

OFFICIAL PLAN
of the
MARKHAM PLANNING AREA
AMENDMENT No. 220

To amend the Official Plan (Revised 1987), as amended, and to incorporate Amendment No. 8 to the Markham Centre Secondary Plan (PD33-1) for the Central Area Planning District (Planning District No. 33)

Markham Centre Development Corporation

(South side of Enterprise Boulevard, between Ravis Road and the GO Rail line)

June 2014


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To amend the Official Plan (Revised 1987), as amended, to incorporate amendment No. 8 to the Markham Centre Secondary Plan (PD33-1) for the Central Area Planning District (Planning District No. 33).

This Official Plan Amendment was adopted by the Corporation of the City of Markham by By-law No. 2014-102 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 2014-102

Being a By-law to adopt Amendment No. 220
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. 220 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 June 24, 2014.



Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

CONTENTS

PART I – INTRODUCTION

1.	GENERAL	6
2.	LOCATION	6
3.	PURPOSE	6
4.	BASIS	6

PART II – THE AMENDMENT

1.	THE AMENDMENT	9
2.	IMPLEMENTATION AND INTERPRETATION	9

PART III – THE SECONDARY PLAN AMENDMENT

1.	THE SECONDARY PLAN AMENDMENT.....	11
2.	IMPLEMENTATION AND INTERPRETATION	11

PART I – INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 220)

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. 220 to the Official Plan (Revised 1987), as amended, and is required to enact Amendment No. 8 to the Markham Centre Secondary Plan (PD33-1). 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. 8 to the Markham Centre Secondary Plan (PD33-1) for the Central Planning District (Planning District No. 33). This amendment may be identified by the symbol PD33-1-8. Part III is an operative part of this Official Plan Amendment.

2. LOCATION

This amendment applies to approximately 2.65 hectares of land in part of Lot 9, Concession 5, located on the south side of Enterprise Boulevard, west of Ravis Road, as shown on Schedule ‘A’ of Part III of this amendment.

3. PURPOSE

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

- incorporate site specific height and density provisions, and
 - exempt the lands from the precinct plan requirements,
- to accommodate a proposed high-density, mixed-use development.

4. BASIS OF THIS AMENDMENT

The subject lands are designated ‘Community Amenity Area – Major Urban Place’ and ‘Community Amenity Area – General’ in the Markham Centre Secondary Plan.

The owner proposes to develop the lands with a high-density, mixed-use development comprising a series of towers up to 39 storeys in height accommodating approximately 1400 residential units and 3200 square metres of street related commercial uses and an office building.

The subject lands are immediately north of the Unionville GO Station. The station and vicinity are identified as an “Anchor Mobility Hub” by Metrolinx. Lands within mobility hubs, and in particular in the 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 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, an area requiring a precinct plan.

Council has determined that the proposed use is appropriate and has directed staff to prepare an Official Plan Amendment to exempt the subject lands from the precinct plan requirements of the secondary plan.

In the absence of an approved precinct plan it is appropriate to incorporate site specific height and density provisions into the secondary plan.

The City of Markham has initiated a study to engage the Province, Metrolinx, York Region and other stakeholders in a joint exercise to explore future opportunities for the mobility hub and lands in the vicinity. The development program for the subject lands, which are in the immediate vicinity of the future mobility hub station, could be significantly impacted by the outcome of the mobility hub study. In the absence of a completed mobility hub study, it is appropriate to incorporate holding provisions in the implementing zoning by-law(s) to ensure that development does not proceed until the conceptual design of the station (including a potential VIVA bus way connection through the subject lands) has been confirmed, the alignment and grading of the road network in the vicinity has been confirmed, and all Environmental Assessments including the Environmental Assessment for the relocation of the existing minor tributary located within the subject lands, and other technical studies potentially impacting on the development of the subject lands, have been completed.

PART II – THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 220)

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 220 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 220 to the list of amendments, including any required grammatical and punctuation changes in the bullet item dealing with the Markham Centre Secondary Plan (PD33-1) for the Central Area Planning District (Planning District No. 33).
- 1.3 Section 9.2.16 of Part II of the Official Plan, (Revised 1987) as amended, is hereby amended by inserting the number 220 to the list of amendments, including any required grammatical and punctuation changes.
- 1.4 No changes to the text or schedules of the Official Plan (Revised 1987), as amended, are being made by this Amendment. This Amendment is being made to incorporate changes to the text and the addition of a figure to the Markham Centre Secondary Plan (PD33-1) for the Central Area Planning District (Planning District No. 33.) These changes are outlined in Part III which comprises Amendment No. 8 to the Markham Centre Secondary Plan (PD33-1).

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

PART III – THE SECONDARY PLAN AMENDMENT (PD 33-1-8)

(This is an operative part of Official Plan Amendment No. 220)

PART III – THE SECONDARY PLAN AMENDMENT (PD 33-1-8)

1. THE SECONDARY PLAN AMENDMENT

(Amendment No. 8 to the Markham Centre Secondary Plan PD33-1)

The Markham Centre Secondary Plan (PD 33-1) is hereby amended for the subject lands as follows:

1.1 By adding the following new subsection to Section 4.3.2 and by adding Figure 33-1-8 as shown on Schedule “A” attached hereto, to be appropriately identified on the first page following Section 4.3.2.3 r):

- “r) The following additional provisions shall apply to the lands designated ‘Community Amenity Area – Major Urban Place’ and ‘Community Amenity Area – General’ in part of Lot 9, Concession 5, located on the south side of Enterprise Boulevard between Rivis Road and the GO Rail line as shown on Figure 33-1-8:
- i) The maximum number of residential units shall be 1403.
 - ii) The maximum height of buildings shall be 39 storeys.
 - iii) A precinct plan shall not be required.
 - iv) The implementing zoning by-law(s) shall incorporate holding provisions to secure the following items:
 - Completion of an Environmental Impact Study for the relocation of the existing minor tributary located within the subject lands.
 - Confirmation of the horizontal and vertical alignment of the adjoining roads.
 - Confirmation of the conceptual design of the Markham Centre Mobility Hub, including a potential public transit connection through the subject lands.
 - Metrolinx requirements.
 - Approval of traffic impact and TDM (Traffic Demand Management) studies/plans.
 - Water and sewage capacity/allocation.
 - Cost sharing arrangements.
 - Execution of a Section 37 agreement.”

