

**OFFICIAL PLAN OF THE**  
**CITY OF MARKHAM PLANNING AREA**  
**AMENDMENT NO. 221**

To amend the City of Markham Official Plan (Revised 1987), as amended, and to incorporate Amendment No. 17 to the Thornhill Secondary Plan (PD 3-1) for the Thornhill Planning District (Planning District No.3).

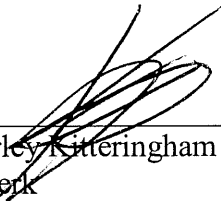
*(Shining Hill Homes Inc.)*

*June, 2014*


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**AMENDMENT NO. 221**

To amend the City of Markham Official Plan (Revised 1987), as amended and to incorporate Amendment No.17 to the Thornhill Secondary Plan (PD 3-1) for the Thornhill Planning District (Planning District No. 3).

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2014-108 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 2014-108

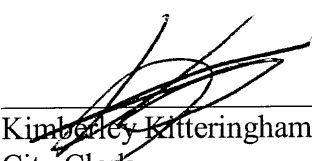
Being a by-law to adopt Amendment No. 221  
to the City of Markham Official Plan (Revised 1987), as amended

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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. 221 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 24, 2014.



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Kimberley Kitteringham  
City Clerk



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Frank Scarpitti  
Mayor

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## **PART I - INTRODUCTION**

(This is not an operative part of Official Plan Amendment No. 221)

## **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 Amendment No. 221 to the Official Plan (Revised 1987), as amended, and is required to enact amendment No. 17 to the Thornhill Secondary Plan (PD3-1) for the Thornhill Planning District (Planning District No. 3). Part II is an operative part of this Official Plan Amendment.
- 1.3** PART III – THE SECONDARY PLAN AMENDMENT, including Schedule "C", attached thereto, constitutes Amendment No. 17 to the Thornhill Secondary Plan (PD 3-1) for the Thornhill Planning District (Planning District No. 3). Part II is an operative part of this Official Plan Amendment.

### **2.0 LOCATION**

The Amendment applies to Part of Lot 6 and Lot 13, Registered Plan 2382, municipally known as 360 John Street. The 3.13 ha. (7.75 ac.) site is located on the north side of John Street, between Aileen Road to the east and the CN Rail Line to the west.

### **3.0 PURPOSE**

The purpose of this Official Plan Amendment is to amend the Thornhill Secondary Plan (PD 3-1) to re-designate the lands from 'Business Corridor Area-John Street/Green Lane' to 'Community Amenity Area – John Street/Green Lane'. Policies have been included that allow medium density residential in the form of townhouses together with mixed use buildings along the John Street frontage. Policies also permit medium density residential in the form of townhouses with policies requiring comprehensive development plans and studies to be prepared including urban design amongst others to ensure compatibility with the existing residential and employment uses adjacent to the site.

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

The property located at 360 John Street is currently vacant but is proposed to be redeveloped for a townhouse development including at grade commercial uses along the John Street frontage and a public park that fronts onto Green Lane. This property was originally part of the Thornhill Revitalization Area Study. However in March 2013, Council directed that the Official Plan provide for mixed use residential redevelopment (e.g., ground oriented residential with at grade commercial, retail and office uses along John Street and Green Lane) on this site.

The site is designated ‘Community Amenity Area – John Street/Green Lane’ which provides for low-rise residential uses, live-work dwellings in accordance with Council direction. In addition, this Official Plan Amendment also sets out two site-specific policies; namely, provisions for townhouses fronting on a private road; and restaurant uses on the ground floor of live-work townhouse dwellings that front John Street to reflect the specific requirements of the proposed redevelopment of this site.

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

(This is an operative part of Official Plan Amendment No. 221)

## **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 221 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 221 to the list of amendments listed in the second sentence of the bullet item dealing with the Thornhill Secondary Plan (PD 3-1), for the Thornhill Planning District, to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 1.3** Section 9.2.25 of Part II of the Official Plan (Revised 1987) as amended, is hereby amended by the addition of the number 221 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 the subject lands to ‘COMMERCIAL’ ‘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 redesignating the majority subject lands to ‘COMMUNITY AMENITY 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 Schedule ‘AA’ and the text of the Thornhill Secondary Plan (PD 3-1) for Thornhill Planning District (Planning District No. 3). These changes are outlined in Part III which comprises Amendment No.17 to the Thornhill Secondary Plan (PD 3-1).

