

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. XXX

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

(MEADOWPARK INVESTMENTS (BT) INC., 77 Anderson 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 Month Year.

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 MONTH YEAR.

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 a 0.45 hectare (1.13 acres) parcel of land municipally known as 77 Anderson Avenue, located north of Bur Oak Avenue and east of Anderson Avenue (the “Subject Lands”).

3.0 PURPOSE

The purpose of this Amendment is to redesignate the Subject Lands from ‘Service Employment’ to ‘Mixed Use High Rise’, and to add a site-specific policy to permit a mixed-use development with a maximum density of 7.5 FSI and a maximum height of 42 storeys (the “Proposed Development”).

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The City of Markham Official Plan, 2014 (“2014 Official Plan”), as amended, designates the Subject ‘Service Employment’, which permits a range of employment and service uses. Section 9.3.7.2 of the 2014 Official Plan provides direction to prepare a new Secondary Plan for the Markham Road – Mount Joy Local corridor. On June 12, 2024, Markham Council adopted Official Plan Amendment 53 (“OPA 53”) to incorporate the Markham Road-Mount Joy Secondary Plan (the “Secondary Plan”) in the 2014 Official Plan. While under appeal, the Secondary Plan is not in effect.

This Amendment will redesignate the Subject Lands from ‘Service Employment’ to ‘Mixed Use High Rise’ and add a site specific policy to permit the Proposed Development’s maximum height of 42-storeys and a maximum density of 7.5 FSI.

The Proposed Development is consistent with the policies of the Provincial Planning Statement, 2024 (the “PPS”) as the Proposed Development would promote the efficient use of underutilized land and infrastructure within a defined Settlement Area, support alternative modes of transportation including active transportation and transit, and would further contribute to the mix of residential and retail needs of the area to meet long-term needs.

The Proposed Development also conforms to the York Region Official Plan, 2022 (the “YROP”). The Subject Lands are designated “Urban Area” and “Community Area”, which provides for a wide range of residential, commercial, industrial, and institutional uses. Through the Region’s Municipal Comprehensive Review (MCR) process, the Subject Lands were removed from the “Employment Area” in the YROP. Furthermore, the Proposed Development is located within the Mount Joy MTSA, where the YROP identifies a minimum planned density for the Mount Joy MTSA of 200 people and jobs per hectare. The Proposed Development provides a scale of development that is compact, street-oriented, and transit supportive.

The Proposed Development provides 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.

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

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 and Map 2 – Centres and Corridors and Transit Network is hereby amended by removing the Subject Lands from the ‘Employment Area (including Commercial Lands)’ to the ‘Mixed Use Neighbourhood Area’, as shown on Schedule “A” attached here to.
- b) Map 3 – Land Use, is amended by modifying the boundaries of the ‘Service Employment’ land use designation to ‘Mixed-Use High Rise’ designation, as shown on Schedule “B” attached here to.

1.2 Section 9.3 of Part I of the City of Markham Official Plan, 2014, as amended, is hereby amended by:

- a) Amending Section 9.3.1 to add a reference in Figure 9.3.1 to a new Section 9.3.7.8 as follows:



b) Adding a new subsection 9.3.7.8 and a new Figure 9.3.7.8 as follows:

“9.3.7.8. 77 Anderson Avenue

The new secondary plan shall incorporate the following height and density provisions on the ‘Mixed Use High Rise’ lands located at 77 Anderson Avenue as shown in Figure 9.3.7.8:

- a) The maximum height shall be 42 storeys; and
- b) The maximum floor space index shall be 7.5.



