

CITY OF MARKHAM
OFFICIAL PLAN AMENDMENT NO.XXX

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

[7200 and 7290 Leslie Street: National Spiritual Assembly of the Bahá'ís of Canada]

February 2024

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

Kimberly Kitteringham,
CITY CLERK

Frank Scarpitti,
MAYOR

THE CORPORATION OF THE CITY OF MARKHAM

BY-LAW NO. _____

Being a by-law to adopt Amendment No. _____ to the Town 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*, 2024

Kimberly Kitteringham,
CITY CLERK

Frank Scarpitti,
MAYOR

CITY OF MARKHAM
OFFICIAL PLAN AMENDMENT NO. XXX

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PART I – INTRODUCTION

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

1.0 GENERAL

PART I – INTRODUCTION, is included for information purposes and is not an operative part of this Official Plan Amendment. It provides an explanation of the amendment, including the location, purpose, and basis of the proposed amendment.

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 the operative part of this Official Plan Amendment.

2.0 LOCATION

This Official Plan Amendment applies to lands municipally known as 7200 and 7290 Leslie Street, Markham (the “Subject Lands”). The lands comprise 8.5 hectares located on the west side of Leslie Street, north of Steeles Avenue and are legally described as Part Lot 2, Con 2, as in MA66705 (Fourthly), T/W MA59222; Markham, and Part Lot 3, Con 2, Part 1, 2, 3, 64R5132, S/T MA46290; Part Lot 3, CON 2, as in MA66705 (firstly); Part Lot 2, CON 2, as in MA66705 (secondly, thirdly), T/W MA66705; Markham.

3.0 PURPOSE

The purpose of this Official Plan Amendment is to modify the extent of lands identified as “Greenway” on the Subject Lands and to add site-specific policies in Section 9.18 to permit the development of a new Bahá’í National Centre on lands addressed 7200 Leslie Street and the Canadian National Temple on lands addressed 7290 Leslie Street. The Official Plan Amendment modifies Map 1, Map 3, Map 4, Map 5 and Map 6 to properly reflect the extent of key natural heritage features, hazard lands, and the Greenway System within the Subject Lands.

4.0 BASIS

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 redesignate portions of the lands to better reflect the extent of natural heritage features and hazards on the Subject Lands and support the construction of a new National Centre and Temple for the National Spiritual Assembly of the Bahá’í’s of Canada. The Official Plan Amendment includes site-specific policies under Section 9.18 to clarify the permitted uses, the application of minimum vegetation zones, and sets out design and location principles for trails within the Greenway 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 identified a portion of the land in the southwest corner of 7290 Leslie Street to contain a cultural woodland community that was not significant habitat nor located within the valleyland. Compensation and restoration is 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.

PART II THE OFFICIAL PLAN AMENDMENT

(This is the operative part of Official Plan Amendment No. XX)

1.0 THE OFFICIAL PLAN AMENDMENT

Item 1 Map 1 – Markham Structure

Map 1 – Markham Structure is revised 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.

Item 2 Map 3 – Land Use

Map 3 – Land Use is revised 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.

Item 3 Map 4 – Greenway System

Map 4 – Greenway System is revised 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.

Item 4 Map 5 – Natural Heritage Features and Landforms

Map 5 – Natural Heritage Features and Landforms is revised by removing a portion of the land identified as “Woodlands” and “Greenway System Boundary” as shown on Schedule “D” attached.

Item 5 Map 6 – Hydrologic Features

Map 6 – Hydrologic Features is revised by removing a portion of the land identified as “Other Greenway System Lands” and “Greenway System Boundary” as shown on Schedule “E” attached.

Item 6 Site Specific Policies - Thornhill

Section 9.18 of the Official Plan 2014, as amended, is hereby amended by adding new subsection 9.18.XX as follows:

7200 and 7290 Leslie Street

9.18.XX.1 Notwithstanding Policy 8.13.7.1.a), “Place of Worship” including accessory uses such as separate welcome and reception buildings and facilities” shall be permitted at 7290 Leslie Street and “Place of Worship, Place of Worship Administrative Offices, and accessory uses including classrooms, conference facilities, and lodging rooms” shall be permitted at 7200 Leslie Street.

