

CITY OF MARKHAM
OFFICIAL PLAN AMENDMENT NO. 4

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

(2391004 Ontario Ltd)

June, 2015

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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. 2015-90 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 15th and 16th day of June, 2015.



Martha Pettit
Deputy Clerk



Frank Scarpitti
Mayor



By-law 2015-90

Being a by-law to adopt Amendment No. 4 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. 4 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 on June 15 and 16, 2015.

Martha Pettit
Deputy Clerk

Frank Scarpitti
Mayor

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PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 4)

PART I - I NTRODUCTION

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, including Schedule “A”, attached thereto, constitutes Official Plan Amendment No. 4. Part II is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment applies to a site that is approximately 0.79 hectare (1.95 acre) in area, municipally known as 6845-6853, 6869 and 6889 14th Avenue (the ‘subject lands’). The subject lands are located on the south side of 14th Avenue, west of the Box Grove By-Pass and east of 9th Line, within the Box Grove community.

3.0 PURPOSE

The purpose of this Amendment is to allow block townhouse dwellings on the subject lands which are designated ‘Residential Low Rise’ in the 2014 Official Plan. This will allow a proposed development consisting of twenty-eight (28) townhouse dwellings with direct frontage on a private road.

This amendment will modify Section 9.16.9 to add a new site-specific policy applicable to the subject lands.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

This amendment facilitates residential development consisting of twenty-eight (28) block townhouse dwellings without direct frontage on a public road, which are not provided for as of right in the ‘Residential Low Rise’ designation. The townhouse dwellings are proposed to have frontage on a private street, which are allowed by the in force Box Grove Secondary Plan (PD 18-1) under the Official Plan (revised 1987), as amended. Given that the Box Grove Secondary Plan (PD 18-1) will be repealed upon approval of the 2014 Official Plan, this Official Plan Amendment will allow townhouses without direct street frontage to continue to be permitted on the subject lands. The proposed Official Plan Amendment allows the use permissions of the existing Secondary Plan to be carried forward as a site specific designation in the 2014 Official Plan upon approval.

The intent of the 2014 Official Plan policy to control block townhouses in residential low rise areas is to limit infill development of this nature within established neighbourhoods. However, given that the subject lands have frontage on a regional arterial road and are adjacent to an existing commercial plaza to the east, the proposed Official Plan Amendment to allow block townhouses on the subject lands is considered appropriate and good planning, as they will provide for a transition into the existing low density neighbourhood to the south and to the west along 14th Avenue.

PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 4)

PART II - THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

1.1 Section 9.16.9 of the Official Plan 2014, as amended, is hereby amended by the addition of subsection d) and the replacement of Figure 9.16.9/9.16.10 with a new Figure 9.16.9/9.16.10, attached hereto as Schedule “A”, as follows:

“d) Townhouses without direct frontage on a public street may be permitted on the ‘Residential Low Rise’ lands at 6845-6853, 6869 and 6889 14th Avenue, as shown in hatching in Figure 9.16.9/9.16.10.”

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 and Site Plan Approval, in conformity with the provisions of this Amendment.

This Amendment to the City of Markham Official Plan 2014, as amended, is exempt from the approval by the York Region. 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 map(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 10.7.5 of the City of Markham Official Plan 2014, as amended, shall apply.



FIGURE No. 9.16.9/9.16.10
City of Markham Official Plan (2014), as amended