

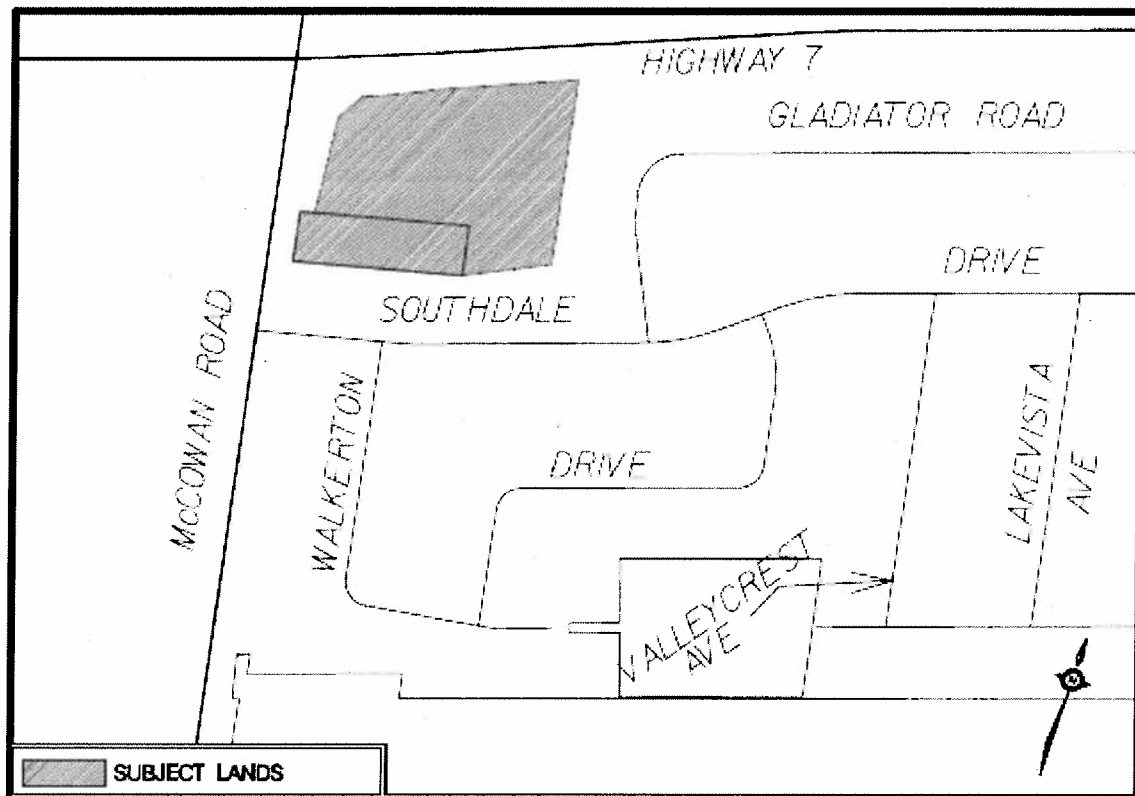
Appendix 'A' – Draft Official Plan Amendment
Appendix 'B' – Draft Zoning By-law Amendment
Appendix 'C' – Conditions of Site Plan Approval

APPLICANT/AGENT:

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FILE PATH: Amanda\File OP 08 120413\Documents\Recommendation Report

Figure 1 - Location Map



AMEND 181-94
AMEND 114-97

HIGHWAY 7

CCA

"AMEND 2002-91"
"AMEND 11-89"
"AMEND 69-88"

SEE
SECTION
5.19

AMEND 2006-154
"AMEND 2006-154"
"SEE SECTION 8.9"

AMEND 2006-153
"AMEND 162-90"

McCOWAN ROAD

"AMEND 264-79"

C1

AMEND 45-85
AMEND 1306

"AMEND
331-88"

AMEND
264-87

SOUTHDAL DRIVE

BY-LAW
1229

R1

WALKERTON DRIVE


O1

AMEND 2006-184
"AMEND 162-90"

AREA CONTEXT /ZONING

APPLICANT: SEVEN STAR PLAZA INC.
5261 ; 5293 HIGHWAY 7 &
8495 McCOWAN ROAD

FILE No: ZA.08120455 & OP.08120413 (DC)

 SUBJECT LANDS

DATE: 26/05/10

 MARKHAM DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW CHK BY: DC SCALE 1:

FIGURE No.2


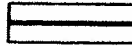
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AIR PHOTO (2009)

APPLICANT: SEVEN STAR PLAZA INC.
5261 ; 5293 HIGHWAY 7 &
8495 McCOWAN ROAD

FILE No: ZA.08120455 & OP.08120413 (DC)

 PROPERTY SUBJECT TO ZONING AMENDMENT
SITE PLAN CONTROL
 PROPERTY SUBJECT TO
OFFICIAL PLAN AMENDMENT

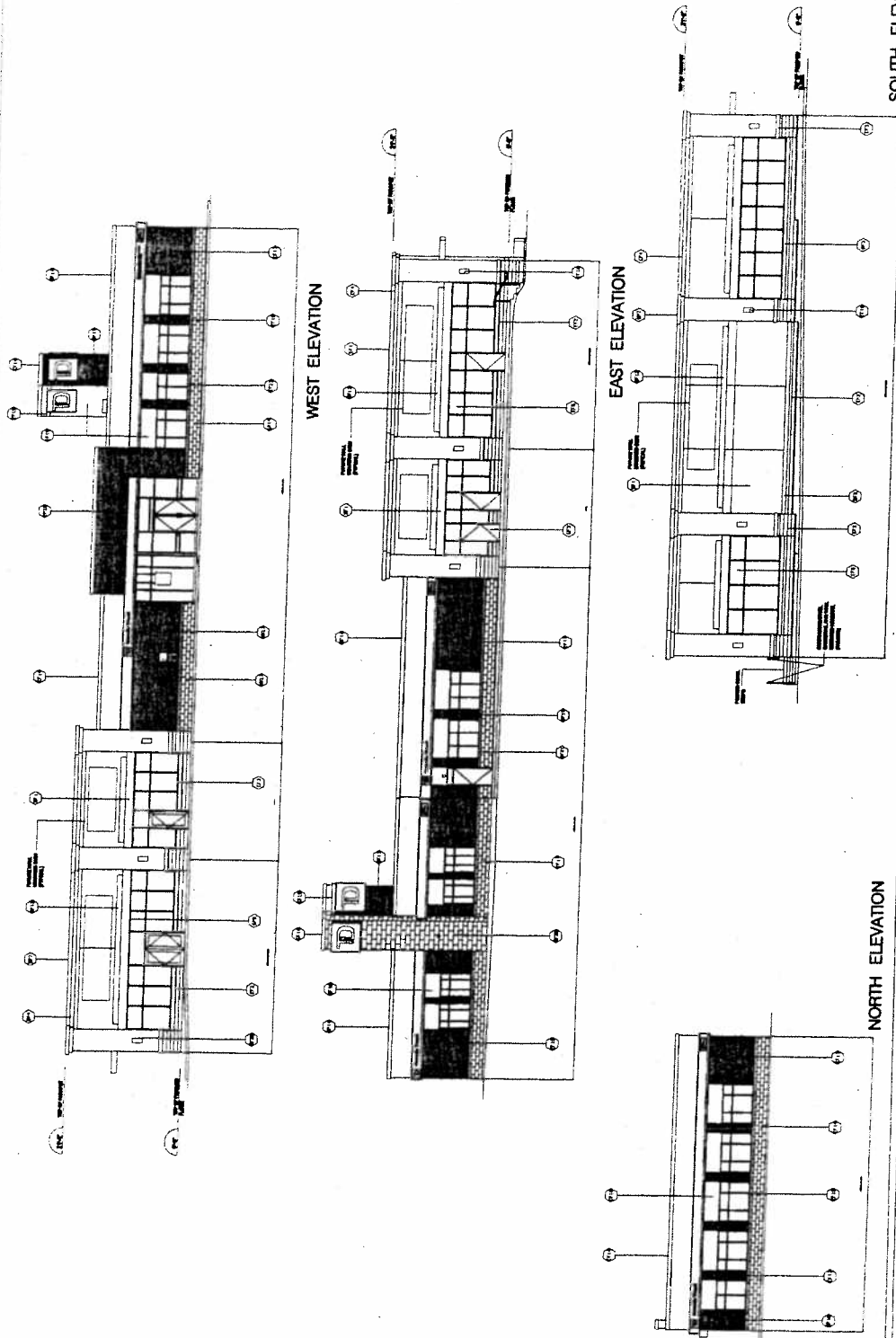


DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW CHK BY: DC SCALE 1:

DATE: 260510

FIGURE No.3



ELEVATIONS - BUILDING 'B'

APPLICANT: SEVEN STAR PLAZA INC.
 5261 : 5293 HIGHWAY 7 &
 8495 McCOWAN ROAD

FILE No: ZA. 08120455 & OP. 08120413 (DC)

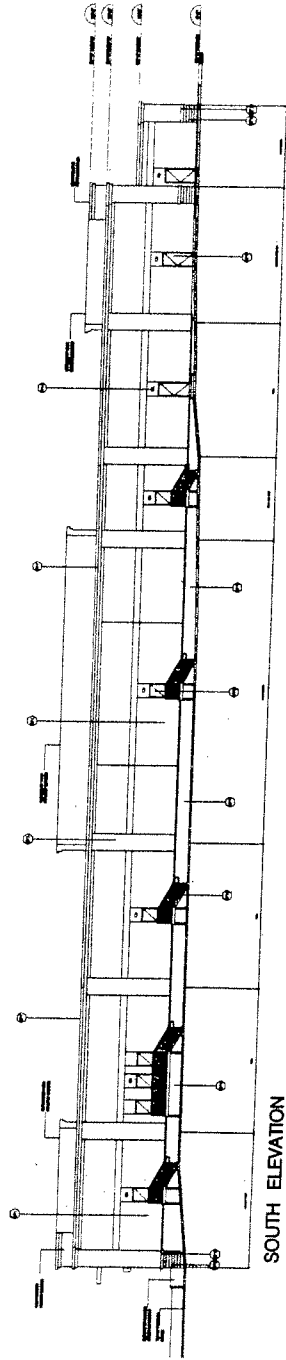


DEVELOPMENT SERVICES COMMISSION

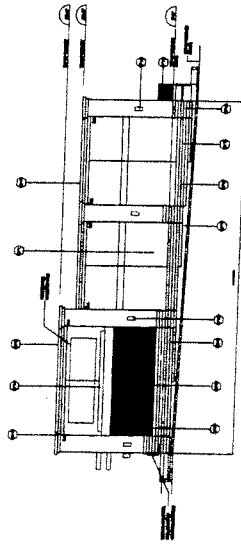
DATE: 27/05/10

FIGURE No.5

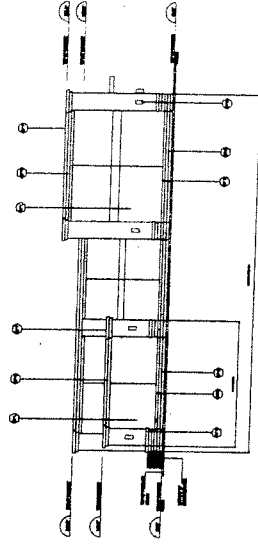
DRAWN BY: CPW CHECKED BY: DC SCALE 1:



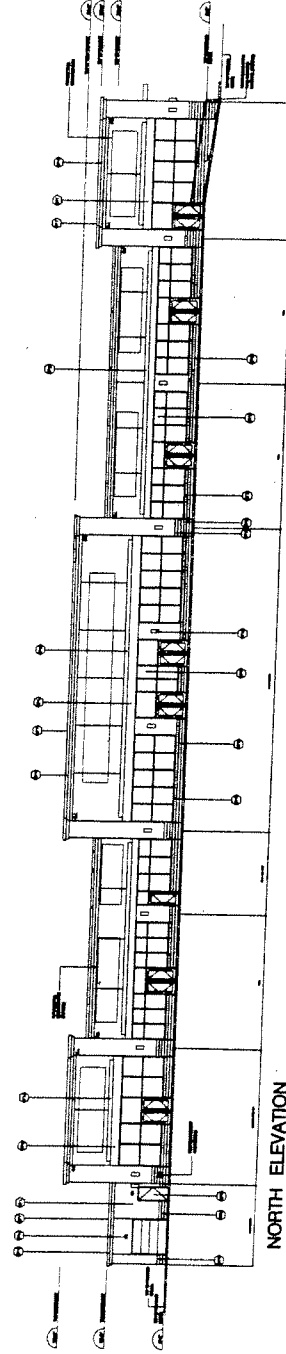
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

ELEVATIONS - BUILDING 'C'

APPLICANT: SEVEN STAR PLAZA INC.
5261 ; 5293 HIGHWAY 7 &
8495 MCOWAN ROAD

FILE No: ZA 08120455 & OP. 08120413 (DC)



DEVELOPMENT SERVICES COMMISSION

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DATE: 27/05/10

DRAWN BY: CPW CHECKED BY: DC SCALE 1:

FIGURE No.6

APPENDIX

A 0

OFFICIAL PLAN

of the

TOWN OF MARKHAM PLANNING AREA

AMENDMENT NO. XXX

To amend the Official Plan (Revised 1987), as amended.

***(SEVEN STAR PLAZA INC.)
(8495 McCowan Road, Part of Lot 10, Concession 7)***

(JUNE 2010)

OFFICIAL PLAN
of the
MARKHAM PLANNING AREA
AMENDMENT NO. XXX

To amend the Official Plan (Revised 1987), as amended.

