

**OFFICIAL PLAN**  
**of the**  
**CITY OF MARKHAM PLANNING AREA**  
**AMENDMENT NO. 224**

To amend the Official Plan (Revised 1987), as amended, and to incorporate Amendment No. 3 to the Cornell Secondary Plan (PD 29-1) for the Cornell Planning District (Planning District No. 29).

**(LINDVEST PROPERTIES (CORNELL) LIMITED)**

(September, 2014)

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This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2014-160 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on September 23 and 24, 2014.



Kimberley Kitteringham  
City Clerk



Frank Scarpitti  
Mayor



## By-law 2014-160

Being a by-law to adopt Amendment No. 224  
to the City of Markham Official Plan (Revised 1987), as amended

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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. 224 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 September 23 and 24, 2014.

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. 224)

## **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, including Schedules “A” and “B” attached thereto, constitutes Official Plan Amendment No. 224 to the Official Plan (Revised 1987), as amended, and is required to enact Amendment No. 3 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, including Schedules “C” through “F” attached thereto, constitutes Amendment No. 3 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 29-1-3. 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 50 hectares located south of Highway 7 (Avenue Seven) between Bur Oak Avenue and Donald Cousens Parkway (the “subject lands”).

### **3.0 PURPOSE**

The purpose of this Official Plan Amendment is to update the land use plan for certain lands south of Highway 7 (Avenue Seven) between Bur Oak Avenue and Donald Cousens Parkway to permit development of the lands for residential uses and employment, to include built form and density provisions for the residential uses, and to establish standards for the development of the employment lands lying west of Donald Cousens Parkway.

Within the total Amendment area, approximately 15 hectares are redesignated from Industrial to Urban Residential in the Official Plan (Revised 1987) as amended and approximately the same area is redesignated in the Cornell Secondary Plan (PD 29-1) from ‘Business Park Area’ to ‘Residential Neighbourhood – Cornell Centre’ and from ‘Business Park Area – Avenue Seven Corridor’ to ‘Avenue Seven Corridor – Mixed Residential’.

#### **4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT**

This application is one of a number of employment land conversion applications considered by Council in 2013 prior to adoption of the City's new Official Plan. In considering these official plan amendment applications Council determined that a number of criteria be considered, including:

- Compatibility to adjacent land use;
- Achieving an increase in the number of jobs that would otherwise be provided under the employment designations on the subject lands, or at minimum, no net reduction in jobs on the site;
- Proximity to transit;
- Provision of lands for a VIVA terminal;
- Achieving public amenities, including, but not limited to, public art, Section 37 community benefits and publicly accessible private amenity spaces; and
- Where the location is appropriate, provide for affordable or seniors housing.

With respect to the lands subject to this amendment, Council has determined that residential uses are appropriate, with approximately 5,200 jobs to be provided at full build-out on the remaining 'Business Park Area' and 'Business Park Area – Avenue Seven Corridor' lands west of Donald Cousens Parkway. Policies are included within this amendment requiring the implementing zoning by-law to include minimum densities and minimum heights for the remaining 'Business Park Area' and 'Business Park Area – Avenue Seven Corridor' lands west of Donald Cousens Parkway, to ensure the delivery of these jobs.

The policies of the Secondary Plan provide for a VIVA transit terminal to be provided within the Plan area. While a VIVA terminal remains identified by the symbol RTT on the subject lands, an alternate location for the terminal has also been identified within the 'Community Amenity Area – Cornell Centre' lands, on lands also owned by the applicant but outside the limits of this Amendment. Because a final decision on the location or necessity for a VIVA terminal has yet to be made by York Region no change is being made to the Secondary Plan through this amendment.

A location for seniors housing is identified in the northern portion of the subject lands, adjacent to the shopping facilities to be provided within the 'Community Amenity Area – Cornell Centre' lands.

The public amenities and benefits expected from the proposed development include, but are not limited to, additional parkland. The precise location of additional parkland will be determined at the time of detailed development applications.

A number of technical documents, including an updated Master Environmental Servicing Plan, will be required in support of development. These technical documents are required prior to any development approvals within the subject lands. Issues including, but not limited to, the determination of the location and size of wetland features at the south end of the property, and stormwater management facilities, remain outstanding. Further evaluation and approvals from the City and other agencies having jurisdiction will be required prior to any development. The provincial status of the wetlands (to be determined by the Ministry of Natural Resources and Forestry) may impact the limits of development.

Density, height and other elements of development, including but not limited to building types and potential depth of any underground structures, shall be established based on the findings of the Master Environmental Servicing Plan and other technical studies required by the City and other agencies having jurisdiction, prior to the approval of development applications.



