



Development Services Commission PUBLIC MEETING INFORMATION REPORT

DATE: Tuesday, April 7, 2026

APPLICATION TYPE: Zoning By-law Amendment (the "Application")

OWNER: Cham Shan Temple (the "Owner")

AGENT: Malone Given Parsons Ltd. (the "Applicant")

LOCATION | WARD: 9421 and 9441 Markham Road | Ward 5

FILE NUMBER: PLAN 26 108916

PREPARED BY: Hailey Miller, RPP, MCIP, Senior Planner, East District

REVIEWED BY: Stacia Muradali RPP, MCIP, Manager, East District
Stephen Lue, RPP, MCIP, Senior Development Manager

PROPOSAL: To permit a mixed-use development comprised of two buildings, with three 30-35 storey residential towers, 1,218 residential units, and 453 parking spaces. The proposal includes a new public road and a 0.15 ha (0.37 ac) public stratified park (the "Proposed Development").

PURPOSE

This preliminary information pertains to the Application 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 deemed the Application complete on February 9, 2026. The 90-day period, as set out in the Planning Act before the Owner can appeal to the Ontario Land Tribunal for a non-decision, ends on May 10, 2026.

NEXT STEPS

- The Statutory Public Meeting is scheduled for April 7, 2026
- Recommendation Report for consideration by the Development Services Committee ("DSC")
- In the event of approval, enactment of the site-specific Zoning By-law Amendment
- Submission of future applications for Draft Plan of Subdivision, Site Plan Control, and Draft Plan of Condominium

BACKGROUND

Figures 1 to 2 show the 1.46 ha (3.60 ac) Subject Lands, located on the east side of Markham Road, south of Bur Oak Avenue, and currently developed with a one-storey commercial building,

which includes a place of worship, and the associated surface parking lot. Figure 3 shows the surrounding land uses.

The Proposed Development includes two mixed-use buildings, comprised of three residential towers with the following (see Figure 4)

- Building Heights:
 - Tower A – 35 storeys
 - Tower B – 35 storeys
 - Tower C – 30 storeys
- Residential Gross Floor Area: 87,086 m² (937,383 ft²)
- Retail Space: 1,971 m² (21,217 ft²)
- Place of Worship Space: 1,872 m² (20,146 ft²)
- Dwelling Units: 1,218
- Vehicle Parking Spaces: 367 residential, 86 visitor/retail
- Bicycle Parking Spaces: 1,167
- Public Park Space: 0.15 ha (0.37 ac) stratified park

The 2014 Markham Official Plan information is summarized below

- Current Designation: Mixed Use High Rise
- Permitted Uses: A range of commercial and institutional uses, apartment buildings, multi-storey non-residential or mixed-use buildings, stacked townhouses, and townhouses excluding back to back townhouses.
- Maximum Height and Density: Maximum height of 15 storeys and 3.0 FSI.
- Area and Site Specific Policy: Section 9.3.7.3 provides that until a new Secondary Plan is approved, the 1987 Official Plan continues to apply to the Subject Lands.
- Markham Road Mount Joy (“MRMJ”) Secondary Plan: Council approved the MRMJ Secondary Plan on June 27, 2024; however, the Secondary Plan was subsequently appealed. While under appeal, the Secondary Plan is not in effect and the policies of the 1987 Official Plan continue to apply.

The 1987 Markham Official Plan continues to apply to the Subject Lands, as summarized below

- Current Designation: Commercial and Community Amenity Area
- Maximum Height and Density: not applicable
- Permitted Uses: A range of commercial and service uses along with medium and high-density residential uses. A Place of worship is also provided for subject to specific policy requirements.

The Proposed Development conforms to the 1987 Official Plan.

A Zoning By-law Amendment application is required to permit the Proposed Development

The Proposed Development is subject to By-law 88-76, as amended, as shown in Figure 3.

- Current Zone: Highway Commercial (M.HC)
- Permissions: Banks, professional and business offices, hotels, motels, automobile service centres, automobile sales establishments, restaurants, private clubs and health centres, and industrial uses. The Subject Lands were also subject to previous site-specific zoning by-law amendments that provided additional permissions for a banquet centre and place of worship.
- Proposal: The Owner proposes to rezone the Subject Lands to Mixed Use – High Rise (Intensification Area)(MU-HR(IA)) under By-law 2024-19, as amended, with site-specific development standards.

