

**OFFICIAL PLAN
of the
CITY OF MARKHAM PLANNING AREA**

AMENDMENT NO. 266

To amend the Official Plan (Revised 1987), as amended,
to incorporate Amendment No. 18 to the Thornhill Secondary Plan (PD 3-1), as amended,
for the Thornhill Planning District (Planning District No. 3).

([Zonix Group Inc.] 36-48 Steeles Avenue East & 37-49 Highland Park Boulevard)

(May 2024)

OFFICIAL PLAN
of the
CITY OF MARKHAM PLANNING AREA
AMENDMENT NO. 266

To amend the Official Plan (Revised 1987), as amended, and to incorporate Amendment No. 18 to the Thornhill Secondary Plan (PD 3-1), for the Thornhill Planning District (Planning District No. 3)

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2024 - 84 in accordance with the *Planning Act*, R.S.O., 1990 c.P.13, as amended, on the 15th day of May, 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. 266)

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 Schedule “A” attached thereto, constitutes Official Plan Amendment No. 266 to the Official Plan (Revised 1987), as amended, and is required to enact Amendment No. 18 to the Thornhill Secondary Plan (PD 3-1) for the Thornhill Planning District (Planning District No. 3). Part II is an operative part of this Official Plan Amendment.
- 1.3** PART III - THE SECONDARY PLAN AMENDMENT, including Schedules “B” and “C” attached thereto, constitutes Amendment No. 18 to the Thornhill Secondary Plan (PD 3-1), for the Thornhill Planning District (Planning District No. 3). This Secondary Plan Amendment may be identified by the symbol PD 3-1-18. 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 Thornhill Secondary Plan (PD 3-1), as amended, (the “Amendment”) applies to 0.9143 hectares (2.26 acres) of land located on the north east corner of Steeles Avenue East and Dudley Avenue, municipally known as 36-48 Steeles Avenue East and 37-49 Highland Park Boulevard (the “Subject Lands”).

3.0 PURPOSE

The purpose of this Amendment is to amend the Thornhill Secondary Plan to:

- Remove the Subject Lands from “DEFERRAL NO. 1” and redesignate them from “LOW DENSITY HOUSING” and “LOW DENSITY HOUSING SPECIAL” to “HIGH DENSITY II HOUSING” as shown on Schedule “B”, and
- Incorporate site-specific height and density provisions to accommodate the proposed development.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The Subject Lands are designated as “URBAN RESIDENTIAL” in the Official Plan (Revised 1987), as amended. The “URBAN RESIDENTIAL” designation is predominantly used for housing and related purposes. The Subject Lands are also subject to the Thornhill Secondary Plan, which designates the Subject Lands “LOW DENSITY RESIDENTIAL”, “LOW DENSITY HOUSING SPECIAL”, and

“DEFERRAL NO. 1”. The “LOW DENSITY HOUSING” designation predominantly permits low density forms of housing. The “LOW DENSITY HOUSING SPECIAL” designation predominantly reflects the significant transportation upgrades in this area and is generally intended to permit expanded residential uses and limited office uses. In consideration of office uses or additional residential uses, Council shall ensure a number of conditions are met as stated in Section 5.5.2 of the Thornhill Secondary Plan. The Subject Lands are further subject to a special policy as described in Section 5.5.3, which requires a comprehensive study to provide a transitional buffer block between the existing apartment to the west and the adjacent low density mature neighbourhood. Accordingly, it is intended that the overall height and density of this block be lower than those fronting Yonge Street. The Subject Lands are located within “DEFERRAL NO. 1” in the Thornhill Secondary Plan, which was intended to allow for further discussions between the City, Region, and Centrepont Mall.

This Amendment will facilitate the redevelopment of the Subject Lands with a high density apartment development with two towers with maximum heights of 40 and 44 storeys, above a 6-storey podium and a maximum density of 8.3 FSI (“the Proposed Development”).

The Proposed Development is consistent with the policies of the Provincial Policy Statement 2020 (the “PPS”) in that it would promote the efficient uses of land, resources, and infrastructure by providing residential uses, while supporting active transportation and current and future transit improvements.

The Proposed Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (the “Growth Plan”) as it accommodates growth through intensification within a Major Transit Station Area (“MTSA”), and contributes to a range of housing types within the community. The Proposed Development also provides convenient access to transportation options and a new public park, and fosters a compact built form with an attractive and vibrant public realm.

