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ATTACHMENT 1

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. XXX

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

York Downs Area of the Angus Glen/York Downs Planning District
(4134 16th Avenue)

January 2019

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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 _____, 2019.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

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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 __th DAY OF _____, 2019.

Kimberley Kitteringham
CITY CLERK

Frank Scarpitti
MAYOR

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D R A F T

PART I – INTRODUCTION

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

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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 “L” attached thereto, constitutes Official Plan Amendment No. XXX. Part II is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment applies to the former 169 hectare York Downs Golf and Country Club property known municipally as 4134 16th Avenue. The subject lands are legally described as Part Lots 16, 17 and 18, Concession 5 and generally located north of 16th Avenue, west of Kennedy Road, south of the Angus Glen Village neighbourhood, and east of Warden Avenue.

3.0 PURPOSE

The purpose of this amendment is to re-designate the subject lands from ‘Private Open Space’ to ‘Residential Low Rise’, ‘Residential Mid Rise’ and ‘Mixed Use Low Rise’ to permit a new residential and mixed use development. The amendment will also refine the ‘Greenway’ designation to provide for additional natural heritage lands to be protected from development.

Certain policies and other maps and appendices will be amended on an area and site specific basis to allow the subject lands to be developed primarily for residential purposes, incorporating required community facilities such as schools and parks, opportunities for local retail, and integrated open space and transportation systems.

4.0 BASIS OF THIS AMENDMENT

The subject lands are currently designated ‘Private Open Space’ and ‘Greenway’ in the Official Plan with an area specific provision that in the event the existing golf course ceases operation, an appropriate alternative use shall be determined through an Official Amendment process.

The current golf club use on the subject lands is being discontinued. Given the subject lands are located in the Urban Area of Markham, and surrounded on all four sides by existing residential development, it is appropriate to consider redevelopment of the lands as a new residential low rise neighbourhood.

This Official Plan Amendment implements the policies of Official Plan 2014 by establishing ‘Residential Low Rise’, ‘Residential Mid Rise’, ‘Mixed Use Mid Rise’ and

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‘Greenway’ designations with area and site specific provisions to guide the future residential development and natural heritage protection of the subject lands.

At full buildout, there will be approximately 2,300 units for a total population of approximately 7,200 people. There will be a number of primary and secondary access points into the development, which connect to surrounding collector and local roads. These include: two (2) 16th Avenue accesses, the extension of Yorkton Boulevard north from its current terminus, two (2) Kennedy Road accesses, and three (3) access points from the north.

The development also includes several parks, storm water management ponds, an elementary school block, and the Greenway System including valley lands, woodlands and wetlands, including Provincially Significant Wetlands.

The development will be built in phases. The first development phase is located on an unused portion of the golf course adjacent to Kennedy Road. Subsequent phases will be developed following the closure of the golf course. Staging of development is tied to the provision of adequate transportation infrastructure improvements.

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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 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 reflecting the modified boundary of the 'Greenway' designation as detailed in Schedule "B" attached hereto, as shown on Schedule "A" attached hereto.
- b) Map 3 - Land Use is amended by reflecting the modified boundary of the 'Greenway' designation as detailed in Schedule "C" attached hereto; replacing the 'Private Open Space' designation with 'Residential Low Rise', and 'Mixed Use Mid Rise' designations and adding 'Major Collector Roads', as shown on Schedule "B" attached hereto.
- c) Map 4 - Greenway System is amended by modifying the boundaries of the 'Greenway System', 'Natural Heritage Network' and 'Other Greenway System Lands including certain naturalized stormwater management facilities' as shown on Schedule "C" attached hereto.
- d) Map 5 - Natural Heritage Features and Landforms is amended by modifying the boundaries of the 'Woodlands' and 'Other Greenway System Lands including certain naturalized stormwater management facilities' as shown on Schedule "D" attached hereto.
- e) Map 6 - Hydrologic Features is amended by modifying the boundaries of the 'Valleylands' and 'Other Greenway System Lands including certain naturalized stormwater management facilities, by removing certain 'Wetlands' and adding 'Provincially Significant Wetlands', and removing and adding 'Permanent Streams and Intermittent Streams' as shown on Schedule "E" attached hereto.
- f) Map 10 - Road Network is amended by adding 'Major Collector Roads', and by reflecting the modified 'Permanent Streams and Intermittent Streams' as detailed in Schedule "E" attached hereto, as shown on Schedule "F" attached hereto.
- g) Map 11 - Minor Collector Road Network is amended by adding 'Minor Collector Roads', and by reflecting the modified 'Permanent Streams and Intermittent Streams' as detailed in Schedule "E" attached hereto, as shown on Schedule "G" attached hereto.