## **PART II - THE OFFICIAL PLAN AMENDMENT**

(This is an operative part of Official Plan Amendment No. 224)

## **PART II - THE OFFICIAL PLAN AMENDMENT**

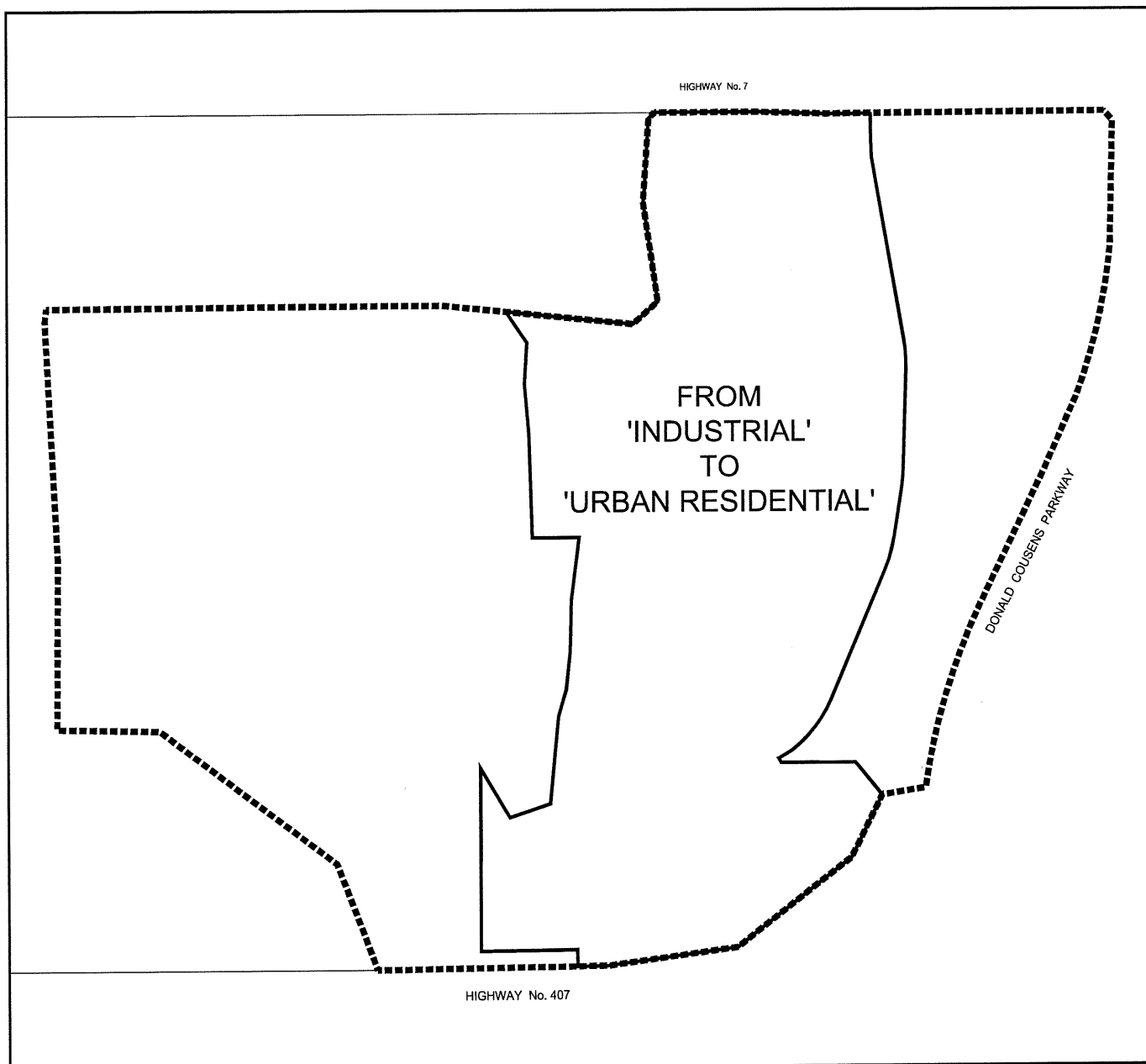
### **1.0 THE OFFICIAL PLAN AMENDMENT**

- 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 224 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 224 to the list of amendments listed in bullet item dealing with the Cornell Secondary Plan (PD 29-1) for the Cornell Planning District (Planning District No. 29), 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 224 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** Schedule 'A' – LAND USE of the Official Plan (Revised 1987), as amended, is hereby amended by redesignating certain lands south of Highway 7 from INDUSTRIAL to URBAN RESIDENTIAL, as shown on Schedule "A" attached hereto.
- 1.5** Schedule 'H' – COMMERCIAL/INDUSTRIAL CATEGORIES of the Official Plan (Revised 1987), as amended, is hereby amended by deleting certain lands south of Highway 7 from Business Park Area, as shown on Schedule "B" attached hereto.
- 1.6** 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 and schedules 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. 3 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.



