

**CITY OF MARKHAM**

**OFFICIAL PLAN AMENDMENT NO. XXX**

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

Nascent/Sher (9704 McCowan) Inc.

April 2019

**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 30<sup>th</sup> day of April , 2019.

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

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

**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 30<sup>th</sup> DAY OF APRIL, 2019.

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

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

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## **PART I - INTRODUCTION**

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

## **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 0.43 hectare (1.08 acre) subject lands municipally known as 9704 McCowan Road. The property is located on the west side of McCowan Road, north of Bur Oak Avenue. The subject lands are located within the Berczy Village/Wismer Commons/Greensborough/Swan Lake District, City of Markham, Regional Municipality of York.

### **3.0 PURPOSE**

The purpose of this Amendment is to provide for a maximum density of 3.0 FSI to facilitate a mixed use mid-rise development including an eight (8) storey apartment building with ground floor commercial uses along McCowan Road, and three five (5) storey apartment buildings to the rear.

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

This amendment will provide for a mixed use mid rise development on the subject lands that is compatible with adjacent development. It will facilitate the development of an eight (8) storey building that will establish a strong urban edge along McCowan Road together with ground floor commercial uses to enhance the pedestrian environment on McCowan road in this location. This amendment will also allow for the development of five (5) storey apartment buildings at the rear of the property that will provide an appropriate transition to neighbouring developments.

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**PART II - THE OFFICIAL PLAN AMENDMENT**

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

## PART II – THE OFFICIAL PLAN AMENDMENT

### 1.0 THE OFFICIAL PLAN AMENDMENT

1.1 Section 9.3 of the Markham Official Plan 2014, as amended, is hereby amended by:

- a) Amending Section 9.3.1 by removing and replacing Figure 9.3.1 with a new Figure 9.3.1 as follows:

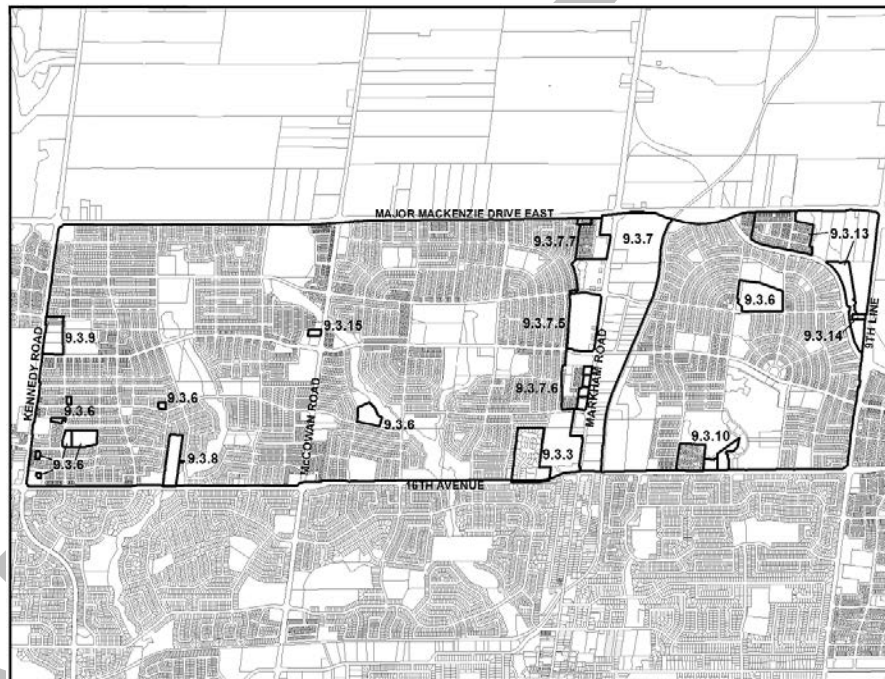


Figure 9.3.1”

1.2 Section 9.3 of the Markham Official Plan 2014, as amended, is hereby amended by:

- a) Adding a new Figure 9.3.15 as follows:



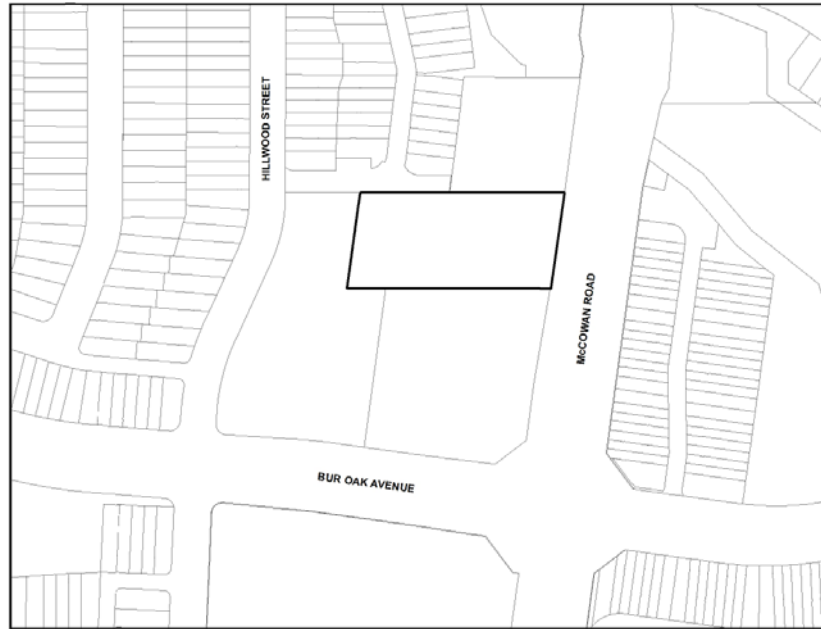


Figure 9.3.15”

**1.3** Section 9.3. of the Official Plan is hereby amended by adding a new Section 9.3.15 as follows:

“ The following site density provision shall apply to the ‘Mixed Use Mid Rise’ lands shown in on Figure 9.3.15:

9704 McCowan Road

- a) The maximum *floor space index* for the ‘Mixed Use Mid Rise’ lands shown in Figure 9.3.15 is 3.0 FSI.

## 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.