



Development Services Commission PUBLIC MEETING INFORMATION REPORT

DATE: Thursday, June 16, 2026

APPLICATION TYPE: Official Plan Amendment (the "Application")

OWNER: 4716 Elgin Mills Road Ltd. and Lexian Estate Homes Ltd. (the "Owners")

AGENT: Gatzios Planning + Development Consultants Inc. (the "Applicant")

LOCATION | WARD: 4716 Elgin Mills Road East and the abutting lot to the east | Ward 6

FILE NUMBER: PLAN 26 109794 000

PREPARED BY: Vanessa Aubrey, Senior. Planner, East District

REVIEWED BY: Stephen Corr RPP, MCIP, Acting Manager, Central District
Rick Cefaratti, Acting Senior Development Manager

PROPOSAL: To redesignate the Subject Lands from Countryside Area to Residential Low Rise and Residential Mid Rise in the Markham Official Plan to permit future residential development, including the abutting lot to the east (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 received the Application on March 10, 2026, and deemed the Application complete on March 26, 2026. The 120-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 July 24, 2026.

NEXT STEPS

- A Statutory Public Meeting is scheduled for June 16, 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.
- Submission of future Draft Plan of Subdivision and Zoning By-law Amendment applications by the Owner.
- Submission of a Site Plan Control Application for the proposed Mid Rise Block.

BACKGROUND

Figures 1 and 2 show the 29.1 ha (52.13 ac) Subject Lands, which are located on the north side of Elgin Mills Road East and east of Kennedy Road, and currently used for agricultural purposes. Figure 2 shows the surrounding area, and Figure 3 shows the zoning that apply to the Subject Lands and surrounding areas.

Figure 4 shows a Concept Plan of the proposed development, which includes the following:

- Total Area of the Subject Lands: 29.1 ha
- Area of the Proposed Development to be redesignated: 16.9 ha
- Number of Residential Units: 289 (144 detached, 28 townhouses, 24 on a Mid Rise Block).
- One Park Block: 0.85 ha
- One Stormwater Management Pond: 1.02 ha

Staff note the unit numbers, housing form, and park and storm water management pond blocks are approximate, to be determined through future Draft Plan of Subdivision and Zoning By-law Amendment applications.

The Proposed Development will bring the lands into conformity with the 2022 York Region Official Plan (“YROP 2022”)

On November 4, 2022, the Ministry of Municipal Affairs and Housing approved the YROP 2022. As part of this approval, the urban area boundary was expanded to include the Subject Lands, which were designated “New Community Area” with a minimum density target of 65 residents and jobs per hectare, to support future urban growth to the 2051 planning horizon. The City’s Official Plan has not yet been updated to reflect this boundary expansion. Consequently, the Owner proposes to amend the Markham 2014 Official Plan, as described in the following subsection.

The Owner proposes to amend the Markham 2014 Official Plan (the “2014 Official Plan”) to redesignate a portion of the Subject Lands from Countryside to Residential Low Rise and Residential Mid Rise to permit the Proposed Development, as shown on Figure 5

- Current Designation: ‘Countryside Area’ and ‘Greenway’
- ‘Countryside Area’ Permitted Uses: Farming operations, agricultural related uses and buildings, home businesses, and compatible non-agricultural uses, such as forestry management and conservation, veterinary clinics and passive recreation uses.
- ‘Greenway’ Permitted Uses: This designation identifies and protects the natural heritage network and implements the requirements of the Provincial Greenbelt Plan, which applies to portions of the Subject Lands, and permits archaeological activities, ecological restoration, nature conservation, trails, transportation, communications and utility infrastructure (including stormwater management ponds), and countryside uses provided they are outside vegetative protection zones.

- Proposed Designations: 'Residential Low Rise', 'Residential Mid Rise' and maintaining the existing 'Greenway'
- Permitted Uses:
 - Residential Low Rise – low rise housing forms, including detached, semi-detached, townhouses and small multiplex buildings containing 3-6 units, all with a maximum building height of 3 storeys.
 - Residential Mid Rise – townhouses, small multi-plex buildings, apartment buildings, and buildings associated with day care centres, places of worship, and public schools are a permitted use and with a height of 3 storeys to 6 storeys and maximum density of 2.0 Floor Space Index (FSI).

