

OFFICIAL PLAN
of the
CITY OF MARKHAM PLANNING AREA
AMENDMENT NO. XXX

To amend the Official Plan (Revised 1987), as amended,
to incorporate Amendment No. 13 to the Cornell Secondary Plan (PD 29-1), as amended,
for the Cornell Planning District (Planning District No. 29).

(Green City Cornell Development Group Inc.)

(December, 2023)

OFFICIAL PLAN
of the
CITY OF MARKHAM PLANNING AREA
AMENDMENT NO. XXX

To amend the Official Plan (Revised 1987), as amended, to incorporate Amendment No. 13 to the Cornell Secondary Plan (PD 29-1) for the Cornell Planning District (Planning District No. 29).

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

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



BY-LAW 2023-XX

Being a by-law to adopt Amendment No. XXX to the
City of Markham Official Plan (Revised, 1987), as amended.

THAT 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. XXX to the City of Markham Official Plan (Revised 1987), 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 13 DAY OF
DECEMBER, 2023.

Kimberly Kitteringham
CITY CLERK

Frank Scarpitti
MAYOR

CONTENTS

PART I - INTRODUCTION

1.	GENERAL	6
2.	LOCATION	6
3.	PURPOSE	6
4.	BASIS	7

PART II - THE OFFICIAL PLAN AMENDMENT

1.	THE OFFICIAL PLAN AMENDMENT	9
2.	IMPLEMENTATION AND INTERPRETATION	10
3.	SCHEDULE "A"	11
4.	SCHEDULE "B"	12

PART III - THE SECONDARY PLAN AMENDMENT

1.	THE SECONDARY PLAN AMENDMENT	14
2.	IMPLEMENTATION AND INTERPRETATION	15
3.	SCHEDULE "C"	16
3.	SCHEDULE "D"	17

PART I - INTRODUCTION

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

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 Schedules “A” and “B” attached thereto, constitutes Official Plan Amendment No. XXX to the Official Plan (Revised 1987), as amended, and is required to enact Amendment No. 13 to the Cornell Secondary Plan (PD 29-1) for the Cornell Planning District (Planning District No. 29). Part II is an operative part of this Official Plan Amendment.
- 1.3** PART III - THE SECONDARY PLAN AMENDMENT, including Schedules “C” and “D” attached thereto, constitutes Amendment No. 13 to the Cornell Secondary Plan (PD 29-1) for the Cornell Planning District (Planning District No. 29). This Secondary Plan Amendment may be identified by the symbol PD 29-1-13. Part III is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment to the Official Plan (Revised 1987), as amended, and the Cornell Secondary Plan (PD 29-1), as amended, applies to a parcel of land with an area of approximately 6.4 ha (15.8 acres), located on the south side of Church Street, between Bur Oak Avenue and Cornell Centre Boulevard (the “Subject Lands”).

3.0 PURPOSE

The purpose of this Amendment is to amend the Cornell Secondary Plan to redesignate a portion of the Subject Lands and add site specific policies to permit residential and mixed use developments with a range of building heights and densities. More specifically, the Amendment provides for two retirement homes and/or apartment buildings with at-grade non-residential uses, and multiple dwelling buildings and townhouses, ranging in height from 3 to 13 storeys.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The Cornell Secondary Plan designates a portion the Subject Lands fronting Bur Oak Avenue “Community Amenity Area – Bur Oak Corridor Cornell Centre”. The rest of the Subject Lands are designated “Residential Neighborhood – Cornell Centre”. Both designations permit multiple unit and apartment buildings with a minimum density of 1.5 FSI, and limit heights between 4 and 6 storeys. Non-residential uses are required on the ground floor of buildings in the “Community Amenity Area – Bur Oak Corridor” designation, and must occupy a minimum of 55% of the ground floor gross floor area.

The Proposed Development seeks to redesignate a portion of the Subject Lands from “Residential Neighborhood – Cornell Centre” to “Community Amenity Area – Bur Oak Corridor Cornell Centre” and add site specific policies to increase the maximum height to 13-storeys, reduce the minimum percentage for non-residential uses at grade along Bur Oak Avenue from 55% to 50%, and to allow nursing home, retirement home, and long term care facility uses. For the lands currently designated “Residential Neighborhood – Cornell Centre”, the Proposed Development proposes site specific policies to permit townhouse dwellings with reduced heights and densities from 4 storeys to 3 storeys and 1.5 to 1.0 FSI, respectively.