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

- a) Conformity and Consistency with Provincial, and York Region and City Official Plan**
 - i) The appropriateness of the proposed Zoning By-law Amendment to permit the Proposed Development.
 - ii) Review of the Proposed Development in the context of the existing policy framework, with regard for the policy direction of the Mount Joy Secondary Plan.
- b) Community Benefits Charges (“CBC”) By-law**
 - i) The Application will be subject to and reviewed in consideration of the City’s CBC By-law.
- c) Parkland Dedication and Other Financial Contributions**
 - i) The Application will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, and other financial contributions.
- d) Affordable Housing**
 - i) The Application will be reviewed in consideration of Provincial, Regional, and City policies to ensure that the Proposed Development provides an appropriate level, range, and mix of unit sizes and types to meet the City’s affordable housing goals.
 - ii) Incorporating appropriate affordable housing, seniors housing, and/or family friendly units.
- e) Allocation and Servicing**
 - i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified. If servicing allocation is unavailable, the Subject Lands will be zoned with a Holding Symbol, which will be removed once servicing capacity has been confirmed.

- f) Review of the Proposed Development 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) Sun shadow analysis and the impacts to the immediate surrounding areas.
 - iv) Transportation assessments within and around the Subject Lands that include, but are not limited to, capacity analysis, mobility safety review, access management, parking study, multi-modal connections (walking, cycling, transit), and grid network analysis.
 - v) The submission of a future Site Plan Application will examine appropriate landscape, site layout, snow storage areas, building elevations, and amenity areas.
- g) External Agency Review**
- i) The Application must be reviewed by York Region, the Toronto and Region Conservation Authority, and Metrolinx and any applicable requirements must be incorporated into the Proposed Development.
- h) Required Future Applications**
- i) The Owner must submit applications for Draft Plan of Subdivision, Site Plan, and Draft Plan of Condominium, should the Application be approved, to permit the Proposed Development.

ACCOMPANYING FIGURES

- Figure 1: Location Map
- Figure 2: Aerial Photo
- Figure 3: Area Context and Zoning
- Figure 4: Conceptual Site Plan
- Figure 5: Conceptual Elevations – South Elevation – Towers A and B
- Figure 6: Conceptual Elevations – North Elevation – Towers A and B
- Figure 7: Conceptual Elevations – West Elevation – Towers A, B, and C
- Figure 8: Conceptual Elevations – East Elevation – Towers A, B, and C
- Figure 9: Conceptual Elevations – South and North Elevation – Tower C
- Figure 10: Conceptual Rendering