The Proposed Development will require future Draft Plan of Subdivision and Zoning By-law Amendment Applications

Figure 3 shows the current zone designations applicable to the Subject Lands, which are Countryside and Greenway One zones, which align with the Official Plan designations and uses described above. Future zoning approval will be required to permit future residential development contemplated by this Official Plan Amendment application, if approved. A Draft Plan of Subdivision application is required to create the lot, block, and street pattern, shown conceptually on Figure 5, and confirm the unit numbers, types, park and stormwater management size and locations.

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 Official Plan amendment to expand the urban boundary and redesignate the lands to allow residential development.
 - ii) Review of the Proposed Development in the context of the existing and emerging policy framework.
- b) **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.
- c) **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, purpose-built rental, secondary suites, seniors housing, and family friendly units.

d) Allocation and Servicing

- i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified if the Application is approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol, which will be removed once servicing capacity is available.

e) 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) Transportation assessments within and around the Subject Lands that include, but not limited to, capacity analysis, mobility safety review, access management, multi-modal connections (walking, cycling, transit), and grid network analysis.
- iv) The submission of a future Draft Plan of Subdivision will examine appropriate landscape, site layout, snow storage areas, building elevations, and amenity areas.

f) Sustainable Development

- i) The Application will be reviewed in consideration of the City's Policies and Sustainability Metrics Program.

g) External Agency Review

- i) Among other agencies, the Application will be reviewed by the York Region and the Toronto and Region Conservation Authority. Any applicable requirements must be incorporated into the Proposed Development.

