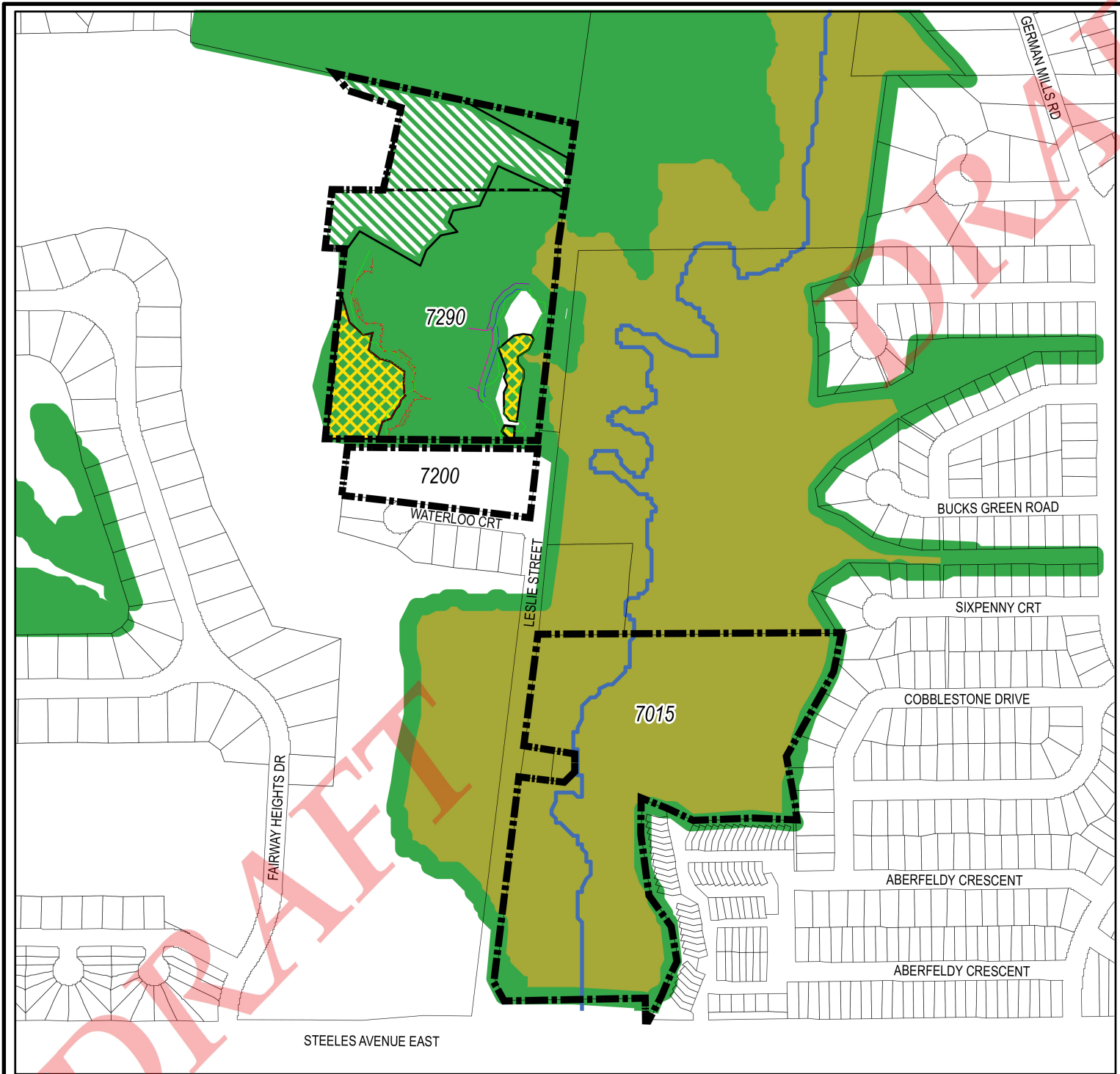
AMENDMENT TO MAP 5 - NATURAL HERITAGE FEATURES AND LANDFORMS

CITY OF MARKHAM OFFICIAL PLAN 2014, as amended








- | | |
|--|---|
| BOUNDARY OF AREA COVERED BY THIS AMENDMENT | LANDS TO BE REMOVED FROM THE "WOODLANDS" AND "GREENWAY SYSTEM BOUNDARY" |
| GREENWAY SYSTEM BOUNDARY | LANDS TO BE ADDED TO "OTHER GREENWAY SYSTEM LANDS" |
| OTHER GREENWAY SYSTEM LANDS | PERMITTED STREAMS AND INTERMITTENT STREAMS |
| WOODLANDS | |



Proposed Amendments to the City of Markham Official Plan 2014
Map "6" Hydrologic Features



AMENDMENT TO MAP 6 - HYDROLOGIC FEATURES CITY OF MARKHAM OFFICIAL PLAN 2014, as amended

- | | | | |
|--|--|---|---|
|  | BOUNDARY OF AREA COVERED BY THIS AMENDMENT |  | LANDS TO BE REMOVED FROM THE "OTHER GREENWAY SYSTEM LANDS" AND "GREENWAY SYSTEM BOUNDARY" |
|  | GREENWAY SYSTEM BOUNDARY |  | LANDS TO BE ADDED TO THE "OTHER GREENWAY SYSTEM LANDS" |
|  | VALLEYLANDS |  | PERMITTED STREAMS AND INTERMITTENT STREAMS |
|  | OTHER GREENWAY SYSTEM LANDS INCLUDING CERTAIN NATURALIZED STORMWATER MANAGEMENT FACILITIES | | |





Appendix 'B'

BY-LAW 2025-_____

A By-law to amend By-law 1767, as amended, By-law 304-87, as amended, and By-law Number 2612, as amended

(to delete lands from the designated areas of By-law No. 1767, No. 304-87, and 2612)

and to amend By-law 177-96, as amended

(to incorporate lands into the designated area of By-law 177-96)

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

1. That By-law 1767, as amended, By-law 304-87, as amended, and By-law 28-97, as amended, are hereby further amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated areas of By-law 1767, as amended, By-law 304-87, as amended, and By-law 2612, as amended.
2. That By-law 177-96, as amended, is hereby further amended as follows:
 - 2.1 By expanding the designated area of By-law 177-96, as amended, to include additional lands as shown on Schedule 'A' attached hereto.
 - 2.2 By zoning the lands outlined on Schedule 'A' attached hereto:

from:
**Single Family Third Density (SR3) Zone
Under By-law 1767**

To:
**Residential One (R1*XX)(H) Zone
Under By-law 177-96**

from:
**Single Family Third Density (SR3) Zone
Under By-law 1767**

to:
**Greenway (G) (H) Zone
Under By-law 177-96**

from:
**Rural Residential One Zone (RR1)
Under By-law 304-87**

to:
**Greenway (G) (H) Zone
Under By-law 177-96**

from:
**Open Space 1 (O1) Zone
Under By-laws 304-87 and 2612**

to:
**Greenway (G) (H) Zone
Under By-law 177-96**

from:
**Open Space 1 (O1) Zone and Open Space (O2) Zone
Under By-laws 304-87 and 2612**

