

CITY OF MARKHAM
OFFICIAL PLAN AMENDMENT NO. 1

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

*(Shining Hill Homes Inc.
360 John Street)*

June, 2014

CITY OF MARKHAM

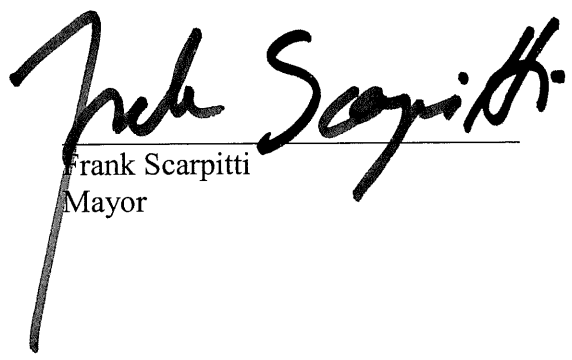
OFFICIAL PLAN AMENDMENT NO. 1

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. 2014-109 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on June 24, 2014.



Kimberley Ketteringham
City Clerk



Frank Scarpitti
Mayor



By-law 2014-109

Being a by-law to adopt Amendment No. 1
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. 1 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, after the "City of Markham Official Plan, Part
1" is in effect.

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. 1)

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 Schedule “A”, attached thereto, constitutes Amendment No. 1 to the City of Markham Official Plan 2014, as amended. 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 Section 9.18.20 of the Official Plan. Policies have been included that permit townhouse dwellings on private roads on the subject lands, and restaurants on the ground floor of live-work townhouse dwellings fronting John Street.

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 ‘Residential Low Rise’ and ‘Mixed Use Low Rise’ in the City of Markham Official Plan 2014, which provides for low-rise residential uses, live-work dwellings and parks in accordance with the March 2013 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. 1)

PART II - THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

- 1.1 Section 9.18.20 of the City of Markham Official Plan 2014, as amended, is hereby amended by replacing the existing section with the following:

“9.18.20 360 John Street

The following provisions shall apply to the ‘Residential Low Rise’ lands at 360 John Street as shown on Figure 9.18.20:

- a) townhouses without direct frontage on a public street may be permitted.
- b) *convenience retail, personal service, and restaurant uses* up to 150 square metres per premise shall also be permitted within the first floor of a townhouse that fronts onto John Street.”

- 1.2 Section 9.18 of the City of Markham Official Plan 2014, as amended, is hereby amended:

- a) To add a new subsection 9.18.22 and new Figure 9.18.22 to reference a park site on the subject lands as follows:

“9.18.22 Public School, Place of Worship and Park Sites

Public school, place of worship and park sites for the Thornhill district as generally identified in Figure 9.18.22 and on Map 14 – Public School, Place of Worship and Park Sites shall be secured through the *development approval* process, including the establishment, where appropriate, of area specific parkland agreements.”

- b) To amend Section 9.18.1 to replace Figure 9.18.1 with a new Figure 9.18.1 which references Section 9.18.22 is applicable to the subject lands.