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- h) Map 14 - Public School, Place of Worship and Park Sites is amended by adding 'Public School Site' and 'Park Site' symbols, as shown on Schedule "H" attached hereto.
 - i) Appendix B - Headwater Drainage Features is amended by reflecting the modified boundary of the 'Greenway System' as detailed in Schedule "C" attached hereto, as shown on Schedule "I" attached hereto.
 - j) Appendix C - Community Facilities is amended by reflecting the modified boundary of the 'Greenway System' as detailed in Schedule "C" attached hereto and removing the reference to 'Golf Courses and Private Day Camps' as shown on Schedule "J" attached hereto.
 - k) Appendix D - Cycling Facilities is amended by adding 'Proposed Cycling Facilities' as shown on Schedule "K" attached hereto.
 - l) Appendix E – Transportation, Services and Utilities is amended by reflecting the modified 'Permanent Streams and Intermittent Streams' as detailed in Schedule "E" attached hereto, as shown on Schedule "L" attached hereto.
- 1.2 Section 9.1 of Part 1 of the Official Plan 2014, as amended, is hereby amended by:
- a) Adding the following text after the last sentence of Section 9.1.1:
"The York Downs area refers to the lands shown in Figure 9.1.4."
 - b) Deleting Section 9.1.4 in its entirety and replacing it with a new Section 9.1.4 including a new Figure 9.1.4, as follows:

"Land Use Objective - York Downs Area

9.1.4

The land use objective for this area is to create a balanced residential community which provides for a variety of land uses, building types, densities, road types and open spaces.

Building Types

9.1.4.1 Detached dwellings, semi-detached dwellings and townhouses (excluding back to back townhouses) without direct frontage on a public street may be permitted.

Urban Forest

- 9.1.4.2 Prior to final approval of any phase of registration, development proponents shall prepare a Tree Compensation and Enhancement Strategy to outline tree planting and ecological restoration works for the replacement of the *tree canopy* within the York Downs Area.

Developers' Group Agreement

- 9.1.4.3 Prior to final approval of any phase of registration, development proponents in the area shown on Figure 9.1.4 shall be required to enter into one or more developers' group agreement(s) where appropriate, to ensure equitable distribution of the costs of community and infrastructure facilities such as schools, parks, open space, enhancement and restoration of natural features, internal and external roads and road improvements, internal and external services, and stormwater management facilities.

Mixed Use Mid Rise Development

- 9.1.4.4 For the lands identified as '9.1.4.4' on Figure 9.1.4 the building heights shall be as follows:
- a) on the south half of the lands, all buildings shall be one (1) storey, except townhouses which may be a maximum of three (3) storeys, and,
 - b) on the north half of the lands, all buildings shall be a minimum of two (2) storeys and a maximum of three (3) storeys.

Residential Mid Rise Development

- 9.1.4.5 For the lands identified as '9.1.4.5' on Figure 9.1.4 the following shall apply:
- a) the maximum building height shall range from 4 storeys at the south limit of the lands to 6 storeys at the north limit of the lands, and
 - b) the maximum density for the lands shall be 2.5 FSI.