to:
Open Space Two (OS2*XX) (H) Zone
Under By-law 177-96

3. By adding the following subsections to Section 7 – EXCEPTIONS:

Exception 7.000	National Assembly of the Bahá'ís of Canada		Parent Zone R1
File PLAN 22 262723	7200 and 7290 Leslie Street		Amending By-law 2025-____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *000 on the schedules to this By-law. All other provisions, unless specifically modified /amended by this section, continue to apply to the lands subject to this section.			
7.000.1 Additional Permitted Uses			
The following are the only permitted uses:			
a)	<i>Place of Worship (1)</i>		
b)	<i>Place of Worship Administrative Centre (1)</i>		
c)	<i>Day Camp (2)</i>		
<i>Special Use Provisions for R1*XX Zone:</i>			
<i>(1) Accessory uses may include uses that are subordinate and incidental to the practice of religious rites or administration such as classrooms for the instruction of religious rites or teachings, meeting rooms, offices, assembly areas with kitchen facilities, residence for the faith group leader(s), temporary lodging rooms, and conference facilities subordinate and incidental to the principal place of worship;</i>			
<i>(2) Only permitted as an accessory use to a Place of Worship and Place of Worship Administrative Offices.</i>			
7.000.2 Special Zone Standards			
The following special zone standards shall apply:			
a)	<i>Minimum Lot Frontage:</i>	<i>19 m</i>	
b)	<i>Minimum Lot Area:</i>	<i>1.0 ha</i>	
c)	<i>Minimum Front Yard (Leslie Street):</i>	<i>3.0 m</i>	
d)	<i>Minimum Interior Side Yard:</i>	<i>1.2 m</i>	
	<i>Minimum Interior Side Yard (Waterloo Court):</i>	<i>4.5 m</i>	
	<i>Minimum Interior Side Yard (North lot line of 7200 Leslie St)</i>	<i>0.0m</i>	
e)	<i>Minimum Exterior Side Yard:</i>	<i>2.4 m</i>	
f)	<i>Minimum Rear Yard (west lot line):</i>	<i>6.0 m</i>	
g)	<i>Maximum Height (7200 Leslie St.):</i>	<i>7.6 m</i>	
	<i>Maximum Height (7290 Leslie St.):</i>	<i>25.0 m</i>	
h)	<i>Special Use Provisions for R1*XX Zone:</i>		
(1) For the purposes of this By-law, the following definitions shall apply:			
<p>“Day Camp” means a non-residential facility, intended to accommodate primarily outdoor recreational and educational activities for children but not providing for overnight accommodation or camping.</p> <p>"Grade, Established" means, for a building or structure located at 7200 Leslie Street, the average surface elevation at the ground floor level along the outside walls of any building or structure, which is determined by taking the arithmetic mean of the levels of the finished ground surface at every location of change of grade at the outside walls along the western building façade.</p> <p>“Place of Worship Administrative Centre” means a building or part of a building used by a religious group(s) for the purpose of managing and administering the functions of the religious organization including but not limited to offices, meeting rooms, educational or seminar rooms, assembly rooms, kitchen, and temporary lodging rooms.</p> <p>“Worship Area” means the net floor areas, whether above or below established grade, within the walls of the sanctuary(s), hall(s) or meeting room(s) that a religious group uses for the practice of its religious rites, including any balcony or other area that, by the removal or opening of any walls or partitions, can expand the area of the</p>			

	<p>sanctuary, hall or meeting room (s), and any choir or musician areas. Net floor areas are intended solely for the use of the worship group leader, such as an alter or pulpit area are not included in the worship area.</p> <p>“Worship Floor Area” means the net floor area of all the floors in a Building, or Buildings used as worship area.</p> <p>(2) The front lot line for the Subject Lands shall be the lot line adjacent to the assumed and unassumed portions of Leslie Street.</p> <p>(3) Notwithstanding section 6.4, accessory buildings and structures are permitted in all yards provided they are no closer than 1.2 metres from the interior side or rear lot line. Notwithstanding this provision, the setback may be reduced to 0.5 metres if there are no doors or windows in the wall facing the interior side or rear lot line. In addition to the above, the maximum height of other detached accessory buildings is 5 metres and the maximum permitted gross floor area for each accessory building is 500 square metres.</p> <p>(4) Notwithstanding section 6.7, buildings and/or structures may be constructed on 7290 Leslie Street with access provided from the share driveway between 7200 and 7290 Leslie Street.</p> <p>(5) Notwithstanding section 6.9, One (1) loading space shall be required for 7200 Leslie Street no loading space will be required for 7290 Leslie Street. The loading space shall be a minimum of 10.0 metres long, 3.5 metres wide and have a vertical clearance of at least 4.2 metres.</p> <p>(6) Notwithstanding section 6.16, underground parking is permitted and subject to the same setback requirements as the primary building.</p> <p>(7) Notwithstanding section 6.18, the following parking rates shall apply for the purposes of calculating the parking requirement for uses located on the 7200 and 7290 Leslie Street properties:</p> <p style="padding-left: 40px;">Place of Worship: 1 space per 6m² of worship floor area</p> <p style="padding-left: 40px;">Place of Worship Administrative Centre: 1 space per 50m² GFA</p> <p>(8) Notwithstanding section 6.18, the parking requirement for 7200 and 7290 Leslie Street shall be a combined parking requirement in accordance with provision 9 below and shall be calculated by taking the sum of the parking requirements of both sites. Parking spaces provided on either site shall count towards meeting the combined parking requirement.</p> <p>(9) Notwithstanding section 6.18, the combined parking requirement applicable to both 7200 Leslie St. and 7290 Leslie St. may be reduced if the uses on either lot are used for two more uses, each of which having separate parking requirements. To determine the parking requirement for each site, the total parking required for each use type is multiplied by the occupancy rates as listed in the table below, and the individual sums determined for each of the time periods outlined below. The largest of these sums shall be the minimum combined parking requirement for the uses on the 7200 Leslie St. and 7290 Leslie St. properties.</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr style="background-color: #cccccc;"> <th style="padding: 5px;">Permitted Use</th> <th style="padding: 5px;">Typical Weekday Occupancy Rate</th> <th style="padding: 5px;">Typical Weekend Occupancy Rate</th> <th style="padding: 5px;">Peak Weekend Occupancy Rate</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Place of Worship</td> <td style="padding: 5px;">10%</td> <td style="padding: 5px;">35%</td> <td style="padding: 5px;">100%</td> </tr> <tr> <td style="padding: 5px;">Place of Assembly Administrative Centre</td> <td style="padding: 5px;">100%</td> <td style="padding: 5px;">0%</td> <td style="padding: 5px;">0%</td> </tr> </tbody> </table> <p>(10) Notwithstanding section 6.18, the combined minimum parking space requirement associated with the uses on 7200 and 7290 Leslie Street, or portion thereof, may be accommodated on the property known as 7015 Leslie Street.</p>	Permitted Use	Typical Weekday Occupancy Rate	Typical Weekend Occupancy Rate	Peak Weekend Occupancy Rate	Place of Worship	10%	35%	100%	Place of Assembly Administrative Centre	100%	0%	0%
Permitted Use	Typical Weekday Occupancy Rate	Typical Weekend Occupancy Rate	Peak Weekend Occupancy Rate										
Place of Worship	10%	35%	100%										
Place of Assembly Administrative Centre	100%	0%	0%										

Exception 7.000	National Assembly of the Bahá’í’s of Canada	Parent Zone OS2
File PLAN 23 262723	7015 Leslie Street	Amending By-law 2025-____

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *000 on the schedules to this By-law. All other provisions, unless specifically modified /amended by this section, continue to apply to the lands subject to this section.	
7.000.1 Additional Permitted Uses	
The following are the only permitted uses:	
a)	<i>Place of Worship (1)</i>
b)	<i>Private Club</i>
c)	<i>Private Park</i>
d)	<i>Day Camp</i>
e)	<i>Community Centre</i>
f)	<i>Conservation Use</i>
e)	<i>Buildings and structures that legally existed on the date of this By-law was enacted by Council.</i>
<i>Special Use Provisions for OS2*XX Zone:</i> (1) <i>Accessory uses may include uses that are subordinate and incidental to the practice of religious rites such as classrooms for the instruction of religious rites or teachings, assembly areas with kitchen facilities, offices, and meeting rooms, subordinate and incidental to the principal place of worship.</i>	
7.000.2 Special Zone Standards	
The following special zone standards shall apply:	
a)	<i>Special Use Provisions for OS2*XX Zone:</i>
(1)	The following definitions shall apply: “Community Centre” means a building or part of a building that is owned and, or, operated by a public authority or a non-profit organization that provides social, recreational or other similar facilities. “Conservation Use” means an area of land that is generally left in its natural state and which is used for any combination of preservation, protection, or improvement of components of the natural heritage system and which may include, as an accessory use, passive recreational uses (such as hiking trails and cross country ski trails), and buildings and structures (such as nature interpretation centres and public information centres). “Day Camp” means a non-residential facility, intended to accommodate primarily outdoor recreational and educational activities for children but not providing for overnight accommodation or camping.
(2)	Notwithstanding section 6.18, a parking rate of 1 space per 30 m2 of net floor area shall apply.
(3)	Notwithstanding the minimum parking space requirements, if the lot is used for two or more uses that are functionally attended by the same group of people, the parking requirements shall only be required for the use that requires the greatest number of parking space generated by a single use or in accordance with the maximum designed occupant land of the unit under the Building Code.

3.0 Holding Provision

No person shall hereafter erect or alter any building or structure on the lands subject to the Holding (H) provision for the purpose permitted under this By-law until amendment(s) to this By-law to remove the letter (H) have come into effect pursuant to the provisions of Section 36 of the Planning Act.

For the purposes of this By-law, Holding (H) provision, as identified on Schedule ‘A’, attached hereto, shall only be lifted when the following conditions have been met to the satisfaction of the City of Markham:

- a) That the Owner executes agreement (s) between the City, and other public agency relating to the construction, financing, and implementation of off-site infrastructure improvements required for the development of the subject lands including improvements to Leslie Street for the purpose of providing safe access and egress;
- b) That the Owner submits a Landscape Restoration and Enhancement Strategy to the satisfaction of the City
- c) the Owner executes an agreement with the City to submit and implement a Traffic Management Plan and a Transportation Demand Management Plan, to the satisfaction of the City;

Read and first, second and third time and passed on _____, 2025.