9.18.XX.2 Notwithstanding Policy 9.1.1.10 and 9.3.2.22, the required minimum vegetation protection zone from a significant woodland has been achieved within the portion of land designated as “Greenway” as shown on Schedule “A” to Official Plan Amendment No. XX.

- 9.18.XX.3 Notwithstanding Policy 3.1.1.9, trails are permitted within the Greenway System provided that design satisfies geotechnical engineering requirements to the satisfaction of Toronto and Region Conservation Authority and minimizes the impacts on the ecological integrity of the Greenway System to the satisfaction of the City of Markham.
- 9.18.XX.4 Notwithstanding Policy 3.1.1.9, low impact development measures and infrastructure are permitted within the minimum vegetation protection zone provided that 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.
- 9.18.XX.5 A woodland compensation plan (Landscape Restoration and Enhancement Strategy) is required to be prepared and implemented to the satisfaction of the City of Markham as a condition of Site Plan Approval.

2.0 Schedules

The following schedules are considered part of this Bylaw.

Schedule A: Map 1 – Markham Structure

Schedule B: Map 3 – Land Use

Schedule C: Map 4 – Greenway System

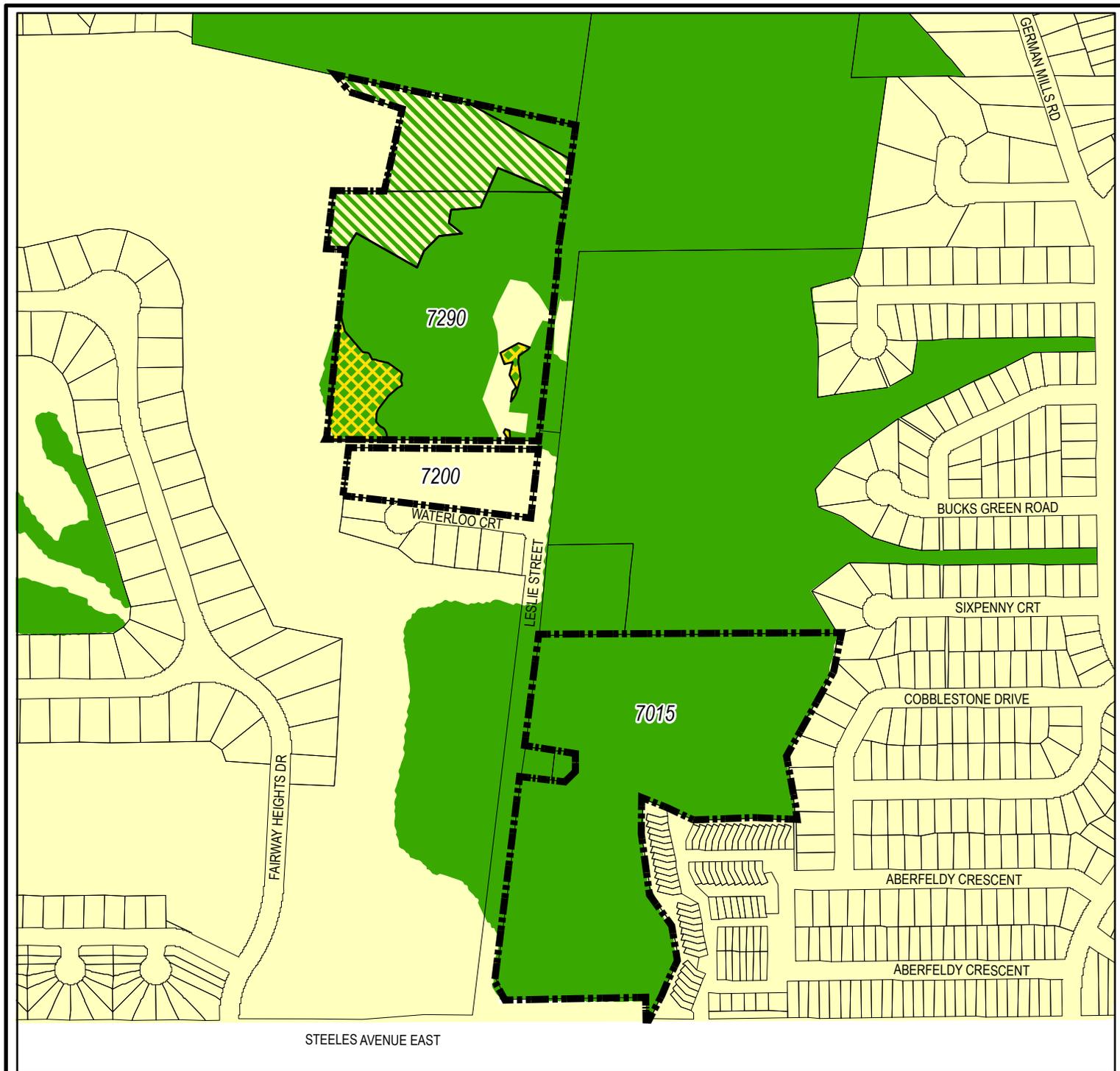
Schedule D: Map 5 – Natural Heritage Features and Landforms

