

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. 3 to the Wismer Commons Secondary Plan (PD 36-1), as
amended, for the Wismer Commons Planning District (Planning District No. 36).

(Sunny Communities (Markham Gold) Inc.)

(December 2023)

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This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2023 – **XXX** in accordance with the *Planning Act*, R.S.O., 1990 c.P.13, as amended, on the XX day of December, 2023.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



BY-LAW 2023-____

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

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. **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 XX DAY OF
DECEMBER, 2023.

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.....	11
2.	IMPLEMENTATION AND INTERPRETATION.....	11
3.	SCHEDULE "A"	13

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. 3 to the Wismer Commons Secondary Plan (PD 36-1) for the Wismer Commons Planning District (Planning District No. 36). Part II is an operative part of this Official Plan Amendment.
- 1.3** PART III - THE SECONDARY PLAN AMENDMENT, including Schedule “A” attached thereto, constitutes Amendment No. 3 to the Wismer Commons Secondary Plan (PD 36-1) for the Wismer Commons Planning District (Planning District No. 36). This Secondary Plan Amendment may be identified by the symbol PD 36-1-3. 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 Wismer Commons Secondary Plan (PD 36-1) applies to approximately 1.74 hectares (4.32 acres) of land located on the west side of Markham Road, south of Major Mackenzie drive East, municipally known as 9900 Markham Road (the “Subject Lands”), as shown on Schedule “A”.

3.0 PURPOSE

The purpose of this Amendment is to amend the Wismer Commons Secondary Plan to add a site specific policy that provides for multiple dwelling units and high rise buildings on the Subject Lands.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The Subject Lands are located within the Wismer Commons Secondary Plan Area and designated “Commercial - Major Commercial Area”, which provides for a range of commercial and service uses and medium and high density residential developments. The Wismer Commons Secondary Plan provides for a maximum 1.75 Floor Space Index (FSI) in the “Major Commercial Area” designation and a range of 80 to 148 units per hectare (32 to 60 units per acre) for high density residential development.

This Amendment will facilitate the development of the Subject Lands with 624 apartment units in two 21-storey buildings (one mixed use and one residential building)

and 112 multiple dwelling units in 4-storey stacked townhouse buildings (the “Proposed Development”). The proposed 736 units, equate to a density of approximately 416 units per ha (168 units per ac) on the 1.74 ha Subject Lands. The resulting FSI is 3.56.

The Proposed Development is consistent with the policies of the Provincial Policy Statement, 2020 (the “2020 PPS”) and the A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (the “Growth Plan”) in that it provides a complete and compact development, a diverse range and mix of housing options, and commercial, service and retail uses that optimize the use of existing and planned infrastructure. The Proposed Development has convenient access to existing and potential higher order transit, and is in proximity to commercial and service and employment uses.

The Proposed Development conforms to the 2022 York Region Official Plan that designates the Subject Lands ‘Urban Area’, which permits a wide range of residential, commercial, industrial, and institutional uses. The east portion of the Subject Lands are within the Regional Greenbelt’s system that have been identified within the Urban River Valley System of the Greenbelt Plan, which applies only to publicly-owned lands.

The 2014 Markham Official Plan (the “2014 Official Plan”) identifies the Subject Lands within the Markham Road – Mount Joy Local Corridor and designates it ‘Mixed Mid Rise’. However, Section 9.3.7.3 states that until approval of a new Secondary Plan for the Markham Road – Mount Joy Local Corridor, the policies of the 1987 Official Plan, as amended, and Wismer Commons Secondary Plan (PD-36-1), as amended, remain applicable. Consequently, this amendment proposes to amend the Wismer Commons Secondary Plan to permit a 3.56 FSI and 423 units per ha on the Subject Lands.

The Proposed Development makes efficient use of an undeveloped parcel of land located in an area that the City of Markham has designated for commercial and residential development. The Proposed Development on the Subject Lands provides for a residential built form that accommodates an appropriate transition to adjacent low-rise and mid-rise residential dwellings to the west. The Proposed Development supports Provincial, Regional and Municipal planning policy by making efficient use of infrastructure, contributing a diversity of housing forms, is compatible with the surrounding area, and represents good planning.

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 Wismer Commons Secondary Plan PD 36-1, for the Wismer Commons Planning District (Planning District No. 36), to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 1.3 Section 9.2.19 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 Wismer Commons Secondary Plan (PD 36-1) for the Wismer Commons Planning District (Planning District No. 36). These changes are outlined in Part III, which comprises Amendment No. 3 to the Wismer Commons Secondary Plan (PD 36-1).

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 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 schedule(s). Technical amendments are those minor changes that do not affect the policy 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) shall not apply.

PART III - THE SECONDARY PLAN AMENDMENT (PD 36-1-3)

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

PART III - THE SECONDARY PLAN AMENDMENT (PD 36-1-3)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 3 to the Wismer Commons Secondary Plan PD 36-1)

The Wismer Commons Secondary Plan PD 36-1 for the Wismer Commons Planning District (Planning District No. 36) is hereby amended as follows:

1.1 By adding the following new subsection to Section 5.3.4 and by adding Figure 36-1-3, as shown on Schedule “A” attached hereto, to be appropriately placed on the first page following 5.3.4 d):

“d) Notwithstanding the provisions of Section 5.3.4 a) to c), the following additional provisions shall apply to the lands designated “Major Commercial Area” as shown on Figure 36-1-3:

- i) The Maximum Floor Space Index shall be 3.56 ; and
- ii) A maximum site density of 423 units per hectare (172 units per acre) shall be permitted.

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 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) shall not apply.