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 the Zoning By-law and Site Plan Approval in conformity with the provisions of this Amendment.

June 2014

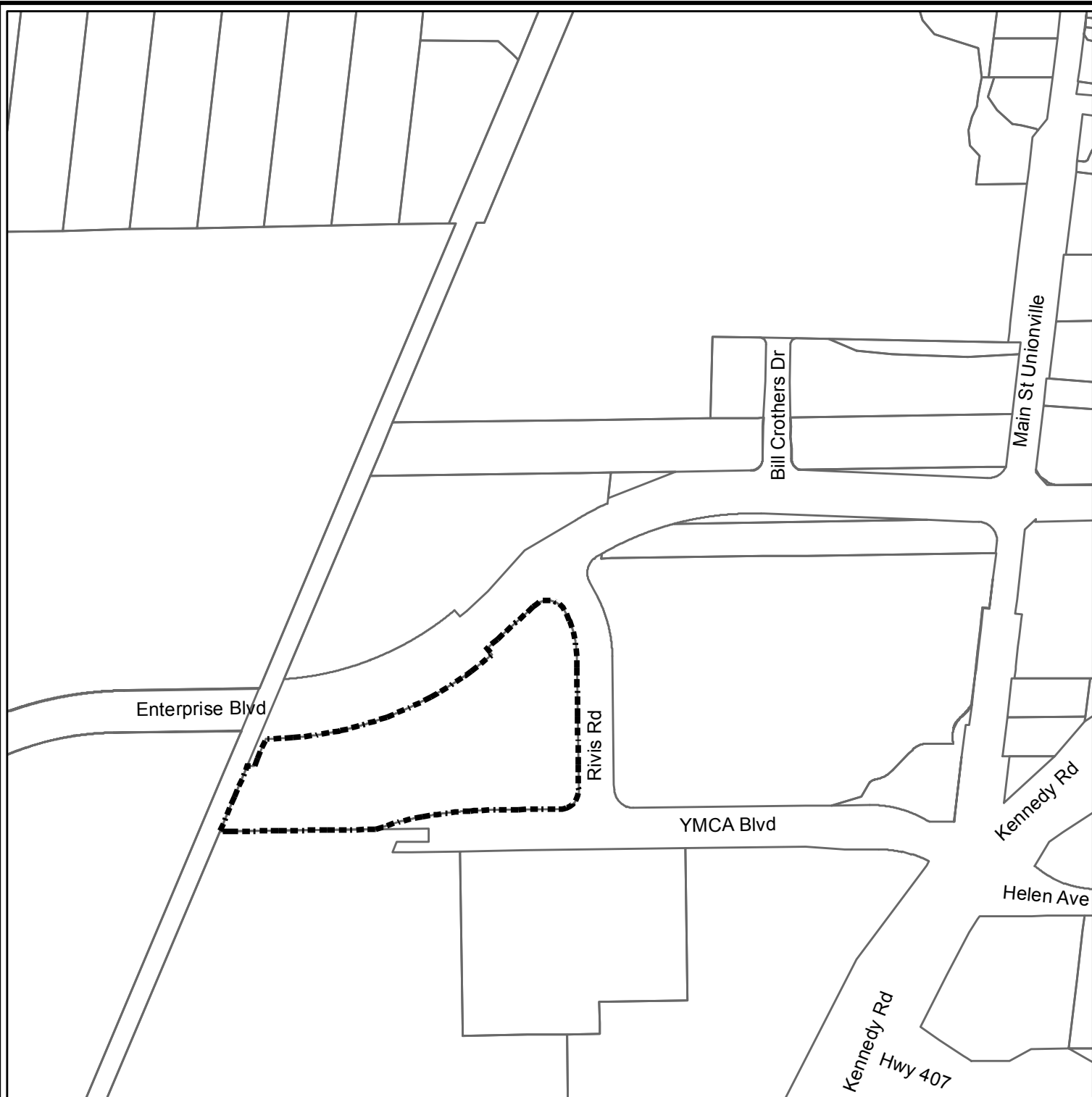



FIGURE 33-1-8
TO THE MARKHAM CENTRE SECONDARY PLAN (PD 33-1)

 Boundary of area covered by the policies in section 4.3.2.3r
 Land Use Designation: COMMUNITY AMENITY AREA - GENERAL and COMMUNITY AMENITY AREA - MAJOR URBAN PLACE

Q:\Geomatics\New Operation\Official Plan\Site Specific OPA\FIGURE 33_1_8\FIGURE 33_1_8.mxd

INCORPORATING AMENDMENT No. 8 TO SECONDARY PLAN (PD 33-1)



DEVELOPMENT SERVICES COMMISSION

SCHEDULE 'A' TO OPA No. 220

Drawn By: CPW
 Checked By: SH

DATE: 13/06/2014
 SCALE: