

OFFICIAL PLAN
of the
MARKHAM PLANNING AREA
AMENDMENT No. 202

To amend the Official Plan (Revised 1987), as amended, and to incorporate Amendment
No. 6 to the Markham Centre Secondary Plan (PD33-1) for the Central Area Planning
District
(Planning District No. 33)

Markham Centre Development Corporation
(North Side of Enterprise Boulevard, between Ravis Road and the GO Rail line)

June 2012


OFFICIAL PLAN
of the
MARKHAM PLANNING AREA
AMENDMENT NO. 202

To amend the Official Plan (Revised 1987), as amended, to incorporate amendment No. 6 to the Markham Centre Secondary Plan (PD33-1).

This Official Plan Amendment was adopted by the Corporation of the Town of Markham by By-law No. 2012-150 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 26th and 27th day of June, 2012.



KIMBERLEY KITTERINGHAM
TOWN CLERK



FRANK SCARPITTI



BY-LAW 2012-150

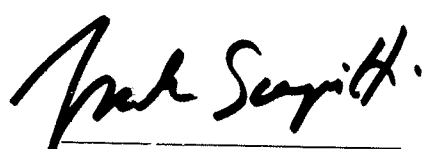
Being a By-law to adopt Amendment No. 202
To the Town of Markham Official Plan (Revised 1987), as amended

THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM, IN
ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT, R.S.O.,
1990 HEREBY ENACTS AS FOLLOWS:

1. That Amendment No. 202 to the Town 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 THIS
26TH AND 27TH DAY OF JUNE, 2012.


KIMBERLEY KITTERINGHAM
TOWN CLERK


FRANK SCARPITTI
MAYOR

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PART I – INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 202)

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. 202 to the Official Plan (Revised 1987), as amended, and is required to enact Amendment No. 6 to the Markham Centre Secondary Plan (PD33-1). Part II is an operative part of the Official Plan Amendment.
- 1.3 Part III – THE SECONDARY PLAN AMENDMENT, including Schedules ‘A,’ ‘B’ and ‘C’ attached thereto, constitutes Amendment No. 6 to the Markham Centre Secondary Plan (PD33-1) for the Central Planning District (Planning District No. 33). This amendment may be identified by the symbol PD33-1-6. Part III is an operative part of this Official Plan Amendment.

2. LOCATION

This amendment applies to approximately 1.7 hectares of land in part of Lot 9, Concession 5, located on the north side of Enterprise Boulevard, west of Rivis Road, as shown on Schedule ‘C’ of Part III of this amendment.

3. PURPOSE

The purpose of this Official Plan Amendment is to amend the Markham Centre Secondary Plan to:

- consolidate the designation of the subject lands, and
 - incorporate site specific height and density provisions
- to accommodate a proposed high density residential development.

4. BASIS OF THIS AMENDMENT

The subject lands are designated “Community Amenity Area – General,” “Community Amenity Area – Major Urban Place” and “Open Space” in the Markham Centre Secondary Plan.

The owner proposes to develop the lands with a high density residential development comprising a series of residential towers up to 29 storeys in height accommodating 981 residential units.

The subject lands are proximate to the Unionville GO Station. The Station and vicinity are identified as an “anchor mobility hub” by Metrolinx. It is intended that lands within mobility hubs, and in particular in the immediate vicinity of mobility hub transit stations, should be developed at higher densities and with a greater variety of uses. This would support the planned function of the mobility hub by taking advantage of the increased transit opportunities provided by the station facility. The subject lands, which are a block away from the future mobility hub transit station, are an appropriate location for the proposed high density residential development.

The “Open Space” designation on a portion of the subject lands reflects the proposed location of a neighbourhood park. A park is no longer being considered in this location. A portion of a woodlot occupies the north part of the Owner’s lands adjoining the lands subject to this amendment. This portion of the woodlot will be dedicated to the Town of Markham and will be protected and enhanced as part of this development approval.

For the reasons outlined above it is appropriate to consolidate the designation of the subject lands under the “Community Amenity Area – Major Urban Place” designation to reflect the proposed use and scale of development.

