

SUBJECT: RECOMMENDATION REPORT, Ebrahim Javady Torabi
Revised Official Plan & Zoning By-law Amendment
Applications to permit six (6) semi-detached dwellings at
2968 Elgin Mills Road East
File Nos. OP 14 109571 & ZA 14 109571

PREPARED BY: Rick Cefaratti, MCIP, RPP, Planner II, West District
REVIEWED BY: Dave Miller, MCIP, RPP, West District Manager

RECOMMENDATION:

- 1) That the report titled "RECOMMENDATION REPORT, Ebrahim Javady Torabi Revised Official Plan & Zoning By-law Amendment Applications to permit six (6) semi-detached dwellings at 2968 Elgin Mills Road East, File Nos. OP 14 109571 & ZA 14 109571" dated March 7, 2016, be received;
- 2) That the revised applications submitted by Ebrahim Javady Torabi, to amend the in force Official Plan (Revised 1987), as amended, the Markham Official Plan 2014 (not yet in force), Zoning By-laws 83-73 and 177-96, as amended, to permit six (6) semi-detached dwellings at 2968 Elgin Mills Road East be approved;
- 3) That the proposed amendment to the in force Markham Official Plan (Revised 1987), as amended, attached as Appendix 'A', and a corresponding amendment to the Markham Official Plan 2014 (partially approved on October 29, 2015), attached as Appendix 'B', be forwarded to Council for adoption;
- 4) That the proposed amendments to Zoning By-laws 83-73 and 177-96, as amended, attached as Appendix 'C', be forwarded to Council for approval and enacted without further notice;
- 5) That parkland dedication be provided as cash-in-lieu of parkland prior to Site Plan approval;
- 6) That Council authorize servicing allocation for six (6) semi-detached units (18.12 population) from the current servicing allocation reserve;
- 7) That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed in a timely manner;
- 8) That the Region of York be advised of the servicing allocation for this development; and,
- 9) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

The subject property has an area of 0.2 hectares (0.5 acres) and is located on the north side of Elgin Mills Road East, between Duke of York Street and Victoria Square Boulevard.

The applicant is requesting Official Plan and Zoning By-law Amendment applications to permit six (6) lane-based semi-detached dwellings fronting on to Elgin Mills Road East. No vehicular access is proposed on Elgin Mills Road East. Vehicular access will be provided by a private lane connecting to an existing public lane that services the existing adjacent townhouse development to the west.

Staff has reviewed the revised concept plans and are generally satisfied with the configuration of the proposed semi-detached dwellings and recommend that the requested Official Plan Amendments (Appendix 'A' and 'B') and Zoning By-law Amendment (Appendix 'C') be approved.

This development is also subject to applications for Site Plan approval and Draft Plan of Condominium approval. The Site Plan application will provide an additional opportunity to ensure that the design is compatible with the Hamlet of Victoria Square. The application for Site Plan approval has been submitted and is currently being reviewed by staff under File No. SC 14 109571. The application for Draft Plan of Condominium approval has not been submitted to date.

Consent applications to the Committee of Adjustment will be required to create six (6) lots for the corresponding six (6) unit semi-detached residential development. These applications have not been submitted to date.

PURPOSE:

This report discusses and makes recommendations regarding revised Official Plan and Zoning By-law Amendment applications to permit a six (6) unit, lane-based semi-detached housing development on the subject lands.

BACKGROUND:

The property has an area of 0.2 hectares (0.5 acres) and a frontage of approximately 46 metres (150 feet) on Elgin Mills Road East. It is located on the north side of Elgin Mills Road East, between Duke of York Street and Victoria Square Boulevard (see Figure 1 – Location Map). The property contains an existing single detached dwelling that will need to be demolished for development to proceed.

The site is located within the Victoria Square Planning District (PD-14). Three single detached dwellings, built in 2010, abut the property to the north. Victoria Square Park and Community Center are located to the south, across Elgin Mills Road East. Single detached dwellings are located to the east of the property. Lane based townhouses are located on the adjoining lands to the west of the property in the Cathedral community (See Figure 3 – Aerial Photo).

The Official Plan and Zoning By-law Amendment Applications were deemed complete on January 21, 2015. A Statutory Public Meeting was held on June 2, 2015.

Official Plan and Zoning By-law**Official Plan**

The in force Markham Official Plan (revised 1987) designates the subject lands as Hamlet. The Official Plan requires that new housing within hamlets be complementary to the historic features and character of the hamlet. The property is also subject to the policies of the Victoria Square Planning District (Planning District No. 14) (OPA No.182). The District policies for the Hamlet of Victoria Square only allow single detached dwellings on the subject property. Consequently, an Amendment to the in force Markham Official Plan (revised 1987) is required to allow semi-detached dwellings on these lands.

The new Official Plan 2014 (partially approved on October 29, 2015) designates the subject lands as 'Residential Low Rise'. The property is also subject to the Cathedral Area Specific land use policies for the Historic Village of Victoria Square. These policies only provide for detached dwellings on the subject lands. Consequently, an amendment to the Official Plan 2014 (partially approved on October 29, 2015) is required to allow semi-detached dwellings on the subject lands.

Zoning

The property is zoned Single Family Rural (RRH) Zone under By-law 83-73, as amended, which permits a detached dwelling (see Figure 3 – Area Context/Zoning). Semi-detached dwellings are not permitted.

An amendment to the Zoning By-law is required to permit semi-detached dwellings on the property, delete the subject lands from By-law 83-73, and to incorporate these lands into the designated area of By-law 177-96.

OPTIONS/ DISCUSSION:**Official Plan Amendments**

The requested Official Plan Amendment to the in-force Official Plan (Revised 1987) proposes to add a site specific policy to the Victoria Square land use policies to permit six (6) lane-based semi-detached dwelling units on the subject property. A corresponding amendment to the Area and Site Specific policies of the new Official Plan 2014 (partially approved on October 29, 2015) for the Cathedral Area (which includes the Historic Village of Victoria Square) is also proposed to provide for six (6) lane-based semi-detached dwelling units on this property. Markham is the approval authority for the requested Official Plan Amendment.

