



By-law 2025-31

Being a by-law to adopt Amendment No. 63
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., 1990 HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. 63 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 22nd DAY OF APRIL 2025.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. 63

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

(NATIONAL SPIRITUAL ASSEMBLY OF THE BAHAI'IS OF CANADA, 7200 AND 7290 LESLIE STREET)

April 2025

CITY OF MARKHAM

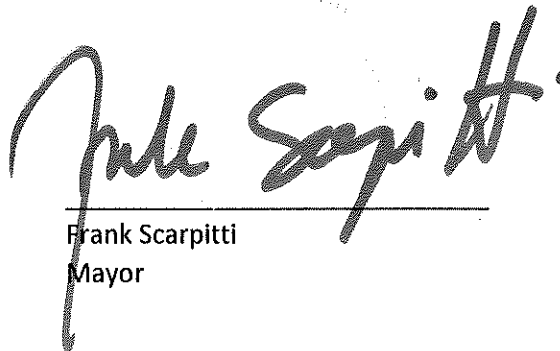
OFFICIAL PLAN AMENDMENT NO. 63

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. 2025-31 in accordance with the *Planning Act*, R.S.O., 1990 c. P.13, as amended, on the 22nd day of April 2025.



Kim Honey Kitzeringham
City Clerk



Frank Scarpitti
Mayor

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PART I – INTRODUCTION
(This is not an operative part of Official Plan Amendment No. 63)

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 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, 2014 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 Place of Worship on lands addressed 7290 Leslie Street (“the Proposed Development”).

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The Subject Lands are designated ‘Residential Low Rise’ and ‘Greenway’ in the City of Markham Official Plan, 2014 (the “Official Plan, 2014”), as amended. The ‘Residential Low Rise’ designation provides for *places of worship* while the intent of the ‘Greenway’ designation is to provide for conservation, ecological restoration activities, and forest management uses, the Proposed Development will provide comprehensive compensation and restoration plan of the natural heritage system.

This Amendment will redesignate certain portions of the Subject Lands on Map 3 – Land Use, modify Map 1, Map 4, Map 5 and Map 6 and add a site specific policy in Section 9.18 to facilitate the Proposed Development and clarify 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.

The Proposed Development is consistent with the policies of Provincial Planning Statement, 2024 (the "PPS, 2024") as there will be no adverse impacts to natural heritage features. The Proposed Development will also facilitate safe access and egress through required improvements to Leslie Street for the Proposed Development as well as adjacent properties.

The Proposed Development also conforms to the York Region Official Plan, 2022 (the "YROP, 2022"). The Subject Lands are designated 'Urban Area' on Map 1 – Regional Structure, which permits a wide range of land uses including residential, commercial, employment, and institutional uses as well as places of worship. Map 1A – Land Use Designations designates the Subject Lands 'Community Area', which are areas where many residents, personal services, retail, arts, culture, recreational facilities and human services needs would be located. The Proposed Development includes uses that are contemplated under the 'Community Area' designation at a scale that is considered compatible with the surrounding area.

This Amendment conforms to the Official Plan, 2014 as the proposed modifications to the Greenway will not result in negative impacts to the natural heritage system. The Proposed Development is appropriate and represents good planning, as it the Subject Lands can accommodate the Proposed Development without impacts on adjacent properties. The Proposed Development is appropriate and compatible with its surroundings

PART II – THE OFFICIAL PLAN AMENDMENT
(This is an operative part of Official Plan Amendment No. 63)

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 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 modifying the boundaries of the 'Greenway System Boundary' and 'Natural Heritage Network' components, and by adding a 'Natural Heritage Restoration Areas' overlay, as shown on Schedule "C" attached hereto.
- 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 hereto.
- e) Map 6 – *Hydrologic Features* is amended by removing a portion of the land identified as 'Other Greenway System Lands including certain naturalized stormwater management facilities' and 'Greenway System Boundary' as shown on Schedule "E" attached hereto.