The secondary plan requires affected landowners within certain smaller geographic areas to work together to prepare concept plan/design guideline documents known as “precinct plans.” Precinct plans are used to determine street and block layout, distribution of land uses, zoning standards, height and massing, streetscape components and subdivision and infrastructure requirements. The subject lands are located within the Centre East Precinct, an area requiring a precinct plan. The location of the mobility hub station and related transit facilities and the surrounding street network need to be finalized in consultation with the affected transit agencies and landowners before the Centre East Precinct Plan can be finalized. The Town of Markham is in the process of initiating a precinct plan/mobility hub study for this area.

The subject lands are an isolated parcel which is separated from the remainder of the precinct and the adjacent lands by the woodlot to the north and east, the GO Rail line to the west, and Enterprise Boulevard to the south and as such the site will not be subject to the pending precinct plan/mobility hub study. In the circumstances it is appropriate to allow development to proceed in advance of the preparation of the East Precinct Plan. However, in the absence of an approved precinct plan it is appropriate to incorporate site specific height and density provisions into the secondary plan.

PART II – THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. “202”)

PART II – THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 202)

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 202 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 202 to the list of amendments, including any required grammatical and punctuation changes in the bullet item dealing with the Markham Centre Secondary Plan (PD33-1) for the Central Area Planning District (Planning District No. 33).
- 1.3 Section 9.2.16 of Part II of the Official Plan, (Revised 1987) as amended, is hereby amended by inserting the number 202 to the list of amendments, including any required grammatical and punctuation changes.
- 1.4 No changes to the text or schedules of the Official Plan (Revised 1987), as amended, are being made by this Amendment. This Amendment is being made to incorporate changes to the text and schedules of the Markham Centre Secondary Plan (PD33-1) for the Central Area Planning District (Planning District No. 33.) These changes are outlined in Part III which comprises Amendment No. 6 to the Markham Centre Secondary Plan (PD33-1).

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.

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 schedules. 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) shall not apply.

PART III – THE SECONDARY PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. “202”)

PART III – THE SECONDARY PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. “202”)

1. THE AMENDMENT

(Amendment No. 6 to the Markham Centre Secondary Plan PD33-1)

The Markham Centre Secondary Plan PD 33-1 is amended for the subject lands as follows:

- 1.1 Schedule ‘AA’ – DETAILED LAND USE is amended by redesignating the subject lands from “Community Amenity Area – General,” “Community Amenity Area – Major Urban Place” and “Open Space” to Community Amenity Area – Major Urban Place” as shown on Schedule “A” attached hereto.
- 1.2 Schedule ‘CC’ – OPEN SPACE SYSTEM, is amended by deleting “Neighbourhood Park” from the subject lands as shown on Schedule “B” attached hereto.
- 1.3 By adding the following new subsection to Section 4.3.2.3 and by adding Figure 33-1-6 as shown on Schedule ‘C’ attached hereto, to be appropriately identified on the first page following Section 4.3.2.3 p):
 - “p) The following additional provisions shall apply to the lands designated “Community Amenity Area – Major Urban Place” in part of Lot 9, Concession 5, located on the north side of Enterprise Boulevard between Ravis Road and the GO Rail line as shown on Figure 33-1-6:
 - i) The maximum number of residential units shall be 981.
 - ii) The maximum height of buildings shall be 29 storeys.
 - iii) A precinct plan shall not be required.”

