

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

To amend the Official Plan (Revised 1987), as amended,  
and to incorporate Amendment No. 14 to the Markham Centre Secondary Plan (PD 33-1), as amended,  
for the Central Area Planning District (Planning District No. 33).

*(Hilton Markham Suites Hotel Limited, 8500 Warden Avenue)*

**(XX 2023)**

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

To amend the Official Plan (Revised 1987), as amended, and incorporate Amendment No. XX 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-XX in accordance with the *Planning Act*, R.S.O., 1990 c.P.13, as amended, on the XX day of XX, 2023.

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Kimberley Kitteringham  
CITY CLERK

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Frank Scarpitti  
MAYOR



## **BY-LAW 2023-\_\_\_\_**

Being a by-law to adopt Amendment No. XX 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. XX 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 XX DAY OF XX, 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. XX)

## **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. XX to the Official Plan (Revised 1987), as amended, and is required to enact Amendment No. XX 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, constitutes Amendment No. XX 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-XX. 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 4.12 hectares (10.18 acres) of land located on the south side of Highway 7, west of Warden Avenue, municipally known as 8500 Warden Avenue (the “Subject Lands”).

### **3.0 PURPOSE**

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

- Redesignate a portion of the Subject Lands as shown on Schedules “A” and “B” to “open space”;
- Incorporate site specific height and density provisions to accommodate the proposed high density mixed-use development as shown in Schedules “C” and “D”; and
- Exempt the Subject Lands from the precinct plan requirements.

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

The Subject Lands are 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 height of thirteen-storeys and a maximum density of 148 units per hectare. This Amendment will facilitate the development of the Subject Lands with a high density mixed use development with tower heights ranging from 40 to 55-storeys, maximum FSI 8.06, and 3,049 residential units (the “Proposed Development”).

The Subject Lands are located within Markham Centre, Markham’s urban core, which is identified to accommodate some of the highest concentrations, and mix and intensity of uses and activities in

Markham. The Subject Lands are located adjacent to the Highway 7 Bus Rapid Transit (“BRT”) corridor.

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, park and open space, and other uses to meet long-term needs and support active transportation and transit.

The Proposed Development conforms to the Growth Plan for the Greater Golden Horseshoe, 2020 (the “Growth Plan”) as it 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 also conforms to the 2022 York Region Official Plan. The Proposed Development is located within an Urban Growth Centre (Markham Centre), in proximity to higher order transit and a Major Transit Station Area (“MTSA”), and provides a scale of development and intensification that supports transit. MTSAs are part of a regional strategy to align transit with growth and must be planned to achieve specified minimum density targets.

The 2014 Markham Official Plan designates the Subject Lands as “Mixed Use High Rise”. However, Section 9.12.4 of the 2014 Markham Official Plan states that until an approval of an updated secondary plan for the Regional Centre-Markham Centre lands, the provisions of the 1987 Town of Markham Official Plan, as amended by the Markham Centre Secondary Plan, 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, a Precinct Plan will not be required for the Proposed Development.

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 Local planning policy by allowing for further intensification along a transit corridor and providing for a contextual built form with appropriate transitions to adjacent designations and other high-density residential and mixed-use developments in the area.

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**PART II – THE OFFICIAL PLAN AMENDMENT**

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



## 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 XX 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 XX 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 XX 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. XX 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.

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

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

## PART III – THE SECONDARY PLAN AMENDMENT (PD 33-1-XX)

### 1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. XX 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 ‘AA’ – DETAILED LAND USE, is amended by deleting and adding the following on the Subject Lands as shown on Schedule “A” attached hereto:
  - i) Deleting “Community Amenity Area – Major Urban Place” and adding “Open Space”.
- 1.2 Schedule ‘CC’ – OPEN SPACE SYSTEM, is amended by adding the following on the Subject Lands as shown on Schedule “B” attached hereto:
  - i) Adding “Open Space”.
- 1.3 Schedule ‘DD’ - COMMUNITY STRUCTURE PLAN, is amended by deleting and adding the following from Areas 1 to 5 on the Subject Lands as shown on Schedule “C” attached hereto:
  - i) Area 1: Deleting an 13 storey maximum building height and adding a 40 storey maximum building height in Area 1;
  - ii) Area 2: Deleting an 13 storey maximum building height and adding a 45 storey maximum building height in Area 1;
  - iii) Area 3: Deleting an 13 storey maximum building height and adding a 50 storey maximum building height in Area 1;
  - iv) Area 4: Deleting an 13 storey maximum building height and adding a 55 storey maximum building height in Area 1;
  - v) Area 5: Deleting an 13 storey maximum building height and adding a 50 storey maximum building height in Area 1;
- 1.4 By adding the following new subsection to Section 4.3.2.3 and by adding Figure 33-1-XX as shown on Schedule “D” attached hereto, to be appropriately identified on the first page following Section 4.3.2.3 XX:

“XX) The following additional provisions shall apply to the lands designated “Community Amenity Area - Major Urban Place”, located south of Highway 7, west of Warden Avenue (the “Subject Lands”), as shown on Figure 33-1-XX:

  - i) The maximum density shall be 8.06 FSI.
  - ii) 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.

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.

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