

Appendix 'A'

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. ~~XXY~~

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

9332 – 9346 Kennedy Road – Uptown Green Garden Inc.

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 ---- day of -----, 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. -----  
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. 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

## Appendix 'A'

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## **PART I - INTRODUCTION**

(This is not an operative part of Official Plan Amendment No.xxxxxxxxxxx)

## **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. 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 an area 0.75 hectares (1.85 acres) municipally known as 9332 to 9346 Kennedy Road located on the west side of Kennedy Road, approximately 200 metres (656 feet) north of 16<sup>th</sup> Avenue as shown on Figure 9.1.6. The subject lands are located within the Angus Glen Planning District.

### **3.0 PURPOSE**

The purpose of this Amendment is to add a site specific policy for the subject lands to permit the development of a mixed-use building with a height of nine (9) storeys with a maximum site density of 3.0 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 3.0 FSI is appropriate in this location. 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.

## **PART II - THE OFFICIAL PLAN AMENDMENT**

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

## 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:

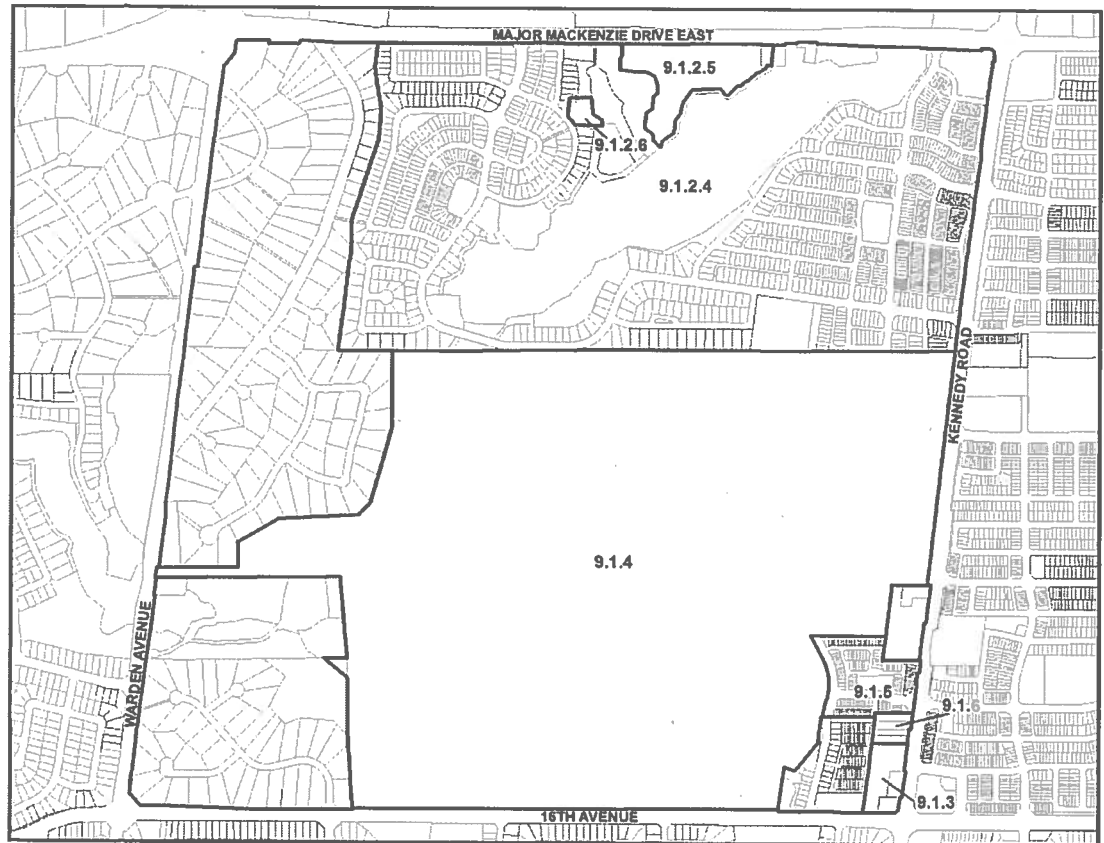


Figure 9.1.1

“9.1.6 9332 to 9346 Kennedy Road

- a) A maximum building height of nine (9) storeys is permitted.  
b) The total floor space index for all buildings shall not exceed 3.0.





