

OFFICIAL PLAN
of the
TOWN OF MARKHAM PLANNING AREA
AMENDMENT NO. 200

To amend the Official Plan (Revised 1987), as amended,
and to incorporate Amendment No. 11 to the South Unionville Secondary Plan (PD 34-1)
for the South Unionville Planning District (Planning District No. 34).

(HARRY COOK DEVELOPMENTS INC)

(MAY 2012)


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MARKHAM PLANNING AREA
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To amend the Official Plan (Revised 1987), as amended and to incorporate Amendment No. 11 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 Town of Markham, By-law No. 2012-108 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 15th day of May, 2012.



ALIDA TARI
DEPUTY TOWN CLERK



FRANK SCARPITTI
MAYOR



BY-LAW 2012-108

Being a by-law to adopt Amendment No. 200
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. 200 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
15TH DAY OF MAY, 2012.

ALIDA TARI
DEPUTY TOWN CLERK

FRANK SCARPITTI
MAYOR

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PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 200)

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. 200 to the Official Plan (Revised 1987), as amended and is required to enact Amendment No. 11 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. 11 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 34-1-11. 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 1.5 ha (3.8 ac), located east of Harry Cook Drive, extending between Helen Avenue and Castan Avenue (Plan 65M-3538 BLK 20, Plan 2196 Part of Lots 5 and 6).

3.0 PURPOSE

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

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The subject lands are designated "Urban Residential" in the Official Plan. The "Urban Residential" designation contemplates a variety of housing and related institutional and local commercial uses, which are compatible with and serve the residential uses. 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.

The subject lands are designated “Open Space/Neighbourhood Park” in the South Unionville Secondary Plan (PD 34-1). Two elementary school symbols are also identified within the vicinity. The “Open Space/Neighbourhood Park” designation provides for parks, recreational uses and municipal services and utilities. The York Catholic School Board had previously expressed interest in developing a portion of the subject lands as a school site. However, after further consideration of School Board needs, the School Board advised that they no longer require the subject lands for a school site. The York Region District School Board has developed one of the two school sites as identified by the elementary school symbol.

A parkland analysis of the South Unionville Secondary Plan Area (PD 34-1) has been completed by the Town indicating that there is, and will be, adequate parkland to serve low and medium density residential developments within South Unionville, in accordance with Secondary Plan and the Community Design Plan. The proposed re-designation of the subject lands from “Open Space/Neighbourhood Park” to “Low Density Housing” and “Medium Density 1 Housing” will not negatively impact required parkland for the South Unionville Community, as additional lands for parkland/open space purposes has been identified within the community and is currently being acquired. 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 portion of the proposed development re-designated to “Medium Density 1 Housing” is 52 units per hectare (21 units per acre). Accordingly, a site specific provision is required to permit an increase in density from 35 units per hectare (14 units per acre) to 52 units per hectare (21 units per acre).

The Town’s Official Plan contemplates a higher density (31.7 to 79.9 units per hectare) for the Medium Density Housing Category for the OPA 5 communities, which includes South Unionville, than what is provided for in the South Unionville Secondary Plan. It should be noted that other OPA 5 communities, including Wismer, Greensborough and Berczy, all reflect the higher densities contained in the Official Plan.

Staff are of the opinion that the requested density can be supported, as the proposed lane based townhouses have frontages ranging from 5.5 m – 11.7 m and the non lane based townhouses have frontages ranging from 6.0 m – 7.5 m, both of which are comparable with frontages of other townhouse developments in the Town.

PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 200)

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 200 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 200 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 200 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. 11 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 34-1-11)

(This is an operative part of Official Plan Amendment No. 200)

PART III - THE SECONDARY PLAN AMENDMENT (PD 34-1-11)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 11 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 "Low Density Housing" and "Medium Density 1 Housing" and removing one school symbol, 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" and removing one school symbol, as shown on Schedule 'B', attached hereto.
- 1.3 Section 6.2.4 is hereby amended by adding subsection v) as follows:

"v) Notwithstanding Section 6.2.4 a) ii) of this Plan, lands designated "Medium Density 1 Housing" as shown on Figure 34-1-11 attached hereto, shall have a maximum net site density of 52 units per hectare (21 units per acre)."

and by adding Figure 34-1-11 as shown on Schedule 'C' attached hereto, to be appropriately identified, on the first page following section 6.2.4 v).

