

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. XXX

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

Nascent/Sher (9704 McCowan) 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. _____ - ____ in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the XX day of May, 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 25th DAY OF JUNE, 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 (1.06 acre) subject lands municipally known as 9704 McCowan Road as shown on Figure 9.3.15. 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.

3.0 PURPOSE

The purpose of this Official Plan Amendment is to provide for a maximum density of 3.16 FSI over the subject lands 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 three (3) five (5) storey apartment buildings at the rear of the property that will provide an appropriate transition to adjacent developments.

The maximum site density of 3.16 FSI is appropriate in this location and is comparable to adjacent development. The increased site density represents good planning as the subject property is located on an arterial road with access to the transportation network and public transit. The property is sufficient in size to accommodate infill development.

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 Official Plan 2014, as amended, is hereby amended by:

- a) Amending Section 9.3.1 to add a reference to a new Section 9.3.15 in Figure 9.3.1 as follows:

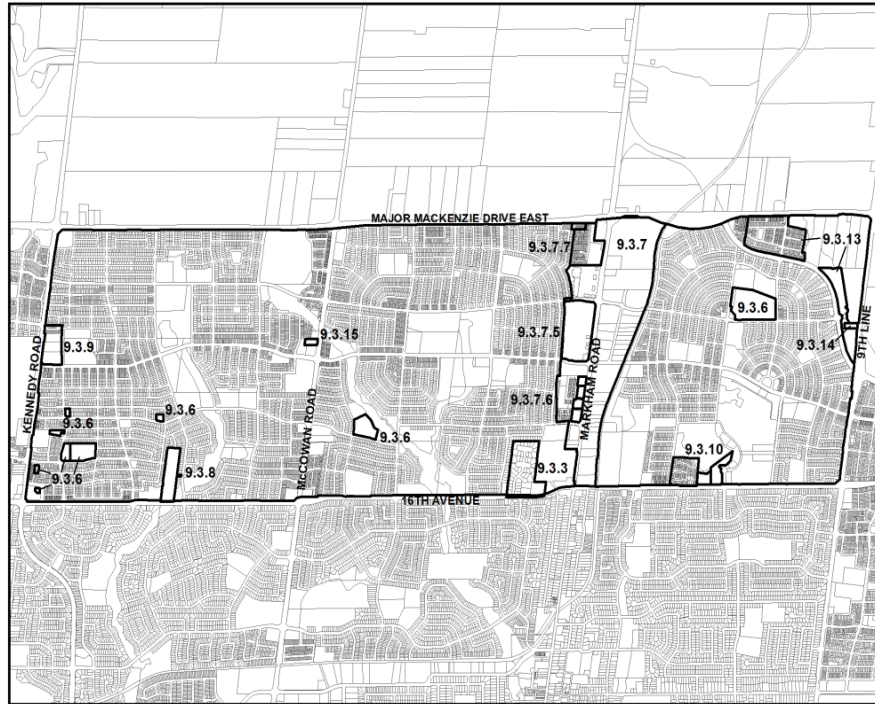


Figure 9.3.1

- b) Adding a new subsection 9.3.15 and Figure 9.3.15 as follows:

“9704 McCowan Road

- a) The total *floor space index* for all buildings shall not exceed 3.16 FSI.



Figure 9.3.15”

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’s 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.