



Development Services Commission
PUBLIC MEETING INFORMATION REPORT

Date:	Tuesday, December 3, 2024		
Application Type:	Official Plan and Zoning By-law Amendment (the “Request”)		
Proponent:	City of Markham		
Proposal:	City initiated amendments to permit a minimum of up to four storeys for land use designations that permit residential within Major Transit Stations Areas		
Location:	Major Transit Stations Areas (“MTSAs”)		
File Number:	PR 24 196907	Wards:	All except 7
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Reviewed By:	Duran Wedderburn, RPP MCIP Manager, Policy Brad Roberts, Manager Zoning and Special Projects	Stephen Lue, RPP MCIP Senior Development Manager	

PURPOSE

This preliminary information pertains to the City-initiated Request to permit a minimum of up to four storeys for land use designations where residential dwelling units are permitted within MTSAs in the City of Markham (the “Subject Lands”).

NEXT STEPS

- Statutory Public Meeting, in accordance with the *Planning Act* is scheduled for December 3, 2024
- Consider input received at the statutory Public Meeting and commenting agencies to inform revisions to the draft Official Plan and Zoning By-law Amendments, where appropriate
- Target a Recommendation Report for Council’s consideration in Q2-2025
- In the event of approval, adoption of the Official Plan Amendment and the enactment of the Zoning By-law Amendment

LOCATION

The Subject Lands are comprised of the lands use designations in the 2014 Markham Official Plan that permit residential units within MTSAs, as identified in the 2022 York Region Official Plan Appendix 2 and within the City of Markham, as shown on Figure 1.

BACKGROUND

In spring 2023, the Canada Mortgage and Housing Corporation (“CMHC”) launched the Housing Accelerator Fund (the “HAF”) program. The main objective of the program is to provide funding to support local initiatives that remove barriers to building more homes faster and boost housing supply. The following illustrates the chronology of the program:

- June 14, 2023: [Council](#) directed Staff to submit a HAF application
- October 11, 2023: The Federal Minister issued a letter acknowledging the City’s proposal to address the housing crisis in the HAF application, and requested that the City consider the following measures in its HAF application to address the housing crisis:
 - Legalize four units as-of-right city-wide; and
 - Legalize four storeys as-of-right within 800 m of transit and where MTSAs do not extend to 800 m
- December 13, 2023: In response to the Federal Minister’s request, as part of Initiative 3, [Council directed Staff](#) to initiate amendments to permit a minimum of up to four storeys for land use designations that permit residential dwelling units within MTSAs for Council’s consideration
- January 25, 2024: the City’s HAF application approval was secured through the execution of a contribution agreement with the CMHC for \$58.8 million in funding, with the goal of supporting the delivery of 1,640 housing units, including approximately 193 affordable housing units, over the course of the program, measured by the issuance of Building Permits
- June 18, 2024: The Development Services Committee received a [staff report](#) that provided an overview of the work plan to implement the City’s HAF Program Action Plan Initiatives, including Initiative 3, which identifies milestones involving a statutory Public Meeting and bringing the recommended Official Plan and Zoning By-law Amendments for Council’s consideration.

The proposed Official Plan Amendment (“OPA”) would establish permissions for a minimum height of up to four storeys for lands that permit residential dwelling units within MTSAs, with the exception of lands identified as Special Policy Area within MTSA 15 McCowan BRT Station

Within the City of Markham, there are 22 MTSAs that are delineated within the York Region Official Plan, as shown on Figures 3 and 3a to 3f. The proposed OPA introduces a new policy that would apply to all land use designations that permit residential dwelling units, except for lands designated Mixed Use Low Rise in Special Policy Areas (see Figure 4). The proposed OPA, attached as Appendix 1, would consist of the following proposed new policy 8.1.5.2:

“That notwithstanding any other provisions of this Plan to the contrary, for lands within Major Transit Stations Areas, as shown on Appendix 2 of the York Region Official Plan, a minimum height, of up to four storeys, shall be established for land use designations which permit residential dwelling units through the implementing zoning by-laws, with the exception of lands identified as Special Policy Area within Major Transit Station Area 15 McCowan BRT Station.”

