

**CITY OF MARKHAM**  
**OFFICIAL PLAN AMENDMENT NO. XXX**

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

**Gemterra (Woodbine) Inc.**

**June, 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. ----20xx-xx---- in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the ----- day of June, 2019.

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Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor



## By-law 2019-.....

Being a by-law to adopt Amendment No. XXX  
to the City of Markham Official Plan 2014, as amended

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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 xx DAY  
OF JUNE, 2019.

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Kimberley Kitteringham  
City Clerk  
(Signed)

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Frank Scarpitti  
Mayor

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## **PART I - INTRODUCTION**

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

## **PART I - I NTRODUCTION**

### **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, including Schedules “A”, “B” and “C” attached hereto, 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 as shown on Schedule “A”. 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 Official Plan Amendment is to provide for townhouse development with a maximum building height of three (3) storeys. This amendment also removes a legend and arrow denoting a future public or private street from the Buttonville Heritage Conservation District policies of the Official Plan 2014.

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

The subject lands are currently designated ‘Residential Low Rise’ and ‘Greenway’ in the Official Plan 2014. 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 condominium townhouse development with a height of three (3) storeys. The proposed townhouses will be compatible and consistent with the character of the surrounding area and generally conform to the Buttonville Heritage Conservation District Plan.

The amendment to remove the reference to a future public or private street from the Buttonville Heritage Conservation District policies is warranted as a connection to provide access to the adjacent valley lands to the west is not feasible.



## **PART II - THE OFFICIAL PLAN AMENDMENT**

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



## **PART II - THE OFFICIAL PLAN AMENDMENT**

### **PART II – THE OFFICIAL PLAN AMENDMENT**

#### **1.0 THE OFFICIAL PLAN AMENDMENT**

- 1.1** Map 3 – Land Use of the Official Plan 2014, as amended, is hereby amended by re-designating a portion of the subject lands from ‘Residential Low Rise’ to ‘Greenway’ as shown on Schedule “A” attached hereto.
- 1.2** Map 4 – Greenway System, Map 5 – Natural Heritage Features and Landforms and Map 6 – Hydrologic Features of the Official Plan 2014, as amended, are hereby amended by modifying the boundary of the ‘Greenway System’ and ‘Other Greenway System Lands Including Certain Naturalized Stormwater Management Facilities’ to include lands as shown on Schedule “B” attached hereto.
- 1.3** Map 1 – Markham Structure and Map 2 – Centres and Corridors and Transit Network, Appendix B – Headwater Drainage Features and Appendix C – Community Facilities of the Official Plan 2014, as amended, are hereby amended by modifying the boundary of the ‘Greenway System’ to include lands as shown on Schedule “C” attached hereto.
- 1.4** Section 9.4.6 of the Markham Official Plan 2014, as amended, is hereby amended by:
  - a) Amending Figure 9.4.6 by:
    - i) adding cross-hatching to lands subject to site specific height provisions; and,
    - ii) removing the arrow and legend denoting a future public or private street, and adding a new legend;

as follows:

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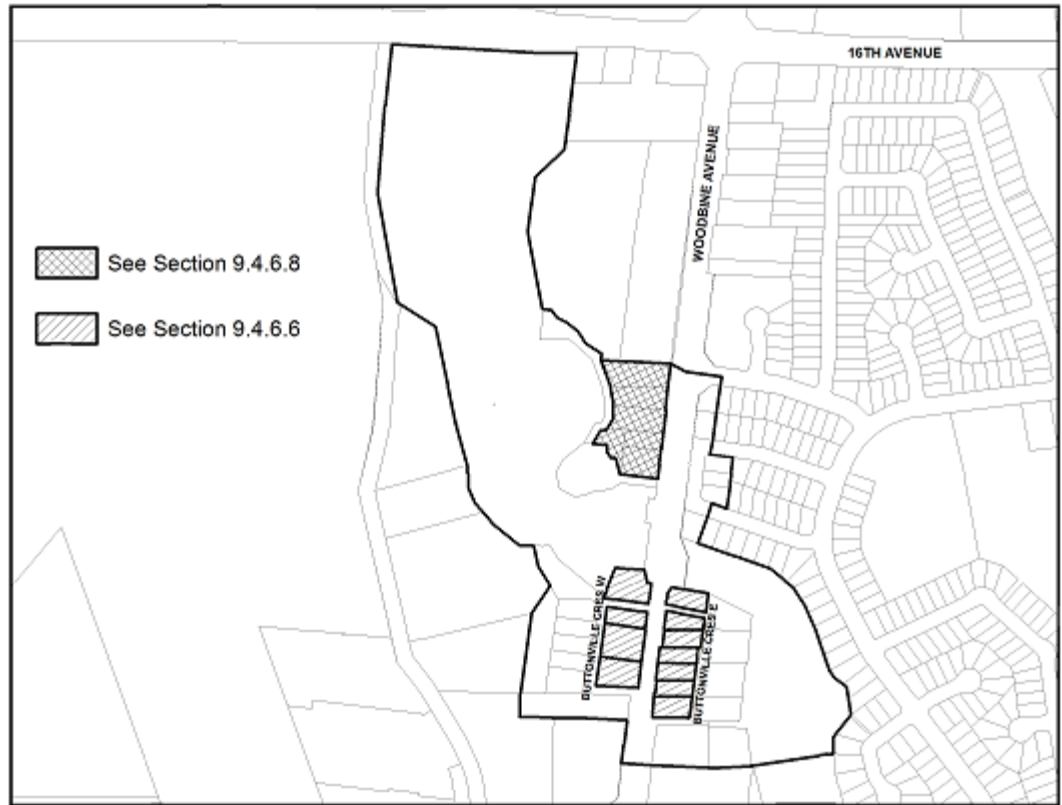


Figure 9.4.6”

b) Removing Section 9.4.6.8 and adding a new Section 9.4.6.8 as follows:

9.4.6.8 “On the ‘Residential Low Rise’ lands shown in cross-hatching in Figure 9.4.6:

- a) The maximum building height of a townhouse 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.

This Amendment to the City of Markham Official Plan 2014, as amended, is exempt from approval by the Region of York. Following adoption of the Amendment, notice

of Council's decision will be given in accordance with the Planning Act, and the decision of Council is final, if a notice of appeal is not received before or on the last day for filing an appeal.

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.

**JUNE 2019**