

OFFICIAL PLAN
of the
MARKHAM PLANNING AREA
AMENDMENT No. 229

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).

1820266 Ontario Inc. (Times Group Inc.)


(4002/4022 Highway 7)

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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).

This Official Plan Amendment was adopted by the Corporation of the City of Markham by By-law No. 2015-114 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on November 2, 2015.



Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



By-law 2015-114


Being a By-law to adopt Amendment No. 229
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. 229 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 adoption thereof.

Read a first, second, and third time and passed on June 23, 2015.

Signed, sealed and adopted on November 2, 2015.



Kimberly Kitteringham
City Clerk



Frank Scarpitti
Mayor

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PART I – INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 229)

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. 229 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 at the north-east corner of Highway 7 East and Village Parkway, as shown on Schedule “A” of Part III of this Amendment. The lands are municipally known as 4002/4022 Highway 7.

3. PURPOSE

The purpose of this Official Plan Amendment is to amend Secondary Plan PD 1-15 (OPA 15) to permit 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 Part of the Markham and Unionville Planning District. The Secondary Plan includes a site specific policy (Section 5.2.9) which restricts the use of the subject lands to a maximum of 12 townhouse dwelling units, and a maximum of 393 apartment dwelling in building(s) having a maximum height of eight storeys and a maximum floor space index of 3.5 (excluding any floor space for up to 12 townhouse dwelling units).

The Owner is now proposing to develop the lands with a total of 56 townhouses and no apartments. This requires an amendment to Secondary plan PD15-1 to increase the permitted number of townhouses from 12 to 56. Council has determined that the proposed townhouse development is appropriate and has directed staff to prepare an Official Plan Amendment to permit it. The existing permissions for apartment uses remain in place.

PART II – THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 229)

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 229 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 229 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 229 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 lands north of Highway 7, being part 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. 229)

1. 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 lands shown on Schedule "A" attached hereto as follows:

- 1.1 Section 5.2 is hereby amended by deleting subsection 5.2.9(a) and replacing it with the following new subsection 5.2.9(a) as follows:

“(a) That the portion of the lands is designated ‘Urban Residential High Density 1 (Special Exception *3)’ may be used for a maximum of 405 dwelling units. A maximum of 56 of the dwelling units may be townhouse units. A maximum of 393 of the dwelling units may be apartment units in building(s) having a maximum height of eight storeys and a maximum floor space index of 3.5.”

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-law 118-79, as amended, and Site Plan Approval in conformity with the provisions of this Amendment.

June, 2015



BOUNDARY OF AREA COVERED BY THIS AMENDMENT



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DEVELOPMENT SERVICES COMMISSION

SCHEDULE "A" TO OPA No. 229

Drawn By: CPW
Checked By: SH

DATE: 15/06/2015