

OFFICIAL PLAN
of the
TOWN OF MARKHAM PLANNING AREA
AMENDMENT NO. 219

To amend the Official Plan (Revised 1987), as amended,
and to incorporate Amendment No. 7 to the Markham Centre Secondary Plan (PD 33-1)
for the Central Area Planning District (Planning District No. 33).

(Global Unionville Development Inc)


(June 2014)

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This Official Plan Amendment was adopted by the Corporation of the Town of Markham, By-law No. 2014-100 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on June 24, 2014.



Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



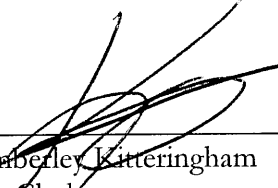
By-law 2014-100

Being a by-law to adopt Amendment No. 219
to the Town 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. 219 to the Town 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 June 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. 219)

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. 219 to the Official Plan (Revised 1987), as amended and is required to enact Amendment No. 7 to the Markham Centre Secondary Plan (PD 33-1) for the Central Area Planning District (Planning District No. 33). Part II is an operative part of this Official Plan Amendment.
- 1.3** PART III - THE SECONDARY PLAN AMENDMENT, including Schedules 'A', 'B' and 'C', attached thereto, constitute(s) Amendment No. 7 to the Markham Centre Secondary Plan (PD 33-1) for the Central Area Planning District (Planning District No. 33). This Secondary Plan Amendment may be identified by the symbol PD 33-1-7. Part III is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment to the Official Plan and to the Markham Centre Secondary Plan (PD 33-1) applies to approximately 1.91 hectares (4.72 acres) of land municipally known as 28 Main Street Unionville, located at the northwest corner of Main Street Unionville and Enterprise Boulevard, east of the GO Rail line. This amendment also applies to City owned lands, located south of the proposed development, on the north side of Enterprise Boulevard (east and west of Bill Crothers Drive), which are intended to be combined with the subject lands. The total area of the City owned lands is approximately 1,561 m² (0.39 ac).

3.0 PURPOSE

The purpose of this Amendment is to amend the Markham Centre Secondary Plan to:

- Re-designate the lands to “Community Amenity Area-Major Urban Place”, “Open Space” and “Open Space - Environmentally Significant”;
- Incorporate site specific height and densities reflective of the proposed development; and,
- Exempt the subject lands from the precinct plan requirements.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The subject lands are designated “Community Amenity Area-General”, “Open Space” and “Open Space – Environmentally Significant” in the Markham Centre Secondary Plan.

The Owner proposes to develop the lands with a high density residential development comprising three residential buildings at heights of 9, 19 and 25 storeys and a total of 718 residential units.

The subject lands are located within close proximity to the Unionville GO Station. The Station and vicinity are identified as an “Anchor Mobility Hub” by Metrolinx. Lands within mobility hubs, and in particular immediate vicinity of mobility hub transit stations, are intended be developed at higher densities and with a greater variety of uses. This application would support the planned function of the mobility hub and the increased transit opportunities provided by the station facilities. The subject lands, which are approximately 450 meters from the future mobility hub transit station, are an appropriate location for the proposed high density residential development.

The “Open Space” designation on a portion of the lands conceptually reflects the location of a neighbourhood park. A park is no longer being considered at this location, instead, as part of the development, the Owner is proposing a public strata park adjacent to the woodlot that occupies the west portion of the lands. It is proposed that the parking for the development will extend underneath the proposed strata park. Presently, the City is undertaking a study to develop a Strata Park Policy. It is intended that this study will examine issues including, but not limited to, the type of indemnification required if conveyed into public ownership, the extent to which parkland credit will be given, how costs will be handled should future repairs to the underground garage be required, etc. Until this study’s conclusion have been brought forward, the strata configuration and status of this proposed park remains to be determined. In this case, it is appropriate to incorporate a site specific policy dealing with underground parking for the portion of the lands re-designated “Open Space”.

For the reasons outlined above, it is appropriate that the east portion of the subject lands be re-designated to “Community Amenity Area – Major Urban Place” to reflect the proposed use and scale of development. A portion of the lands will be designated “Open Space” to reflect the new proposed park. The existing “Open Space – Environmentally Significant” designation will also be re-configured to reflect the boundary of the woodlot. It should be noted that the woodlot will be dedicated to the City of Markham and will be protected as part of this development approval.