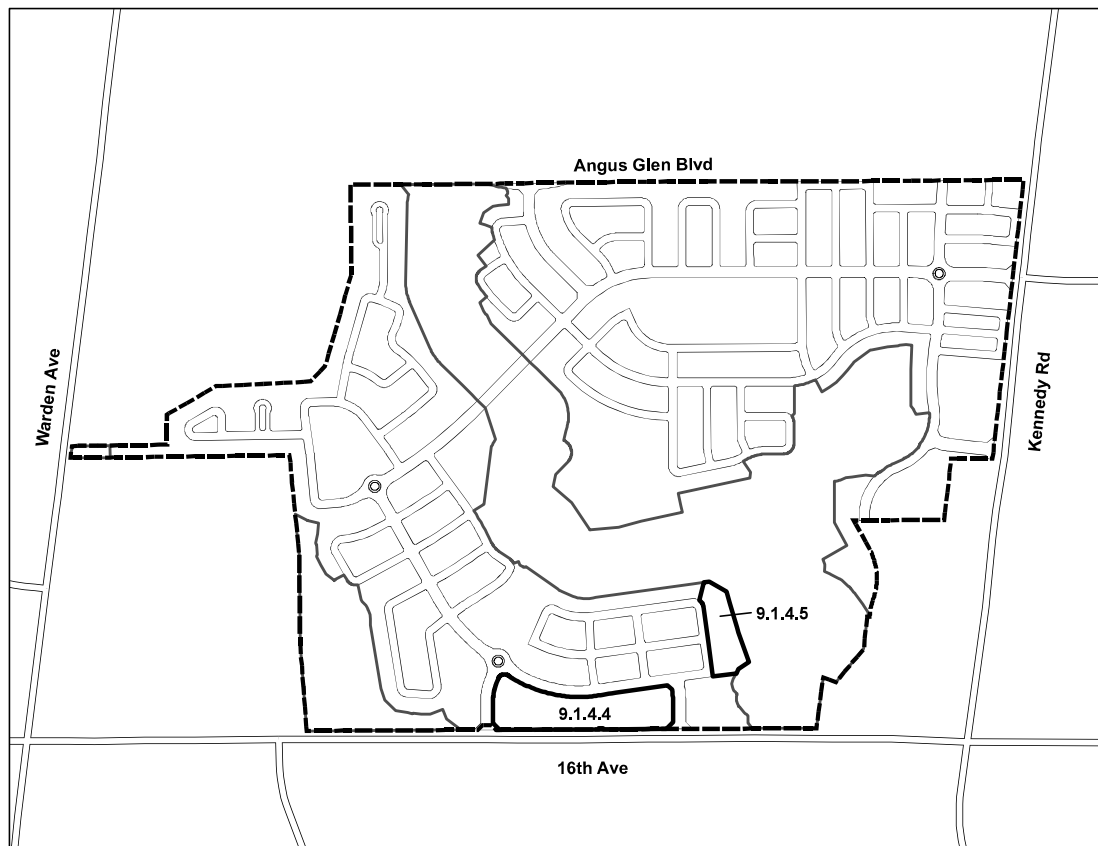
Community Design Plan

- 9.1.4.6 A Community Design Plan will be prepared in support of the development. All new development and redevelopment within the York Downs area shall be consistent with the provisions of the Community Design Plan, which may be amended from time to time.

Public School, Place of Worship and Park Sites

9.1.4.7

- a) *Public school* and park sites for the York Downs area as generally identified on Map 14 – Public School, Place of Worship and Park Sites shall be secured through the development approval process, including the establishment, where appropriate, of area specific parkland agreements.
- b) The *place of worship* site identified as ‘9.1.4.7 b)’ on Schedule “H” refers to a place of worship use, which would be located within a mixed use building on the block shown as ‘9.1.4.4’ on Figure 9.1.4. This block shall be subject to a Holding provision in the Zoning By-law. The Holding provision shall not be lifted until:
 - i.
 - 1. a site plan agreement for this block is executed which includes confirmation on the approved site plan that a *place of worship* and its associated parking can be accommodated and commitment is secured from the owner that a minimum of 250 square metres and a maximum of 500 square metres of space shall be reserved specifically for a *place of worship* for a minimum of three (3) years from the date of site plan approval, or
 - 2. five (5) years have passed since the date of the approval of the Official Plan Amendment or three years have passed since the date of registration of the phase of the draft plan of subdivision which includes this particular block, whichever is greater;
 - 3. Notwithstanding the above conditions, townhouses shall be permitted prior to lifting of the Holding provision.



Document Path: Y:\markham_caldwell\Drawings\Geomatics\New Operations\Official Plan\Amendments\York Down\Active MDO\FIGURE 9.1.4.mxd

Figure 9.1.4

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 amendment to the Zoning By-Law and/or Plan(s) of Subdivision and/or Site Plan approval(s) and/or 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 map(s). 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.


