

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

To amend the Official Plan (Revised 1987), as amended,
and to incorporate Amendment No. 12 to the Markham Centre Secondary Plan (PD 33-1)
for the Central Area Planning District (Planning District No. 33).

[2690622 Ontario Inc. (Kingdom - Markham Centre)]

(September 2022)

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

Kimberley Kitteringham
CITY CLERK

Frank Scarpitti
MAYOR

THE CORPORATION OF THE CITY OF MARKHAM

BY-LAW NO. _____

Being a by-law to adopt Amendment No. XXX 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. XXX 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 THIS 13th DAY OF September, 2022.

Kimberley Kitteringham
CITY CLERK

Frank Scarpitti
MAYOR

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PART I - INTRODUCTION

(This is not an operative part of 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 Official Plan (Revised 1987), as amended and is required to enact Amendment No. 12 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 Schedules “A”, “B”, “C”, and “D” attached thereto, constitute Amendment No. 12 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 33-1-12. 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 2.75 hectares (6.79 acres) of land located on the south side of Highway 7, east of Birchmount Road, municipally known as 4077, 4101, and 4121 Highway 7 (the “Subject Lands”).

3.0 PURPOSE

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

- Redesignate the subject lands as shown in Schedules “A”, “B”, and “C”, and
- Incorporate site-specific height and density provisions to accommodate the proposed development, as shown in Schedule “D”.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

This Amendment facilitates the redevelopment of the Subject Lands with a high density mixed use development with tower heights ranging from 25 to a maximum of 37-stories (including the podiums) and a maximum of 1,749 residential units.

The Subject Lands are located within Markham Centre, Markham’s urban core, which is identified provincially, regionally and locally to accommodate some of the

highest concentrations, and mix and intensity of uses and activities in Markham. The Subject Lands are also within the Unionville GO train station and VivaNext BRT Major Transit Station Area (“MTSA”), which is located on a priority transit corridor per Schedule 5 in the Growth Plan for the Greater Golden Horseshoe, 2019. MTSA’s are part of a regional strategy to align transit with growth and must be planned to achieve specified minimum density targets. The updated York Region Official Plan adopted by Regional Council in June 2022, but not in effect until approved by the Province, identifies a minimum planned density for the Unionville GO train station and VivaNext BRT MTSA of 300 people and jobs per hectare.

The increased site density and building heights represent good planning as the development will make efficient use of an underutilized parcel of land identified provincially, regionally and locally for intensification with a mix of uses. The Subject Lands are also located within close proximity to existing transit routes and higher order transit stations, existing and future community amenities, local schools, and the York University Markham Campus. The Subject Lands are therefore an appropriate location for the proposed high density mixed use development.

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** Section 1.1.2 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number XXX 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 XXX 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 XXX 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. 12 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. XXX)

PART III - THE SECONDARY PLAN AMENDMENT (PD 33-1- 12)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 12 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. Schedule 'AA' - DETAILED LAND USE is amended by redesignating the Areas 1 to 3 on the subject lands as shown on Schedule "A" hereto from:
 - i) "Community Amenity Area - General," to "Community Amenity Area - Major Urban Place" in Area 1;
 - ii) "Community Amenity Area - General," and "Open Space" to Community Amenity Area – Major Urban Place" in Area 2; and
 - iii) "Community Amenity Area - General," to "Open Space" in Area 3.
- 1.2. Schedule 'CC' - OPEN SPACE SYSTEM is amended by deleting "Neighbourhood Park" from Area 2 and adding "Neighbourhood Park" to Area 3 on the subject lands as shown on Schedule "B" attached hereto.
- 1.3. Schedule 'DD' - COMMUNITY STRUCTURE PLAN, is amended by deleting and adding the following from Areas 1 to 3 on the subject lands as shown on Schedule "C" attached hereto:
 - i) Deleting an 8 storey maximum building height and adding a 25 storey maximum building height in Area 1;
 - ii) Deleting "Neighbourhood Park" and an 8 storey maximum building height and adding a 37 storey maximum building height in Area 2; and
 - iii) Deleting an 8 storey maximum building height and adding "Neighbourhood Park" in Area 3.
- 1.4. By adding the following new subsection to Section 4.3.2.3 and by adding Figure 33-1-11 as shown on Schedule "D" attached hereto, to be appropriately identified on the first page following Section 4.3.2.3 s):
 - "s) The following additional provisions shall apply to the lands designated "Community Amenity Area - Major Urban Place" and "Open Space", located on the south side of Highway 7, east of Birchmount Road, municipally known as 4077, 4101, and 4121 Highway 7, as shown on Figure 33-1-11:
 - i) In Area 1:

- a. The maximum number of residential units shall be 465.
 - b. The maximum height of buildings shall be 25 storeys.
 - c. The maximum density shall be 5.9 FSI.
- ii) In Area 2:
 - a. The maximum number of residential units shall be 1,284.
 - b. The maximum height of buildings shall be 37 storeys.
 - c. The maximum density shall be 6.95 FSI.
- iii) A precinct plan shall not be required, in Area 1, 2, and 3.

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.