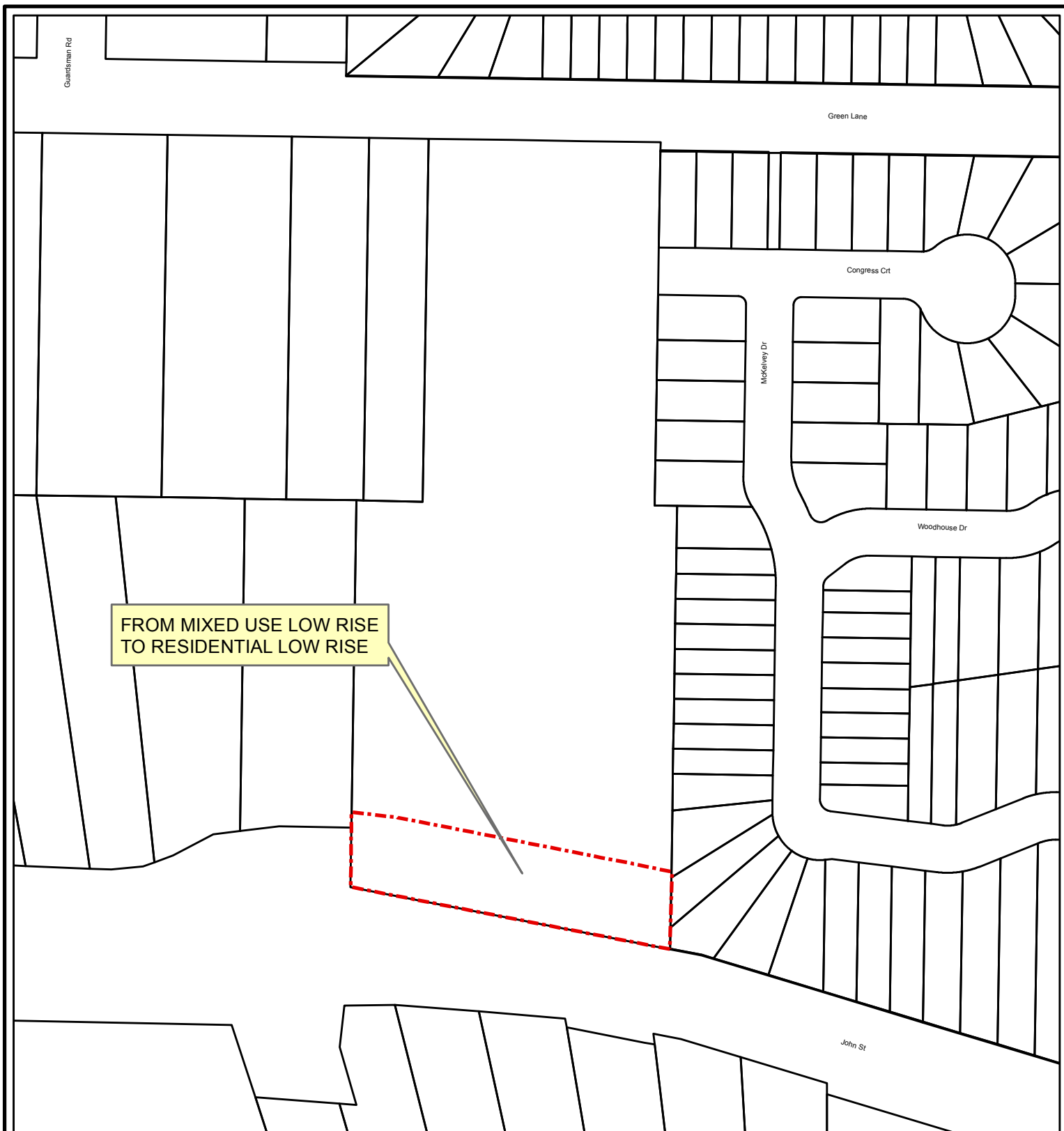
- 1.3 Map 3 – Land Use of the Official Plan 2014, as amended, is hereby amended by re-designating a portion of site at 360 John Street from ‘Mixed Use Low Rise’ to ‘Residential Low Rise, as shown on Schedule “A” attached hereto.

- 1.4 Map 14 – Public School, Place of Worship and Park Sites of the Official Plan 2014, as amended, is hereby amended by adding a park site within the subject lands, as shown on Schedule “B” attached hereto.

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



AMENDMENT TO MAP '3' - LAND USE
CITY OF MARKHAM OFFICIAL PLAN 2014, as amended



BOUNDARY OF AREA COVERED BY THIS AMENDMENT



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AMENDMENT TO MAP '14' - PUBLIC SCHOOL, PLACE OF WORSHIP AND PARK SITES CITY OF MARKHAM OFFICIAL PLAN 2014, as amended

 PARK SITE



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DEVELOPMENT SERVICES COMMISSION

SCHEDULE "B" TO OPA No. 1

Drawn By: DD
Checked By: RC

SCALE:
DATE: 06/23/14