

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO.43

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

AMENDMENT NO. 43

(Unionville Developments 2021 Inc.)

(June 2023)

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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. 2023-111 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on June 28, 2023.

Kimberly Kitteringham
City Clerk

Frank Scarpitti
Mayor



By-law 2023-111

Being a by-law to adopt Amendment No. 43 _____
to the City of Markham Official Plan 2014, as amended

THAT 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. 43 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 on June 28, 2023.

Kimberly Kitteringham
City Clerk

Frank Scarpitti
Mayor

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PART I - INTRODUCTION
(This is not an operative part of Official Plan Amendment No. 43)

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. 43 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 0.62 hectares (1.53 acres) of land known municipally as 160 to 186 Main Street Unionville (“the Subject Lands”). The Subject Lands are located on the west side of Main Street between Carlton Road and Fred Varley Drive.

3.0 PURPOSE

The purpose of this Official Plan Amendment is to establish site specific policies to facilitate the proposed mixed use development of the Subject Lands.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The 2014 Official Plan, as amended, designates the Subject Lands ‘Mixed Use Heritage Main Street’. This designation permits a wide range of commercial uses with residential units located above the ground floor, multi-storey commercial buildings, and multi-storey stand-alone residential buildings, with a maximum building height of 2-storeys. The proposed amendment will facilitate the development of stand-alone mixed use buildings, and rear additions to existing buildings fronting Main Street intended to provide purpose built rental units. The proposed development is consistent with the Provincial Policy Statement, 2020 as it supports residential intensification on underutilized lands and optimizes the use of existing infrastructure and public facilities. The proposed development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 and the 2022 York Region Official Plan as it seeks to create a compact and pedestrian oriented development that contributes to the City’s intensification targets. The proposed development is in keeping with the City’s Official Plan by providing pedestrian-oriented uses at grade that contribute to the continued commercial viability and animation of the historic commercial core, compatible infill development that enhances the Unionville Heritage Conservation District’s historic character and village-like human scale of development, and protects surrounding established residential areas through commercial intensification rather than expansion.

PART II - THE OFFICIAL PLAN AMENDMENT
(This is an operative part of Official Plan Amendment No. 43)

PART II – THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

1.1 Section 9.19 of the Markham Official Plan 2014, as amended, is hereby amended by adding a new subsection 9.19.6.15 as follows:

“160, 162, 170, 174, 192 and 186 Main Street, Unionville

9.19.6.15 The following height and land use provisions shall apply to the “Mixed Use Heritage Main Street” lands located at 160, 162, 170, 174, 192 and 186 Main Street, Unionville, as shown in Figure 9.19.6:

- a) The maximum building height shall be 4 storeys and measured in accordance with the implementing zoning bylaw; and
- b) Residential uses shall be permitted at grade within mixed use buildings.

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 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.