Although the proposed OPA would permit a change to the minimum permitted heights within residential land uses within the MTSAs, it would not:

- Change any land use designations
- Change any permitted uses
- Change any permitted densities within any land use designations
- Change any maximum building heights
- Change the delineated boundaries or the density targets within the MTSAs

Additionally, within the MTSAs, the proposed OPA would not apply to:

- Land use designations that comprise solely of employment uses
- Lands designated Greenway
- Lands generally located southwest of Highway 7 East and McCowan Road, which are designated Mixed Use Low Rise within the Special Policy Area identified as MTSA 15 McCowan BRT Station, which are restricted to a maximum height of three storeys.

The proposed Zoning By-law Amendment (the “ZBA”) enables permissions for a minimum height of up to four storeys for lands that permit residential dwelling units within MTSAs to facilitate the implementation of Initiative 3 as part of the HAF program

The City-initiated Draft ZBA (see Appendix 2) would allow buildings that contain residential units within an MTSA, to be four storeys, outside of lands located within a Special Policy Area. Similarly to the proposed OPA, the proposed ZBA would not change any permitted uses, setbacks or other development standards.

Accompanying Figures and Appendices:

Figure 1: Subject Lands Location Map

Figure 2: Key Map of MTSA within City of Markham

Figure 3: Figures 3a to 3 f: Excerpts from York Region Official Plan, Appendix 2

Figure 4: Boundary Map - MTSA, Land Use, Special Policy Areas

Appendix 1: Proposed Official Plan Amendment

Appendix 2: Proposed Zoning By-laws

Figure 1: Subject Lands Location Map

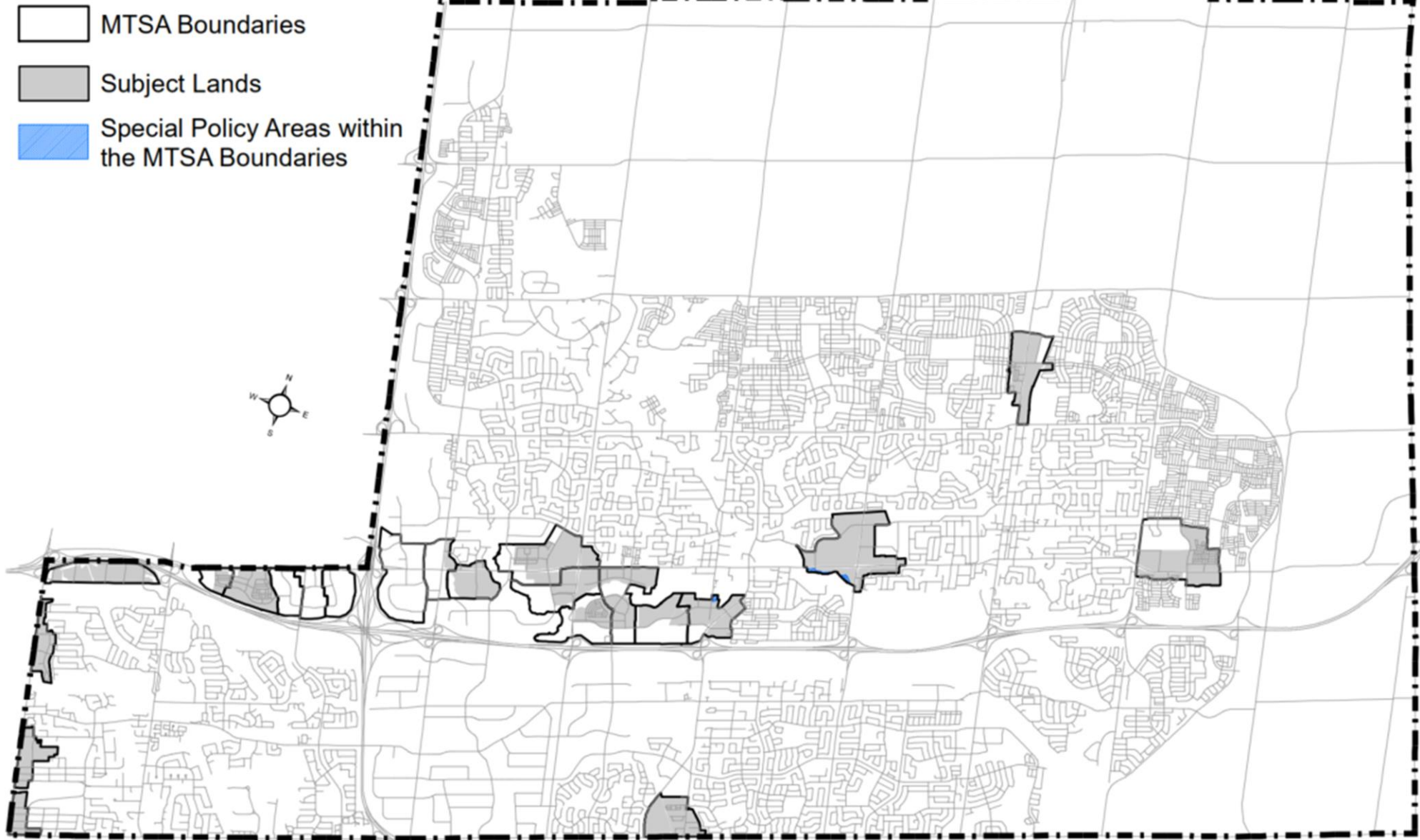


Figure 2: Key Map of MTSA within City of Markham

- PMTSA 5 Allstate Parkway BRT Station Markham
- PMTSA 6 Andre De Grasse BRT Station Markham
- PMTSA 7 Cedarland BRT Station Markham
- PMTSA 8 Chalmers BRT Station Markham
- PMTSA 9 Clark Subway Station Markham
- PMTSA 10 Cornell BRT Station Markham
- PMTSA 11 East Beaver Creek BRT Station Markham
- PMTSA 12 Enterprise BRT Station Markham
- PMTSA 13 Langstaff GO-Bridge Station Markham
- PMTSA 14 Leslie-Highway 7 BRT Station Markham
- PMTSA 15 McCowan BRT Station Markham
- PMTSA 16 Milliken GO Station Markham
- PMTSA 17 Montgomery BRT Station Markham
- PMTSA 18 Mount Joy GO Station Markham
- PMTSA 19 Royal Orchard Subway Station Markham
- PMTSA 20 Steeles Subway Station Markham
- PMTSA 21 Town Centre BRT Station Markham
- PMTSA 22 Unionville GO Station Markham
- PMTSA 23 Valleymede BRT Station Markham
- PMTSA 24 Warden BRT Station Markham
- PMTSA 25 West Beaver Creek BRT Station Markham
- PMTSA 26 Woodbine BRT Station Markham



Figure 3a: Excerpt from York Region Official Plan, Appendix 2

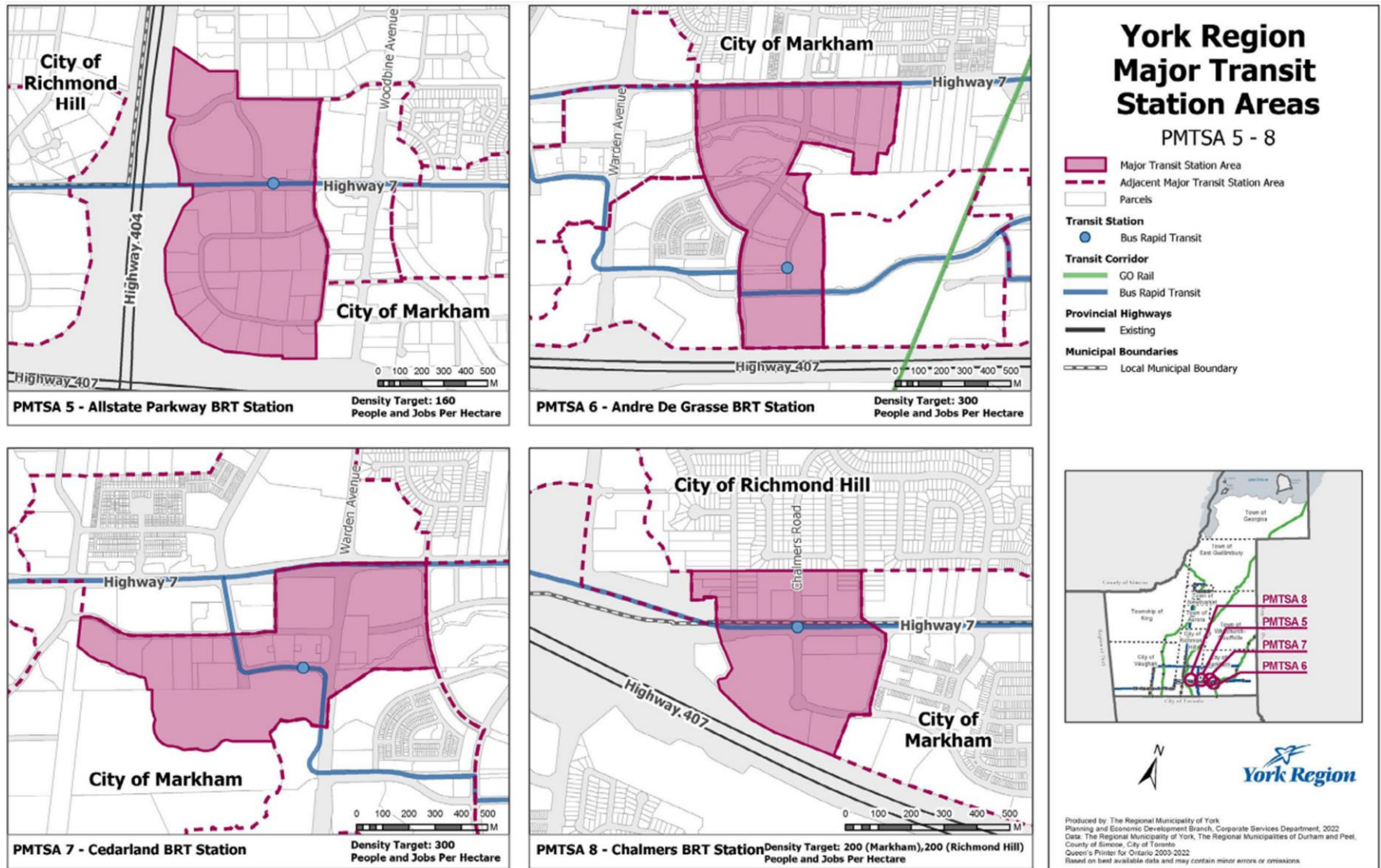


Figure 3b: Excerpt from York Region Official Plan, Appendix 2

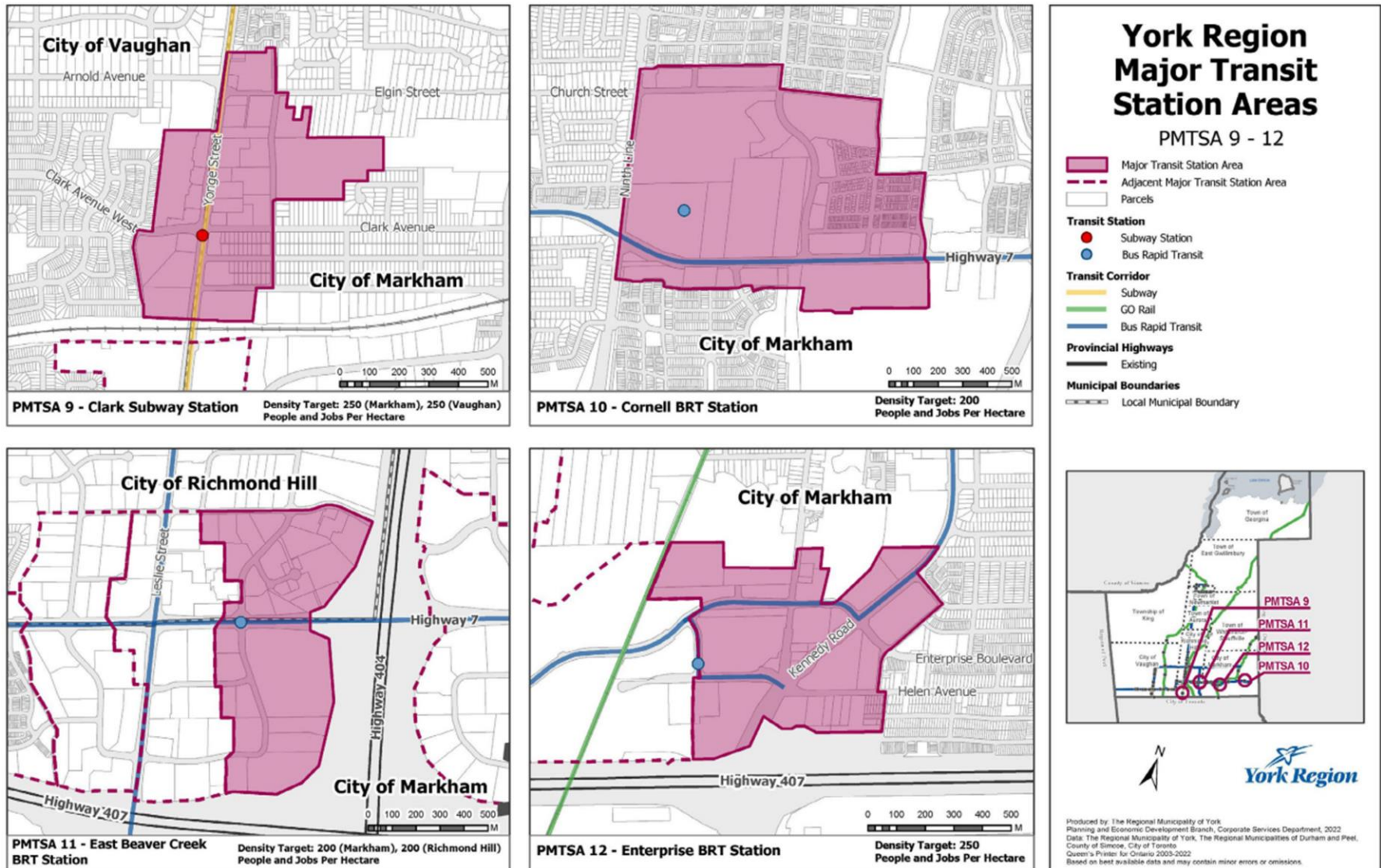


Figure 3c: Excerpt from York Region Official Plan, Appendix 2

