

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. XXX

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

(Markland Residential Corporation, Markland Street)

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-XX in accordance with the *Planning Act*, R.S.O., 1990 c. P.13, as amended, on the 18 day of December, 2024.

Kimberley Kitteringham
City Clerk
(Signed)

Frank Scarpitti
Mayor
(Signed)



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., c. P.13, 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 18 DAY OF DECEMBER, 2024.

Kimberley Kitteringham
City Clerk
(Signed)

Frank Scarpitti
Mayor

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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 1.95 hectares (4.82 acres) of land fronting Markland Street and described as PLAN 65M3925 PT BLK 2 RP 65R34025 PTS 6 AND PART OF PT 7 in the City of Markham (the “Subject Lands”). The Subject Lands are located on the north side of Markland Street, west of Woodbine Avenue.

3.0 PURPOSE

The purpose of this Amendment is to re-designate the Subject Lands from ‘Commercial’ to ‘Residential Low Rise’ to provide for a residential development comprised of condominium townhouses on common element condominium roads. The Amendment also modifies a Section 9.4 site specific provision and removes the ‘Deferral Area’ overlay which no longer applies to the Subject Lands.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The Subject Lands are currently designated ‘Commercial’ in the City of Markham Official Plan, 2014 (the “Official Plan, 2014”). Area and site specific policy 9.4.7 c), of the Official Plan, 2014 provides for a land use designation other than ‘Commercial’ on the Subject Lands by amendment to the Official Plan which conforms to and has regard for certain criteria. This area and site specific policy also applies a ‘Deferral Area’ overlay over the current ‘Commercial’ designation shown on Map 3 – Land Use. Area and site specific policy 9.4.7 c) indicates that where the application for amendment to the Official Plan, 2014 filed before adoption of the Official Plan, 2014 does not come into force the ‘Deferral Area’ overlay shall no longer apply. The above referenced application was not approved, therefore, the ‘Deferral Area’ overlay no longer applies. This Amendment will remove the ‘Deferral Area’ overlay shown on Map 3 – Land Use and Figure 9.4.7 as it no longer applies to the Subject Lands.

This Amendment will re-designate the Subject Lands from ‘Commercial to ‘Residential Low Rise’ to facilitate the development of townhouse units. Markham Council has determined that residential uses are appropriate on the Subject Lands and are compatible with the adjacent land

uses. The lost employment potential provided by the previous 'Commercial' designation will, in part, be offset by the adjacent shopping centre to the east which provides for retail, service, office and restaurant uses, as well as a financial institution. The Subject Lands will also have access to transit service along Markland Street and Woodbine Avenue.

The Proposed Development is consistent with the Provincial Planning Statement, 2024 (the "PPS, 2024") by supporting the achievement of a complete community with an appropriate range and mix of housing options, transportation options with multimodal access, and other uses to meet long-term needs, as it promotes the efficient development and use of land, resources, and infrastructure.

The Proposed Development conforms to the York Region Official Plan, 2022 (the "YROP, 2022"). The Subject Lands are designated 'Community Area' in the YROP, 2022 which is intended to accommodate the majority of housing, personal services, retail, institutional, cultural and recreational services. The Proposed Development meets the goals and objectives of the YROP, 2022 to provide for an appropriate range and mix of housing types.

This amendment conforms to the Official Plan, 2014 by contributing to the achievement of a complete community by contributing to the diversification of housing types, promoting the use of active transportation and transit, as well as the provision of municipal services and infrastructure.

The Proposed Development is appropriate and represents good planning, as it supports Provincial, Regional, and Local planning policies.