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 9.18.23 as follows:

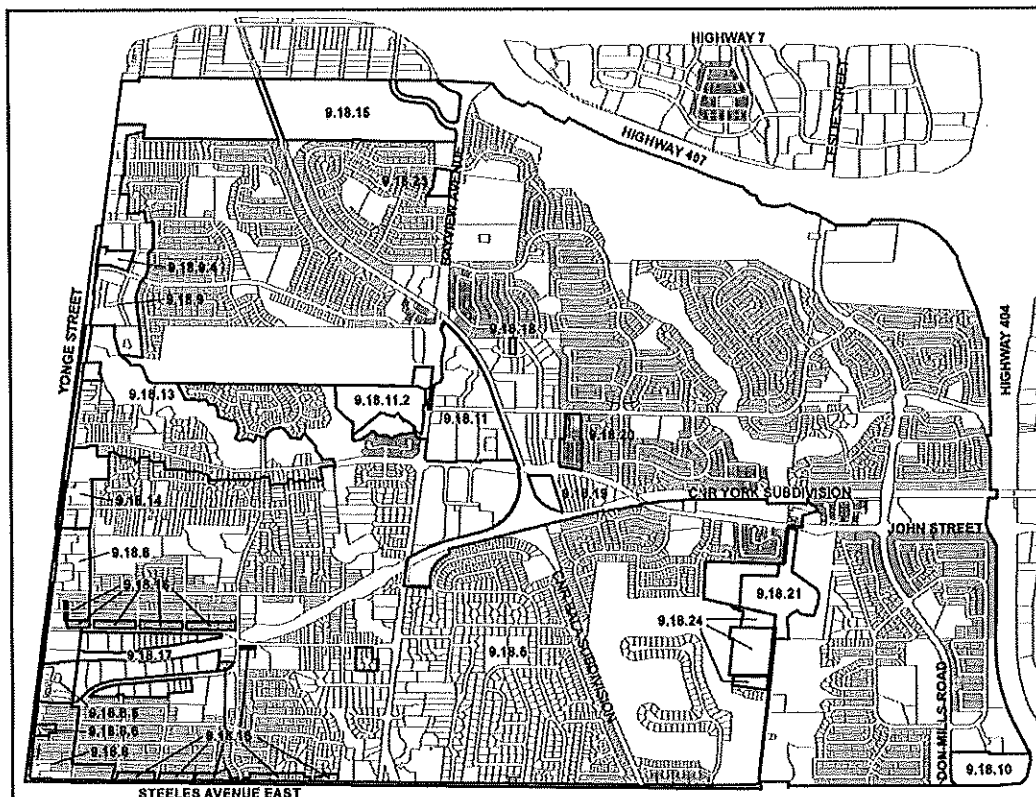


Figure 9.18.1

- b) Adding a new subsection 9.18.24 and a new Figure 9.18.24 as follows:

"9.18.224 7200 and 7290 Leslie Street

The following provisions shall apply to the lands designated 'Residential Low Rise' and 'Greenway' located at 7200 and 7290 Leslie Street as shown in Figure 9.18.24:

- a) 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, shall be permitted.
- 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 Leslie Street shall be measured in accordance with the provisions of the implementing zoning bylaw.
- f) Prior to site plan approval or *woodland* removal, a detailed compensation plan (Landscape Restoration and Enhancement Strategy) is required to be prepared and secured through an agreement to the satisfaction of the City of Markham.

