

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. XXX

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

(Horvan Homes, 8190 and 8200 Bayview Avenue)

DRAFT

March, 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 XX day of March 2025.

Kimberley Kitteringham
City Clerk
(Signed)

Frank Scarpitti
Mayor
(Signed)



By-law 2025-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 XX DAY OF MARCH 2025.

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 1.42 hectares (3.61 acres) of land municipally known as 8190 and 8200 Bayview Avenue (the “Subject Lands”). The Subject Lands are located on the west side of Bayview Avenue and the south side of Romfield Circuit.

3.0 PURPOSE

The purpose of this Amendment is to add a site specific on the Subject Lands policy to permit a 12-storey mixed use building with a maximum Floor Space Index (FSI) of 4.8.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The City of Markham Official Plan, 2014, (the “Official Plan, 2014”) as amended, designates the Subject Lands ‘Mixed Use Mid Rise’. This designation provides for mid-rise 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 a 12-storey mixed use building (the “Proposed Development”), by adding a site specific policy to the Official Plan, 2014 to permit a maximum height and density of 12-storeys and 4.2 FSI, respectively on the Subject Lands.

The Proposed Development is consistent with the policies of the Provincial Planning Statement, 2024 (the “PPS, 2024”) as the Subject Lands are located within a defined Settlement Area, which permits a range of residential, commercial and institutional uses. 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, commercial and service uses to meet long-term community needs.

The Proposed Development also conforms to the York Region Official Plan, 2022 (the “YROP, 2022”). 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 conforms to the Official Plan, 2014 as it provides for appropriate residential intensification , diversity of housing options in the form of apartment units, 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 Bayview Avenue.

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

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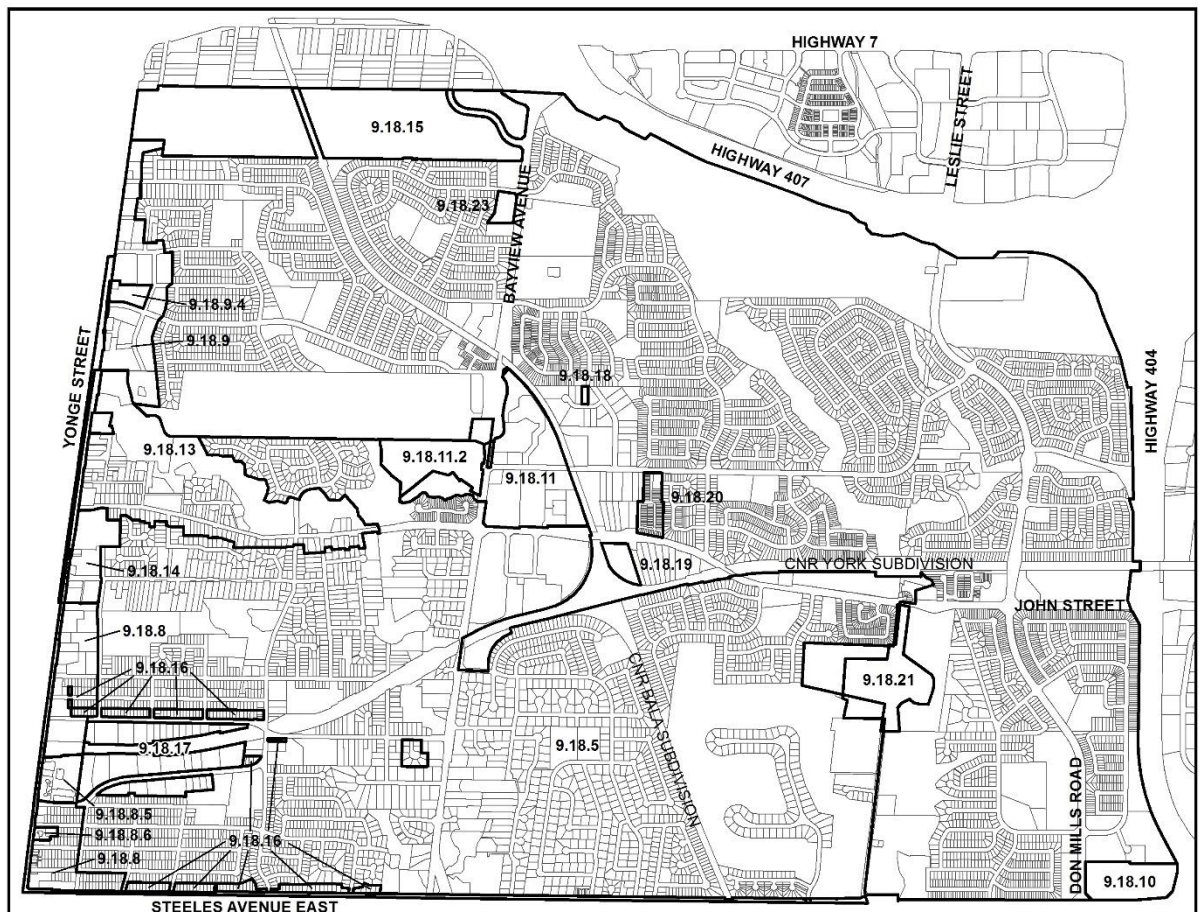
PART II – THE OFFICIAL PLAN AMENDMENT
(This is an operative part of Official Plan Amendment No. **XXX**)