9.1.6

## 2.0 IMPLEMENTATION AND INTERPRETATION

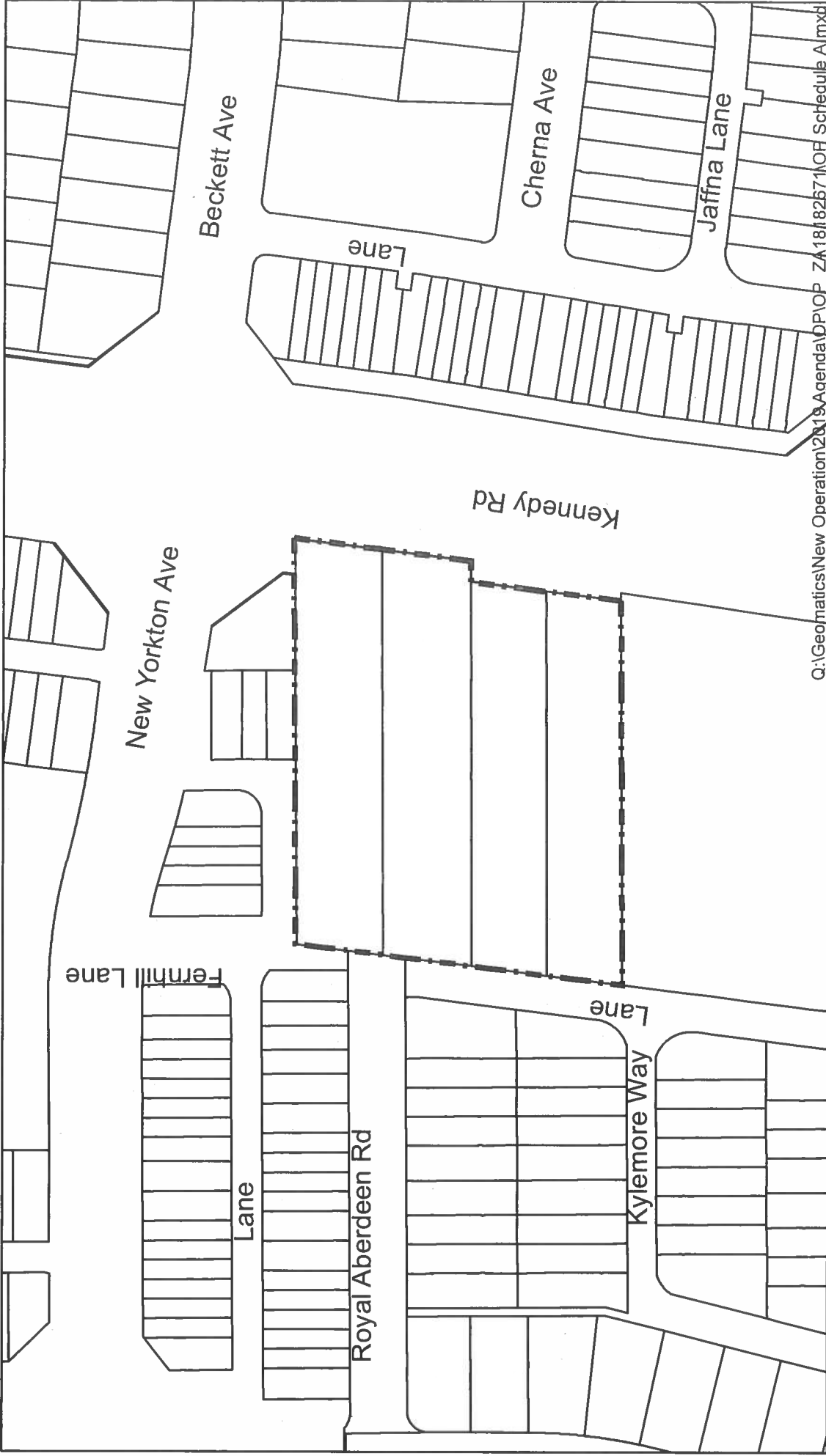
The provisions of the Official Plan, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

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.

*(February, 2020)*



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# FIGURE 9.1.6 AREA AND SITE SPECIFIC POLICIES CITY OF MARKHAM OFFICIAL PLAN 2014, AS AMENDED

Boundary of area subject to the policies in Section 9.1

Land use designation