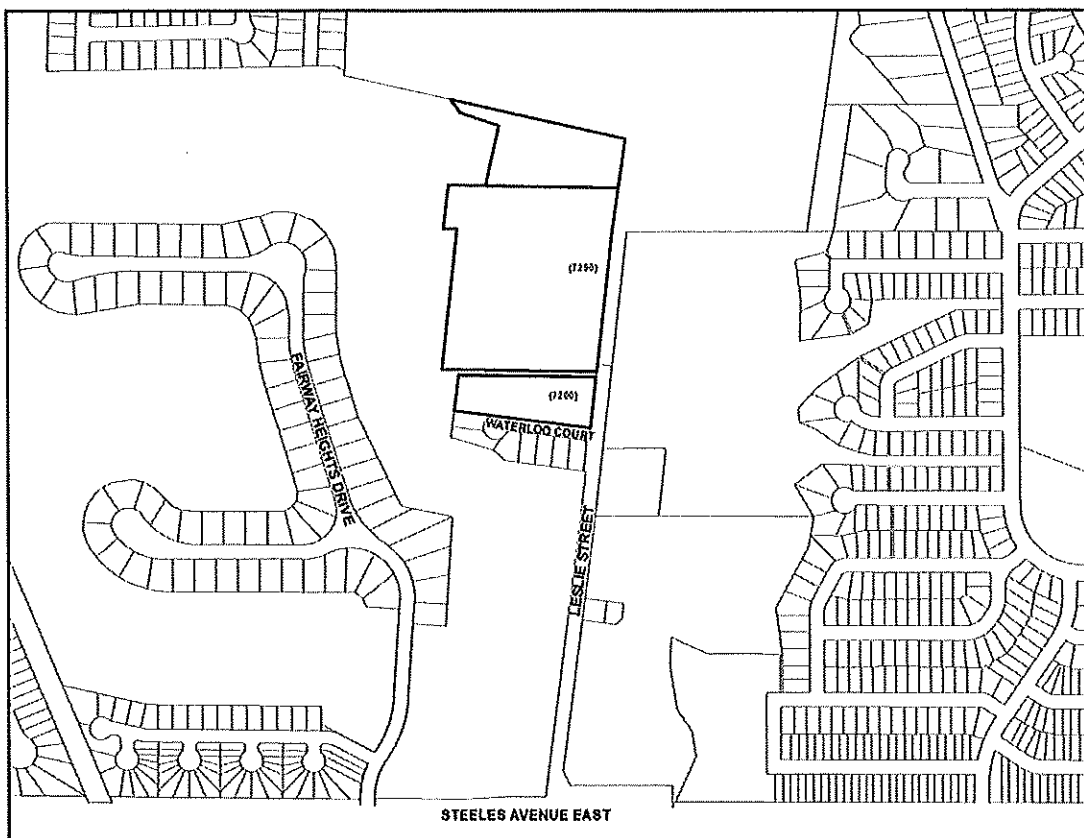


Figure 9.18.24"

