

**OFFICIAL PLAN**  
**of the**  
**CITY OF MARKHAM PLANNING AREA**  
**AMENDMENT NO. 218**

To amend the Official Plan (Revised 1987), as amended,  
and to incorporate Amendment No. 13 to the South Unionville Secondary Plan (PD 34-1)  
for the South Unionville Planning District (Planning District No. 34).


*(Caboto Meadows Inc)*

*(MAY 2014)*

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**AMENDMENT NO. 218**

To amend the Official Plan (Revised 1987), as amended and to incorporate Amendment No. 13 to the South Unionville Secondary Plan (PD 34-1) for the South Unionville Planning District (Planning District No. 34).

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2014-66 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on May 15, 2014.

  
\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk

  
\_\_\_\_\_  
Frank Scarpitti  
Mayor



## By-law 2014-66

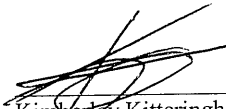
Being a by-law to adopt Amendment No. 218 to the  
City of Markham Official Plan (Revised 1987), as amended


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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. 218 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 May 15, 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. 218)

## **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 Amendment No. 218 to the Official Plan (Revised 1987), as amended and is required to enact Amendment No. 13 to the South Unionville Secondary Plan (PD 34-1) for part of the South Unionville Planning District (Planning District No. 34). 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 hereto, constitutes Amendment No. 13 to the South Unionville Secondary Plan (PD 34-1) for part of the South Unionville Planning District (Planning District No. 34). This Secondary Plan Amendment may be identified by the symbol PD 34-1-13. Part III is an operative part of this Official Plan Amendment.

### **2.0 LOCATION**

This Amendment to the Official Plan and to the South Unionville Secondary Plan (PD 34-1) applies to lands comprising approximately 0.67 ha (1.66 ac), located east of Glenbar Gardens, on the south side of the future extension of Caboto Trail (Plan 2196 Part of Lot 7).

### **3.0 PURPOSE**

The purpose of this Amendment is to re-designate the subject lands from "Open Space/Neighbourhood Park" to "Medium Density 1 Housing" to facilitate a development comprised of semi-detached dwellings and one single-detached dwelling.

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

The current Official Plan designates the subject lands "Urban Residential", while the Council adopted Official Plan (December 2013) designates the lands "Residential Low Rise". Both of these designations permit the proposed residential uses in terms of general land use, subject to Secondary Plan policies, including density permissions.

The subject lands are designated “Open Space/Neighbourhood Park” in the South Unionville Secondary Plan (PD 34-1). The “Open Space/Neighbourhood Park” designation provides for parks, recreational uses and municipal services and utilities. It should be noted that the Secondary Plan does indicate that while the location and configuration of parkland is to be generally as shown in the Secondary Plan schedules, it could be further refined through the Urban Design and Amenity Guidelines (i.e. Community Design Plan). As discussed below, the parkland requirements for the South Unionville community are being satisfied through existing and proposed parks elsewhere in the community.

Through careful analysis at a recent Ontario Municipal Board hearing, it has been confirmed that the parkland requirements for low and medium density development in South Unionville are being met, given that South Unionville is almost built out at this time. With the exception of the 0.52 ha (1.3 ac) “West Parkette” located south of Helen Avenue, close to Kennedy Road, and which remains to be acquired through future development in that area, all parkland required to serve the South Unionville Community is either existing or proposed to be constructed in the near future. As such, the proposed re-designation of the subject lands from “Open Space/Neighbourhood Park” to “Medium Density 1 Housing” will not negatively impact required parkland for the South Unionville Community. Furthermore, the Official Plan states that where lands are designated “Open Space” and under private ownership, then an application for re-designation of such lands for other purposes will be given due consideration.

The South Unionville Secondary Plan stipulates that the net site density of all units in the Medium Density 1 Housing Category shall not exceed 35 units per hectare (14 units per acre). The net density of the proposed development is 35 units per hectare (14 units per acre) in compliance with the density limits in the Medium Density 1 Housing designation.