2. IMPLEMENTATION AND INTERPRETATION

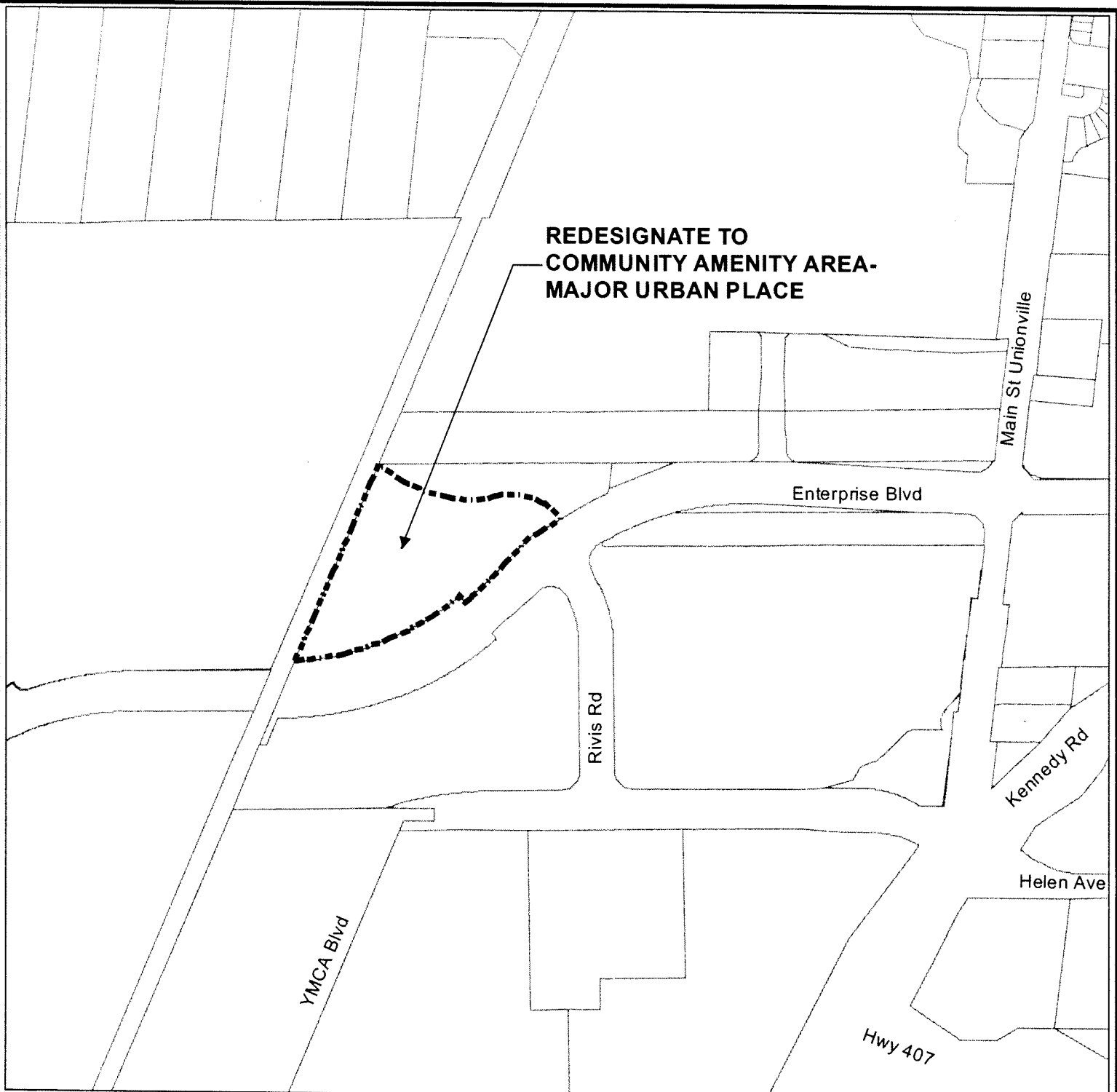
The provisions of the Official Plan, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

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.

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 schedules. 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) shall not apply.