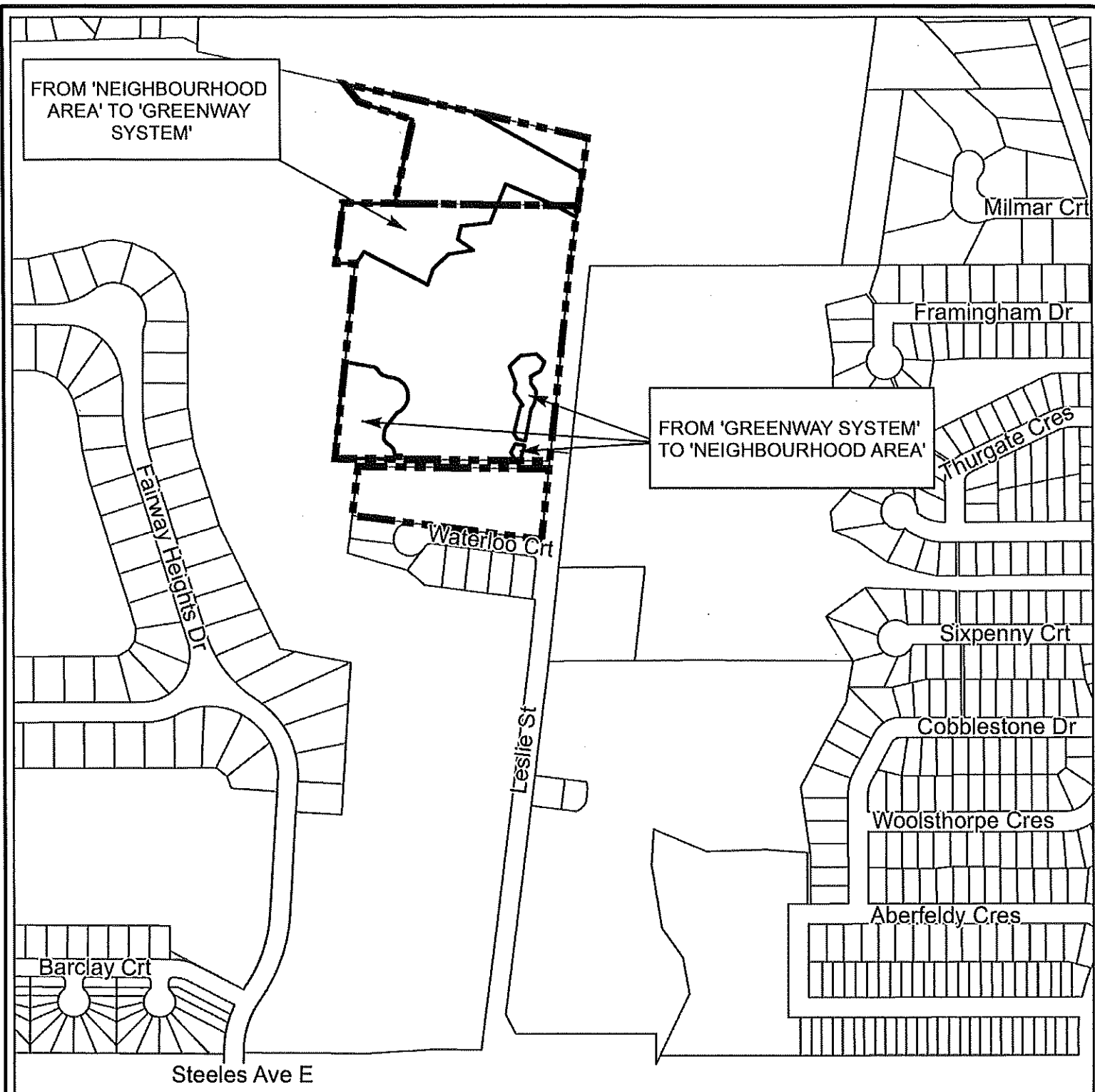
2.0 IMPLEMENTATION AND INTERPRETATION

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 Site Plan approval 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 2014 Markham Official Plan, as amended, shall apply.