For the reasons outlined above, staff is of the opinion that the proposed re-designation of the subject lands from “Open Space/Neighbourhood Park” to “Medium Density 1 Housing” is appropriate. The proposed residential development is consistent with the general pattern of development in the area and will assist in the completion of the South Unionville neighborhood.

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

(This is an operative part of Official Plan Amendment No. 218)

## **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 *218* 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 *218* to the list of amendments listed in the second sentence of the bullet item dealing with the South Unionville Secondary Plan PD 34-1, for the South Unionville 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 9.2.17 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number *218* 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 is also being made to incorporate changes to Schedules ‘AA’ - Detailed Land Use and ‘CC’ - Open Space System and the text of the South Unionville Secondary Plan (PD 34-1). These changes are outlined in Part III which comprises Amendment No. 13 to the South Unionville Secondary Plan (PD 34-1).

### **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 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 34-1-13)**

(This is an operative part of Official Plan Amendment No. 218)

## **PART III - THE SECONDARY PLAN AMENDMENT (PD 34-1-13)**

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

(Amendment No. 13 to the South Unionville Secondary Plan PD 34-1)

The South Unionville Secondary Plan (PD 34-1) for part of the South Unionville Planning District is hereby amended as follows:

**1.1** Schedule 'AA' – DETAILED LAND USE of the South Unionville Secondary Plan (PD 34-1) is hereby amended by re-designating the subject lands from "Open Space/Neighbourhood Park" to "Medium Density 1 Housing", as shown on Schedule 'A' attached hereto.

**1.2** Schedule 'CC' – OPEN SPACE SYSTEM of the South Unionville Secondary Plan (PD 34-1) is hereby amended by deleting the subject lands as lands designated as "Open Space/Neighbourhood Park", as shown on Schedule 'B', attached hereto.

**1.3** Section 6.2.4 a) is hereby amended by adding subsection vii) as follows:

“vii) Notwithstanding Section 6.2.4 a) ii) of this Plan, lands designated “Medium Density 1 Housing” as shown on Figure 34-1-13 attached hereto, may permit detached and semi-detached dwellings.”

and by adding Figure 34-1-13 as shown on Schedule 'C' attached hereto, to be appropriately identified, on the first page following section 6.2.4 a) vii).