Figure 1: Location Map

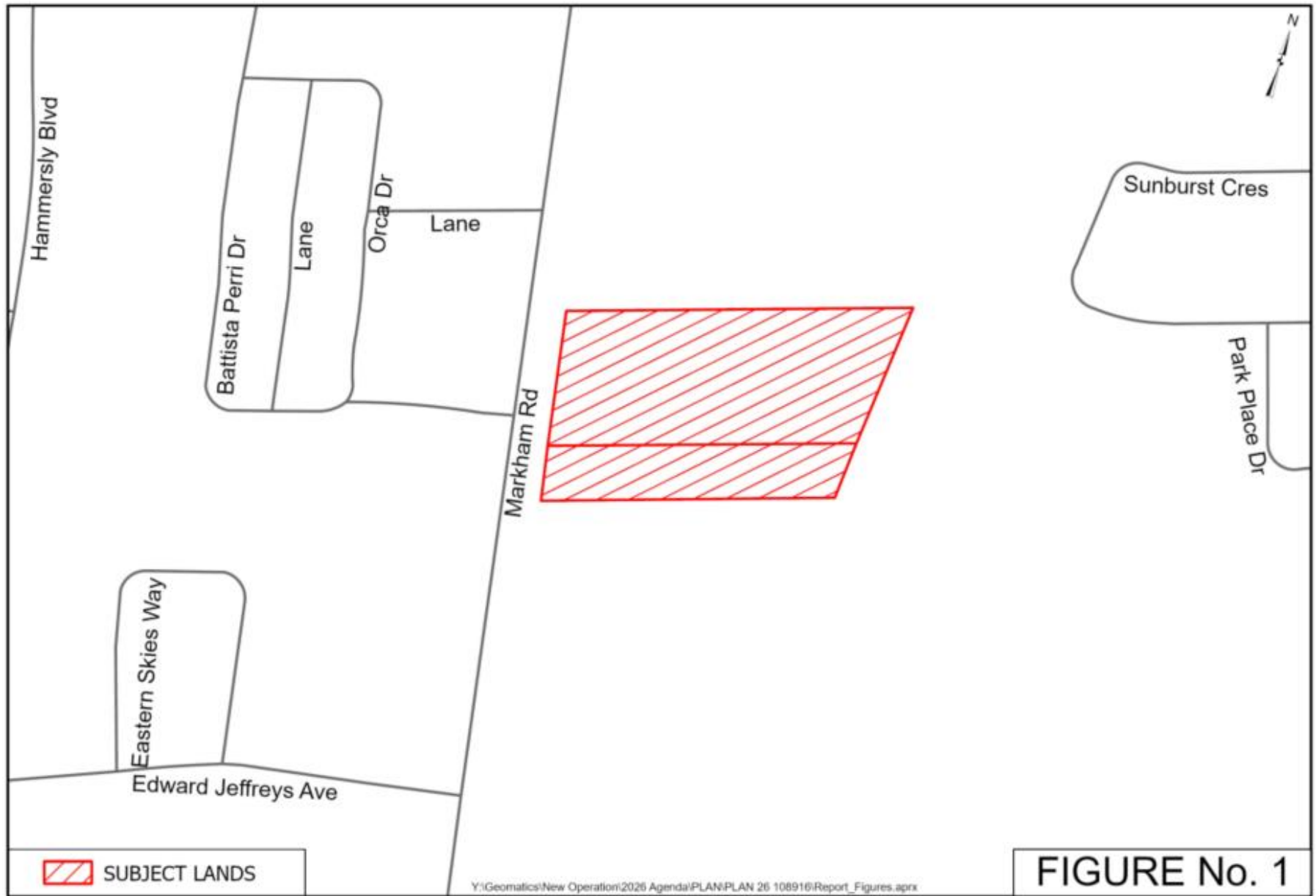


Figure 2: Aerial Photo



Figure 3: Area Context and Zoning