AMENDMENT TO MAP 1 – MARKHAM STRUCTURE CITY OF MARKHAM OFFICIAL PLAN 2014, AS AMENDED

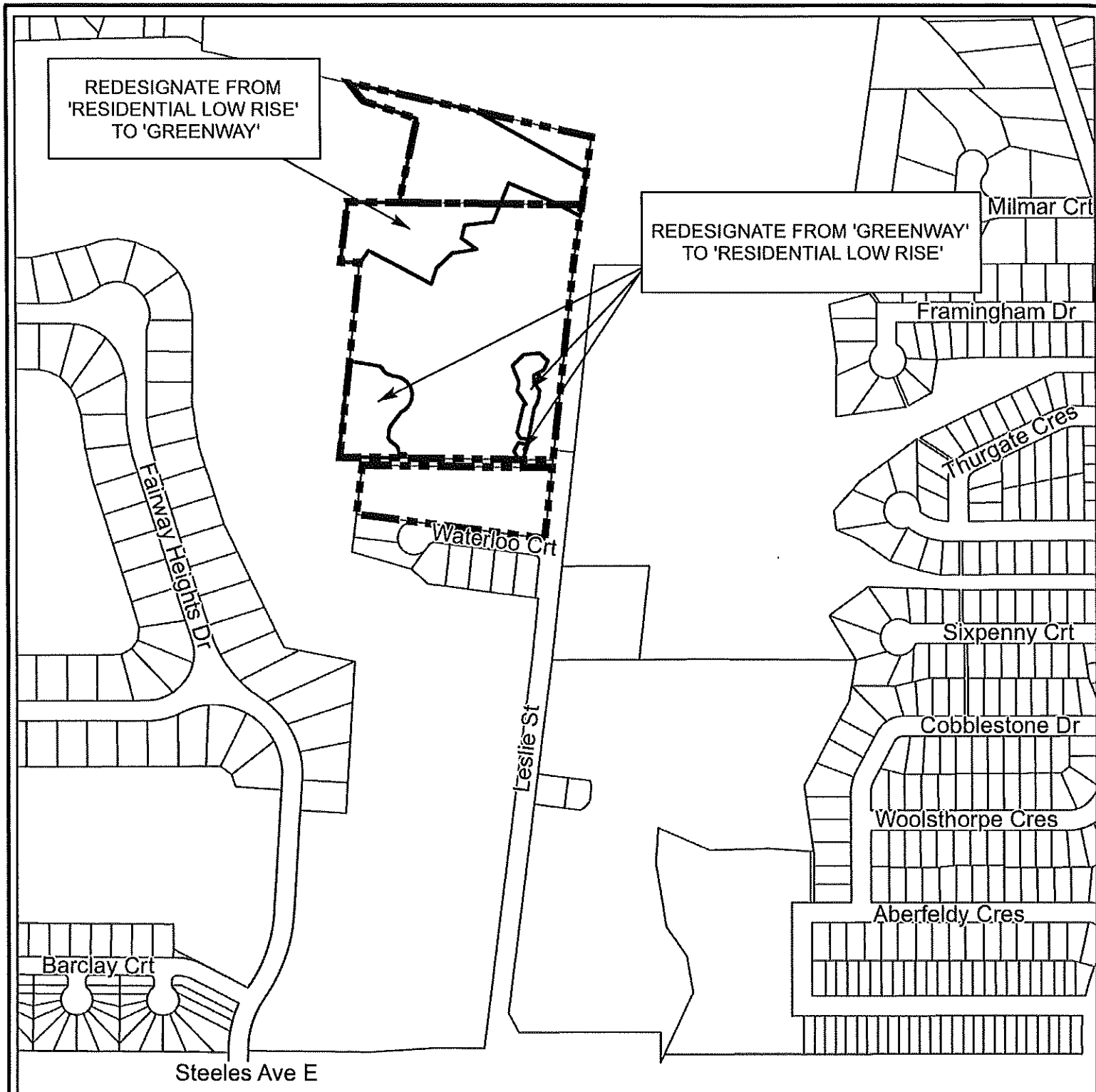
-  BOUNDARY OF AREA COVERED BY THIS AMENDMENT
-  BOUNDARY OF AREA MODIFIED

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 MARKHAM DEVELOPMENT SERVICES COMMISSION	Schedule "A" to OPA No.XXX	Drawn By: BE	Checked By: RC	DATE: 4/3/2025
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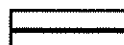
NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office



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



BOUNDARY OF AREA COVERED BY THIS AMENDMENT



BOUNDARY OF AREA MODIFIED

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DEVELOPMENT SERVICES COMMISSION

