

OFFICIAL PLAN
of the
MARKHAM PLANNING AREA
AMENDMENT No. 231

To amend the Official Plan (Revised 1987), as amended, and to incorporate Amendment No. 7 to Secondary Plan PD 1-15 for a portion of the Markham and Unionville Planning District (Planning District No. 1).

Litchfield Developments Limited
(4116, 4128 and 4142 Highway 7)

April, 2015

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This Official Plan Amendment was approved by the Ontario Municipal Board on April 16, 2015.

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PART I – INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 231)

PART I - INTRODUCTION

1. GENERAL

- 1.1 Part I – INTRODUCTION is included for information purposes and is not an operative part of the Official Plan Amendment.
- 1.2 Part II - THE OFFICIAL PLAN AMENDMENT, constitutes Official Plan Amendment No. 231 to the Official Plan (Revised 1987), as amended, and is required to enact Amendment No. 7 to Secondary Plan PD 1-15 for a portion of the Markham and Unionville Planning District. Part II is an operative part of the Official Plan Amendment.
- 1.3 Part III – THE SECONDARY PLAN AMENDMENT, including Schedule “A” attached thereto, constitutes Amendment No. 7 to Secondary Plan PD 1-15 for a portion of the Markham and Unionville Planning District (Planning District No. 1). This amendment may be identified by the symbol PD 1-15-7. Part III is an operative part of this Official Plan Amendment.

2. LOCATION

This amendment applies to approximately 1.2 hectares of land in part of Lot 10, Concession 5, located on the north side of Highway 7 between Sciberras Road and Village Parkway, as shown on Schedule “A” attached hereto. The lands are municipally known as 4116, 4128 and 4142 Highway 7.

3. PURPOSE

The purpose of this Official Plan Amendment is to amend Secondary Plan PD 1-15 (OPA 15) to increase the permitted residential density of a proposed townhouse development.

4. BASIS OF THIS AMENDMENT

The subject lands are designated ‘URBAN RESIDENTIAL’ in the Markham Official Plan (Revised 1987), as amended.

The lands are within the designated area of Secondary Plan PD 1-15 (OPA 15) for a portion of the Markham and Unionville Planning District (Planning District No. 1).

Secondary Plan PD 1-15 designates the lands 'Urban Residential – Medium Density 1 (Area 1),' which permits a range of multiple housing types, at an overall density not to exceed 31 units per hectare (12.5 units per acre), and heights generally in the range of 2 to 3 ½ storeys.

The proposed development consists of 52 townhouse dwellings, representing a density of approximately 44 units per hectare (18 units per acre), exceeding the maximum density permitted by the secondary plan.

The proposed development completes Litchfield Road as shown on the schedules to Secondary Plan PD 15-1.

The townhouses on the north side of the road continue the pattern of development on the existing section of Litchfield Road.

The configuration of the townhouses on the south side of the road – with one group of buildings facing Litchfield Road and the other facing Highway 7 - is compatible with the townhouses on the south side of existing Litchfield Road, and ensures that there are homes facing onto, rather than backing onto, this section of Highway 7, contributing to the City's and the Region's urban design objectives for Highway 7.

The proposed development conforms to approved Provincial and Regional policies and with the policies of the City of Markham's Official Plan 2014 (approved but not yet in force).

PART II – THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 231)

PART II – THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 231)

1. THE 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 231 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 is hereby amended by the addition of the number 231 to the list of amendments, including any required grammatical and punctuation changes in the bullet item dealing with Secondary Plan PD 1-15 for a portion of the Markham and Unionville Planning District (Planning District No. 1).
- 1.3 Section 9.2.12 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 231 to the list of amendments, to be placed in numerical order including any 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 also being made to incorporate changes to the text of the Secondary Plan PD 1-15 for a portion of the Markham and Unionville Planning District (Planning District No. 1). These changes are outlined in Part III which comprises Amendment No. 7 to Secondary Plan PD 1-15.

2. 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, in conformity with the provisions of this Amendment.

PART III – THE SECONDARY PLAN AMENDMENT (PD 1-15-7)

(This is an operative part of Official Plan Amendment No. 231)

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1.0 THE AMENDMENT

(Amendment No. 7 to the Secondary Plan PD 1-15 for a portion of the Markham and Unionville Planning District).

