

**CITY OF MARKHAM**

**OFFICIAL PLAN AMENDMENT NO. XXX**

To amend the City of Markham Official Plan 2014, as amended, and to incorporate Amendment No. 1 to the Berczy Glen Secondary Plan (OPA 24).

***(TH (Warden) Developments Inc., 10506 – 10508 Warden Avenue)***

**June 2024**

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To amend the City of Markham Official Plan 2014, as amended, and incorporate Amendment No. 1 to the Berczy Glen Secondary Plan (OPA 24).

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

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Kimberley Kitteringham  
City Clerk  
(Signed)

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Frank Scarpitti  
Mayor



## By-law 2024-XX

Being a by-law to adopt Amendment No. XXX to the City of Markham Official Plan 2014, as amended, and the Berczy Glen Secondary Plan (OPA 24).

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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 2014, as amended, and the Berczy Glen Secondary Plan (OPA 24), 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 JUNE 2024.

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Kimberley Kitteringham  
City Clerk  
(Signed)

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Frank Scarpitti  
Mayor

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**PART I – INTRODUCTION**

(This is not an operative part of the 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 SECONDARY PLAN AMENDMENT constitutes Amendment No. 1 to the Berczy Glen Secondary Plan (OPA 24). Part II is an operative part of this Official Plan Amendment.

### **2.0 LOCATION**

The Amendment applies to 20.22 hectares (49.96 acres) of land municipally known as 10506 and 10508 Warden Avenue (the “Subject Lands”). The Subject Lands are located west of Warden Avenue, between Major Mackenzie Drive East and Elgin Mills Road East, within the Berczy Glen Secondary Plan (OPA 24).

### **3.0 PURPOSE**

The purpose of this Official Plan Amendment is to amend the Berczy Glen Secondary Plan (OPA 24) to add site specific provisions to permit increased heights and densities, as well as expand the uses and building types permitted on the Subject Lands.

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

The Subject Lands are designated ‘Residential Low Rise’, ‘Residential Mid Rise’, and ‘Mixed Use Mid Rise’ in the City of Markham Official Plan, 2014 (the “Official Plan”). The Subject Lands are also designated ‘Residential Low Rise’, ‘Residential Mid Rise I’, and ‘Mixed Use Mid Rise’, in the Berczy Glen Secondary Plan (the “Secondary Plan”). The residential designations provide for a range of housing types, including ground-related units as well as mid-rise building types. The ‘Mixed Use Mid Rise’ designation permits retail, restaurant, service, and residential uses with a maximum building height ranging between 6 and 8 storeys, and a maximum density of 70 units per net hectare. Site specific policy 8.3.1.6, provides additional criteria related to height, density, and permitted uses for the ‘Mixed Use Mid Rise’ lands located at the northeast corner of the Subject Lands.

The Proposed Development seeks to add additional site-specific provisions to the ‘Residential Low Rise’, ‘Residential Mid Rise I’, and ‘Mixed Use Mid Rise’ designations that will facilitate the development of a mixed-use community consisting of 1,443 units with heights ranging from approximately 3 storeys to 19 storeys, a maximum density of 71 units per hectare on the entire Subject Lands, and permissions for additional uses and building types.

The Proposed Development is consistent with the Provincial Policy Statement, 2020 (the “2020 PPS”) as it promotes the efficient uses of land, resources, and infrastructure by providing a mix of 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 promotes a diverse mix of land uses, provides a range and mix of housing types, and supports the achievement of a compact complete community.

The Proposed Development also conforms to the York Region Official Plan, 2022 (the “YROP”). The Subject Lands are designated ‘Community Area’ which is intended to accommodate the majority of housing, personal services, retail, institutional, cultural and recreational services. The Proposed Development achieves the minimum required density targets of 70 people and jobs per hectare and 20 units per net hectare identified in the YROP through an appropriate range and mix of housing types.

The Proposed Development is appropriate and represents good planning as it supports Provincial, Regional, and Local planning policy by providing further intensification along a transit corridor, contributing a range and mix of housing types, providing for retail and service opportunities, and promoting the use of active transportation and transit.

**PART II – THE SECONDARY PLAN AMENDMENT (OPA 24-1)**  
(This is an operative part of Official Plan Amendment No. XXX)



## PART II – THE SECONDARY PLAN AMENDMENT (OPA 24-1)

### 1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 1 to the Berczy Glen Secondary Plan OPA 24)

The Berczy Glen Secondary Plan (OPA 24) is hereby amended as follows:

- 1.1 Adding the following table immediately before the Table of Contents:

“Table of Secondary Plan Amendments

OPA No.	Title	Date	Status
OPA 24	Berczy Glen Secondary Plan	July 25, 2019	In Force
Berczy Glen Secondary Plan subsequently amended by:			
OPA XXX	TH (Warden) Developments (BT) Inc., 10506-10508 Warden Avenue)		

”

- 1.2 Adding a new section “9.0 Area and Site Specific Policies” and renumbering the subsequent sections accordingly.