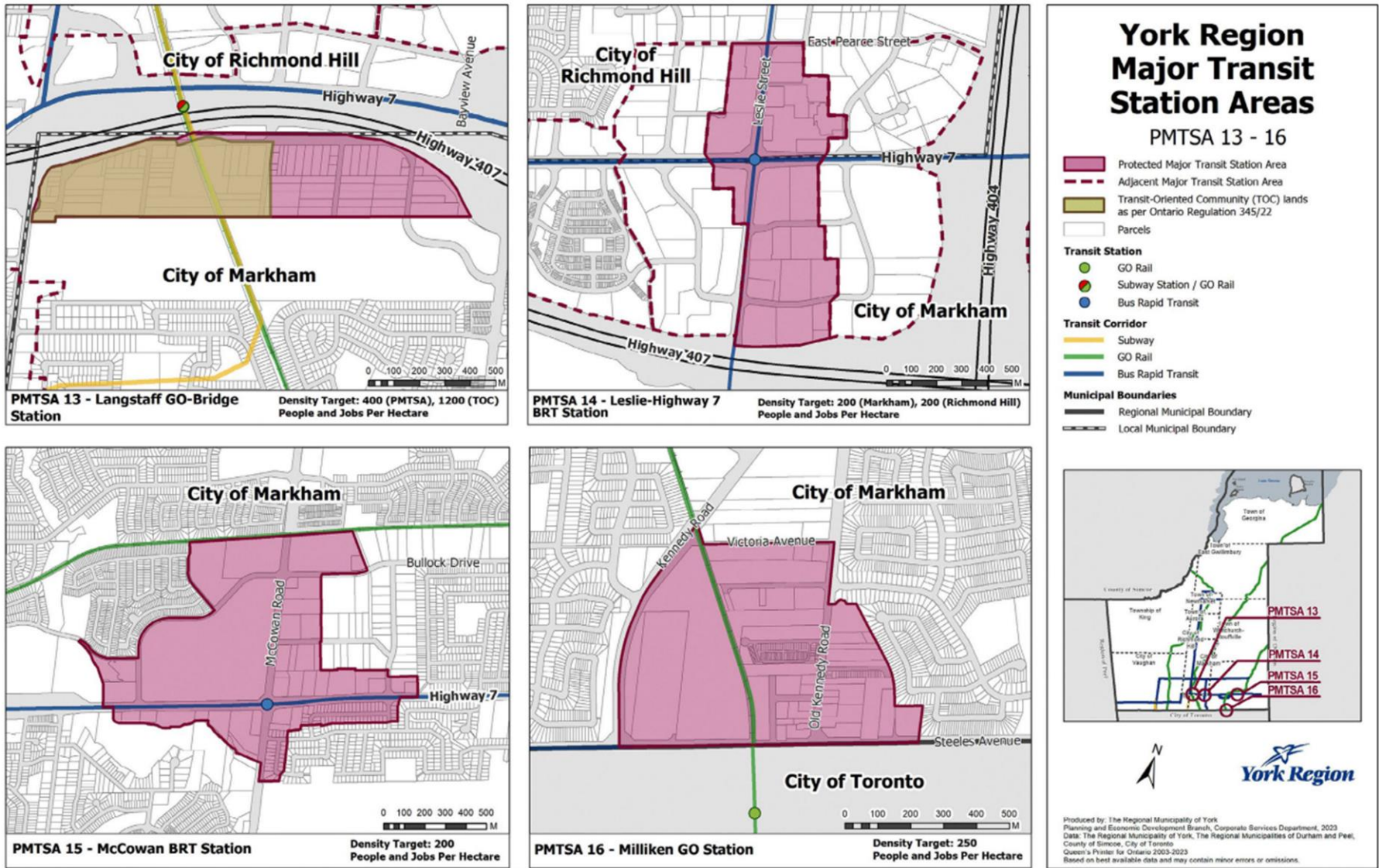


Figure 3d: Excerpt from York Region Official Plan, Appendix 2

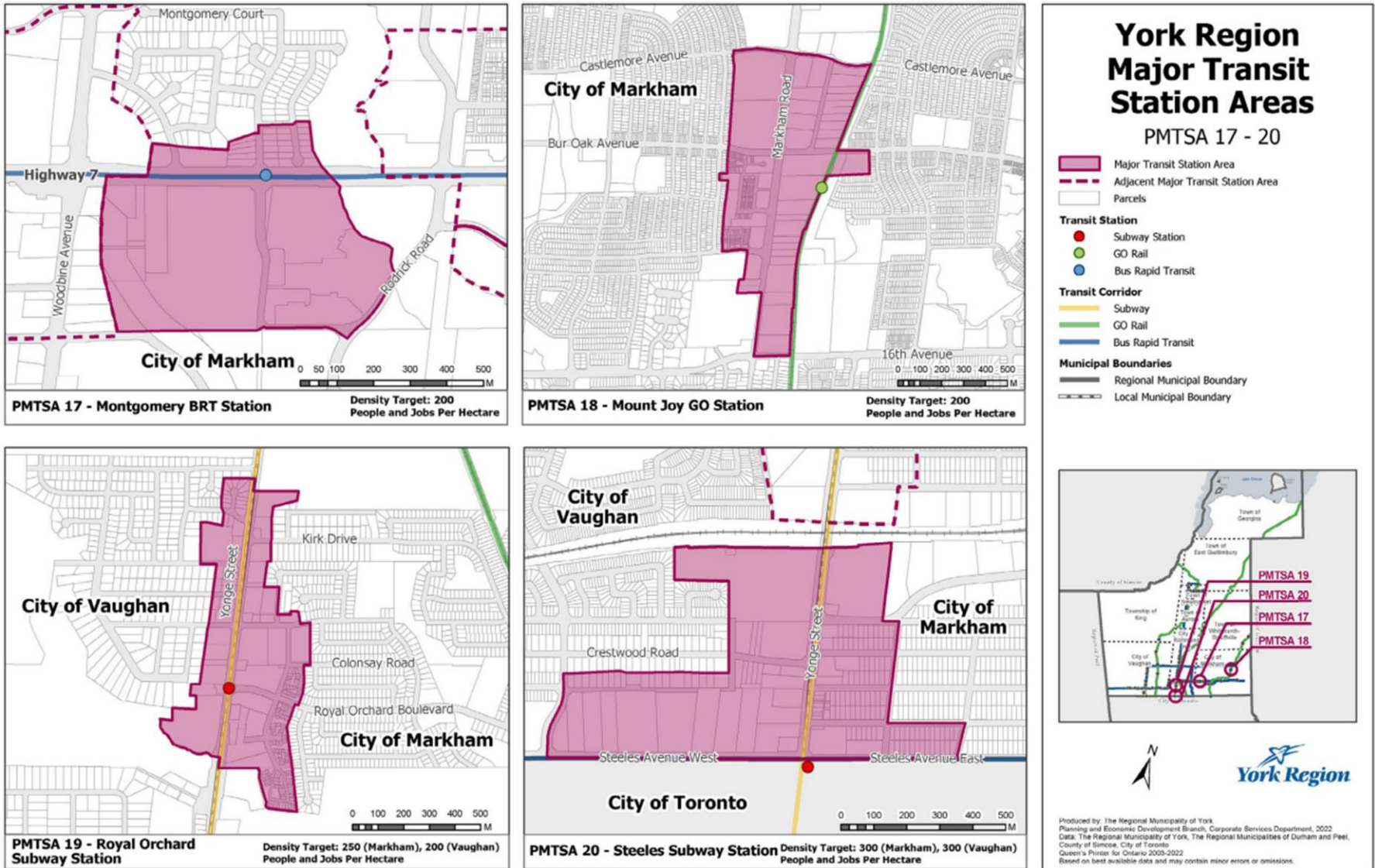


