

OFFICIAL PLAN
of the
CITY OF MARKHAM PLANNING AREA
AMENDMENT NO. XXX

To amend the Official Plan (Revised 1987), as amended,
and to incorporate Amendment No. 10 to the Markham Centre Secondary Plan (PD 33-1)
for the Central Area Planning District (Planning District No. 33).

[Rockport (Unionville) Inc.]

(JUNE, 2021)

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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 29th day of June, 2021.

Mayor

City Clerk

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 (Revised 1987), 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 (Revised 1987), 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 29th DAY OF JUNE, 2021.

CITY CLERK

MAYOR

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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 Official Plan (Revised 1987), as amended and is required to enact Amendment No. 10 to the Markham Centre Secondary Plan (PD 33-1) for the Central Area Planning District (Planning District No. 33). Part II is an operative part of this Official Plan Amendment.
- 1.3** PART III - THE SECONDARY PLAN AMENDMENT, including Schedule “A”, attached thereto, constitutes Amendment No. 10 to the Markham Centre Secondary Plan (PD 33-1) for the Central Area Planning District (Planning District No. 33). This Secondary Plan Amendment may be identified by the symbol PD 33-1-10. Part III is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment to the Official Plan (the “Amendment”) and to the Markham Centre Secondary Plan (PD 33-1) applies to approximately 0.26 ha (0.6 ac) of land located north of Enterprise Boulevard on the west side of Bill Crothers Drive (the “Subject Lands”) as shown on Schedule “A”. The Subject Lands represent Phase 3 of a three-phased development, with Phases 1 and 2 located on the east side of Bill Crothers Drive.

3.0 PURPOSE

The purpose of this Amendment is to amend the Markham Centre Secondary Plan to:

- provide for either a 322-suite student residence or a high density residential building with a maximum of 200 dwelling units at a maximum building height of 32 storeys and a maximum density of 9.6 floor space index (“FSI”); and
- exempt the Subject Lands from the precinct plan requirements.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The Subject Lands are designated “Community Amenity Area – General” in the Markham Centre Secondary Plan and may be used predominantly for medium and high-density residential uses.

The proposal responds to a Request for Submission by York University for a student residence and associated university-related uses. In the event that York University does not award a student residence for these lands, a residential development is proposed for the Subject Lands instead.

This Amendment therefore provides for a high density student residence development with a maximum of 322 suites or a high density residential development with a maximum of 200 units on the Subject Lands, either of which are limited to a maximum height of 32 storeys and a maximum density of 9.6 FSI.

The Subject Lands are located within the Markham Centre Urban Growth Centre and are within the proposed Unionville GO Station Major Transit Station Area (“MTSA”), which is a required MTSA identified in the Growth Plan for the Greater Golden Horseshoe, 2019 (“Growth Plan”). MTSA’s are generally defined as the area within an approximate 500 to 800 metre radius of a transit station, representing about a 10-minute walk. They are part of a regional strategy to align transit with growth and must be planned to achieve the minimum density targets outlined in the Growth Plan. The Subject Lands, which are approximately 540 metres from the Unionville GO Station, are an appropriate location for the proposed development.

The Secondary Plan requires landowners within certain smaller geographic areas to work together to prepare concept plan/design guideline documents known as “precinct plans”. Precinct Plans are used to determine street and block layout, distribution of land uses, zoning standards, height and massing, streetscape components, and subdivision and infrastructure requirements.

Policy 3.3.2 in the Markham Centre Secondary Plan states, “Precinct Plans are not required for areas within the Central Area Planning District that are already substantially developed or approved for development.” The Subject Lands are located within the Centre East Precinct Area and represent the final development phase for the original larger landholding that consists of the existing and approved seniors residences to the east. The existing Bill Crothers Secondary School to the north and the approved OnePiece high-density mixed-use development to the south surround the Subject Lands. Furthermore, the Subject Lands are located within 100 metres of the approved York University Markham Campus and the existing Markham Pan Am Centre to the south. Additionally, the Development is consistent with the emerging vision for the Markham Centre Secondary Plan Update that is currently underway. Therefore, for these reasons, the Development would not need to meet the precinct plan requirements.

The Development makes efficient use of an underutilized parcel of land located in an area that both the City of Markham and Regional Municipality of York have identified for intensification and redevelopment. The Development supports Provincial, Regional and Municipal planning policy by making more efficient use of infrastructure, particularly higher order transit located in proximity to the Subject Lands, and represents good planning.

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 1.1.2 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number XXX to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes.
- 1.2** Section 1.1.3 c) of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number XXX to the list of amendments listed in the second sentence of the bullet item dealing with the Markham Centre Secondary Plan (PD 33-1), for the Central Area Planning District (Planning District No. 33), to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 1.3** Section 9.2.16 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number XXX to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 1.4** No additional changes to the text or schedules of the Official Plan (Revised 1987), as amended, are being made by this Amendment. This Amendment also incorporates changes to the text of the Markham Centre Secondary Plan (PD 33-1) for the Central Area Planning District (Planning District No. 33). These changes are outlined in Part III, which comprises Amendment No. 10 to the Markham Centre Secondary Plan (PD 33-1).

2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan (Revised 1987), 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 a subsequent amendment to the Zoning By-law and site plan approval, in conformity with the provisions of this Amendment.

PART III - THE SECONDARY PLAN AMENDMENT (PD 33-1-10)

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

PART III - THE SECONDARY PLAN AMENDMENT (PD 33-1-10)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 10 to the Markham Centre Secondary Plan PD 33-1)

The Markham Centre Secondary Plan (PD 33-1) for the Central Area Planning District is hereby amended as follows:

- 1.1** By adding the following new subsection to Section 4.3.2.2 and by adding Figure 33-1-10 as shown on Schedule “A” attached hereto, to be appropriately placed on the first page following Section 4.3.2.2 j):

- “ j) The following additional provisions shall apply to the lands designated “Community Amenity Area – General” located north of Enterprise Boulevard on the west side of Bill Crothers Drive, as shown on Figure 33-1-10:
- i) A student residence with a maximum of 322 suites is also permitted;
 - ii) The maximum number of dwelling units is 200;
 - iii) The maximum building height for a residential building or student residence shall be 32 storeys;
 - iv) The maximum density for a residential building or student residence shall be 9.6 FSI; and
 - v) A precinct plan shall not be required.”

2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan (Revised 1987), as amended, regarding the implementation and interpretation of the Plan, shall apply 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.