# AMENDMENT TO SCHEDULE 'A' - LAND USE CITY OF MARKHAM OFFICIAL PLAN (REVISED 1987), AS AMENDED

..... BOUNDARY OF AREA COVERED BY THIS AMENDMENT

———— BOUNDARY OF AREA OF REDESIGNATION



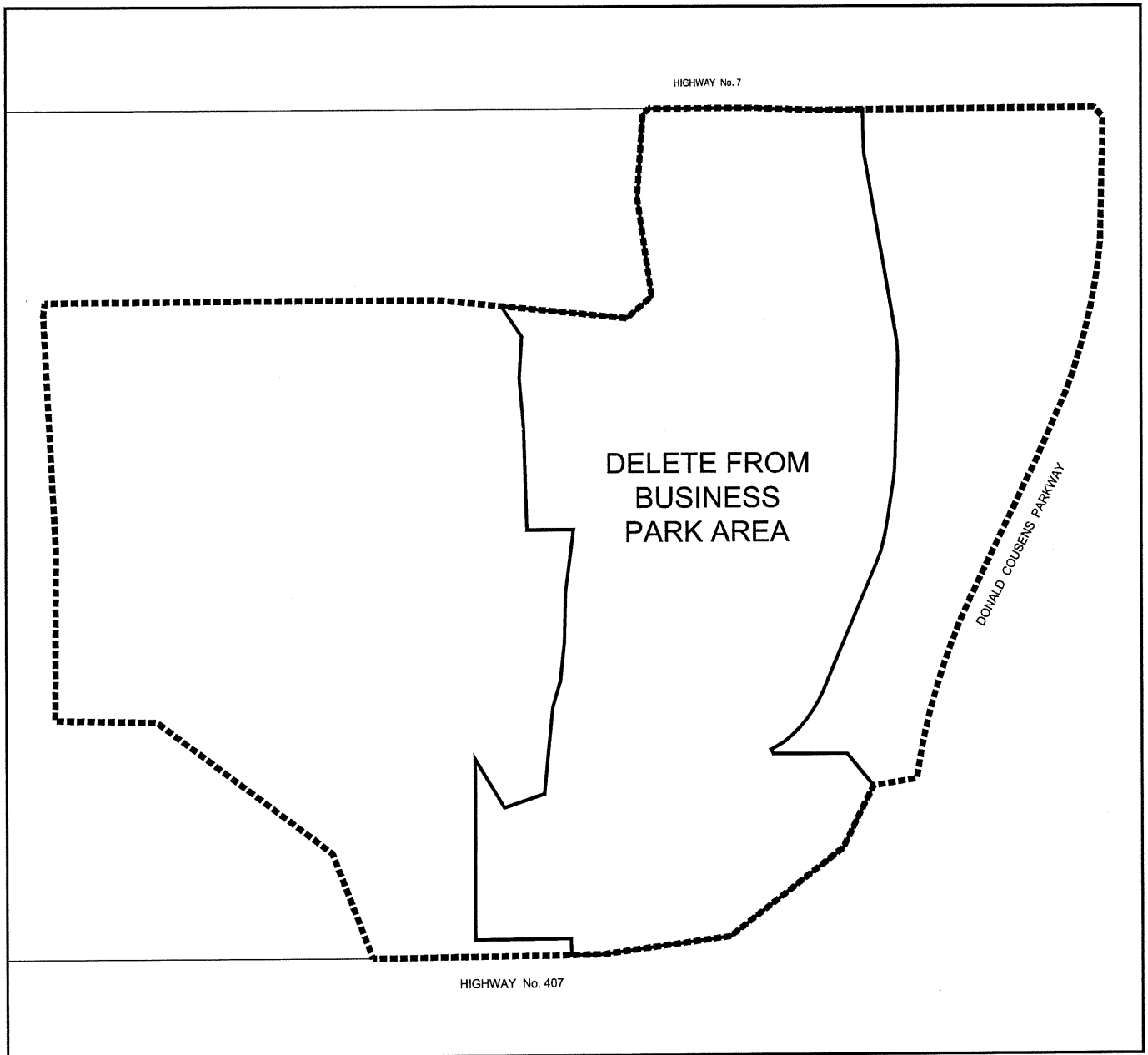
DEVELOPMENT SERVICES COMMISSION

SCHEDULE "A" TO OPA No. 224

PD 29-1-3

Drawn By:  
Checked By:

Scale - N.T.S.  
Date:



AMENDMENT TO SCHEDULE 'H' -  
COMMERCIAL/INDUSTRIAL CATEGORIES  
CITY OF MARKHAM OFFICIAL PLAN  
(REVISED 1987), AS AMENDED

