



Development Services Commission INFORMATION REPORT

Date:	Thursday, May 22, 2025		
Application Type:	Draft Plan of Subdivision (the “Application”)		
Owner:	2690622 Ontario Inc. (Kingdom Development Inc.) (the "Owner")		
Agent:	Nick Pileggi c/o Macaulay Shiomi Howson Ltd.		
Proposal:	The Applicant is withdrawing their previous Draft Plan of Subdivision application and applying for a new Draft Plan of Subdivision application under Bill 23 (the “Application”). The general layout of the subdivision remains relatively unchanged and comprises of four mixed-use development blocks, a park block, open space blocks and public road blocks (the “Proposed Development”).		
Location:	4077, 4101 and 4121 Highway 7 (the “Subject Lands”)		
File Number:	PLAN 25 114390	Ward:	3
Prepared By:	Melissa Leung, RPP, MCIP, ext. 2391 Senior Planner, Central Planning District		
Reviewed By:	Barton Leung Acting Manager, Central Planning District	Stephen Lue, MCIP, RPP Senior Manager, Development	

PURPOSE

This information herein 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 and deemed the Application complete on April 30, 2025. The 120-day period set out in the Planning Act before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on August 28, 2025.

NEXT STEPS

- According to Bill 23, statutory Public Meetings are no longer required for Draft Plan of Subdivision applications. As such, a Recommendation Report will be brought forward for consideration by the Development Services Committee (“DSC”) at a future DSC meeting date
- Clearance of conditions of draft plan approval, followed by registration of the subdivision

- Continued review of the associated applications for Official Plan Amendment (“OPA”) for Phases 2 and 3 under file number PLAN 23 129656, Zoning By-law Amendment (“ZBA”) for Phases 2 to 4 under file number PLAN 23 129656, and Site Plan Control (“SPC”) for Phase 2 under file number SPC 20 134065
- Issuance of Site Plan Approval for Phase 1 under file number SPC 20 112580
- Submission of future SPC applications for Phases 3 and 4 and Draft Plan of Condominium for all phases

BACKGROUND

Subject Lands and Area Context

The approximately 4.92 ha (12.16 ac) Subject Lands are currently partially vacant with a temporary sales centre located on the south side of Highway 7 and generally east of Birchmount Road at 4121 Highway 7, as shown in Figures 1 and 2. Figure 3 shows the surrounding land uses.

The Draft Plan of Subdivision, as submitted, includes the following, as shown in Figure 4

Table 1: the Proposed Draft Plan of Subdivision		
	Block #	Area
Residential / Mixed Use Development Block:	2 (Phase 1)	0.98 ha (2.42 ac)
	4 (Phase 2)	0.54 ha (1.33 ac)
	5 (Phase 3)	0.98 ha (2.42 ac)
	12 (Phase 4)	0.36 ha (0.89 ac)
		Total: 2.86 ha (7.07 ac)
Future Public Road and Daylight Triangles:	1, and 8 to 11	1.46 ha (3.61 ac)
Park:	3	0.53 ha (1.31 ac)
Open Space:	6 and 7	0.43 ha (1.06 ac)

Table 2 summarizes the Official Plan policies that apply to the Subject Lands

The policies of the 2014 Official Plan state that until an approval of an updated secondary plan for the Regional Centre-Markham Centre lands, the provisions of the 1987 OP, as amended by the Markham Centre Secondary Plan (“OPA 21”), shall apply to the Subject Lands.

In September 2022, Council adopted a site-specific Official Plan Amendment, OPA 258, which further amends the 1987 OP to permit building heights ranging from 25 to 37 storeys, a maximum of 1,749 residential units on the Phase 2 and 3 lands. A revised OPA for the Phase 2 and 3 lands were received in September 2024 for increased heights and density, which is still under review.

In November 2024, Council adopted site-specific OPA 271, to amend the 1987 OP to permit a 9-storey building on the Phase 4 lands.

Additional Official Plan information is further detailed in Table 2:

Table 2: Official Plan Information (OPA 21)	
Current Designation:	“Community Amenity Area – Major Urban Place”
Permitted uses:	High concentration and intensity of residential, commercial, employment and supporting uses

Table 3 summarizes the Zoning Information that applies to the Subject Lands

The Subject Lands are subject to By-laws 304-87 and 2004-196, as amended, as shown in Figure 3. In June 2023, Council enacted site-specific By-law 2023-97 for the Phase 2 and 3 lands, however in September 2024, a revised ZBA was received for increased heights and density which is still under review. The ZBA for proposed increased heights and density for the Phase 4 lands is also still under review.

