

CITY OF MARKHAM
OFFICIAL PLAN AMENDMENT NO. 46

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

[Markham Main Street RR Inc.]

134, 136, 140, 144 & 152 Main Street North and 12 Wilson Street

(September, 2023)

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. 46

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. 2023-120 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 12 day of September, 2023.

Martha Pettit
Deputy Clerk

Frank Scarpitti
Mayor



By-law 2023-120

Being a by-law to adopt Amendment No. 46
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. 46 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 12th DAY OF
SEPTEMBER, 2023.

Martha Pettit
Deputy Clerk

Frank Scarpitti
Mayor

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PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 46)

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. 46 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 a 0.82 hectare (2.04 acre) parcel of land municipally known as 134, 136, 140, 144 & 152 Main Street North and 12 Wilson Street, located on the west side of Main Street North, north of Wilson Street and east of Water Street (the “Subject Site”).

3.0 PURPOSE

The purpose of this Official Plan Amendment is to amend Section 9.13 to add a new site specific policy to permit the development of a mixed use building with a maximum height of 21.5 metres and a maximum density of 3.01 FSI, not including areas for above or below grade parking or existing heritage buildings. The site specific policy will also exempt the development from providing at-grade retail and service uses on the Wilson Street and Water Street frontages.

4.0 BASIS OF THE OFFICIAL PLAN AMENDMENT

The Subject Site is designated ‘Mixed Use Heritage Main Street’ in the Markham Official Plan 2014 and is subject to Site Specific Policy 9.13.4.9, which permits a maximum building height of 3 storeys for the front portions of buildings fronting on Main Street North.

The Amendment was initiated by the Owner of the subject lands in order to facilitate a 6-storey (7-level) mixed-use residential building with a 1- to 3-storey building height along Main Street North.

The Provincial Policy Statement (PPS, 2020) and A Place to Grow: Growth plan for the Greater Golden Horseshoe (Growth Plan) direct municipalities to provide a full range of housing types and densities and to provide opportunities for redevelopment, intensification and revitalization in areas that have sufficient existing or planned infrastructure. In this regard, the subject site is located within a Mixed Use Neighbourhood Area within a Heritage Centre, is near the Markham GO Station (which meets the definition of a ‘Higher Order Transit Station’ as set out in the Growth Plan), and is near Bus Rapid Transit along Highway 7. The proposed development supports Provincial, Regional and Municipal planning policy by making efficient use of an underutilized parcel of land located in an area that the City of Markham and Province of Ontario have identified for intensification and redevelopment, while being massed and articulated in a manner that is compatible with established residential areas and maintains the heritage integrity of the interfacing segment of Main Street North. Introducing a residential

apartment building, in addition to the retention and restoration of 5 heritage buildings along Main Street North, will contribute to the revitalization of Markham Village (and more specifically 'Main Street Markham') by providing population support to area businesses.

PART II – THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 46)

PART II – THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

1.1 Section 9.13 of the Official Plan 2014, as amended, is hereby amended by:

- a) Amending Section 9.13.1 to add a reference to a new Section 9.13.4.14 in Figure 9.13.1 as follows:

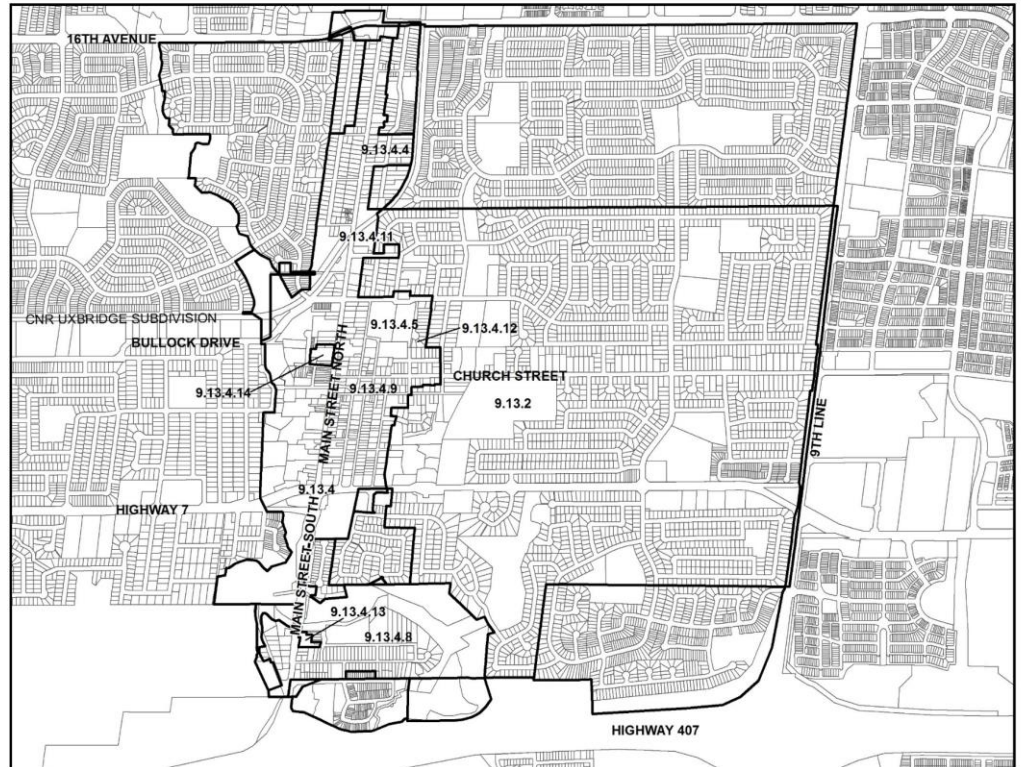


Figure 9.13.1

- b) Adding a new section 9.13.4.14 and Figure 9.13.4.14 as follows:

“9.13.4.14 134, 136, 140, 144 & 152 Main Street North and 12 Wilson Street

The ‘Mixed Use Heritage Main Street’ lands shown in Figure 9.13.4.14* shall:

- a) have a maximum building height as set out in Figure 9.13.4.14 and measured in accordance with the provisions of the implementing zoning bylaw and shown with approximate measurements in Figure 9.13.4.14;

- b) have a maximum density of 3.01 FSI, which shall not include gross floor area associated with above or below grade parking or existing heritage buildings; and
- c) not be subject to the provision of Section 9.13.4.9 a) on the frontages of Wilson Street and Water Street.



Figure 9.13.4.14"

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.