Schedule E: Map 6 – Hydrologic Features

3.0 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 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 York Region. 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 figures(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.

Schedule "A"
Official Plan Amendment No. XX
Proposed Amendments to the City of Markham Official Plan 2014
Map "1" Markham Structure

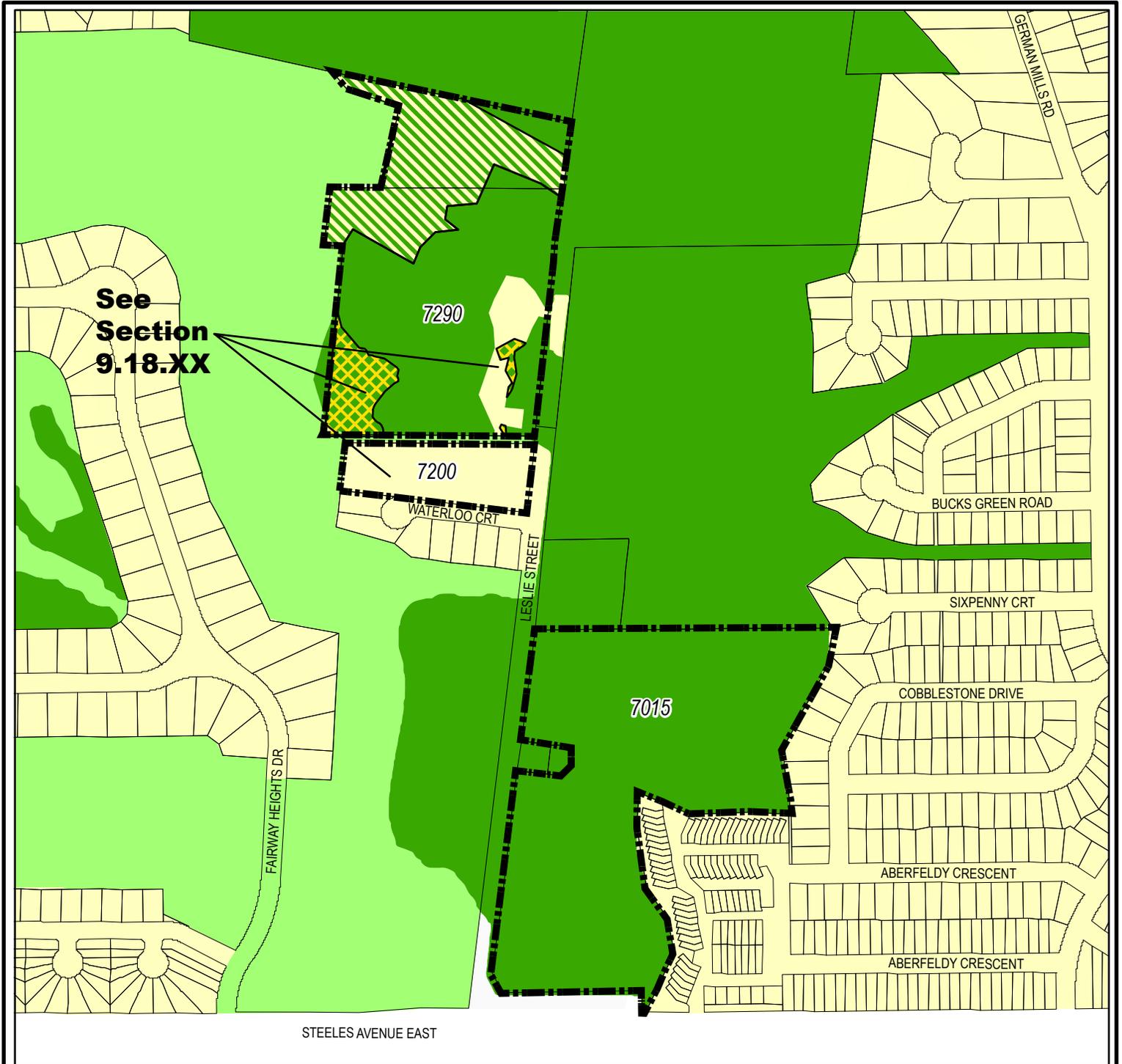


AMENDMENT TO MAP 1 – MARKHAM STRUCTURE CITY OF MARKHAM OFFICIAL PLAN 2014, as amended



- BOUNDARY OF AREA COVERED BY THIS AMENDMENT
- GREENWAY SYSTEM
- RE-DESIGNATE FROM "GREENWAY SYSTEM" TO "NEIGHBOURHOOD AREA"
- RE-DESIGNATE FROM "NEIGHBOURHOOD AREA" TO "GREENWAY SYSTEM"
- NEIGHBOURHOOD AREA

Schedule "B"
 Official Plan Amendment No. XX
 Proposed Amendments to the City of Markham Official Plan 2014
 Map "3" Land Use