Major Mackenzie Dr E


Warden Ave

Kennedy Rd

16th Ave

AMENDMENT TO MAP 1 - MARKHAM STRUCTURE
OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED
OFFICIAL PLAN AMENDMENT XXX

 BOUNDARY OF AMENDMENT AREA

 Greenway System as modified by Schedule "C"

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Major Mackenzie Dr E

FROM 'PRIVATE OPEN SPACE' AND 'GREENWAY'
TO DESIGNATIONS AS SHOWN

Warden Ave

Kennedy Rd

16th Ave

AMENDMENT TO MAP 3 - LAND USE
OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED
OFFICIAL PLAN AMENDMENT XXX

--- BOUNDARY OF AMENDMENT AREA

- Greenway System as modified by Schedule "C"
- Residential Low Rise
- Residential Mid Rise
- Mixed Use Mid Rise

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Major Mackenzie Dr E

Warden Ave

Kennedy Rd

REFINED 'NATURAL
HERITAGE NETWORK'
LANDS

REFINED 'NATURAL
HERITAGE NETWORK'
LANDS

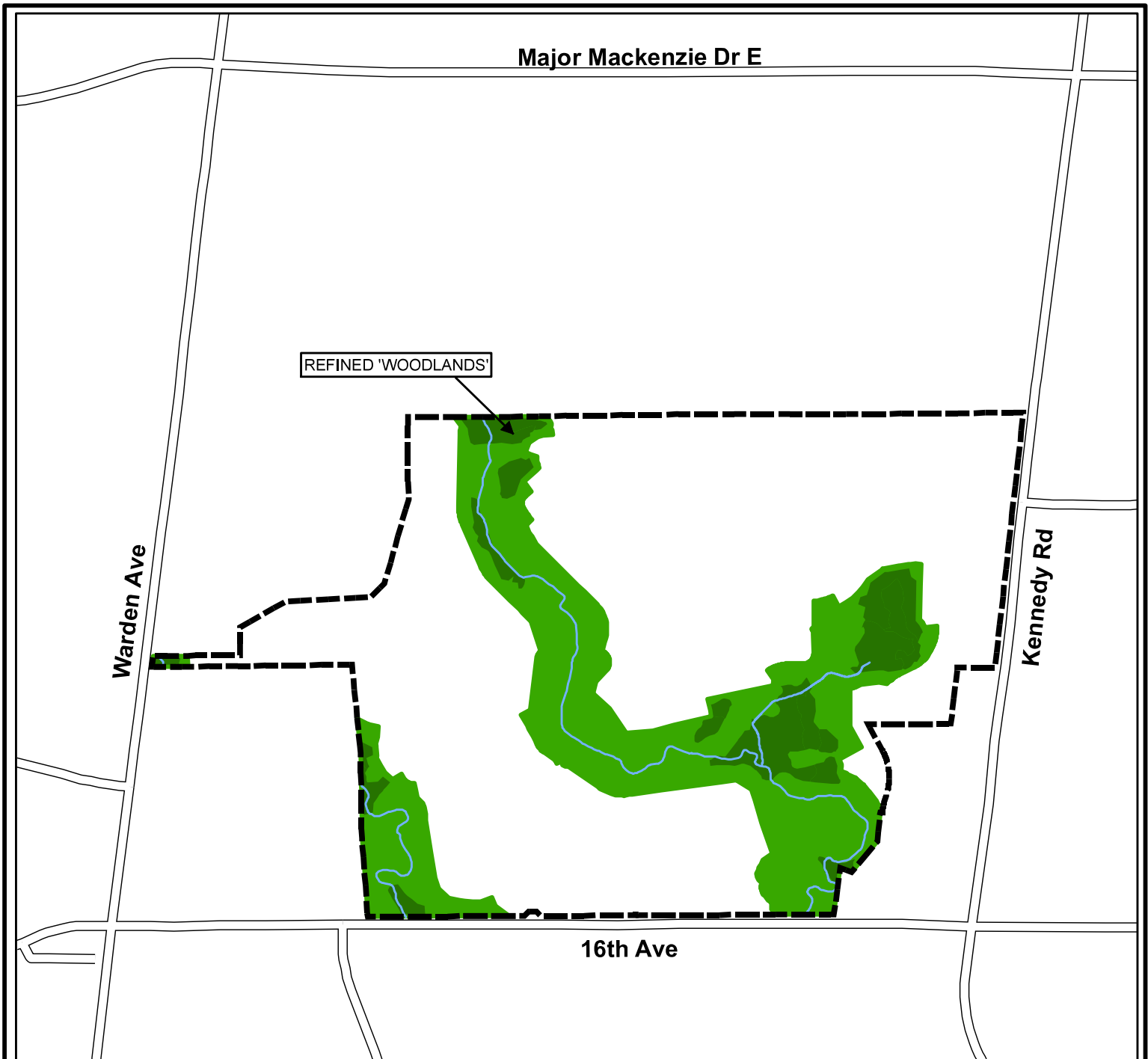
16th Ave

AMENDMENT TO MAP 4 - GREENWAY SYSTEM
OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED
OFFICIAL PLAN AMENDMENT XXX

--- BOUNDARY OF AMENDMENT AREA

- Greenway System Boundary
- Greenway System Boundary prior to this Amendment
- Natural Heritage Network

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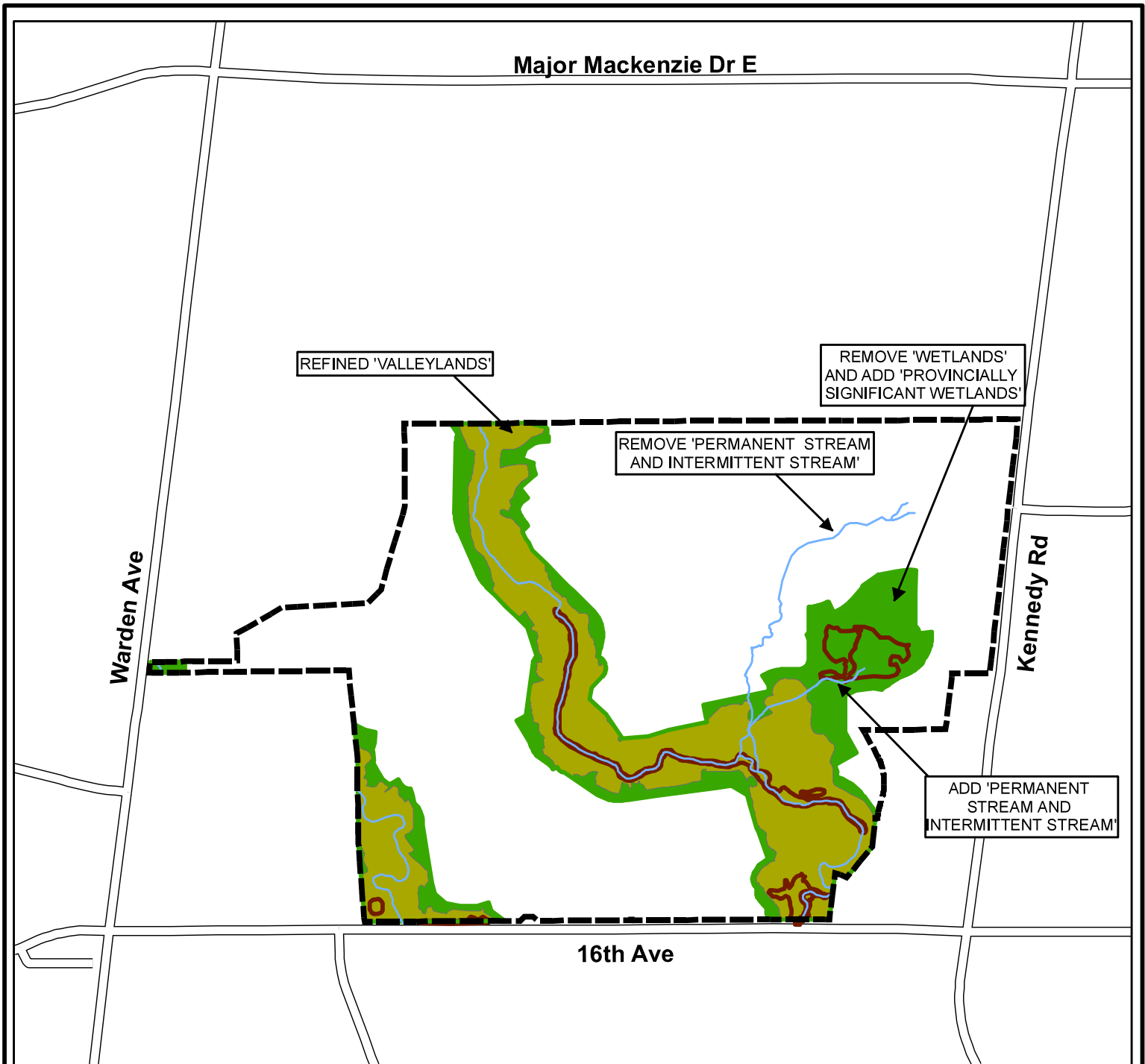