The current in-effect Zoning Information is detailed further in Table 3 below:

Table 3: In-Effect Zoning Information		
	Phases 2 and 3	Phase 4
Current Zone:	By-law 2024-196, as further amended by Site-Specific By-law 2023-97: “Markham Centre Downtown Two Exception 31 (Hold) – MC-D2*31(H1)”	By-law 304-87, as amended: “Rural Residential One – RR1”, “Agriculture One – A1” and “Open Space One – O1”

Table 3: In-Effect Zoning Information		
		By-law 2004-196, as amended: “Markham Centre Downtown Two Exception 31 (Hold One) – MC-D2*31(H1)”
Permissions:	Mixed-use high-rise development with max. height of 25 storeys and max. 485 residential units for Phase 2 and max. height of 37 storeys and 1,300 residential units for Phase 3.	The Proposed Development falls primarily within the RR1 zone, which restricts the permitted uses to a single detached dwelling.

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

a) Conformity and Consistency with Provincial, and York Region and City Official Plan

- i) Review of the Proposed Development in the context of the existing policy framework, with regard to the emerging Markham Centre Secondary Plan.

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 and allocated by Council, if the Application is approved. If servicing allocation

is unavailable, the lands will be zoned with a Holding Symbol, which will be removed once Council allocates servicing capacity to the Subject Lands.

e) Review of the Proposed Development will include, but not limited to, the following:

- i) Examination of whether the plan of subdivision and the dimensions and shapes of the proposed blocks are appropriate.
- ii) Evaluation of the compatibility with existing and planned development within the surrounding area.
- iii) The adequacy of utilities and municipal services.
- iv) Traffic impact and ensuring appropriate road configuration.
- v) The submission of future Site Plan Application(s) will examine appropriate landscape, site layout, snow storage areas, building elevations, amenity areas, etc.

f) External Agency Review

- i) The Application must be reviewed by York Region and the Toronto and Region Conservation Authority, and any applicable requirements must be incorporated into the Proposed Development.

g) Required Future Applications

- i) The Owner must submit applications for 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: Proposed Draft Plan of Subdivision

