

**CITY OF MARKHAM**

**OFFICIAL PLAN AMENDMENT NO. XXX**

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

***(National Spiritual Assembly of the Baha'is of Canada, 7200 and 7290 Leslie Street)***

DRAFT

February 2025

**CITY OF MARKHAM**  
**OFFICIAL PLAN AMENDMENT NO. XXX**

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. 2025-XX in accordance with the *Planning Act*, R.S.O., 1990 c. P.13, as amended, on the 25th day of February 2025.

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Kimberley Kitteringham  
City Clerk  
(Signed)

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Frank Scarpitti  
Mayor



## By-law 2025-XX

Being a by-law to adopt Amendment No. XXX  
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. 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 25th DAY OF FEBRUARY 2025.

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Kimberley Kitteringham  
City Clerk  
(Signed)

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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. **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 8.5 hectares (21.0 acres) of land municipally known as 7200 and 7290 Leslie Street (the “Subject Lands”). The Subject Lands are located on the west side of Leslie Street, north of Steeles Avenue East.

### 3.0 PURPOSE

The purpose of this Official Plan Amendment is to redesignate portions of the Subject Lands from “Greenway” to “Residential Low Rise” and other portions of the Subject Lands from “Residential Low Rise” to “Greenway”, and to add site-specific policies in Section 9.18 of the Official Plan to permit the development of a new Bahá’í National Centre on lands addressed 7200 Leslie Street and the Canadian National Temple or a Bahá’í House of Worship on lands addressed 7290 Leslie Street. The Official Plan Amendment modifies Map 1, Map 3, Map 4, Map 5 and Map 6 and clarifies the accessory uses, the application of minimum vegetation zones, future restoration and compensation, safe access requirements, and design principles for trails within the City’s Greenway system.

### 4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The Subject Lands are designated “Residential Low Rise” and “Greenway” on Map 3 – Land Use in the City of Markham Official Plan 2014, as amended, and are within the Site-Specific Policy Area 9.18 – Thornhill. The Official Plan Amendment is necessary to better reflect the extent of natural heritage features and hazards on the Subject Lands.

The proposed amendment is supported by extensive technical studies and environmental surveys to establish the extent and location of hazard lands and key natural heritage features and functions on the Subject Lands. In accordance with Official Plan policies 3.1.1.3 and 3.1.1.4, refinements and modifications to the Greenway System are permitted when supported by an

environmental impact study. The environmental impact study prepared in support of the application confirms a portion of the land in the southwest corner of 7290 Leslie Street contains a cultural woodland community that is not significant habitat nor located within the valleyland. Compensation and restoration are proposed in support of removal of these lands from the Greenway designation that will result in a net ecological gain to the natural heritage network and a net gain to the lands designated Greenway on the property. The Proposed Development is consistent with the policies of the Provincial Planning Statement, 2024 (the "PPS") as the Subject Lands are located within a defined Settlement Area and the Proposed Development will facilitate safe access and egress for all properties along on Leslie Street between the German Mills Settlers Park and Steeles Avenue East.

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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 maps 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 redesignating a portion of the lands identified as “Greenway” to “Neighbourhood Area” and from “Neighbourhood Area” to “Greenway” as shown on Schedule “A” attached.
- b) Map 3 – Land Use is amended by redesignating a portion of the lands designated as “Greenway” to “Residential Low-Rise” and from “Residential Low-Rise” to “Greenway” designation as shown on Schedule “B” attached.
- c) Map 4 – Greenway System is amended by removing a portion of the land identified as “Natural Heritage Network” and “Greenway System Boundary” and adding a portion of the land identified as “Natural Heritage Network” and “Greenway System Boundary” as shown on Schedule “C” attached.
- d) Map 5 – Natural Heritage Features and Landforms is amended by removing a portion of the land identified as “Woodlands” and “Greenway System Boundary” as shown on Schedule “D” attached.
- e) Map 6 – Hydrologic Features is amended by removing a portion of the land identified as “Other Greenway System Lands” and “Greenway System Boundary” as shown on Schedule “E” attached.