By-law 2025-____
Page 5

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

Amanda File No. PLAN 23 262723



EXPLANATORY NOTE

BY-LAW 2025-____

A By-law to amend By-law 177-96, as amended and remove the subject lands from By-laws No. 1767, as amended, By-law No. 304-87 as amended and By-law No. 28-97, as amended.

Bahá'í National Spiritual Assembly of Canada

PT LT 1, CON 3, PART 1 TO 11, 64R8051, EXCEPT PT 2, 64R3887; S/T MA77545 MARKHAM; S/T EASE IN GROSS OVER PTS 1, 2, 3 & 4 65R31669 AS IN YR1337504; S/T TEMPORARY EASE IN GROSS OVER PTS 5, 6 & 7 65R31669 AS IN YR1337505 and PT LT 2, CON 2, AS IN MA66705 (FOURTHLY), T/W MA59222; MARKHAM PT LT 3, CON 2, PART 1, 2, 3, 64R5132, S/T MA46290; PT LT 3, CON 2, AS IN MA66705 (FIRSTLY); PT LT 2, CON 2, AS IN MA66705 (SECONDLY, THIRDLY), T/W MA66705; MARKHAM.

7015, 7200, and 7290 Leslie Street

North of Steeles Avenue, West of Leslie Street

PLAN 22 262723

Lands Affected

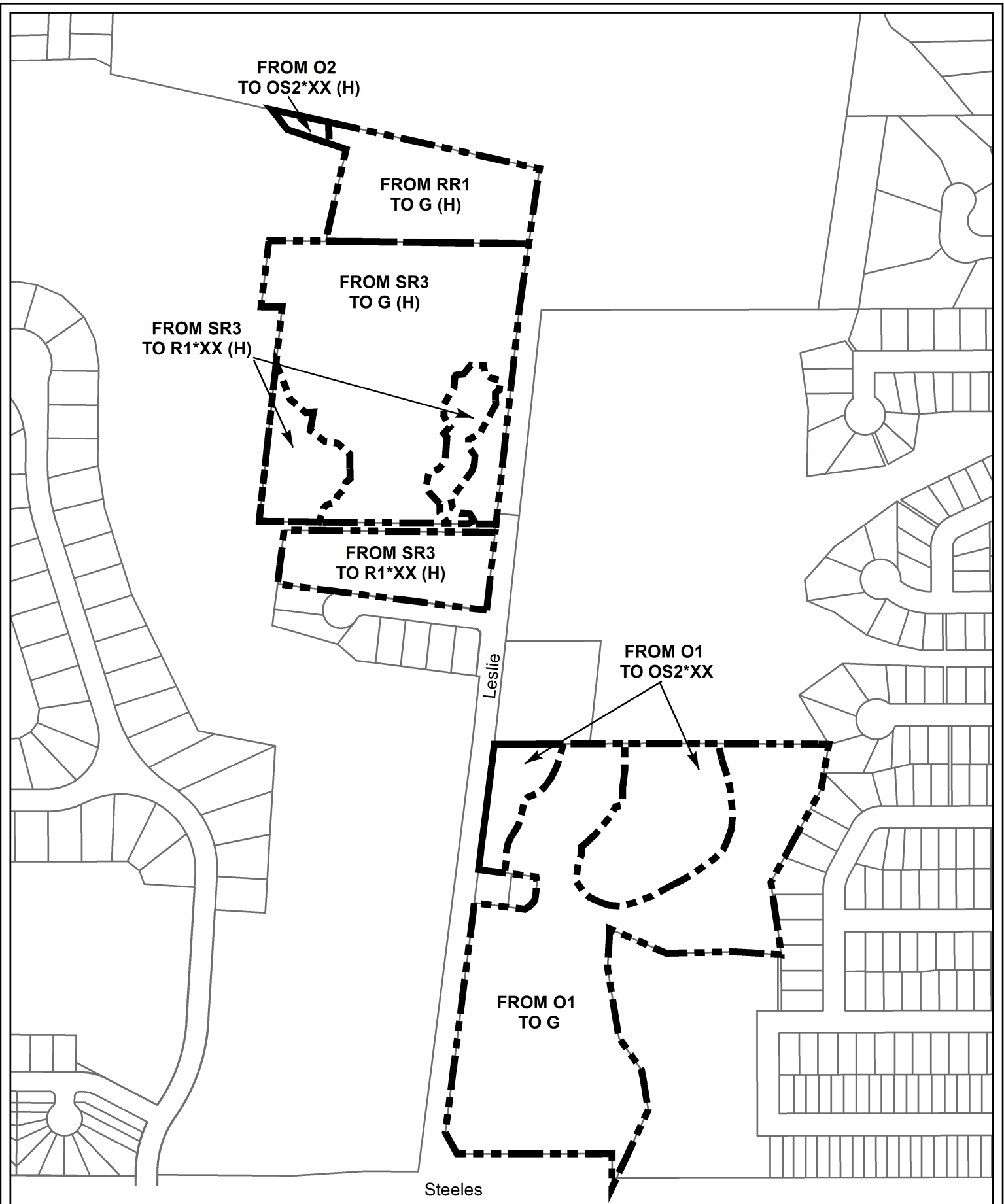
The proposed by-law amendment applies to three parcels of land with an approximate area of 16.6 hectares (41 acres), which is located north of Steeles Avenue and west and east of Leslie Street in the Thornhill Community.

Existing Zoning

The 7015 Leslie Street is currently zoned Open Space under the City of Markham Zoning By-law 2612, as amended and By-law 304-87, as amended. The 7200 Leslie Street is currently zoned "Special Residential 3 (SR-3)" under the City of Markham Zoning By-law 1767, as amended. The 7290 Leslie Street is currently zoned "Special Residential 3 (SR-3)" under the City of Markham Zoning By-law 1767, as amended and "Rural Residential One Zone (RR1)" and "Open Space" under the City of Markham Zoning By-law 304-87, as amended.

Purpose and Effect

The purpose and effect of this By-law is to delete the subject lands from designated area of By-laws 1767, 2612 and 304-87, as amended, and rezone them to Residential One (R1*XX), Greenway (G) and Open Space Two (OS2*XX) Zones under By-law 177-96, as amended, to permit the development of a new Bahá'í National Centre and Canadian National Temple at 7200 and 7290 Leslie Street and the continued use of 7015 Leslie Street as the Don Valley Education Centre by the Bahá'í Community.



SCHEDULE 'A' TO BY-LAW 2025-XX AMENDING BY-LAW 177-96



O1	OPEN SPACE ONE		BOUNDARY OF AREA COVERED BY THIS AMENDMENT
O2	OPEN SPACE	SR3	SINGLE FAMILY THIRD DENSITY
OS2	OPEN SPACE TWO	RR1	RURAL RESIDENTIAL ONE
*(No.)	EXCEPTION NUMBER	R1	RESIDENTIAL ONE
(H)	HOLDING PROVISION	G	GREENWAY

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\PLAN\PLAN22_262723\Schedule A.mxd

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



Report to: Development Services Committee

Meeting Date: February 11, 2025

SUBJECT: Planning and Urban Design Department 2025 Work Plan

PREPARED BY: Steven Bell, Senior Manager, Urban Design, ext. 3137
 Richard Fournier, Senior Manager, Parks Planning, Design & Construction, ext. 2120
 Stephen Lue, Senior Manager, Development, ext. 2520
 John Yeh, Acting Senior Manager, Policy Planning, ext. 7922
 Mark Head, Manager, Natural Heritage, ext. 2005
 Regan Hutcherson, Manager, Heritage Planning, ext. 2080
 Duran Wedderburn, Manager, Policy Planning, ext. 2109

RECOMMENDATIONS:

1. THAT the February 11, 2025, report titled, “Planning and Urban Design Department 2025 Work Plan”, be received;
2. AND THAT staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

The 2025 Planning and Urban Design Department work plan demonstrates the significant resources that Staff have applied on top of their respective and demanding daily work programs to support the City’s healthy and complete community vision. The projects that Staff will lead in 2025 represent inter-disciplinary initiatives with anticipated completion from 2025 to 2027. This report highlights key projects that are underway in Urban Design; Policy Planning; Parks Planning, Design and Construction; and Development Planning.