Figure 3e: Excerpt from York Region Official Plan, Appendix 2

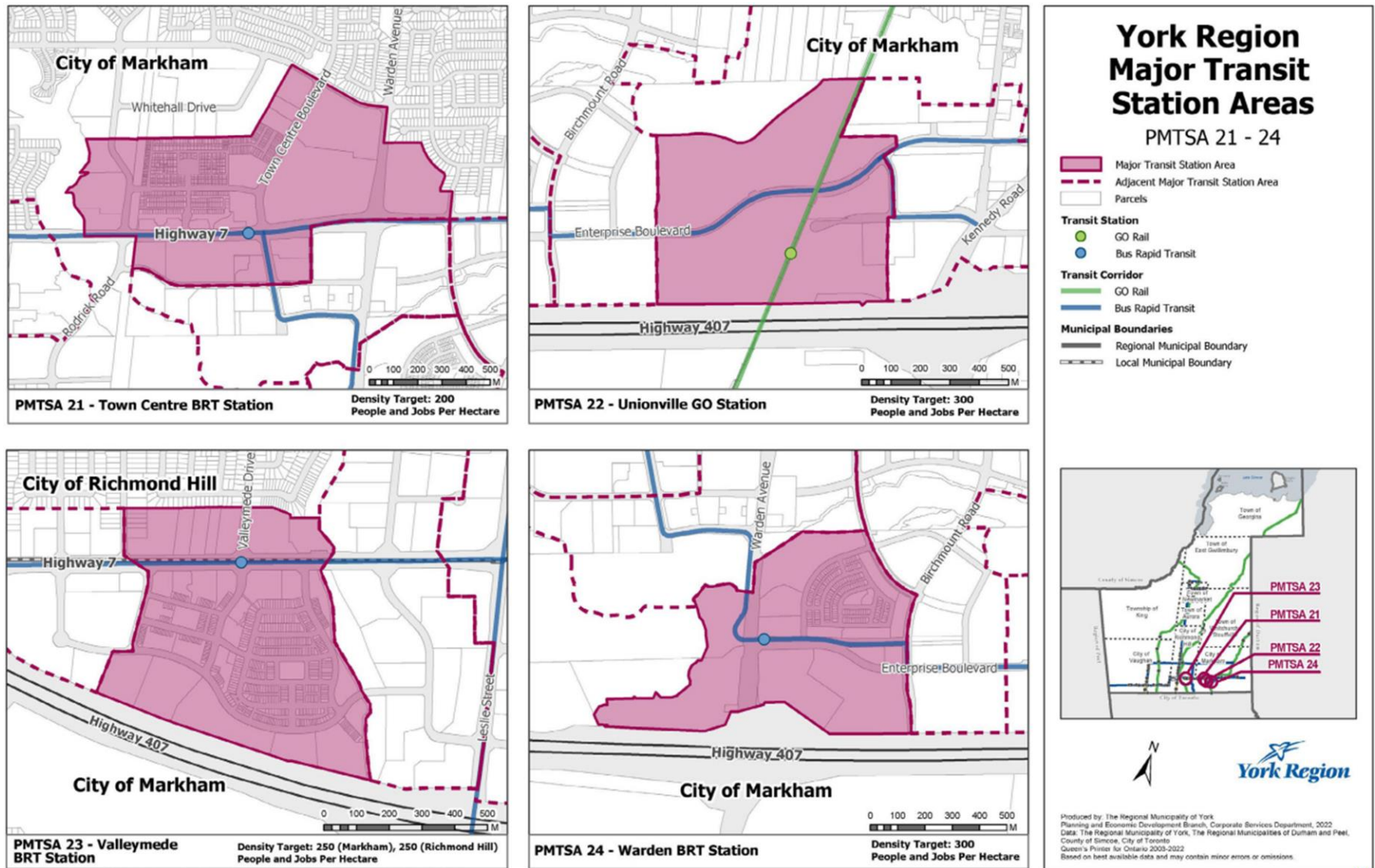


Figure 3f: Excerpt from York