June 2012



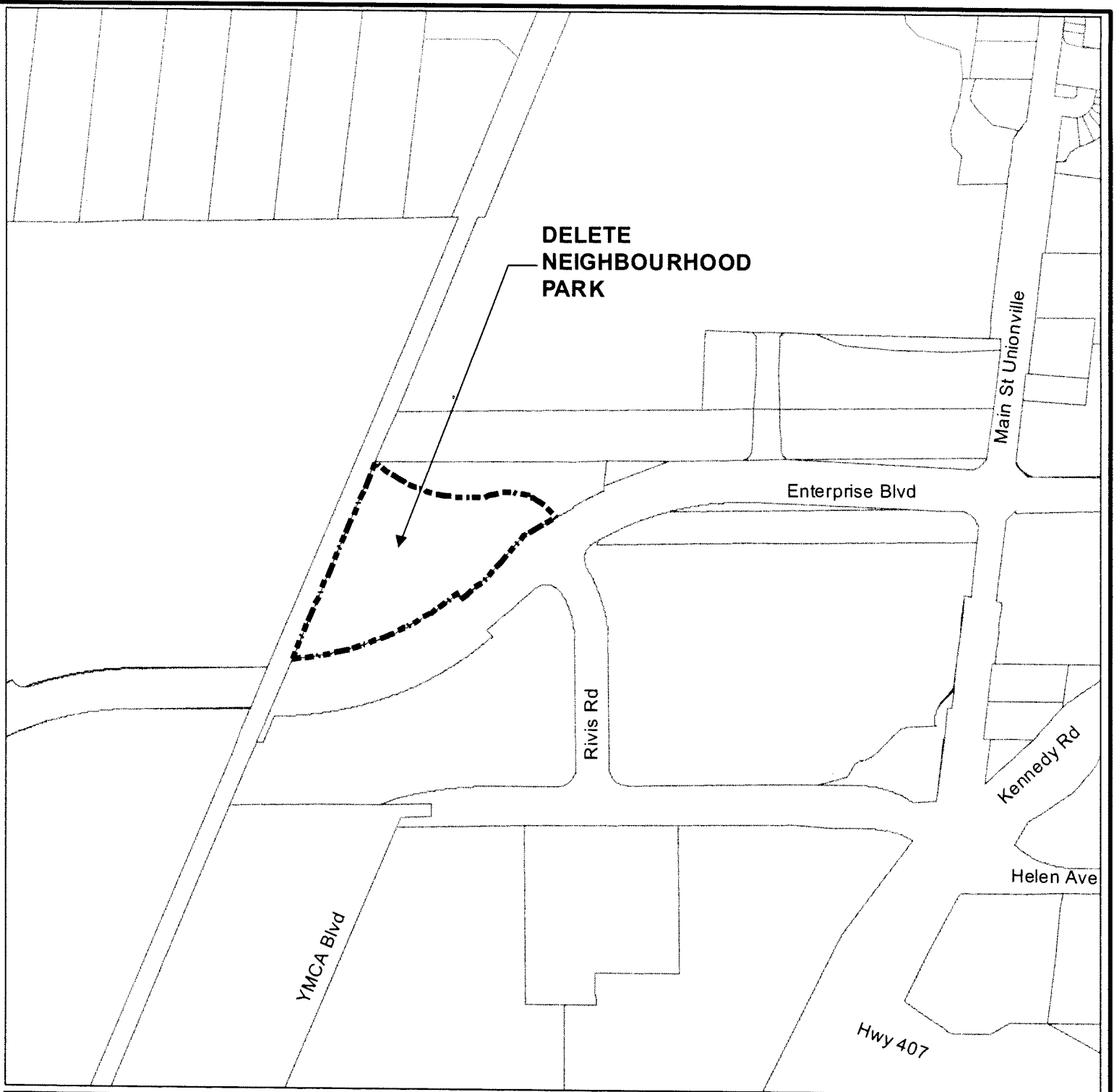
AMENDMENT TO SCHEDULE 'AA' - DETAILED LAND USE OF THE MARKHAM CENTRE SECONDARY PLAN (PD 33-1)