----- BOUNDARY OF AREA COVERED BY THIS AMENDMENT

———— BOUNDARY OF AREA OF REDESIGNATION

**PART III - THE SECONDARY PLAN AMENDMENT (PD 29-1-3)**

(This is an operative part of Official Plan Amendment No. 224)

### **PART III - THE SECONDARY PLAN AMENDMENT (PD 29-1-3)**

#### **1.0 THE SECONDARY PLAN AMENDMENT**

(Amendment No. 3 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** Schedule 'AA' – DETAILED LAND USE is hereby amended as shown on Schedule "C" attached hereto, by:
  - a) Redesignating certain lands from 'Business Park Area – Avenue Seven Corridor' to 'Avenue Seven Corridor – Mixed Residential'; and
  - b) Redesignating certain lands from 'Business Park Area' to 'Residential Neighbourhood – Cornell Centre.
- 1.2** Schedule 'BB' – COMMUNITY STRUCTURE, is amended by redesignating portions of the subject lands from 'Business Park' to 'Residential Neighbourhood' as shown on Schedule "D" attached hereto.
- 1.3** Schedule 'CC' – DEVELOPMENT BLOCKS, is amended as shown on Schedule "E" attached hereto:

- 1.4** Section 6.2.4.1 is amended by deleting Figure 6.2.4 and replacing it with a new Figure 6.2.4 as set out below.

Figure 6.2.4 Residential Neighbourhood - Cornell Centre				
Land Use	Density	Height		Building Placement
Designation	Minimum FSI	Minimum	Maximum	From Right-of-way
Residential Neighbourhood-Cornell Centre	2.5	4 storeys	10 storeys	2.5 m
	1.5	3 storeys adjoining 9 <sup>th</sup> Line		
		4 storeys	6 storeys	2.5 m
		4 storeys adjoining lands designated Residential Neighbourhood		12.5 m 9 <sup>th</sup> Line
	1.0	4 storeys	6 storeys	2.5 m
		3 storeys adjoining lands designated Residential Neighbourhood and adjoining 9 <sup>th</sup> Line		4.5 m Avenue Seven
	.65	2 storeys	3 storeys	Minimum 2.5 m
		Lands west and south of the 'Environmental Protection Area' lands (woodlot) and east of Bur Oak Avenue		
	.65	2 storeys	4 storeys	Minimum 2.5 m
Lands east of the 'Environmental Protection Area' lands (woodlot)				

- 1.5** Section 6.2.4.2 is amended by adding the following subsection 6.2.4.2 (b):
- “(b) Notwithstanding Section 6.2.4.1 the following additional provisions shall apply to ‘Residential Neighbourhood - Cornell Centre’ lands south of Highway 7 (Avenue Seven) between Bur Oak Avenue and Donald Cousens Parkway:
- (i) The limits of development abutting any wetlands will be established by the Ministry of Natural Resources and Forestry.

- (ii) The developable lands located west and south of the Environmental Protection Area (woodlot) and east of Bur Oak Avenue may be zoned to permit detached, semi-detached and townhouse dwelling units.
- (iii) The developable lands identified as having a minimum FSI of .65 on Schedule 'CC' – Development Blocks east of the Environmental Protection Area (woodlot) may be zoned to permit semi-detached and townhouse dwelling units.
- (iv) The developable lands immediately east of the woodlot are intended to be developed with high density residential uses with a minimum FSI of 2.5. In the event high density residential development is not technically feasible on these lands, lower density residential development may be permitted without amendment to this Plan.
- (v) Density, height, building types and other elements of development, including but not limited to, depth of any underground structures, shall be established based on the findings of the Master Environmental Servicing Plan and other technical studies required by the City and other agencies having jurisdiction, prior to the approval of development applications."

**1.6** Section 6.4.3.2 Site Specific Policies is amended by deleting Section 6.4.3.2 (a) and replacing it with the following:

"(a)Notwithstanding any other provisions of this Secondary Plan the development of the 'Business Park Area' and 'Business Park Area-Avenue Seven Corridor' lands west of Donald Cousens Parkway are projected to provide, at ultimate build out, employment of approximately 5,200 jobs.

- (i) In order to achieve these employment projections, the minimum Floor Space Index (FSI) in the 'Business Park Area - Avenue Seven Corridor' lands west of Donald Cousens Parkway shall be 2.5, and the minimum FSI in the 'Business Park Area' lands between the 'Business Park Area - Avenue Seven Corridor' lands and the east-west minor collector road to the south shall be 1.0.

The implementing zoning by-law(s) shall include minimum densities and minimum heights for these lands in order provide for the approximate gross floor area necessary to achieve the projected employment, at ultimate build out, recognizing that these employment lands will be developed in phases over time.