The Secondary Plan requires affected landowners within certain smaller geographic areas to work together to prepare concept plan/design guideline documents known as “precinct plans”. Precinct Plans are used to determine street and block layout, distribution of land uses, zoning standards, height and massing, streetscape components and subdivision and infrastructure requirements. The subject lands are located within the Centre East Precinct Area. The location of the mobility hub station and related transit facilities and the surrounding street network will need to be finalized in consultation with the affected transit agencies and landowners before the Centre East Precinct Plan can be finalized. The City of Markham has authorized commencement of the Mobility Hub Study.

The subject lands are separated from the remainder of the precinct and the adjacent lands by the woodlot to the west, Bill Crothers Secondary School and a seniors’ residence to the north, Enterprise Boulevard to the south, and Main Street Unionville to east and will not be subject to the infrastructure requirements to be addressed in the Mobility Hub Study. In the circumstances, development could proceed in advance of the preparation of the Mobility Hub Study. However, it is appropriate to incorporate site specific height and density provisions into the secondary plan.

PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 219)

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 219 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 219 to the list of amendments listed in the second sentence of the bullet item dealing with the Markham Centre Secondary Plan (PD 33-1), for the Central Area Planning District (Planning District No. 33), to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 1.3** Section 9.2.16 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 219 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** No additional changes to the text or schedules of the Official Plan (Revised 1987), as amended, are being made by this Amendment. This Amendment also incorporates changes to Schedules ‘AA’ – Detailed Land Use and ‘CC’ – Open Space System and the text of the Markham Centre Secondary Plan (PD 33-1) for the Central Area Planning District (Planning District No. 33). These changes are outlined in Part III which comprises Amendment No. 7 to the Markham Centre Secondary Plan (PD 33-1).

2.0 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 a subsequent amendment to the Zoning By-law and site plan approval, in conformity with the provisions of this Amendment.

This Amendment to the Official Plan (Revised 1987), as amended, is exempt from the approval by the Region of York. 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 schedule(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 7.13(c) of Part II of the Official Plan (Revised 1987), as amended, shall not apply.

PART III - THE SECONDARY PLAN AMENDMENT (PD 33-1- 7)

(This is an operative part of Official Plan Amendment No. 219)

PART III - THE SECONDARY PLAN AMENDMENT (PD 33-1- 7)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 7 to the Markham Centre Secondary Plan PD 33-1)

The Markham Centre Secondary Plan (PD 33-1) for the Central Area Planning District is hereby amended as follows:

- 1.1** Schedule 'AA' – DETAILED LAND USE is amended by redesignating the subject lands from "Community Amenity Area – General", "Open Space" and "Open Space – Environmentally Significant" to "Community Amenity Major Urban Place", "Open Space" and "Open Space – Environmentally Significant" as shown on Schedule 'A' attached hereto.
- 1.2** Schedule 'CC' – OPEN SPACE SYSTEM is amended by designating a portion of the subject lands "Open Space" as shown on Schedule 'B' attached hereto.
- 1.3** By adding the following new subsection to Section 4.3.2.3 and by adding Figure 33-1-7 as shown on Schedule 'C' attached hereto, to be appropriately placed on the first page following Section 4.3.2.3 q):
 - “ q) The following additional provisions shall apply to the lands designated "Community Amenity Area – Major Urban Place" municipally known as 28 Main Street Unionville, located at the northwest corner of Main Street Unionville and Enterprise Boulevard, east of the GO Rail line as shown on Figure 33-1-7:
 - i) The maximum number of residential units shall be 718.
 - ii) The maximum height of buildings shall be:
 - a. Block 'A' - 9 storeys
 - b. Block 'B' – 19 storeys
 - c. Block 'C' – 25 storeys
 - iii) A precinct plan shall not be required.”

- 1.4 By adding the following new subsection to Section 4.5.5 f) and reference in Figure 33-1-7 as shown on Schedule 'C' attached hereto:

- “f) The following additional provisions shall apply to the portion of the lands designated “Open Space” municipally known as 28 Main Street Unionville, located at the northwest of Main Street Unionville and Enterprise Boulevard, east of the GO Rail line as shown on Figure 33-1-7:
- i) Below grade parking may be permitted subject to appropriate technical studies, agreements and site plan approval.
 - ii) The extent to which and whether or not parkland credit will be given is also subject to studies, agreements and applicable Council policy at the time of development”

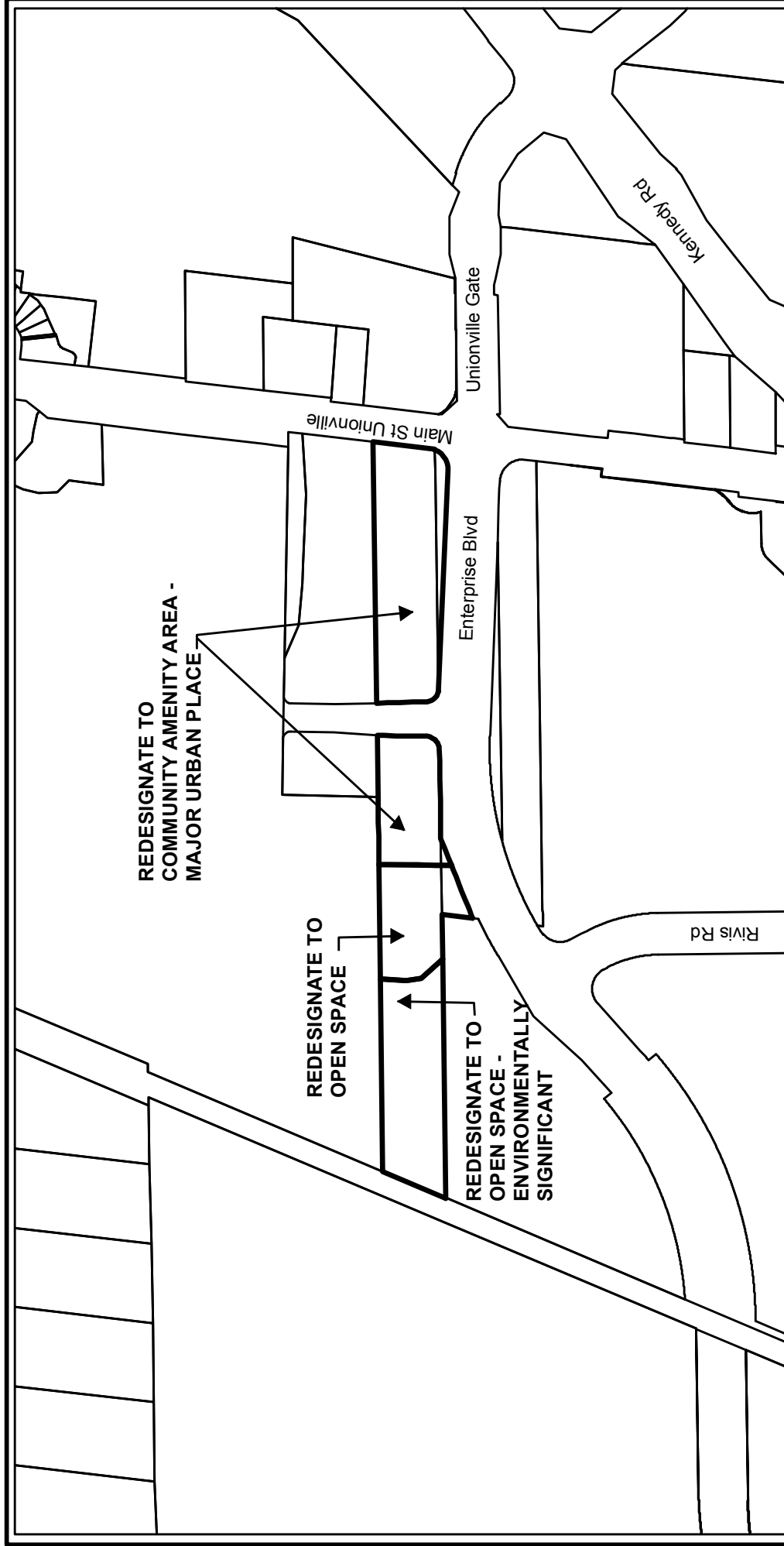
2.0 IMPLEMENTATION AND INTERPRETATION

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 the Zoning By-law and site plan approval in conformity with the provisions of this Amendment.

