

OFFICIAL PLAN
of the
CITY OF MARKHAM PLANNING AREA
AMENDMENT NO. 271

To amend the Official Plan (Revised 1987), as amended,
and to incorporate Amendment No. 19 to the Markham Centre Secondary Plan (PD 33-1), as amended,
for the Central Area Planning District (Planning District No. 33).

[2690622 Ontario Inc. (Kingdom – Markham Centre)]

(November 2024)

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AMENDMENT NO. 271

To amend the Official Plan (Revised 1987), as amended, and incorporate Amendment No. 19 to the Markham Centre Secondary Plan (PD 33-1), as amended, for the Central Area Planning District (Planning District No. 33).

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2024-205 in accordance with the *Planning Act*, R.S.O., 1990 c.P.13, as amended, on the 20th day of November, 2024.

Kimberley Kitteringham
CITY CLERK

Frank Scarpitti
MAYOR



BY-LAW 2024-205

Being a by-law to adopt Amendment No. 271 to the
City of Markham Official Plan (Revised, 1987), as amended.

THAT 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. 271 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 ON THIS 20th DAY OF NOVEMBER,
2024.

Kimberley Kitteringham
CITY CLERK

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 INTERPRETATION9

PART III - THE SECONDARY PLAN AMENDMENT

1. THE SECONDARY PLAN AMENDMENT 12
2. IMPLEMENTATION AND INTERPRETATION 12
3. SCHEDULE “A” 14
4. SCHEDULE “B” 15
5. SCHEDULE “C” 16

PART I – INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 271)

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 Amendment No. 271 to the Official Plan (Revised 1987), as amended, and is required to enact Amendment No. 19 to the Markham Centre Secondary Plan (PD 33-1) for the Central Area Planning District (Planning District No. 33). Part II is an operative part of this Official Plan Amendment.
- 1.3** PART III – THE SECONDARY PLAN AMENDMENT, including Schedules “A”, “B” and “C” attached thereto, constitutes Amendment No. 19 to the Markham Centre Secondary Plan (PD 33-1) for the Central Area Planning District (Planning District No. 33). This Secondary Plan Amendment may be identified by the symbol PD 33-1-19. Part III is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment to the Official Plan and to the Markham Centre Secondary Plan (PD 33-1) (the “Amendment”) applies to 1.52 hectares (3.76 acres) of land located on the south side of Highway 7, east of Birchmount Road, municipally known as 4121 Highway 7 (the “Subject Lands”).

3.0 PURPOSE

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

- Redesignate a portion of the Subject Lands as shown in Schedule “A”,
- Incorporate site specific height and density provisions to accommodate the proposed mid-rise mixed-use development as shown in Schedules “B” and “C”; and
- Exempt the Subject Lands from the precinct plan requirements.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The Subject Lands are designated “Community Amenity Area – General” (northern portion), and “Open Space” and “Hazard Land” (southern portion). The “Community Amenity Area – General” designation permits a mix of residential, commercial, employment, and community uses within mid-rise buildings generally not exceeding 6 storeys or 8 storeys for properties located along Highway 7. This Amendment will facilitate the development of a 9-storey mid-rise building and 233 residential units (the “Proposed Development”).

The Proposed Development is consistent with the policies of the Provincial Policy Statement, 2020 (the “2020 PPS”), as it promotes the efficient use of land, resources, and infrastructure by providing a mix of residential and commercial uses to meet long-term needs and supports active transportation and transit.

The Proposed Development conforms to the A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (the “Growth Plan”), as the Subject Lands promotes and contributes to a range and mix of housing types, provides convenient access to transportation options and public parks, and fosters a compact built form with an attractive and vibrant public realm.

On October 20, 2024, the new Provincial Planning Statement, 2024 (the “2024 PPS”) came into effect and replaces the 2020 PPS and Growth Plan. The Proposed Development is consistent with the policies of the 2024 PPS as it increases the supply and mix of housing options.

The Proposed Development also conforms to the 2022 York Region Official Plan (the “2022 YROP”). The Proposed Development is in the delineated “Urban Area” and designated “Community Area” in the 2022 YROP, where most of the housing required to accommodate the forecasted population will be located.

The 2014 Markham Official Plan designates the Subject Lands as ‘Mixed Use Mid Rise’ and ‘Greenway.’ However, Section 9.12.4 states that until the approval of an updated secondary plan for the Regional Centre-Markham Centre lands, the provisions of the Official Plan (Revised 1987), as amended, and the Markham Centre Secondary Plan (PD 33-1), shall apply to the Subject Lands.

The Markham Centre Secondary Plan (PD 33-1) states that Precinct Plans are not required for areas within the Central Area Planning District that are already substantially developed or approved for development. Given the existing development and development approvals in the immediate area, a Precinct Plan will not be required for the Proposed Development.

The Proposed Development represents good planning as it makes efficient use of a parcel of land located in an area that the Province, Region and City have identified for intensification and redevelopment. The Subject Lands are also located within close proximity to existing transit routes and higher order transit stations, existing and future community amenities, and local schools. The Subject Lands are therefore an appropriate location for the Proposed Development.

PART II – THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 271)

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 271 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 271 to the list of amendments listed in the second sentence of the bullet item dealing with the Markham Centre Secondary Plan (PD-33-1), for the Central Area Planning District (Planning District No. 33), to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 1.3 Section 9.2.16 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 271 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 incorporates changes to the text of the Markham Centre Secondary Plan (PD 33-1) for the Central Area Planning District (Planning District No. 33). These changes are outlined in Part III which comprises Amendment No. 19 to the Markham Centre Secondary Plan (PD 33-1).

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 the Zoning By-law 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 associated figure(s) 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.

PART III – THE SECONDARY PLAN AMENDMENT (PD 33-1-19)

(This is an operative part of Official Plan Amendment No. 271)

PART III – THE SECONDARY PLAN AMENDMENT (PD 33-1-19)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 19 to the Markham Centre Secondary Plan PD 33-1)

The Markham Centre Secondary Plan PD 33-1 for the Central Area Planning District (Planning District No. 33) is hereby amended as follows:

- 1.1 Schedule ‘AA’ – DETAILED LAND USE, is hereby amended by redesignating Areas 1 and 4 on the Subject Lands as shown on Schedule “A” attached hereto from:
 - i) “Community Amenity Area – General” to “Community Amenity Area – Major Urban Place” in Area 1; and,
 - ii) “Community Amenity Area – General”, “Open Space” and “Hazard Land” to “Hazard Land” in Area 2.

- 1.2 Schedule ‘DD’ - COMMUNITY STRUCTURE PLAN, is amended by deleting and adding the following from Area 1 on the Subject Lands as shown on Schedule “B” attached hereto:
 - i) Deleting an 8 storey maximum building height and adding a 9 storey maximum building height in Area 1;

- 1.3 By adding subsection 4.3.2.3 y) with the following text and Figure 33-1-19 as shown on Schedule “C” attached hereto:

“y) The following additional provisions shall apply to the lands designated “Community Amenity Area - Major Urban Place” located south of Highway 7, east of Birchmount Road (the “Subject Lands”), as shown on Figure 33-1-19:

 - i) In Area 1:
 - a) The maximum height of the buildings shall be 9 storeys.
 - b) The maximum density shall be 3.0 FSI based on a site area of 5,170 square metres which includes the area of the lot on which the buildings are being developed and any additional public roads, and excludes the area of lands designated ‘Hazard Land’.
 - ii) A precinct plan shall not be required.

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.