

**CITY OF MARKHAM**

**OFFICIAL PLAN AMENDMENT NO. 59**

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

***(Times Group Corporation)***

**December 2024**

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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. 2024-216 in accordance with the *Planning Act*, R.S.O., 1990 c. P.13, as amended, on the 4<sup>th</sup> day of December, 2024.

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Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor



## By-law 2024-216

Being a by-law to adopt Amendment No. 59  
to the City of Markham Official Plan 2014, as amended

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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. 59 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 5<sup>th</sup> DAY OF DECEMBER 2024.

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Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor

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**PART I – INTRODUCTION**

(This is not an operative part of the Official Plan Amendment No. 59)

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

### **2.0 LOCATION**

This Amendment applies to 6.9 hectares (17.0 acres) of land municipally known as Block 46 and Part of Block 49, Registered Plan 65M-3226 (the “Subject Lands”). The Subject Lands are located on the south side of Highway 7 East, between South Park Road and Bayview Avenue in the Leitchcroft community.

### **3.0 PURPOSE**

The purpose of this Amendment is to provide for maximum building heights of 34 to 50 storeys, with a maximum overall density of up to 9.5 Floor Space Index (FSI) within the ‘Mixed Use High Rise’ designation on the subject lands as an Area and Site-Specific Policy. An Area and Site-Specific Policy will also be revised to secure a public elementary school site in the Leitchcroft community.

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

The Subject Lands are designated Business Park Office Priority Employment, Residential Mid Rise and Deferral Area in the 2014 Official Plan, as amended. The Business Park Office Priority Employment designation provides for prestige office as well as retail and service uses that are accessory to permitted non-industrial uses. The ‘Residential Mid Rise’ designation provides for residential buildings with a maximum building height of 6 storeys.

Markham Council adopted a modification to the 2014 Official Plan, as amended in June 2017 which was subsequently approved by the Ontario Municipal Board in November 2017 and is now in effect on the Subject Lands. The modification implemented an employment lands conversion subject to satisfying site-specific policies, which deferred the employment land use designation.

An amendment to the 2014 Official Plan is required to provide for the residential uses, limited retail and service uses adjacent to Highway 7 East, building heights of up to 50 storeys and an overall 5.0 Floor Space Index (FSI), as the 2014 Official Plan currently permits a maximum building height of 15 storeys and a 2.5 Floor Space Index (FSI) within the ‘Mixed Use High Rise’ designation. An Area and Site

Specific Policy will also be revised with respect to securing a public elementary school site in the Leitchcroft community.

The proposed development is consistent with the Provincial Policy Statement, 2020, conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, and the 2022 York Region Official Plan.

An associated Zoning By-law amendment is also required to implement the new Official Plan land use designation and development standards, including the height permission and Floor Space Index (FSI

**PART II – THE OFFICIAL PLAN AMENDMENT**  
(This is an operative part of Official Plan Amendment No. 59)



## PART II – THE OFFICIAL PLAN AMENDMENT

### 1.0 THE OFFICIAL PLAN AMENDMENT

1.1 The following Maps of Part 1 of the Official Plan 2014, as amended, are hereby amended as follows:

a) Map 1 - Markham Structure and Map 2 - Centres and Corridors and Transit Network is amended by replacing a portion of the 'Employment Area' component with a 'Neighbourhood Area' component as shown on Schedule 'A' attached hereto.

b) Map 3 - Land Use is amended by redesignating the Subject Lands from the “Business Park Office Priority Employment” and “Residential Mid-Rise” designations to the “Mixed-Use High-Rise” designation, as shown in Schedule ‘B’ attached hereto.

c) Map 14 - Public School, Place of Worship and Park Sites is amended by adding a park site and identifying a modified location for a public school site as shown on Schedule ‘C’ attached hereto.