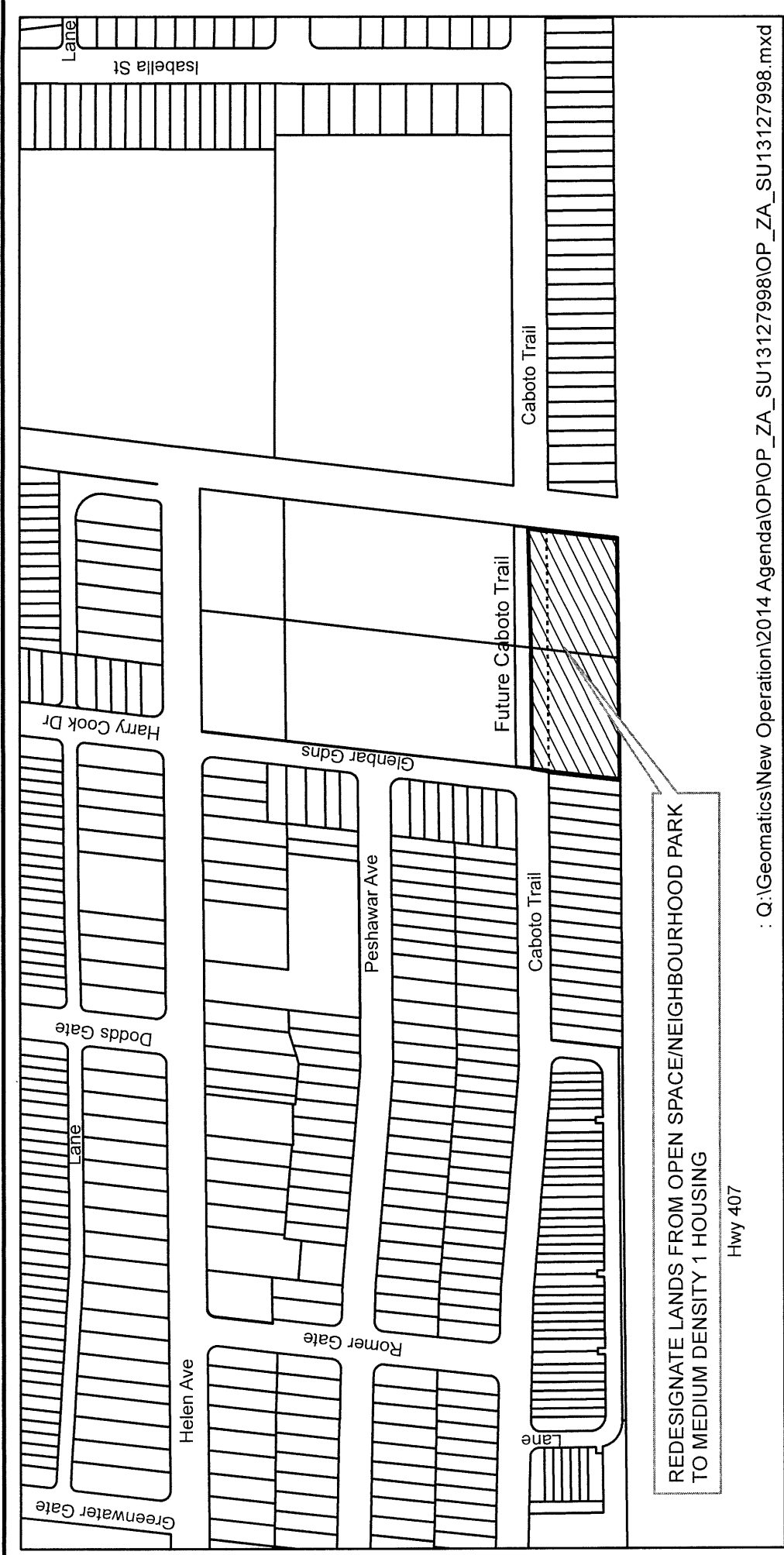
### **2.0 IMPLEMENTATION AND INTERPRETATION**

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 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.