The Proposed Development conforms to the York Region Official Plan, 2022 (the “YROP”). The Proposed Development is located in the delineated “Urban Area” and designated “Community Area” in the YROP, where most of the housing and population-related jobs required to accommodate the forecasted population will be located. The Subject Lands are also located within the Steeles Subway Station MTSA, and provide a scale of development and intensification that supports transit. As per the direction in the Growth Plan, MTSA’s are part of a regional strategy to align transit with growth and must be delineated by upper-tier municipalities and planned to achieve specified minimum density targets. The YROP also identifies all MTSA’s as “Protected” MTSA’s under the Planning Act to enable inclusionary zoning. The YROP identifies a minimum planned density target for the Steeles Subway Station PMTSA of 300 people and jobs per hectare.

The Subject Lands are designated ‘Residential Mid Rise’ in the 2014 Markham Official Plan and are within the Yonge Steeles Corridor key development area. However,

Section 9.18.8.3 of the 2014 Markham Official Plan states that until the approval of an updated secondary plan for the Yonge Steeles Corridor key development area lands, the provisions of the Official Plan (Revised 1987), as amended, and Secondary Plan PD 3-1, as amended shall apply to the Subject Lands.

The Proposed Development represents good planning as it makes efficient use of underutilized parcels of land identified provincially, regionally and locally for intensification. The Subject Lands are also located within close proximity to existing and future transit routes and higher order transit stations. The Subject Lands are therefore an appropriate location for the proposed high density development.

PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 266)

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 266 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 266 to the list of amendments listed in the second sentence of the bullet item dealing with the Thornhill Secondary Plan (PD-3-1), for the Thornhill Planning District (Planning District No. 3), to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 1.3. Section 9.2.25 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 266 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 ‘G’ - SITE PLAN CONTROL, is amended by removing the Subject Lands from the “Area subject to special study to determine right-of-way widths and intersection improvements (Section 7.12.4.b)” as shown on Schedule “A” attached hereto.
- 1.5. 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” – LAND USE PLAN and the text of the Thornhill Secondary Plan (PD 3-1) for the Thornhill Planning District (Planning District No. 3). These changes are outlined in Part III which comprises Amendment No. 18 to the Thornhill Secondary Plan (PD 3-1).

2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan, 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.

PART III - THE SECONDARY PLAN AMENDMENT (PD 3-1-18)

(This is an operative part of Official Plan Amendment No. 18)

PART III – THE SECONDARY PLAN AMENDMENT (PD 3-1-18)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 18 to the Thornhill Secondary Plan PD 3-1)

The Thornhill Secondary Plan (PD 3-1) for the Thornhill Planning District (Planning District No. 3) is hereby amended as follows:

- 1.1. Schedule ‘AA’ – LAND USE PLAN, is amended by removing the Subject Lands from “DEFERRAL NO. 1” and redesignating the Subject Lands from “LOW DENSITY HOUSING” and “LOW DENSITY HOUSING SPECIAL to “HIGH DENSITY II HOUSING” as shown on Schedule “B” attached hereto.
- 1.2. Section 5.8 “HIGH DENSITY II HOUSING” is amended by adding a new subsection (l) to Section 5.8.3 as follows, to be appropriately placed on the first page following Section 5.8.3 (k):

- “5.8.3 (l) The following additional provisions shall apply to the lands designated as “HIGH DENSITY II HOUSING”, located at the north-east corner of Steeles Avenue East and Dudley Avenue, municipally known as 36-48 Steeles Avenue and 37-49 Highland Park Boulevard, as shown on Figure 3-1-18:
- a. The maximum tower heights shall be 44 and 40 storeys;
 - b. The maximum density shall be 8.75 FSI (gross, prior to any public land takings);
 - c. A private underground parking structure shall also be permitted beneath a public park, as well as Privately-Owned Publicly Accessible Spaces (POPS); and
 - d. The development plan will be required to protect and demonstrate that a future vehicular and pedestrian interconnection will be provided to the east. This road will be required to connect as a condition of Site Plan Approval.

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 regards 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.



BY-LAW 2024-84

**Being a By-law to adopt Amendment No. 266 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. 266 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 this final passing thereof. By-law 177-96, as amended, is hereby further amended as follows:

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS 15TH DAY OF MAY, 2024

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor