

OFFICIAL PLAN
of the
MARKHAM PLANNING AREA
AMENDMENT No. 210

To amend the Official Plan (Revised 1987), as amended, and to incorporate Amendment No. 4 to
Secondary Plan (PD 1-15) for a portion of the Markham and Unionville Planning District
(Planning District No. 1).

1820266 Ontario Inc. (Times Group Inc.)

(4002/4022 Highway 7)

August 2013

OFFICIAL PLAN
of the
MARKHAM PLANNING AREA
AMENDMENT NO. 210

To amend the Official Plan (Revised 1987), as amended, to incorporate amendment No. 4 to Secondary Plan (PD 1-15-4) for a portion of the Markham and Unionville Planning District (Planning District No. 1).

This Official Plan Amendment was approved by the Ontario Municipal Board on August 28, 2013.

(By-law 2013-147)

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PART I – INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 210)

4.

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. 210 to the Official Plan (Revised 1987), as amended, and is required to enact Amendment No. 4 to Secondary Plan PD 1-15 for a portion of the Markham and Unionville Planning District. 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. 4 to Secondary Plan PD 1-15 for a portion of the Markham and Unionville Planning District (Planning District No. 1). This amendment may be identified by the symbol PD 1-15-4. Part III is an operative part of this Official Plan Amendment.

2. LOCATION

This amendment applies to approximately 3.2 hectares of land in part of Lot 10, Concession 5, located at the north-east corner of Highway 7 East and Village Parkway, as shown on Schedule “A” of Part III of this Amendment. The lands are municipally known as 4002 and 4022 Highway 7.

The subject lands are currently vacant.

3. PURPOSE

The purpose of this Official Plan Amendment is to amend the site specific policies of the Official Plan and amend Secondary Plan PD 1-15 (OPA 15) to permit a proposed development consisting of an 8-storey apartment building(s) and townhouses.

4. BASIS OF THIS AMENDMENT

The subject lands are located on Highway 7, a Regional Arterial Road, at the southern limit of the Markham and Unionville Planning District.

The subject lands are designated “Urban Residential” in the Markham Official Plan (Revised 1987), as amended. Site Specific and Area Policy 4.3.1.2 i) incorporates site specific use permissions and development requirements for the south and centre portions of the lands.

The lands are within the designated area of Secondary Plan PD 1-15 (OPA 15) for Part of the Markham and Unionville Planning District.

The south portion of the lands is designated “Urban Residential High Density 1 - Special Exception 3” in the Secondary Plan. The applicable policies permit this portion of the lands to be developed with up to 181 apartment units in building(s) having a maximum height of 6 storeys.

The centre portion of the subject lands is designated “Urban Residential Medium Density 1 - Area 2”. The applicable policies permit this portion to be developed with residential uses at an overall residential density not exceeding 31 units per hectare in buildings having a maximum height of 4 storeys.

The north portion of the subject lands is designated “Urban Residential Low Density 1 – Area 1”. The applicable policies permit this portion to be developed with single detached dwellings at an overall residential density not exceeding 14.8 units per hectare.

The owner proposes to develop the south portion of the lands with an 8-storey, 393 unit apartment building(s) and 12 townhouse units, and the centre and the north portions with 60 townhouse units.

The lands are well suited for residential intensification given their proximity to Markham Centre, ready access to transit, and separation from existing low density residential uses to the north.

The proposed development conforms with approved Provincial and Regional policies, and is consistent with the City’s Growth Management Strategy and Draft Official Plan.

PART II – THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 210)

PART II – THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 210)

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 210 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 210 to the list of amendments, including any required grammatical and punctuation changes in the bullet item dealing with Secondary Plan (PD 1-15) for a portion of the Markham and Unionville Planning District (Planning District No. 1).
- 1.3 Section 9.2.12 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 210 to the list of amendments, to be placed in numerical order including any grammatical and punctuation changes prior to the words “to this Plan”.
- 1.4 Section 4.3.1.2(i) and accompanying Figure 1.9 are hereby deleted in their entirety.
- 1.5 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’ – DETAILED LAND USE and text of the Secondary Plan (PD 1-15) for a portion of lands north of Highway 7, being part of the Markham and Unionville Planning District (Planning District No. 1). These changes are outlined in Part III which comprises Amendment No. 4 to Secondary Plan PD 1-15.