PURPOSE:

This report provides Council with the second annual overview presentation of the Planning and Urban Design Department work plan for 2025 (the “Work Plan”), which illustrates the various inter-disciplinary projects, initiatives, and resources being advanced to support Markham’s vision for a healthy and complete community.

BACKGROUND AND DISCUSSIONS:

The following summarizes each initiative undertaken by various divisions in the Planning and Urban Design Department. These initiatives include the following obligations:

- a) to meet recent provincial legislative changes and statutory requirements
- b) to implement Council Resolutions and requests to Staff
- c) to implement Building Markham's Future Together Strategic Plan

Appendix “A” provides detailed information on the status and anticipated completion time of the current initiatives. Since 2023 and 2024, many projects have advanced. For 2025, Staff will direct resources to implementing, monitoring, and refining the projects as necessary, as new projects are initiated and process improvements continue.

A. Urban Design Team

Urban Design has been leading many current projects that would advance City initiatives, which include the following:

1. City-wide Urban Design Guidelines (“UDG”)

Approved in the 2024 Capital Budget, the City’s UDG, which was introduced at the June 4, 2024, Development Services Committee, will ensure consistent design direction and guidance to help shape Markham into an urban, sustainable, healthy, and complete City. The UDG will be read in conjunction with the policies of the Official Plan and the requirements of various regulatory documents to respond to recent provincial legislative changes, visually articulate the design objectives of the Official Plan, and provide guidance to landowners, the development industry, and City staff to be implemented through development application review. Staff anticipate reporting back to DSC on the completed Guidelines by Q1-2026.

2. Bird-Friendly Guidelines Update

Council endorsed the current Bird-Friendly Guidelines in 2014 to ensure new buildings implement mitigation measures to minimize bird strikes. The update to the Guidelines and Specifications Checklist underway will reflect the latest Canadian Standards Association standards and new and best management practices for bird-friendly building and site design. The outcome would improve City standards for development applications to manage bird-window collisions. The update is expected to be completed in Q2-2025.

3. Sun and Shadow Analysis Terms of Reference Update

The technical update to the existing Terms of Reference will improve the evaluation criteria of shadow impacts created by proposed developments on nearby properties and the public realm. It would also set requirements for assessing both incremental and cumulative shadow impacts cast by a proposed development on its surrounding context. The Update is well underway and is expected to be completed by Q1-2025.

4. Age-Friendly Design Guideline Implementation

In 2022, City Council endorsed Markham’s Age-Friendly Design Guidelines as ‘standards’ for the City. The guideline directs new development to accommodate people of all ages, including families with young children and those aging-in-place. As part of the Council resolution, Staff are in the process of retaining a consultant to complete a cost analysis to implement guidelines in the public realm and will report back to Development Services Committee in Q4-2025. Staff are now refining an implementation strategy to prioritize age-friendly design in the City and streamline review processes for development applications.

5. Trees for Tomorrow: Streetscape Manual Update

Council approved Markham’s Trees for Tomorrow: Streetscape Manual in 2009 to demonstrate the City’s commitment to preserving trees and enhancing canopy cover. The manual is implemented city-wide and applies to private trees associated with development applications, in addition to street tree planting. Through a set of standard specifications and details, the manual ensures adequate tree replacements, promotes best practices, and a consistent streetscape design throughout the City. To implement policies of the 2014 Official Plan, this project will update procedures for tree preservation and planting, specifically with the purpose to: a) Align with requirements in Markham’s new Tree

Preservation By-law 2023-164; b) Update tree planting details and add new references; and c) Promote best practices for street design and maintenance procedures.

6. Streetscape Guidelines for Intensification Areas

To implement the 2014 Official Plan vision for attractive, sustainable, and well-designed streetscapes, Staff are developing Street Guidelines for Intensification Areas that will focus on ensuring comprehensive and cohesive streetscape boulevard treatments in built-up intensification areas with the following objectives:

- a) Consistent streetscape design approach within the City's Intensification Areas
- b) City-wide street sections and street furniture approach
- c) Updated specification details and references
- d) Costing analysis for pedestrian realm infrastructure to establish capital, operations and maintenance, and life-cycle cost parameters

Staff will retain a consultant in Q3-2025 to complete the cost analysis to identify capital, operations and maintenance, and life-cycle costs for streetscape enhancements. This work will inform Council of the costs associated with building and maintaining high quality urban streetscapes in the city, while also assisting staff with budgeting for long-term planning of capital projects and inform operational and maintenance needs.

7. Markham Centre Civic Square Vision

Staff have begun work on the Markham Centre Civic Square vision by looking at a wide range of local, regional, national, and international precedents, including best practices and lessons learned from other notable civic squares. The next phase of the vision will be consultant-led, entailing a comprehensive stakeholder engagement process, defining key principles, a high-level needs assessment with spatial requirements and order of magnitude costing with recommendations on next steps. This phase will also identify surrounding uses to catalyze the civic square working in tandem with the Markham Centre Secondary Plan update and is expected to be launched in Q2-2025 with a targeted completion in late 2025.

8. Markham Centre Secondary Plan ("MCSP") Update

Launched in 2019, the boundary of the MCSP update expanded in 2020 with a one-third addition to the overall study area. Staff delivered the vision and guiding principles (2021), the preliminary concept (2022), the recommended concept (2023) where Staff presented modifications that reflect active approvals in the downtown, and the draft Secondary Plan policies (2024), followed by a series of staff-led stakeholder engagements. In late 2024 and for 2025, Staff have and will review the policies and schedules and will bring forward the final Secondary Plan in Q3-2025, along with the statutory Public Meeting, with a final approval by the Ministry of Municipal Affairs and Housing by Q4-2025.

9. Accessibility for Ontarians with Disabilities Act ("AODA") Document Remediation Initiative

In 2024, staff initiated document remediation to ensure all Planning and Urban Design Department documents on the City's website comply with the required AODA standards and Web Content Accessibility Guidelines. In addition to complying with the AODA (2005), this initiative demonstrates the City's continued commitment to being a welcoming, accessible, and inclusive organization to all persons, regardless of ability. The primary objectives include evaluating existing inventory of website documents, developing a remediation strategy and developing AODA compliant templates as part of a future phase.

10. New Tree Permit Process

The new Tree Permit process will respond to several evolving Provincial legislative changes and the City's new site plan application process. In addition to implementing the 2014 Official Plan policies to implement tree preservation and compensation, the Tree Permit will grant permission to landowners to remove trees associated with development applications while allowing the City to collect tree removal compensation and securities. In collaboration with other City Departments, in 2025, Staff will finalize the new process that addresses the provisions in Tree Preservation By-Law 2023-164.

B. Policy Planning Team

The Policy Planning team has been leading many current projects that would advance City initiatives, which include the following:

1. Official Plan and Secondary Plans

Staff manage the 2014 Official Plan ("OP") in accordance with the statutory requirements of the *Planning Act*, respond to provincial land use related legislation (i.e., Bill 162, Bill 185, Bill 134, and Regional Planning Transition), complete research on special projects, develop programs/tools and support other land use planning matters. The OP is a visionary document that establishes the planning framework to guide growth and development in the City. Staff also undertake Secondary Plans required by the OP, including six current secondary plans studies and one more in the pre-planning/procurement stage.

Staff launched an Official Plan Review ("OPR") on January 23, 2025, by hosting a Special Meeting of Council to provide an overview of the approach and timing for the OPR and receive input from the public and stakeholders on what aspects of the OP should be reviewed and updated. The scope of work is currently being updated and Staff are targeting Q2-2025 to retain a consultant to undertake the OPR.

2. Affordable and Rental Housing

Staff are working on the implementation of Markham's Affordable and Rental Housing Strategy ("AHS"), specifically the following policy initiatives, Action 3 - Develop an Inclusionary Zoning By-law for Major Transit Station Areas and Action 10 - Use Public Lands for Affordable Housing. The City was successful in its Housing Accelerator Fund ("HAF") application to the Canadian Mortgage and Housing Corporation ("CMHC") and has been approved for approximately \$58 million to facilitate 1,640 new units over three years based on the following seven initiatives to support housing:

- a) Public Partnerships
- b) Additional Residential Units ("ARU") and Incentives Program
- c) Major Transit Station Areas ("MTSA")
- d) Inclusionary Zoning ("IZ") in MTSAs
- e) Incentives Program for Affordable Housing
- f) Enhance Markham's Electronic Development Application System
- g) Parking and Transportation Demand Management Standard Update for Intensification Areas

The City's AHS initiatives are captured in the HAF application and will be further implemented. Staff are also preparing a report to DSC on securing Affordable Housing that will be presented in Q2-2025.