The Proposed Development is consistent with the policies of the Provincial Policy Statement, 2020 (the “2020 PPS”) as it is located within a defined Settlement Area and would promote the efficient use of existing resources and infrastructure. The Proposed Development also includes a variety of housing types including a mix of townhouses and seniors’ residences to meet the needs of different demographics.

The Proposed Development conforms to the Growth Plan for the Greater Golden Horseshoe, 2019 (the “Growth Plan”). The Subject Lands are located within a delineated ‘Built-Up Area’, and the Proposed Development would contribute to a range and mix of housing types and non-residential uses, and promote a transit oriented community.

The Proposed Development also conforms to the 2022 York Region Official Plan. The Proposed Development is located within the Cornell BRT Major Transit Station Area (MTSA) that has a minimum density target of 200 people and jobs per hectare. The Proposed Development has a locational advantage to support the infrastructure investments within the MTSA and is an appropriate land use intensity for this area.

The 2014 Official Plan identifies the Subject Lands within the Cornell *Centre key development area*. Section 9.7.8.3 of the 2014 Official Plan directs that until an updated secondary plan is approved for the Cornell Centre *key development area* lands, the provisions of the City’s 1987 Official Plan, as amended, and the Cornell Secondary Plan (PD 29-1), as amended, shall continue to apply to the Subject Lands.

The Proposed Development is appropriate and represents good planning. The Subject Lands have been identified provincially, regionally, and locally for intensification with a mix of uses. The Proposed Development provides for desired intensification adjacent to existing transit routes and existing and future community amenities in a manner that is generally consistent with the pattern of development in the surrounding area.

PART II - THE OFFICIAL PLAN AMENDMENT

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

PART II – THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

- 1.1** Section 1.1.2 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number XXX to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes.
- 1.2** Section 1.1.3 c) of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number XXX to the list of amendments listed in the second sentence of the bullet item dealing with the Cornell Secondary Plan (PD 29-1), for the Cornell Planning District (Planning District No. 29), to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 1.3** Section 9.2.13 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number XXX to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 1.4** Schedule ‘A’ - LAND USE of the Official Plan (Revised 1987), as amended, is hereby amended by redesignating a portion of the Subject Lands from “URBAN RESIDENTIAL” to “COMMERCIAL”, as shown on Schedule “A” attached hereto.
- 1.6** Schedule ‘H’ – COMMERCIAL/INDUSTRIAL CATEGORIES of the Official Plan (Revised 1987), as amended, is hereby amended by redesignating a portion of the Subject Lands as “COMMUNITY AMENITY AREA”, as shown on Schedule “B” attached hereto.
- 1.5** No additional changes to the text or schedules of the Official Plan (Revised 1987), as amended, are being made by this Amendment. This Amendment is also being made to incorporate changes to Schedule ‘AA’ – DETAILED LAND USE and the text of the Cornell Secondary Plan (PD 29-1) for the Cornell Planning District (Planning District No. 29). These changes are outlined in Part III which comprises Amendment No. 13 to the Cornell Centre Secondary Plan (PD 29-1).