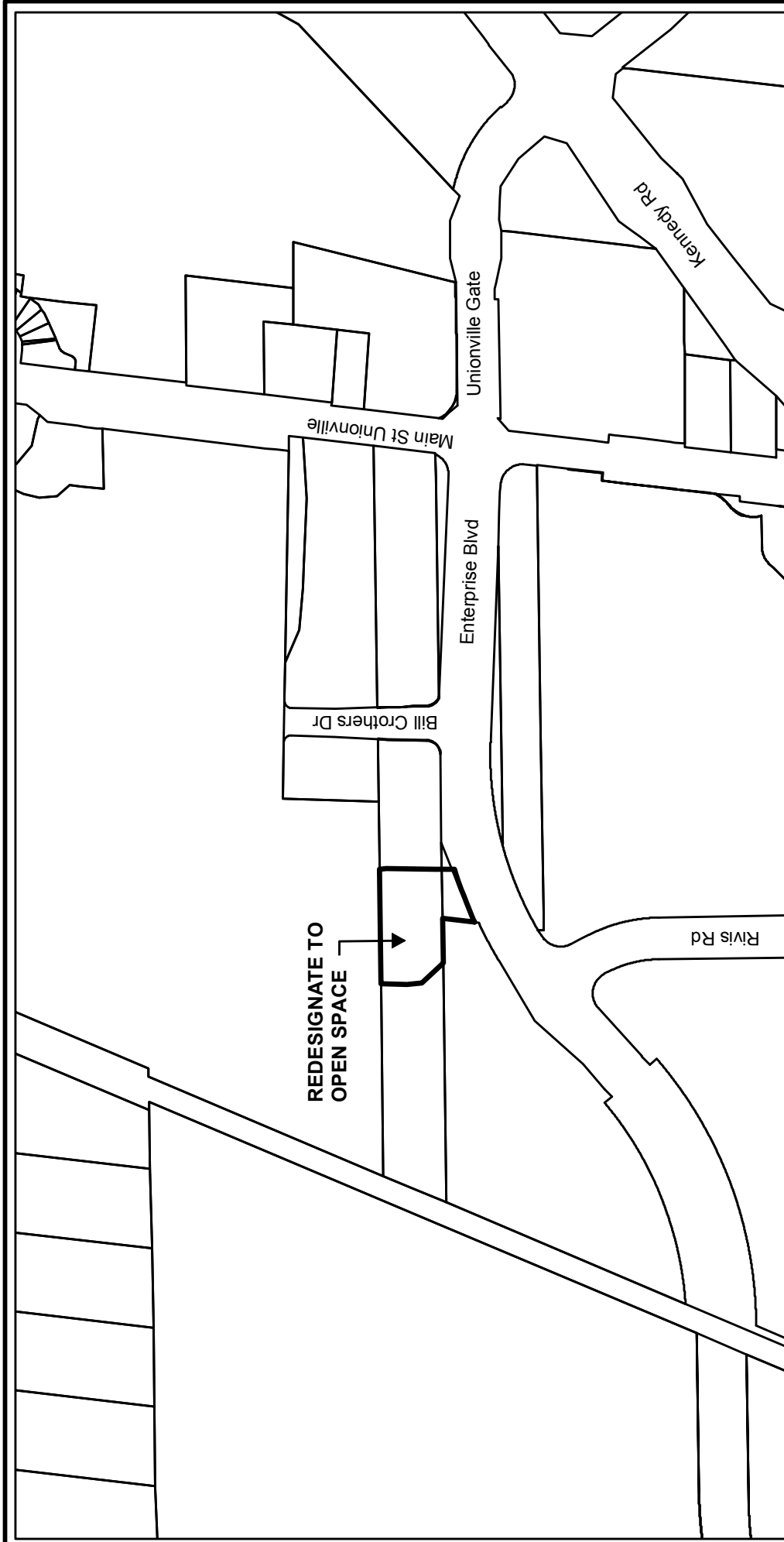
This Amendment to the Official Plan (Revised 1987), as amended, is exempt from the approval by the Region of York. Following adoption, notice of Council's decision will be given in accordance with the Planning Act, and the decision of Council is final, if a notice of appeal is not received before or 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 schedule(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 7.13(c) of Part II of the Official Plan (Revised 1987), as amended, shall not apply.



AMENDMENT TO SCHEDULE 'AA'- DETAILED LAND USE OF THE MARKHAM CENTRE SECONDARY PLAN (PD 33-1) FOR THE CENTRAL AREA PLANNING DISTRICT (PLANNING DISTRICT No.33)

— BOUNDARY OF AREA COVERED BY THIS AMENDMENT



AMENDMENT TO SCHEDULE 'CC' - OPEN SPACE SYSTEM OF THE MARKHAM CENTRE SECONDARY PLAN (PD 33-1) FOR THE CENTRAL AREA PLANNING DISTRICT (PLANNING DISTRICT No.33)

 BOUNDARY OF AREA COVERED BY THIS AMENDMENT

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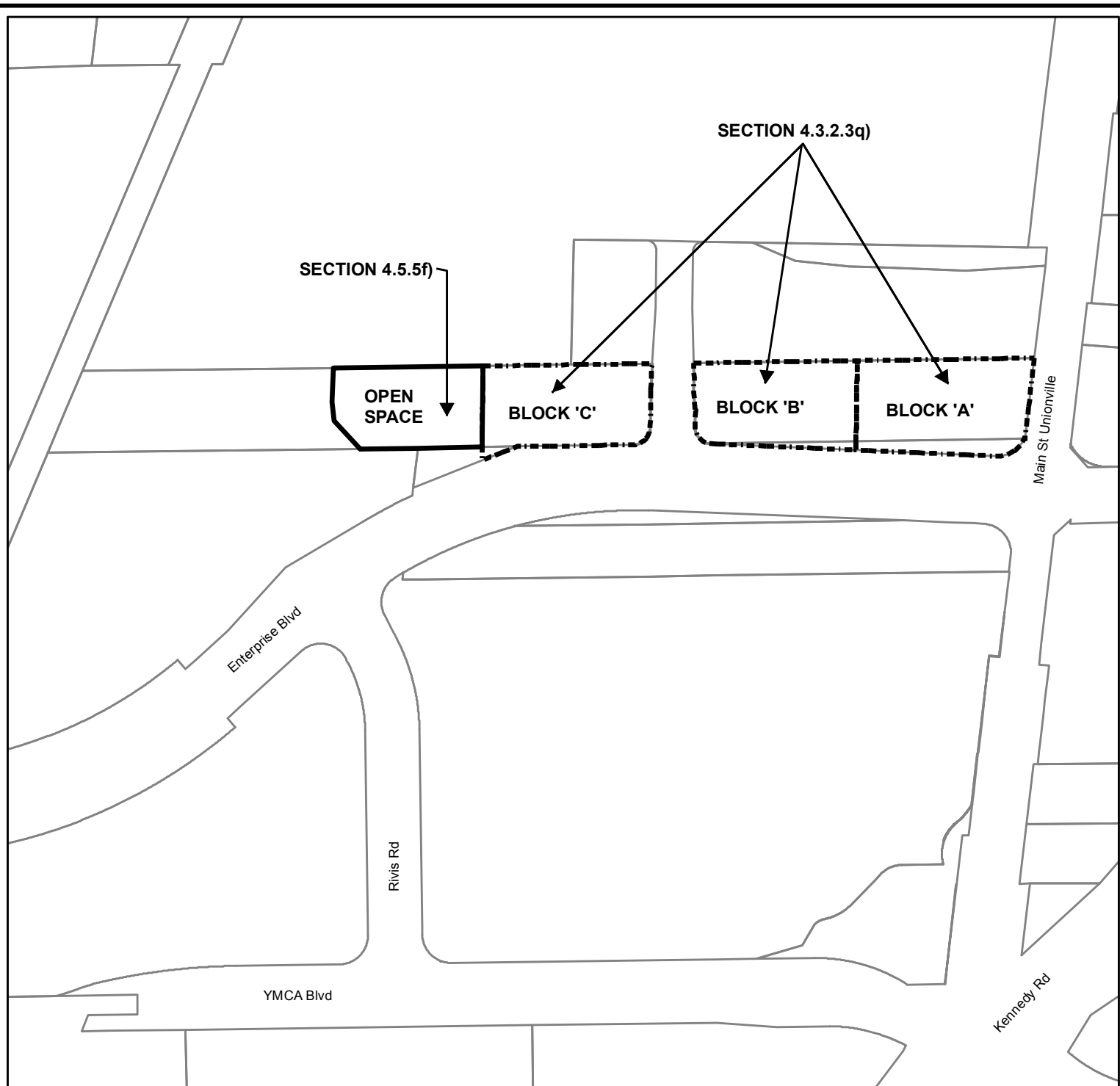




FIGURE 33-1-7
TO THE MARKHAM CENTRE SECONDARY PLAN (PD 33-1)

-  Boundary of area covered by the policies in section 4.3.2.3 q)
Land Use Designation: COMMUNITY AMENITY AREA - MAJOR URBAN PLACE
-  Boundary of area covered by the policies in section 4.5.5 f)
Land Use Designation: OPEN SPACE

Q:\Geomatics\New Operation\Official Plan\Site Specific OPA\FIGURE 33_1_7\FIGURE 33_1_7.mxd

SCHEDULE "C" TO OPA No. 219
 INCORPORATING AMENDMENT No. 8 TO SECONDARY PLAN (PD 33-1)