3. Sustainability Metrics (the “Metrics”) Program

Council endorsed the Sustainability Metrics as Markham's green development standard in May 2022, with the intent to improve the sustainability of new construction with its integration in the development application review process. The Metrics are complementary to third-party green building certification systems such as LEED, Energy Star for New Homes, and Passive House. It implements Council's direction in the Municipal Energy Plan to improve building energy performance and in section 6.2 of the City's OP relating to sustainable development.

Staff are implementing the Sustainability Metrics Program encouraging applicants to participate through site plan and plan of subdivision applications to achieve minimum sustainability scores. Markham joins municipal partners (Brampton, Vaughan, and Richmond Hill) in implementing this program.

4. Natural Heritage Management Study

The 2014 Official Plan identifies approximately 7,000 ha of lands in the City's Greenway System and establishes policies to maintain and enhance this interconnected network of natural areas. More than half of the Greenway System is owned and managed by public agencies and approximately 1,000 ha is City-owned, including natural areas that are primarily acquired through the development approval process.

Council endorsed the Natural Heritage Management Study in May 2024 to serve as a guiding framework for the stewardship and improvement of City-owned natural areas and inform updates to the City's Asset Management Plan and Official Plan. The project is now in the implementation phase. Priority actions recommended for implementation in 2025 include advancing the review of the Greenway System policies and mapping as part of the City's Official Plan Review, implementing understory planting of trees and shrubs in woodlands, targeted control of invasive species, and developing an inventory of restoration projects to support future ecological restoration and wetland creation projects.

5. Natural Assets Inventory and Evaluation (the “Natural Assets Study”)

The Natural Assets Study was completed and endorsed for implementation by Council in May 2024. Building on the Natural Heritage Management Study, the Natural Assets Study provides information needed to integrate City-owned natural features (woodlands, wetlands, and meadow habitat) into the City's Corporate Asset Management Plan and Framework. Included in the 2024 Corporate Asset Management Plan are the registry describing the City-owned natural assets, condition assessment of natural assets, and information on current levels of City-provided services to maintain the assets over their life cycle. Potential enhancements to levels of service are proposed to be reviewed and refined in the future as part of the City's 2025 Asset Management Plan and Financial Strategy.

6. Reforestation Projects on City-owned Natural Areas

The ecological restoration program implements ecological restoration projects annually within City-owned natural areas. Projects include reforestation, invasive species control, and stream/riparian habitat rehabilitation. This program utilizes cash-in-lieu payments paid by development proponents where trees and natural heritage features are approved to be removed in accordance with the Official Plan and Council direction. The purpose is to replant trees and restore natural features to 'offset' removals because of development approvals. This program supports Council's 30% tree canopy target and the natural

heritage objectives of the Official Plan. The planned deliverables for 2025 include planting 10,900 trees and shrubs equivalent to approximately 4 ha of new woodland restoration with 0.8 ha of invasive plant species removal to prepare sites for replanting.

7. Wetland Creation (Milne Dam Conservation Park)

In 2025, utilizing funding from the City's Woodlot/Wetland Compensation Account, this project will result in the design and construction of approximately 1 ha of new wetland habitat with some associated upland reforestation at Milne Dam Conservation Park. This project follows the 2024 design and construction of the Robinson Creek wetland in Berczy Village and will provide wildlife habitat, local erosion control, and water quality benefits.

8. Biodiversity Strategy

Approved in the 2024 Capital Budget, Natural Heritage staff will be developing a Biodiversity Strategy building on recently completed studies on the City's natural heritage system, features, and areas. The Strategy will provide a plan with goals, targets, and actions to recognize the importance of biodiversity protection. It will identify programming gaps, including addressing new responsibilities for natural heritage review, and recommend initiatives and actions to be undertaken in parks and on other public and private lands across the City. A key deliverable of the Strategy will be communication and engagement with City departments, partner agencies, development community, interest groups, and the public. Work on the Strategy in 2025 will be phased with other workplan priorities and focus on developing detailed terms of reference to retain a consultant team to launch the study.

9. Rouge River Watershed Plan ("RRWP") Update

The Toronto and Region Conservation Authority will be initiating an update to the RRWP in 2025 to replace the current plan developed in 2007. The RRWP will be providing a comprehensive understanding of the health of the watershed in the context of both land use change and climate change. Future growth scenarios with and without climate projections will be evaluated to understand how these variables affect watershed health and how management actions can help improve the health and resilience of the watershed. Policy and Research staff will be coordinating technical inputs to the RRWP through a Steering Committee and reporting to Council as needed.

C. Parks Planning, Design, and Construction Team

The Parks Planning, Design, and Construction team has been leading many current projects that would advance City initiatives, which include the following:

1. Urban Parks Strategy

Approved in the 2023 Capital Budget, Staff are undertaking this comprehensive strategy to address Markham's need to develop, plan, design, build, and maintain urban parks. This study will identify the unique needs of urban parks and prepare considerations for alternative park typologies, such as stratified parks, parks encumbered with SWM facilities, and privately owned public spaces ("POPS"). The strategy will provide recommendations related to technical requirements, legal implications, and financial impacts all in the context of Bill 23, the *More Homes Built Faster Act*. A consultant was awarded in March 2023, and a Draft Background Study and Draft Framework Document are under review with stakeholders. Staff have placed the next phases on hold until Provincial regulations are released in response to Bill 23 that will determine a developer's ability to self-identify where park is to be located and what restrictions and credit rates may apply to encumbered

parkland such as strata and 'privately owned public spaces' (POPS). The current hold will enable our strategy to appropriately respond to the legislative environment and avoid re-work once the regulations are released.

2. Park Redevelopment Strategy and Implementation Plan

Approved in the 2023 Capital Budget, Staff are developing this strategy and implementation plan to establish an equitable approach to evaluating, prioritizing, and identifying parks for redevelopment over a five and ten-year intake period. Markham's aging parks and amenities require capital repair/replacement and many new amenities in the coming years. Population growth, changing demographics, and recreational interests are changing and placing pressure on our existing parks where many are being used at levels that they were not originally designed for or lack amenities or design standards that are reflective of today's level of service. The strategy will also review and identify potential funding models for a future Park Redevelopment Program.

3. Off-Leash Dog Area Policy and Implementation Plan

Approved in the 2023 Capital Budget, the Off-Leash Dog Area Policy and Implementation Plan will evaluate, and identify key considerations and criteria for standard guidelines, provision standards, service level hierarchy and the requirements for selecting potential sites for Off-leash Dog Areas across the City. The policy is also informed by the findings of the ongoing Pop-up Off-leash Dog Area Program that was installed in the Fall of 2023 and continues to be operated today. Upon Council's approval of the policy, which is anticipated in 2025, the subsequent Implementation Plan will be initiated and will utilize the established policy criteria to identify and make recommendations to Council for permanent Off-leash Dog Area locations and the related capital and operating budget requests associated with the programming.

4. 2023 Pop-up Off-leash Dog Area Pilot Program

On February 6, 2023, the Budget Committee requested that Staff explore options for temporary off-leash dog areas as an immediate opportunity for the summer of 2023. By September 2023, eight temporary off-leash areas were installed (one per ward) for use by the community. Each Temporary off-leash site includes a fenced area where dogs can exercise and socialize off-leash in a safe and controlled environment. The implementation of these eight temporary off-leash dog areas provides an opportunity to test the suitability of the selected opportunity sites prior to committing to them as permanent off-leash dog areas. The objective of the Pilot Program was to provide temporary off-leash dog areas, beginning in summer 2023 that would provide Markham residents with greater access to off-leash dog areas in the short-term while providing data that would support development of the Off-Leash Dog Area Policy and Implementation Plan that is currently underway.

5. Park Naming Policy Update

Approved by Council resolution on July 14, 2022, as a part of the 2022 Annual Park Naming Report, "*that staff undertake a review of the current Facility and Park Naming Policy and make future recommendations to revise the policy.*" Staff have established a cross-commission working group to recommend policy revisions, including improvements to the efficiency and standardization of the process and to better represent and acknowledge the contributions from our diverse community through the naming of our parks. In 2024, an update of the Street Naming Policy Update was requested to collaborate with the scope of work of the Park Naming Policy Update to identify and take advantage of potential

efficiencies, such as the potential for a shared evaluation committee. The policy update is anticipated to be brought to Council for approval by Q4 2025.

6. Community Gardens Maintenance Program

This program undertakes general maintenance of City-owned community and allotment gardens to maintain a state of good repair. 100+ families in Markham cultivate garden spaces in collaboration with City staff, leading to wear and tear of tools, site infrastructure, and overall landscaping. This program applies the annual maintenance to uphold garden standards, customer service, and community engagement.