Figure 9.3.7.8

2.0 IMPLEMENTATION AND INTERPRETATION

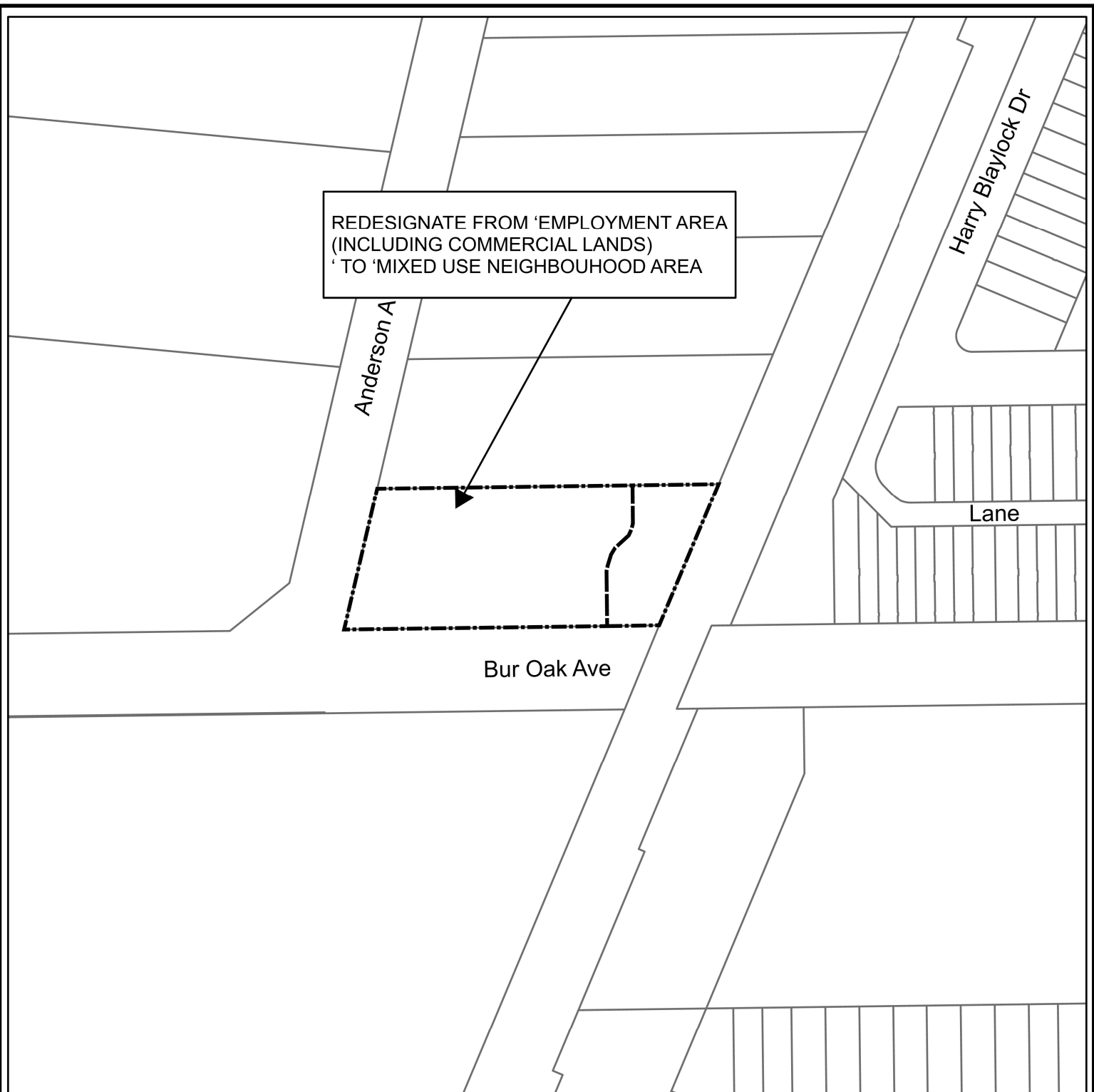
The provisions of the City of Markham Official Plan, 2014, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

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.

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REDESIGNATE FROM 'EMPLOYMENT AREA
(INCLUDING COMMERCIAL LANDS)
' TO 'MIXED USE NEIGHBOUHOOD AREA