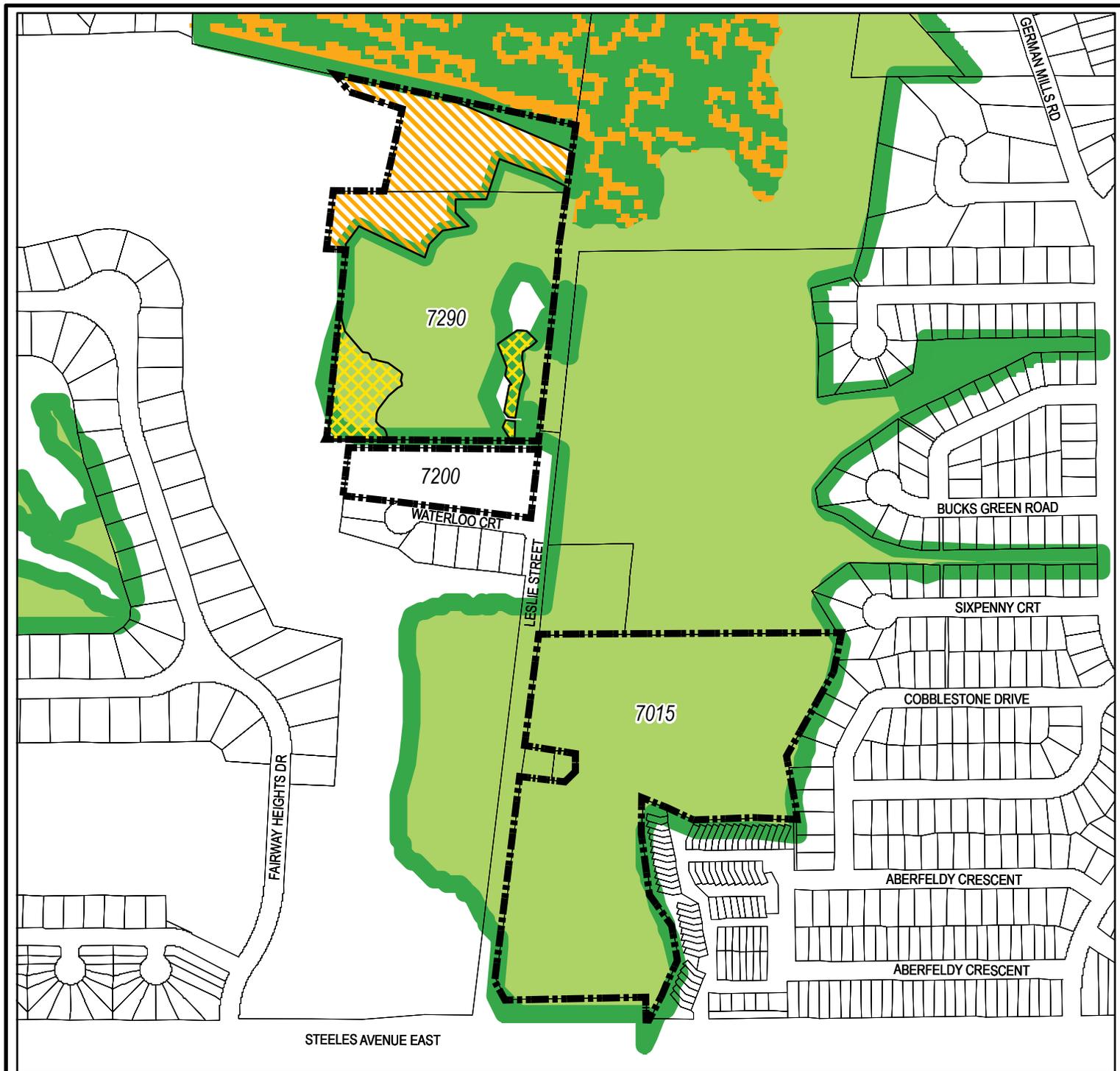
AMENDMENT TO MAP 3 – LAND USE CITY OF MARKHAM OFFICIAL PLAN 2014



- - - - - BOUNDARY OF AREA COVERED BY THIS AMENDMENT

- | | |
|----------------------|---|
| GREENWAY | RE-DESIGNATE FROM "GREENWAY"
TO "RESIDENTIAL LOW RISE (EXCEPTION 9.18.XX)" |
| RESIDENTIAL LOW RISE | RE-DESIGNATE FROM "RESIDENTIAL LOW RISE"
TO "GREENWAY" |

Schedule "C"
Official Plan Amendment No. XX
Proposed Amendments to the City of Markham Official Plan 2014
Map "4" Greenway System



AMENDMENT TO MAP 4 – GREENWAY SYSTEM
CITY OF MARKHAM OFFICIAL PLAN 2014, as amended



- | | | | |
|--|--|---|---|
|  | BOUNDARY OF AREA COVERED BY THIS AMENDMENT |  | LANDS TO BE REMOVED FROM THE "NATURAL HERITAGE NETWORK" AND "GREENWAY SYSTEM BOUNDARY" |
|  | GREENWAY SYSTEM BOUNDARY |  | LANDS TO BE ADDED TO "OTHER GREENWAY SYSTEM LANDS" AND "NATURAL HERITAGE RESTORATION AREAS" |
|  | NATURAL HERITAGE NETWORK | | |
|  | OTHER GREENWAY SYSTEM LANDS | | |
|  | NATURAL HERITAGE RESTORATION AREAS | | |