### **2.0 IMPLEMENTATION AND INTERPRETATION**

The provisions of the City of Markham 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 and other Planning Act approvals, in conformity with the provisions of this Amendment.

**PART III- THE SECONDARY PLAN AMENDMENT (PD 3-1-17)**

(This is an operative part of Official Plan Amendment No. 221)

## **PART III - THE SECONDARY PLAN AMENDMENT (PD 3-1 -17)**

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

(Amendment No.17 to the Thornhill Secondary Plan PD 3-1)

The Thornhill Secondary Plan (PD 3-1) for the Thornhill Planning District is hereby amended as follows:

- 1.1 Schedule 'AA' – Detailed Land Use is hereby amended as shown on Schedule "C" attached hereto.
- 1.2 Section 6.4.1 is hereby amended by adding the following bullet to the list of bullet items:
  - Community Amenity Area – John Street/Green Lane
- 1.3 Section 6.4 is hereby amended by the addition of subsection 6.4.8 to read as follows:
  - "6.4.8 COMMUNITY AMENITY AREA – JOHN STREET/GREEN LANE
    - 6.4.8.1 COMMUNITY AMENITY AREA – JOHN STREET/GREEN LANE designation applies to certain lands between John Street and Green Lane as shown on Schedule 'AA' – Detailed Land Use. Within this designation, new low rise residential, and mixed use development as a transitional use between the existing LOW DENSITY HOUSING and BUSINESS CORRIDOR AREA-JOHN STREET/GREEN LANE designations are provided for.
    - 6.4.8.2 Notwithstanding the provisions of Section 3.4.6.2 of the Official Plan (Revised 1987) as amended, and pursuant to the provisions of Sections 6.4.2 of this Secondary Plan, the following general policies shall apply to the COMMUNITY AMENITY AREA – JOHN STREET/GREEN LANE designation:
      - 6.4.8.2.1 Lands may be zoned to permit the following:
        - a) Townhouses up to a maximum height of 3 storeys and which may front onto a private road;
        - b) Along the John Street frontage, the ground floor of townhouse units may contain compatible commercial uses including restaurants up to a maximum area of 150 square metres per premise.

6.4.8.3 Development shall be only permitted on the basis of comprehensive development plans and studies to address matters including urban design, access and traffic, parking, servicing, the provision of pedestrian connections and parks suitable for the anticipated use and population.

The required site plan will address the detailed land use arrangements on the site and will address the requirement for setbacks or buffers to existing residential and employment uses, building height, massing and landscape design to ensure compatibility with all adjoining uses. The site plan will also address the streetscape along all public roads and the provision of safe and adequate pedestrian linkages that promote existing transit.”

## **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 Zoning By-law, site plan approval and other Planning Act approvals, in conformity with the provisions of this Amendment.

Guardsman Rd

Green Lane

Congress Crt

FROM INDUSTRIAL  
TO URBAN RESIDENTIAL

Woodhouse Dr

FROM INDUSTRIAL  
TO COMMERCIAL

McKelvey Dr

John St

AMENDMENT TO SCHEDULE 'A' - LAND USE  
CITY OF MARKHAM OFFICIAL PLAN (REVISED 1987), as amended

 BOUNDARY OF AREA COVERED BY THIS AMENDMENT



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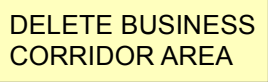