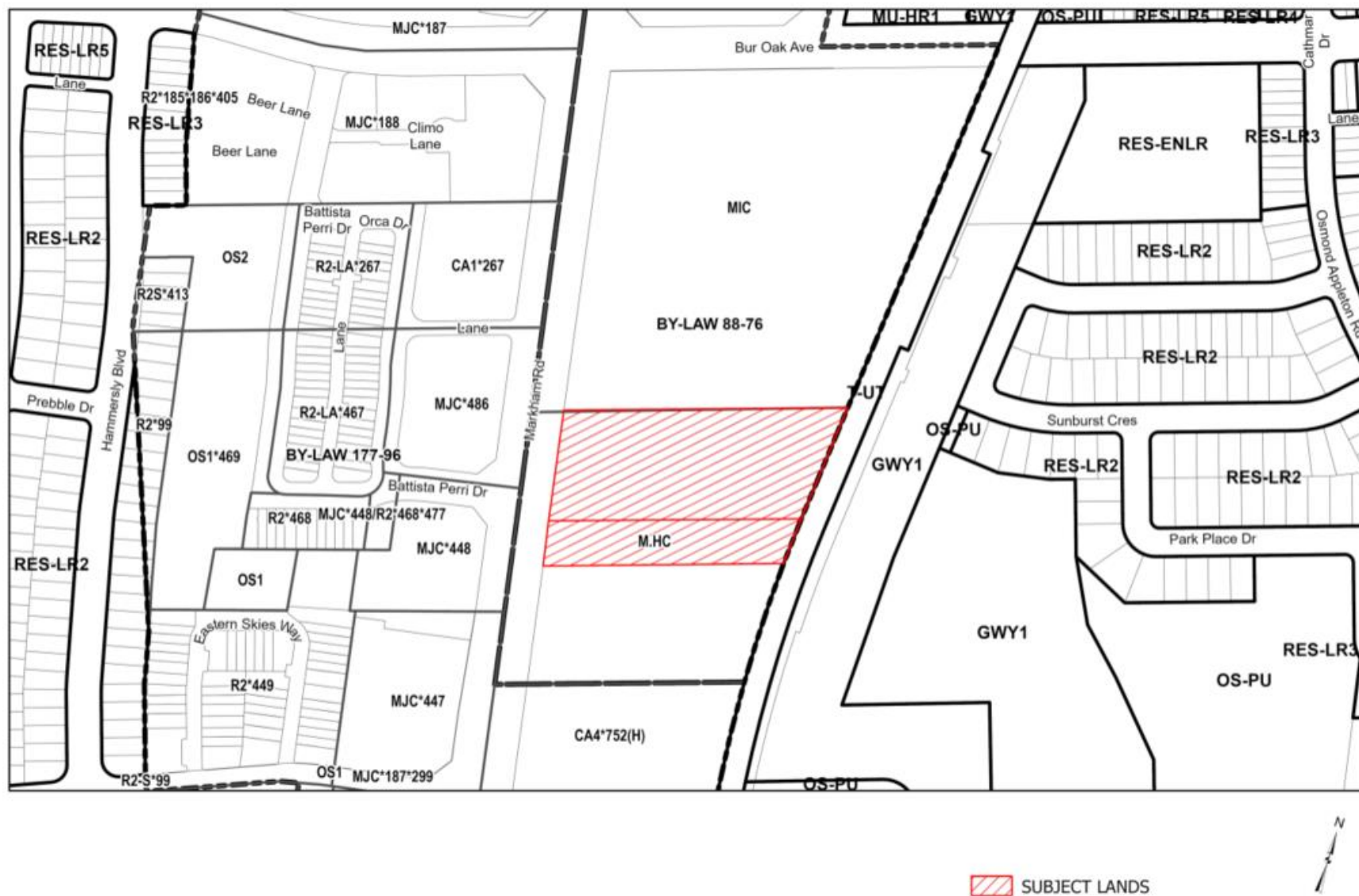


Figure 4: Conceptual Site Plan

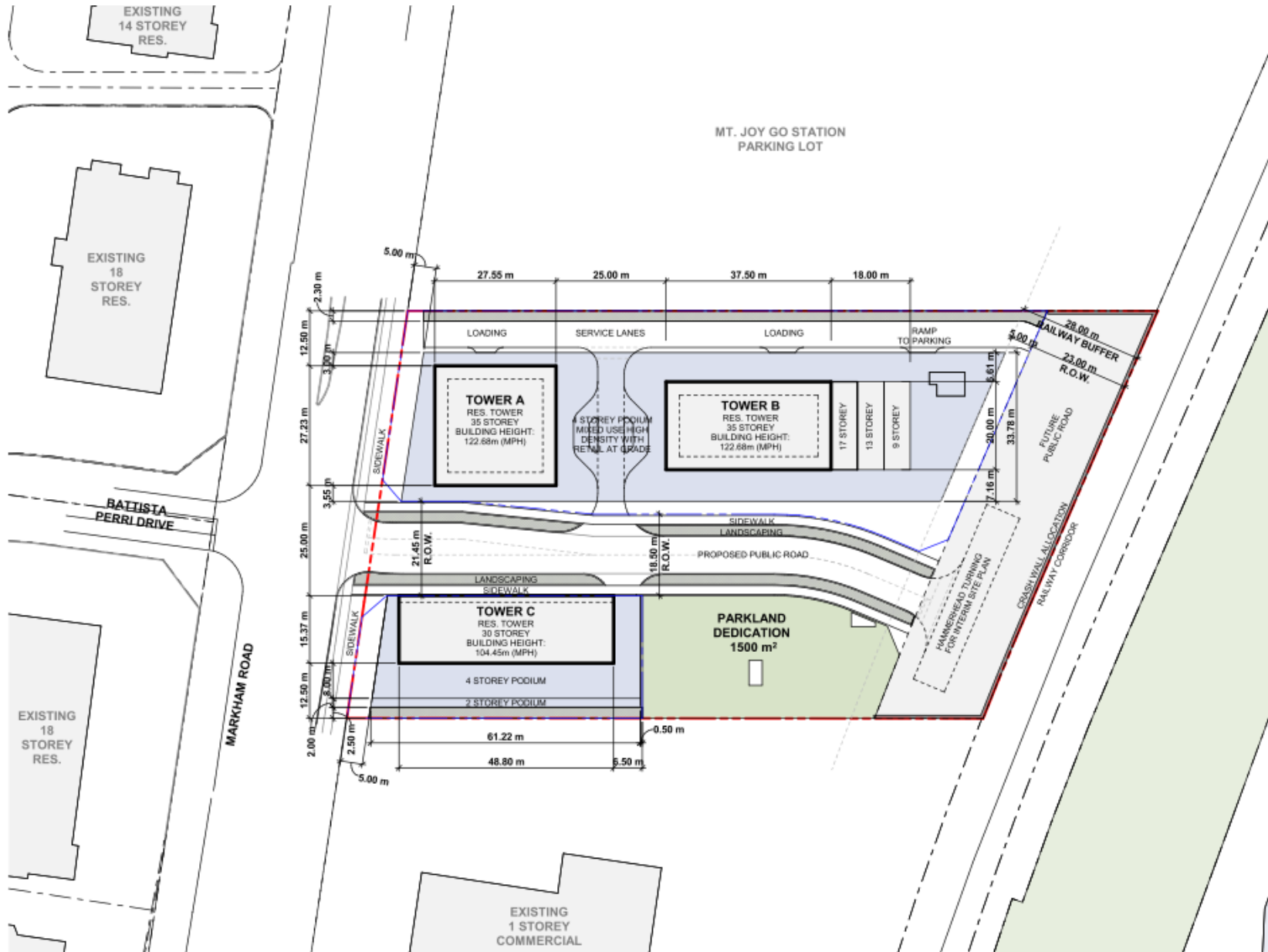