- (ii) Notwithstanding Section 6.4.3.2 density, height, building types and other elements of development, including but not limited to, depth of any underground structures, shall be established based on the findings of the Master Environmental Servicing Plan and other technical studies required by the City and other agencies having jurisdiction, prior to the approval of development applications.
- (iii) Development applications shall provide for the approximate minimum block depths as shown on Schedule 'CC' and Appendix '3'."

**1.7** Section 6.4.2.1 is amended by deleting Figure 6.4.2 and replacing it with a new Figure 6.2.4 as set out below.

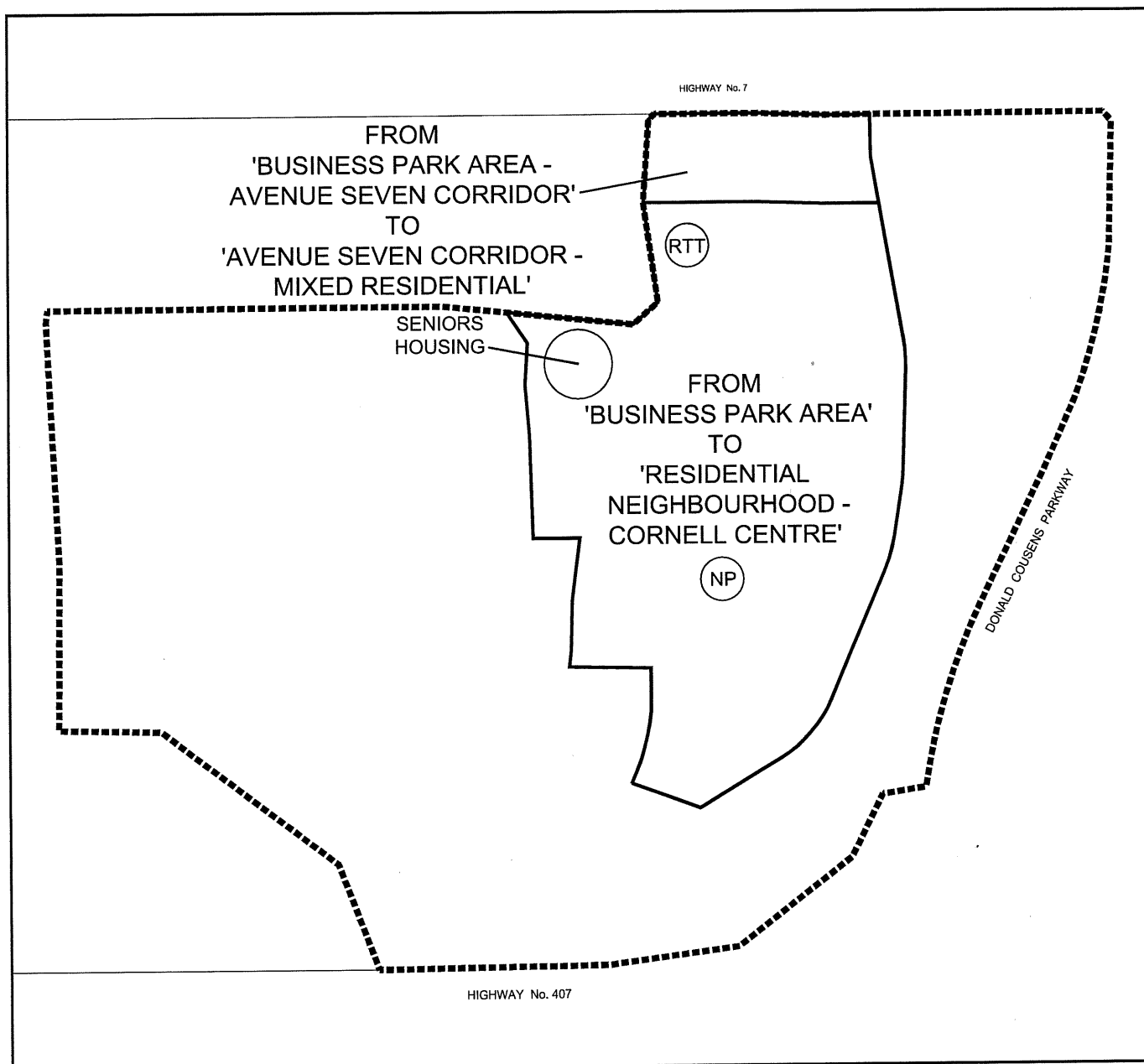
<b>Figure 6.4.2 Business Park Area – Avenue Seven Corridor</b>					
<b>Land Use</b>	<b>Density</b>	<b>Height</b>			<b>Building Placement</b>
Designation	Minimum FSI	Minimum	Maximum	Podium	From Right-of-way
Business Park Area – Avenue Seven Corridor	1.0	5 storeys	10 storeys	Min 2 storeys on Avenue Seven	2.5 m
Business Park Area – Avenue Seven Corridor on South side of Avenue Seven	2.5	5 storeys	10 storeys	Min 1 m – Max 3 m setback above 2 <sup>nd</sup> floor	2.5 m

**1.8** Appendix '3' – DEVELOPMENT BLOCKS – CORNELL CENTRE AND CORNELL NORTH CENTRE is revised by changing the underlying land use designations for the subject lands in accordance with this Amendment, as shown on Schedule "F" attached hereto.

