

**OFFICIAL PLAN**  
**of the**  
**CITY OF MARKHAM PLANNING AREA**  
**AMENDMENT NO. 223**

To amend the Official Plan (Revised 1987), as amended,  
and to incorporate Amendment No. 3 to the Box Grove Secondary Plan for the Box Grove Planning  
District (Planning District No. 18).

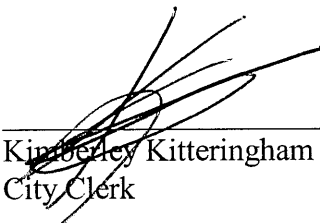
***(BOX GROVE HILL DEVELOPMENTS INC.)***


***(June, 2014)***

**OFFICIAL PLAN**  
  
**of the**  
  
**CITY OF MARKHAM PLANNING AREA**  
  
**AMENDMENT NO. 223**

To amend the Official Plan (Revised 1987), as amended and to incorporate Amendment No. 3 to the Box Grove Secondary Plan for the Box Grove Planning District (Planning District No. 18).

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2014-114 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 2014-114



Being a by-law to adopt Amendment No. 223  
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. 223 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

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## **PART I - INTRODUCTION**

(This is not an operative part of Official Plan Amendment No. 223)

## **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. 223 to the Official Plan (Revised 1987), as amended, and is required to enact Amendment No. 3 to the Box Grove Secondary Plan (PD 18-1) for the Box Grove Planning District (Planning District No. 18). Part II is an operative part of this Official Plan Amendment.
- 1.3** PART III - THE SECONDARY PLAN AMENDMENT, including Schedules “C” and “D” attached thereto, constitutes, Amendment No. 3 to the Box Grove Secondary Plan (PD 18-1) for the Box Grove Planning District (Planning District No. 18). This Secondary Plan Amendment may be identified by the symbol PD 18-1-3. Part III is an operative part of this Official Plan Amendment.

### **2.0 LOCATION**

This Amendment to the Official Plan and to the Box Grove Secondary Plan (PD 18-1) applies to a 10.6 hectare (26.2 acre) area of land located on the north side of Copper Creek Drive, between Ninth Line and Donald Cousens Parkway, legally described as Part of Block 185, Plan 65M-3907; Part of Block 62, Plan 65M-3908; and Block 292, Plan 65M-4008. A north-south watercourse divides the subject lands into two separate sites.

### **3.0 PURPOSE**

The purpose of this amendment is to redesignate 2.5 hectares of employment lands on the west side of the watercourse from an ‘INDUSTRIAL’ to a ‘COMMERCIAL’ designation.

This amendment also redesignates 8.11 hectares (20.05 acres) of employment lands on the east side of the watercourse from an ‘INDUSTRIAL’ to an ‘UBAN RESIDENTIAL’ designation to provide for ground-oriented residential development, with site-specific policies to require compatible non-residential uses on the ground floor of proposed live-work units.

#### **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 on the majority of the subject lands, with a minimum number of jobs to be generated from the proposed live-work units, seniors residence, convention centre, banquet hall facilities and restaurants. The VIVA terminal is not expected to be achieved on the lands. The public amenities and benefits expected from the proposed development include, but are not limited to, public art, parkland and provision of seniors housing.

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

(This is an operative part of Official Plan Amendment No. 223)



## **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 223 to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes.
- 1.2** Section 1.1.3 (a) of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 223 to the list of amendments listed in the second sentence of the bullet item dealing with the Box Grove Secondary Plan PD 18-1 for the Box Grove 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 9.2.26 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 223 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 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 subject lands 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 Box Grove Secondary Plan (PD 18-1) for the Box Grove Planning District (Planning District 18-1). These changes are outlined in Part III which comprises Amendment No. 3 to the Box Grove Secondary Plan (PD 18-1).

### **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, and Site Plan approval in conformity with the provisions of this Amendment.

