



Development Services Commission PUBLIC MEETING INFORMATION REPORT

DATE: Wednesday, February 25, 2026

APPLICATION TYPE: Official Plan and Zoning By-law Amendment (the "Applications")

OWNER: City of Markham (the "Owner")

AGENT: Arcadis Professional Services (Canada) Inc. (the "Applicant")

LOCATION | WARD: Northeast corner of Highway 404 and Elgin Mills Road East (the "Subject Lands") | Ward 2

FILE NUMBER: PLAN 25 140435

PREPARED BY: Daniel Brutto, CPT, RPP, MCIP Sr. Planner, West District

REVIEWED BY: Rick Cefaratti RPP, MCIP, Acting Manager, West District
Stephen Lue, RPP, MCIP, Senior Development Manager

PROPOSAL: Redesignate the Subject Lands from employment to mixed use for the purposes of retirement and seniors living, medical office, retail, childcare and private school uses. (the "Concept Plan")

PURPOSE

This preliminary information pertains to the Applications submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff's opinion or recommendation.

PROCESS TO DATE

Staff received the Applications on October 23 2025 and deemed the Applications complete on October 31, 2025.

NEXT STEPS

- Statutory Public Meeting is scheduled for February 25, 2026
- Recommendation Report for consideration by the Development Services Committee ("DSC"), if required
- In the event of approval, adoption of the site-specific Official Plan Amendment and enactment of the site-specific Zoning By-law Amendment
- Submission of a future site plan control application.

BACKGROUND

Figures 1 to 2 show the 3.117 ha (7.7 ac) Subject Lands, located at the northeast corner of Highway 404 and Elgin Mills Road East, currently used for agricultural purposes. Figure 3 shows the surrounding land uses.



The purpose of the Applications is to redesignate the Subject Lands from employment to mixed use based on Concept Plan shown in Figure 4, which includes the following:

- Retirement Home Gross Floor Area (“GFA”): 67,742 m²
- Medical Office GFA: 3,368 m²
- Child Care Centre GFA: 2,098 m²
- Private School GFA: 2,098 m²
- Retail Store GFA: 3,368 m²
- Building Heights: Maximum of 4 storeys abutting Holborn High Road; 15 storeys abutting Highway 404
- Parking Spaces: 1,049 provided in 2 levels of underground (1,049 required)

The Owner proposes to amend the Markham 2014 Official Plan (the “2014 Official Plan”) to permit the Concept Plan

- Current Designations: “Business Park Employment” and “Service Employment”
- Current Permitted Uses:
 - Business Park Employment: uses provided in all land use designation stipulated in section 8.1.1, office, manufacturing, processing, warehousing, hotel, trade and convention centre, commercial parking garage, accessory uses in Section 8.5.2.2 f), ancillary uses in Section 8.5.2.2 g) and h) and discretionary uses which include those in section 8.5.2.3.
 - Service Employment: uses provided in all land use designation stipulated in section 8.1.1, service, office, financial institution, manufacturing, processing, warehousing, motor vehicle body shop or repair facility, retail uses subject to Section 8.5.4.2 f), accessory uses in Section 8.5.4.2 g), trade school, commercial school, commercial parking garage, hotel and discretionary uses which include those in section 8.5.4.3.
- Proposed Designations: “Mixed Use High Rise” and “Mixed Use Low Rise”
- Proposed Uses: uses provided in all land use designation stipulated in section 8.1.1, shared housing - large scale, shared housing – small scale, shared housing - supervised care home, sports and fitness recreation, shared housing long term care, office, child care centre, commercial school, financial institution, place of worship, private school, public school, restaurant, retail, service and repair establishment.

A Zoning By-law Amendment application is required to permit the Concept Plan

The Subject Lands are currently subject to By-law 177-96, as amended, as shown in Figure 3.

- Current Zones: “Business Park*556 (Hold)” and “Business Corridor*557 (Hold)”
- Current Use Permissions: business office, commercial fitness centre, financial institution, hotel, industrial use, medical office, parking garage, personal service shop, restaurant, retail store, trade and convention centre, commercial school (only in the business corridor zone).

- Current Height Permission: Maximum 46 m
- Proposed Zones under By-law 2024-19: “Mixed-Use High-Rise Exception 113” and “Mixed-Use Low-Rise Exception 114”
- Proposed Use Permissions: shared housing - large scale, shared housing - supervised care home, retirement home, long term care home, art gallery, artist studio, business office, child care centre, college, commercial parking lot or garage, commercial school, entertainment centre – minor local, financial institution, fitness centre – studio, hotel fitness centre – recreational, medical office, personal service establishment, place of worship, private school, restaurant, retail store, service and repair establishment, university, veterinary clinic.
- Proposed Height Permission: Mixed Use Low Rise – Maximum 17 m or 4 storeys; Mixed Use High Rise – Maximum 68 m or 15 storeys

Staff identified the following preliminary list of matters that will be assessed through the review of the Applications, including other matters and issues, and addressed in a future Recommendation Report to the DSC, if required