7. Gateway Master Plan Update

Markham's Public Realm is a long-term program to create dynamic, beautiful public spaces that reflect our diverse social and cultural identity. Projects include enhancements that promote community engagement, beautification, sustainability, and the implementation of the Public Realm Strategy. This update will develop the Gateway Master Plan document to strategize how the City should coordinate existing subdivision entrance features and will include a proposed standard for new subdivision entrance features with consideration of lifecycle and funding implications.

8. Park Development Capital Delivery Program

Park Design and Construction are responsible for the design and construction of the City's parks system. These parks, related spaces and facilities are generally provided in response to the significant growth that the City is experiencing. Through the development of these important public spaces, Park Design and Construction provides our residents with a sustainable park system for healthy, happy, diverse, and equitable outdoor opportunities with the following attributes:

- a) The current Park Development program comprises 38 projects in various stages from design to warranty, covering 115+/- ac of park development with a value of approximately \$59M to be completed between 2025 and 2027.
- b) In 2025, Park Design and Construction anticipates the completion of 8 new park projects totaling approximately 13 ac.
- c) Over the period from 2019 to 2024 Park Design and Construction completed 34 new parks totalling approximately 159 ac.

9. Park Asset Lifecycle Replacement Program

In mid-2023, the Development Services Commission took responsibility for many of the park asset lifecycle replacement programs and the related lifecycle financial updates and includes AODA refurbishment program, playground replacements, backstop and outfield fence replacements, court resurfacing/replacements, and shade structure resurfacing/replacements. Existing park assets are identified for end-of-life replacement or refurbishment in accordance with annual condition assessments prepared and provided by the Parks Operations team. This Program ensures continuity of our park services and infrastructure and enable community resiliency and community safety with the following attributes:

- a) The current Park Asset Lifecycle Replacement program comprises multiple contracts in various stages from design to warranty, enhancing assets in 127 existing parks with an approved value of approximately \$11.6M to be completed between 2025 and 2026.

10. Park Renaissance and Public Realm Capital Delivery Program

The projects in this Program result from visioning and consultation on community aspirations in conjunction with strategic plans, the 2014 Official Plan, the Integrated Leisure Master Plan and Shared Places, and Our Spaces Markham's Public Realm Strategy. The current program comprises of 26 projects in various stages from design to construction, with a value of approximately \$1.7M to be completed between 2025 and 2026.

11. Park Development Guidelines

This project will develop a consolidated set of standards, guidelines and specifications related to the design and construction of parks. The guidelines will include base park requirements for grading and servicing, define facility sizes and specify standard construction details and specifications for various park elements based on best practices, total cost of ownership and consultation with city stakeholders. Standardizing and consolidating this information will help ensure a consistent standard is applied to parks and will facilitate improved coordination with external consultants and applicants.

12. Parkland Dedication Bylaw Update

Approved in the 2025 Capital Budget, the Parkland Dedication By-law 2022-102 is due for an update in response to the legislative changes resulting from Bill 23, *More Homes Built Faster Act*, 2022. The update will also incorporate appropriate exemptions and delegated authority.

D. Development Planning Team

In addition to the 280 active development applications under review, the Development Planning team, with assistance from the Strategy and Innovation team, has been leading the following current projects that would advance City initiatives:

1. Development Application Review Process Improvements

The Building Markham's Future Together Strategic Plan has an action to streamline the Development Process that Staff have been implementing through several initiatives, including the following:

- Implement recommendations from the Lean review that identified continued and improved efficiencies in the process
- Continued data and file tracking improvements
- Responding to changes in Provincial legislation and identifying internal opportunities to further streamline processes

The following projects will cumulatively contribute to the ongoing service improvements in the Development Planning section:

a) ePLAN Improvements

In 2023 and 2024, upgrades to ePLAN and related systems were completed including the development application and building permit review software for an improved applicant and reviewer experience. For 2025, Staff will continue the customization of the ePLAN development application review workflow software by development application types to achieve additional efficiencies and predictability in the timing and milestones of the reviewing and commenting process with Staff and applicants. The first customized workflow prepared is the Heritage Permit Workflow in 2024 because of changes to the permitting process from Bill 23, *More Homes Built Faster Act*. This new workflow will be

launched officially in Q1 2025 to allow applicants to submit through the City's online application portal.

b) MappiT Improvements

To increase transparency, MappiT was launched where the public can obtain information on development applications (e.g., unit counts, site area, gross floor area, building heights, and study attachments). For 2025, Staff will continue to monitor the platform and implement improvements where required.

c) Electronic 3D Model

In 2023, an electronic 3D model of Markham Centre and Markham Road/Mount Joy Secondary Plan Areas was completed with the intent to assist Staff in analyzing proposed developments prior to recommendations to Council. For 2025, Staff will continue to work on the implementation and integration of the 3D model data statistics as part of a complete application submission that would include guidance for applicants to prepare a 3D model.

d) Plan of Subdivision Process Improvements

Additional process improvement initiatives occurring in 2025 involve reviewing the Plan of Subdivision and phasing processes for further efficiencies that include integrating other processes, such as the Town House Siting process into Plan of Subdivision.

e) New Development Fee By-law Implementation

Supporting the development application process is the Development Fee by-law, which contains fees associated to process and review development applications. The new By-law was approved by Council in December 2023, with incremental updates in 2024 for improved interpretation, and is being implemented and monitored in 2025 to ensure full cost recovery.

f) Response to Provincial Legislation Changes

As processes change and are modified for efficiency or through Provincial legislation, Staff, in 2025, will update internal standard operating procedures to assist in the efficient and predictable review of planning applications for service excellence. For 2025, Staff will also monitor any further changes in legislation and the processes implemented through recent amendments.

g) File Closure Protocols

As Staff continue modernizing the planning processes based on performance metrics, protocols on closing long standing and inactive development applications would provide accurate information on file workloads. This would assist with data clean up. The release of formalized protocols for file closures in late 2024 required system modifications. For 2025, communication with our development partners, staff training and implementation, and monitoring will be part of the implementation of this protocol.

h) Standard Operation Procedure

As processes improve, Staff have been and will continue to develop a standard operation procedure manual that will give staff direction and certainty in the updated processes. Each procedure will cater to an application type and will integrate not only the processing of applications, but also the technological steps in the ePLAN platform.

This will provide predictability in the review of applications and will be delivered in modules in 2025 and 2026.

i) Updated Process for Zoning Order Framework (Ministers Zoning Order - "MZO")

The City received an application in December 2023, through the Community Infrastructure Housing Accelerator ("CIHA") process. In April 2024, the Province introduced Bill 185 and a new zoning order framework and on June 6, 2024, it received royal assent. This framework replaced the previously established CIHA process. The new framework pertains to MZO requests. Staff, in 2025, will establish a new process that will provide a consistent and predictable approach to MZO requests.

j) Standard Drawing Templates

In the City's ongoing effort to improve processing of applications, Staff have embarked on the exercise to develop a series of standard drawing templates that will ensure the predictability of information on drawings (e.g., site plan, elevations, landscape, sections, draft plans, engineering plans). Many consultants have their own drawing templates where information is placed in various areas that are not intuitive when reviewed by Staff. This exercise will standardize all information for a more efficient review by Staff.

These efforts to review existing processes, introduce new measures and improve customer service have led to significant improvements in the City's development process. Recently, the City was recognized for rising to 5th spot in the 2024 BILD Municipal Benchmarking Study.

2. Comprehensive Zoning By-law ("CZBL")

Since the enactment of the City's 2014 Official Plan, Staff have been working on the CZBL. In Q1-2024, Council approved the CZBL following the work from 2023 to modernize and collapse the 46 different parent zoning by-laws applied to different geographic areas of the City from 1954 to 2004. Following the receipt of seven appeals, the Ontario Land Tribunal approved the CZBL on a City-wide basis. Staff, in 2025, will work on refining and providing clarity on certain provisions including, but not limited to, additional residential units and zoning interpretations.

3. Implications from Bill 109, Bill 23, Bill 97, and Bill 185

In response to the Province of Ontario's changes to the *Planning Act* under Bill 109, Bill 23, and Bill 97, Staff have been processing Official Plan, Zoning By-law, and Site Plan applications in an expedited manner. With the introduction of Bill 185, Staff have been tasked to respond to recent legislative changes and impacts on the established processes from previous Bills. This has led to a few refusal reports that have subsequently led to appeals to the Ontario Land Tribunal that requires significant staff resourcing to address the appeals and participate in Tribunal-led mediation. Moreover, with Bill 185 and rescinding fee returns, Staff in 2025 will review the recently established processes to provide flexibility in review times while maintaining the intent to expedite applications.

