

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. XXX

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

(648321 Ontario Inc., 5871 highway 7 East)

DRAFT

July, 2024

CITY OF MARKHAM

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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. 20XX-XX in accordance with the *Planning Act*, R.S.O., 1990 c. P.13, as amended, on the XX day of Month Year.

Kimberley Kitteringham
City Clerk
(Signed)

Frank Scarpitti
Mayor



By-law 2024-XX

Being a by-law to adopt Amendment No. XXX
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. XXX 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 XX DAY OF MONTH YEAR.

Kimberley Kitteringham
City Clerk
(Signed)

Frank Scarpitti
Mayor

CONTENTS

PART I – INTRODUCTION..... 6

1.0 GENERAL 6

2.0 LOCATION..... 6

3.0 PURPOSE 6

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT..... 6

PART II – THE OFFICIAL PLAN AMENDMENT..... 9

1.0 THE OFFICIAL PLAN AMENDMENT 9

2.0 IMPLEMENTATION AND INTERPRETATION..... 10

3.0 SCHEDULE "A"

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PART I – INTRODUCTION

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

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. XXX 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 a 0.294 hectare (0.725 acres) parcel of land municipally known as 5871 Highway 7, located south of Highway 7 and west of Markham Road (Highway 48) (the “Subject Lands”).

3.0 PURPOSE

The purpose of this Amendment is to redesignate the Subject Lands from 'Mixed Use Mid Rise' to 'Mixed Use High Rise', and to add a site specific policy to permit a mixed use development with a maximum height of 13-storeys and a maximum density of 4.6 FSI.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The City of Markham Official Plan, 2014, as amended, designates the Subject Lands 'Mixed Use Mid Rise'. This designation provides for midrise intensification opportunities adjacent to public transit routes with a maximum building height of 8-storeys and a maximum density of 2.0 FSI.

This Amendment will facilitate the development of the Subject Lands with a 13-storey mixed use building (the “Proposed Development”) by redesignating the Subject Lands from 'Mixed-Use Mid Rise' to 'Mixed-Use High Rise' and adding a site specific policy to permit the Proposed Development's height and density.

The Proposed Development is consistent with the policies of the Provincial Policy Statement, 2020 (the “PPS”) as the Subject Lands are located within a defined Settlement Area and the Proposed Development would promote the efficient use of land and infrastructure, support alternative modes of transportation including active transportation and transit, and would further contribute to the mix of residential and employment needs to meet long-term needs.

The Proposed Development conforms to the Growth Plan for the Greater Golden Horseshoe, 2019 (the “Growth Plan”) as it contributes to a range of housing types and non-residential uses, supports transit options, and provides convenient access to public parks.

The Proposed Development also conforms to the York Region Official Plan, 2022 (the “YROP”). The Subject Lands are designated “Urban Area”, which provides for a wide range of residential, commercial, industrial, and institutional uses. The Proposed Development also conforms with the YROP’s intensification policies as it is compact, street-oriented, and transit supportive.

The Proposed Development also represents good planning as it provides for appropriate intensification and a mix of uses to make efficient use of land and infrastructure while supporting existing transit routes, existing community amenities, and retail services. The Proposed Development is compatible and provides an appropriate interface to the existing residential neighbourhood that supports an active frontage along Highway 7.

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

PART II – THE OFFICIAL PLAN AMENDMENT

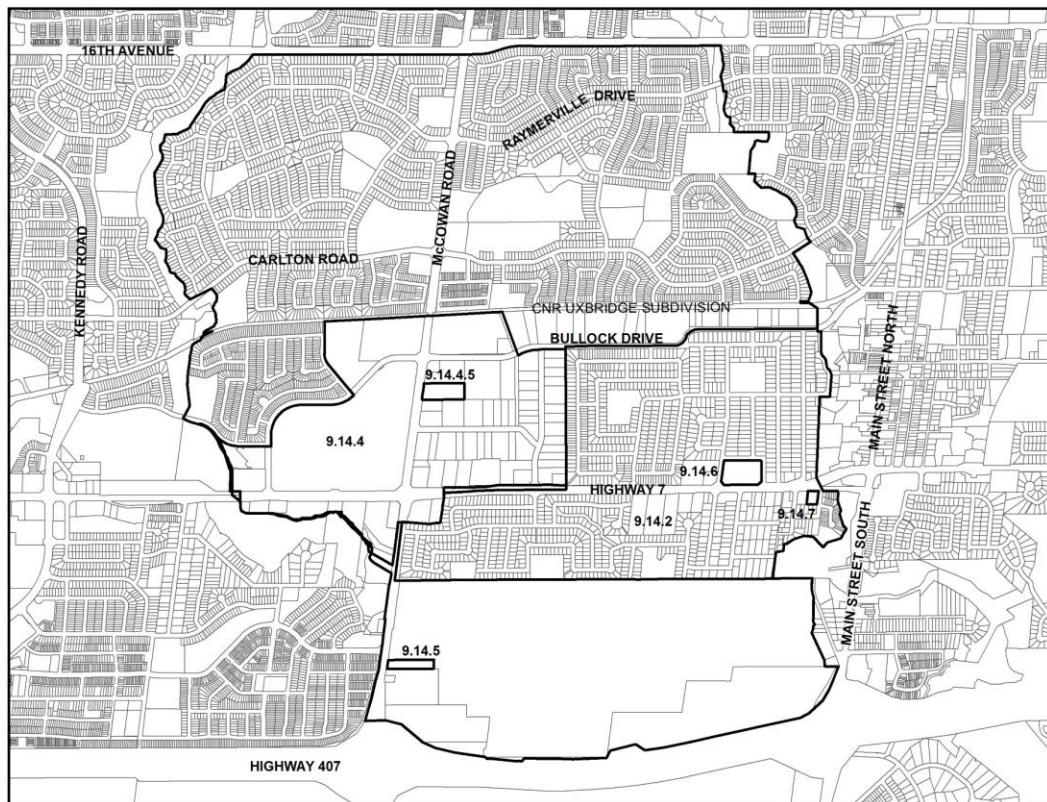
1.0 THE OFFICIAL PLAN AMENDMENT

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

- a) Map 3 – Land Use is amended by redesignating the Subject Lands from 'Mixed Use Mid Rise' to 'Mixed Use High Rise' as shown on Schedule "A" attached hereto.

1.2 Section 9.14 of Part I of the City of Markham Official Plan, 2014, as amended, is hereby amended by:

- a) Amending Section 9.14.1 to add a reference in Figure 9.14.1 to a new Section 9.14.7 as follows:



- b) Adding a new subsection 9.14.7 and a new Figure 9.14.7 as follows:

"9.14.7 . 5871 Highway 7 East

The following height and density provisions shall apply to the 'Mixed Use High Rise' lands located at 5871 Highway 7 East as shown in Figure 9.14.7:

- a) The maximum building height shall be 13 storeys; and
- b) The maximum floor space index is 4.6.



Figure 9.14.7"

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.

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.