

CITY OF MARKHAM
OFFICIAL PLAN AMENDMENT NO. XXX

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

(Denison Self Storage Developments Limited.)

(January 2024)

CITY OF MARKHAM
OFFICIAL PLAN AMENDMENT NO. XXX

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. _____-____ in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 31st day of January, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



By-law 2024-XX

Being a by-law to adopt Amendment No. XXX
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. XXX 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 31st
DAY OF January, 2024.

Kimberley Kitteringham
City Clerk
(Signed)

Frank Scarpitti
Mayor

CONTENTS

PART I - INTRODUCTION

1. GENERAL.....6

2. LOCATION.....6

3. PURPOSE.....6

4. BASIS6

PART II - THE OFFICIAL PLAN AMENDMENT

1. THE OFFICIAL PLAN AMENDMENT.....8

2. IMPLEMENTATION AND INTERPRETATION.....9

DRAFT

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, constitutes Official Plan Amendment No. XXX 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 0.72 hectare (1.78 acres) portion of vacant land municipally known as 191 McNabb Street, located on the south side of McNabb Street, between Birchmount Road and Warden Avenue (the “Subject Lands”).

3.0 PURPOSE

The purpose of this Official Plan Amendment is to add a site specific policy to permit a commercial storage facility use with at-grade office space on the Subject Lands.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The 2014 Official Plan designates the Subject Lands ‘Business Park Employment’. This designation provides for a range of prestige industrial and office development in larger scale buildings to provide prime business locations to attract and support new and existing businesses. This designation permits uses including manufacturing, processing and warehousing, office, and other related uses. The intent of this designation is to

The Proposed Development seeks to add a site specific policy to permit a six-storey commercial storage facility with at-grade office space to be established on the 0.72 ha (1.78 ac) vacant portion of the Subject Lands to the south of the building fronting onto Denison Street. The proposed office use is permitted in the ‘Business Park Employment’ designation, and the operation of this office space as flex-office facility will provide nearby businesses with alternate office arrangement, and potentially support future new businesses and serve surrounding residents. The commercial storage facility will serve a growing demand for storage space in the employment area.

The Proposed Development is consistent with the policies of the Provincial Policy Statement, 2020 (the “2020 PPS”) and conforms to the Growth Plan for the Greater

Golden Horseshoe, 2019 (the “Growth Plan”) as it promotes and contributes to a mix of uses that will achieve a more diverse employment area, and provide necessary services to support existing and future employment uses in the area.

The Proposed Development also conforms to the 2022 York Region Official Plan. The Subject Lands are designated “Employment Area” within the “Urban Area”, which provides for employment uses for clusters of business and economic activities. The Proposed Development will permit a use that will contribute to meeting the demand of the surrounding employment.

DRAFT

DRAFT

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 9.15 of the 2014 Official Plan, as amended, is hereby amended by:

- a) Amending Section 9.15.1 to add a reference in Figure 9.15.1 to a new Section 9.15.6 as follows:

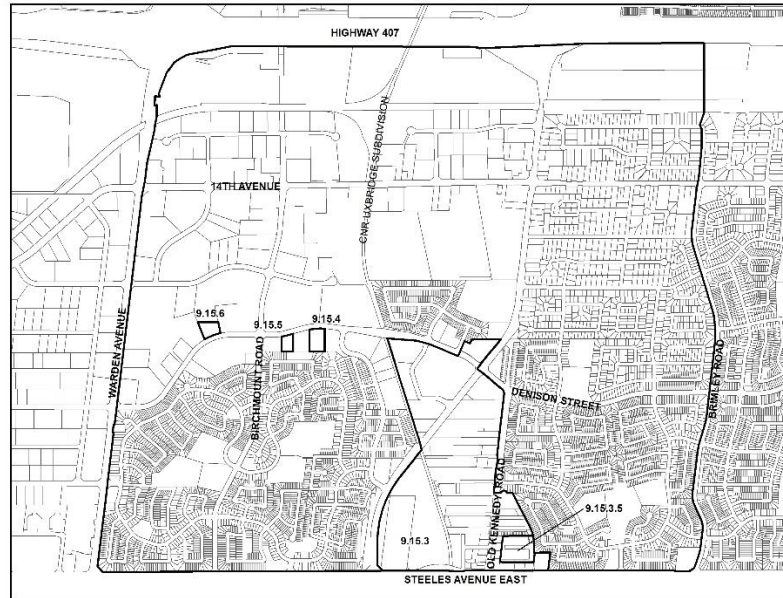


Figure 9.15.1

- b) Adding a new subsection 9.15.6 and a new Figure 9.15.5 as follows:

“9.15.6 191 McNabb Street

A commercial storage facility shall also be permitted on the ‘Business Park Employment’ lands on the portion of the lands at 191 McNabb Street shown in Figure 9.15.6 with office space at-grade provided that the office space is a minimum of 400 metres square of the building’s gross floor area.

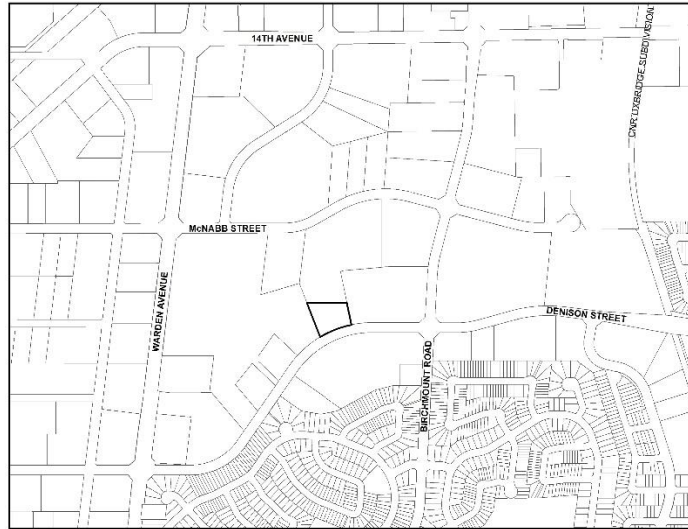


Figure 9.15.6”

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.