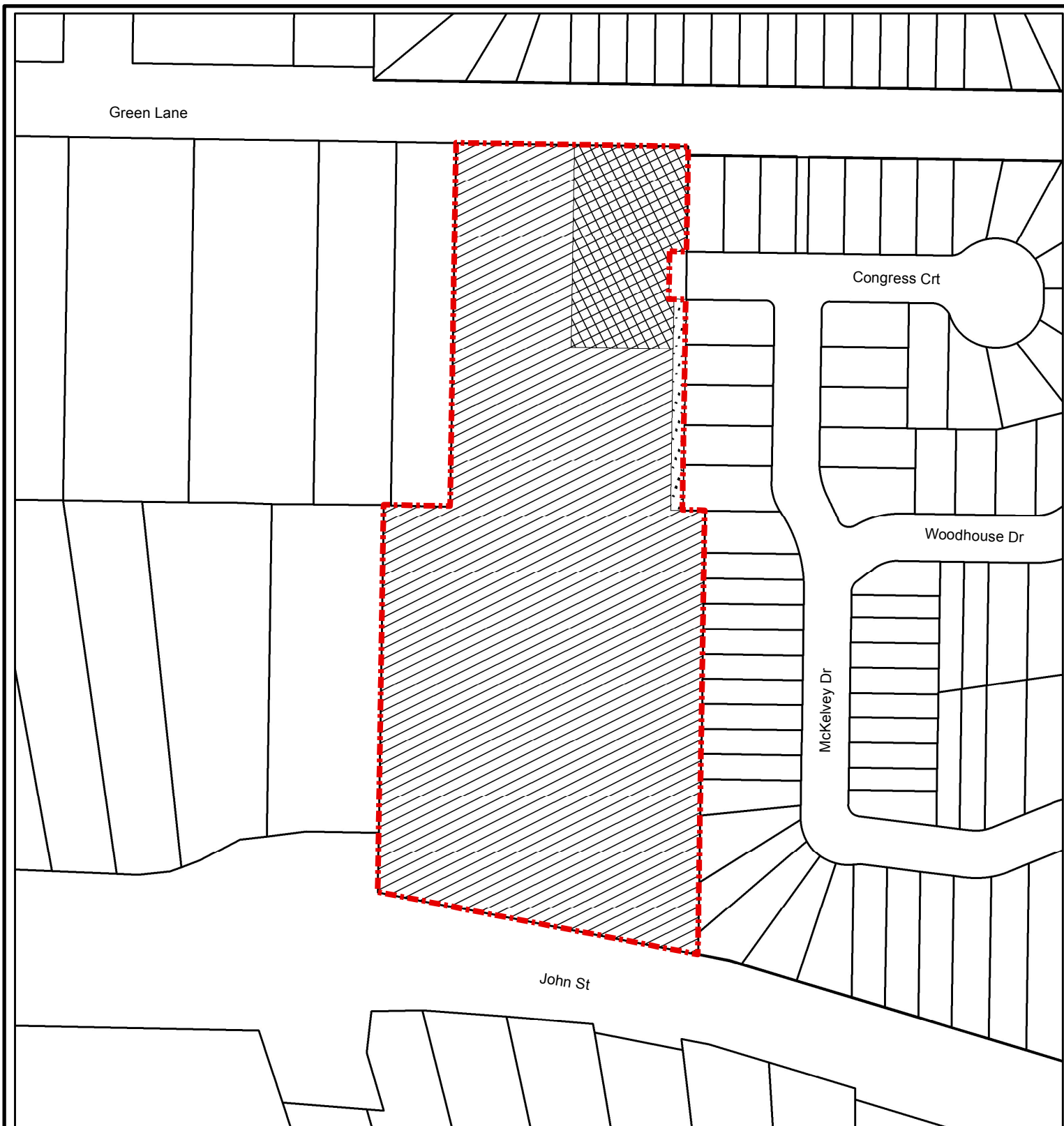
DEVELOPMENT SERVICES COMMISSION

SCHEDULE "A" TO OPA No.221

Drawn By: DD  
Checked By: RC

SCALE:  
DATE: 06/23/14

SCALE:  
DATE:



**AMENDMENT TO SCHEDULE "AA" - DETAILED LAND USE  
OF THE THORNHILL SECONDARY PLAN (PD 3-1 )  
FOR THE THORNHILL PLANNING DISTRICT (PLANNING DISTRICT No.3)**

 **BOUNDARY OF AREA COVERED BY THIS AMENDMENT**

- |  |   |
|--|---|
|  FROM BUSINESS CORRIDOR AREA- JOHN STREET\GREEN LANE<br>TO COMMUNITY AMENITY AREA- JOHN STREET\GREEN LANE |  FROM BUSINESS CORRIDOR AREA- JOHN STREET\GREEN LANE<br>TO PUBLIC OPEN SPACE- JOHN STREET\GREEN LANE |
|  FROM BUSINESS CORRIDOR AREA- JOHN STREET\GREEN LANE<br>TO LOW DENSITY HOUSING - JOHN STREET\GREEN LANE   |   |

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