Implementing Zoning By-law

The proposed Zoning By-law Amendment (Appendix 'C') will permit a maximum of six (6) lane-based semi-detached dwelling units, on a private lane.

Site-Specific Zone provisions proposed for By-law 177-96

The following list summarizes key site-specific zone provisions proposed to implement the development:

- lane-based semi-detached dwellings requiring minimum lot widths of 6.7 metres
- minimum unit widths of 5.5 metres
- provides for double car garages
- a maximum building height of 11.2 metres, which will allow for 3 storey dwellings

Issues Identified by City Departments and Public Agencies

The following matters were raised during the circulation of the applications to City Departments and Public Agencies:

1. Provision for an appropriate landscape strip to allow for tree planting on the north side of the private laneway to buffer the adjacent residential development to the north;
2. Confirmation that an appropriate number of visitor parking spaces can be provided within the proposed development – the current requirement for visitor parking under Parking Standards By-law 28-97, as amended, is 0.25 spaces per semi-detached dwelling unit (2 visitor spaces are required);
3. Confirmation that the proposed units will conform with the City of Markham's Accessibility Guidelines;
4. Confirmation that the proposed development can be appropriately serviced by municipal sanitary services;
5. Confirmation that satisfactory arrangements for municipal waste/recycling collection, municipal fire services shall be incorporated into the design;
6. Opportunities for on-site snow storage;

Issues identified at Public Meeting

The statutory Public Meeting for the Official Plan and Zoning By-law Amendment applications was held on June 2, 2015. Staff provided an overview of the applications and the applicant presented a proposal to permit seven (7) lane-based townhouses. Following the presentations, the issues noted below were identified by the public and Committee members:

1. Consideration should be given for a different built form than townhouses on this property to provide a better transition between the single detached dwellings to the east and the townhouse dwellings to the west;
2. Clarification regarding vehicular access for Emergency services and Waste Management vehicles to the new development;

3. Stormwater management measures required to mitigate water run-off to adjacent properties;
4. The integration of an appropriate snow storage location on-site is required;
5. Minimize the number of mature trees to be removed along the northern boundary of the property to maintain privacy for the adjoining properties to the north;
6. Provision of on-site visitor parking;

The issues identified by City Staff, Public Agencies and at the Public Meeting as noted above have been addressed by the proponent as follows:

Site Plan Approval Required

In accordance with Site Plan Control By-law 262-94, all of Victoria Square is subject to Site Plan approval. An application for Site Plan approval has been submitted under File No. SC 14 109571 and is currently being reviewed by staff. Prior to the issuance of any building permits, the applicant will be required to enter into a Site Plan agreement with the City and receive final Site Plan approval for the proposed semi-detached housing development. Site Plan approval is delegated to the Director of Planning & Urban Design.

In addition, the submission of site servicing and grading plans will be required through the Site Plan approval process, to the satisfaction of the Director of Engineering, to ensure that such services comply with City standards and that overall site drainage patterns do not adversely affect the adjacent properties.

Draft Plan of Condominium Application Required

A Draft Plan of Condominium application will be required to establish the proposed common elements (i.e. private lane and visitor parking areas) of the semi-detached housing development. Approval of this Draft Plan of Condominium application is delegated to the Director of Planning & Urban Design.

Consent Applications Required

Applications to the Committee of Adjustment for Consent will be required to subdivide the property into individual POTLs (parcels of tied land). The proponent has advised that the applications for Consent to create the individual POTLs will be submitted following a Council decision on the Official Plan and Zoning By-law Amendment applications, if the current proposal is supported by Council.

Revised Proposal Received - Proposed Land Use, Density and Built Form Appropriate

The original proposal included seven (7) townhouses. In response to issues raised at the Public Meeting, the proponent submitted a revised proposal. The revised proposal replaces the seven (7) townhouses with six (6) semi-detached dwelling units. The net site density of the revised proposal is 30 units per hectare (12 units per acre) which conforms to the Low Density Housing policies of the in-force Official Plan (Revised 1987).

Staff is of the opinion that the revised conceptual site plan and building elevations are compatible with surrounding residential development. The Conceptual Site Plan (Figure 4) illustrates the proposed layout of the semi-detached houses. The proposed landscape area along the northerly property line preserves existing mature trees and provides a sufficient buffer and privacy for the existing dwellings to the north. However, the details of the overall site layout and building design will be finalized through the Site Plan approval process.

The conceptual building elevations (Figures 5 and 6) demonstrate that the design of the proposed dwellings incorporate architectural treatments which generally complement the character of the area. The massing and height of the proposed semi-detached dwellings provide an appropriate transition between the existing single detached dwellings to the east and the townhouses to the west. However, Staff will continue to work with applicant through the Site Plan approval process on the following matters:

- Upgrades to the architectural treatment of the building flankage elevation design
- Landscape and streetscape enhancements along Elgin Mills Road East
- Sustainability measures for the site and buildings which should include, but are not limited to, advanced green technology innovations and eco-friendly high performance features and low impact development measures.

Final details regarding the overall site layout and building design will be finalized through the Site Plan approval.

Proposed Development can be municipally serviced

The proposed development can be appropriately serviced by municipal sanitary services by connecting to existing sewer infrastructure serving the Cathedral community.

Fire and Waste Management

The Fire Department has confirmed that in an emergency they can get access to the dwellings from Elgin Mills Road East. Waste Management has confirmed that waste and recycling collection will be from Elgin Mills Road East.

Visitor Parking Requirement

The City's Parking Standards By-law, By-law 28-97, as amended, requires two (2) visitor parking spaces to be provided. The revised conceptual site plan demonstrates that two (2) visitor parking spaces can be provided within the condominium common element area.