## **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.

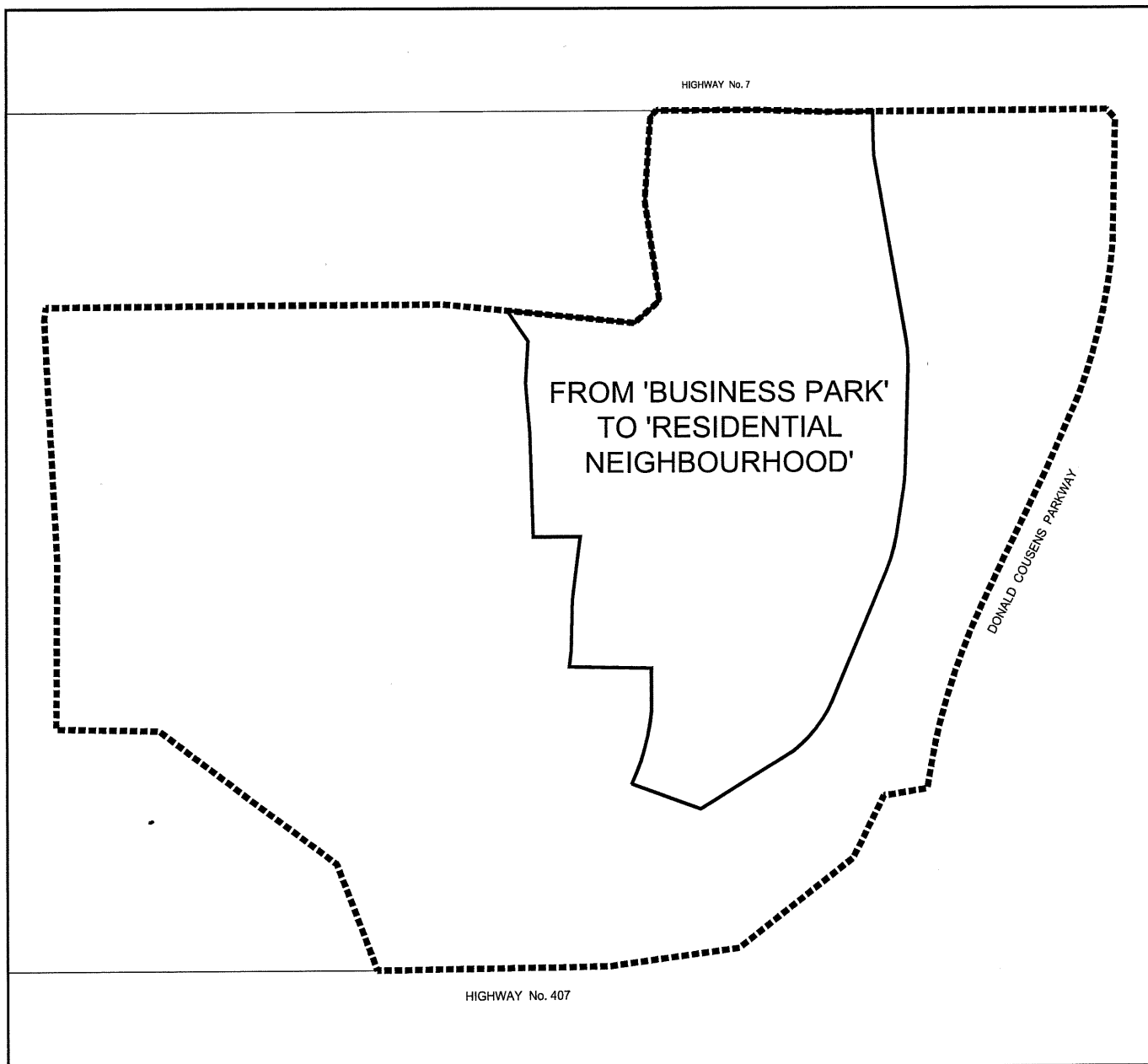
This Amendment shall be implemented by an amendment to the Zoning By-law in conformity with the provisions of this Amendment.