Figure 5: Conceptual Elevations – South Elevation – Towers A and B

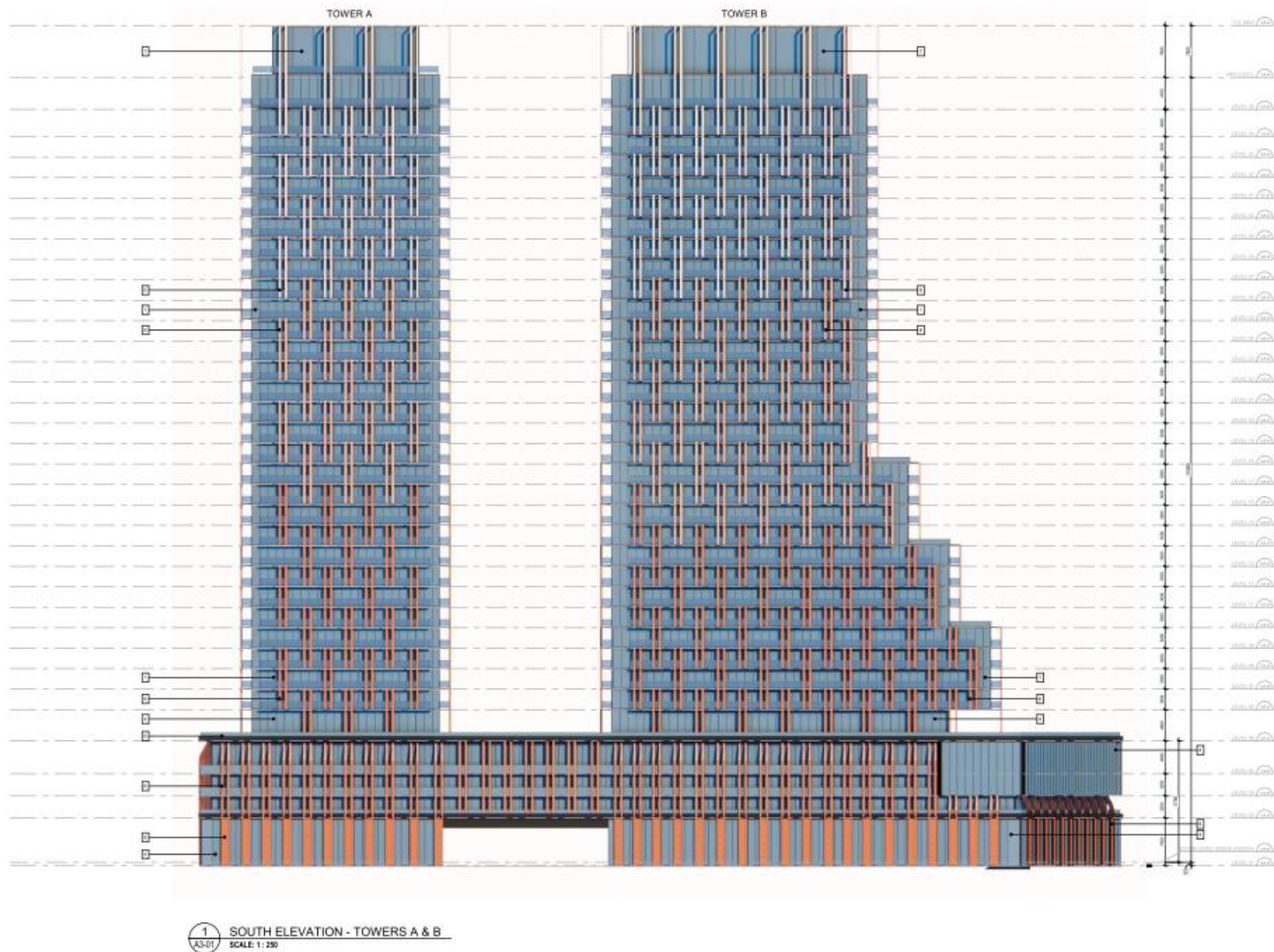