Landscape Strip Appropriate

The proposed zoning by-law includes a provision requiring a 3.0 metre wide landscape strip along the north property line. The applicant has indicated on the conceptual site plan that the majority of existing mature trees in the proposed landscaped area are to be preserved. An updated tree preservation plan will be required through the Site Plan application approval process to reflect the retention of the existing mature trees noted above. Staff will also be requiring that additional planting is provided in the proposed

landscaped area through the Site Plan approval process to ensure a sufficient privacy buffer is provided between the subject property and the existing dwellings to the north.

Snow Storage

The revised Conceptual Site Plan identifies snow storage locations in the proposed landscape area along the northerly property boundary. However, details pertaining to the specific size and location of on-site snow storage will be further reviewed through the Site Plan approval process.

Developers Group Obligations

The applicant is also required to join the West Cathedral Landowners Group (WCLG), to ensure they pay their proportionate share of infrastructure costs in the area covered by the WCLG. This matter will be addressed as a condition of the Site Plan approval.

Parkland dedication requirements

Staff recommends that the parkland dedication requirement be provided as cash-in-lieu of parkland. The parkland dedication requirement will be determined, and paid through the Site Plan approval process.

Road Widening Required

The proponent will be required to convey a block to the City along the Elgin Mills Road East to facilitate a future road widening. Details of the widening will be addressed through the Site Plan approval process.

Public Art

Staff has discussed Markham's Public Art Policies for private sector developments with the applicant. This matter will be addressed through the Site Plan approval process.

CONCLUSION

Staff is satisfied that the revised proposal to allow six (6) lane-based semi-detached dwellings on the property is appropriate and recommends approval of the Official Plan and Zoning Amendment applications.

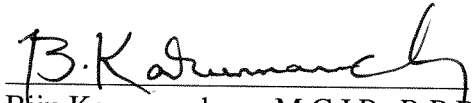
ALIGNMENT WITH STRATEGIC PRIORITIES:

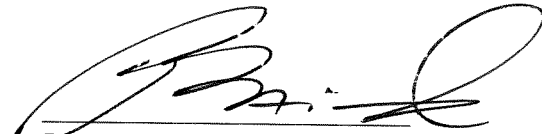
The proposal will align with the City's strategic priorities of Growth Management by implementing the proposed development in coordination with available servicing infrastructure and allocation.

BUSINESS UNITS CONSULTED AND AFFECTED:

Requirements of the City and external agencies have been reflected in the draft Zoning By-law amendment. The requirements of the City and external agencies will continue to be addressed through the Site Plan, Condominium and all other future Development approval processes.

RECOMMENDED BY:


Biju Karumanchery, M.C.I.P., R.P.P.
Director, Planning & Urban Design


James Baird, M.C.I.P., R.P.P.
Commissioner, Development Services

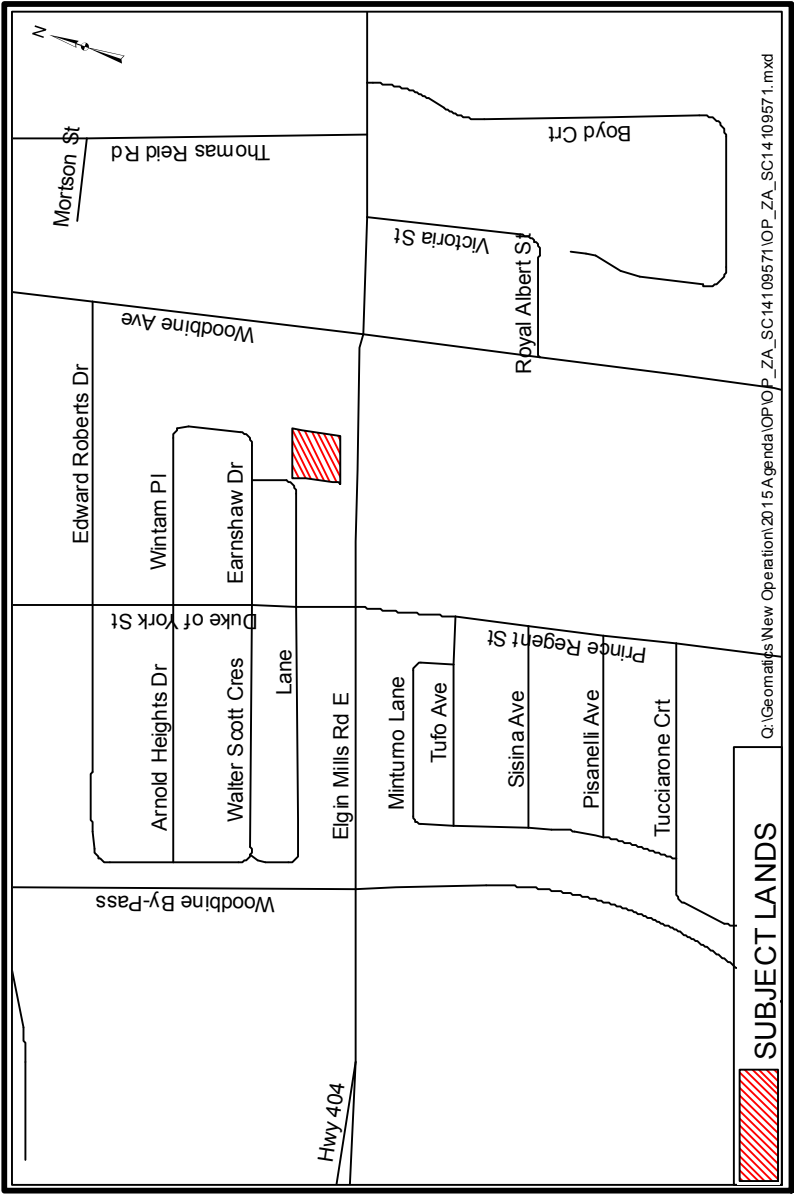
ATTACHMENTS:

