

OFFICIAL PLAN
of the
CITY OF MARKHAM PLANNING AREA
AMENDMENT NO. 232

To amend the Official Plan (Revised 1987), as amended, and to incorporate Amendment No. 4 to the Cornell Secondary Plan (PD 29-1) for the Cornell Planning District (Planning District No. 29).

(WYKLAND ESTATES, BLOCK 5)

(October, 2015)

OFFICIAL PLAN
of the
CITY OF MARKHAM PLANNING AREA
AMENDMENT NO. 232

To amend the Official Plan (Revised 1987), as amended, and to incorporate Amendment No. 4 to the Cornell Secondary Plan (PD 29-1) for the Cornell Planning District (Planning District No. 29).

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2015-147 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on October 27, 2015.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor



By-law 2015-147

Being a by-law to adopt Amendment No. 232
to the City of Markham Official Plan
(Revised 1987), 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. 232 to the City of Markham Official Plan
(Revised 1987), 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 on October 27, 2015.

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.....	9
2.	IMPLEMENTATION AND INTERPRETATION.....	9

PART III- THE SECONDARY PLAN AMENDMENT

1.	THE SECONDARY PLAN AMENDMENT.....	12
2.	IMPLEMENTATION AND INTERPRETATION.....	12
3.	SCHEDULE “A”	

PART I - INTRODUCTION
(This is not an operative part of Official Plan Amendment No. 232)

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. 232 to the Official Plan (Revised 1987), as amended, and is required to enact Amendment No. 4 to the Cornell Secondary Plan (PD 29-1) for the Cornell Planning District (Planning District No. 29). Part II is an operative part of this Official Plan Amendment.
- 1.3** PART III - THE SECONDARY PLAN AMENDMENT constitutes Amendment No. 4 to the Cornell Secondary Plan (PD 29-1) for the Cornell Planning District (Planning District No. 29). This Secondary Plan Amendment may be identified by the symbol PD 29-1-4. Part III is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment to the Official Plan and the Cornell Secondary Plan (PD 29-1) applies to approximately 4.975 hectares located north of Highway 7 between Bur Oak Avenue, proposed Rustle Woods Avenue, Cornell Centre Boulevard and proposed Street 1 (the "subject lands"), as shown on Schedule "A" attached to Part III of this Official Plan Amendment.

3.0 PURPOSE

The purpose of this Official Plan Amendment is to permit townhouse dwellings on a portion of the subject lands.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The subject lands are designated 'Residential Neighbourhood – Cornell Centre' and 'Community Amenity Area – Bur Oak Corridor Cornell Centre'. The subject lands are proposed to be developed with medium and high density housing types, including townhouses on the portion of the lands designated 'Residential Neighbourhood – Cornell Centre'. The ground floor of residential buildings fronting Bur Oak Avenue within the 'Community Amenity Area – Bur Oak Corridor Cornell Centre' designation are intended to accommodate non-residential uses such as retail, service and office uses.

The introduction of townhouse dwellings within the lands designated 'Residential Neighbourhood – Cornell Centre' is consistent with the direction of the City-led comprehensive review of the secondary plan policies for Cornell Centre currently underway. The amendment to the minimum height requirement, and the exception to the calculation of floor space Index (FSI) for the subject lands are required to implement the permission for townhouse and stacked townhouse dwellings.

Any reduction in density resulting from the introduction of a townhouse housing form within the 'Residential Neighbourhood – Cornell Centre' portion of the subject lands through this amendment is anticipated to be made up in other locations within Cornell Centre where higher residential densities are being proposed. This redistribution of density is reflected in the City-initiated draft official plan amendment for Cornell Centre considered by Council in September, 2015.

PART II - THE OFFICIAL PLAN AMENDMENT
(This is an operative part of Official Plan Amendment No. 232)

PART II - THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

- 1.1** Section 1.1.2 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 232 to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes.
- 1.2** Section 1.1.3(c) of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 232 to the list of amendments listed in the second sentence of the bullet item dealing with Cornell Secondary Plan PD 29-1, for the Cornell Planning District, to be placed in numerical order including any required grammatical and punctuation changes prior to the words "to this Plan".
- 1.3** Section 9.2.13 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 232 to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes prior to the words "to this Plan".
- 1.4** No additional changes to the text or schedules of the Official Plan (Revised 1987), as amended, are being made by this Amendment. This Amendment is being made to the text of the Cornell Secondary Plan (PD 29-1) for the Cornell Planning District (Planning District No. 29). These changes are outlined in Part III, which comprises Amendment No. 4 to the Cornell Secondary Plan (PD 29-1).

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 (Revised 1987), 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 or intent of the Amendment. For such technical amendments, the notice provisions of Section 7.13 (c) of Part II of the Official Plan (Revised, 1987), as amended, shall not apply.

PART III - THE SECONDARY PLAN AMENDMENT (PD 29-1-4)
(This is an operative part of Official Plan Amendment No. 232)

PART III - THE SECONDARY PLAN AMENDMENT (PD 29-1-4)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 4 to the Cornell Secondary Plan PD 29-1)

The Cornell Secondary Plan (PD 29-1) for the Cornell Planning District (Planning District No. 29) is hereby amended as follows:

- 1.1** Section 6.2.4 'Residential Neighbourhood – Cornell Centre' is hereby amended by adding to Section 6.2.4.2 Site Specific Policies the following new subsection and by adding Figure 29-1-4, as shown on Schedule "A" attached hereto, to be appropriately placed on the first page following Section 6.2.4.2 c):

" c) The following additional provisions shall apply to the subject lands designated 'Residential Neighbourhood – Cornell Centre' shown on Figure 29-1-4:

i) Notwithstanding Sections 6.2.4.1a) and f) and Figure 6.2.4:

- townhouses shall be a permitted use; and
- the minimum height shall be three storeys for townhouse and stacked townhouse buildings.

ii) Notwithstanding Section 6.1.e) ii), the area of local public roads shall not be included in the calculation of Floor Space Index."

