

OFFICIAL PLAN
of the
CITY OF MARKHAM PLANNING AREA
AMENDMENT NO. 267

To amend the Official Plan (Revised 1987), as amended,
to incorporate Amendment No. 15 to the Cornell Secondary Plan (PD 29-1), as amended,
for the Cornell Planning District (Planning District No. 29).

(JD ELM Cornell Lands Limited)

(June 2024)

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To amend the Official Plan (Revised 1987), as amended, to incorporate Amendment No. 15 to the Cornell Secondary Plan (PD 29-1) for the Cornell Planning District (Planning District No. 29).

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2024-130 in accordance with the *Planning Act*, R.S.O., 1990 c.P.13, as amended, on the 26th day of June, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



By-law 2024-130

Being a by-law to adopt Amendment No. 267 to the
City of Markham Official Plan (Revised, 1987), as amended.

THAT 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. 267 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 26th DAY OF
June, 2024.

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. 267)

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, including Schedules “A” and “B” attached thereto, constitutes Official Plan Amendment No. 267 to the Official Plan (Revised 1987), as amended, and is required to enact Amendment No. 15 to the Cornell Secondary Plan (PD 29-1) for the Cornell Planning District (Planning District No. 29). Part II is an operative part of this Official Plan Amendment.
- 1.3** PART III - THE SECONDARY PLAN AMENDMENT, including Schedules “C” and “D” attached thereto, constitutes Amendment No. 15 to the Cornell Secondary Plan (PD 29-1) for the Cornell Planning District (Planning District No. 29). This Secondary Plan Amendment may be identified by the symbol PD 29-1-15. Part III is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment to the Official Plan (Revised 1987), as amended, and the Cornell Secondary Plan (PD 29-1), as amended, applies to a parcel of land with an area of approximately 4.49 ha (11.09 acres), located at the northwest corner of Highway 7 East and Bur Oak Avenue (the “Subject Lands”).

3.0 PURPOSE

The purpose of this Amendment is to amend the Cornell Secondary Plan (OPA 168) to remove the Subject Lands from the Deferral # 2 area and add a site specific policy to permit the development of mixed use buildings with building heights ranging from 4 to maximum of 33 storeys.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The Subject Lands are located within the Deferral #2 area in the Cornell Secondary Plan (OPA 168). At the time of approval of OPA 168, the land use designations within the Deferral #2 area were deferred pending completion of a comprehensive development concept which demonstrated a coordinated approach to the development of all the lands subject to Deferral #2, including a local road network and distribution of parkland. This concept has now been developed as part of the ongoing update of the Cornell Centre policies of the OPA 168. With this

Amendment, the Subject Lands will be removed from the Deferral #2 area and the underlying ‘Institutional’, ‘Residential Neighbourhood – Cornell Centre’, ‘Community Amenity Area – Bur Oak Corridor Cornell Centre’, and ‘Avenue Seven Corridor – Mixed Residential’ designations will be brought into effect. The ‘Institutional’ designation provides for hospitals, medical offices and clinics. The ‘Residential Neighbourhood – Cornell Centre’, ‘Community Amenity Area – Bur Oak Corridor Cornell Centre’, and ‘Avenue Seven Corridor – Mixed Residential’ designations provide for apartment buildings and a range of non-residential uses on the ground floor such as retail, services and offices. The Amendment will also add site specific polices to increase the maximum height allowance to permit a mixed use development consisting of a number of buildings with heights ranging from 4 to a maximum of 33 storeys (“the Proposed Development”).

The Proposed Development is consistent with the policies of the Provincial Policy Statement, 2020 (the “2020 PPS”) as it is located within a defined Settlement Area and would promote the efficient use of existing resources and infrastructure.

The Proposed Development conforms to the Growth Plan for the Greater Golden Horseshoe, 2019 (the “Growth Plan”). The Subject Lands are located within a delineated ‘Built-Up Area’, and the Proposed Development would contribute to a range and mix of housing types and non-residential uses, and promote a transit oriented community.

The Proposed Development also conforms to the York Region Official Plan, (2022 (the “YROP”). The Proposed Development is located within the Cornell BRT Major Transit Station Area (MTSA) that has a minimum density target of 200 people and jobs per hectare. The Proposed Development has a locational advantage to support the infrastructure investments within the MTSA and is an appropriate land use intensity for this area.

The Markham Official Plan, 2014 (the “OP”) identifies the Subject Lands within the Cornell *Centre key development area*. Section 9.7.8.3 of the OP directs that until an updated secondary plan is approved for the Cornell Centre *key development area* lands, the provisions of the City’s 1987 Official Plan, as amended, and the Cornell Secondary Plan (PD 29-1), as amended, shall continue to apply to the Subject Lands.

The Subject Lands have been identified provincially, regionally, and locally for intensification with a mix of uses. The Proposed Development provides for desired intensification adjacent to existing transit routes and existing and future community amenities in a manner that is generally consistent with the pattern of development in the surrounding area.

PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 267)

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 267 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 267 to the list of amendments listed in the second sentence of the bullet item dealing with the Cornell Secondary Plan (PD 29-1), for the Cornell Planning District (Planning District No. 29), to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 1.3** Section 9.2.13 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 267 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** Schedule ‘A’ - LAND USE of the Official Plan (Revised 1987), as amended, is hereby amended by redesignating the Subject Lands from “URBAN RESIDENTIAL” to “COMMERCIAL”, as shown on Schedule “A” attached hereto.
- 1.5** Schedule ‘H’ – COMMERCIAL/INDUSTRIAL CATEGORIES of the Official Plan (Revised 1987), as amended, is hereby amended by redesignating the Subject Lands as “COMMUNITY AMENITY AREA”, as shown on Schedule “B” attached hereto.
- 1.6** No additional changes to the text or schedules of the Official Plan (Revised 1987), as amended, are being made by this Amendment. This Amendment is also being made to incorporate changes to Schedule ‘AA’ – DETAILED LAND USE and the text of the Cornell Secondary Plan (PD 29-1) for the Cornell Planning District (Planning District No. 29). These changes are outlined in Part III which comprises Amendment No. 15 to the Cornell Centre Secondary Plan (PD 29-1).