- a) Conformity and Consistency with Provincial, and York Region and City Official Plan**
 - i) The appropriateness of the proposed Official Plan and Zoning By-law Amendments, in the context of the existing policy framework under the Provincial Planning Statement 2024, 2022 York Region Official Plan and 2014 Official Plan.
- b) Review of the Concept Plan will include, but not limited to, the following:**
 - i) Examination of whether the height, density, built form, and mix of land uses proposed are appropriate.
 - ii) Evaluation of the compatibility with existing and planned development within the surrounding area.
 - iii) Transportation assessments within and around the Subject Lands that include, but not limited to, capacity analysis, mobility safety review, access management, parking study, multi-modal connections (walking, cycling, transit), and grid network analysis.
- c) Parkland Dedication**
 - i) There is no record of any previous payment of cash-in-lieu of parkland, or parkland conveyance, for the Subject Lands. As part of any subsequent development approval, any future parkland dedication, or payment in lieu of parkland conveyance, will be required.
- d) Allocation and Servicing**
 - i) The availability of water and sanitary servicing capacity has been confirmed for the Concept Plan and must be allocated by Council if the Applications are approved.

e) External Agency Review

- i) Among other agencies, York Region and the Ministry of Transportation are reviewing the Applications and any applicable requirements must be incorporated into the Proposed Development.

f) Required Future Applications

- i) The submission of a future Site Plan Application will examine appropriate landscape, site layout, snow storage areas, building elevations, and amenity areas.

ACCOMPANYING FIGURES

Figure 1: Location Map

Figure 2: Aerial Photo (2025)

Figure 3: Area Context and Zoning

Figure 4: Concept Plan

Figure 1: Location Map

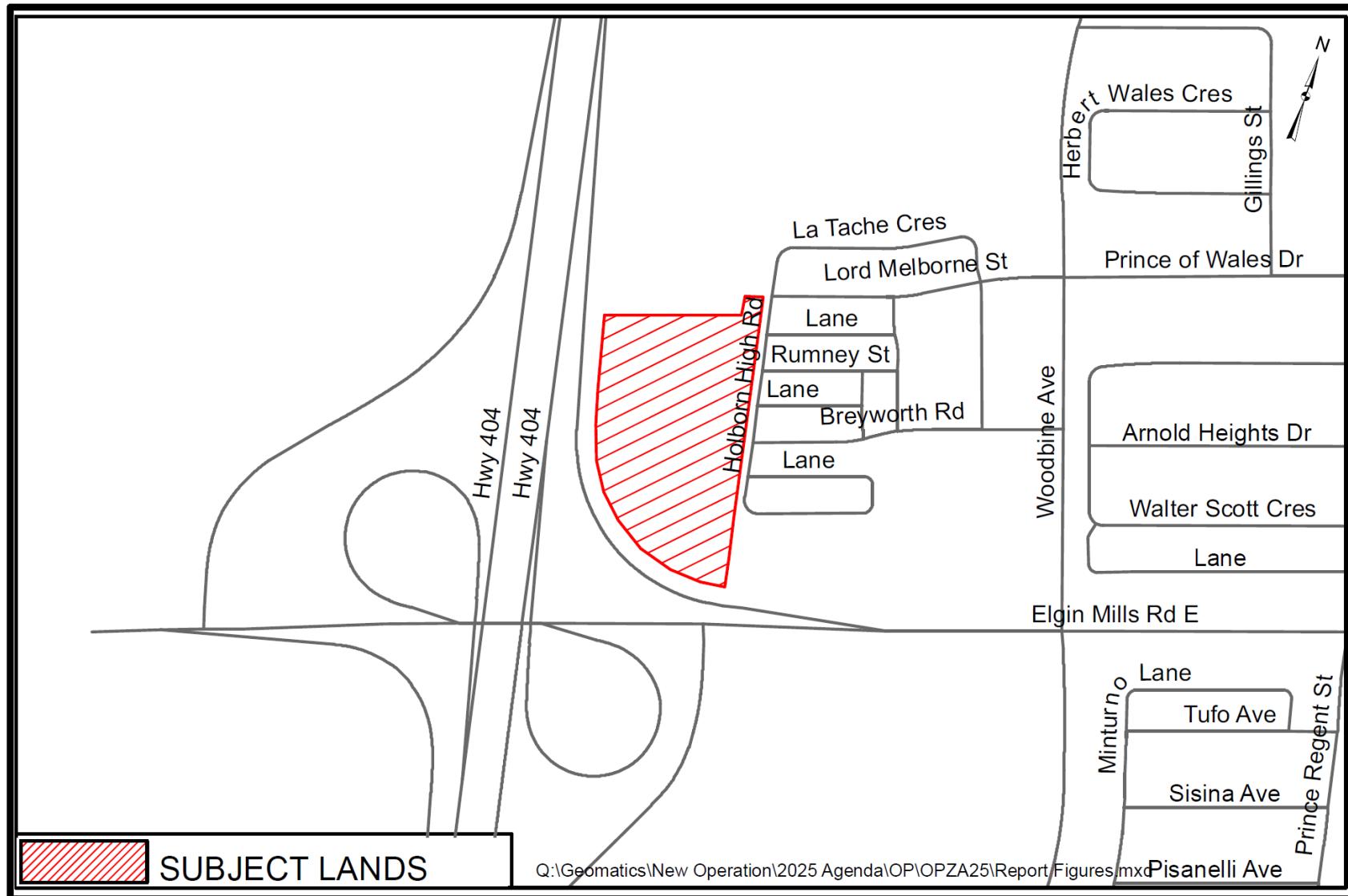


Figure 2: Aerial Photo



Aerial Photo (2025)

