

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. 51

To amend the City of Markham Official Plan 2014, as amended.

(1628740 AND 1628741 ONTARIO INC., 2716-2730 ELGIN MILLS ROAD EAST)

May 2024

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. 51

To amend the City of Markham Official Plan 2014, as amended.

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 1st day of May 2024.

Kimberley Kitteringham
City Clerk
(Signed)

Frank Scarpitti
Mayor



By-law 2024-77

Being a by-law to adopt Amendment No. 51
to the City of Markham Official Plan 2014, as amended.

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. 51 to the City of Markham Official Plan 2014, 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 1st DAY OF MAY 2024.

Kimberley Kitteringham
City Clerk
(Signed)

Frank Scarpitti
Mayor

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PART I – INTRODUCTION

(This is not an operative part of the Official Plan Amendment No. 51)

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. 51 to the City of Markham Official Plan, 2014, as amended. Part II is an operative part of this Official Plan Amendment.

2.0 LOCATION

The Amendment applies to 1.074 hectares (2.654 acres) of land municipally known as 2716 and 2730 Elgin Mills Road East (the “Subject Lands”). The Subject Lands are located north of Elgin Mills Road East, between Highway 404 and Woodbine Avenue.

3.0 PURPOSE

The purpose of this Official Plan Amendment is to re-designate the Subject Lands from ‘Service Employment’ to ‘Residential Low Rise’ to provide for a residential development comprised of townhouse dwellings, semi-detached dwellings, and the relocation and conservation of two (2) existing single detached heritage dwellings.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The Subject Lands are designated ‘Service Employment’ in the City of Markham Official Plan, 2014, as amended. The ‘Service Employment’ designation is intended to accommodate uses that serve and support other business uses and employees, and may also serve the general public. The designation permits a range of uses that include but are not limited to service, office, financial institution, manufacturing, processing, warehousing, accessory retail, and commercial school uses.

This Amendment seeks to re-designate the Subject Lands from ‘Service Employment’ to ‘Residential Low Rise’ to facilitate the development of a residential subdivision (“Proposed Development”). The Subject Lands were the subject of a site-specific employment area conversion request to the Region of York under the 2041 Regional Municipal Comprehensive Review (“MCR”) in 2020. In October of 2020, Markham Council passed a resolution asking Regional Council to defer consideration of the employment conversion request to allow the City more time to work with the landowner to identify a broader range of non-residential uses for the Subject Lands and to address access issues in a coordinated manner. At Markham’s request, Regional Council agreed to refer the requests back to Markham for a decision. Consultations with York Region and the Ministry of Transportation confirmed that access to the Subject Lands would only be

available from local residential streets to the north, limiting the potential to develop the Subject Lands for non-residential uses. In May 2021, Markham Council, at the recommendation of Development Services Committee, supported the employment conversion request on the Subject Lands. The Subject Lands were subsequently redesignated as 'Community Area' in the approved York Region Official Plan, 2022 ("YROP").

The Proposed Development is consistent with the Provincial Policy Statement, 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 ("Growth Plan") as it contributes to a broader range and mix of housing types, and supports the achievement of a compact complete community.

The Proposed Development also conforms to the YROP. The Subject Lands are designated 'Community Area' in the YROP which is intended to accommodate the majority of housing, personal services, retail, institutional, cultural and recreational services. The Proposed Development provides for 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 contributing a range and mix of housing types and promoting the use of active transportation and transit.

PART II – THE OFFICIAL PLAN AMENDMENT
(This is an operative part of Official Plan Amendment No. 51)

PART II – THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

1.1 The following maps of Part I of the City of Markham Official Plan, 2014, as amended, are hereby amended as follows:

- a) Map 1 – Markham Structure is amended by modifying the boundaries of the ‘Neighbourhood Area’ and ‘Employment Area (including Commercial Lands)’ designations as shown on Schedule “A” attached hereto.
- b) Map 3 – Land Use is amended by re-designating the ‘Service Employment’ lands to ‘Residential Low Rise’ as shown on Schedule “B” attached hereto.

2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the City of Markham Official Plan, 2014, 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 Official 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 City of Markham Official Plan, 2014, as amended, 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.