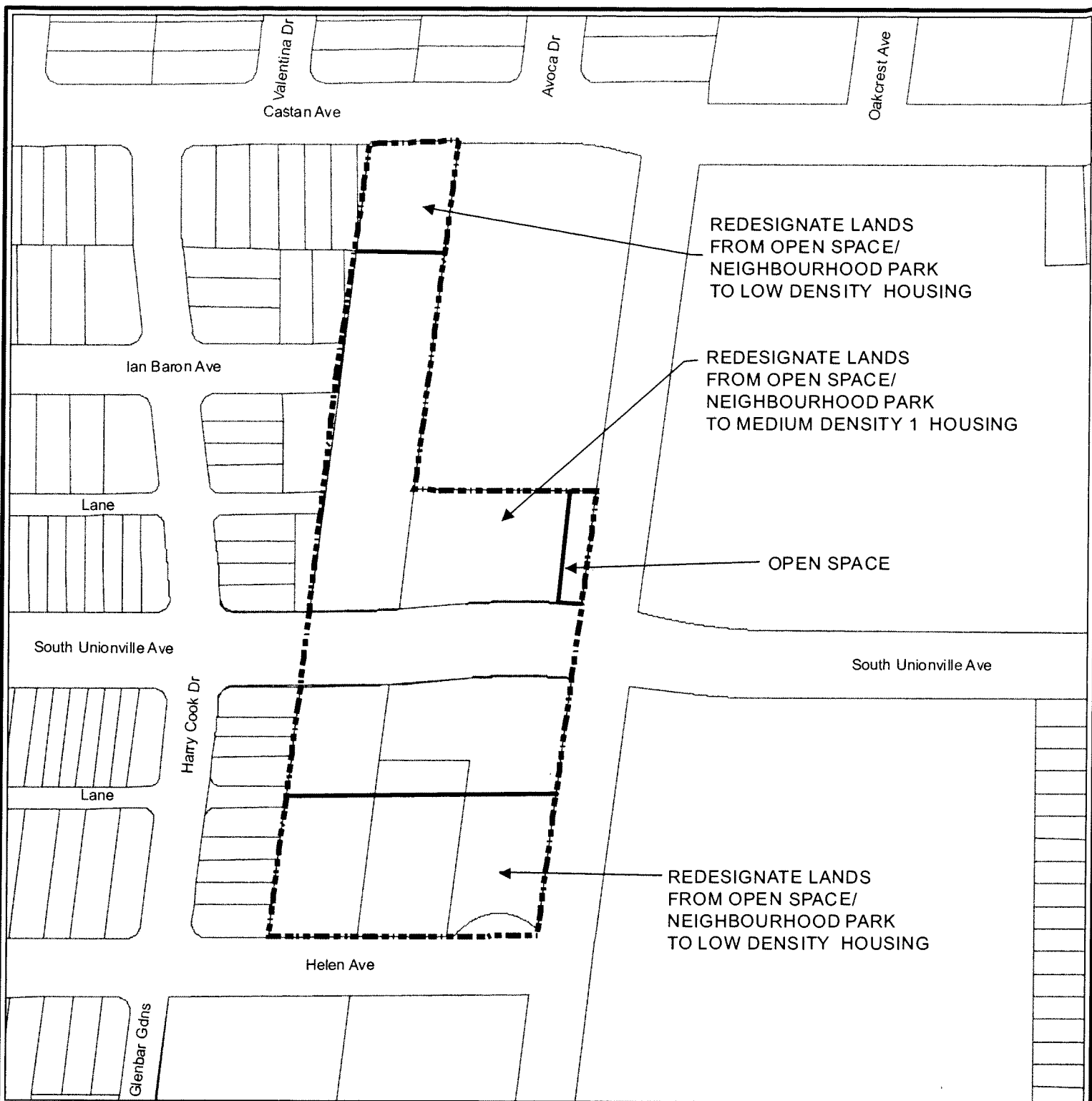
2.0 IMPLEMENTATION AND INTERPRETATION

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.