Figure 6: Conceptual Elevations – North Elevation – Towers A and B

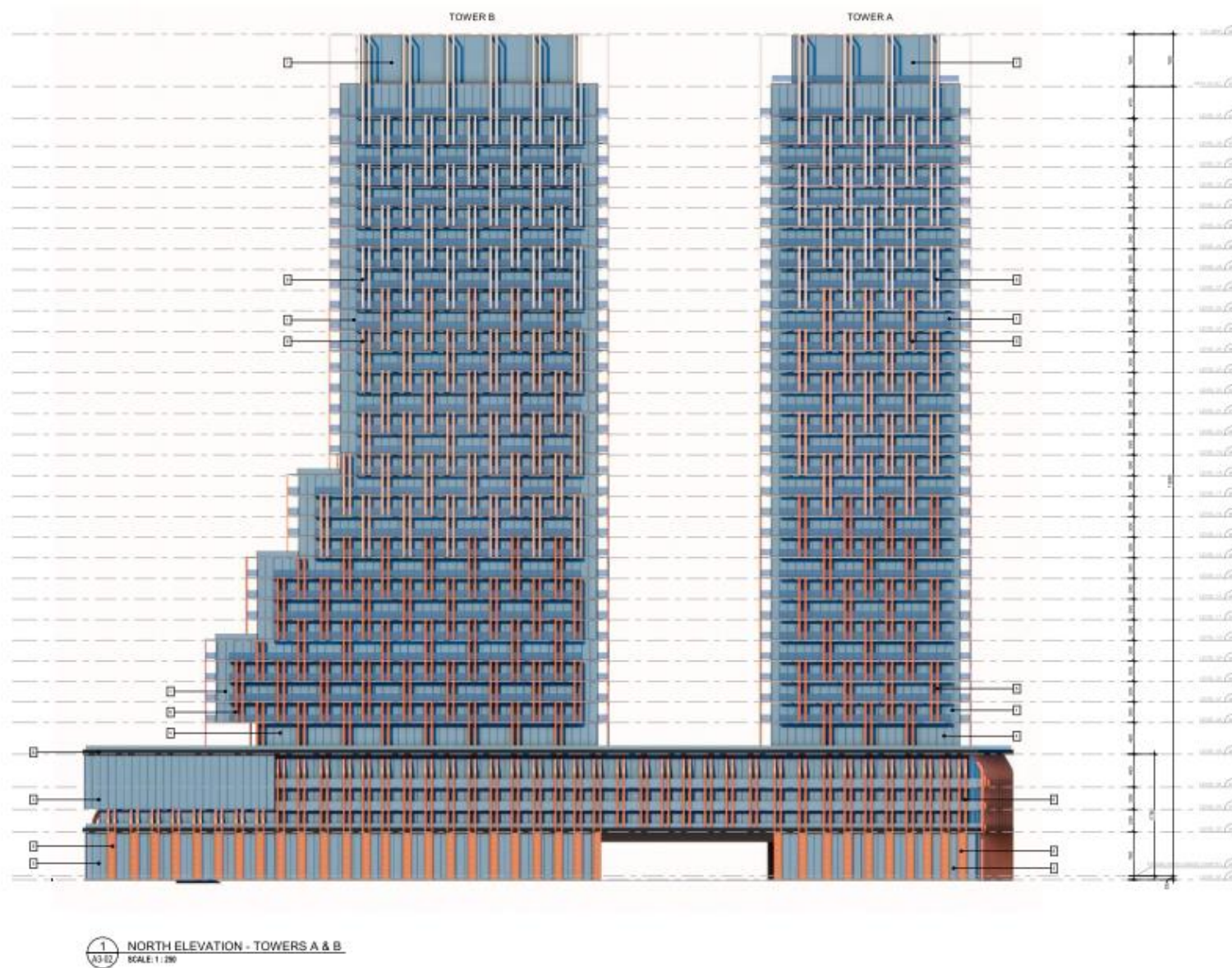