BOUNDARY OF AREA COVERED BY THIS AMENDMENT



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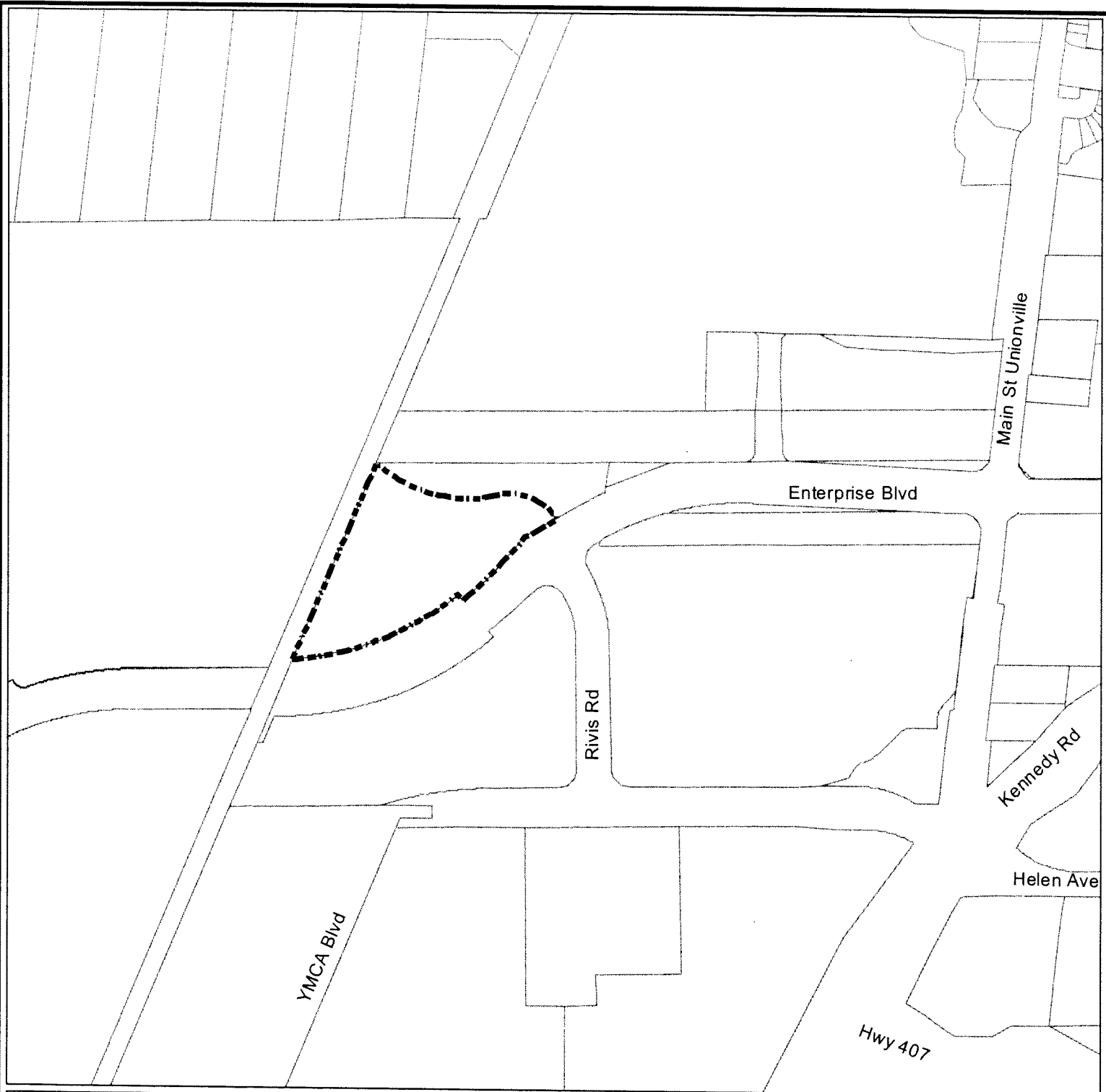


AMENDMENT TO SCHEDULE 'CC' - OPEN SPACE SYSTEM OF THE MARKHAM CENTRE SECONDARY PLAN (PD 33-1)

 BOUNDARY OF AREA COVERED BY THIS AMENDMENT



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SPECIFIC SITE AND AREA POLICIES TOWN OF MARKHAM OFFICIAL PLAN

SECONDARY PLAN 33-1

FIGURE No. 33-1-6



Boundary of area covered by the policies in section 4.3.2.3p)

Land Use designation: COMMUNITY AMENITY AREA - MAJOR URBAN PLACE

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SCHEDULE 'C' TO PART III OF OFFICIAL PLAN AMENDMENT No. 202
INCORPORATING AMENDMENT No. 6 TO SECONDARY PLAN 33-1



DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SH

DATE : 06/22/2012

SCALE - NTS