

CITY OF MARKHAM
OFFICIAL PLAN AMENDMENT NO. 48

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

(Digram Developments Helen Inc., 55, 63, and 83 Helen Avenue)

(MONTH, 2023)

CITY OF MARKHAM
OFFICIAL PLAN AMENDMENT NO. 48

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. 2023-151 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 1ST day of November, 2023.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



By-law 2023-151

Being a by-law to adopt Amendment No. 48
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. 48 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 1st
DAY OF NOVEMBER, 2023.

Kimberley Kitteringham
City Clerk
(Signed)

Frank Scarpitti
Mayor

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PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 48)

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. 48 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 1.18 hectares (2.91 acres) of land generally located east of Kennedy Road, north of Highway 407 municipally known as 55, 63, and 83 Helen Avenue (the “Subject Lands”).

3.0 PURPOSE

The purpose of this Official Plan Amendment is to re-designate the Subject Lands from ‘Residential Low Rise’ to ‘Residential High Rise’ to provide for a residential building with a maximum building height of 10 storeys. The amendment will also modify Section 9.19 to add a new site-specific policy applicable to the Subject Lands.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

This amendment will provide for a 10 storey residential building (the “Proposed Development”) that steps down to eight, six and three-storeys at the east end in order to maintain a 45 degree angular plane to the existing single-detached dwellings to the east of the Subject Lands. The Proposed Development accommodates growth where existing infrastructure and services are available while providing a transition between the existing single-detached residential uses to the east and the anticipated higher density, mixed-use, developments to the west, along Kennedy Road. The Subject Lands are located within the Enterprise BRT Major Transit Station Area (“MTSA”), which is located on a priority transit corridor per Schedule 5 in the Growth Plan for the Greater Golden Horseshoe, 2019. MTSA’s are part of a regional strategy to align transit with growth and must be planned to achieve specified minimum density targets. The updated York Region Official Plan adopted by Regional Council in June 2022, and approved with modifications by the Province in November 2022, identifies a minimum planned density for the Enterprise BRT MTSA of 250 people and jobs per hectare. The Subject Lands are also close to a mix of commercial uses and community facilities including, but not limited to, Langham Square, Markham Pan AM Centre, YMCA, and the future York University Campus. The Proposed Development would be serviced by existing York Region Transit routes and the nearby Unionville GO station.

PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 48)

PART II - THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

- 1.1 Map 3 – Land Use of the Official Plan 2014, as amended, is hereby amended by re-designating the Subject Lands from ‘Residential Low Rise’ to ‘Residential High Rise’, as shown on Schedule “A” attached hereto.
- 1.2 Section 9.19 of the Official Plan 2014, as amended, is hereby amended by:
 - a) Amending Section 9.19.1 to add a reference to a new section 9.19.14 in Figure 9.19.1 as follows:

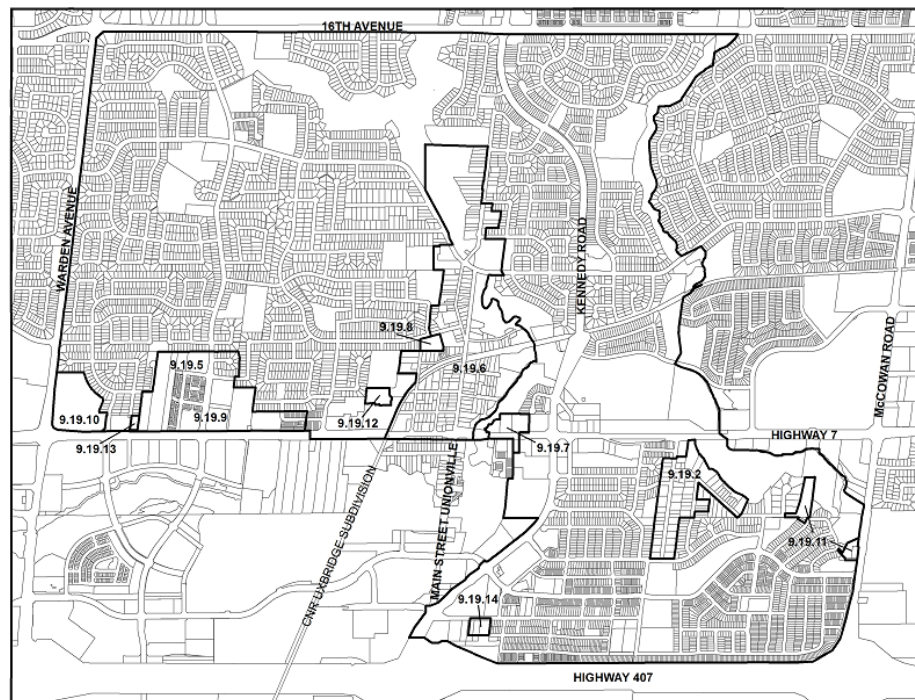


Figure 9.19.1

- b) Add a new subsection 9.19.14 and Figure 9.19.14 as follows:

“9.19.14 55, 63 and 83 Helen Avenue

The following height and density provisions shall apply to the ‘Residential High Rise’ lands located at 55, 63 and 83 Helen Avenue as shown in Figure 9.19.14:

- a) The maximum building height shall be 10 storeys; and,
- b) The maximum *floor space index* is 3.3.

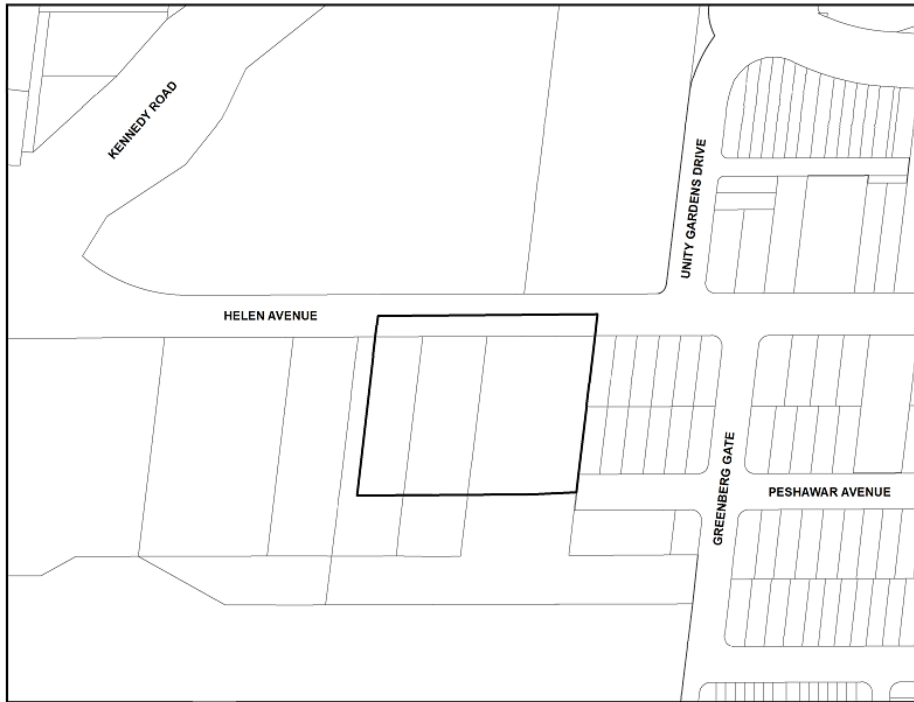


Figure 9.19.14”

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.