

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. XXX

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

(Kingsberg Warden Developments Inc.)

February 2020

DRAFT

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 ___ th day of February, 2020.

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 FEBRUARY, 2020.

Kimberley Kitteringham
CITY CLERK

Frank Scarpitti
MAYOR

Appendix 'A'

CONTENTS

PART I - INTRODUCTION

1. GENERAL.....6
2. LOCATION.....6
3. PURPOSE.....6
4. BASIS.....6

PART II - THE OFFICIAL PLAN AMENDMENT

1. THE OFFICIAL PLAN AMENDMENT.....8
2. IMPLEMENTATION AND INTERPRETATION.....10
3. SCHEDULE 'A'..... 11

DRAFT

DRAFT

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 Schedule "A" attached thereto, constitutes Official Plan Amendment No. XXX to the Official Plan 2014, as amended. Part II is an operative part of this Official Plan Amendment.

2.0 LOCATION

The Amendment applies to lands comprising 0.28 hectares (0.70 acres) located on the north side of Highway 7 East, between Warden Avenue and Birchmount Road, as shown on Schedule "A" attached hereto. The lands are municipally known as 3882 Highway 7 East.

3.0 PURPOSE

The purpose of this Official Plan Amendment is to re-designate the subject lands from 'Residential Mid Rise' to 'Residential High Rise' to provide for a residential building with a maximum building height of 8 storeys. The amendment will also modify Section 9.19 to add a new site-specific policy applicable to the subject lands.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The subject lands are currently designed 'Residential Mid Rise' in the Official Plan 2014, and are subject to Area and Site Specific Policy 9.19.9 e), which restricts building heights to a maximum of 3.5 storeys.

This amendment will provide for an 8 storey residential building on the subject lands that is compatible with the character and pattern of development in the surrounding area. The proposal provides for residential intensification adjacent to an existing transit route along an arterial road (Highway 7 East). The proposed residential building steps down from 8 storeys on the north and west sides to ensure the tallest portion of the building is located adjacent to Highway 7 East, and away from the low rise residential neighbourhood to the north.

DRAFT

PART II - THE OFFICIAL PLAN AMENDMENT

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

Appendix 'A'

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 the subject lands from ‘Residential Mid Rise’ to ‘Residential High Rise’, as shown on Schedule “A” attached hereto.

1.2 Section 9.19 of the Official Plan 2014, as amended, is hereby amended by:

- a) Amending Section 9.19.1 to add a reference to a new section 9.19.13 in Figure 9.19.1 as follows:

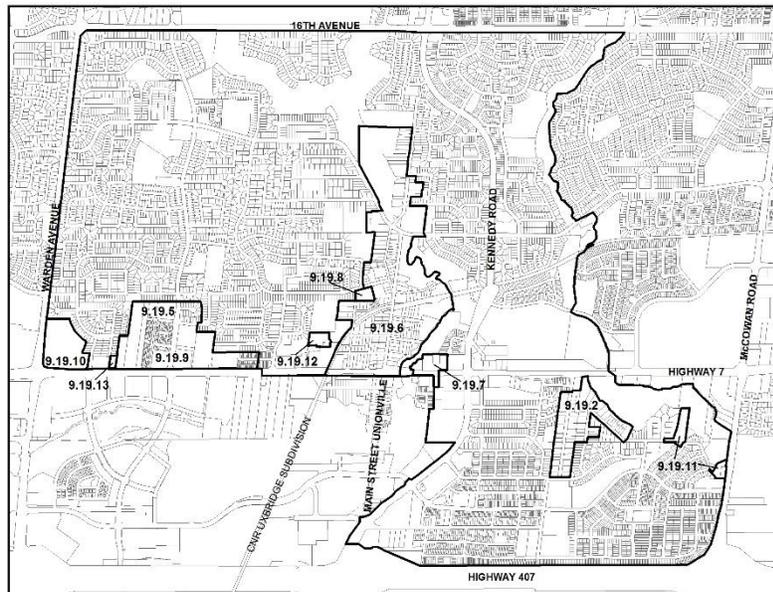


Figure 9.19.1

- b) Adding a new subsection 9.19.13 and Figure 9.19.13 as follows:

“9.19.13 3882 Highway 7 East

The following height and density provisions shall apply to the ‘Residential High Rise’ lands located at 3882 Highway 7 East as shown in Figure 9.19.13:

- a) The maximum building height shall be 8 storeys; and,
- b) The maximum *floor space index* is 3.8.

Appendix 'A'

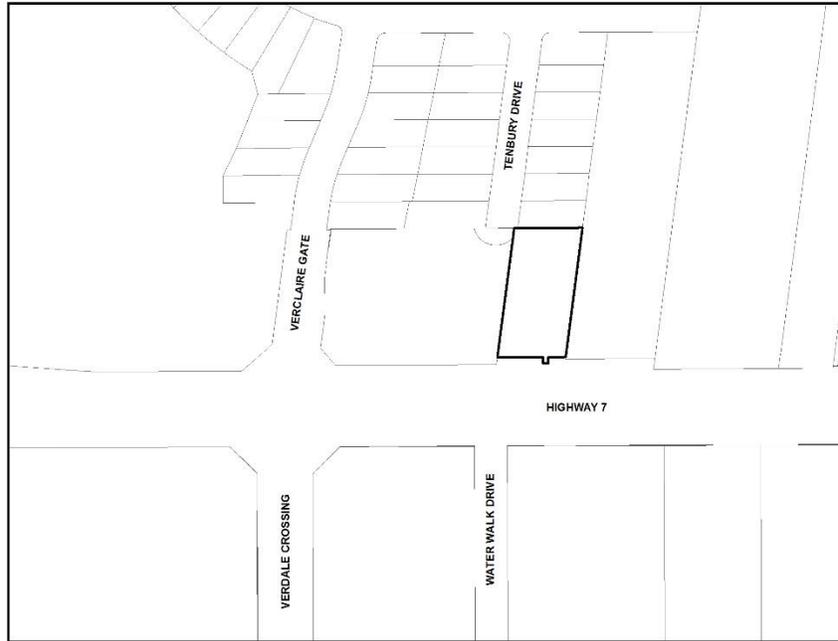


Figure 9.19.13”