APPLICANT: The City of Markham

FILE No. PLAN 25 140435

 SUBJECT LANDS



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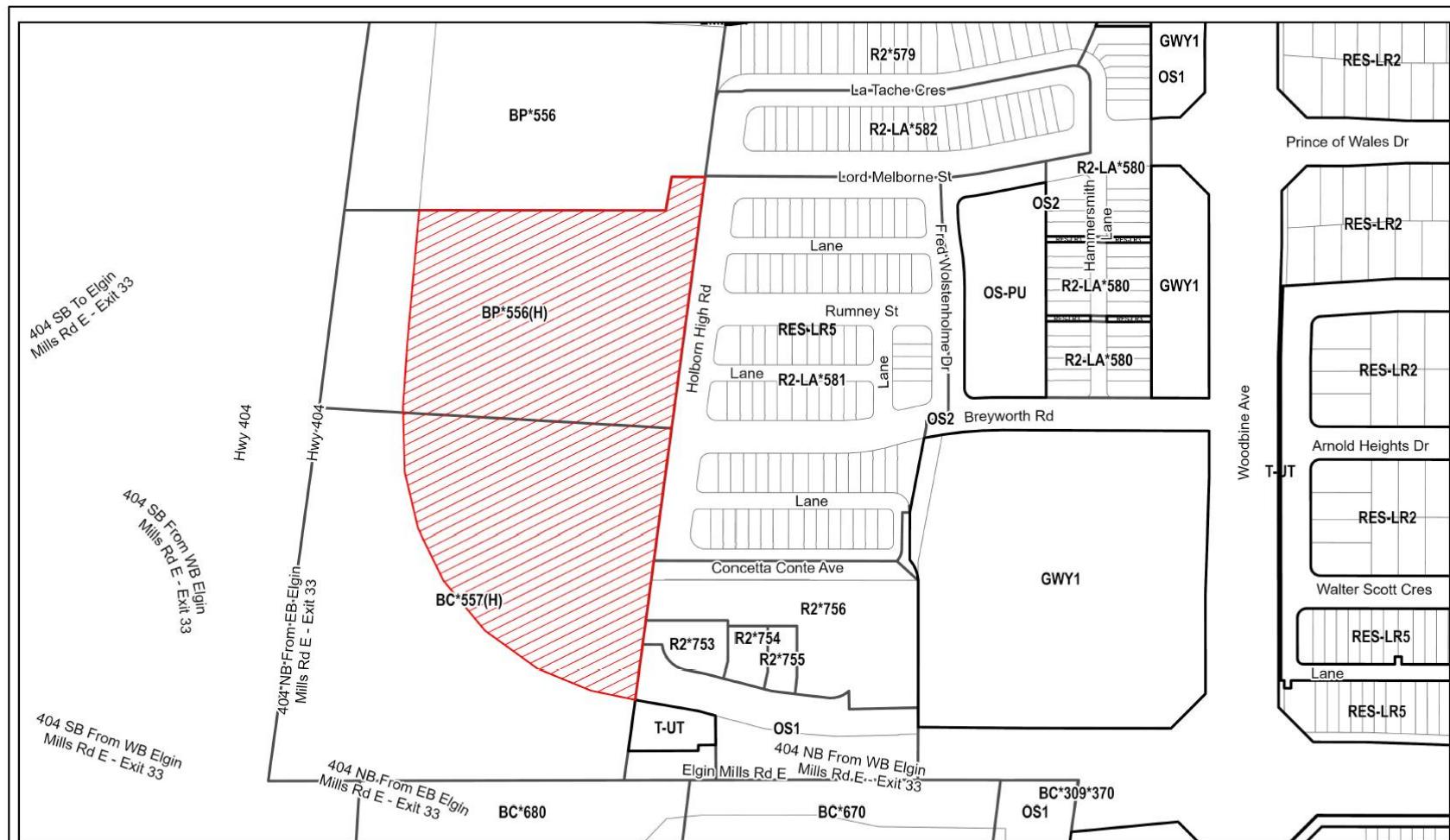
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FIGURE No. 2

Figure 3: Area Context and Zoning



Area Context / Zoning

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FIGURE No. 3

Figure 4: Concept Plan



Conceptual Site Plan

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FIGURE No. 4