

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. XX

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

Hovan Homes

(June 2023)

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This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2023-XX in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on June XX, 2023.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

By-law 2023-XX

Being a by-law to adopt Amendment No. XX
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. XX 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 XX, 2023.

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. XX)

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, including Schedule “A” attached thereto constitutes Official Plan Amendment No. XX Part II is an operative part of this Official Plan Amendment.

2.0 LOCATION

The lands subject to this amendment are located on the southwest corner of Bayview Avenue and Romfield Circuit and are municipally known as 8190-8200 Bayview Avenue and legally known as Parcel C-1 and Block C on Plan M1345. The lands are approximately 1.5 ha (3.6 acres).

3.0 PURPOSE

The purpose of this Amendment is to include an Area and Site-Specific Policy to provide for a maximum height of 15 storeys and a maximum density of 4.8 Floor Space Index.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

An amendment to the 2014 Official Plan, as amended is required to provide for the development as contemplated, as the 2014 Official Plan currently permits a maximum building height of 8 storeys and a maximum density of 2.0 FSI within the ‘Mixed Use Mid Rise’ designation.

An associated Zoning By-law amendment is also required to implement the new Official Plan development standards, including the height and density permissions.

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

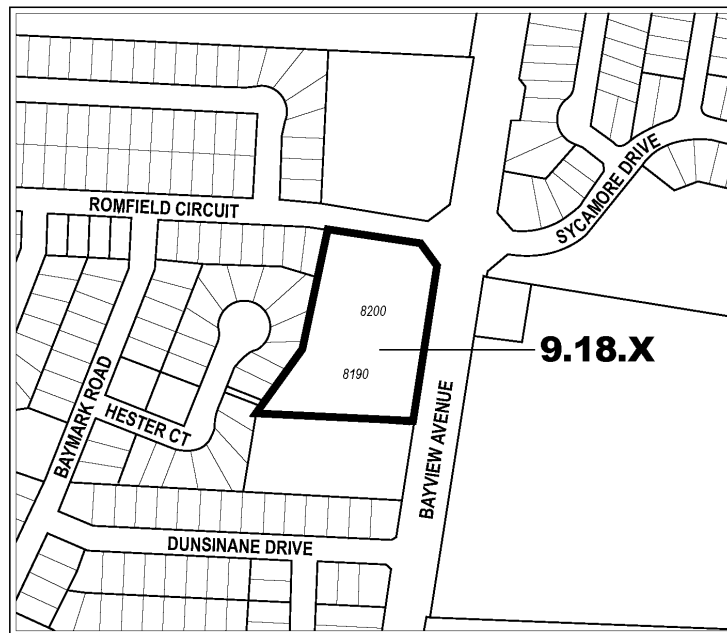
PART II - THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

- 1.1** Section 9.18 of the Official Plan 2014, as amended is hereby amended by adding the following new subsections:

“9.18.X 8190-8200 Bayview Avenue

The following provisions shall apply to the lands shown in Figure 9.18.X:



Notwithstanding the maximum height and density policy of 8.3.3.4, apartment buildings are permitted to a maximum height of 15 storeys and a maximum floor space index of 4.8.

2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the 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 through an amendment to Zoning By-law 177-96, as amended, in conformity with the provisions of this Amendment.

Prior to Council's decision becoming final, this Amendment may be modified to incorporate technical amendments to the text and schedule(s). Technical amendments are those minor changes that do not affect the policy or intent of the Amendment. For such technical amendments, the notice provisions of Section 10.7.5 of the City of Markham Official Plan 2014, as amended, shall not apply.

(June 2023)