Hwy 407

FROM INDUSTRIAL  
TO COMMERCIAL

FROM INDUSTRIAL  
TO URBAN RESIDENTIAL

FROM INDUSTRIAL  
TO URBAN RESIDENTIAL

Copper Creek Dr

Box Grove By-Pass

Everton Crt

Stonechurch Cres

Gedding Cres  
Wickson St

Boswell Rd

Collingham Pl

Oakborough Dr

Ada Gdns

Lundy Dr

Forestbrook Dr

Rizal Ave

Hislop Dr

Malborough Rd

Smoothwater Terr

Hasket Dr

Bernbridge Rd

Pagnello Crt

Albert Rolfe Cres

Riverwalk Dr

Blue Meadow Crt

Gallen Rd



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

 BOUNDARY OF AREA COVERED BY THIS AMENDMENT

DELETE  
BUSINESS PARK AREA

DELETE  
BUSINESS PARK AREA

FROM BUSINESS PARK AREA  
TO COMMUNITY AMENITY AREA

Hwy 407

Copper Creek Dr

Box Grove By-Pass

Everton Crt

Storchurch Cres

Blue Meadow Crt

Gallen Rd

Riverwalk Dr

Albert Rolley Cres

Geddington Cres

Wickson St

Collingham Pl

Boswell Rd

Oakborough Dr

Ada Gdns

Lundy Dr

Forestbrook Dr

Rizal Ave

Hislop Dr

Malborough Rd

Smoothwater Terr

Bernbridge Rd

Hester Dr



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



BOUNDARY OF AREA COVERED BY THIS AMENDMENT

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**PART III - THE SECONDARY PLAN AMENDMENT (PD 18-1-3)**

(This is an operative part of Official Plan Amendment No. 223)

## **PART III - THE SECONDARY PLAN AMENDMENT (PD 18-1- 3)**

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

(Amendment No. 3 to the Box Grove Secondary Plan PD 18-1)

The Box Grove Secondary Plan (PD 18-1) for the Box Grove 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 5.2.3 is hereby amended by the addition of subsection e), and the addition of Figure 18-1-3 (attached hereto as Schedule "D") to be appropriately placed on the first page following section 5.2.3 e):
  - "e) Notwithstanding the provisions of Section 5.2.3, lands shown in Figure 18-1-3 designated 'Low Density Housing II', shall only permit townhouses on a public street. Within the lands designated "Low Density Housing II" shown as area B on Figure 18-1-3, compatible commercial uses shall be provided at grade."
- 1.3 Section 5.2.5 is hereby amended by the addition of subsections e) as follows:
  - "e) Notwithstanding the provisions of Section 5.2.5, lands shown in Figure 18-1-3 designated "Community Amenity Area 1", shall only permit the following uses:
    - Restaurants; provided it is located within a building containing a trade and convention centre and/or banquet hall;
    - Trade and convention centre;
    - Banquet hall;
    - Seniors residence."

### **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 and Site Plan approval in conformity with the provisions of this Amendment.