AMENDMENT TO SCHEDULE 'AA' - DETAILED LAND USE  
OF THE CORNELL SECONDARY PLAN (PD 29-1)  
FOR THE CORNELL PLANNING DISTRICT  
(PLANNING DISTRICT NO. 29)

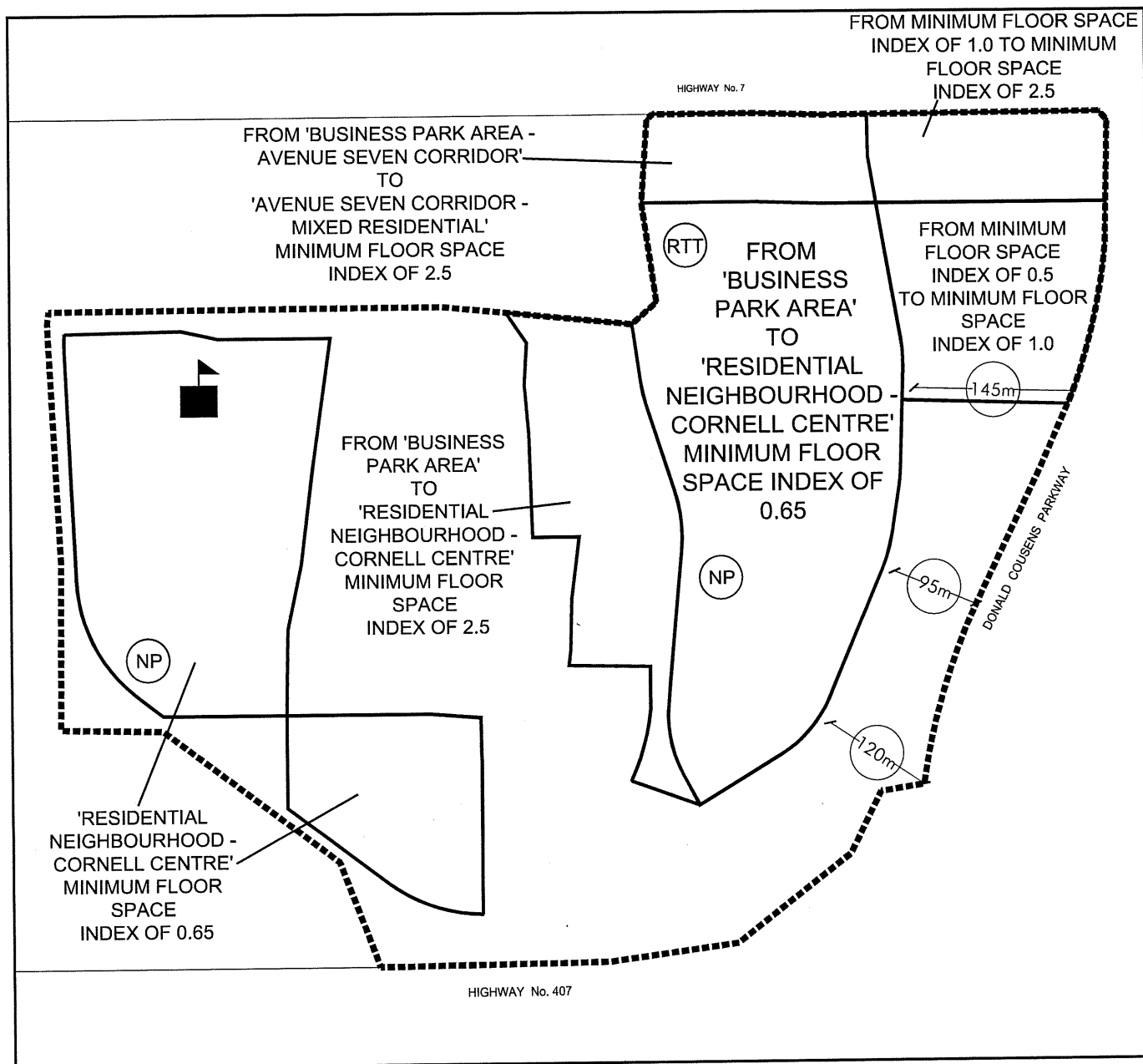
----- BOUNDARY OF AREA COVERED BY THIS AMENDMENT

———— BOUNDARY OF AREA OF REDESIGNATION



# AMENDMENT TO SCHEDULE 'BB' - COMMUNITY STRUCTURE OF THE CORNELL SECONDARY PLAN (PD 29-1) FOR THE CORNELL PLANNING DISTRICT (PLANNING DISTRICT NO. 29)

- BOUNDARY OF AREA COVERED BY THIS AMENDMENT
- BOUNDARY OF AREA OF REDESIGNATION



AMENDMENT TO SCHEDULE 'CC' - DEVELOPMENT BLOCKS OF THE CORNELL  
SECONDARY PLAN (PD 29-1)  
FOR THE CORNELL PLANNING DISTRICT  
(PLANNING DISTRICT NO. 29)

- BOUNDARY OF AREA COVERED BY THIS AMENDMENT
- BOUNDARY OF AREA OF REDESIGNATION
- ⊗ APPROXIMATE MINIMUM DIMENSIONS FOR BUSINESS PARK AREA BLOCKS



