

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. XXX

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

(Regency Property Inc, 7810, 7822, 7834, and 7846 McCowan Road)

July 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. 2024-XX in accordance with the *Planning Act*, R.S.O., 1990 c.P.13, as amended, on the 17th day of July, 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 17TH DAY OF JULY 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

CONTENTS

PART I - INTRODUCTION

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

PART II - THE OFFICIAL PLAN AMENDMENT

1. THE OFFICIAL PLAN AMENDMENT..... 8
2. IMPLEMENTATION AND INTERPRETATION 9

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 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 2.13 ha (5.27 ac) of land municipally known as 7810, 7822, 7834, and 7846 McCowan Road (the “Subject Lands”). The Subject Lands are located on the west side of McCowan Road, north of 14th Avenue.

3.0 PURPOSE

The purpose of this Official Plan Amendment is to modify Section 9.2 to add a new site specific policy to provide for 4-storey townhouse units, and stacked townhouse and back-to-back townhouse building types on the Subject Lands.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The City of Markham Official Plan, 2014, as amended, designates the Subject Lands ‘Residential Low Rise’. This designation permits detached, semi-detached, and townhouse dwellings (excluding stacked or back-to-back townhouses), and small multiplex buildings containing 3 to 6 units at a maximum height of 3-storeys.

This Amendment will facilitate the development of 133 4-storey condominium townhouse units, which includes 30 rear lane townhouse units, 19 traditional townhouse units, 78 back-to-back townhouse units, and 6 stacked townhouse units, and a partial public park block (the “Proposed Development”).

The Proposed Development is consistent with the Provincial Policy Statement, 2020 in that it would support increased residential densities on underutilized lots, and takes advantage of existing infrastructure and public services facilities.

The Proposed Development conforms to A Place to Grow: 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 existing municipal infrastructure and proximity to public transit and major arterial roads. The Proposed Development would add variety to the local housing options in a compact urban form.

The Proposed Development also conforms to the York Region Official Plan, 2022 as it provides a compact and pedestrian oriented development that contributes to the City's intensification targets.

Based on the location and form of the Proposed Development, it is appropriate, on a site specific basis, to permit the additional stacked and back-to-back townhouse building types, and increase the maximum height of the townhouse units to 4-storeys on the Subject Lands.

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 9.2 of the City of Markham Official Plan, 2014, as amended, is hereby amended by:
- a. Amending Section 9.2.1 to add a reference to a new Section 9.2.13 in Figure 9.2.1 as follows:

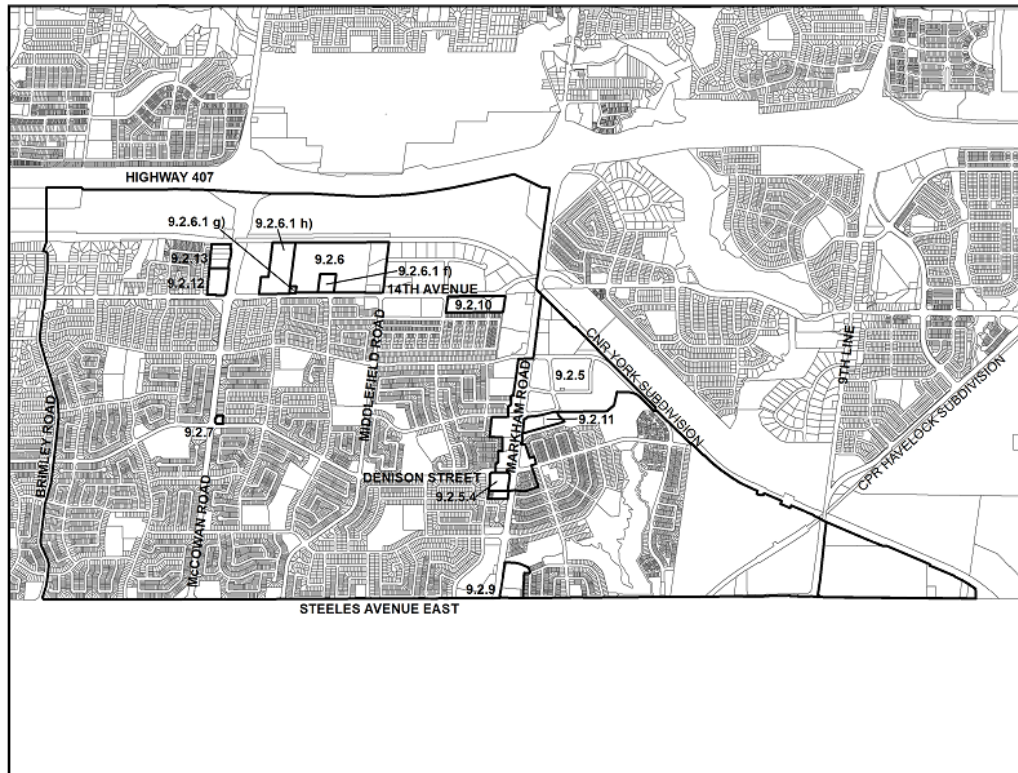


Figure 9.2.1

- b. Adding a new subsection 9.2.13 and Figure 9.2.13 as follows:
- “9.2.13 7810, 7822, 7834, and 7846 McCowan Road

The following provisions shall apply to the ‘Residential Low Rise’ lands located at 7810, 7822, 7834, and 7846 McCowan Road, as shown in Figure 9.2.13:

- a) Stacked and back-to-back townhouse building types shall also be permitted.

- b) The maximum height of a townhouse shall be four (4) storeys.



Figure 9.2.13”

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.

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.