AMENDMENT TO MAP 5 - NATURAL HERITAGE FEATURES AND LANDFORMS OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED OFFICIAL PLAN AMENDMENT XXX

--- BOUNDARY OF AMENDMENT AREA

- Greenway System Boundary as modified by Schedule "C"
- Woodlands
- Other Greenway System Lands including certain naturalized stormwater management facilities
- Permanent Streams and Intermittent Streams as modified by Schedule "E"

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AMENDMENT TO MAP 6 - HYDROLOGIC FEATURES OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED OFFICIAL PLAN AMENDMENT XXX

--- BOUNDARY OF AMENDMENT AREA

- Greenway System as modified by Schedule "C"
- Valleylands
- Other Greenway System Lands including certain naturalized stormwater management facilities
- Provincially Significant Wetlands
- Permanent Streams and Intermittent Streams

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Major Mackenzie Dr E


Warden Ave



Kennedy Rd

16th Ave

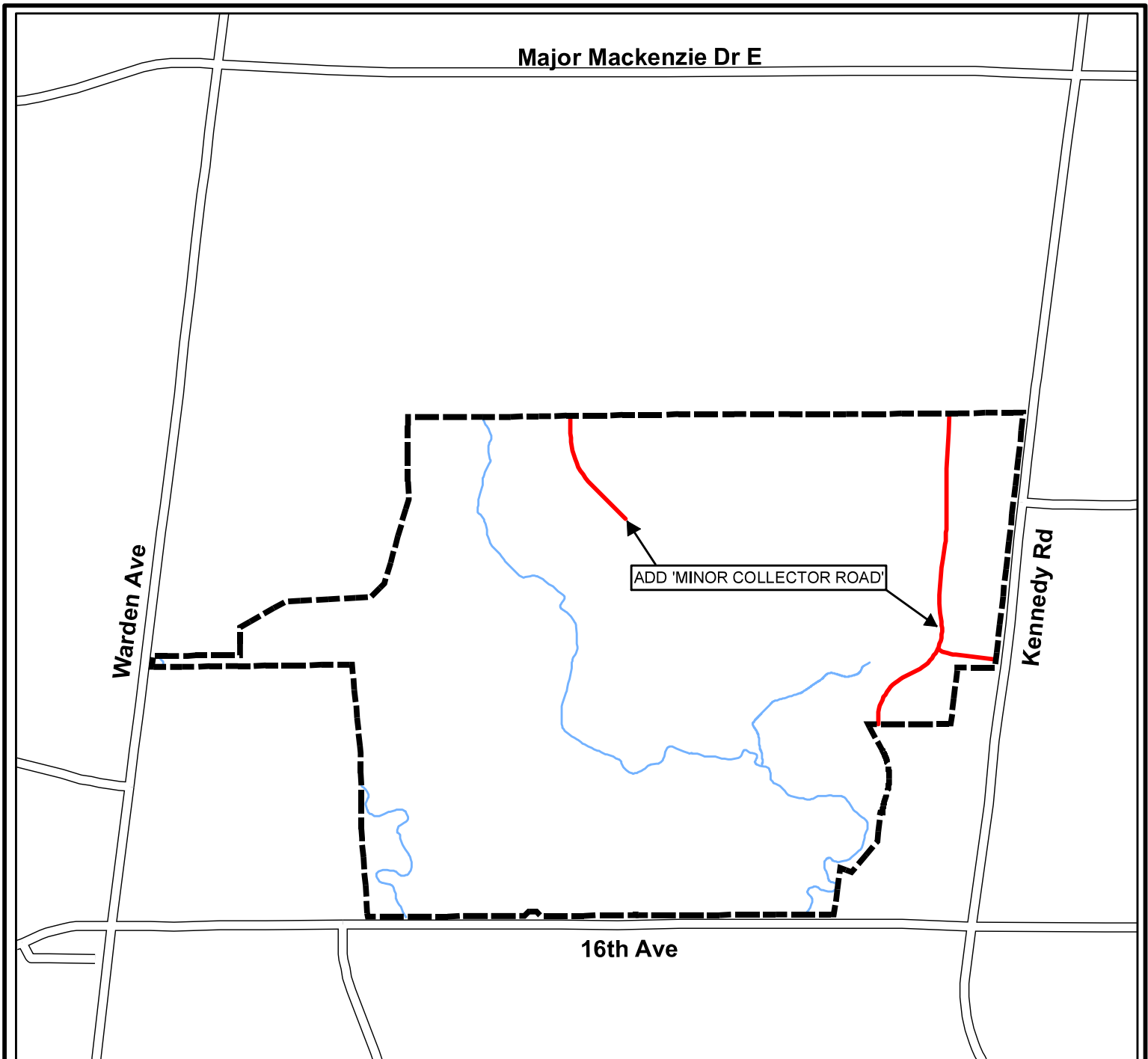
ADD 'MAJOR COLLECTOR ROAD'
AS SHOWN

AMENDMENT TO MAP 10 - ROAD NETWORK
OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED
OFFICIAL PLAN AMENDMENT XXX


 BOUNDARY OF AMENDMENT AREA

 Major Collector Road
 Permanent Streams and Intermittent Streams
as modified by Schedule "E"


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**AMENDMENT TO MAP 11 - MINOR COLLECTOR ROAD NETWORK
OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED
OFFICIAL PLAN AMENDMENT XXX**