Region Official Plan, Appendix 2

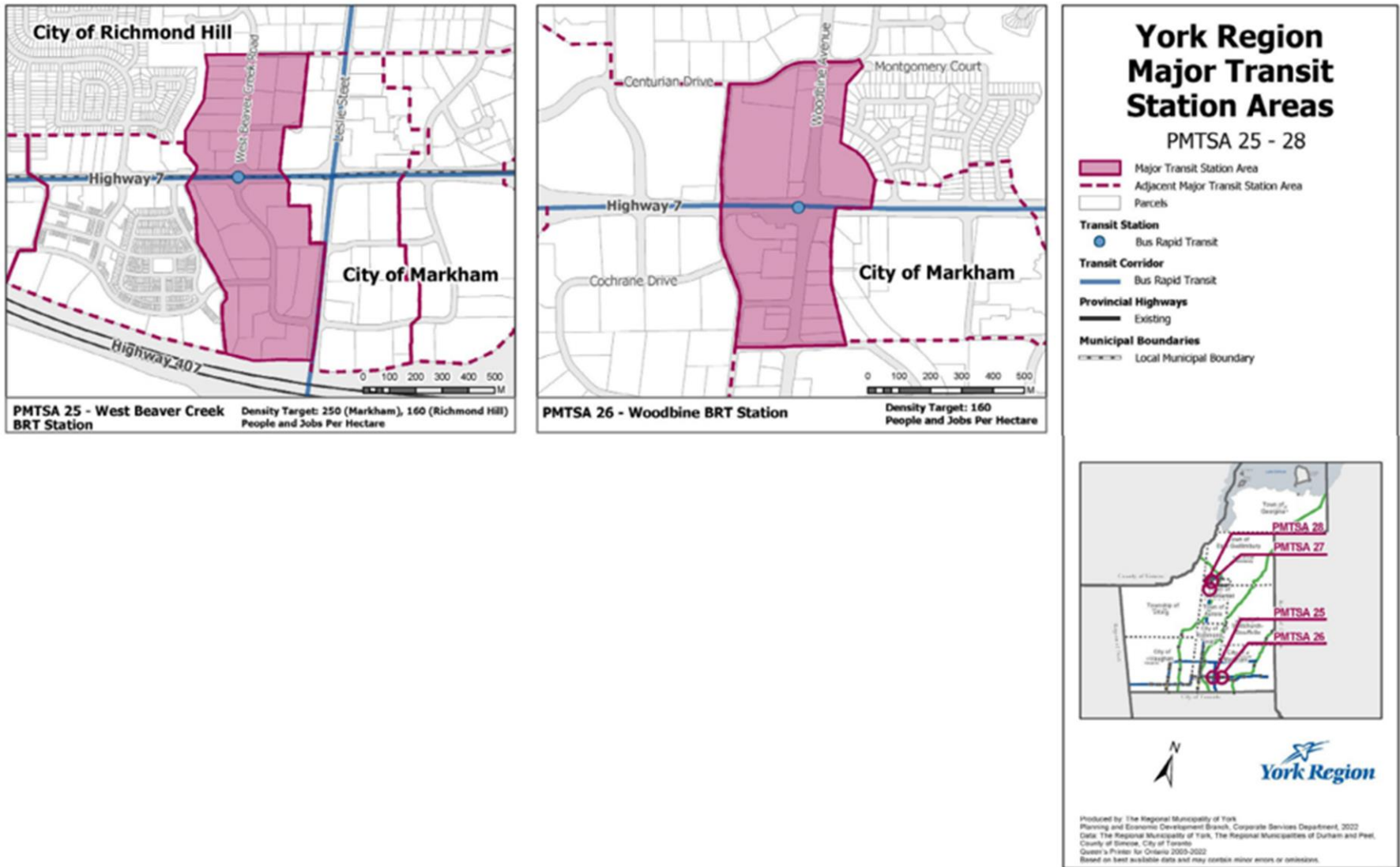


Figure 4: Boundary Map – MTSA, Land Use, Special Policy Areas

