

**OFFICIAL PLAN**  
**of the**  
**CITY OF MARKHAM PLANNING AREA**  
**AMENDMENT NO. 269**

To amend the Official Plan (Revised 1987), as amended,  
to incorporate Amendment No. 16 to the Cornell Secondary Plan (PD 29-1), as amended,  
for the Cornell Planning District (Planning District No. 29).

**(Springhill Homes Inc.)**

**(July 2024)**

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**AMENDMENT NO. 269**

To amend the Official Plan (Revised 1987), as amended, to incorporate Amendment No. 16 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. 2024-153 in accordance with the *Planning Act*, R.S.O., 1990 c.P.13, as amended, on the 17th day of July, 2024.

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Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor



## By-law 2024-153

Being a by-law to adopt Amendment No. 269 to the  
City of Markham Official Plan (Revised, 1987), as amended.

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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. 269 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 17th DAY OF JULY, 2024.

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Kimberley Kitteringham  
City Clerk

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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 .....	12
2.	IMPLEMENTATION AND INTERPRETATION .....	12
3.	SCHEDULE "A"	

**PART I - INTRODUCTION**

(This is not an operative part of Official Plan Amendment No. 269)

## **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. 269 to the Official Plan (Revised 1987), as amended, and is required to enact Amendment No. 16 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 constitutes Amendment No. 16 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 29-1-16. 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 1.6 hectares (3.95 acres) on the north side of Highway 7 East, between Cornell Centre Boulevard and William Forster Road, municipally known as 7128, 7170 and 7186 Highway 7 East (the “Subject Lands”).

### **3.0 PURPOSE**

The purpose of this Amendment is to amend the Cornell Secondary Plan (OPA 168) to add a site specific policy that provides for high rise residential apartment buildings on the Subject Lands without ground floor commercial, service and retail uses, and a maximum building height of 27-storeys.

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

The Subject Lands are located within the Cornell Secondary Plan Area, and designated ‘Avenue 7 Corridor – Mixed Residential’, which provides for apartment buildings, and multiple unit buildings. Apartment buildings are required to be mixed use, whereby residential uses cannot exceed 45% of the total gross ground floor area. The designation provides for a minimum height of 4-storeys (8-

storeys on Highway 7), a maximum height of 12-storeys, and a minimum density of 2.5 FSI.

This Amendment will facilitate the development of the Subject Lands with four 4-storey multiple unit buildings, and two residential apartment buildings with heights of 21-, 24- and 27-storeys (the “Proposed Development”). This Amendment will also exempt the apartment buildings from the required retail, service and commercial uses on the ground floor.

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 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 Proposed Development is appropriate and represents good planning. The Subject Lands have been identified provincially, regionally, and locally for intensification with a mix of uses. The Proposed Development provides for desired intensification near 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. 269)



## **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 269 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 269 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 269 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 is also being made to incorporate changes to the text of the Cornell Secondary Plan (PD 19-1) for the Cornell Planning District (Planning District No. 29). These changes are outlined in Part III, which comprises Amendment No. 16 to the Cornell 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 304-87 and 177-96, as amended, and Site Plan approval and other Planning Act approvals in conformity with the provisions of this Amendment.

This Amendment is exempt from approval by the Ministry of Municipal Affairs and Housing and the decision of Council is final if a notice of appeal is not received before or on the last day for filing such notice.

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 29-1-16)**

(This is an operative part of Official Plan Amendment No. 269)

## **PART III - THE SECONDARY PLAN AMENDMENT (PD 29-1-16)**

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

(Amendment No. 16 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 Section 6.2.5 ‘Avenue 7 Corridor – Mixed Residential’ is hereby amended by adding a new subsection g) to Section 6.2.5.2 Site Specific Policies as follows, and by adding Figure 29-1-16, as shown on Schedule “A” attached hereto, to be appropriately placed on the first page following Section 6.2.5.2 g):

- “g) Notwithstanding Section 6.2.5.1 and 6.2.5.2 a), the following additional provisions shall apply to the lands designated ‘Avenue Seven Corridor – Mixed Residential’, located at 7128, 7170 and 7186 Highway 7 East, as shown on Figure 29-1-16:
  - i) Development is exempt from requirements for non-residential uses and restrictions on residential uses on the ground floor of a building.
  - ii) The maximum building height shall be 27-storeys.”

### **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.

This Amendment is exempt from approval by the Ministry of Municipal Affairs and Housing and the decision of Council is final if a notice of appeal is not received before or on the last day for filing such notice.

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.