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

PART II – THE OFFICIAL PLAN AMENDMENT

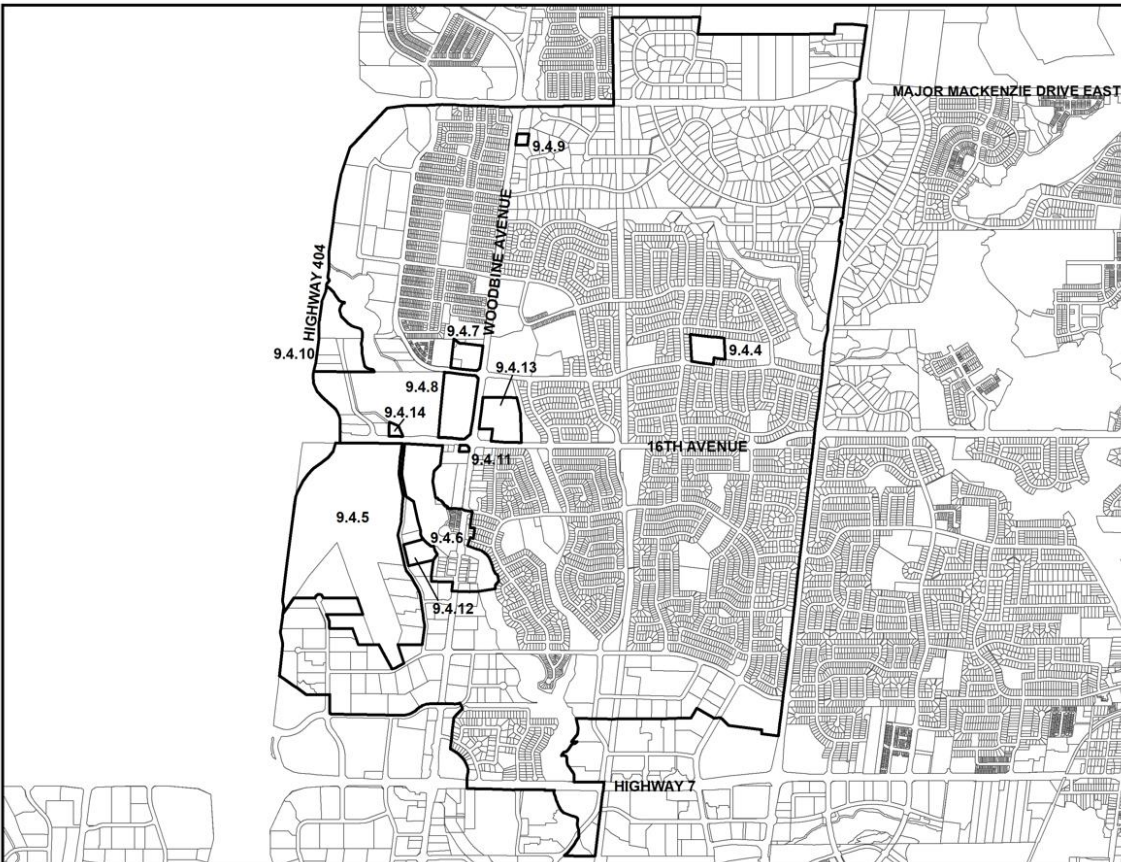
1.0 THE OFFICIAL PLAN AMENDMENT

1.1 The following maps and appendices of Part I of the City of Markham Official Plan, 2014, as amended, are hereby amended as follows:

- a) Map 1 – Markham Structure is amended by replacing the ‘Employment Area’ component with a ‘Neighbourhood Area’ component as shown on Schedule ‘A’ attached hereto.
- b) Map 3 – Land Use is amended by removing the ‘Deferral Area’ overlay, and re-designating the ‘Commercial’ designation to ‘Residential Low Rise’ as shown on Schedule ‘B’ attached hereto.