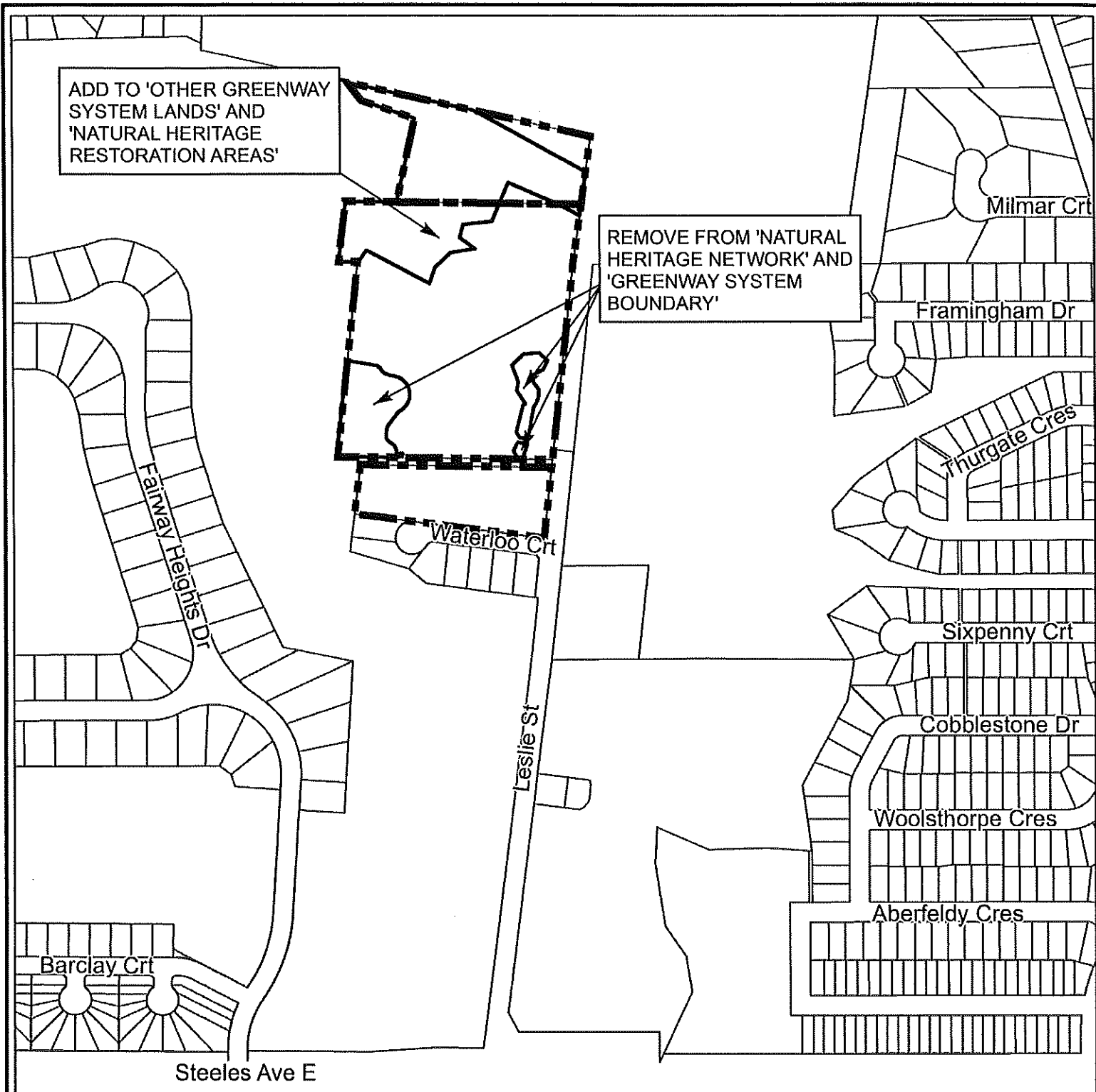
Schedule "B" to OPA No.XXX

Drawn By: BE

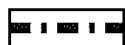
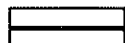
Checked By: RC