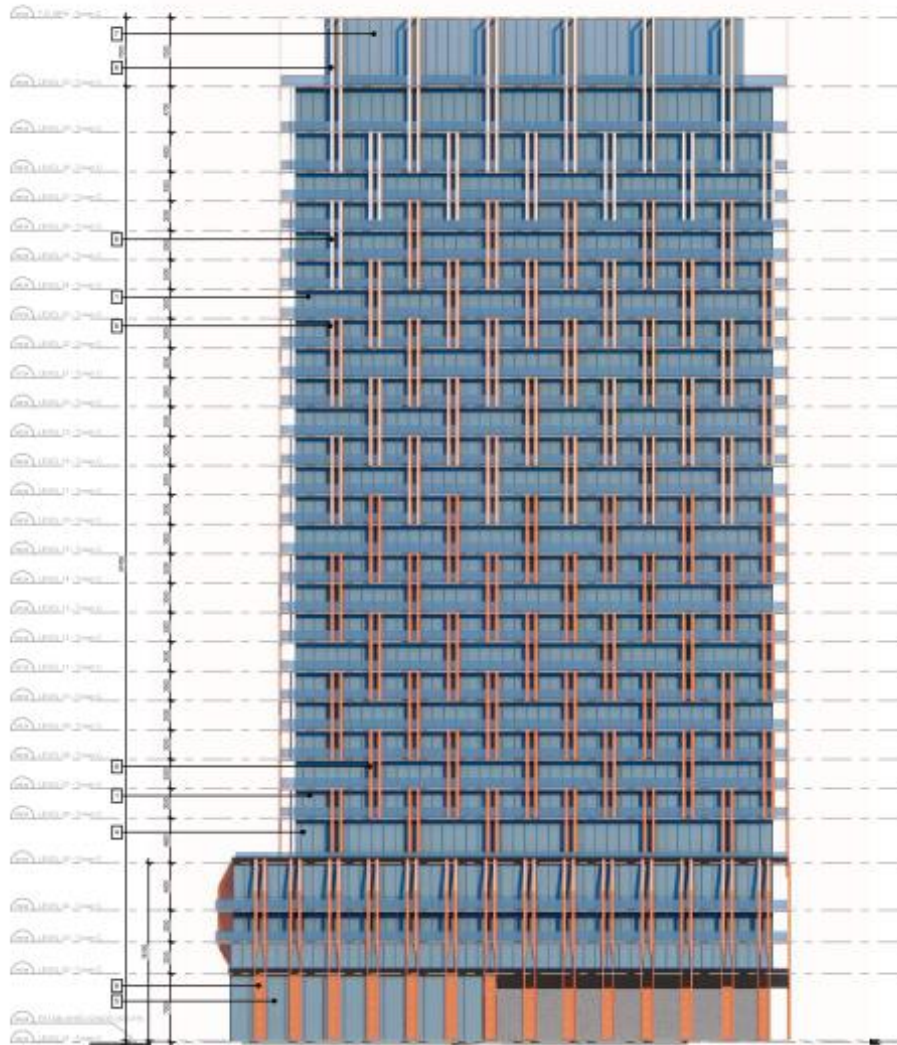
Figure 7: Conceptual Elevations – West Elevation – Towers A, B, and C



