

**OFFICIAL PLAN**  
**of the**  
**CITY OF MARKHAM PLANNING AREA**  
**AMENDMENT NO. 282**

To amend the Official Plan (Revised 1987), as amended,  
and to incorporate Amendment No. 15 to the Markham Centre Secondary Plan (PD 33-1), as amended,  
for the Central Area Planning District (Planning District No. 33).

*3555 Highway 7 Development Ltd. c/o Brivia Group*

**(September 2023)**

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**CITY OF MARKHAM PLANNING AREA**  
**AMENDMENT NO. 282**

To amend the Official Plan (Revised 1987), as amended, and incorporate Amendment No. 15 to the Markham Centre Secondary Plan (PD 33-1), as amended, 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. 2023-153, in accordance with the *Planning Act*, R.S.O., 1990 c.P.13, as amended, on the XX day of MONTH, 2023.

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Kimberley Kitteringham  
CITY CLERK

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Frank Scarpitti  
MAYOR



## **BY-LAW 2023-153**

Being a by-law to adopt Amendment No. 282 to the  
City of Markham Official Plan (Revised 1987), as amended.

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THAT 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. 282 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 ON THIS 1<sup>st</sup> NOVEMBER 2023.

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Kimberley Kitteringham  
CITY CLERK

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Frank Scarpitti  
MAYOR

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**PART I - INTRODUCTION**

(This is not an operative part of Official Plan Amendment No. 282)

## **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. 282 to the Official Plan (Revised 1987), as amended, and is required to enact Amendment No. 15 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” and “B” attached thereto, constitutes Amendment No. 15 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 33-1-15. 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 approximately 1.1 hectares (2.72 acres) of land in Part of Block 1, Plan 65M-2668, located at the southwest corner of Highway 7 East and South Town Centre Boulevard, and municipally known as 3505-3555 Highway 7 (the “Subject Lands”).

### **3.0 PURPOSE**

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

- Incorporate site specific height and density provisions to accommodate the proposed development as shown in Schedules “A” and “B”; and
- Exempt the Subject Lands from the precinct plan requirements.

### **4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT**

The Subject Lands are designated as ‘COMMERCIAL – COMMUNITY AMENITY AREA’ in the Markham Official Plan (Revised 1987), as amended. The Subject Lands are also designated ‘Community Amenity Area – Major Urban Place’ in the Markham Centre Secondary Plan. This designation permits a high concentration and intensity of residential, commercial, employment and supporting uses, with a maximum density of 148 units per hectare for high density developments. The Community Structure policies in Section 3.2.1.3 of the Secondary Plan provide general direction in terms of heights for properties along the Highway 7 Corridor, with consideration of up to thirteen storeys at key strategic areas, including the Subject Lands at Highway 7 East and South Town Centre Boulevard (formerly Flaska Drive). Heights and densities are, however, intended to be confirmed through precinct plans. This Amendment will facilitate the development of the Subject Lands with a high

density mixed use development with tower heights ranging from approximately 38 storeys to a maximum of 45 storeys, approximately 1,250 residential units, and exempt the need for a precinct plan.

The Proposed Development is consistent with the policies of the Provincial Policy Statement, 2020 (the “2020 PPS”) in that it would promote the efficient uses of land, resources, and infrastructure by providing a mix of residential, employment, and other uses, while supporting active transportation and transit.

The Proposed Development conforms to the Growth Plan for the Greater Golden Horseshoe, 2019 (the “Growth Plan”) as it is located within the Markham Centre Urban Growth Centre, and promotes and contributes to a range and mix of housing types and non-residential uses, provides convenient access to transportation options and public parks, and fosters a compact built form with an attractive and vibrant public realm.

The Proposed Development conforms to the 2022 York Region Official Plan. The Proposed Development is located within the Town Centre Bus Rapid Transit (“BRT”) Major Transit Station Area (“MTSA”) and provides a scale of development and intensification that supports transit. The 2022 York Region Official Plan identifies a minimum planned density for the Town Centre BRT MTSA of 200 people and jobs per hectare.

The Subject Lands are designated ‘Mixed Use High Rise’ in the 2014 Markham Official Plan. However, Section 9.12.3 of the 2014 Markham Official Plan states that until the approval of an updated secondary plan for the Regional Centre-Markham Centre lands, the provisions of the Official Plan (Revised 1987), as amended, and the Markham Centre Secondary Plan (PD 33-1), shall apply to the Subject Lands.

The Markham Centre Secondary Plan states that Precinct Plans are not required for areas within the Central Area Planning District that are already substantially developed or approved for development. Given the existing development and development approvals in the immediate area, the Proposed Development would not require a Precinct Plan.

The Proposed Development represents good planning as it makes efficient use of a parcel of land located in an area that the Province, Region and City have identified for intensification and redevelopment. The Proposed Development also supports Provincial, Regional and Municipal planning policy by allowing for further intensification along a transit corridor and providing for appropriate transitions to adjacent high-density residential and mixed-use developments.

**PART II - THE OFFICIAL PLAN AMENDMENT**

(This is an operative part of Official Plan Amendment No. 282)



## **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 282 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 282 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 282 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 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. 15 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.

**PART III - THE SECONDARY PLAN AMENDMENT (PD 33-1-15)**

(This is an operative part of Official Plan Amendment No. 282)

## **PART III - THE SECONDARY PLAN AMENDMENT (PD 33-1-15)**

### **1.0 THE SECONDARY PLAN AMENDMENT**

(Amendment No. 15 to the Markham Centre Secondary Plan PD 33-1).

The Markham Centre Secondary Plan PD 33-1 for the Central Area Planning District (Planning District No. 33) is hereby amended as follows:

- 1.1 Schedule 'DD' – COMMUNITY STRUCTURE PLAN, is amended by deleting the 8 storey maximum building height and adding the 45 storey maximum building height on the Subject Lands as shown on Schedule "A" attached hereto.
- 1.2 By adding the following new subsection and Figure 33-1-15 to Section 4.3.2.3 as shown on Schedule "B" attached hereto:
  - “(v) The following additional provisions shall apply to the lands designated as “Community Amenity Area – Major Urban Place”, located on the southwest corner of Highway 7 and South Town Centre Boulevard (the “Subject Lands”), as shown on Figure 33-1-15:
    - i) The maximum density shall be 10.0 FSI.
    - ii) The maximum height shall be 45 storeys.
    - iii) A precinct plan shall not be required.”

### **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.