

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. XXX

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

Greencapital Limited Partnership Inc.

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. _____ - ____ in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the __day of _____, 2024.

Kimberley Kitteringham
CITY CLERK

Frank Scarpitti
MAYOR

DRAFT

THE CORPORATION OF THE CITY OF MARKHAM

BY-LAW NO. _____

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 *date* DAY OF December 2024.

Kimberley Kitteringham
CITY CLERK

Frank Scarpitti
MAYOR

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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 the 1.73 hectare (4.27 acre) subject lands municipally known as 10 Royal Orchard Boulevard and 8051 Yonge Street as shown on Figure 9.18.1. The property is located on the north side of Royal Orchard Boulevard, between Yonge Street and Inverlochy Boulevard. The subject lands are located within the Thornhill District.

3.0 PURPOSE

The purpose of this Official Plan Amendment is to permit a mixed-use high-rise development with a maximum density and maximum height. The level of intensification includes a maximum density of 10.2 FSI and a maximum height of 55 storeys.

The development plan consists of buildings with podium heights of 4 to 8 storeys and residential towers ranging in height between 25 – 55 storeys. Included are non-residential, commercial and/or retail uses within the podiums of the buildings and a public park block at the intersection of Royal Orchard Boulevard and Inverlochy Boulevard.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

This amendment will provide for a mixed-use high-rise development on the subject lands that is compatible with adjacent development and provides appropriate intensification based on the provision of transit along the Yonge Street corridor. This amendment will facilitate the redevelopment of the subject lands with residential towers ranging in height from 25-55 storeys (including the podiums).

Non-residential, commercial and/or retail uses are proposed within the podiums of the mixed-use buildings at the corner of Yonge Street and Royal Orchard Boulevard and along Royal Orchard Boulevard which will provide a strong urban edge. The public park block proposed at the intersection of Royal Orchard Boulevard and Inverlochy Boulevard will serve residents of the proposed development and the immediately surrounding community.

The proposed development, with a maximum site density of 10.2 FSI and maximum height of 55 storeys is appropriate in this location situated at the proposed Royal Orchard subway station location. The increased site density and building height represents good planning as the subject lands are located upon the potential future Royal Orchard subway station as identified by Metrolinx part of the Yonge North Subway Extension, being the centre of the Royal Orchard PMTSA. The proposed development will include integrated access to the Royal Orchard Station. The property is sufficient in size to accommodate the proposed development.

The proposed development is consistent with the Provincial Policy Statement, 2020, conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, and the 2022 York Region Official Plan.

An associated Zoning By-law Amendment is also required to implement the new Official Plan Amendment, including height permission and site density.

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PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. XXX)

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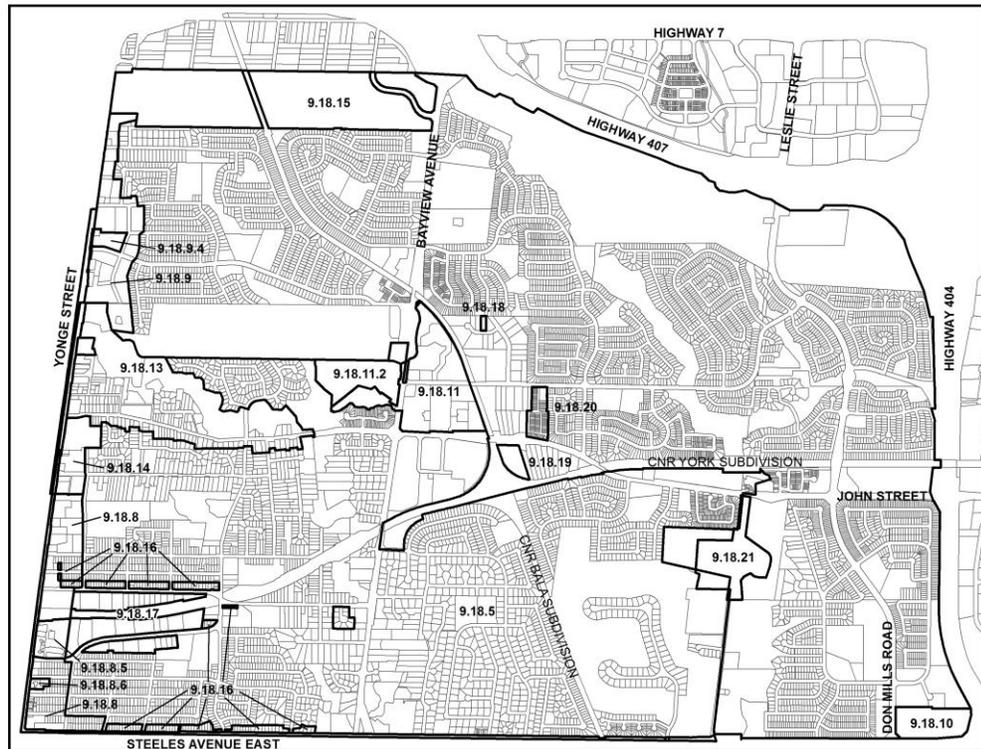
PART II – THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

1.1 Map 14 - Public School, Place of Worship and Park Sites is amended by adding a park site and identifying a modified location for a Park as shown on Schedule 'A' attached hereto.