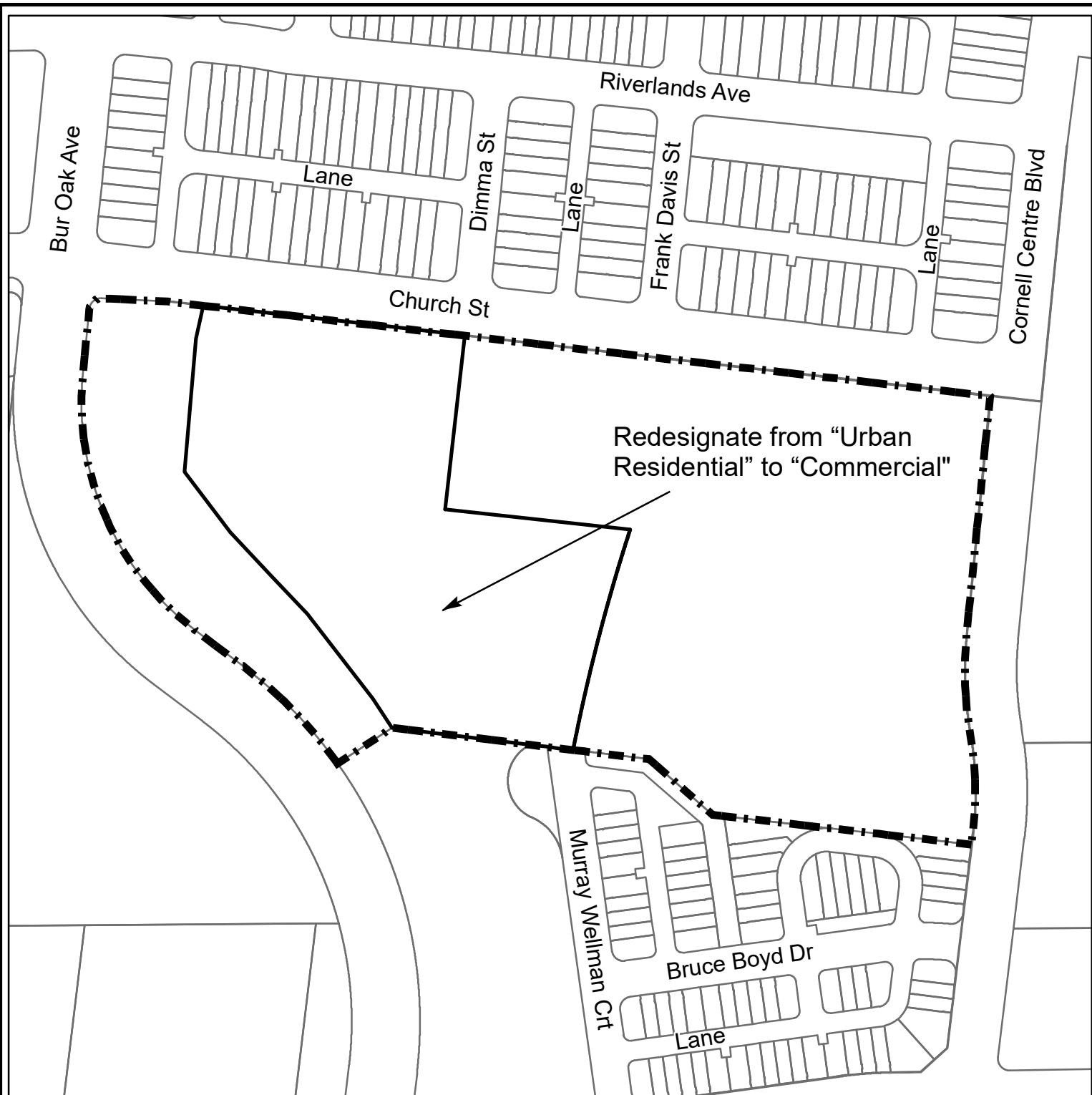
2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan (Revised 1987), 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 Zoning By-law 177-96, as amended, and Site Plan approval and other *Planning Act* approvals in conformity with the provisions of this Amendment.

This Amendment to the Official Plan (Revised 1987), as amended, is exempt from the approval by the Region of York. Following adoption, 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.

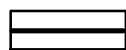
Prior to Council's decision becoming final, this Amendment may be modified to incorporate technical amendments to the text and schedule(s). Technical amendments are those minor changes that do not affect the policy intent of the Amendment. For such technical amendments, the notice provisions of Section 7.13 (c) of Part II of the Official Plan (Revised, 1987), as amended, shall not apply.



AMENDMENT TO SCHEDULE 'A' - LAND USE CITY OF MARKHAM OFFICIAL PLAN (REVISED 1987), AS AMENDED



BOUNDARY OF AREA COVERED BY THIS AMENDMENT



BOUNDARY OF AREA OF REDESIGNATION

G:\New Operation\By-Laws\PLAN\PLAN23_139197\Schedule A.mxd

30 15 0 30
Meters



DEVELOPMENT SERVICES COMMISSION

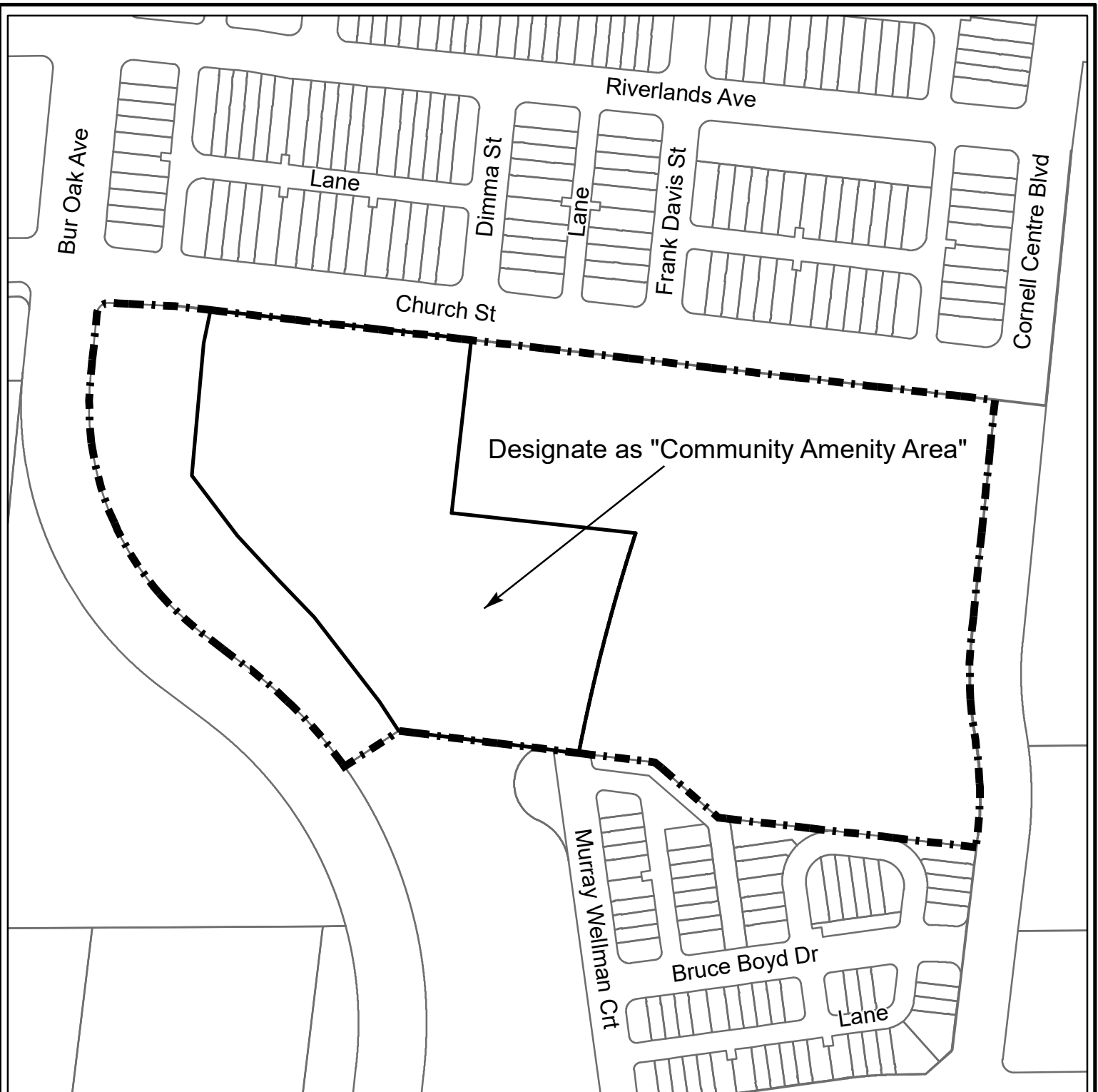
Schedule A to OPA No.XX

Drawn By: JC

Checked By: CT

DATE: 12/1/2023

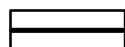
NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office



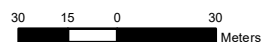
AMENDMENT TO SCHEDULE 'H' - COMMERCIAL / INDUSTRIAL CATEGORIES CITY OF MARKHAM OFFICIAL PLAN (REVISED 1987), AS AMENDED