ACCOMPANYING FIGURES

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Official Plan Amendment

Figure 5: Concept Plan

Figure 1: Location Map



Figure 2: Aerial Photo

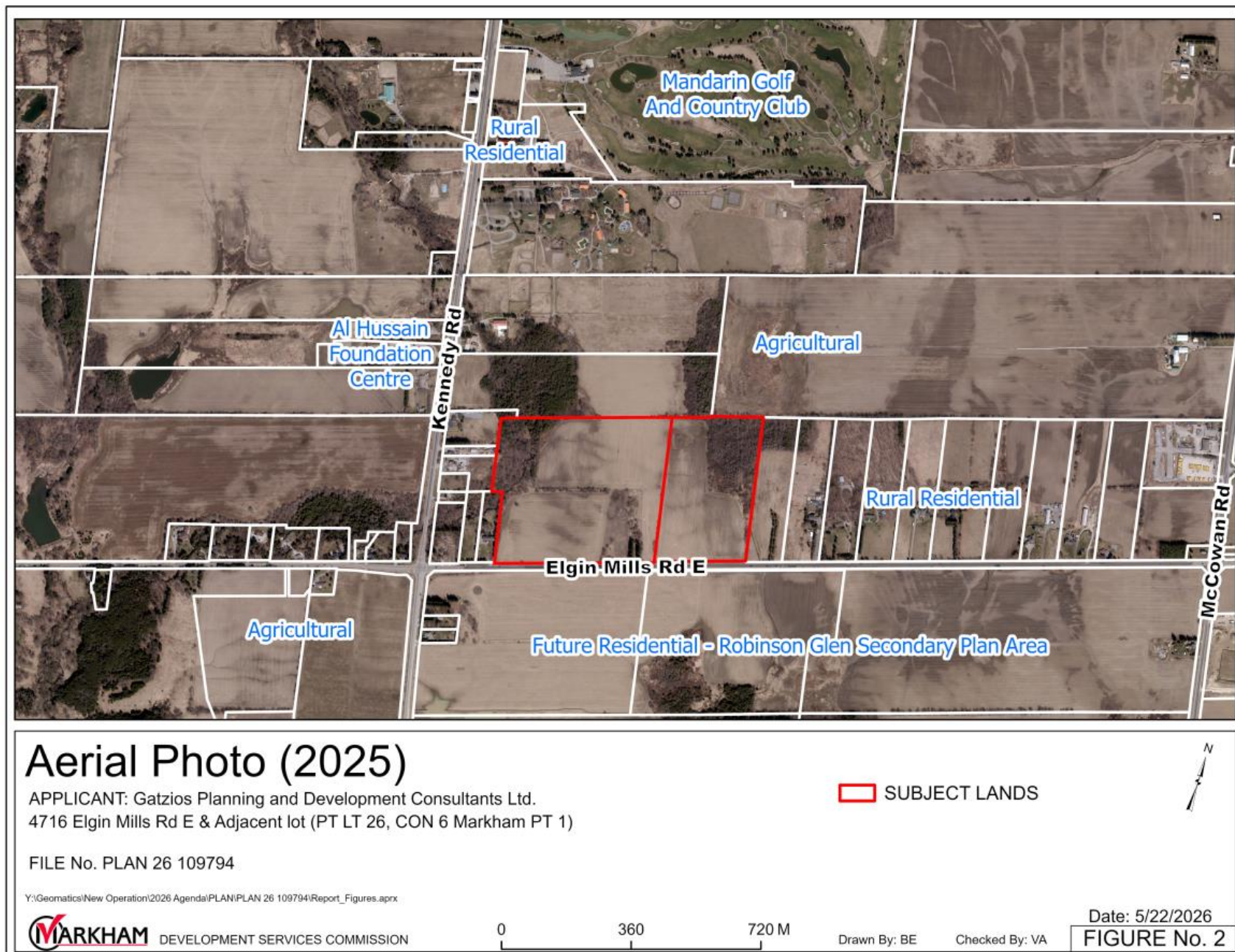


Figure 3: Area Context and Zoning

