

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. XXX

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

(Regional Municipality of York, 15 Vettese Court)

DRAFT

March 2024

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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. 2024-XX in accordance with the *Planning Act*, R.S.O., 1990 c. P.13, as amended, on the 20th day of March 2024.

Kimberley Kitteringham
City Clerk
(Signed)

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 20th DAY OF MARCH 2024.

Kimberley Kitteringham
City Clerk
(Signed)

Frank Scarpitti
Mayor

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PART I – INTRODUCTION

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

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” to “D” attached thereto, 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 1.3 hectare (3.21 acre) parcel of land municipally known as 15 Vettese Court (“the Subject Lands”). The Subject Lands are located at the southwest corner of Donald Cousens Parkway and 14th Avenue.

3.0 PURPOSE

The purpose of this Amendment is to redesignate a portion of the Subject Lands from ‘Residential Low Rise’ to ‘Residential Mid Rise’ to permit the development of a residential building with a maximum building height of six storeys, and add a site specific policy to permit detached dwellings, semi-detached dwellings and townhouses; and redesignate the remaining portion of the Subject Lands from ‘Residential Low Rise’ to ‘Greenway’ to reflect the boundary of an on-site floodplain inclusive of a 10 metre buffer.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The Subject Lands are located within a built-up area that is in close proximity to public transit. The Proposed Development would promote the efficient use of existing infrastructures, contribute to the City’s affordable housing stocks, and therefore is consistent with the objectives of the Provincial Policy Statement and Provincial Growth Plan.

The York Region Official Plan (“ROP”) designates the northwest portion of the Subject Lands, ‘Regional Greenway system’ which intends to protect the on-site flood plain; and the balance of the lands ‘Urban Area’ which permits a wide range of residential, commercial, and institutional uses. The on-site flood plain will remain as open space to ensure its long-term protection. The proposed development is

considered compatible with the built form of the surrounding area and would help meet the affordable housing goals set out in the ROP.

The City's 2014 Official Plan designates the northwest corner of the Subject Lands 'Greenway' which reflects the on-site floodplain; and the balance of the lands 'Residential Low Rise' which provides for single detached dwelling, semi-detached dwelling, townhouses (excluding back-to-back), and small multiplex building containing 3 to 6 units. This amendment will expand the 'Greenway' designation boundary to include the 10 metre buffer area to alleviate the impact on the natural heritage features. The balance of the lands will be redesignated to 'Residential Mid Rise' to accommodate the Proposed Development. A site specific policy will be added to permit a broader range of permitted housing types to provide greater flexibility for the project, which includes detached dwellings, semi-detached dwellings and townhouses. The Proposed Development promotes residential intensification adjacent to transit routes along arterial roads. The Proposed Development meets the angular plane requirement which ensures appropriate height transition from the adjacent townhouses. The Proposed Development generally meets the development criteria in the Official Plan.

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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 The following Maps and Appendices of Part I of the 2014 Official Plan, as amended, are hereby amended as follows:

- a. Map 1 – Markham Structure is amended by replacing a portion of the ‘Neighbourhood Area’ component with a ‘Greenway System’ component as shown on Schedule “A” attached hereto.
- b. Map 3 – Land Use is amended by re-designating the Subject Lands from ‘Residential Low Rise’ to ‘Residential Mid Rise’ and ‘Greenway’ as shown on Schedule “B” attached hereto.
- c. Map 4 – Greenway System, Map 5 – Natural Heritage Features and Landforms, and Map 6 – Hydrologic Features are amended by modifying the ‘Greenway System Boundary’ as shown on Schedule “C” attached hereto.
- d. Appendix B – Headwater Drainage Features and Appendix C – Community Facilities are amended by adding lands to the ‘Greenway System’ as shown on Schedule “D” attached hereto.

1.2 Section 9.16 of the Official Plan 2014, as amended, is hereby amended by:

- a) Amending Section 9.16.1 to add a reference in Figure 9.16.1 to a new Section 9.16.16 as follows:

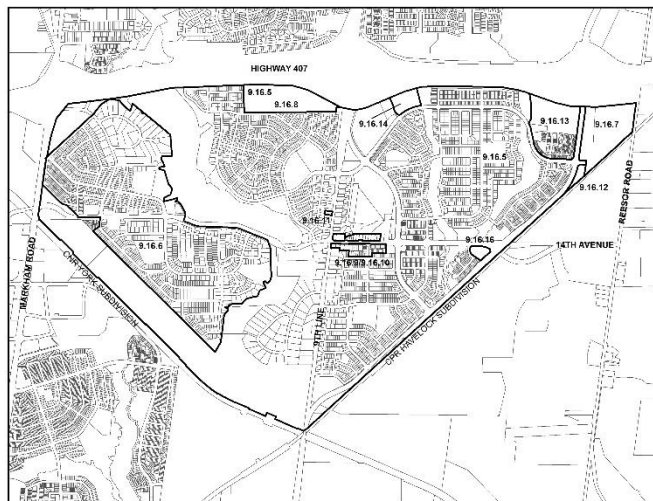


Figure 19.16.1

b) Adding a new subsection 9.16.16 and a new Figure 9.16.16 as follows:

“9.16.16 15 Vettese Court

Detached dwellings, semi-detached dwellings and townhouses shall also be permitted on the ‘Residential Mid Rise’ lands on the portion of the lands at 15 Vettese Court shown in Figure 9.16.16

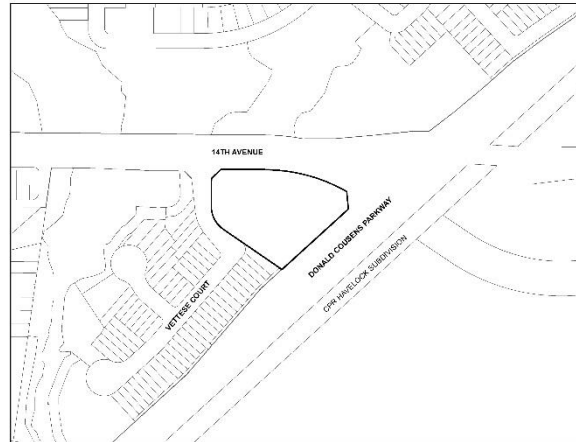


Figure 19.16.16

2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the 2014 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 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 2014 Official Plan, 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 10.7.5 of the 2014 Official Plan, as amended, shall not apply.