

**Appendix 'A'**

**CITY OF MARKHAM**

**OFFICIAL PLAN AMENDMENT NO. XXX**

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

Gemterra (Woodbine) Inc.

March 2019

**Appendix 'A'**

**CITY OF MARKHAM**

**OFFICIAL PLAN AMENDMENT NO. XXX**

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. \_\_\_\_\_ - \_\_\_\_ in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the \_\_\_\_ day of March , 2019.

\_\_\_\_\_  
Kimberley Kitteringham  
CITY CLERK

\_\_\_\_\_  
Frank Scarpitti  
MAYOR

DRAFT

**Appendix 'A'**

**THE CORPORATION OF THE CITY OF MARKHAM**

**BY-LAW NO. \_\_\_\_\_**

Being a by-law to adopt Amendment No. XXX 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. XXX 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 \_\_\_ DAY OF MARCH, 2019.

\_\_\_\_\_  
Kimberley Kitteringham  
CITY CLERK

\_\_\_\_\_  
Frank Scarpitti  
MAYOR

**Appendix 'A'**

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**Appendix 'A'**

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**PART I - INTRODUCTION**

(This is not an operative part of Official Plan Amendment No. XXX)

## **Appendix 'A'**

### **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 the 0.95 hectare (2.35 acre) subject lands municipally known as 9064, 9074, 9100 and 9110 Woodbine Avenue. The property is located on the west side of Woodbine Avenue, south of 16<sup>th</sup> Avenue. The subject lands are located within the Heritage Centre – Buttonville Heritage Conservation District.

#### **3.0 PURPOSE**

The purpose of this Amendment is to provide for townhouse development with a maximum building height of three (3) storeys.

#### **4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT**

The subject lands are currently designated 'Residential Low Rise' and 'Greenway' in the Official Plan. These lands are subject to the Area and Site Specific Policy 9.4.6 which limits the maximum building height to a maximum of two (2) storeys and requires new development to adhere to the development criteria contained in Sections 8.2.3.5 and 8.2.3.6 and the Buttonville Heritage Conservation district Plan. This Official Plan Amendment will facilitate a thirty-three (33) unit common element townhouse development with maximum building heights of three (3) storeys. The proposed townhouses will be compatible and consistent with the character of the surrounding area and generally conforms to the Buttonville Heritage Conservation District Plan.

**Appendix 'A'**

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**PART II - THE OFFICIAL PLAN AMENDMENT**

(This is an operative part of Official Plan Amendment No. XXX)

## Appendix 'A'

### PART II – THE OFFICIAL PLAN AMENDMENT

#### 1.0 THE OFFICIAL PLAN AMENDMENT

1.1 The following Map of the Markham Official Plan 2014, as amended, is hereby amended:

- a) Map 3 – Land Use is amended by replacing the 'Greenway' and 'Residential Low Rise' designation, as shown on Schedule "A" attached hereto.

1.2 Section 9.4 of the Markham Official Plan 2014, as amended, is hereby amended by:

- a) Amending Section 9.4.6 by removing and replacing Figure 9.4.6 with a new Figure 9.4.6 as follows:

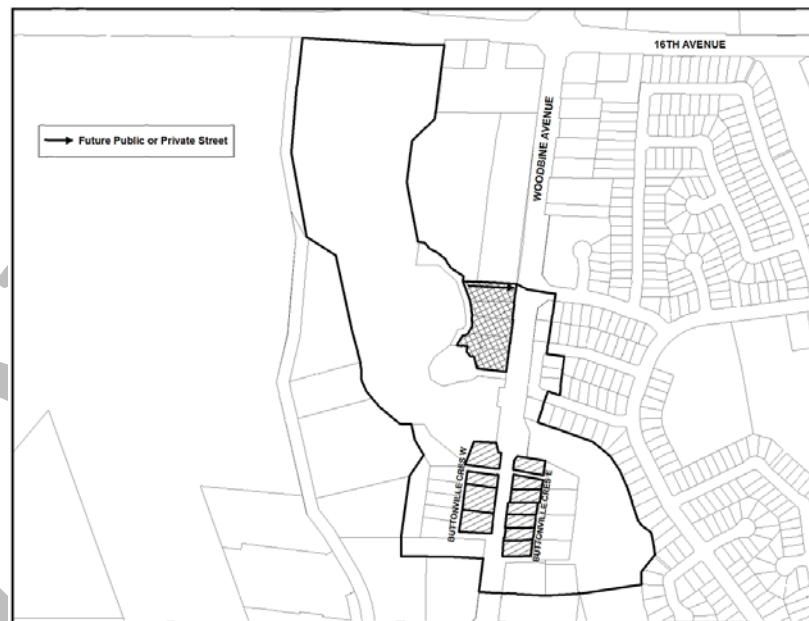


Figure 9.4.6"



## Appendix 'A'

**1.3** Section 9.4.6 of the Official Plan is hereby amended by adding a new Section 9.4.6.9 as follows:

“ The following height provision shall apply to the ‘Residential Low Rise’ lands shown in the cross-hatching on Figure 9.4.6:

a) The maximum building height shall be three (3) storeys.

### **2.0 IMPLEMENTATION AND INTERPRETATION**

The provisions of the Official Plan, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to 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.

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.



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## AMENDMENT TO MAP '3' - LAND USE CITY OF MARKHAM OFFICIAL PLAN 2014, as amended

BOUNDARY OF AREA COVERED BY THIS AMENDMENT