1.2 Section 9.6.4 of the Official Plan 2014, as amended is hereby amended by deleting and replacing it with the following:

“9.6.4

The following provisions shall apply to the lands designated ‘Business Park Office Priority Employment’ shown on Figure 9.6.4:

a) the following uses shall also be permitted:

- i. entertainment use such as cinemas and theatres, motion simulation rides, laser games and similar types of uses;
- ii. recreational use such as bowling alleys, curling rinks, billiard halls or similar indoor leisure activities;
- iii. retail, service, banquet hall and night club;
- iv. grocery store and supermarket;
- v. private school;
- vi. commercial school;

b) future development of the lands shall be subject to a transportation impact assessment confirming the associated traffic volumes and movements can be accommodated to the satisfaction of Markham; and,

c) in considering an application for development approval on the lands, a comprehensive block plan shall be prepared in accordance with Section 10.1.4 of this Plan.“

1.3 Section 9.6.5 of the Official Plan 2014, as amended is hereby amended by deleting and replacing it with the following:

“Section 9.6.5 Southwest Corner of Highway 7 and South Park Road

The following provisions shall apply to the lands outlined in Figure 9.6.5:

a) future development of the lands shall be subject to a transportation impact assessment confirming the associated traffic volumes and movements can be accommodated to the satisfaction of Markham; and,

b) in considering an application for development approval on the lands, a comprehensive block plan shall be prepared in accordance with Section 10.1.4 of this Plan.

c) The following height and density provisions shall apply to the 'Mixed-Use High Rise' lands located on the southwest corner of Highway 7 and South Park Road as shown in hatching on Figure 9.6.5:

- i. the maximum building height shall be in accordance with the maximum number of storeys shown in Figure 9.6.5
- ii. the total *floor space index* of all buildings on the lands shall not exceed 9.5.

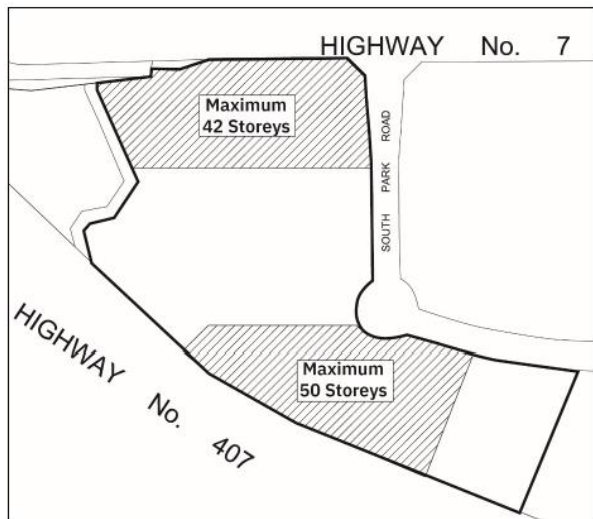


Figure 9.6.5"

1.4 Section 9.6.9 of the Official Plan 2014, as amended is hereby amended by deleting and replacing it with the following:

"9.6.9 Public School Site

A public school site for the Leitchcroft district as generally identified in Figure 9.6.9 and on Map 14 – Public School, Place of Worship and Park Sites shall be secured through the development approval process, to the satisfaction of the York Region District School Board and the City of Markham.

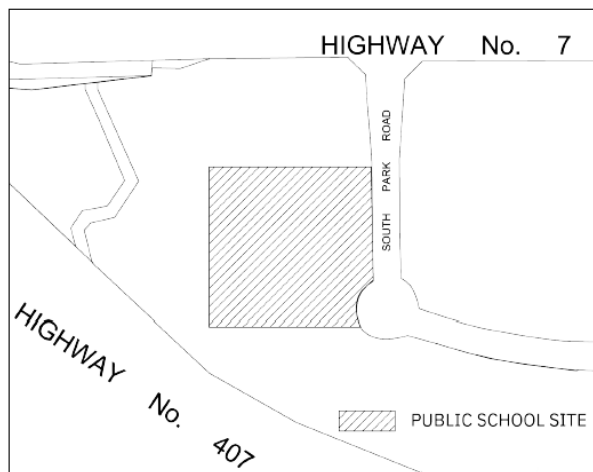


Figure 9.6.9"

## **2.0 IMPLEMENTATION AND INTERPRETATION**

The provisions of the City of Markham 2014 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.

This Amendment to the City of Markham Official Plan 2014, as amended, is exempt from approval by the Region of York. Following adoption of the Amendment, 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 associated figure(s) 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.