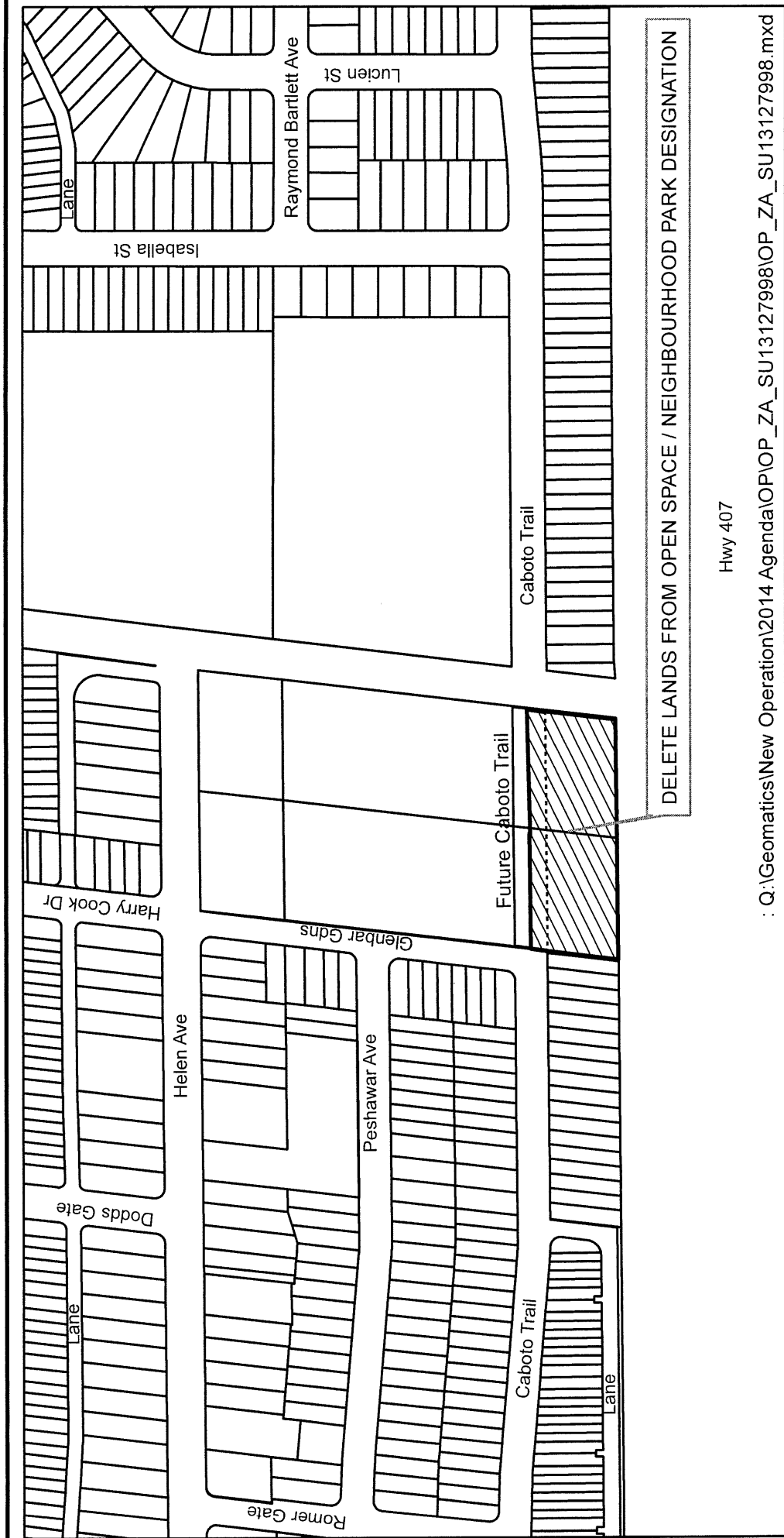


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# AMENDMENT TO SCHEDULE 'AA'-DETAILED LAND USE OF THE SOUTH UNIONVILLE SECONDARY PLAN (PD 34-1) FOR THE SOUTH UNIONVILLE PLANNING DISTRICT (PLANNING DISTRICT No.34)