1.2 Section 9.18 of Part I of the City of Markham Official Plan, 2014, as amended, is hereby amended by:

- a) Amending Section 9.18.1 to add a reference in Figure 9.18.1 to a new Section 9.18.XX as follows:

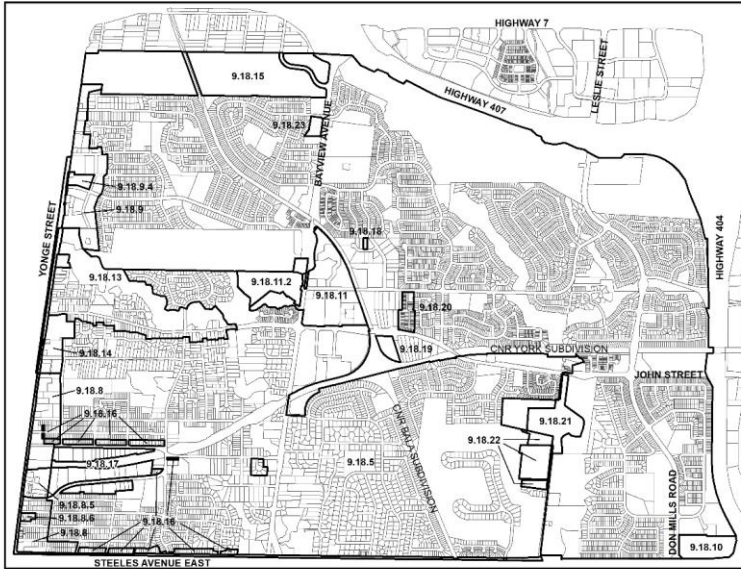


Figure 9.18.1

b) Adding a new subsection 9.18.22 and a new Figure 9.18.22 as follows:

“9.18.22 7200 and 7290 Leslie Street

The following provisions shall apply to the lands located at 7200 and 7290 Leslie Street as shown in Figure 9.18.22:

- a) Place of Worship, Place of Worship administrative offices, and associated accessory uses including meetings rooms, classrooms, assembly areas, kitchen, temporary lodging rooms for visiting members, and separate welcome and reception buildings and facilities shall be permitted.
- b) Notwithstanding Policy 3.1.1.10 and 3.3.2.22, a reduced minimum vegetation protection zone from the significant woodland around the proposed parking area at 7290 Leslie Street, subject to the submission of a satisfactory environmental impact study.
- c) Trails shall be permitted within the Greenway System and shall be designed to minimize ecological impacts in accordance with Policy 3.1.1.9 and shall satisfy geotechnical engineering requirements to the satisfaction of Toronto and Region Conservation Authority
- d) Notwithstanding Policy 3.1.1.9, low impact development measures and infrastructure are permitted within the minimum vegetation protection zone provided the design satisfies geotechnical engineering requirements to

the satisfaction of Toronto and Region Conservation Authority and supports the ecological integrity of the Greenway System to the satisfaction of the City of Markham

- e) Notwithstanding Policy 8.2.3.4, the maximum building height for a Place of Worship at 7290 Street shall be 25 metres.

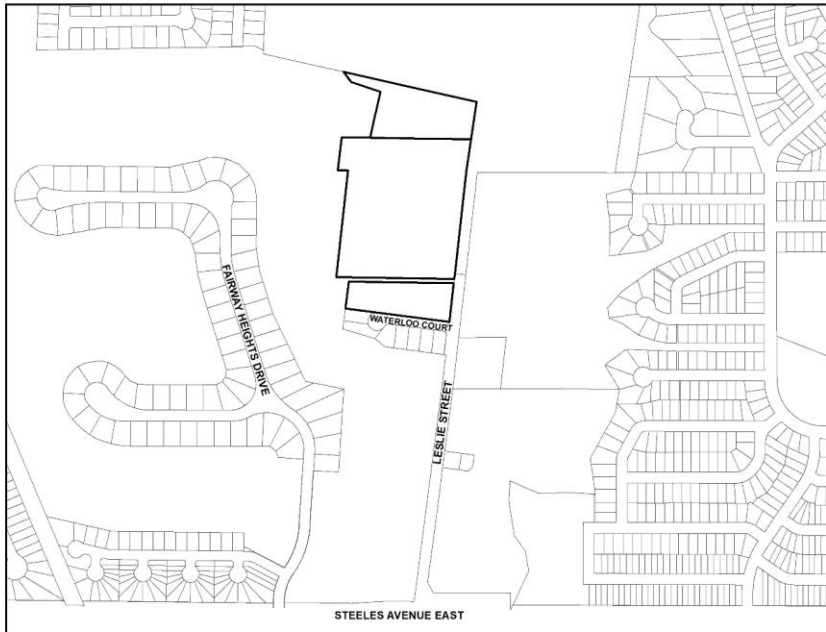


Figure 9.18.22

## 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.

**Commented [LA1]:** Delete if the amendment is not exempt from Regional approval.

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.