BOUNDARY OF AREA COVERED BY THIS AMENDMENT



BOUNDARY OF AREA OF REDESIGNATION



G:\New Operation\By-Laws\PLAN\PLAN23_139197\Schedule A.mxd



DEVELOPMENT SERVICES COMMISSION

Schedule B to OPA No.XX

Drawn By: JC

Checked By: CT

DATE: 12/1/2023

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office

DRAFT

PART III - THE SECONDARY PLAN AMENDMENT (PD 29-1-13)

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

PART III - THE SECONDARY PLAN AMENDMENT (PD 29-1-13)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 13 to the Cornell Centre Secondary Plan PD 29-1)

The Cornell Secondary Plan (PD 29-1) for the Cornell Planning District is hereby amended as follows:

1.1 Schedule 'AA' – DETAILED LAND USE is hereby amended by redesignating a portion of the Subject Lands from 'Residential Neighbourhood – Cornell Centre' to 'Community Amenity Area – Bur Oak Corridor Cornell Centre' as shown on Schedule "C" attached hereto.

1.2 Section 6.2.4 'Residential Neighbourhood – Cornell Centre' is hereby amended by adding a new subsection h) to Section 6.2.4.2 Site Specific Policies as follows, and by adding Figure 29-1-13, as shown on Schedule "D" attached hereto, to be appropriately placed on the first page following Section 6.2.4.2 h):

"h) Notwithstanding Section 6.2.4.1, the following additional provisions shall apply to the lands designated 'Residential Neighbourhood – Cornell Centre' shown on Figure 29-1-13:

- i) Lands within this designation may be zoned to permit the following residential building types:
 - Townhouses;
 - Back-to-back townhouses; and
 - Back-to-back stacked townhouses.
- ii) The minimum height shall be three (3) storeys.
- iii) The minimum floor space index of all development blocks shall be 1.0 FSI.

1.3 Section 6.3.3 'Community Amenity Area – Bur Oak Corridor Cornell Centre' is hereby amended by adding a new subsection d) to Section 6.3.3.2 Site Specific Policies as follows, and by adding Figure 29-1-13, as shown on Schedule "D" attached hereto, to be appropriately placed on the first page following Section 6.3.3.2 d):

"d) Notwithstanding Section 6.3.3.1, the following additional provisions shall apply to the lands designated 'Community Amenity Area – Bur Oak Corridor Cornell Centre' as shown on Figure 29-1-13:

- i) Lands within this designation may be zoned to permit the following residential building types:
 - Back-to-back townhouses (except along Bur Oak Avenue);
 - Townhouses (except along Bur Oak Avenue); and
 - Back-to-back stacked townhouses (except on Bur Oak Avenue).
- ii) Lands within this designation may be zoned to permit the following additional uses:
 - Nursing homes;
 - Retirement Home; and
 - Long term care facility.
- iii) The maximum building height for the buildings fronting Bur Oak Avenue shall be 13-storeys, not including any rooftop access lobbies, mechanical penthouses, or enclosures for equipment required for the operation of a building.
- iv) A minimum of 50% of the gross floor area of the ground floor of a building directly fronting Bur Oak Avenue shall be for non-residential uses.
- v) The provisions of Sections 6.3.3.1(i), 6.3.3.1(j) shall not apply.