2. 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.

PART III – THE SECONDARY PLAN AMENDMENT (PD 1-15-4)

(This is an operative part of Official Plan Amendment No. 210)

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1.0 THE AMENDMENT

(Amendment No. 4 to the Secondary Plan PD 1-15 for a portion of the Markham and Unionville Planning District).

Secondary Plan PD 1-15 for a portion of the Markham and Unionville Planning District is amended for the subject lands as follows:

1.1 Schedule “AA” – DETAILED LAND USE is amended as follows:

- by redesignating a portion of the lands municipally known as 4002/4022 Highway 7 from “Urban Residential Low Density 1 (Area 1)” to “Urban Residential Medium Density 1 (Area 2)” as shown on Schedule “A”.
- By replacing the site specific exception numbers on the designations for the subject lands with those shown on Schedule “A” hereto.

1.2 Section 5.2 is hereby amended by deleting subsection 5.2.9 and replacing it with the following new subsection 5.2.9 as follows:

“5.2.9 4002/4022 Highway 7 East

The following provisions apply to the lands municipally known as 4002/4022 Highway 7 East. Should there be a conflict between these provisions and any other provisions in this Secondary Plan, the provisions of this section shall prevail for the subject lands:

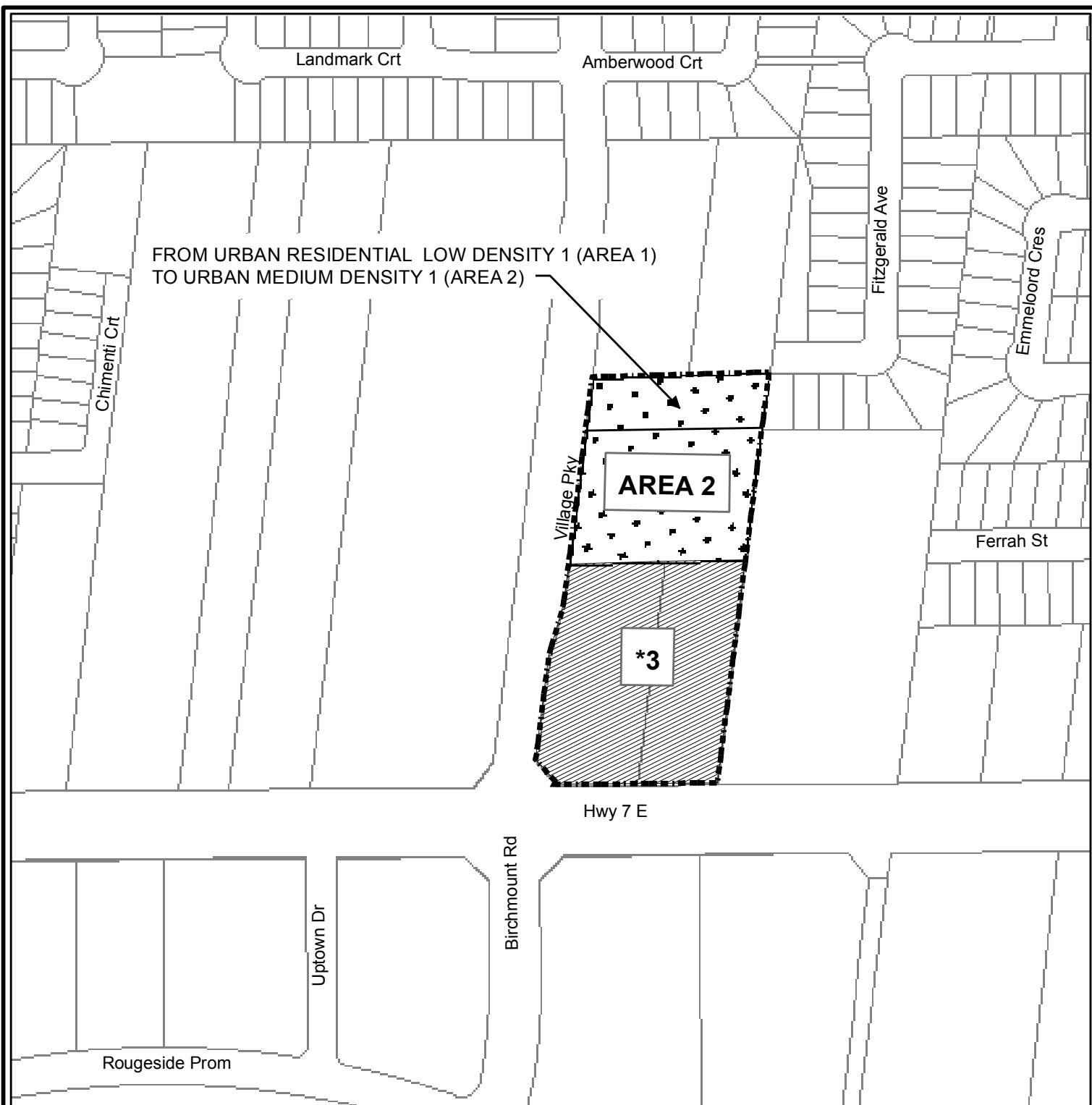
- (a) That the portion of the subject lands that is designated “Urban Residential High Density 1 (Special Exception *3)” may be used for a maximum of 12 townhouse dwelling units, and a maximum of 393 apartment dwelling in building(s) having a maximum height of eight storeys and a maximum floor space index of 3.5 (excluding any floor space for up to 12 townhouse dwelling units).
- (b) That the portion of the subject lands that is designated “Urban Residential Medium Density 1 (Area 2)” may be used for a maximum of 60 townhouse dwelling units.
- (c) Apartment development shall be subject to the following specific design guidelines:

