

OFFICIAL PLAN
of the
CITY OF MARKHAM PLANNING AREA
AMENDMENT NO. 257

To amend the Official Plan (Revised 1987), as amended,
and to incorporate Amendment No. 11 to the Markham Centre Secondary Plan (PD 33-1)
for the Central Area Planning District (Planning District No. 33).

[Enterprise Boulevard Inc.]

(July 14, 2022)

OFFICIAL PLAN
of the
MARKHAM PLANNING AREA
AMENDMENT NO. 257

To amend the Official Plan (Revised 1987), as amended and to incorporate Amendment No. 11 to the Markham Centre Secondary Plan (PD 33-1) for the Central Area Planning District (Planning District No. 33).

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2022-96 in accordance with the *Planning Act*, R.S.O., 1990 c.P.13, as amended, on the 14th day of July, 2022.



Kimberley Kitteringham
CITY CLERK

Frank Scarpitti
MAYOR



By-law 2022-96

Being a by-law to adopt Amendment No. 257 to the
City of Markham Official Plan (Revised 1987), 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. 257 to the City of Markham Official Plan (Revised 1987), 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 July 14, 2022.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor

CONTENTS

PART I - INTRODUCTION

1.	GENERAL.....	6
2.	LOCATION.....	6
3.	PURPOSE.....	6
4.	BASIS	6

PART II - THE OFFICIAL PLAN AMENDMENT

1.	THE OFFICIAL PLAN AMENDMENT.....	9
2.	IMPLEMENTATION AND INTERPRETATION	9

PART III - THE SECONDARY PLAN AMENDMENT

1.	THE SECONDARY PLAN AMENDMENT.....	12
2.	IMPLEMENTATION AND INTERPRETATION	12

PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 257)

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. 257 to the Official Plan (Revised 1987), as amended and is required to enact Amendment No. 11 to the Markham Centre Secondary Plan (PD 33-1) for the Central Area Planning District (Planning District No. 33). Part II is an operative part of this Official Plan Amendment.
- 1.3** PART III - THE SECONDARY PLAN AMENDMENT, including Schedule "A", attached thereto, constitute(s) Amendment No. 11 to the Markham Centre Secondary Plan (PD 33-1) for the Central Area Planning District (Planning District No. 33). This Secondary Plan Amendment may be identified by the symbol PD 33-1-11. Part III is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment to the Official Plan (the "Amendment") and to the Markham Centre Secondary Plan (PD 33-1) applies to 2.07 hectares (5.11 acres) of land located on the north side of Enterprise Boulevard, immediately east of the Metrolinx-GO Stouffville rail corridor (the "Subject Lands").

3.0 PURPOSE

The purpose of this Amendment is to amend the Markham Centre Secondary Plan to:

- increase the maximum number of residential units from 981 to 1,350 units; and
- increase the maximum height of the buildings from 29-storeys to 44-storeys.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

In 2012, Markham Council approved site-specific Official Plan Amendment No. 202 ("OPA 202") to the Markham Centre Secondary Plan. OPA 202 permitted a maximum of 981 residential units and maximum building heights of 29-storeys on the portion of the Subject Lands that were redesignated to "Community Amenity Area-Major Urban Place". OPA 202 also exempted the development of the Subject Lands from the requirement to prepare a Precinct Plan.

This Amendment will facilitate the redevelopment of the Subject Lands with a high density mixed use development with tower heights ranging from 36 to a maximum of 44-storeys (including the podiums) and a maximum of 1,350 residential units.

The Subject Lands are located within Markham Centre, Markham's urban core, which is planned to accommodate some of the highest concentrations, and mix and intensity of uses and activities in Markham. The Subject Lands are also located on a priority transit corridor per Schedule 5 in the Growth Plan for the Greater Golden Horseshoe, 2019, and within the proposed Unionville GO Station Major Transit Station Area ("MTSA") identified in the updated York Region Official Plan, which was adopted by Regional Council in June 2022, but will not be in effect until approved by the Province. MTSA's are generally defined as the area within an approximate 500 to 800 metre radius of a transit station, representing about a 10-minute walk. They are part of a regional strategy to align transit with growth and must be planned to achieve specified minimum density targets. The Subject Lands, which are approximately 165 m from the Unionville GO Station, are an appropriate location for the proposed high density mixed use development.

The increased site density and building heights from OPA 202 represent good planning as the development will make efficient use of an underutilized parcel of land that has been identified provincially, regionally and locally for intensification with a mix of uses. The Subject Lands are also located adjacent to existing transit routes and higher order transit stations, and existing and future community amenities, including the Markham Pan Am Centre, York University Markham Campus, and YMCA.

PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 257)

PART II – THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

- 1.1** Section 1.1.2 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 257 to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes.
- 1.2** Section 1.1.3 c) of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 257 to the list of amendments listed in the second sentence of the bullet item dealing with the Markham Centre Secondary Plan (PD-33-1), for the Central Area Planning District (Planning District No. 33), to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 1.3** Section 9.2.16 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 257 to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 1.4** No additional changes to the text or schedules of the Official Plan (Revised 1987), as amended, are being made by this Amendment. This Amendment also incorporates changes to the text of the Markham Centre Secondary Plan (PD 33-1) for the Central Area Planning District (Planning District No. 33). These changes are outlined in Part III which comprises Amendment No. 11 to the Markham Centre Secondary Plan (PD 33-1).

2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the 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.

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. For such technical amendments, the notice

provisions of Section 7.13(c) of Part II of the Official Plan (Revised 1987), as amended, shall not apply.

PART III - THE SECONDARY PLAN AMENDMENT (PD 33-1-11)

(This is an operative part of Official Plan Amendment No. 257)

PART III - THE SECONDARY PLAN AMENDMENT (PD 33-1- 11)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 11 to the Markham Centre Secondary Plan PD 33-1)

The Markham Centre Secondary Plan (PD 33-1) for the Central Area Planning District is hereby amended as follows:

- 1.1** By amending Section 4.3.2.3 p) i) by replacing “981” with “1,350”
- 1.2** By amending Section 4.3.2.3 p) ii) by replacing “29 storeys” with “44 storeys”

2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan (Revised 1987), 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 in conformity with the provisions of this Amendment.

Prior to Council’s decision becoming final, this Amendment may be modified to incorporate technical amendments to the text and schedule(s). Technical amendments are those minor changes that do not affect the policy or intent of the Amendment. For such technical amendments, the notice provisions of Section 7.13(c) of Part II of the Official Plan (Revised 1987), as amended, shall not apply.