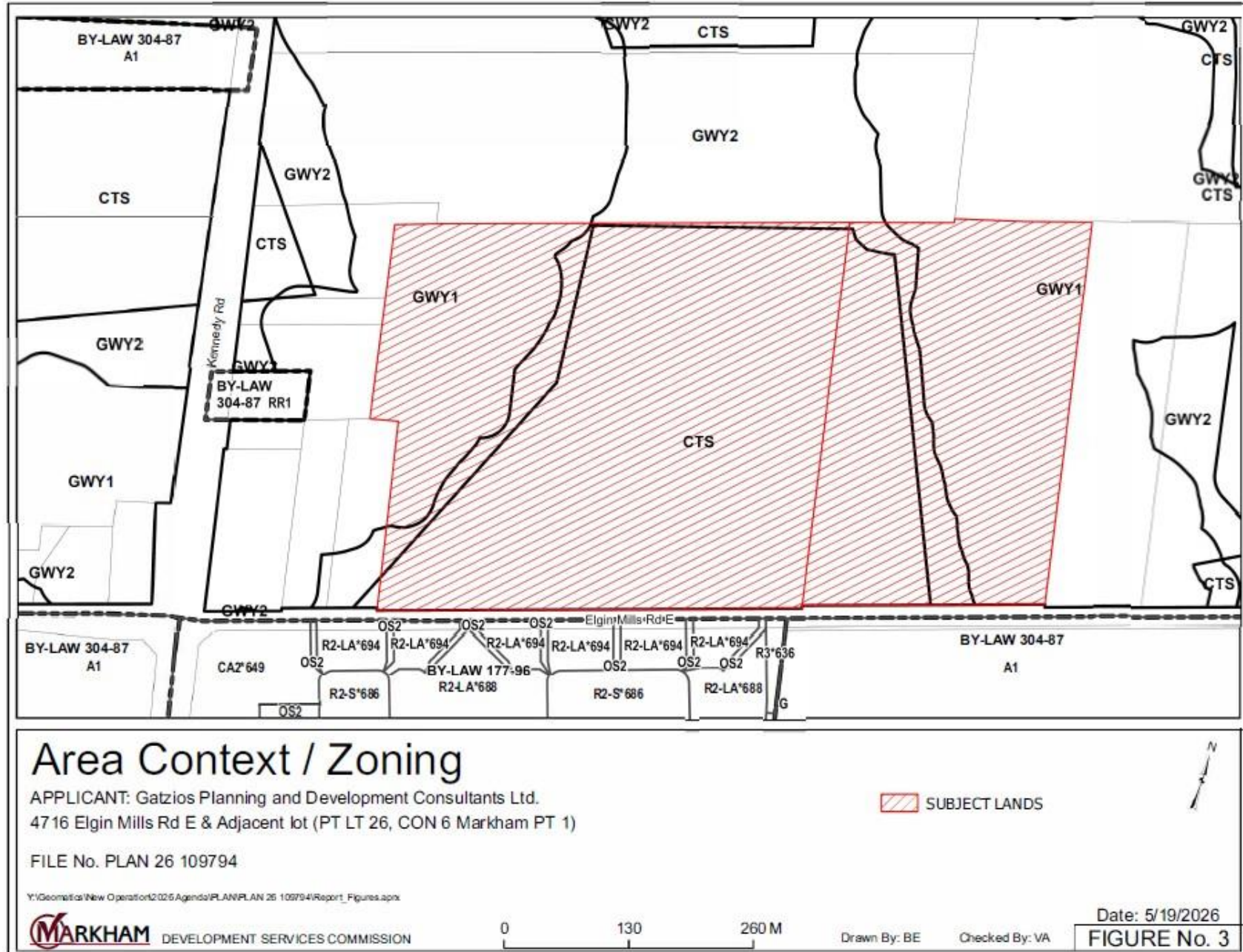


Figure 4: Official Plan Amendment

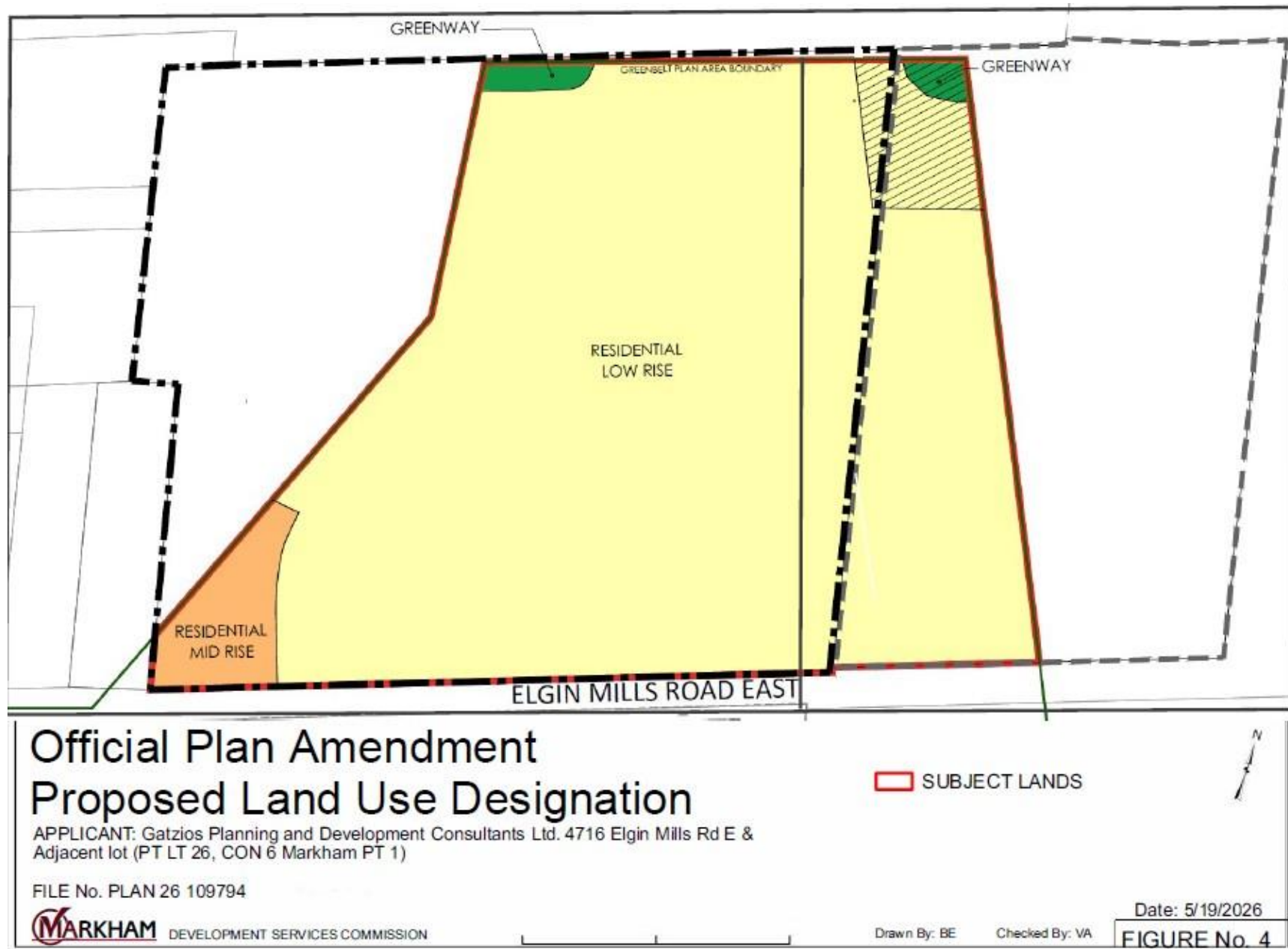
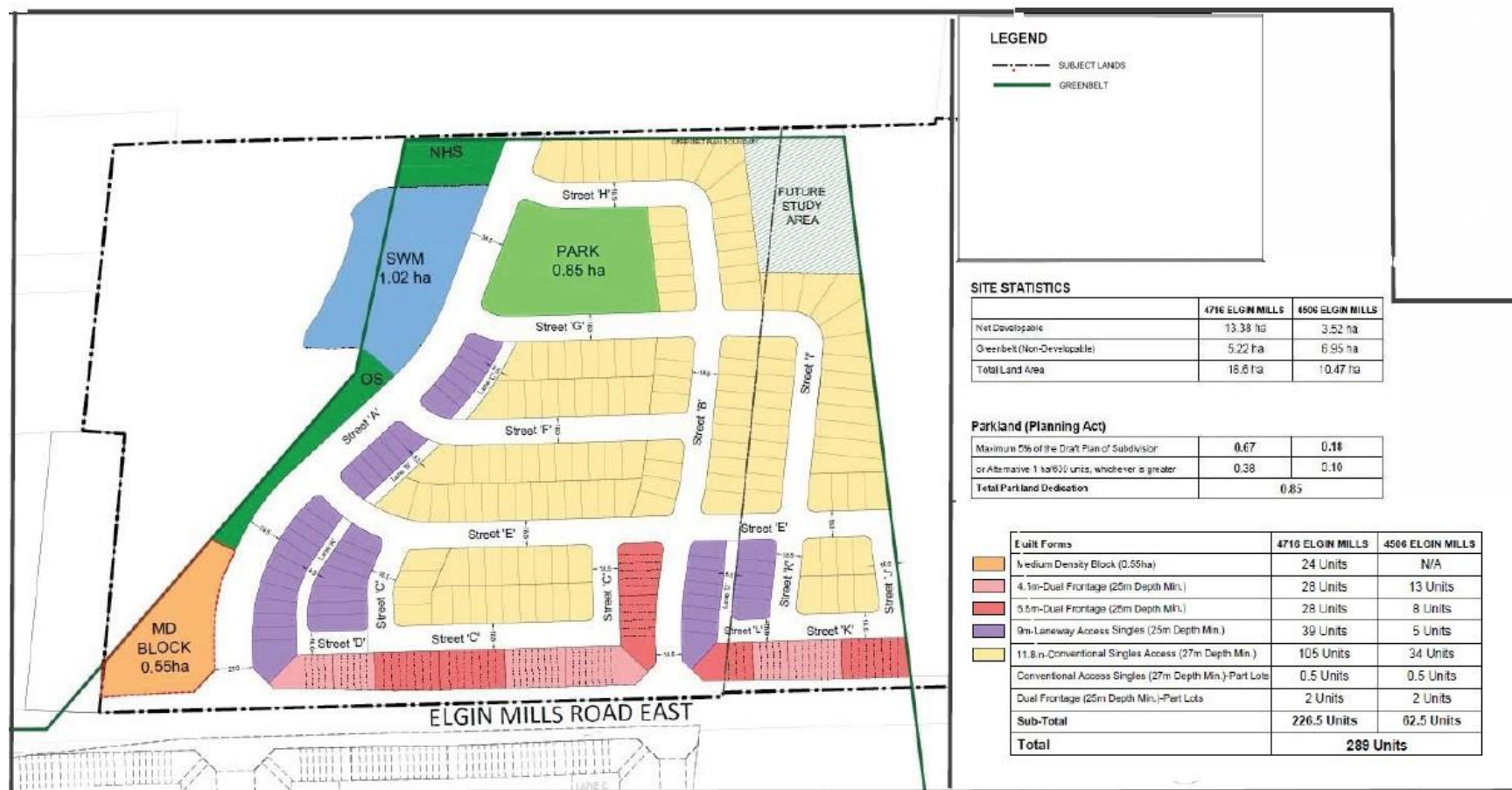


Figure 5: Concept Plan



Concept Plan

APPLICANT: Gatzios Planning and Development Consultants Ltd.
4716 Elgin Mills Rd E & Adjacent lot (PT LT 26, CON 6 Markham PT 1)

FILE No. PLAN 26 109794

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DEVELOPMENT SERVICES COMMISSION

SUBJECT LANDS



Drawn By: BE

Checked By: VA

Date: 5/19/2026

FIGURE No. 5