- 1.2** Section 6.3.3 'Community Amenity Area – Bur Oak Corridor Cornell Centre' is hereby amended by adding to Section 6.3.3.2 Site Specific Policies the following new subsection:

" c) Notwithstanding the provisions of Sections 6.3.3.1 e), for lands designated 'Community Amenity Area – Bur Oak Corridor Cornell Centre' shown on Figure 29-1-4, the minimum height for stacked townhouses shall be three storeys."

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 (Revised 1987), 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 or intent of the Amendment. For such technical amendments, the notice provisions of Section 7.13 (c) of Part II of the Official Plan (Revised, 1987), as amended shall not apply.

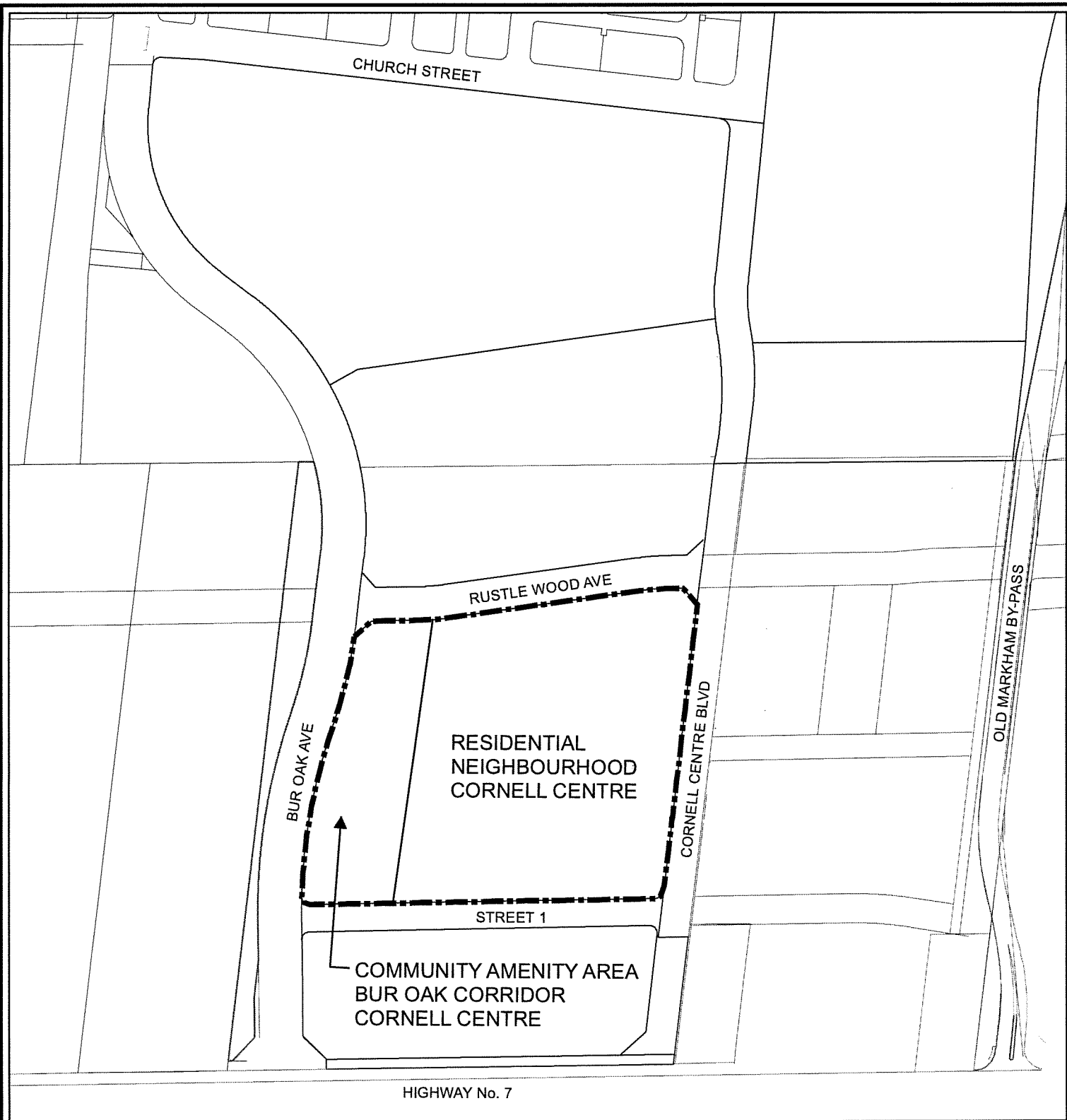


FIGURE No. 29-1-4
to the Cornell Secondary Plan (PD - 29-1)

- BOUNDARY OF AREA COVERED BY THIS AMENDMENT**
- Boundary of area subject to the policies in sections 6.2.4.2c) and 6.3.3.2c)**
 Land use designation : Residential Neighbourhood-Cornell Centre &
 Community Amenity Area - Bur Oak Corridor Cornell Centre