4. Ontario Land Tribunal – Improvements to Internal Processes

In response to the above item, Staff had recommended refusals of a few applications that are now referred to the Ontario Land Tribunal. To ensure defined roles and responsibilities, Staff have been working with the City's Legal Services Department on improving the internal process when an application is appealed. This would ensure predictability for Staff

and Members of Council and includes the tribunal and mediation process. Training will be offered in 2024/2025 to support Staff as they work with the City's Legal team.

5. Markham Village Heritage Conservation District ("MVHCD") – New District Plan
This project, anticipated to be completed in Q1-2026, will update the existing 1990 MVHCD Plan to reflect the format used in Markham for other more recently approved District Plans, update policies and guidelines to reflect current best practice within heritage conservation, and revise building/property classifications. The City recognizes that the current document is out of date, not reflective of current City policies and provincial legislation, and lacks the guidance and direction for Staff, the Heritage Markham Committee, Council, impacted property owners, and the public.
6. Heritage Register – Priority Designation Program and New Inventory Project
Complete the Priority Designation Program in 2024 and 2025 and recommend the designation of all high and medium priority properties to Council bringing 7 to 8 properties forward per month. Investigate introducing a new Markham 'Heritage Property Inventory' to capture any listed properties that are not designated by December 2026, which must be removed from the official Register, including those owned by the municipality, province, and federal government (Rouge Park).
7. Telecommunication Protocol Implementation
As we continue to modernize and streamline all processes, Staff have updated the City's January 2012, "Policy for Establishing Telecommunication Facilities". The updated process continues to align with Federal regulations and sets out expectations from the municipality and reviewers of telecommunication facilities proposals. Historically, Site Plan Control applications, under the permissions of the *Planning Act*, have been used to receive these proposal types. This update was implemented in Q4-2024 to correctly organize the process that involves a new and simplified workflow with the correct jurisdictional review, which will be monitored in 2025.
8. Markham Accessibility Advisory Committee ("MAAC") Update
Staff have reinitiated the MAAC and updated the Terms of Reference that would enable early engagement of development application review for proposals that are inclusive and accessible for people with disabilities. Applicants are encouraged to work with the City on Site Plan Applications (institutional, commercial, or industrial projects with significant public realm access and on City projects) to identify, remove, and prevent barriers for people with disabilities. For 2025, Planning Staff will have more engagement with the Committee where input will be sought and integrated into proposals prior to Site Plan Application submission.
9. Visioning Exercise Workplan for the Bayview Avenue and John Street Area
In July 2023, Staff prepared a draft visioning exercise for this area, which was presented to the Development Services Committee. The exercise identified potential new roads, multi-use connections such as the active transportation network, local trail network, new public parks, and an assessment for the need for additional community services and commercial amenities to support existing and future area residents. Staff prepared the visioning exercise as a baseline for public and stakeholder consultation for a final Precinct Plan. For 2024 and 2025, Planning Staff have retained Third Party Public Inc. to facilitate the public and stakeholder engagement consultation scoped to three themed sessions (height and density, transportation and mobility, community uses). The result of the visioning exercise

will culminate in an update to the Development Services Committee in Q1-2025 with an anticipated approval of the Precinct Plan in Q2-2025.

10. City's Street Naming Process Update

In conjunction with the Parks Naming Policy Update, Staff are evaluating opportunities to update and modernize the City's Street Naming process to improve efficiency and transparency, and better represent and acknowledge the contributions from our diverse community through the naming of our streets. Staff target Q1-2025 to complete the update.

11. Special Events

Staff will co-administer the planning and execution of Doors Open Markham ("DOM") 2025 planned for September 2025 with Corporate Communications and the DOM Committee. Staff will also work with Heritage Markham Committee on the planning of event(s) related to the committee's 50th anniversary. Staff will also prepare a display for Heritage Week at the Civic Centre and administer the Heritage Awards of Excellence.

12. Thornhill Heritage Conservation District Plan Update – Yonge Street Heights

Staff will undertake the *Ontario Heritage Act* amendment process to update the existing height guidelines in the District Plan.

13. Heritage Financial Assistance Program

In 2025, Staff will administer and process applications for the three heritage assistance programs (grants and tax rebates) and facilitate the review of the Designated Heritage Property Grant Program to extend this Program (currently funded for 2023-2025).

CONCLUSION

For 2025, this report sufficiently demonstrates that Planning and Urban Design Staff continue to industriously meet their demanding workload to deliver excellent public service considering the numerous projects identified in this report, as summarized:

- Urban Design: on track to deliver 10 major projects (eight citywide and two within Markham Centre) by 2025 to 2026 on top of Staff's review of development applications
- Policy Planning: on track to deliver 20 major policy projects and sub-projects, including the citywide official plan review and numerous secondary plans, by 2026
- Parks Planning, Design and Construction: on track to deliver 84 projects and programs on top of Staff's review of development applications and contributions to citywide initiatives, by 2025 to 2027, including 38 park development projects covering approximately 115 ac valued at \$59M and the completion of 8 new park projects totaling approximately 13 ac – these are on top of the 34 new parks delivered between 2019 and 2024 (totaling 159 ac)
- Development Planning: on track to deliver 10 process improvements and 12 projects in 2024 and 2025 on top of the current workload of 280 active applications in the system, with some appealed to the Ontario Land Tribunal

The projects identified in this report represent the culmination of effective team collaboration and creative solutions on projects that Staff have managed to prepare, deliver, and monitor as part of their daily and, in most instances, above their expected work programs.

FINANCIAL IMPLICATIONS:

While there are no direct financial implications from this report, the initiatives requiring funding have been approved through the City budget process.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

The comments in this report on the Planning and Urban Design Department 2025 Work Plan support the City's efforts to enable a strong economy, manage growth, and ensure growth-related services are fully funded, which are some of the key elements of Markham's strategic priorities related to Engaged, Diverse and Thriving City; Safe and Sustainable Community; and Stewardship of Money and Resources.

BUSINESS UNITS CONSULTED AND AFFECTED:

Urban Design, Parks Planning, Policy and Research, Heritage, Natural Heritage, and Strategy and Innovation were consulted in the preparation of this report.

RECOMMENDED BY:

Giulio Cescato, RPP, MCIP
Director, Planning and Urban Design

Arvin Prasad, RPP, MCIP
Commissioner of Development Services

APPENDIX:

Appendix "A": 2025 Work Plan Table

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Project		Staff Support	Status	Comments	Anticipated Completion	
Name/Study	Lead					
A1	City-wide Urban Design Guideline	Urban Design	S. Bell / A. Kar	Project Underway	Project launch Q2 – 2024; Developing draft document and consultation	Q1-2026
A2	Bird Friendly Guideline Update	Urban Design	J. Zhao, A. Covelli	Project Underway	Developing draft document	Q2-2025
A3	Sun and Shadow Analysis TOR Update	Urban Design	O. Lam	Project Underway	Developing draft document	Q1-2025
A4	Age Friendly Implementation	Urban Design	A. Kar	Project Underway	Preparing RFP/TOR to hire external consultant	Q4-2025
A5	Trees for Tomorrow: Streetscape Manual	Urban Design	S. Brouwer, A. Van Ommen	Project Underway	Developing draft document	Q3-2025
A6	Streetscape Guidelines for Intensification Areas	Urban Design	C. Chu, M. Sruga	Project Underway	Preparing RFP/TOR to hire external consultant	Q4-2025
A7	Markham Centre Civic Square Vision	Urban Design	S. Bell	Planning	Project launch anticipated for Q2 - 2025	Q4-2025
A8	Markham Centre Secondary Plan Update	Development Planning, Urban Design	S. Lue, M. Sruga	Project Underway	Policy drafting, statutory Public Meeting, Council Adoption, and final MMAH approval	Q3-2025
A9	<i>Accessibility for Ontarians with Disabilities Act</i> Document Remediation Initiative	Urban Design	A. Kar	Planning	Project in progress	Ph 1: Q1-2025 Ph 2: Q3-2025 Ph 3: future
A10	New Tree Permit	Urban Design	A. Kar, S. Brouwer	Project Underway	Developing draft process	Q1 - 2025
B1	Official Plan and Secondary Plans	Policy				
	Official Plan Review	Policy	D. Wedderburn Jessie Huang	Planning	Special Meeting of Council in Q1 2025	TBD
	Employment and Commercial Lands Study	Policy	L. D’Souza	Planning	Procuring consultant	TBD
	Markham Road Mount Joy Secondary Plan	Policy	L. D’Souza	Approved by Region	Appealed to OLT	TBD

Project		Staff Support	Status	Comments	Anticipated Completion	
Name/Study	Lead					
B2	Markville Secondary Plan	Policy	L. D'Souza, P. English	Project Underway	Update report to DSC Q4 2024	Q2-2025
	Yonge Corridor Secondary Plan	Policy	D. Schlosser J. Minor	Project Underway	Interim Report and Emerging Concept Q1 2025	Q2-2025
	Milliken Centre Secondary Plan	Policy	D. Wedderburn	Council Adopted	Adopted Secondary Plan sent to Province for Approval	Q2- 2025
	Cornell Centre Secondary Plan	Policy	P. English	Project Underway	Draft Secondary Plan to Council Q4- 2024	Q3- 2025
	FUA/MiX Secondary Plan	Policy	P. English	Planning	Issue Request for Proposal	TBD
	Coordinating Responses to Provincial Legislation	Policy	D. Wedderburn	Project Underway	On-going Reporting	Ongoing
	Affordable and Rental Housing	Policy	D. Wedderburn N. Lawrence	Implementation	Underway	Q2-2025 report to DSC
	Housing Accelerator Fund – Housing Needs Assessment	Policy	H. Song	Planning	Procuring Consultant	Q3-2025
	Housing Accelerator Fund – Inclusionary Zoning	Policy	H. Song	Planning	Procuring Consultant	Q3-2025
	Housing Accelerator Fund – Additional Residential Units	Policy	L. D'Souza	Project Underway	Preparing Draft Official Plan Amendment	Q2- 2025
Housing Accelerator Fund – MTSA (up to 4 storeys)	Policy	D. Schlosser	Project Underway	Preparing Draft Official Plan Amendment	Q2- 2025	
B3	Sustainability Metrics Program	Natural Heritage	M. Head	Project Underway	On-going	Ongoing
B4	Natural Heritage Management Study	Natural Heritage	P. Wong	Project Underway	Initial Implementation Phase	Q4-2025

Project		Staff Support	Status	Comments	Anticipated Completion	
Name/Study	Lead					
B5	Natural Assets Inventory and Evaluation	Natural Heritage	P. Wong, M. Head	Project Underway	Initial Implementation Phase	Q4-2025
B6	Reforestation Projects on City-owned Natural Areas	Natural Heritage	P. Wong	Project Underway	Various Sites Across the City	Q4-2025
B7	Wetland Creation (Milne Dam Conservation Park)	Natural Heritage	P. Wong	Project Underway	Milne Dam Park Wetland	Q4-2025
B8	Biodiversity Strategy	Natural Heritage	P. Wong, M. Head	Planning	Preparing to Procure Consultant	Q1-2026
B9	Rouge River Watershed Plan Update (led by TRCA with local municipal participation)	Natural Heritage	M. Head	Initiating	Will require inputs and coordination across departments	Q4-2027
C1	Urban Parks Strategy	Parks Planning, Design & Construction	J. Pathak	Project Underway	Phase I Consultant Awarded, Background Study and Draft Terms of Reference being developed for Phase II	Q2-2026
C2	Parks Redevelopment Strategy and Implementation Plan	Parks Planning, Design & Construction	J. Pathak	Project Underway	Consultant procurement anticipated Q2 2025	Q4-2026
C3	Off-Leash Dog Area Policy and Implementation Plan	Parks Planning, Design & Construction	J. Pathak	Project Underway	Stakeholder and Community Engagement Underway	Q4-2025
C4	2023 Pop-up Off-leash Dog Area Pilot Program	Parks Planning, Design & Construction	J. Pathak	Project Underway	Data is being collected and summary report being prepared for Q1 2025	Q4-2025
C5	Parking Naming Policy Update	Parks Planning, Design & Construction	J. Pathak	Project Underway	Draft Policy Update prepared with cross commission working group	Q4-2025
C6	Community Gardens Maintenance Program	Parks Planning, Design & Construction	S. Tippet	Ongoing, Annual Program	2025 season is underway	Ongoing

Project		Staff Support	Status	Comments	Anticipated Completion	
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C7	Gateway Master Plan Update	Parks Planning, Design & Construction	S. Tippett	On hold	Phase II to be initiated	On hold
C8	Park Development Capital Delivery Program	Parks Planning, Design & Construction	S. Tippett	Program Underway	Projects in various stages from design to warranty	Varies 2025-2028
C9	Park Asset Lifecycle Replacement Program	Parks Planning, Design & Construction	S. Tippett	Program Underway	Asset Replacement projects in various stages from design to warranty	Varies 2025-2026
C10	Park Renaissance and Public Realm Capital Delivery Program	Parks Planning, Design, Construction	S. Tippett	Program Underway	Projects in various stages from design to warranty	Varies 2025-2026
C11	Park Development Guidelines	Parks Planning, Design, Construction	S. Tippett	Initiating	Preparing to procure consultant	Q2-2026
C12	Parkland Dedication Bylaw Update	Parks Planning, Design, Construction	J. Pathak	Initiating	Stakeholder engagement underway	Q1-2026
D1	Development Application Review Process Improvements	Development Planning				
	ePLAN Improvements	Development Planning	S. Lue	Ongoing	Ongoing improvements and Monitoring	Q3/4-2025, Q1/2 2026 (phased)
	MappiT Improvements	Development Planning	S. Lue	Ongoing	Ongoing improvements and Monitoring	On hold
	Electronic 3D Model	Development Planning	S. Lue, J. Yeh	Ongoing	Implementation into work programs	Q3-2025
	Plan of Subdivision Process Improvements	Development Planning	G. Cescato	Ongoing	Preparing to launch	Q4-2025
	New Development Fee By-law Implementation	Development Planning	S. Lue	Ongoing	Ongoing Monitoring	Q4-2025

Project		Staff Support	Status	Comments	Anticipated Completion	
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	Response to Provincial Legislation Changes	Development Planning	S. Lue, B. Roberts, J. Yeh	Ongoing	Ongoing improvements and Monitoring	Q4-2025
	File Closure Protocols	Development Planning	S. Lue, S. Bordone, G. Whitfield, J. Yeh	Ongoing	Draft protocol under review	Q1-2025
	Standard Operation Procedure	Development Planning	S. Lue, S. Bordone, B. Manoharan	Ongoing	Draft templates and site plan procedure	2025-2026
	Updated Process for Zoning Order Framework	Development Planning	S. Lue, D. Brutto	Ongoing	Project Charter Draft	Q3-2025
	Standard Drawing Templates	Development Planning	S. Lue	Ongoing	Project Charter Drafted	Q2-2025
D2	Comprehensive Zoning By-law	DFO	B. Roberts, G. Day	Ongoing	Clarifying Provisions	Q2-2025
D3	Implications from Bill 109, Bill 23, and Bill 97	Development Planning	S. Lue	Project Underway	Continuous Improvements and Monitoring	Ongoing
D4	Ontario Land Tribunal – Improvements to Internal	Development Planning	G. Cescato, S. Lue	Ongoing	Continuous Improvements and Monitoring	Ongoing
D5	Markham Village Heritage Conservation District – New District Plan	Heritage	R. Hutcheson, E. Manning, P. Wokral	Project Underway	Terms of Reference being finalized, Preparing New Plan Document	Q1-2026
D6	Heritage Register – Priority Designation Program and New Inventory Project	Heritage	E. Manning	Project Underway	Property Designations Proceeding	Q4-2025
D7	Telecommunication Protocol Implementation	Development Planning	S. Lue	Monitoring	Continuous Improvements and Monitoring	Q4-2025
D8	Markham Accessibility Advisory Committee	Development Planning	S. Lue	Project Underway	Monitoring and Continuous Improvement	Q4-2025

Project		Staff Support	Status	Comments	Anticipated Completion	
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D9	Visioning Exercise Workplan for the Bayview Avenue and John Street Area	Development Planning	R. Cefaratti	Project Underway	Preparation of the Public and Stakeholder Consultation	Q2-2025
D10	City's Street Naming Process Update	DFO	B. Roberts, R. Tadmire	Project Underway	Draft Process being developed	Q1-2025
D11	Special Events – Doors Open Markham and Heritage Markham 50th Anniversary, Heritage Week Display, Heritage Awards of Excellence	Heritage	R. Hutcheson	Projects Underway	DOM meets monthly and HM has created a separate 50 th Anniversary Sub-Committee, Heritage Week is third week in Feb, Awards Event planned for October	Q4-2025
D12	Thornhill Heritage Conservation District Plan Update- Yonge Street Height	Heritage	R. Hutcheson	Initiating	Directed by Council	Q2-2025
D13	Heritage Financial Assistance Program	Heritage	P. Wokral	Projects Underway	Two existing grant programs, Heritage Property Tax Rebate program and proposal for continuation of the Designated Heritage Property Tax Program after 2025.	Q3-2025