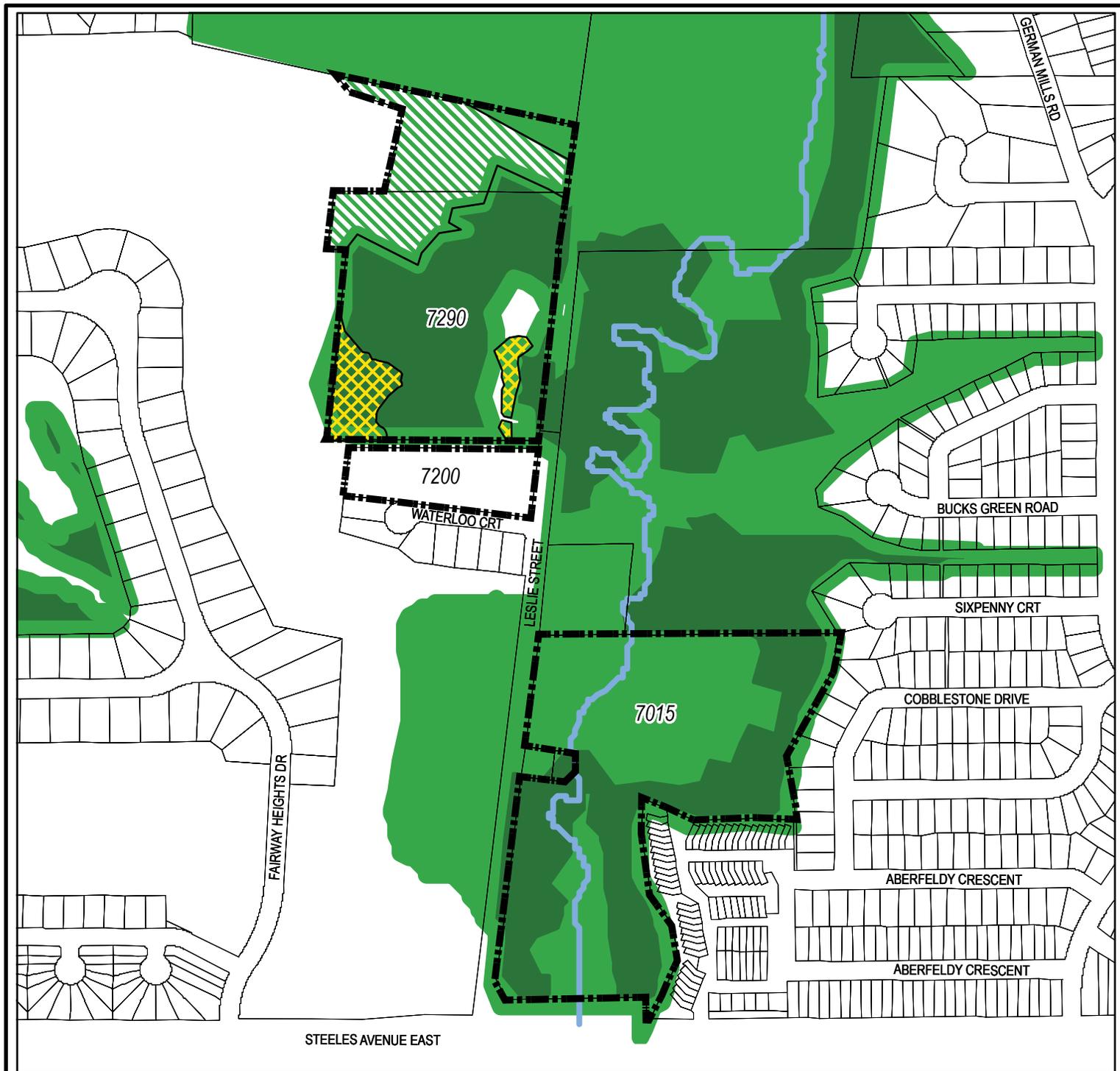
Prepared By: MALONE GIVEN PARSONS LTD.

SCHEDULE "C" TO OPA No. XX

Drawn By: BH
 Checked By: AH

SCALE: NTS
 Date: 02/05/2024

Schedule "D"
Official Plan Amendment No. XX
Proposed Amendments to the City of Markham Official Plan 2014
Map "5" Natural Heritage Features and Landforms



AMENDMENT TO MAP 5 - NATURAL HERITAGE FEATURES AND LANDFORMS CITY OF MARKHAM OFFICIAL PLAN 2014, as amended

- | | |
|--|---|
| BOUNDARY OF AREA COVERED BY THIS AMENDMENT | LANDS TO BE REMOVED FROM THE "WOODLANDS" AND "GREENWAY SYSTEM BOUNDARY" |
| GREENWAY SYSTEM BOUNDARY | LANDS TO BE ADDED TO "OTHER GREENWAY SYSTEM LANDS" |
| OTHER GREENWAY SYSTEM LANDS | PERMITTED STREAMS AND INTERMITTENT STREAMS |
| WOODLANDS | |

