

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

to amend the 2014 Official Plan (Updated April 2018), as amended  
to incorporate Amendment No. XXX

**LEDGEMARK HOMES (LIVGREEN CONDOMINIUMS)**

**3009 Elgin Mills Road East, and 10731, 10737, 10743, and 10745  
Victoria Square Boulevard.**

(\_\_\_\_\_, 2024)

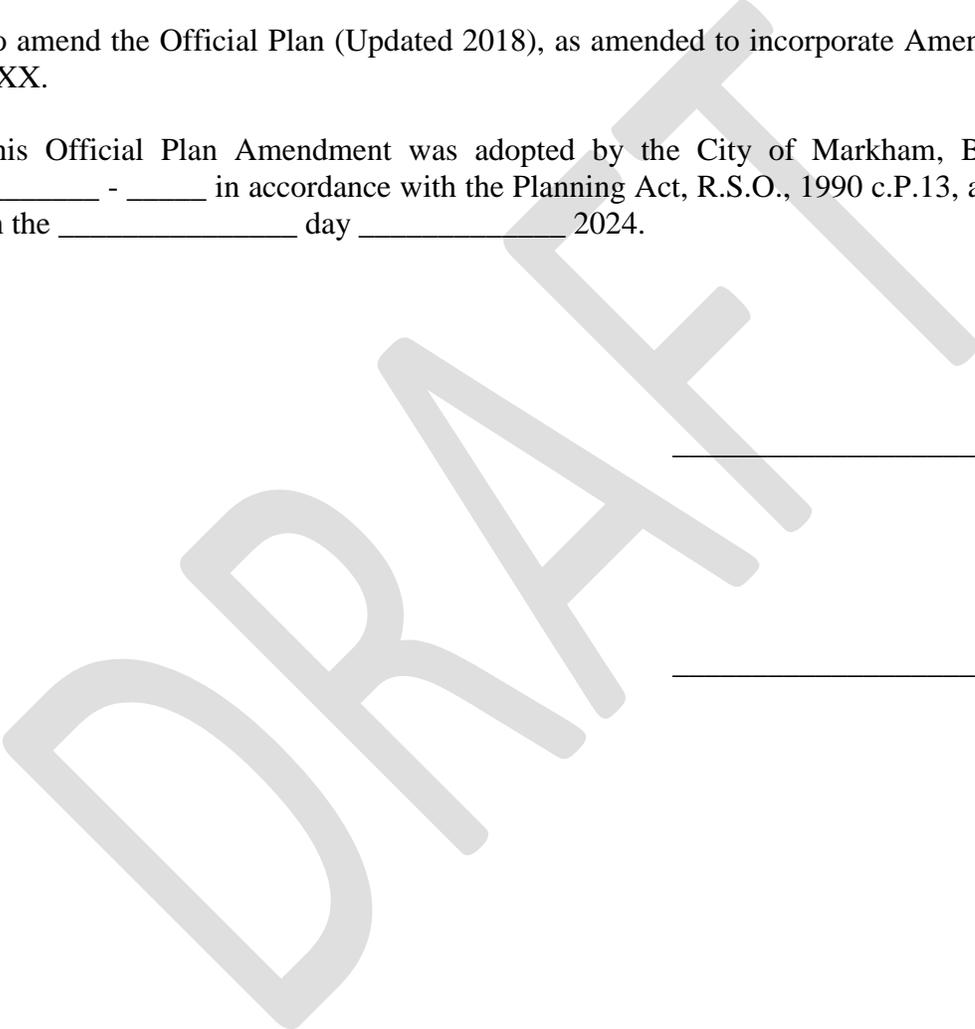
**OFFICIAL PLAN**  
**of the**  
**THE CITY OF MARKHAM PLANNING AREA**  
**AMENDMENT NO. XXX**

To amend the Official Plan (Updated 2018), as amended to incorporate Amendment No. XXX.

This Official Plan Amendment was adopted by the City of Markham, By-law No. \_\_\_\_\_ - \_\_\_\_\_ in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended on the \_\_\_\_\_ day \_\_\_\_\_ 2024.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



**THE CITY OF MARKHAM**

**BY-LAW No. \_\_\_\_\_**

Being a by-law to adopt Amendment No. XXX to the Markham 2014 Official Plan (updated 2018), as amended.

THE COUNCIL 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 2014 Official Plan (Updated 2018), 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
**CITY CLERK**

\_\_\_\_\_  
**MAYOR**

# CONTENTS

## **PART I – INTRODUCTION**

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

## **PART II – THE OFFICIAL PLAN AMENDMENT**

1.	THE OFFICIAL PLAN AMENDMENT.....	X
2.	IMPLEMENTATION AND INTERPRETATION.....	X

DRAFT

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 Amendment No. XXX to the Official Plan (Updated 2018), as amended. Part II is an operative part of this Official Plan Amendment.

### **2.0 LOCATION**

The Amendment to the Official Plan applies to the lands located at 3009 Elgin Mills Road East, and 10731, 10737, 10743, and 10745 Victoria Square Boulevard.

### **3.0 PURPOSE**

The purpose of this Amendment is to demolish the existing residential building at 3009 Elgin Mills Road East in order to construct a 4-storey residential apartment building with 56 residential units. The proposal also includes one renovated and relocated existing building situated the south end of the parcel, to be preserved and re-utilized as a non-residential building.

### **4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT**

The Amendment recognizes the growing demand in the City of Markham and the eastern GTA, for residential infill development, which has been anticipated by the Province, Region and City. The Amendment also recognizes that the new development must respect the existing character of the area, but will also assist in meeting the intensification targets set out in the Official Plan.

This proposal will attract investment and new residents to Markham. Permitting the proposed FSI and density will contribute to the City achieving its projected population and job growth over the next several years. The proposal will also achieve several other objectives outlined in the Official Plan, such as making better use of transit and other infrastructure, intensifying a Built Up area, and providing safe and efficient living environments.

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**

**The Official Plan (updated 2018) is hereby amended as follows:**

1. Amend Map 3 – Land Use, from Residential Low Rise to Residential Mid Rise, for the lands known municipally as:
  - 10731 Victoria Square Boulevard
  - 10737 Victoria Square Boulevard
  - 10743 Victoria Square Boulevard
  - 10745 Victoria Square Boulevard
  - 3009 Elgin Mills Road East
2. Residential Mid Rise shall permit a building to a maximum height of 4 storeys, and a maximum FSI of 1.51;
3. Amend Policy 9.5.9., by adding the following site specific Policy 9.5.9.XX
  - a. Notwithstanding any Policies contained within Section 9.5.9 of the Official Plan, a Residential Mid Rise apartment building shall be permitted to a maximum height of 4-storeys,
  - b. Policies 9.5.9.3 and 9.5.9.4 shall not apply.

### **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 in conformity with the provisions of this Amendment.

This Amendment to the Official Plan (Updated 2018), 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 or intent of the Amendment.



**Subject Site**

**OFFICIAL PLAN AMENDMENT No. XXX**

**CITY OF MARKHAM OFFICIAL PLAN (UPDATED 2018)  
AS AMENDED**