- Figure 1 – Location Map
- Figure 2 – Area Context/Zoning
- Figure 3 – Air Photo
- Figure 4 – Revised Conceptual Site Plan
- Figure 5 – Revised Conceptual Elevations – North and South
- Figure 6 – Revised Conceptual Elevations – East and West

APPENDICIES:

- Appendix 'A' – Draft Official Plan Amendment to the in force Markham Official Plan (Revised 1987)
- Appendix 'B' – Draft Official Plan Amendment Markham Official Plan 2014 (partially approved on October 29, 2015)
- Appendix 'C' – Draft Zoning By-law Amendment

File path: Amanda\File 14 109571\Documents\Recommendation Report





AREA CONTEXT / ZONING

APPLICANT: EBRAHIM JAVADY TORABI
2968 ELGIN MILLS ROAD EAST

FILE No. OP_ZA14109571 (RC)

 SUBJECT LANDS

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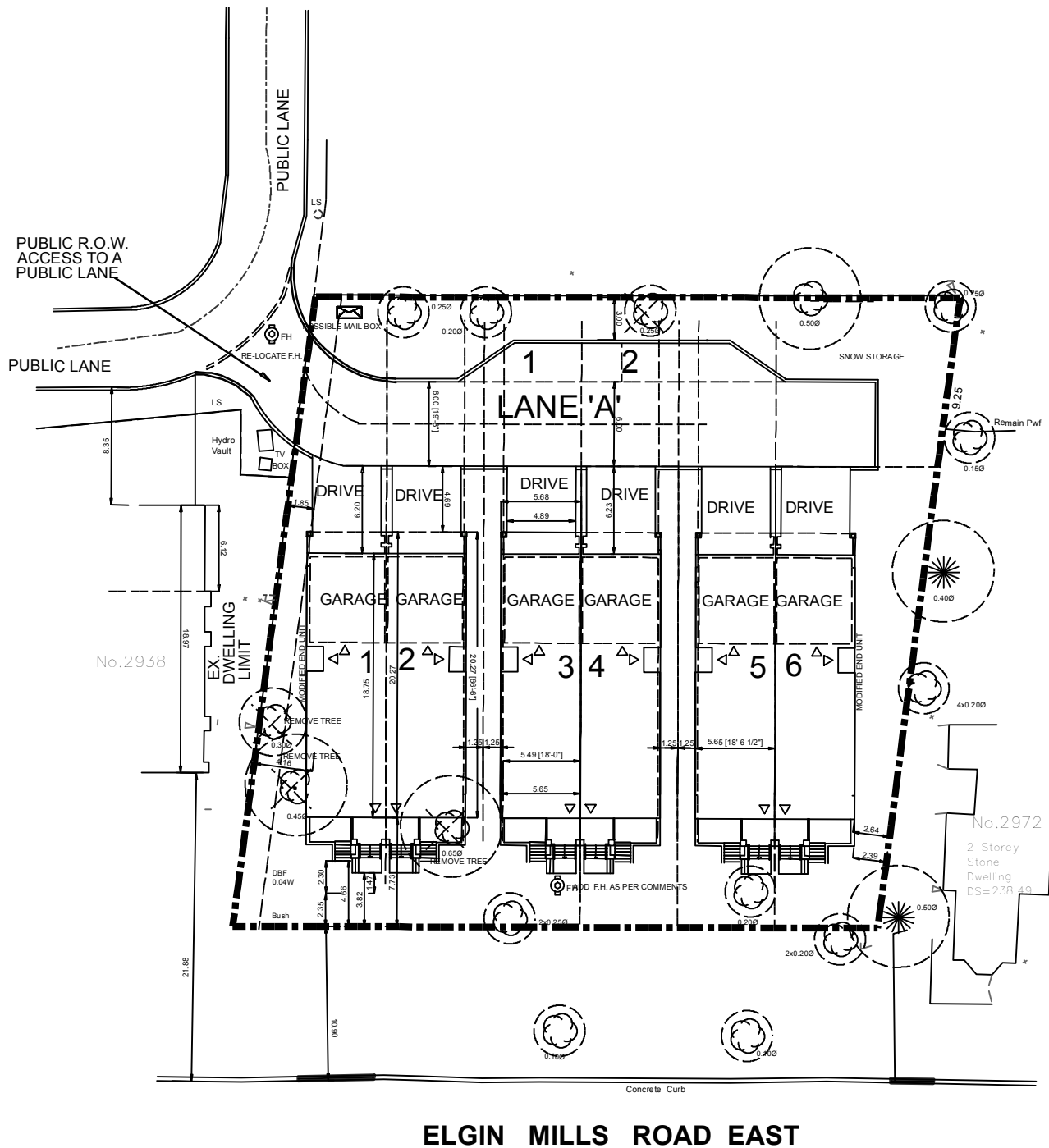
DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: RC

FIGURE No. 2





CONCEPTUAL SITE PLAN

APPLICANT: EBRAHIM JAVADY TORABI
2968 ELGIN MILLS ROAD EAST

FILE No. OP_ZA15109571 (RC)