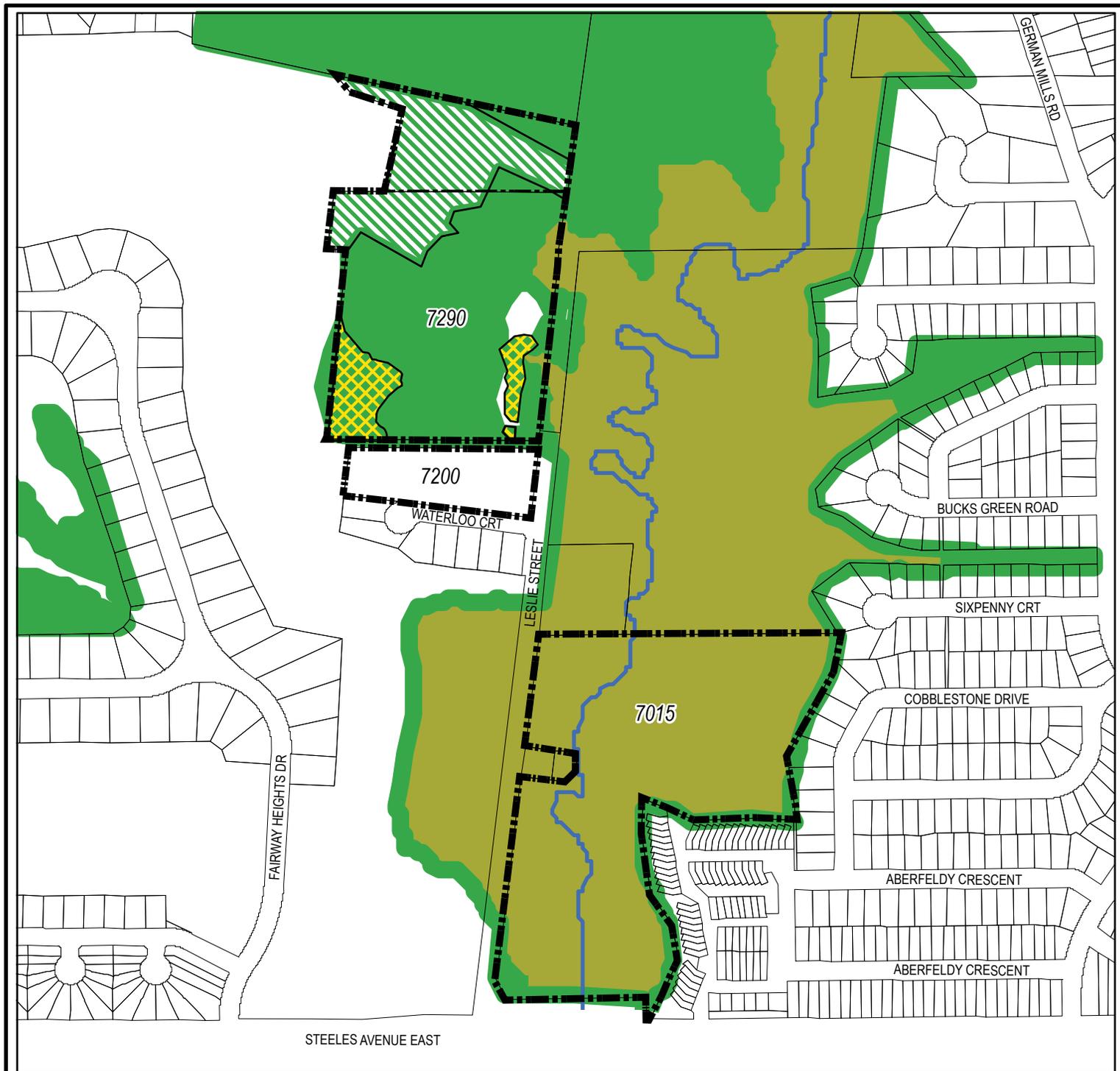
Prepared By: MALONE GIVEN PARSONS LTD.

SCHEDULE "D" TO OPA No. XX

Drawn By: BH
 Checked By: AH

SCALE: NTS
 Date: 02/05/2024

Schedule "E"
Official Plan Amendment No. XX
Proposed Amendments to the City of Markham Official Plan 2014
Map "6" Hydrologic Features



AMENDMENT TO MAP 6 - HYDROLOGIC FEATURES CITY OF MARKHAM OFFICIAL PLAN 2014, as amended



- | | |
|---|---|
|  BOUNDARY OF AREA COVERED BY THIS AMENDMENT |  LANDS TO BE REMOVED FROM THE "OTHER GREENWAY SYSTEM LANDS" AND "GREENWAY SYSTEM BOUNDARY" |
|  GREENWAY SYSTEM BOUNDARY |  LANDS TO BE ADDED TO THE "OTHER GREENWAY SYSTEM LANDS" |
|  VALLEYLANDS |  PERMITTED STREAMS AND INTERMITTENT STREAMS |
|  OTHER GREENWAY SYSTEM LANDS INCLUDING CERTAIN NATURALIZED STORMWATER MANAGEMENT FACILITIES | |

Prepared By: MALONE GIVEN PARSONS LTD.

SCHEDULE "E" TO OPA No. XX

Drawn By: BH
 Checked By: AH

SCALE: NTS
 Date: 02/05/2024