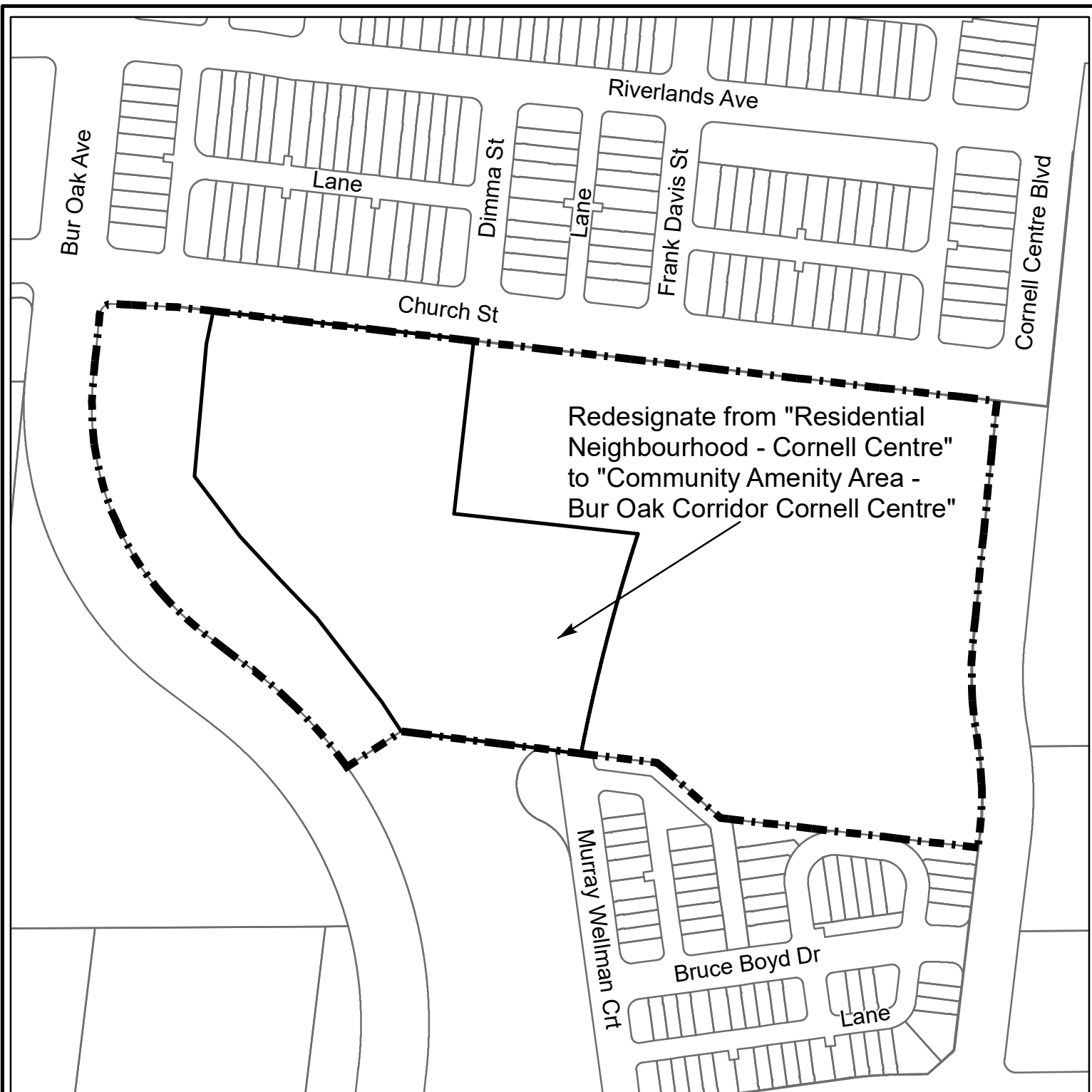
2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan (Revised 1987), 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.

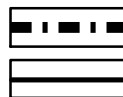
This Amendment shall be implemented by an amendment to the Zoning By-law and Site Plan approval in conformity with the provisions of this Amendment.

This Amendment to the Official Plan (Revised 1987), as amended, is exempt from approval by the Region of York. Following adoption, 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 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 7.13 (c) of Part II of the Official Plan (Revised, 1987), as amended, shall not apply.

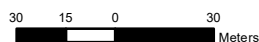


AMENDMENT TO SCHEDULE 'AA' - DETAILED LAND USE OF THE CORNELL SECONDARY PLAN (PD 29-1) FOR THE CORNELL PLANNING DISTRICT (PLANNING DISTRICT NO. 29)



