

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. 52

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

(SCARDRED 7 COMPANY LIMITED, 4038 AND 4052 HIGHWAY 7 EAST)

May 2024

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. 52

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. 2024-82 in accordance with the *Planning Act*, R.S.O., 1990 c. P.13, as amended, on the 15th day of May, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



By-law 2024-82

BEING A BY-LAW TO ADOPT AMENDMENT NO. 52
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. 52 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 15TH DAY OF MAY 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

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PART I – INTRODUCTION

(This is not an operative part of the Official Plan Amendment No. 52)

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. 52 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 1.03 hectares (2.55 acres) of land on the northern portion of the lands municipally known as 4038 and 4052 Highway 7 East (the “Subject Lands”). The Subject Lands are located on the north side of Highway 7, east of Village Parkway.

3.0 PURPOSE

The purpose of this Official Plan Amendment is to amend the existing area and site specific policy applicable to the Subject Lands to permit a proposed 49-unit condominium townhouse development, which includes 31 rear-lane townhouse units and 18 standard townhouse units (the “Proposed Development”).

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The City of Markham Official Plan, 2014 (the “Official Plan”), as amended, designates the Subject Lands ‘Residential Low Rise’. This designation permits detached, semi-detached, and townhouse dwellings (excluding stacked back-to-back townhouses), and small multiplex buildings containing 3 to 6 units at a maximum height of 3-storeys. The Subject Lands are also subject to Area and Site Specific Policy 9.19.8 of the Official Plan, which identifies these lands as being part of the Highway 7 / Village Parkway Corridor. Area and Site Specific Policy 9.19.8 a) specifies that only detached dwellings shall be permitted on lands designated ‘Residential Low Rise’ within the corridor.

The Proposed Development is consistent with the Provincial Policy Statement, 2020, as it supports increased residential densities on an underutilized parcel of land and takes advantage of existing and planned infrastructure.

The Proposed Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (the “Growth Plan”) as it contributes to a mix of housing types, supports the use of public transit, and makes efficient use of infrastructure.

The Proposed Development also conforms to the York Region Official Plan, 2022 (“YROP”), which designates the Subject Lands ‘Community Area’ and ‘Urban Area’. This designation is intended to accommodate the majority of housing, personal services, retail, institutional, cultural and recreational services. The Proposed Development provides for appropriate housing types in close proximity to active transportation networks.

Based on the location and form of the Proposed Development, the proposed Amendment is appropriate, and represents good planning.

PART II – THE OFFICIAL PLAN AMENDMENT
(This is an operative part of Official Plan Amendment No. 52)

PART II – THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

1.1 Section 9.19 of Part I of the City of Markham Official Plan, 2014, as amended, is hereby further amended by adding the following paragraph to the end of Section 9.19.8 g) as follows:

“On the portion of the lands designated ‘Residential Low Rise’ as shown in Figure 9.19.8, only detached dwellings and townhouses with a maximum height of 4 storeys shall be permitted.”

2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the City of Markham Official Plan, 2014, 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 minor changes that do not affect the policy or intent of the Amendment. The notice provisions of Section 10.7.5 of the City of Markham Official Plan, 2014, as amended, shall apply.