1.2 Section 9.4 of Part I of the City of Markham Official Plan, 2014, as amended, is hereby amended by:

- a) Amending Section 9.4.1 by modifying the reference to Section 9.4.7 in Figure 9.4.1 as follows:

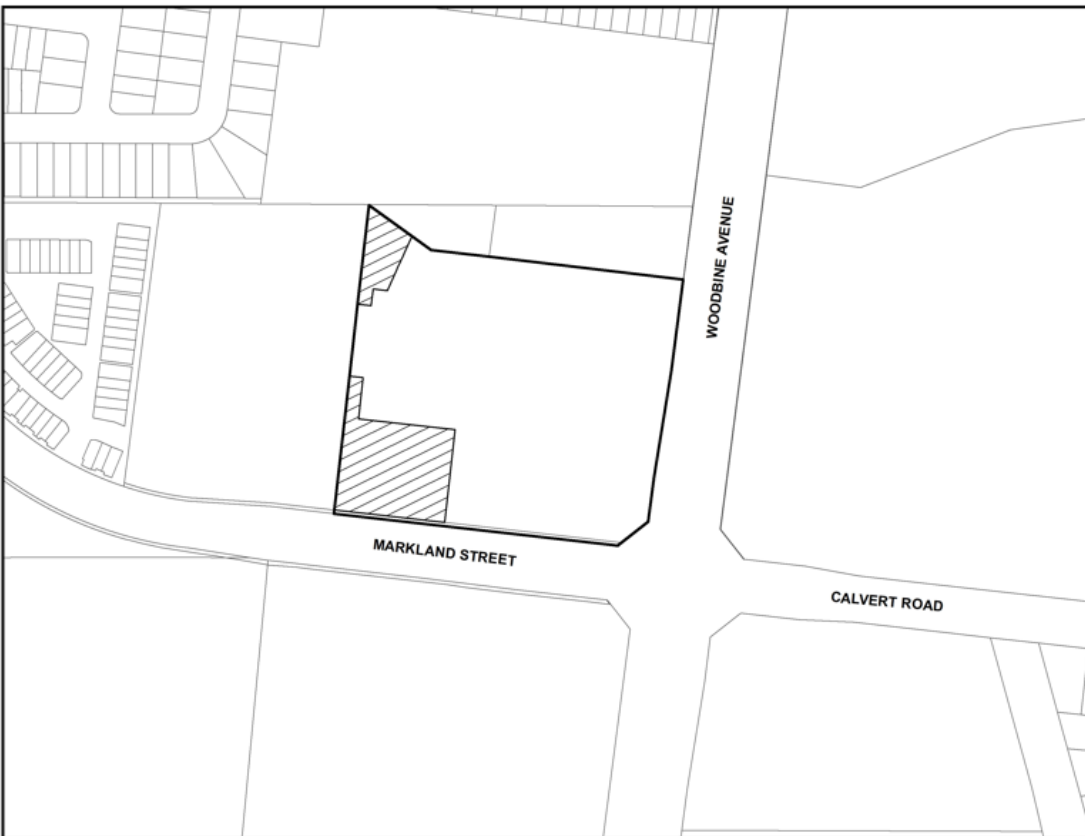


b) By replacing Section 9.4.7 c) with the following:

“c) a land use designation other than a ‘Commercial’ designation may be considered for that part of 9390 Woodbine Avenue on the north side of Markland Street shown in hatching in Figure 9.4.7 by amendment to this Plan. Consideration of a designation other than an ‘Commercial’ designation must conform to the policies of the Growth Plan for the Greater Golden Horseshoe and all other policies of the Plan and will also have regard for, among other things, the following criteria prescribed by Council, as applicable:

- Compatibility to adjacent land use;
- Achieving an increase in the number of jobs that would otherwise be provided under the ‘Employment Lands’ designation on the site, or at a minimum, no net reduction in jobs on the site;
- Proximity to transit;
- Provision of lands for a VIVA terminal;
- Achieving better public amenities, including but not limited to public art, Section 37 community benefits and publicly accessible private amenity spaces; and
- Where the location is appropriate, provide for affordable or seniors housing.”

c) By replacing Figure 9.4.7 with the following:



2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the City of Markham Official Plan, 2014, 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 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. The notice provisions of Section 10.7.5 of the City of Markham Official Plan, 2014, as amended, shall apply.