

Appendix 'A'

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. XXX

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

Ladies Golf Club of Toronto

November 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 November, 2019.

Kimberley Kitteringham
CITY CLERK

Frank Scarpitti
MAYOR

DRAFT

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 NOVEMBER, 2019.

Kimberley Kitteringham
CITY CLERK

Frank Scarpitti
MAYOR

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SCHEDULES "A", "B"

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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 a 1.07 hectare (2.64 acre) eastern portion of the lands municipally known as 7859 Yonge Street (“Ladies’ Golf Club of Toronto”) as shown on Figure 9.18.22. The property is located south and west of Royal Orchard Boulevard. The subject lands are located within the Thornhill Planning District.

3.0 PURPOSE

The purpose of this Official Plan Amendment is to re-designate a 1.07 hectare (2.64 acre) portion of the Ladies’ Golf Club property from ‘Private Open Space’ to ‘Residential High Rise’ to facilitate a residential high-rise development that includes a twelve (12) storey apartment building and a fourteen (14) storey apartment building adjacent to Royal Orchard Boulevard, with a maximum site density of 3.7 FSI.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

This amendment will provide for a residential high-rise development on the subject lands that is compatible with, and provides an appropriate transition to, adjacent development. It will facilitate the development of two residential high rise buildings that are sympathetic to their surroundings including the historic “Ladies’ Golf Club of Toronto” to the west. The proposed development will also include a public open space area adjacent to Royal Orchard Boulevard.

The maximum site density of 3.7 FSI is appropriate in this location and is comparable to adjacent development such as the three high rise towers across Bayview Avenue (“The Landmark of Thornhill Towers”). The increased site density represents good planning as the subject property is located adjacent to an arterial road with access to the transportation network and public transit. The property is sufficient in size to accommodate the proposed type of infill development.

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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 Map 3 – Land Use of the Official Plan 2014, as amended, is hereby amended by re-designating a portion of the subject lands from ‘Private Open Space’ to ‘Residential High Rise’, as shown on Schedule “A” attached hereto.
- 1.2 Map 14 – Public School, Place of Worship and Park Sites of the Official Plan 2014, as amended, is hereby amended by adding a park site, as shown on Schedule “B” attached hereto.
- 1.3 Section 9.18 of the Official Plan 2014, as amended, is hereby amended by:
- a) Amending Section 9.18.1 to add a reference in Figure 9.18.1 to a new Section 9.18.22 as follows:

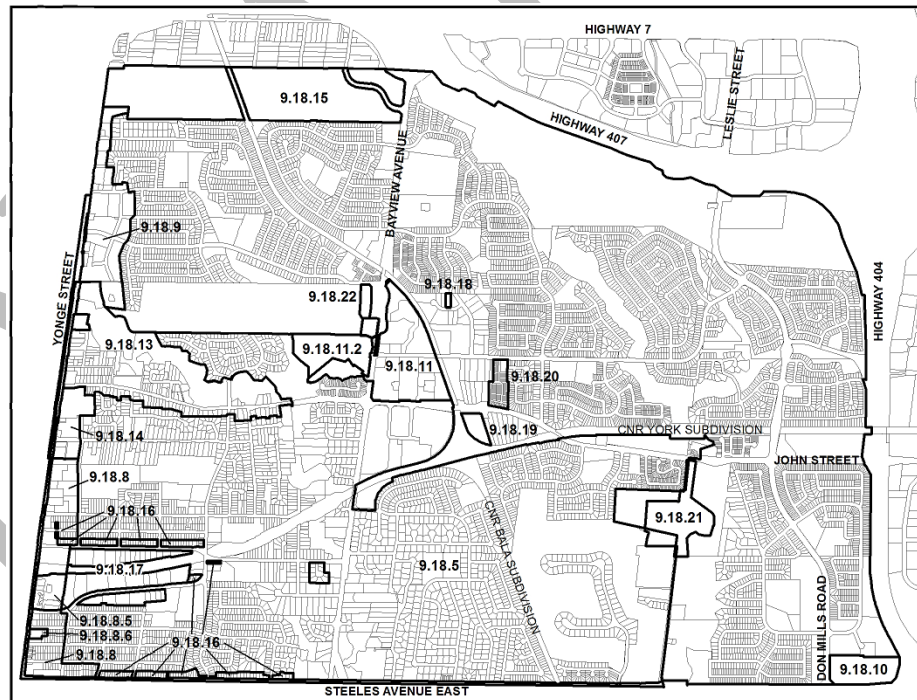


Figure 9.18.1

- b) Adding a new subsection 9.18.22 and Figure 9.18.22 as follows:
- “9.18.22 7859 Yonge Street
- a) The total *floor space index* for all buildings shall not exceed 3.7.

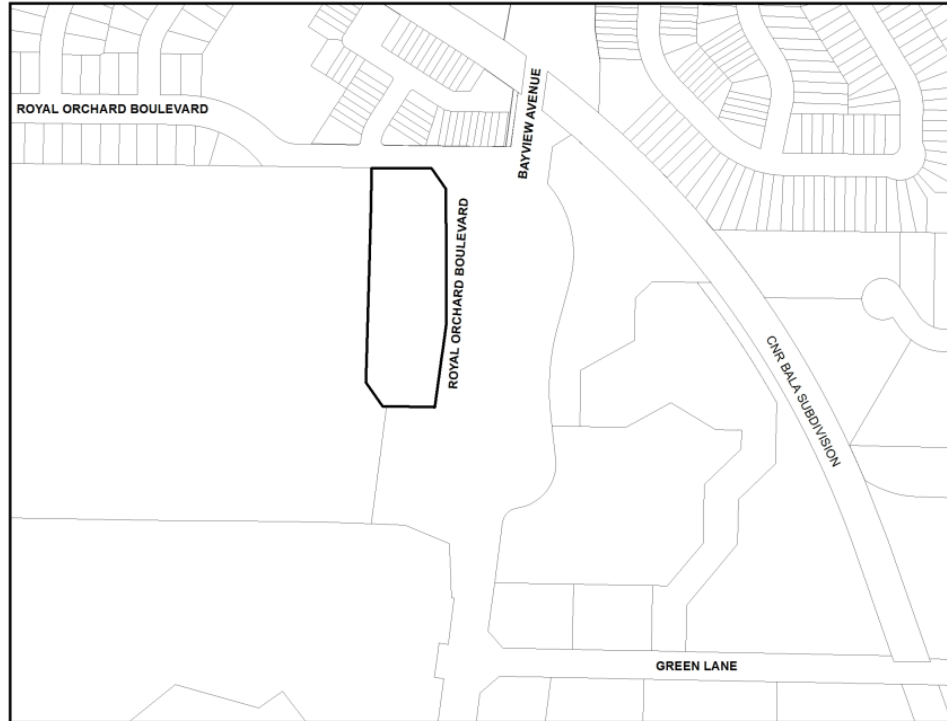


Figure 9.18.22”

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.