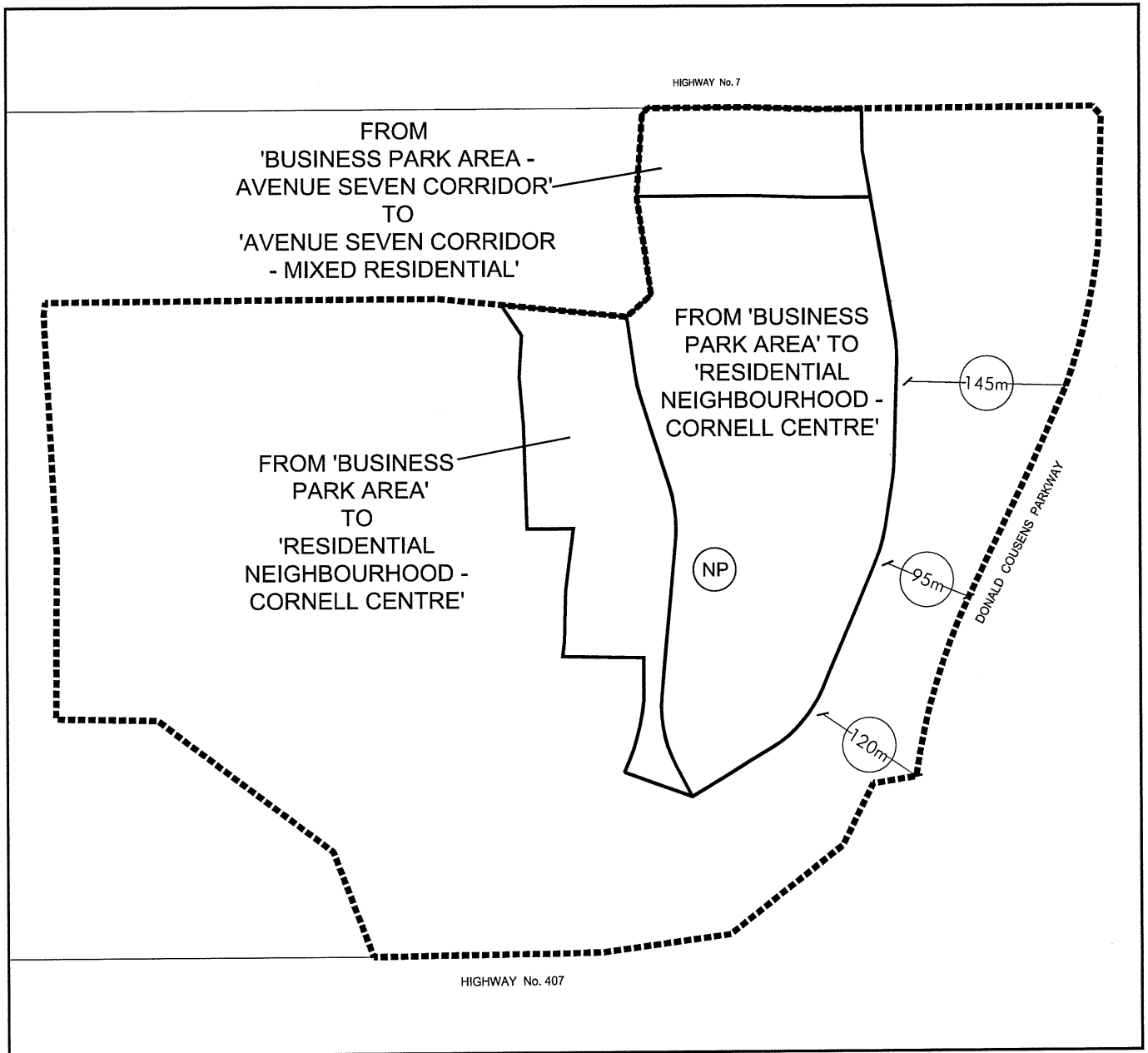
MARKHAM DEVELOPMENT SERVICES COMMISSION

SCHEDULE "E" TO OPA No. 224

PD 29-1-XX

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Scale - N.T.S.  
Date:



AMENDMENT TO APPENDIX '3' - DEVELOPMENT BLOCKS - CORNELL CENTRE AND CORNELL NORTH CENTRE OF THE CORNELL SECONDARY PLAN (PD 29-1) FOR THE CORNELL PLANNING DISTRICT (PLANNING DISTRICT NO. 29)

- BOUNDARY OF AREA COVERED BY THIS AMENDMENT
- BOUNDARY OF AREA OF REDESIGNATION
- APPROXIMATE MINIMUM DIMENSIONS FOR BUSINESS PARK AREA BLOCKS