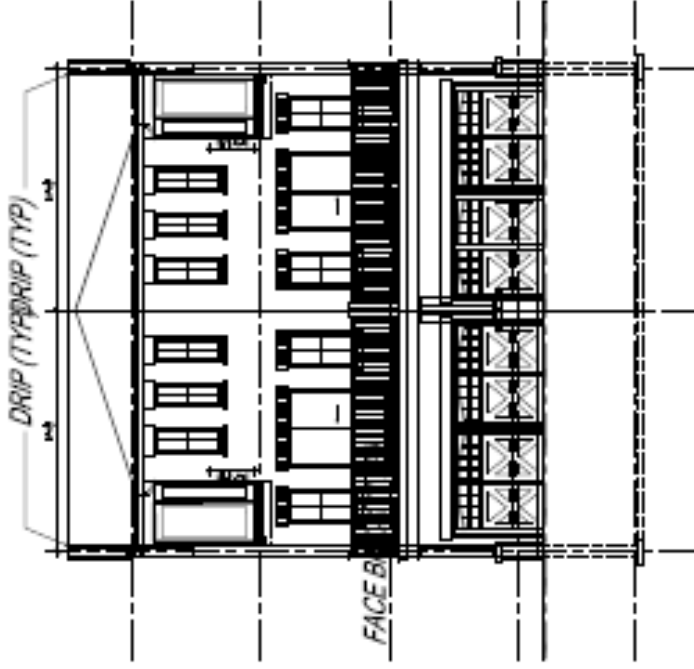
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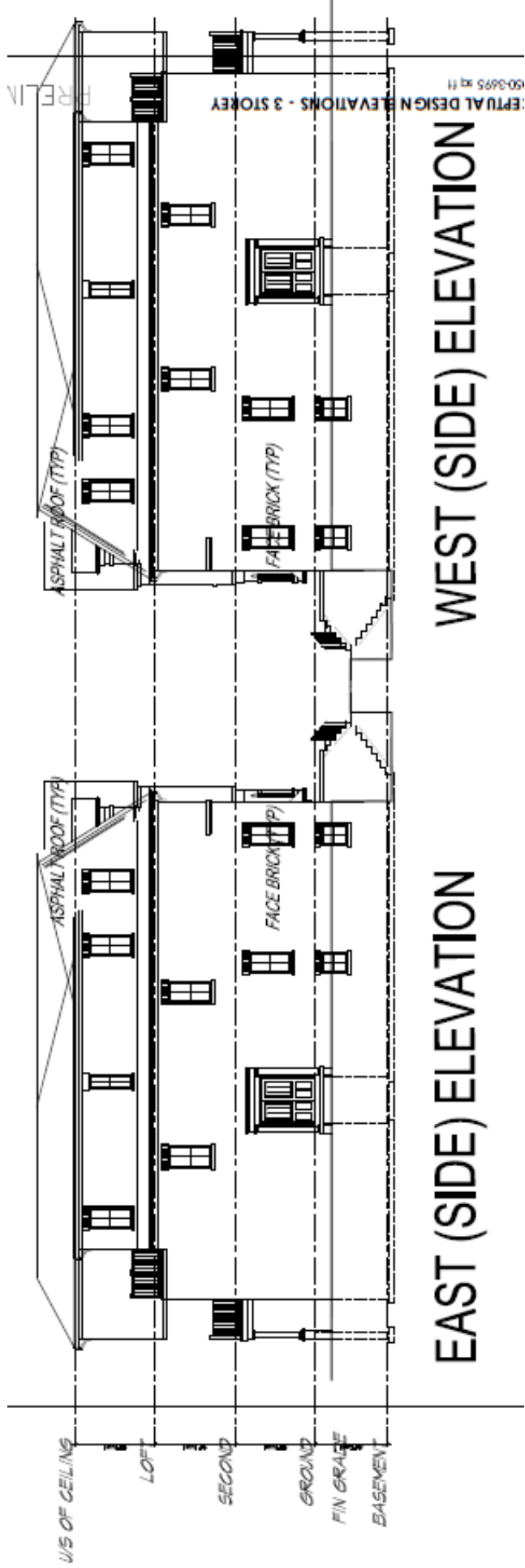


ELEVATIONS (North & South)

APPLICANT: EBRAHIM JAVIDY TORABI
2968 ELGIN MILLS ROAD EAST

FILE No. OP_ZA14109571 (RC)

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ELEVATIONS (East & West)