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 Zoning By-law 177-96, as amended, 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), as amended, shall not apply.

PART III - THE SECONDARY PLAN AMENDMENT (PD 29-1-15)

(This is an operative part of Official Plan Amendment No. 267)

PART III - THE SECONDARY PLAN AMENDMENT (PD 29-1-15)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 15 to the Cornell Centre Secondary Plan PD 29-1)

The Cornell Secondary Plan (PD 29-1) for the Cornell Planning District is hereby amended as follows:

1.1 Schedule ‘AA’ – DETAILED LAND USE, Schedule ‘BB’ – COMMUNITY STRUCTURE, Schedule ‘CC’ – DEVELOPMENT BLOCKS, SCHEDULE ‘DD’ – TRANSPORTATION, and Appendix ‘1’ – GREENWAY SYSTEM are hereby amended by removing the Subject Lands from the ‘Deferral #2’ area as shown on Schedule “D” attached hereto.

1.2 Section 6.2.4 ‘Residential Neighborhood – Cornell Centre’ is hereby amended by adding a new subsection j) to Section 6.2.4.2 Site Specific Policies as follows, and by adding Figure 29-1-15, as shown on Schedule “C” attached hereto, to be appropriately placed on the first page following Section 6.2.4.2 j):

“j) Notwithstanding Section 6.2.4.1, the following additional provisions shall apply to the lands designated ‘Residential Neighborhood – Cornell Centre’, located at the northwest corner of Highway 7 East and Bur Oak Avenue, as shown on Figure 29-1-15:

- i) Lands within this designation may be zoned to permit the following additional uses:
 - Townhouses, only if integrated as part of an apartment building;
 - Banks and financial institutions;
 - Institutional uses including community facilities and government services;
 - Restaurants;
 - Daycare centre, subject to Section 6.7.6; and
 - Places of Worship, subject to Section 6.7.5.
- ii) The maximum heights in each development block within the designation shall be as shown in Figure 29-1-15.
- iii) A minimum of 50% of the gross floor area of the ground floor of a building directly fronting Rustle Woods Avenue shall be for non-residential uses.

- 1.3 Section 6.3.3 ‘Community Amenity Area – Bur Oak Corridor Cornell Centre’ is hereby amended by adding a new subsection e) to Section 6.3.3.2 Site Specific Policies as follows, and by adding Figure 29-1-15, as shown on Schedule “C” attached hereto, to be appropriately placed on the first page following Section 6.3.3.2 e):

“e) Notwithstanding Section 6.3.3.1, the following additional provisions shall apply to the lands designated ‘Community Amenity Area – Bur Oak Corridor Cornell Centre’, located at the northwest corner of Highway 7 East and Bur Oak Avenue, as shown on Figure 29-1-15:

- i) Lands within this designation may be zoned to permit the following additional uses:
 - Townhouses, only if integrated as part of an apartment building;
 - Daycare centre, subject to Section 6.7.6; and
 - Places of Worship, subject to Section 6.7.5.
- ii) The maximum heights in each development block within the designation shall be as shown in Figure 29-1-15.
- iii) A minimum of 50% of the gross floor area of the ground floor of a building directly fronting Bur Oak Avenue and Rustle Woods Avenue shall be for non-residential uses.

- 1.4 Section 6.2.5 ‘Avenue Seven Corridor – Mixed Residential’ is hereby amended by adding a new subsection f) to Section 6.2.5.2 Site Specific Policies as follows, and by adding Figure 29-1-15, as shown on Schedule “C” attached hereto, to be appropriately placed on the first page following Section 6.2.5.2 f):

“f) Notwithstanding Section 6.2.5.1, the following additional provisions shall apply to the lands designated ‘Avenue Seven Corridor – Mixed Residential’, located at the northwest corner of Highway 7 East and Bur Oak Avenue, as shown on Figure 29-1-15:

- i) Lands within this designation may be zoned to permit townhouses, only if integrated as part of an apartment building;
- ii) The maximum heights in each development block within the designation shall be as shown in Figure 29-1-15.
- iii) A minimum of 50% of the gross floor area of the ground floor of a building directly fronting Bur Oak Avenue shall be for non-residential uses.

- 1.5 Section 6.7.2 ‘Community Facilities and Health Care Campus’ is hereby amended by adding a new subsection b) to Section 6.7.2.1 Site Specific Policies as follows, and by adding Figure 29-1-15, as shown on Schedule “C” attached hereto, to be appropriately placed on the first page following Section 6.7.2.1 b):

Notwithstanding Section 6.7.2, the following additional provisions shall apply to the lands designated ‘Institutional’, located at the northwest corner of Highway 7 East and Bur Oak Avenue, as shown on Figure 29-1-15:

- iv) Lands within this designation may be zoned to permit the following additional uses:
 - Townhouses, only if integrated as part of an apartment building;
 - Daycare centre, subject to Section 6.7.6;
 - Public School subject to Section 6.7.4;
 - Places of Worship, subject to Section 6.7.5; and
 - Uses permitted in Section 6.3.3.1 c.
- v) The maximum heights in each development block within the designation shall be as shown in Figure 29-1-15.
- vi) A minimum of 50% of the gross floor area of the ground floor of a building directly fronting Rustle Woods Avenue shall be for non-residential uses.

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.