1.2 Section 9.18 of the Official Plan 2014, as amended, is hereby amended by:

- a) Amending Section 9.18.1 to add a reference to a new Section 9.18.9.4 in Figure 9.18.1 as follows:



- b) Adding a new Section 9.18.9 and a new Figure 9.18.9 as follows:

8051 Yonge Street and 10 Royal Orchard Boulevard

“9.18.9.4 On the Mixed Use High Rise lands shown in Figure 9.18.9.4, the following shall apply:

- a. The total *floor space index* for all buildings shall not exceed 10.2 FSI.
- b. The maximum height for all buildings shall not exceed 55 storeys.
- c. The implementing zoning by-law amendment will include a Holding (H) provision with conditions of removal with respect to the provision of sanitary service infrastructure upgrades and any improvements, including transportation, that might be required for the development of the Subject Lands.
- d. the following matters shall be secured through a site plan control agreement or other agreement(s) as appropriate:
 - i. the applicable development criteria for ‘Mixed Use’ lands as outlined in Section 8.3.1.4 and 8.3.4.5 of this Plan, and the applicable urban design and sustainable development policies of Section 6.1 and 6.2 of this Plan and, in particular, the following:
 - high density residential, office and retail and service uses will generally be located along the Yonge Street and Royal Orchard Boulevard frontage as follows:
 - retail and service uses shall generally be located within the lower storeys of the street-related podium;
 - no dwelling units will be permitted on the first floor of the street-related podium;
 - the floor plate of the tower portion of residential buildings shall not exceed 800 square metres;
 - the conveyance of a public park adjacent to the Royal Orchard Boulevard and Inverlochy Boulevard frontages of the lands east of the high-density development fronting on Yonge Street;
 - the dedication of land for a potential road widening along Yonge Street to the satisfaction of York Region;

- all requirements related to Metrolinx’ technical review of the application(s);
 - implementation of transportation demand management strategy initiatives; and
 - financial contributions, if required, to off-site infrastructure.
- e. Holding provisions shall be applied to the lands and lifted by the City upon confirmation by City that the following condition has been met:
- i. that regional servicing capacity has been allocated to the residential component of the proposed development;
 - ii. that a Transportation Demand Management plan is submitted to the satisfaction of the City;

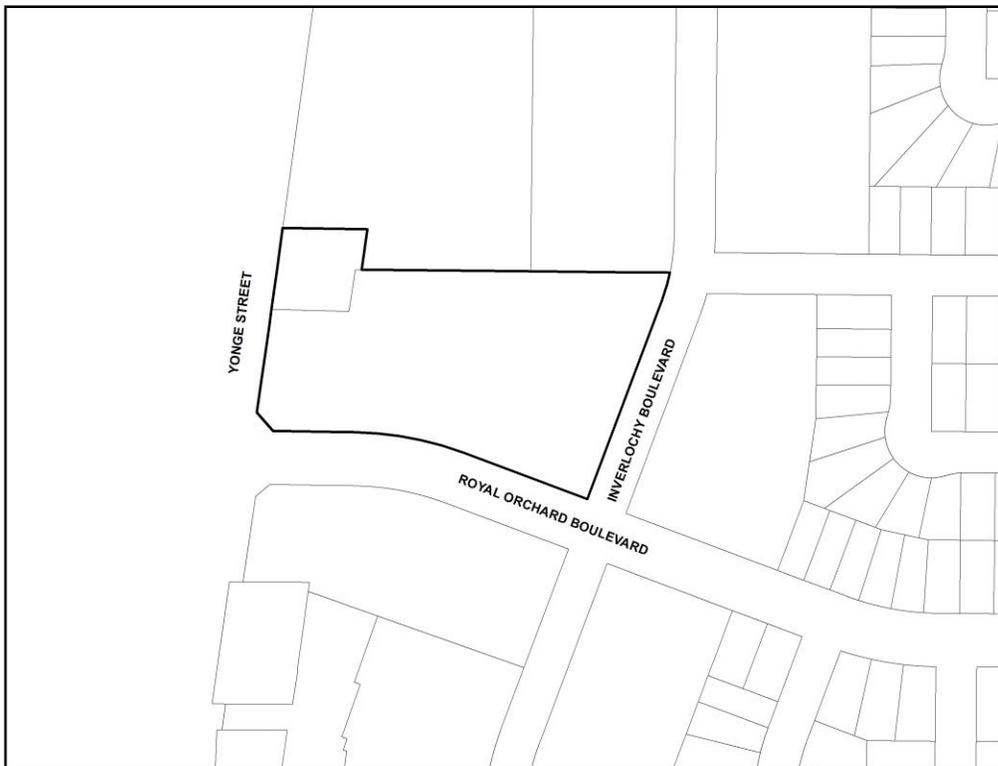


Figure 9.18.9.4”

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.

This Amendment to the City of Markham's 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 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.