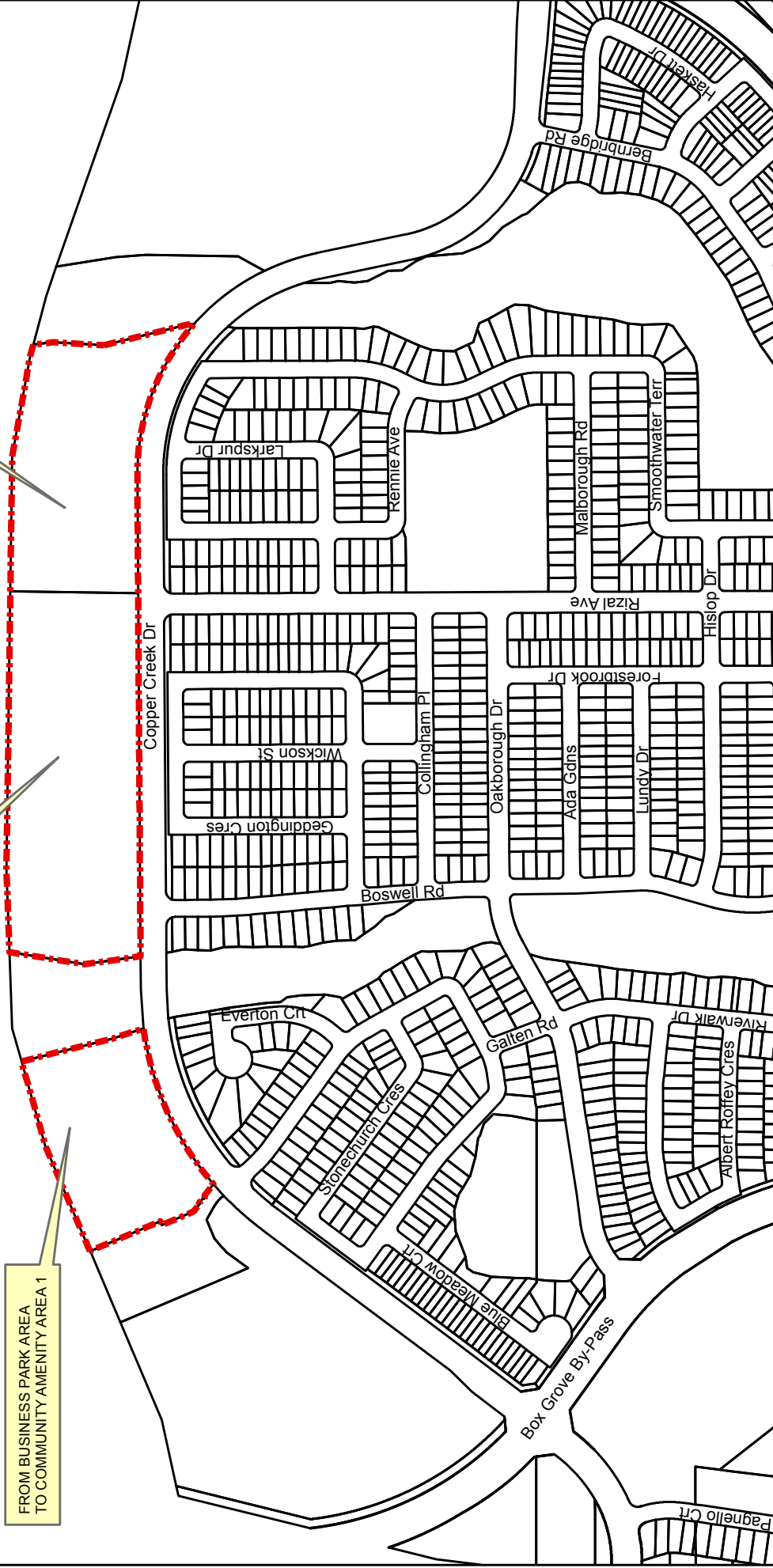
(June 2014)