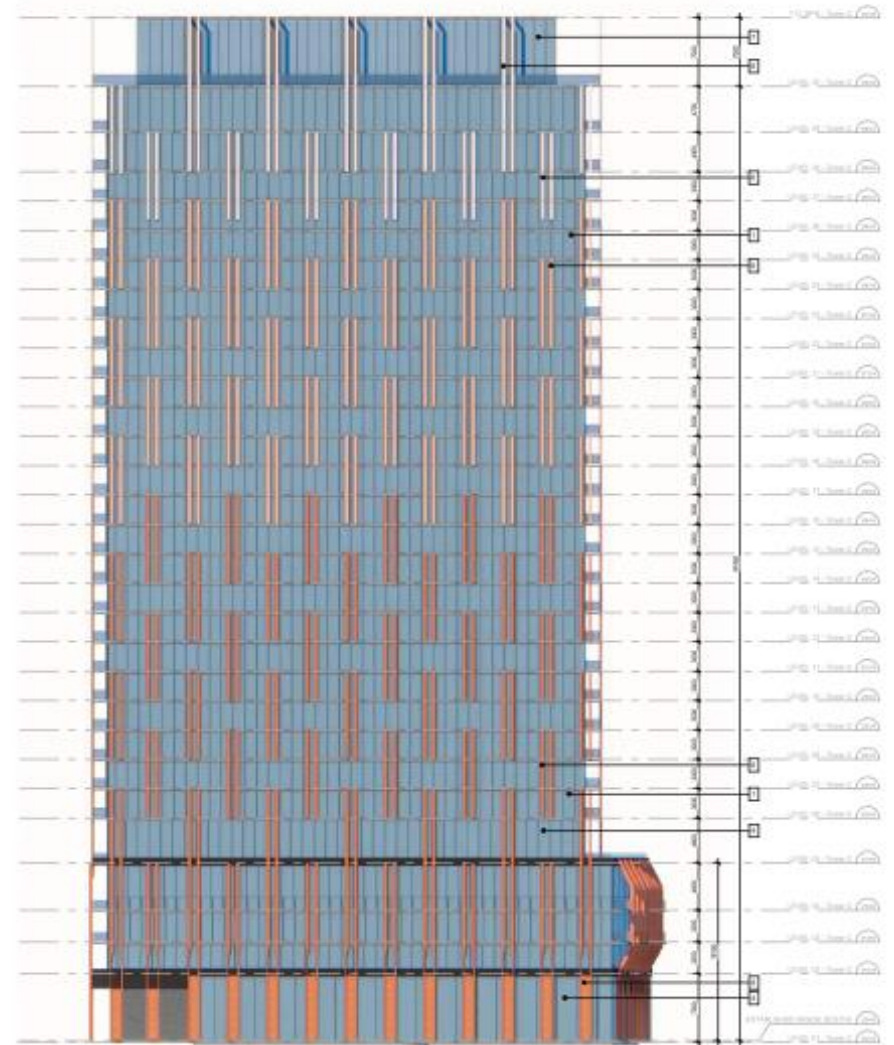
Figure 8: Conceptual Elevations – East Elevation – Towers A, B, and C



Figure 9: Conceptual Elevations – South and North Elevation – Tower C



2 SOUTH ELEVATION - TOWER C
AJ-05
SCALE: 1:250



1 NORTH ELEVATION - TOWER C
AJ-05
SCALE: 1:250

Figure 10: Conceptual Rendering