APPLICANT: EBRAHIM JAVADY TORABI
2968 ELGIN MILLS ROAD EAST

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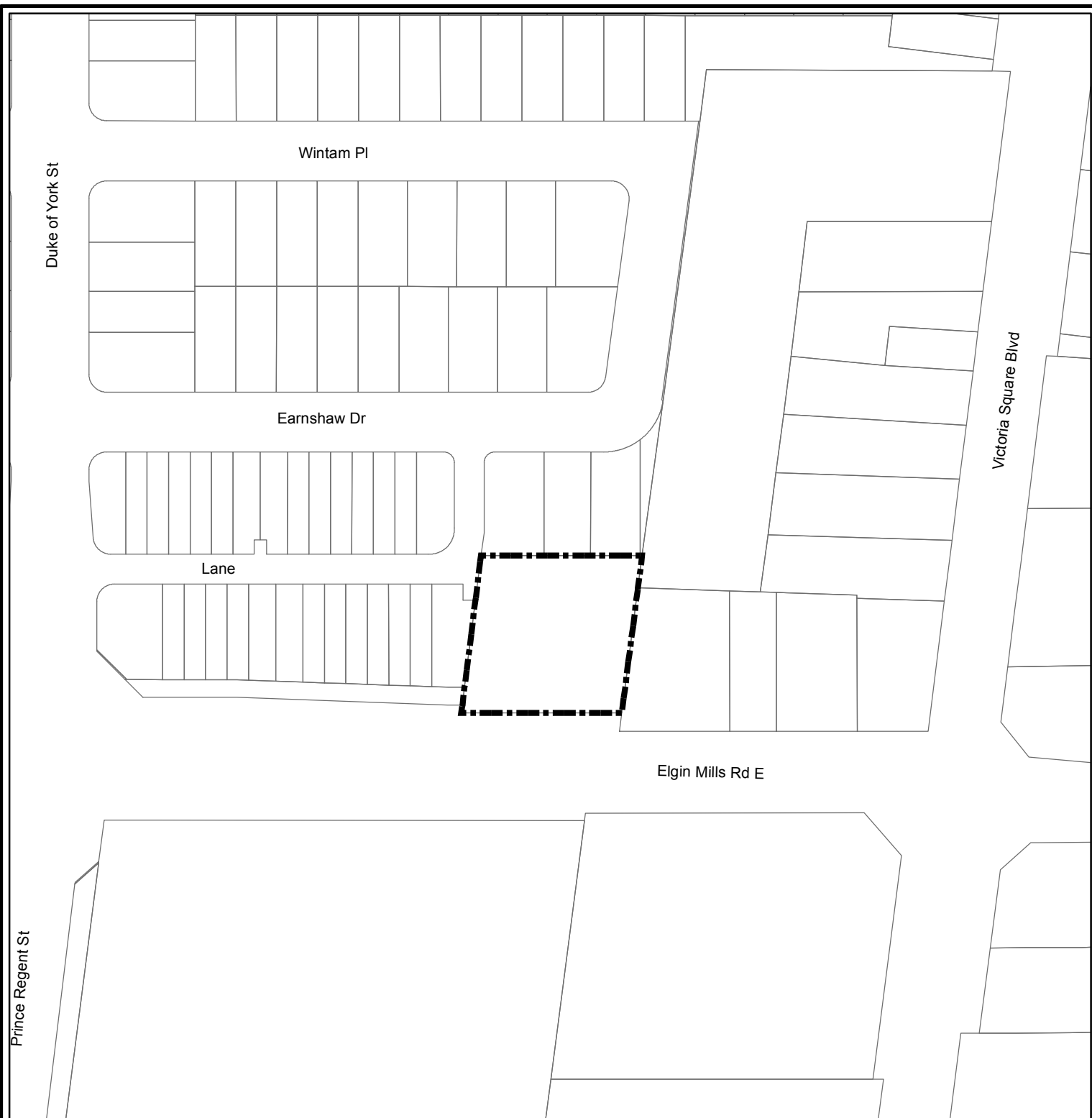


FIGURE No. 14.2 AREA AND SITE SPECIFIC POLICIES
CITY OF MARKHAM OFFICIAL PLAN (Revised 1987), AS AMENDED



Boundary of area subject to the policies in section 4.3.14.2 a)



CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. XX

To amend the City of Markham Official Plan 2014, as amended

***(Ebrahim Javady Torabi
2968 Elgin Mills Road East)***

March, 2016

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. XX

To amend the City of Markham Official Plan 2014, as amended

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. _____ - ____ in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the ____ day of March , 2016.

Mayor

City Clerk

THE CORPORATION OF THE CITY OF MARKHAM

BY-LAW NO. _____

Being a by-law to adopt Amendment No. XX to the City of Markham Official Plan 2014, as amended.

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. XX to the City of Markham Official Plan 2014, 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, after the "City of Markham Official Plan, Part 1" is in effect.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS XX DAY OF MARCH, 2016.

CITY CLERK

MAYOR

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SCHEDULE

PART I - INTRODUCTION

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

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, including Schedule "A", attached thereto, constitute Amendment No. XX to the City of Markham Official Plan 2014, as amended. Part II is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment applies to Part of Lot 26, Concession 3, municipally known as 2968 Elgin Mills Road East. The 0.2 ha (0.5 ac) property is located on the north side of Elgin Mills Road East, between Victoria Square Boulevard to the east and the Duke of York Street to the west.

3.0 PURPOSE

The purpose of this Official Plan Amendment is to also allow semi-detached dwellings on the property.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The subject lands are proposed to be redeveloped for up to six (6) lane-based semi-detached dwellings that front on to Elgin Mills Road East. Vehicular access will be provided by a private lane with a driveway connecting to an existing public lane that services the existing townhouse development to the west.

The site is designated 'Residential Low Rise', and is subject to the Area Specific land use policies for the Historic Village of Victoria Square which do not presently allow semi-detached dwellings. This Official Plan Amendment sets out a site-specific policy to allow semi-detached dwellings on the subject property. Semi-detached dwellings provide an appropriate transition of built form between the existing single detached dwellings to the east and townhouse dwellings to the west.

PART II - THE OFFICIAL PLAN AMENDMENT

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

PART II - THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

- 1.1** Section 9.5 of the City of Markham Official Plan 2014, as amended, is hereby amended by adding a new subsection 9.5.9.5 and corresponding Figure 9.5.9.5 (attached hereto as Schedule “A”):

“9.5.9.5 2968 Elgin Mills Road East

On the ‘Residential Low Rise’ lands at 2968 Elgin Mills Road as shown on Figure 9.5.9.5:

- a) The following use may also be permitted:
 - i. Semi-detached dwellings.”

2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the City of Markham Official Plan 2014, 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 and other Planning Act approvals, in conformity with the provisions of this Amendment.

This Amendment to the City of Markham Official Plan 2014, as amended, is exempt from the approval by the York Region. 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 map(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 10.7.5 of the City of Markham Official Plan 2014, as amended, shall apply.