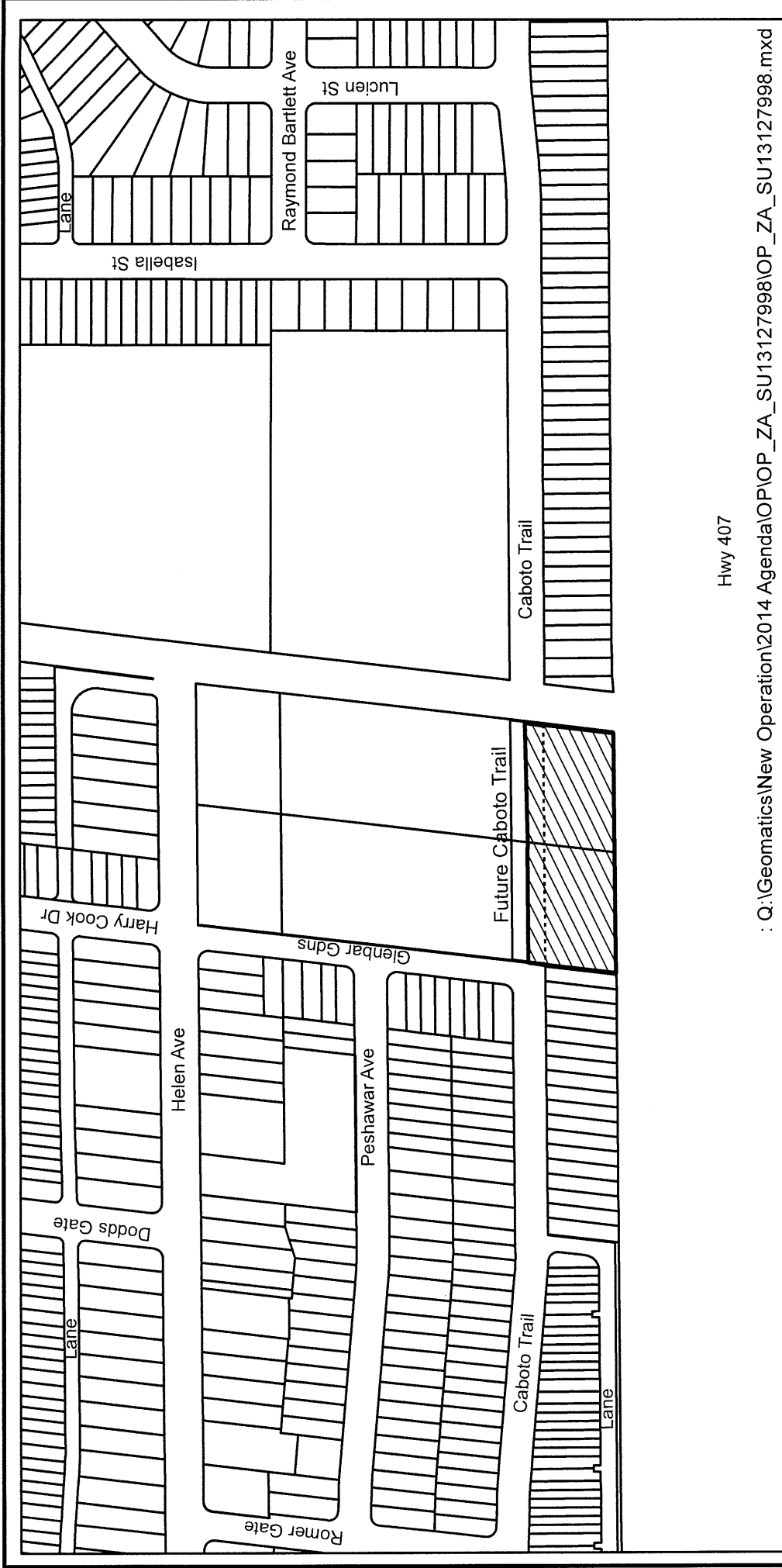
▨ BOUNDARY OF AREA COVERED BY THIS AMENDMENT



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AMENDMENT TO SCHEDULE 'CC'-OPEN SPACE SYSTEM  
 OF THE SOUTH UNIONVILLE SECONDARY PLAN (PD 34-1)  
 FOR THE SOUTH UNIONVILLE PLANNING DISTRICT (PLANNING DISTRICT No.34)

▨ BOUNDARY OF AREA COVERED BY THIS AMENDMENT



# SPECIFIC SITE AND AREA POLICIES CITY OF MARKHAM OFFICIAL PLAN

SECONDARY PLAN 34-1

FIGURE No. 34-1-13

 BOUNDARY OF AREA COVERED BY POLICIES IN SECTION 6.2.4 a) vii)  
Land Use designation: MEDIUM DENSITY 1 HOUSING

SCHEDULE 'C' TO PART III OF OFFICIAL PLAN AMENDMENT No. 218  
INCORPORATION AMENDMENT No.13 TO SECONDARY PLAN 34-1