PART II – THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

1.1 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 by adding a reference in Figure 9.18.1 to a new Section 9.18.23 as follows:



- b) Adding a new subsection 9.18.23 and a new Figure 9.18.23 as follows:

“9.18.23

8190 – 8200 Bayview Avenue

The following height and density provisions shall apply to the “Mixed Use Mid Rise” lands located at 8190 – 8200 Bayview Avenue, as shown in Figure 9.18.23:

- a) The maximum building height shall be 12 storeys; and
- b) The maximum floor space index is 4.8.

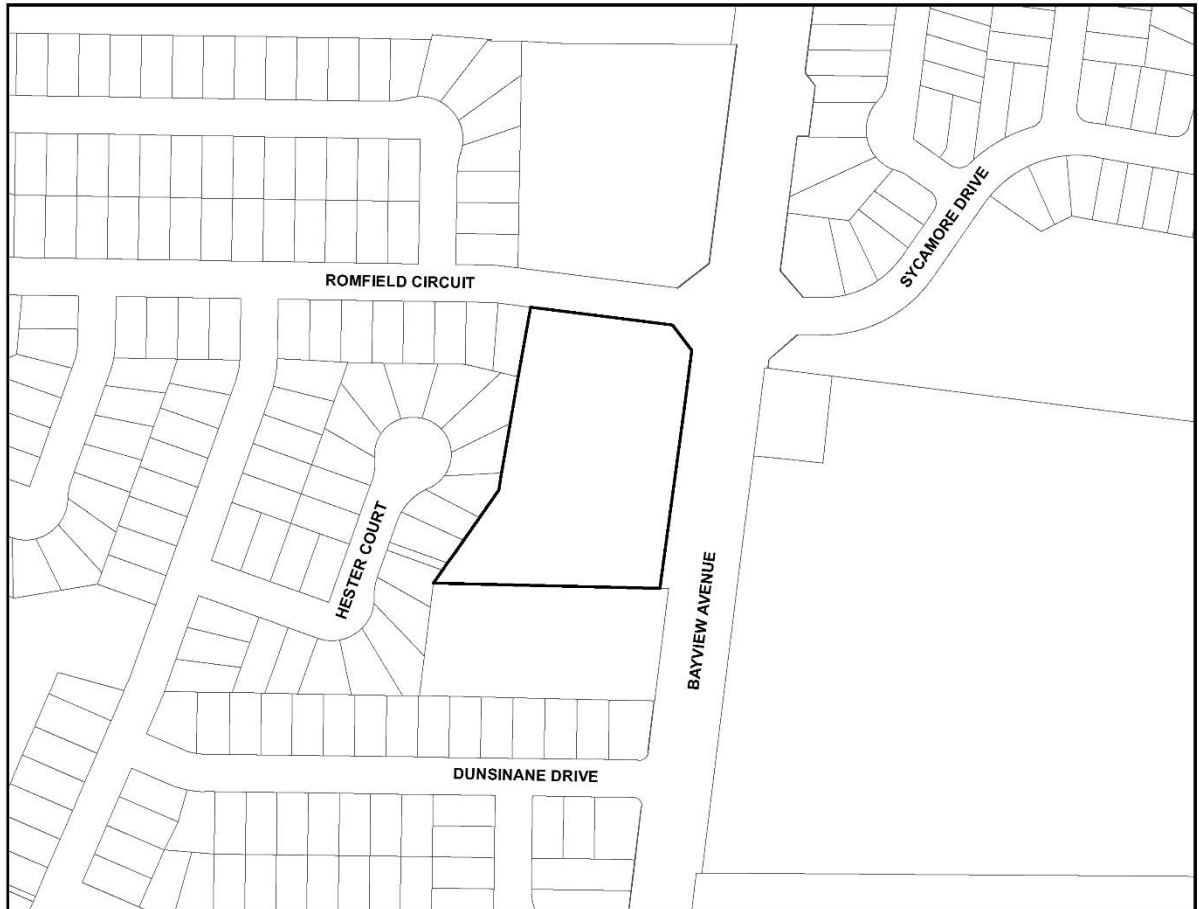


Figure 9.18.23”

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 regarding 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.

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