BOUNDARY OF AREA COVERED BY THIS AMENDMENT

BOUNDARY OF AREA OF REDESIGNATION



G:\New Operation\By-Laws\PLAN\PLAN23_139197\Schedule A.mxd



DEVELOPMENT SERVICES COMMISSION

Schedule C to OPA No.XX

Drawn By: JC

Checked By: CT

DATE: 12/1/2023

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office

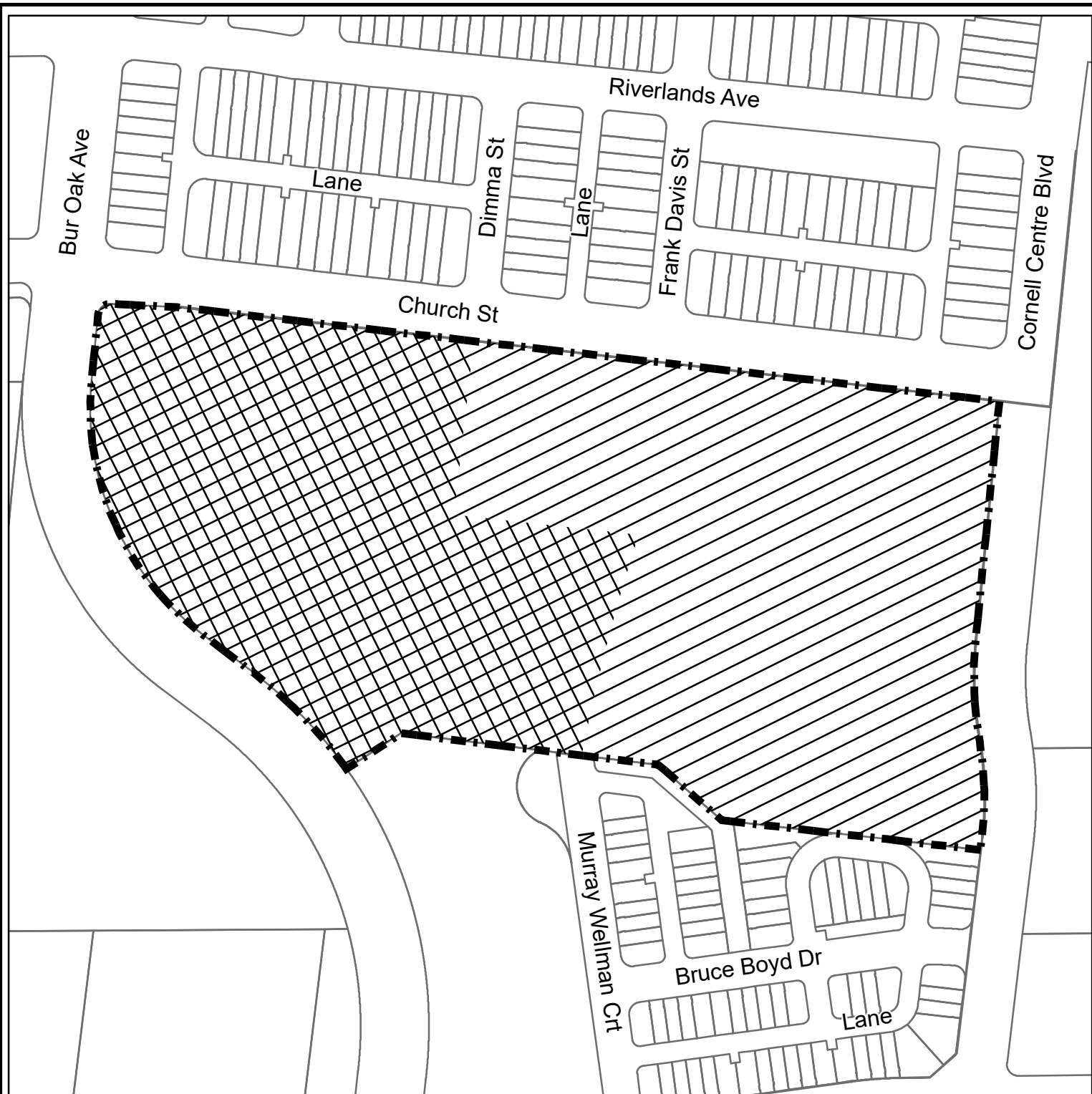





FIGURE NO. 29-1-13 TO THE CORNELL SECONDARY PLAN (PD-29-1)

-  BOUNDARY OF AREA COVERED BY THE AMENDMENT
-  'RESIDENTIAL NEIGHBORHOOD - CORNELL CENTRE' SUBJECT TO SECTION 6.2.4.2 (h)
-  'COMMUNITY AMENITY AREA - BUR OAK CORRIDOR CORNELL CENTRE' SUBJECT TO SECTION 6.3.3.2 (d)

G:\New Operation\By-Laws\PLAN\PLAN23_139197\Schedule A.mxd

30 15 0 30
Meters



DEVELOPMENT SERVICES COMMISSION

Schedule D to OPA No.XX

Drawn By: JC

Checked By: CT

DATE: 11/29/2023

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office