

CITY OF MARKHAM
OFFICIAL PLAN AMENDMENT NO. 6

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

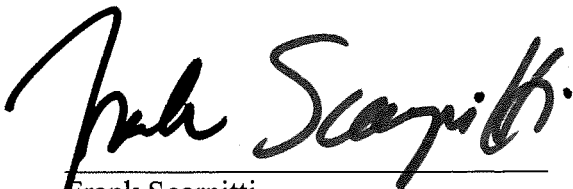
1820266 Ontario Inc. (Times Group Inc.)
(4002 and 4022 Highway 7)

CITY OF MARKHAM
OFFICIAL PLAN AMENDMENT NO. 6

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. 2015-115 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 2015-115

Being a by-law to adopt Amendment No. 6
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:

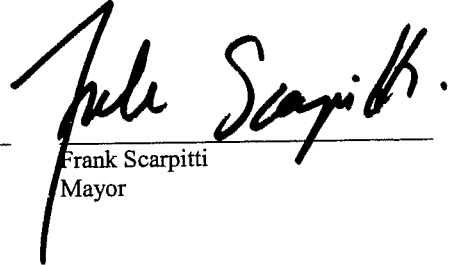
1. THAT Amendment No. 6 to the City of Markham Official Plan 2014,
as amended, attached hereto, is hereby adopted.
2. THAT this by-law shall come into force and take effect on the date of
the adoption thereof, after the "City of Markham Official Plan, Part 1"
is in effect.

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

Signed, sealed and adopted on November 2, 2015.



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. 6)

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. 6. Part II is an operative part of this Official Plan Amendment.

2.0 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" to this Amendment. The lands are municipally known as 4002/4022 Highway 7.

3.0 PURPOSE

The purpose of this Official Plan Amendment is to amend the site-specific policy applicable to the subject lands to permit a proposed townhouse development.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

Site specific policy 9.19.9 permits the subject lands to be developed with no more than 393 apartment dwelling units and 12 townhouse dwelling units. The Owner is now proposing to develop the lands with a total of 56 townhouses and no apartments.

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. 6)

PART II - THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

- 1.1 Section 9.19.9 of the Official Plan 2014, as amended, is hereby amended by replacing existing subsections d) and f) with the following new subsections, as follows:

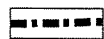
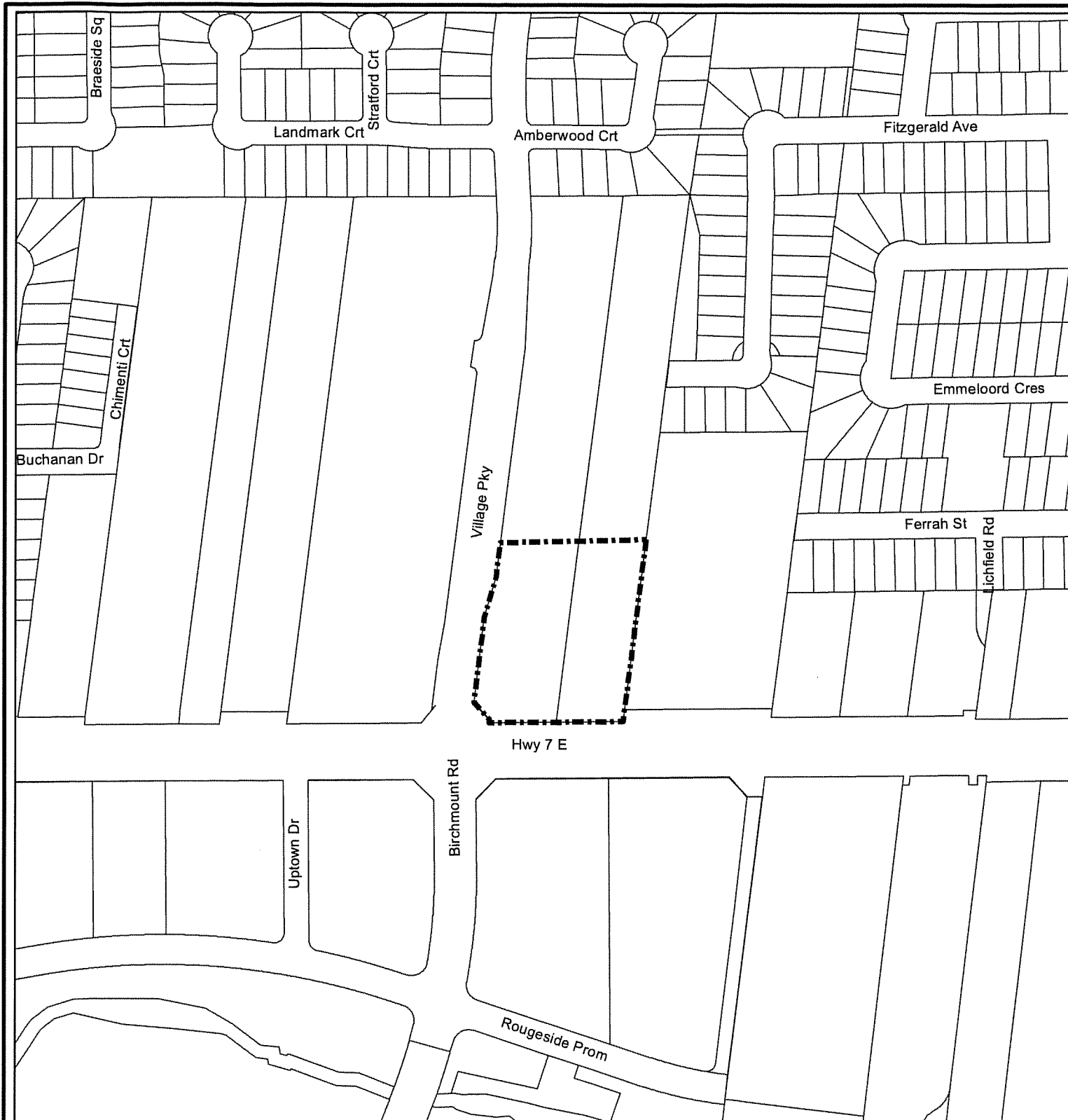
- “d) on the lands at 4002 and 4022 Highway 7 designated ‘Residential Mid Rise’ and ‘Mixed Use Mid Rise’, the total number of dwelling units shall not exceed 465 of which:
 - i. no more than 60 townhouse dwelling units shall be permitted on the lands designated ‘Residential Mid Rise’; and
 - ii. no more than 405 apartment and townhouse dwelling units with no more than 56 townhouse dwelling units shall be permitted on the lands designated ‘Mixed Use Mid Rise’;
 - iii. the maximum building height shall be 8 storeys and the maximum *floor space index* shall be 3.5 on the lands designated ‘Mixed Use Mid Rise’;
- f) on the lands at 3912, 3928, 3940, 3952, and 3972 Highway 7 East designated ‘Mixed Use Mid Rise’ the maximum building height shall be 8 storeys and the maximum *floor space index* shall be 3.5, excluding any floor space for townhouse dwelling units;”

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 in conformity with the provisions of this Amendment.

(June 2015)



BOUNDARY OF AREA COVERED BY THIS AMENDMENT



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MARKHAM DEVELOPMENT SERVICES COMMISSION

SCHEDULE "A" TO OPA No.6

Drawn By: CPW
Checked By: SH

DATE: 15/06/2015