FIGURE 9.5.9.5
CITY OF MARKHAM OFFICIAL PLAN (2014), AS AMENDED



----- Boundary of area covered by the policies in section 9.5.9.5

Q:\Geomatics\New Operation\Official Plan\Site Specific OPA\FIGURE 9_5_9_5\FIGURE 9_5_9_5.mxd



BY-LAW 2016-_____

A By-law to amend By-law 83-73, as amended
(to delete lands from the designated area of By-law 83-73)
and to amend By-law 177-96, as amended
(to incorporate lands into the designated area of By-law 177-96)

The Council of the Corporation of the City of Markham hereby enacts as follows:

1. That By-law 83-73, as amended, is hereby further amended by deleting the lands shown on Schedule 'A' attached hereto from the designated area of By-law 83-73, as amended.
2. By-law 177-96, as amended, is hereby further amended as follows:
 - 2.1 By expanding the designated area of By-law 177-96, as amended, to include the lands as shown on Schedule 'A' attached hereto.
 - 2.2 By rezoning the lands:
 - (i) from Rural Residential Housing Zone (RRH) under By-law 83-73 to Residential Two R2*553 under By-law 177-96;
as shown on Schedule 'A' attached hereto.
 - 2.3 By adding the following subsection to Section 7 – EXCEPTIONS:

**"7.553 Ebrahim Javady Torabi
2968 Elgin Mills Road East**

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *553 as shown on 'Schedule A' to this By-law subject to any holding provisions applying to the subject lands. All other provisions of By-law 177-96, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

7.553.1 Only Permitted Uses

- a) *single detached dwelling;*
- b) *semi-detached dwelling;*
- c) *home occupation;*
- d) *private home daycare*

7.553.1 Specific Zone Standards

The following specific Zone Standards apply:

- a) For the purpose of this By-law, all lands zoned R2*553 shall be deemed to be one lot
- b) Maximum number of *dwelling units* – 6
- c) The Elgin Mills Road East *streetline* is deemed to be the *front lot line*

- d) Minimum required setback:
 - (i) East side yard setback – 1.8 metres;
 - (ii) West side yard setback – 1.8 metres
 - e) Minimum required setback between *buildings* – 2.4 m
 - f) Maximum *height* – The greater of 3 *storeys* or 11.2 m
 - g) Minimum width of a semi-detached *dwelling unit*:
 - (i) Semi-detached – 5.5 m
 - h) Maximum *height* of the finished floor from the *established grade* along the front door or *porch* of a *dwelling unit* – 1.2 metres
 - i) The maximum *garage width* provisions shall not apply;
 - j) The maximum *driveway width* shall not extend beyond total width of the garage;
 - k) Minimum *landscape strip* abutting the *rear lot line* – 3.0 m
- 3.0 All other provisions of By-law 177-96 as amended, not inconsistent with the provisions of this by-law shall continue to apply.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
22nd DAY OF MARCH, 2016.

KIMBERLEY KITTERINGHAM
CITY CLERK

FRANK SCARPITTI
MAYOR



EXPLANATORY NOTE

BY-LAW *****

A By-law to amend By-laws 83-73 and 177-96 as amended

**Ebrahim Javady Torabi
2968 Elgin Mills Road East
CON 3 LT 26 PT 64R5591 PT 1**

Lands Affected

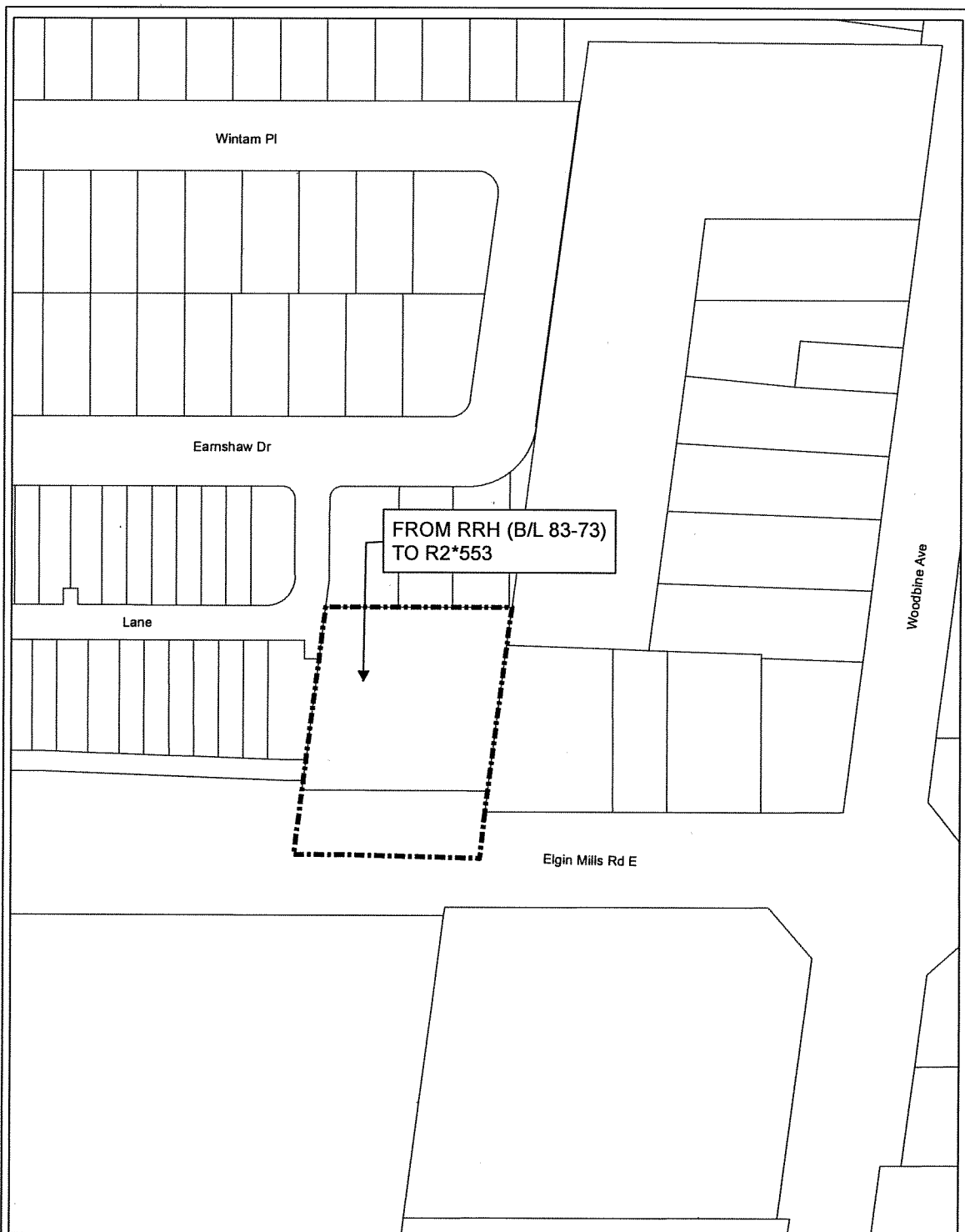
The proposed by-law amendment applies to lands known as Part of Lot 26, Concession 3, 2968 Elgin Mills Road East, located on the north side of Elgin Mills Road East, west of Victoria Square Boulevard.

