

**OFFICIAL PLAN**  
**of the**  
**MARKHAM PLANNING AREA**  
**AMENDMENT NO. 204**

To amend the Official Plan (Revised 1987), as amended,  
and to incorporate Amendment No. 2 to the Main Street Milliken Secondary Plan (PD 2-4)  
for part of the Risebrough Planning District (Planning District No. 2).

*(Mon Sheong Foundation)*

*(November 2012)*

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**AMENDMENT NO. 204**

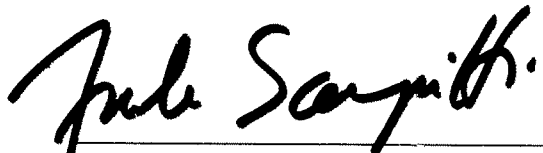
To amend the Official Plan (Revised 1987), as amended and to incorporate Amendment No. 2 to the Main Street Milliken Secondary Plan (PD 2-4) for part of the Risebrough Planning District (Planning District No. 2).

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2012-236 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 13th day of November, 2012.



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MARTHA PETTIT  
ACTING CITY CLERK



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FRANK SCARPITTI  
MAYOR



## BY-LAW 2012-236

Being a by-law to adopt Amendment No. 204 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. 204 to the 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 THIS  
13<sup>TH</sup> DAY OF NOVEMBER, 2012.

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MARTHA PETTIT  
ACTING 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. 204)

## **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 Official Plan Amendment No. 204 to the Official Plan (Revised 1987), as amended and is required to enact Amendment No. 2 to the Main Street Milliken Secondary Plan (PD 2-4) for part of the Risebrough Planning District (Planning District No. 2). Part II is an operative part of this Official Plan Amendment.
- 1.3** PART III - THE SECONDARY PLAN AMENDMENT, attached thereto, constitutes Amendment No. 2 to the Main Street Milliken Secondary Plan (PD 2-4) for part of the Risebrough Planning District (Planning District No. 2). This Secondary Plan Amendment may be identified by the symbol PD 2-4-2. Part III is an operative part of this Official Plan Amendment.

### **2.0 LOCATION**

This Amendment to the Official Plan and to the Main Street Milliken Secondary Plan (PD 2-4) applies to a portion of 5 (five) properties known as 31, 67 and 73 Old Kennedy Road and 4550 and 4576 Steeles Avenue. The subject lands have a combined area of approximately 1.70 ha (4.21 ac).

### **3.0 PURPOSE**

In February and April 2011, Council approved amendments to the City's Official Plan (OPA 191) and Zoning By-law (By-law 2011-87) to permit the subject lands to be developed with a retirement oriented development comprising independent living retirement homes, assisted living and long term care facilities. The proposed development also contemplated the future easterly extension of Thelma Avenue (to be named as "Sun Yat-Sen Avenue"), effectively dividing the subject lands into northern and southern portions. The subject lands are identified in Figure No. 2-4-1 of OPA 191 as Part 1 (northern portion) and Parts 2 & 3 (southern portion).

The proposal, as approved, comprises four seniors' residences. The northern portion (Part 1) of the proposal includes 200 beds in a 6-storey long term care facility and 160 units in a 6-storey assisted living centre. The southern portion (Parts 2 & 3) includes two independent living buildings with heights of 8 and 12 storeys and a maximum of 360 units.

The purpose of this Amendment is to allow for the following permissions within the southern portion of the site (Parts 2 & 3):

- To permit an increase in the maximum number of units from 360 to 460 for the combined lands identified as Parts 2 & 3;
- To permit an increase in the maximum Floor Space Index (FSI) from 4.8 to 5.75 for the combined lands identified as Parts 2 & 3; and,
- To permit an increase in the maximum number of storeys from 12 storeys to 24 storeys on the lands identified as Part 2.

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

The proposed Secondary Plan amendment is required to facilitate modifications to a previously approved seniors' development. While the proposed modifications represent an increase in the number of units, FSI and height, the physical changes relate mainly to a proposed 24 storey independent living retirement facility situated on the lands identified as Part 2 located at the southwest corner of the site. The buildings proposed for the lands identified as Part 1 will continue to meet the maximum heights and densities as previously approved. In addition, the height of the building proposed for Part 3 also remains consistent with previous approvals. The proposed increases are intended to address the demand for retirement accommodation in Markham.

While the proposal exceeds the height permission in the Secondary Plan, as amended, the development provides for variations in building heights, massing, setbacks and step-backs, ensuring appropriate transitions from existing lower density areas to the north and west. The proposed 12 storey slab tower has now been modified to a 24 storey point tower with a reduced podium height at 8 storeys. In addition, the 8 storey podium steps back at the 6<sup>th</sup> storey to provide the look and feel of a 6 storey building from the street. The narrow 24 storey point tower reduces visual impacts, such as shadows, in comparison to a slab building form of equivalent density, and is located in the most southwesterly location of the subject property, adjacent to future redevelopment sites fronting onto Steeles Avenue.

Given the nature of the uses, it is anticipated that the seniors' development will have minimal impact on the capacity of the nearby road network and will contribute to a transit-supportive built form. As the site is located within walking distance of higher order transit stops (such as TTC, GO rail and YRT), development densities proposed support a desired level of public transit services.

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

(This is an operative part of Official Plan Amendment No. 204)

## **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 *204* 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 *204* to the list of amendments listed in the second sentence of the bullet item dealing with the Main Street Milliken Secondary Plan PD 2-4, for part of the Risebrough 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 9.2.28 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number *204* 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 the text of the Main Street Milliken Secondary Plan (PD 2-4) for part of the Risebrough Planning District (Planning District No. 2). These changes are outlined in Part III which comprises Amendment No. 2 to the Main Street Milliken Secondary Plan (PD 2-4).

### **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, with Hold provision, and Site Plan Approval, 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 2-4-2)**

**(This is an operative part of Official Plan Amendment No. 204)**

## **PART III - THE SECONDARY PLAN AMENDMENT (PD 2-4-2)**

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

(Amendment No. 2 to the Main Street Milliken Secondary Plan PD 2-4)

The Main Street Milliken Secondary Plan (PD 2-4) for part of the Risebrough Planning District is hereby amended as follows:

#### **1.1** Sections 5.5.5 2), 3) and 4) are hereby replaced with the following:

“2) The maximum building height is as follows:

- 6 storeys on the lands identified as Part 1
- 24 storeys on the lands identified as Part 2
- 8 storeys on the lands identified as Part 3

3) The maximum number of units is as follows:

- 460 units for the combined lands identified as Parts 2 and 3

4) The maximum FSI is as follows:

- 3.0 for the lands identified as Part 1
- 5.75 for the combined lands identified as Parts 2 and 3”

#### **1.2** All references to “Thelma Avenue” are hereby replaced with “Sun Yat-Sen Avenue” in Section 5.5.5.

### **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, with Hold provision, and Site Plan Approval, 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.