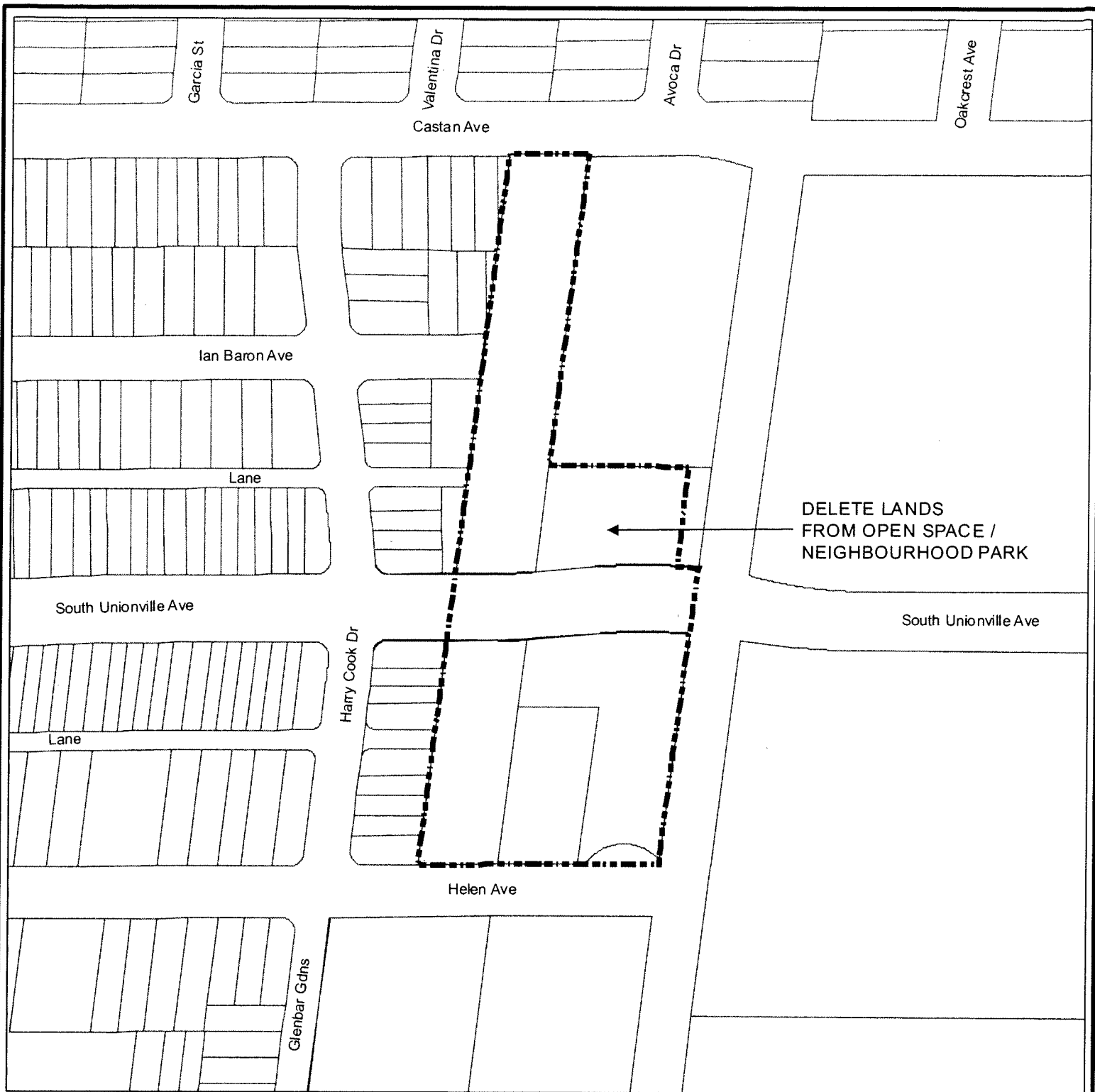
Prior to Council's decision becoming final, this Amendment may be modified to incorporate technical amendments to the text and schedule(s). Technical amendments are those minor changes that do not affect the policy or intent of the Amendment. For such technical amendments, the notice provisions of Section 7.13(c) of Part II of the Official Plan (Revised 1987), as amended, shall not apply.



