

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

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

(Uptown Green Garden Inc., 9332 – 9346 Kennedy Road)

February 2020

**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 25<sup>th</sup> day of February, 2020.

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Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor



## **By-law 2020-----**

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 25<sup>th</sup>  
DAY OF FEBRUARY, 2020.

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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, 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 four (4) properties with a combined area of 0.75 hectares (1.85 acres) municipally known as 9332 - 9346 Kennedy Road. The properties are located on the west side of Kennedy Road), north of 16<sup>th</sup> Avenue as shown on Figure 9.1.6. The subject lands are located within the Angus Glen/York Downs Planning District.

### **3.0 PURPOSE**

The purpose of this Official Plan Amendment is to add a site specific policy for the subject lands to permit the development of a mixed-use building with a maximum height of nine (9) storeys and a maximum site density of 3.1 FSI.

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

This amendment will provide for a mixed use development on the subject lands that is compatible with, and provides an appropriate transition to, adjacent development. The maximum site density of 3.1 FSI is appropriate in this location. The increased site density represents good planning as the subject lands are located adjacent to an arterial road with access to the transportation network and public transit. The proposed mixed use development meets Provincial, Regional and City policies to promote intensification along an arterial road (Kennedy Road). The subject lands are also sufficient in size to accommodate the proposed type of 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 9.1 of the Official Plan 2014, as amended, is hereby amended by:

- a) Amending Section 9.1.1 to add a reference in Figure 9.1.1 to a new Section 9.1.6 as follows:

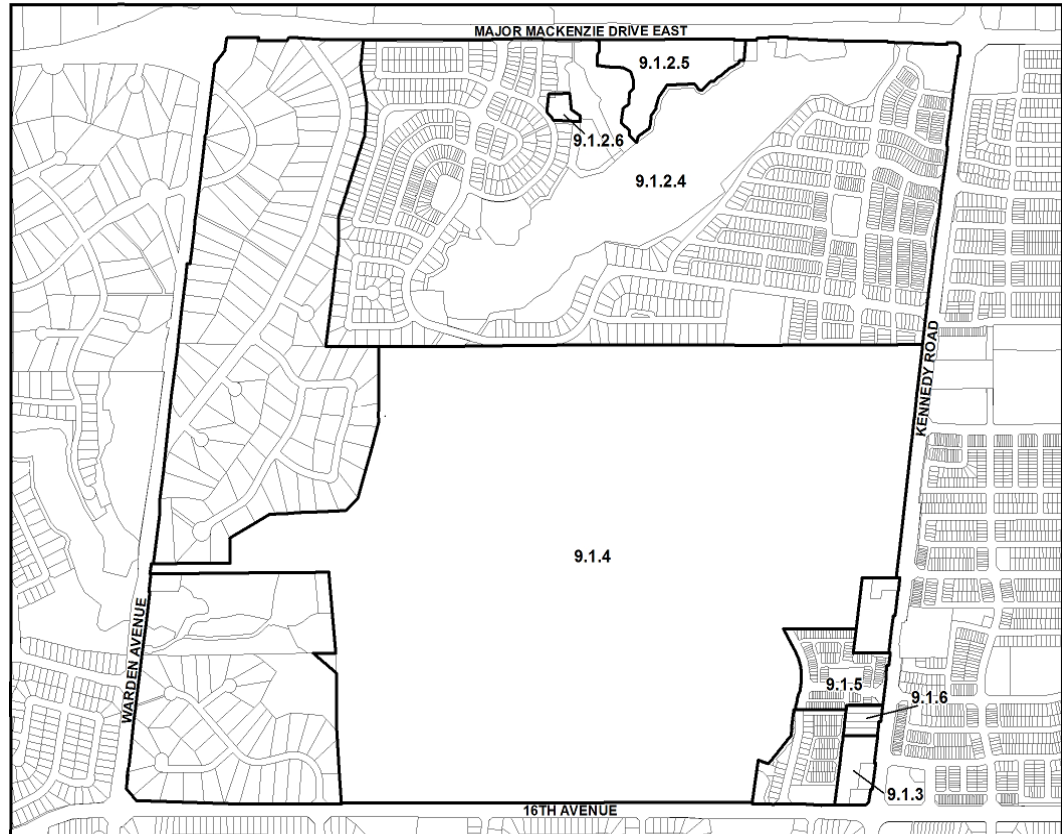


Figure 9.1.1

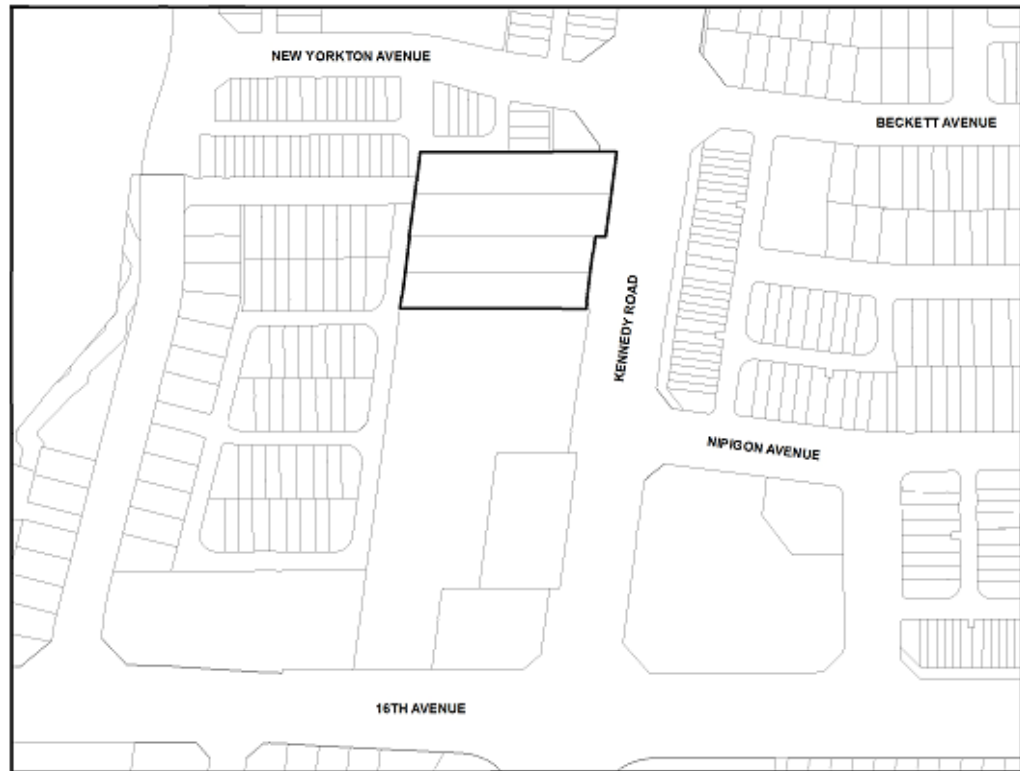
- b) Adding a new subsection 9.1.6 and a new Figure 9.1.6 as follows:

“9.1.6 9332 – 9346 Kennedy Road

The following height and density provisions shall apply to the ‘Mixed Use Mid Rise’ lands located at 9332 – 9346 Kennedy Road as shown in Figure 9.1.6:

- a) The maximum building height shall be nine (9) storeys; and,  
b) The maximum *floor space index* is 3.1.





9.1.6”

## 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.