Secondary Plan PD 1-15 for a portion of the Markham and Unionville Planning District is amended for the subject lands as follows:

1.1 Section 5.2 is hereby amended by adding new subsection 5.2.10 as follows:

“5.2.10 4116, 4128 and 4142 Highway 7 East

The following provisions apply to the lands municipally known as 4116, 4128 and 4142 Highway 7 East. Should there be a conflict between these provisions and any other provisions in this Secondary Plan, the provisions of this section shall prevail for the subject lands:

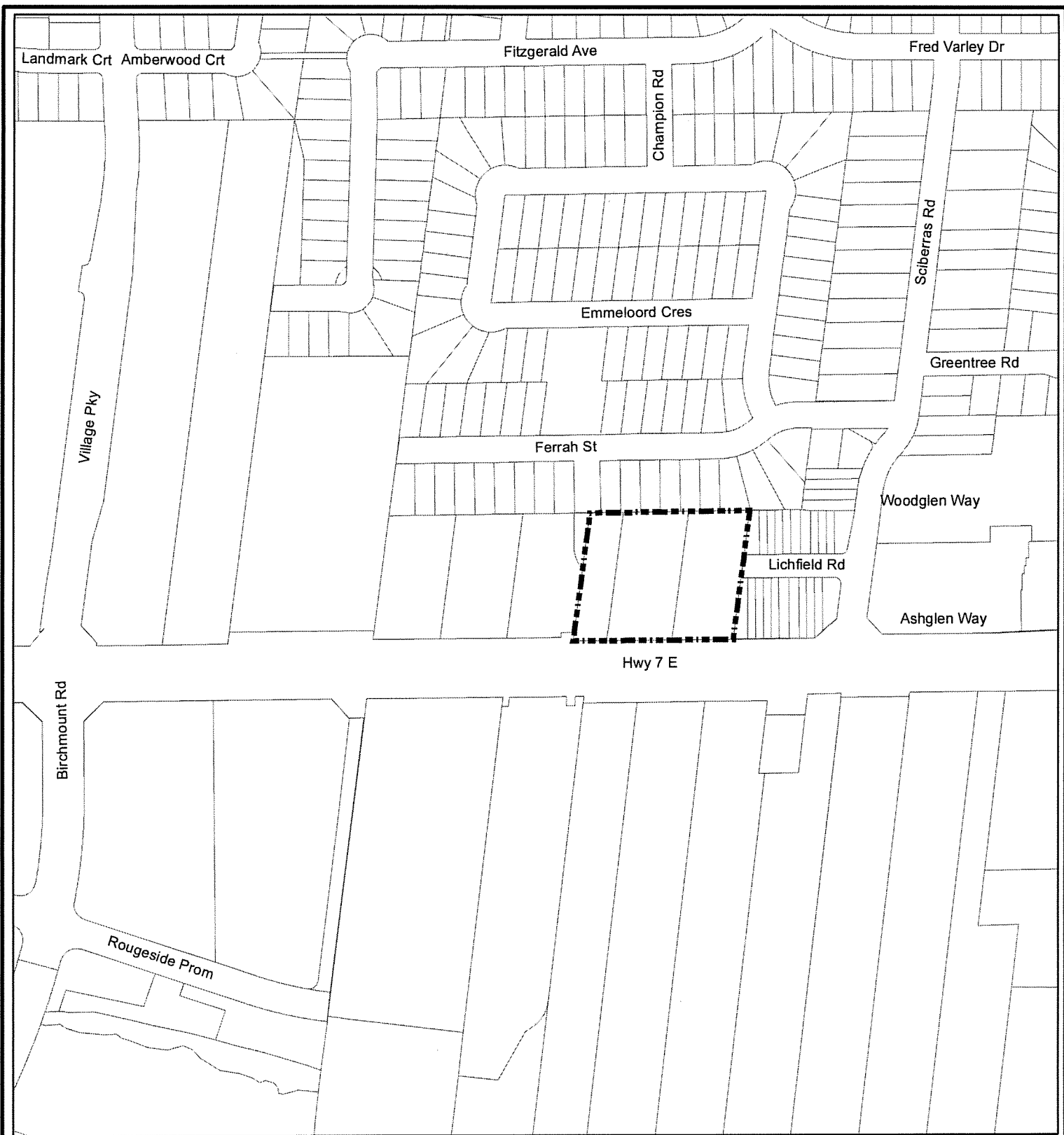
- (a) The subject lands may be used for a maximum of 52 townhouse dwelling units.
- (b) Townhouse development shall be subject to the following specific design guidelines:
 - Building design shall be sensitive to the immediate adjacent context and respond accordingly in terms of massing, façade articulation and materials.
 - High quality urban landscaped courts should buffer the transition from public streetscape to private unit access.
 - Prominent at grade pedestrian access should be provided to each unit.
 - The street frontage of townhouses should contain fenestration/openings providing views into and out of the building. Blank building walls facing public streets should be minimized and where unavoidable should be mitigated by landscaping and building detailing.
 - The architecture and landscape of the townhouses should contribute to the character of the pedestrian and public realm.”

2. IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan (Revised 1987), 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 Zoning By-laws 118-79 and 177-96, as amended, and Site Plan Approval in conformity with the provisions of this Amendment.

April, 2015




 BOUNDARY OF AREA COVERED BY THIS AMENDMENT

