

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. 50

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

(Regional Municipality of York, 15 Vettese Court)

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. 2024-46 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 2024-46

Being a by-law to adopt Amendment No. 50
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. 50)

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” to “D” attached thereto, constitutes Official Plan Amendment No. 50 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 six (6) storey residential building and redesignate the remaining portion of the Subject Lands from ‘Residential Low Rise’ to ‘Greenway’ to reflect modifications to the boundary of an on-site floodplain inclusive of a 10 metre buffer. This Amendment will also add a site-specific policy to permit a broader range of housing types on the Subject Lands.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The 2014 Official Plan designates the northwest corner of the Subject Lands ‘Greenway’ which reflects the on-site floodplain, and the balance of the Subject Lands ‘Residential Low Rise’ which provides for single detached dwellings, semi-detached dwellings, townhouses (excluding back-to-back), and small multiplex buildings containing three (3) to six (6) units.

The Proposed Development comprises a six (6) storey residential building, with a mix of market and affordable housing units. An Official Plan Amendment is required to facilitate the Proposed Development. Specifically, the boundary of the ‘Greenway’ designation will be expanded to include a 10-metre buffer to alleviate the impact from development on adjacent natural heritage features. The balance of the Subject Lands will be redesignated to ‘Residential Mid Rise’ to accommodate the Proposed Development. A site-specific policy is also being added to permit a broader range of housing

types than those provided for in the 'Residential Mid Rise' designation such as detached dwellings, semi-detached dwellings and townhouses.

The Proposed Development is consistent with the Provincial Policy Statement, 2020 (the "2020 PPS") as the Subject Lands are located within a defined Settlement Area and the Proposed Development would promote the efficient use of existing resources and infrastructure. The Proposed Development would also contribute to the City's affordable housing stock and help meet the needs of residents of all ages, income levels, and family types.

The Proposed Development conforms to the Growth Plan for the Greater Golden Horseshoe, 2019 ("the Growth Plan") as the Subject Lands are located within a delineated Built-up Area with access to municipal services. The Proposed Development would add variety to the local housing options in a compact urban form. The Subject Lands are in close proximity to transit which supports reduced car dependence and encourages transit ridership.

The Proposed Development also conforms to the 2022 York Region Official Plan ("the YROP"). The YROP designates the northwest portion of the Subject Lands 'Regional Greenlands System', and the balance of the Subject Lands are designated 'Urban Area' which permits a wide range of residential, commercial, and institutional uses. The 'Regional Greenlands System' lands will remain as open space to ensure their long-term protection. The Proposed Development is considered appropriate within the context of the surrounding area and will support the achievement of the affordable housing targets set out in the YROP.

The Proposed Development is also in keeping with the housing objectives in Section 4.1.1 of the 2014 Official Plan which seeks to increase opportunities for more affordable housing choices and diversify the City's housing stock tenure by encouraging the construction of rental and shared housing with a full mix and range of unit types and sizes.

The Proposed Development also represents good planning as it promotes residential intensification at an desirable location adjacent to transit routes along arterial roads, achieve appropriate height transition from the adjacent townhouses, and is generally compatible with the surrounding land uses.

PART II – THE OFFICIAL PLAN AMENDMENT
(This is an operative part of Official Plan Amendment No. 50)

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 modifying the boundaries of the ‘Greenway System’ and ‘Neighbourhood Area’ designations as shown on Schedule “A” attached hereto.
- b. Map 3 – Land Use is amended by redesignating the ‘Residential Low Rise’ lands 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’ and adding lands to ‘Other Greenway System Lands including certain naturalized stormwater management facilities’ 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 Part I of the 2014 Official Plan, 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 9.16.17 as follows:

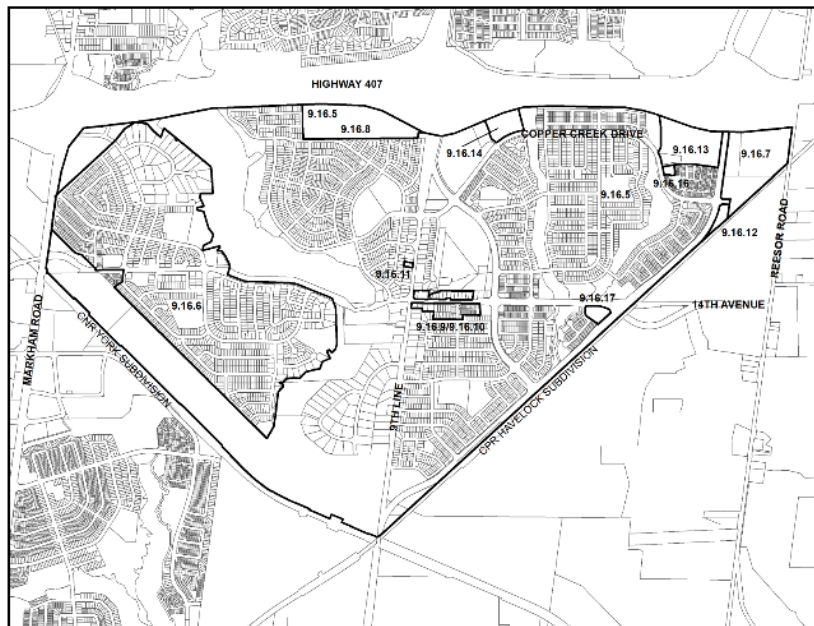


Figure 19.16.1

b. Adding a new subsection 9.16.17 and a new Figure 9.16.17 as follows:

“9.16.17 15 Vettese Court

Detached dwellings, semi-detached dwellings and townhouses shall also be permitted on the ‘Residential Mid Rise’ lands at 15 Vettese Court as shown in hatching in Figure 9.16.17

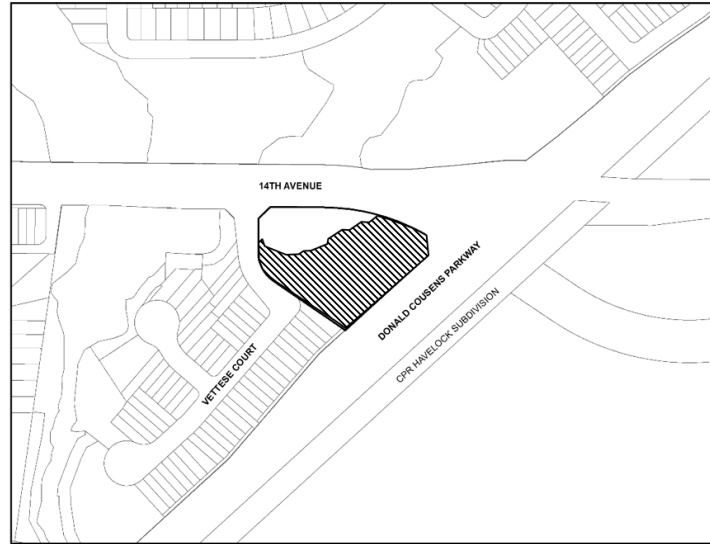


Figure 19.16.17”

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.