

# APPENDIX 'A'

## CITY OF MARKHAM

### OFFICIAL PLAN AMENDMENT NO. XXX

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

*(Humboldt Greensborough Valley Holdings Limited)*

(October 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 XXth day of October, 2019.

\_\_\_\_\_  
Kimberly 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 XXth DAY OF OCTOBER, 2019.

\_\_\_\_\_  
Kimberly 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, including Schedules “A” to “G”, attached hereto, constitutes Official Plan Amendment No. XXX. Part II is an operative part of this Official Plan Amendment.

### **2.0 LOCATION**

This Amendment applies to lands comprising approximately 3.14 ha (7.76 ac), located on the east side of Donald Cousens Parkway, west of Ninth Line, south of Major Mackenzie Drive and north of Castlemore Avenue known legally as Part of Lot 9 Concession 8.

### **3.0 PURPOSE**

The purpose of this Official Plan Amendment is to re-designate the subject lands from ‘Residential Low Rise’ to ‘Residential Mid Rise’ to allow back-to-back townhouses and from ‘Residential Low Rise’ to ‘Greenway System’ to restrict development.

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

This Amendment will provide for the development of 122 back-to-back townhouse units and 25 street townhouse units for a total of 147 units on common element condominium roads. The proposed re-designation from ‘Residential Low Rise’ to ‘Residential Mid Rise’ to allow back-to-back townhouses is appropriate given the area context surrounding the subject lands and character of the area on the east side of Donald Cousens Parkway, south of Major Mackenzie Drive, north of the intersection of Donald Cousens Parkway and Ninth Line. The subject lands are separated from the existing community by Donald Cousens Parkway to the west, a future public park, significant valleylands and woodlands, and residential development comprised of semi-detached dwellings and townhouses to the north, a stormwater management pond and Ninth Line to the east, and the Cornerstone Community Church and a proposed mid-rise building to the south. The proposed development will also be age-friendly and accessible to a broader range of the population by offering the option for a bedroom and bathroom on the main floor.

Certain portions of the subject lands are proposed to be removed from the 'Greenbelt Plan Area' overlay. These lands were previously subject to the transition policies in Section 5.2 of the Greenbelt Plan and were subsequently removed from the Greenbelt Plan Area in the 2017 Greenbelt Plan. A portion of the subject lands will be re-designated to 'Greenway' to protect the ecological and hydrological functions associated with the Little Rouge Creek valleylands and woodlands.

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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 The following Maps and Appendices of Part I of the Official Plan 2014, as amended, are hereby amended as follows:
- a) Map 1- Markham Structure is amended by replacing a portion of the 'Neighbourhood Area' component with a 'Greenway System' component as shown on Schedule "A" attached hereto.
  - b) Map 3 - Land Use is amended by re-designating the subject lands from 'Residential Low Rise' to 'Residential Mid Rise' and 'Greenway' as shown on Schedule "B" attached hereto.
  - c) Map 4 - Greenway System is amended by removing lands from the 'Greenbelt Plan Area' overlay, modifying the 'Greenway System Boundary' and adding lands to 'Natural Heritage Network' as shown on Schedule "C" attached hereto.
  - d) Map 5 - Natural Heritage Features and Landforms and Map 6 - Hydrologic Features are amended by modifying the 'Greenway System Boundary' and adding lands to 'Other Greenway System Lands including certain naturalized stormwater management facilities' as shown on Schedule "D" attached hereto.
  - f) Map 7 - Provincial Policy Areas is amended by removing lands from the 'Greenbelt Plan Area', 'Greenbelt Natural Heritage System' and 'Greenbelt Protected Countryside' as shown on Schedule "E" attached hereto.
  - g) Map 9 - Countryside Agriculture Area is amended by modifying the 'Countryside Agriculture Area Boundary' and removing lands from 'Greenbelt Protected Countryside' as shown on Schedule "F" attached hereto.
  - h) Appendix B - Headwater Drainage Features and Appendix C - Community Facilities are amended by adding lands to the 'Greenway System' as shown on Schedule 'G' attached hereto.

## **2.0 IMPLEMENTATION AND INTERPRETATION**

The provisions of the City of Markham Official Plan 2014, 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, Draft Plan of Subdivision 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 maps. Technical amendments are those minor changes that do not affect the policy or intent of the Amendment. For such technical amendments, the notice provisions of Section 10.7.5 of the City of Markham Official Plan 2014, as amended, shall apply.