Existing Zoning

The existing zoning provisions in the above noted By-law No. 83-73, as amended, of the City of Markham, currently zones the lands as Rural Residential Housing Zone (RRH). The RRH designation only permits single family detached dwellings and home occupation uses, having specific development standards.



Purpose and Effect

The purpose and effect of this By-law is to amend By-law 83-73, as amended, by deleting the subject property from the designated area of By-law 83-73, as amended, to amend By-law 177-96, as amended, to include the subject property in the designated area of By-law 177-96, as amended, and to zone the lands to permit the development of six (6) semi-detached dwellings. By-law No. XXXX will also implement site specific development standards for use, minimum unit width, front, rear and side yard setbacks, building height, parking, landscape buffers and driveway widths.



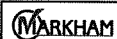
SCHEDULE "A" TO BY-LAW **AMENDING BY-LAWS 83-73 AND 177-96 DATED**

 **BOUNDARY OF AREA COVERED BY THIS SCHEDULE
 TO BE DELETED FROM 304-87 AND ADDED TO 177-96**

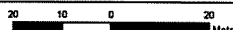
 **R2 RESIDENTIAL TWO**
 **RRH RURAL RESIDENTIAL HOUSING**

 ***No. EXCEPTION SECTION NUMBER**

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DEVELOPMENT SERVICES COMMISSION



Drawn By: CPW

Checked By: RC

DATE: 28/01/2016

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office

Appendix A

OFFICIAL PLAN OF THE
CITY OF MARKHAM PLANNING AREA
AMENDMENT NO. XXX

To amend the City of Markham Official Plan (Revised 1987), as amended, and to incorporate Amendment No.XX for the Victoria Square Planning District (Planning District No.14).

(Ebrahim Javady Torabi)

DRAFT

February, 2016

OFFICIAL PLAN OF THE
CITY OF MARKHAM PLANNING AREA
AMENDMENT NO. XXX

To amend the City of Markham Official Plan (Revised 1987), as amended and to incorporate Amendment No.XX to the the Victoria Square Planning District (Planning District No.14).

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. _____ - ____ in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the ____ day of March , 2016.

Mayor

City Clerk

THE CORPORATION OF THE CITY OF MARKHAM

BY-LAW NO. _____

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

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. XXX 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 THIS __ DAY OF ____, 2016.

CITY CLERK

MAYOR

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3. SCHEDULE "A"

DRAFT

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PART I - INTRODUCTION

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

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, including Schedule "A", attached thereto, constitutes Amendment No. XXX to the Official Plan (Revised 1987), as amended, and is required to enact amendment No. XX to the Victoria Square Planning District (Planning District No. 14). Part II is an operative part of this Official Plan Amendment.

2.0 LOCATION

The Amendment applies to Part of Lot 26 and Concession 3, municipally known as 2968 Elgin Mills Road East. The 0.2 ha. (0.5 ac.) site is located on the north side of Elgin Mills Road East, between Victoria Square Boulevard to the east and the Duke of York Street to the west.

3.0 PURPOSE

The purpose of this Official Plan Amendment is to add semi-detached dwellings as a permitted use on the property.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The subject lands are proposed to be redeveloped for up to six (6) lane-based semi-detached dwellings that front on to Elgin Mills Road East. Vehicular access will be provided by a private lane with a driveway connecting to an existing public lane that services the existing townhouse development to the west.

The site is designated 'Hamlet', and is subject to the Area Specific land use policies for the Victoria Square Planning District (PD-14) which do not presently permit semi-detached dwellings. This Official Plan Amendment sets out a site-specific policy to permit semi-detached dwellings on the subject property. Semi-detached dwellings will provide an appropriate transition of built form between the single detached dwellings to the east and townhouse dwellings to the west.

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PART II - THE OFFICIAL PLAN AMENDMENT

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

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 XXX to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes.
- 1.2** Section 4.3.14.2 of Part II of the Official Plan (Revised 1987) as amended, is hereby amended by adding the following new subsection b) and Figure 14.2, attached hereto, to be placed in close proximity to Section 4.3.14.2:

“b) 2968 Elgin Mills Road East
(Official Plan Amendment No.XXX)

In addition to the permitted uses listed under Section 4.3.14.2 a) above, semi-detached dwellings may be permitted subject to site specific applications for Zoning and Site Plan approval, as shown on Figure 14.2.”

2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the City of Markham 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 the Zoning By-law and Site Plan approval and other Planning Act approvals, in conformity with the provisions of this Amendment.

Appendix B

OFFICIAL PLAN OF THE
CITY OF MARKHAM PLANNING AREA
AMENDMENT NO. XXX

To amend the City of Markham Official Plan (Revised 1987), as amended, and to incorporate Amendment No.XX for the Victoria Square Planning District (Planning District No.14).

(Ebrahim Javady Torabi)

March, 2016

OFFICIAL PLAN OF THE
CITY OF MARKHAM PLANNING AREA

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Mayor

City Clerk

THE CORPORATION OF THE CITY OF MARKHAM

BY-LAW NO. _____

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

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CITY CLERK

MAYOR

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DRAFT

PART I - INTRODUCTION

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DRAFT

PART II - THE OFFICIAL PLAN AMENDMENT

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

PART II - THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

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