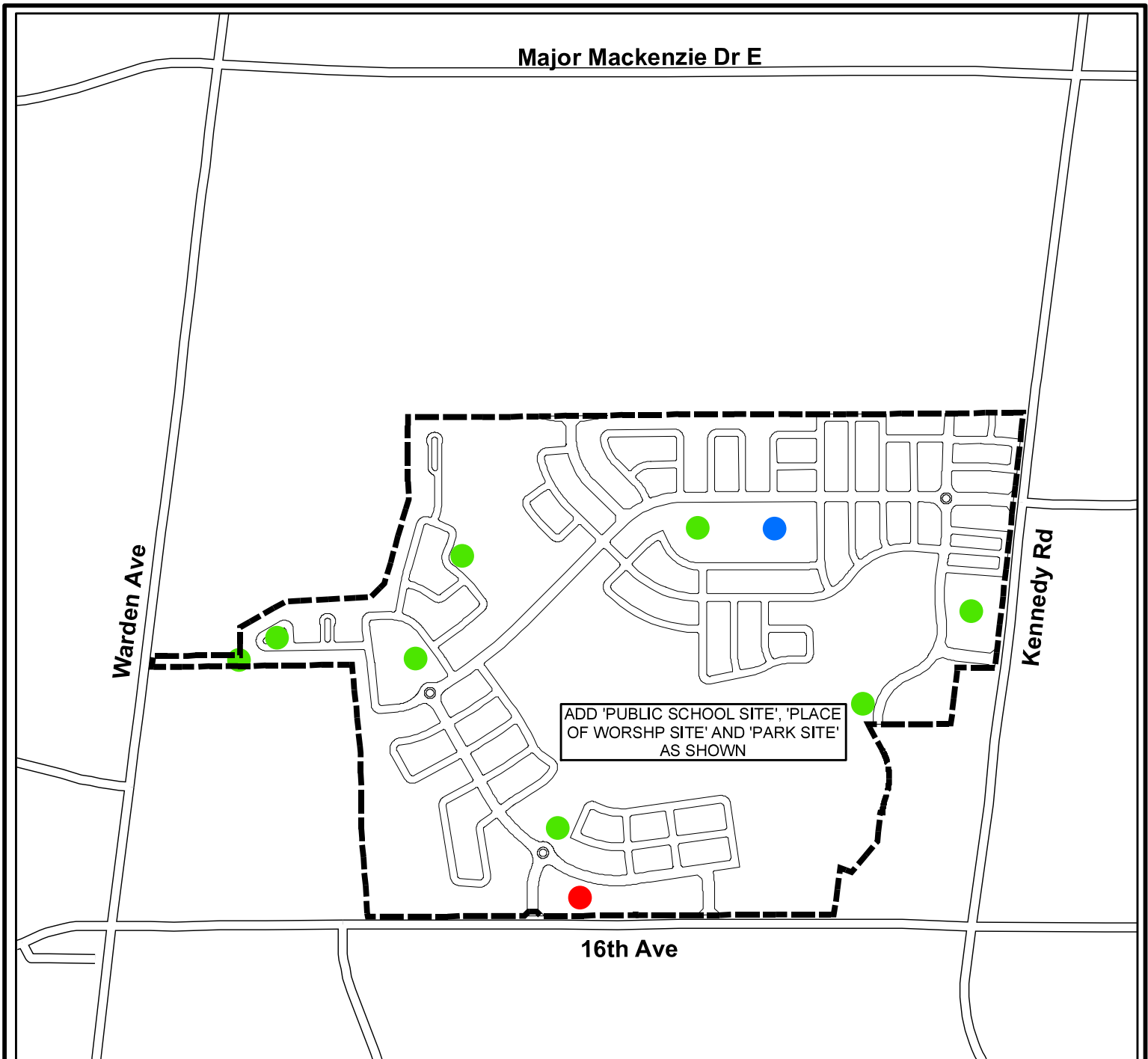
 BOUNDARY OF AMENDMENT AREA

 Minor Collector Road


 Permanent Streams and Intermittent Streams
as modified by Schedule "E"




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**AMENDMENT TO MAP 14 - PUBLIC SCHOOL, PLACE OF WORSHIP AND PARK SITES
OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED
OFFICIAL PLAN AMENDMENT XXX**

-  BOUNDARY OF AMENDMENT AREA

-  Public School Site
-  Park Site
-  Place of Worship Site (See Section 9.1.4.7 b)

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Major Mackenzie Dr E


Warden Ave

Kennedy Rd

16th Ave

AMENDMENT TO APPENDIX B - HEADWATER DRAINAGE FEATURES
OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED
OFFICIAL PLAN AMENDMENT XXX

 BOUNDARY OF AMENDMENT AREA

 Greenway System as modified by Schedule "C"

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Major Mackenzie Dr E

FROM 'GOLF COURSES AND PRIVATE DAY CAMPS'
TO 'GREENWAY SYSTEM' AND 'PARKS AND OPEN
SPACE' AS SHOWN

Warden Ave

Kennedy Rd

16th Ave

AMENDMENT TO APPENDIX C - COMMUNITY FACILITIES
OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED
OFFICIAL PLAN AMENDMENT XXX

--- BOUNDARY OF AMENDMENT AREA

Greenway System

Pathways and Trails

Parks and Open Space

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Major Mackenzie Dr E

Warden Ave

Kennedy Rd

16th Ave

ADD 'PROPOSED CYCLING
FACILITIES' AS SHOWN

AMENDMENT TO APPENDIX D - CYCLING FACILITIES
OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED
OFFICIAL PLAN AMENDMENT XXX

--- BOUNDARY OF AMENDMENT AREA

Proposed Cycling Facilities

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Major Mackenzie Dr E


Warden Ave

Kennedy Rd

16th Ave

AMENDMENT TO APPENDIX E - TRANSPORTATION SERVICES AND UTILITIES
OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED
OFFICIAL PLAN AMENDMENT XXX

 BOUNDARY OF AMENDMENT AREA

 Permanent Streams and Intermittent Streams
as modified by Schedule "E"

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