AMENDMENT TO SCHEDULE 'AA' - DETAILED LAND USE OF THE SOUTH UNIONVILLE SECONDARY PLAN (PD 34-1)

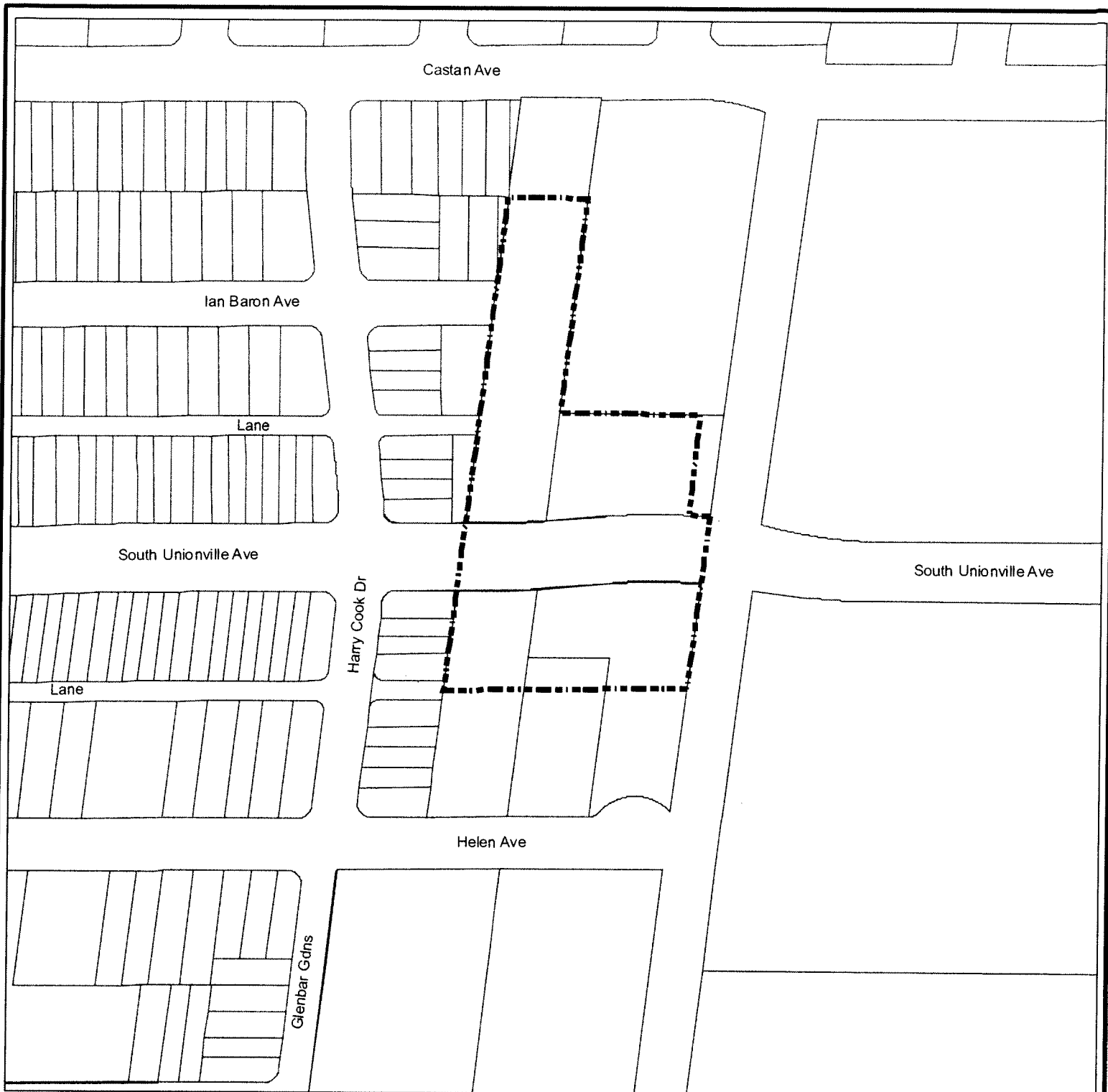


BOUNDARY OF AREA COVERED BY THIS AMENDMENT
ONE SCHOOL SYMBOL REMOVED



AMENDMENT TO SCHEDULE 'CC'-OPEN SPACE SYSTEM OF THE SOUTH UNIONVILLE SECONDARY PLAN (PD 34-1)

 BOUNDARY OF AREA COVERED BY THIS AMENDMENT
ONE SCHOOL SYMBOL REMOVED



SPECIFIC SITE AND AREA POLICIES TOWN OF MARKHAM OFFICIAL PLAN

SECONDARY PLAN 34-1

FIGURE No. 34-1-11



Boundary of area covered by the policies in section 6.2.4v)
Land Use designation: MEDIUM DENSITY 1 HOUSING

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SCHEDULE 'C' TO PART III OF OFFICIAL PLAN AMENDMENT No. 200
INCORPORATING AMENDMENT No. 11 TO SECONDARY PLAN 34-1