- Building setbacks should be minimized to create an urban relationship to streets that is conducive to pedestrian activity.
 - Prominent at-grade pedestrian entrances should be provided from the buildings to the adjoining streets.
 - The majority of street frontages of buildings should contain fenestration/openings providing views into and out of the building. Blank building walls facing public streets should be minimized and where unavoidable should be mitigated by landscaping and building detailing.
 - All major loading and waste management facilities should be enclosed and screened from public view.
 - Underground parking structures, if not incorporated as part of the main building massing, should not project above the finished grade adjoining streets. Entrances to underground parking garage(s) from public streets should be avoided.
 - The development should incorporate sustainable design features to, among other things, reduce energy consumption, minimize the heat island effect, minimize stormwater runoff, harvest rainwater for irrigation, reduce water consumption, and maximize the use of sustainable materials and resources.
 - The first two storeys of building massing should be articulated in a manner that is of high visual and architectural quality and responds to human scale.
- (d) Townhouse development shall be subject to the following specific design guidelines:
- High quality urban landscaped courts should buffer the transition from public streetscape to private unit access.
 - Prominent at grade pedestrian access should be provided to each unit.
 - The street frontage of townhouses should contain fenestration/openings providing views into and out of the building. Blank building walls facing public streets should be minimized and where unavoidable should be mitigated by landscaping, building detailing and public art.
 - The architecture and landscape of the townhouses should contribute to the character of the pedestrian and public realm.”

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 Zoning By-law 118-79, as amended, and Site Plan Approval in conformity with the provisions of this Amendment.



AMENDMENT TO SCHEDULE 'AA' - DETAILED LAND USE OF SECONDARY PLAN (PD 1-15) FOR PART OF THE MARKHAM AND UNIONVILLE PLANNING DISTRICT (No.1)



-  BOUNDARY OF AREA COVERED BY THIS SECONDARY PLAN AMENDMENT
-  URBAN RESIDENTIAL HIGH DENSITY I
-  URBAN RESIDENTIAL MEDIUM DENSITY I
-  SPECIAL EXCEPTIONS

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DEVELOPMENT SERVICES COMMISSION

SCHEDULE 'A' TO OPA No. 210

PD1-15-4

Drawn By: CPW
Checked By: SH

SCALE:
DATE: 05/22/2013