

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. 38

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

(2310601 Ontario Inc.)

April 2022

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OFFICIAL PLAN AMENDMENT NO. 38

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. 2022-29 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 26th day of April, 2022.



Kimberley Kitteringham
CITY CLERK



Frank Scarpitti
MAYOR




By-law 2022-29

Being a by-law to adopt Amendment No. 38 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. 38 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 26th
DAY OF APRIL, 2022.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor

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PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 38)

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. 38 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 lands comprising 1.48 hectares (3.66 acres) located on the north side of Highway 7, east of Verclaire Gate, south of the future Buchanan Drive extension, and west of Village Parkway, municipally known as 3912 and 3928 Highway 7 East (the “Subject Lands”).

3.0 PURPOSE

The purpose of this Official Plan Amendment is to modify Section 9.19.9 f) to add a site-specific policy for the Subject Lands to permit the development of a shared housing large scale facility with a maximum building height of 14 storeys and a maximum Floor Space Index (FSI) of 6.42.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The Subject Lands are designated ‘Mixed Use Mid Rise’ in the City of Markham Official Plan 2014, as amended, and are subject to Area and Site Specific Policy 9.19.9 f), which restricts building height to a maximum of 8 storeys and density to a maximum of 3.5 FSI. The Owner obtained approval from the Committee of Adjustment in 2018 to increase the maximum permitted density on the Subject Lands to 3.95 FSI. This Amendment therefore seeks to increase the maximum permitted height from eight storeys to 14 storeys and the maximum density from 3.95 to 6.42 FSI.

This Amendment will provide for a shared housing large scale facility comprised of three buildings ranging in height from 9 to 14 storeys with a total of 1,081 units (the “Proposed Development”) on the Subject Lands. The Proposed Development provides a transit-supportive intensification opportunity within an existing urban area, utilizes existing infrastructure, diversifies the housing stock by offering an institutional housing type with both rental and life lease housing tenures, and proposes a compact built form close to a mix of land uses with access to a range of transportation options. The Proposed Development incorporates various step backs, particularly along the north and east property lines, to ensure the tallest portions are located adjacent to Highway 7 resulting in an appropriate built form transition from

the higher-density developments in Markham Centre to the lower density neighbourhoods to the north.

PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 38)

PART II - THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

1.1 Section 9.19.9 f) of the Official Plan 2014, as amended, is hereby amended by adding a new subsection 9.19.9 f) i as follows:

- “i. A shared housing large scale facility shall also be permitted on the lands located at 3912 and 3928 Highway 7 East with a maximum building height of 14 storeys and maximum floor space index of 6.42.”

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, and other Planning Act approvals, 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 York Region. 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 figures(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 City of Markham Official Plan 2014, as amended, shall apply.