- 1.3 Adding a new section 9.1 and Figure 9.1 to “9.0 Area and Site Specific Policies” as follows:

“9.1 10506 and 10508 Warden Avenue

The following additional site specific provisions shall apply to the ‘Residential Low Rise’, ‘Residential Mid Rise I’, and ‘Mixed Use Mid Rise’ lands located at 10506 and 10508 Warden Avenue as shown in Figure 9.1:

- Notwithstanding any other policies in this Plan, the maximum density shall be 71 units per hectare across the whole of the Subject Lands.
- In Parcel ‘A’, stacked back-to-back townhouses are permitted.
- In Parcel ‘B’, notwithstanding the policies set out in Section 8.3.1.6, the maximum building height shall be 19 storeys.
- In Parcel ‘C’, the additional uses permitted are a park with a below grade stormwater management facility. The location and size of the stormwater management facility as shown in hatching may be refined or modified within the parcel without an amendment to this Plan subject to the City’s acceptance

of the Stormwater Management Report, Stormwater Management Facility Design Report, and Parks Facility Fit Plan.

e) In Parcel 'D' the following additional uses and/or building types are permitted:

- i. Shared housing long term care;
- ii. Retirement home;
- iii. Senior's care facility;
- iv. Medical or health care clinic; and,
- v. Stacked back-to-back townhouses.

f) In Parcel 'E' the maximum building height for a Public School shall be 4 storeys."

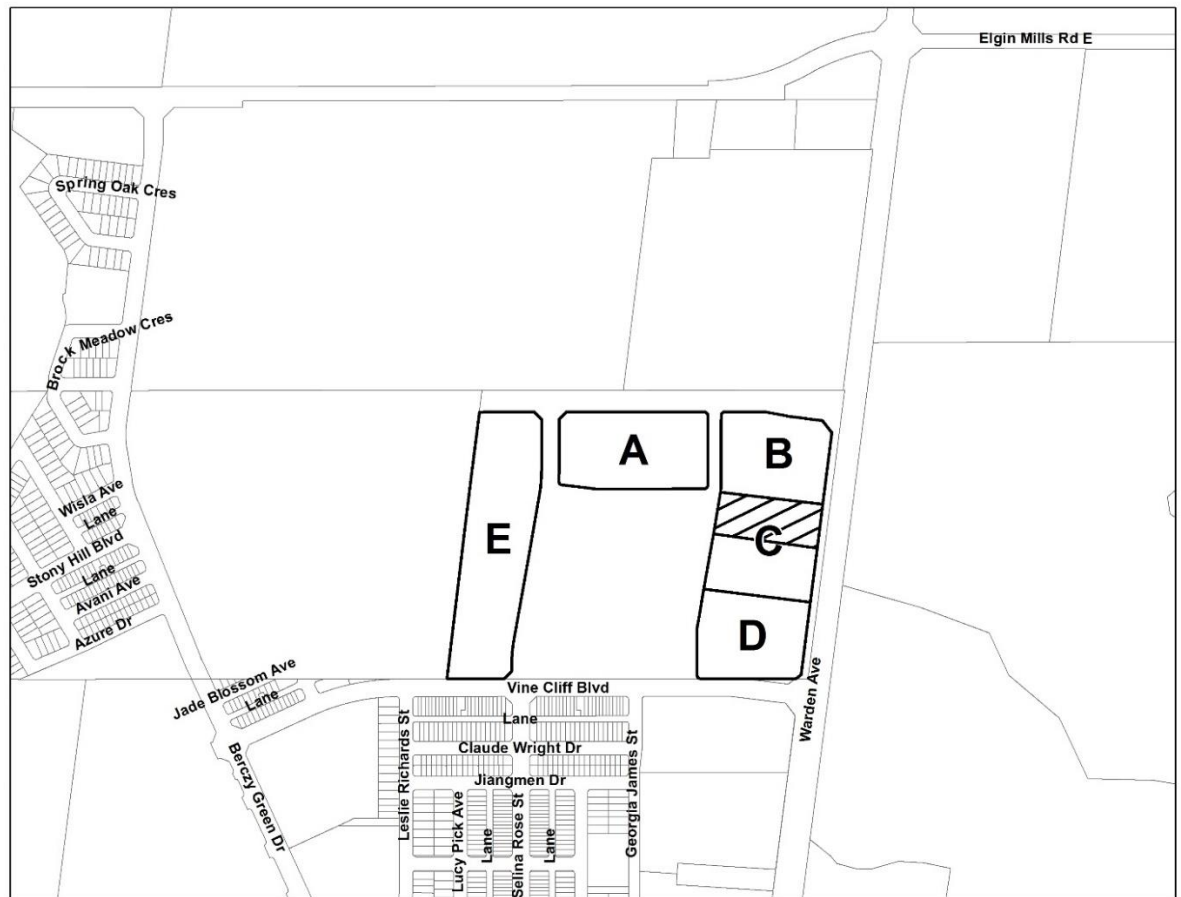


Figure 9.1

## **2.0 IMPLEMENTATION AND INTERPRETATION**

The provisions of the Secondary Plan (OPA 24), 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.

The Secondary Plan Amendment shall be implemented by amendment to the Zoning By-law, Draft Plan of Subdivision, Site Plan Approval and other Planning Act approvals, in conformity with the provisions of this Amendment.

This Amendment to the Berczy Glen Secondary Plan (OPA 24) is exempt from approval by the Region of York. Following adoption, notice of Council's decision will be given in accordance with the Planning Act, and the decision of Council is final if a notice of appeal is not received before or on the last day for filing an appeal.

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. The notice provisions of Section 10.7.5 of the 2014 Markham Official Plan, as amended, shall apply.