Hwy 407

FROM BUSINESS PARK AREA  
TO URBAN RESIDENTIAL LOW DENSITY HOUSING II

FROM BUSINESS PARK AREA  
TO URBAN RESIDENTIAL LOW DENSITY HOUSING II

FROM BUSINESS PARK AREA  
TO COMMUNITY AMENITY AREA 1

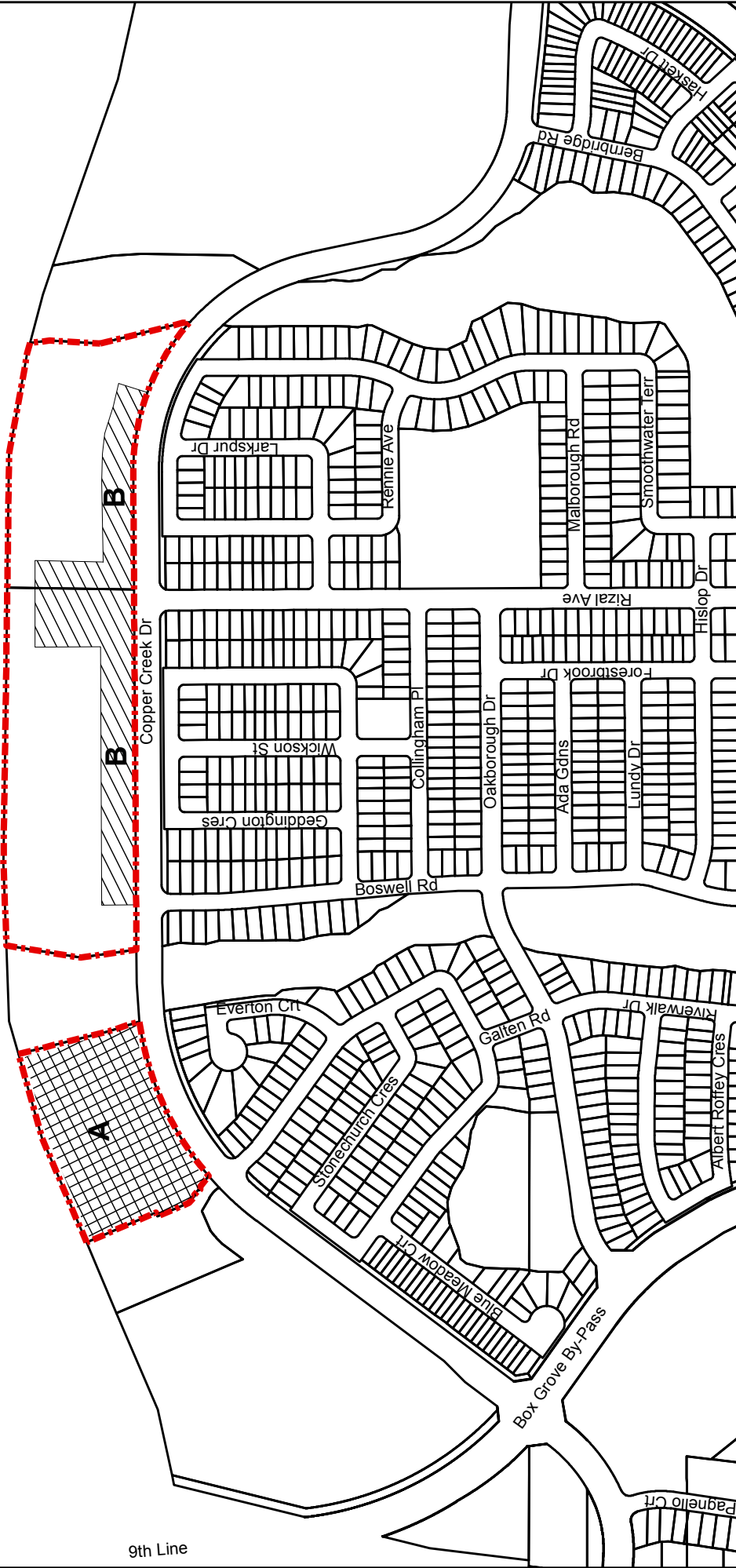


AMENDMENT TO SCHEDULE "AA" - DETAILED LAND USE PLAN  
OF THE BOX GROVE SECONDARY PLAN (PD 18-1)  
FOR THE BOX GROVE PLANNING DISTRICT (PLANNING DISTRICT No.18)






BOUNDARY OF AREA COVERED BY THIS AMENDMENT

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**FIGURE 18-1-3**  
**to the Box Grove Secondary Plan (PD18-2)**

-  **BOUNDARY OF AREA COVERED BY THIS AMENDMENT**
-  **Boundary of area covered by the policies in section 5.2.3 e)**  
**Land Use designation: Low Density Housing II**
-  **Boundary of area covered by the policies in section 5.2.5 e)**  
**Land Use designation: Community Amenity Area I**