- c) Removing the reference in Section 9.19.9(e) to 3882 Highway 7 East; and,
- d) Removing the hatching applied to 3882 Highway 7 East in Figure 9.19.9 as follows:



2.0 IMPLEMENTATION AND INTERPRETATION

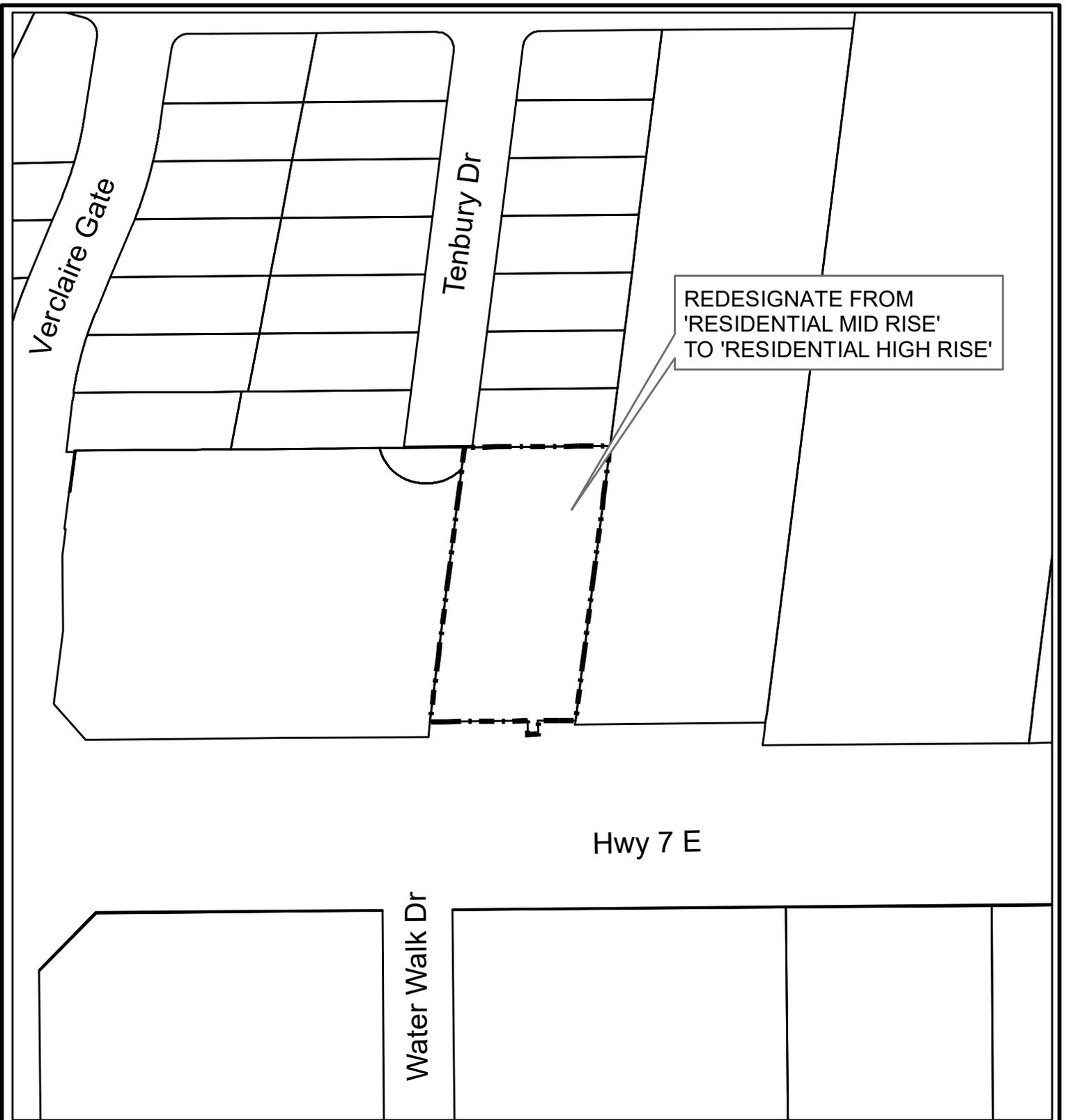
The provisions of the City of Markham Official Plan 2014, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

This Amendment shall be implemented by an amendment to the Zoning By-law and Site Plan approval, 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, 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 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.

DRAFT



REDESIGNATE FROM
'RESIDENTIAL MID RISE'
TO 'RESIDENTIAL HIGH RISE'

Hwy 7 E

Water Walk Dr

AMENDMENT TO MAP 3 - LAND USE
CITY OF MARKHAM OFFICIAL PLAN 2014, as amended



--- BOUNDARY OF AREA COVERED BY THIS AMENDMENT