Anderson A

Harry Blaylock Dr

Lane

Bur Oak Ave

AMENDMENT TO MAP 1 – MARKHAM STRUCTURE

CITY OF MARKHAM OFFICIAL PLAN 2014, AS AMENDED

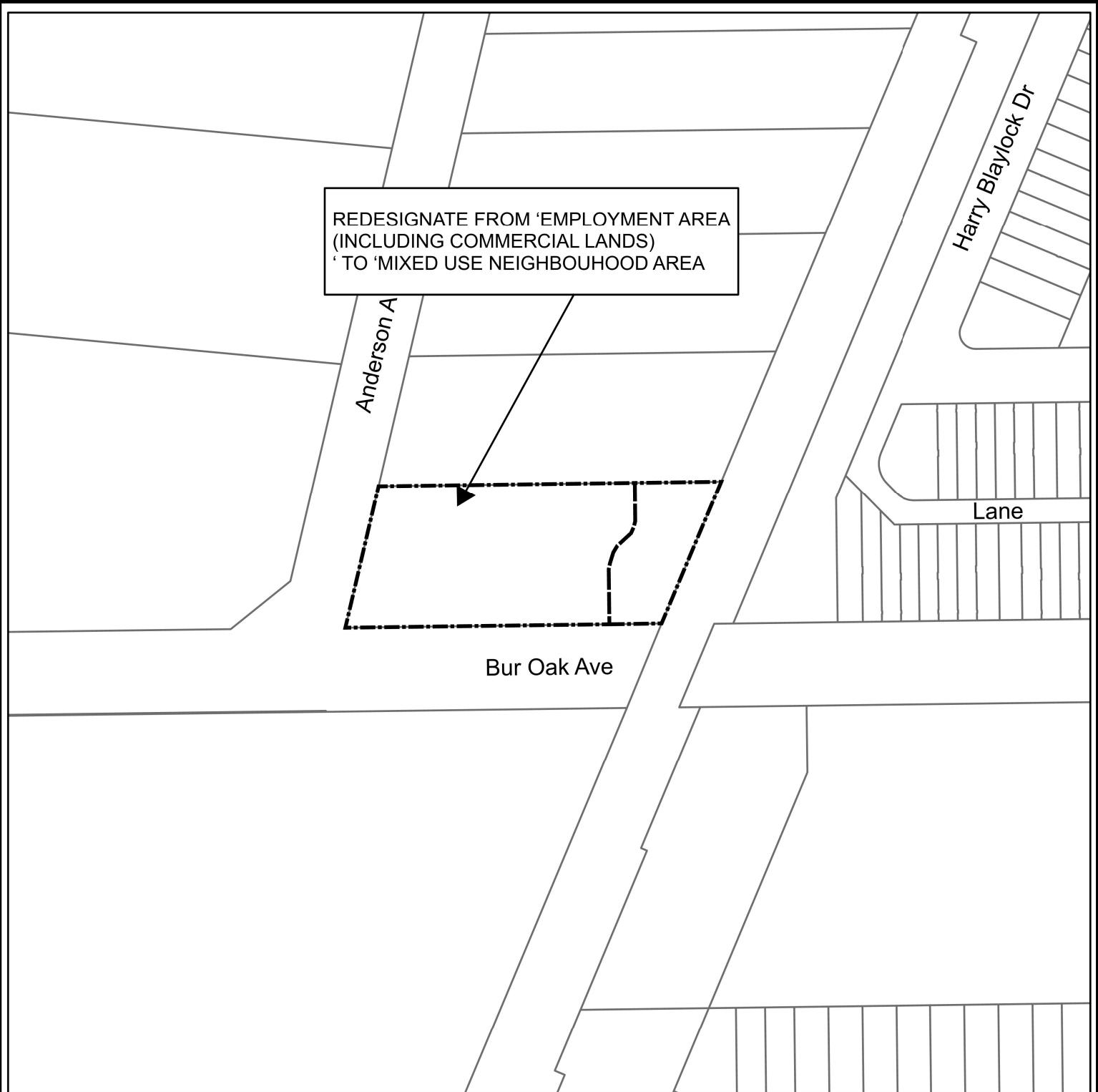


BOUNDARY OF AREA COVERED BY THIS AMENDMENT



Q:\Teams\Application & GIS\CGIS\Data Requests\Manoharan, Brashanthe

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office



REDESIGNATE FROM 'EMPLOYMENT AREA
(INCLUDING COMMERCIAL LANDS)
' TO 'MIXED USE NEIGHBOURHOOD AREA

Anderson A

Harry Blaylock Dr

Lane

Bur Oak Ave

AMENDMENT TO MAP 2 – CENTERS AND CORRIDORS AND TRANSIT NETWORKS CITY OF MARKHAM OFFICIAL PLAN 2014, AS AMENDED



BOUNDARY OF AREA COVERED BY THIS AMENDMENT



Q:\Teams\Application & GIS\CGIS\Data Requests\Manoharan, Brashanthe

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office



AMENDMENT TO MAP 3 – LAND USE CITY OF MARKHAM OFFICIAL PLAN 2014, AS AMENDED

BOUNDARY OF AREA COVERED BY THIS AMENDMENT