DATE: 4/3/2025

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 4 – GREENWAY SYSTEM CITY OF MARKHAM OFFICIAL PLAN 2014, AS AMENDED

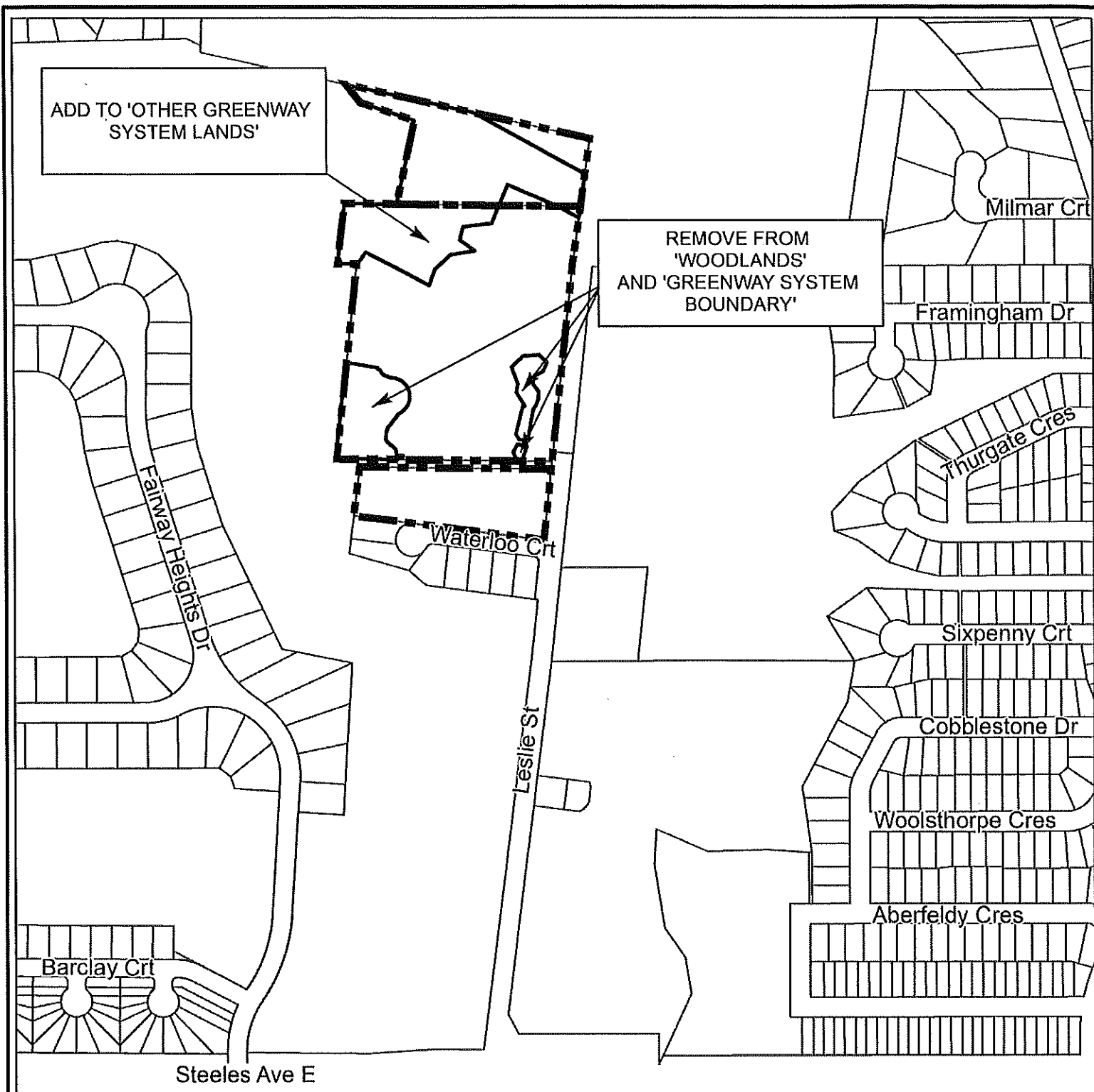
-  BOUNDARY OF AREA COVERED BY THIS AMENDMENT
-  BOUNDARY OF AREA MODIFIED

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 DEVELOPMENT SERVICES COMMISSION	Schedule "C" to OPA No.XXX	Drawn By: BE	Checked By: RC	DATE: 3/12/2025
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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 5 – NATURAL HERITAGE FEATURES AND LANDFORMS CITY OF MARKHAM OFFICIAL PLAN 2014, AS AMENDED

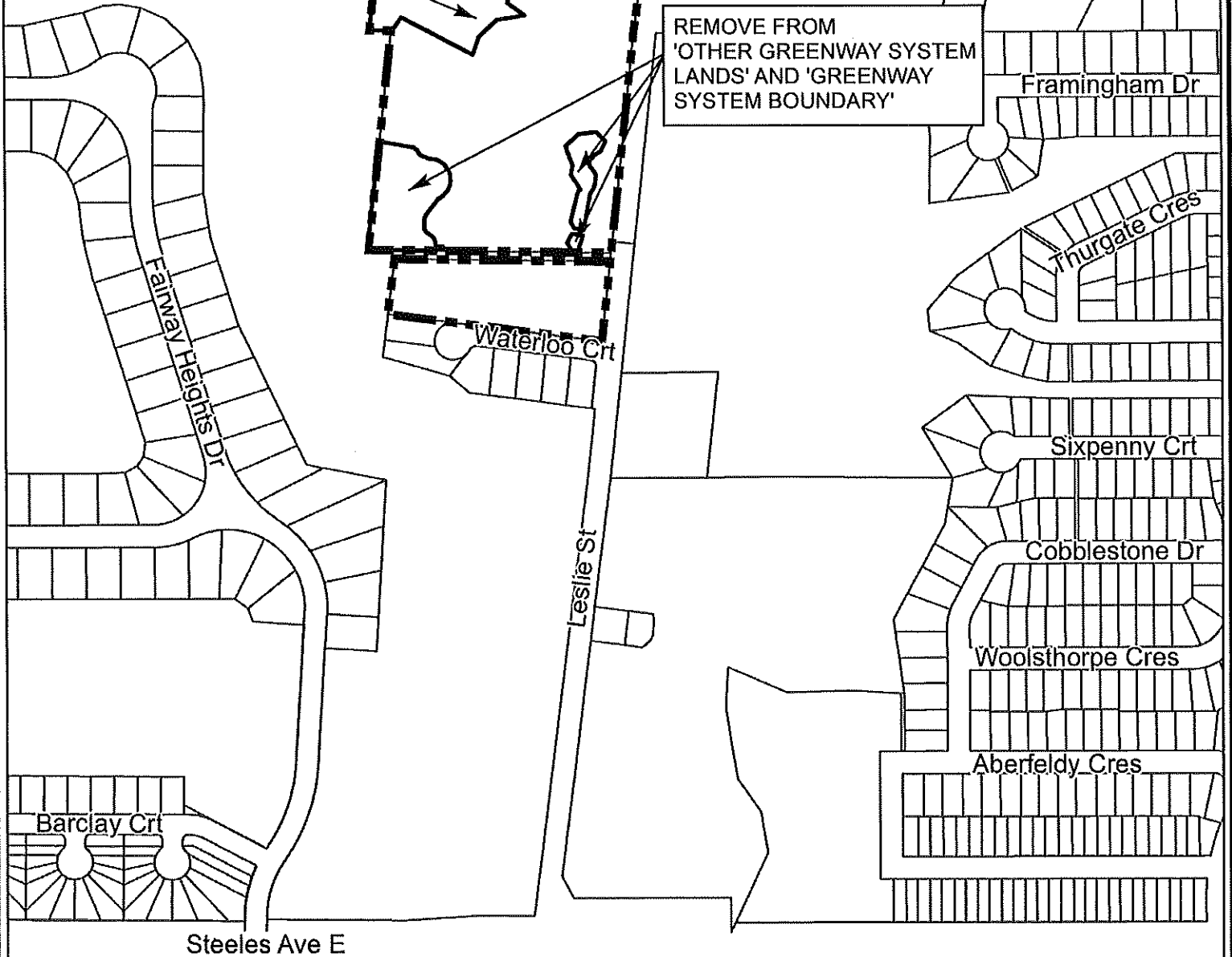
- BOUNDARY OF AREA COVERED BY THIS AMENDMENT
- BOUNDARY OF AREA MODIFIED

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ADD TO 'OTHER GREENWAY
SYSTEM LANDS INCLUDING
CERTAIN NATURALIZED
STORMWATER MANAGEMENT
FACILITIES'

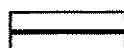
REMOVE FROM
'OTHER GREENWAY SYSTEM
LANDS' AND 'GREENWAY
SYSTEM BOUNDARY'



AMENDMENT TO MAP 6 – HYDROLOGIC FEATURES CITY OF MARKHAM OFFICIAL PLAN 2014, AS AMENDED



BOUNDARY OF AREA COVERED BY THIS AMENDMENT



BOUNDARY OF AREA MODIFIED

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MARKHAM DEVELOPMENT SERVICES COMMISSION	Schedule "E" to OPA No.XXX	Drawn By: BE	Checked By: RC	DATE: 3/12/2025
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NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office