Figure 1

Location Map

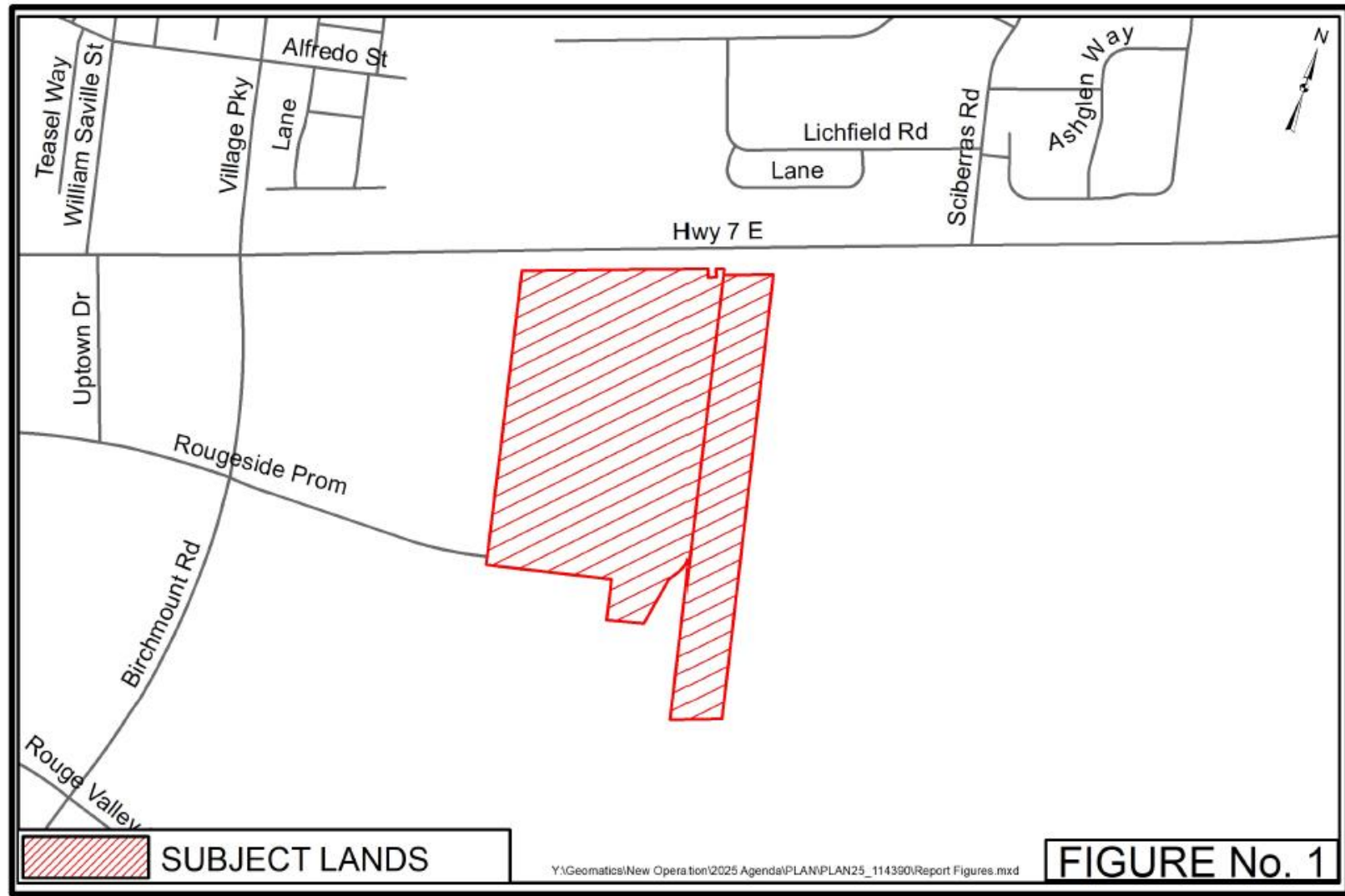


Figure 2

Aerial Photo



Figure 3

Area Context and Zoning

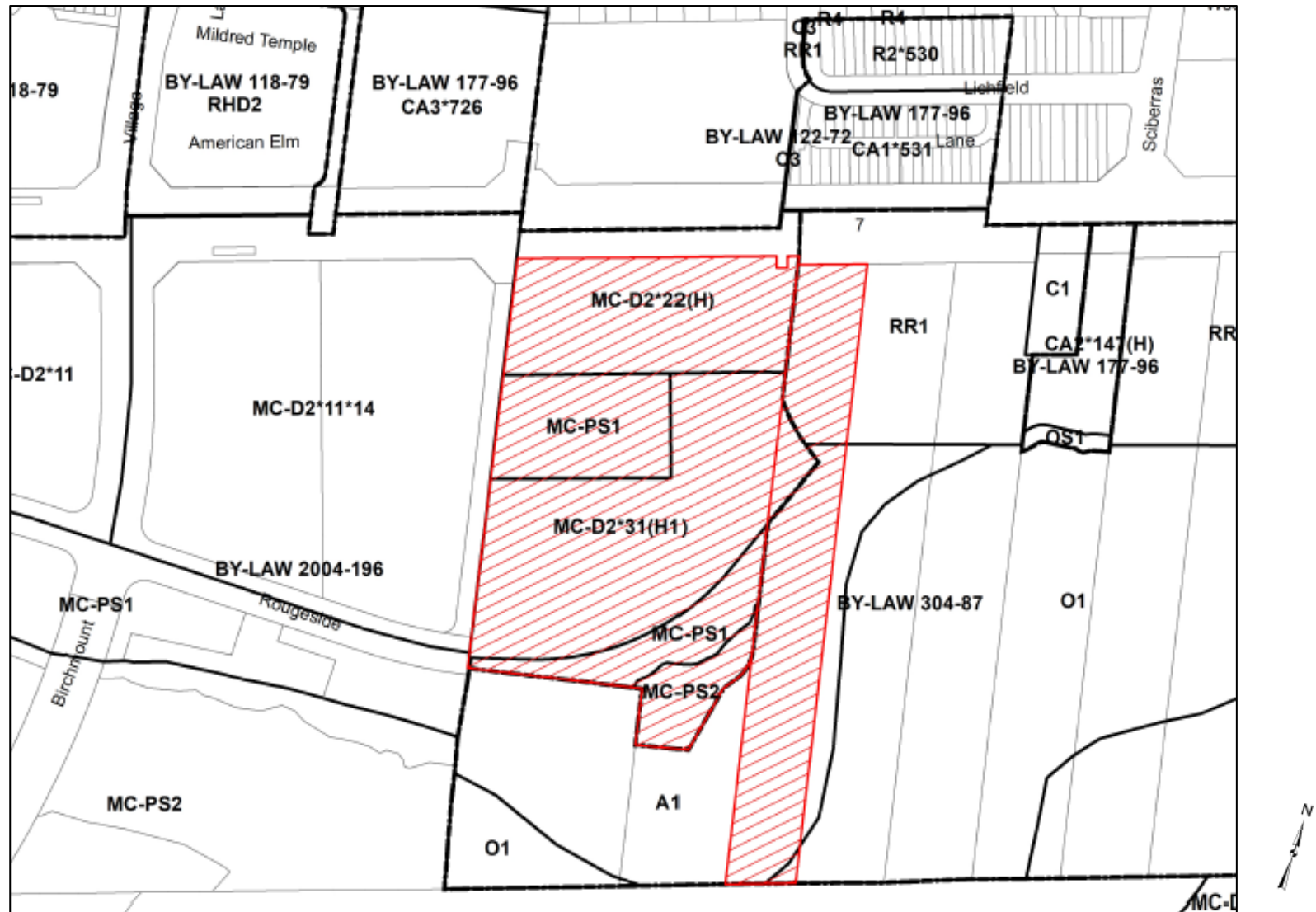


Figure 4

Proposed Draft Plan of Subdivision

