

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO.44

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

(Plenus Development Group Ltd., 347 Main Street North)

(June 2023)

CITY OF MARKHAM
OFFICIAL PLAN AMENDMENT NO. 44

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. 2023-114 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 28th day of June, 2023.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



By-law 2023-114

Being a by-law to adopt Amendment No. 44
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. 44 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 28th
DAY OF June, 2023.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

CONTENTS

PART I - INTRODUCTION

1.	GENERAL.....	6
2.	LOCATION.....	6
3.	PURPOSE.....	6
4.	BASIS	6

PART II - THE OFFICIAL PLAN AMENDMENT

1.	THE OFFICIAL PLAN AMENDMENT.....	8
2.	IMPLEMENTATION AND INTERPRETATION.....	9

PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 44)

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. 44 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 approximately 0.26 hectares (0.65 acres) of land municipally known as 347 Main Street North and legally known as Part Lot 15, Concession 8. The subject property is located on the southeast corner of the intersection of Main Street North and Deer Park Lane.

3.0 PURPOSE

The purpose of this Official Plan Amendment is to amend Section 9.13.4 to add a new site specific policy to facilitate a development consisting of a maximum of fourteen (14) townhouses, with a maximum building height of three (3) storeys, and to permit townhouses on the subject property without frontage on a public street.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The subject property is designated 'Residential Low Rise' in the City of Markham Official Plan 2014, as amended. The proposal represents good planning as it facilitates the redevelopment of the subject lands with a residential in-fill development that is sensitive to the unique historic character of the Markham Village Heritage Conservation District, while increasing the diversity of housing types in the community and supporting existing transit services.

PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 44)

PART II - THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

1.1 Section 9.13.4 of the Official Plan 2014, as amended, is hereby amended by:

- a) Amending Section 9.13.4.4 to add a reference in Figure 9.13.4.4 to a new subsection 9.13.4.5 k) as follows:



Figure 9.13.4.4

- b) Amending Section 9.13.4.5 to add a new subsection k) as follows:

k) the following building type and height provisions shall apply to the lands at 347 Main Street:

- i. in addition to building types permitted, a maximum of 14 townhouses without direct frontage on a public

- street where the development block has frontage on a Minor Collector Road shall also be permitted; and
- ii. the maximum building height of a townhouse shall be three (3) storeys.

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 1229 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 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.