This Official Plan Amendment was adopted by the Corporation of the Town of Markham, By-law No. 2010- ____ in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 22th day of June, 2010.

Mayor

Town Clerk

THE CORPORATION OF THE TOWN OF MARKHAM

BY-LAW NO. 2010-XXX

Being a by-law to adopt Amendment No. *XXX* 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. *XXX* 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 22th DAY OF JUNE, 2010.

TOWN CLERK

MAYOR

CONTENTS

PART I - INTRODUCTION

1.	GENERAL	<i>i</i>
2.	LOCATION	<i>i</i>
3.	PURPOSE	<i>i</i>
4.	BASIS	<i>i</i>

PART II - THE OFFICIAL PLAN AMENDMENT

1.	THE OFFICIAL PLAN AMENDMENT	<i>l</i>
2.	IMPLEMENTATION AND INTERPRETATION	<i>l</i>
3.	<i>SCHEDULE "A" and SCHEDULE "B"</i>	

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 Schedules “A” and “B” attached thereto, constitutes Official Plan Amendment No. XXX. Part II is an operative part of this Official Plan Amendment.

2.0 LOCATION

The Amendment applies to a 0.30 hectare (0.74 acre) parcel of land, municipally known as 8495 McCowan Road (part of Lot 10, Concession 7). The lands are located on the east side of McCowan Road, between Highway 7 and Southdale Drive.

3.0 PURPOSE

The purpose of this Amendment is to redesignate the lands from ‘URBAN RESIDENTIAL’ to ‘COMMERCIAL-COMMERCIAL CORRIDOR AREA’.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The subject lands consist of a residential property located between an existing commercial plaza fronting Highway 7 (5261 Highway 7), and lots within a residential subdivision fronting Southdale Road. The property currently contains a single-detached dwelling with access from McCowan Road.

The proposed Official Plan Amendment would redesignate the lands from ‘URBAN RESIDENTIAL’ to ‘COMMERCIAL – Commercial Corridor Area’, consistent with the designation of the commercial property abutting to the north (5261 Highway 7). The redesignation to a COMMERCIAL designation will allow for a proposed comprehensive redevelopment of the existing plaza over both properties.

The redesignation of the subject lands to a COMMERCIAL designation is appropriate. The property is currently isolated from the residential subdivision to the south which fronts on Southdale Road. There is no opportunity to integrate residential development on this property with the neighbouring community. In addition, the redevelopment of the property for higher order residential purposes on its own, would be problematic given the restricted access on McCowan Road. The spacing of the access between Southdale Road and the existing plaza driveway would limit access to higher order redevelopment of the site to right-in/right-out only. Inclusion of the property as part of a larger

commercial property to the north provides a preferable access solution by removing one access from McCowan Road, and improving the access to the existing commercial site from McCowan Road. Development impacts on adjoining residential land uses to the south can be minimized through site design, including appropriate setbacks and landscaping.

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** Schedule “A” – LAND USE of the Official Plan (Revised 1987), as amended, is hereby amended by redesignating the subject lands, as shown on Schedule ‘A’ attached hereto, from URBAN RESIDENTIAL to COMMERCIAL.
- 1.3** Schedule “H” – COMMERCIAL / INDUSTRIAL CATEGORIES of the Official Plan (Revised 1987), as amended, is hereby amended by redesignating the subject lands, as shown on Schedule ‘B’ attached hereto, to COMMERCIAL – COMMERCIAL CORRIDOR AREA.

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 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.

(June 2010)

(Amanda\File OP 08-120413\Documents\Draft OP)

(Attach Schedules and Figures to Part II)

HIGHWAY 7

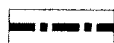
FROM URBAN RESIDENTIAL
TO COMMERCIAL

SOUTHDALE DRIVE

McCOWAN ROAD

WALKERTON DRIVE

AMENDMENT TO SCHEDULE 'A' – LAND USE
TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987) AS AMENDED



BOUNDARY OF AREA COVERED BY THIS AMENDMENT



DEVELOPMENT SERVICES COMMISSION

SCHEDULE 'A'

TO OPA. No. XXX

DRAWN BY: CPW
CHECKED BY: DC

SCALE:
DATE: 27/05/10

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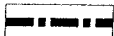
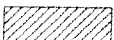
HIGHWAY 7

SOUTHDALE DRIVE

MCCOWAN ROAD

WALKERTON DRIVE

AMENDMENT TO SCHEDULE 'H' - COMMERCIAL / INDUSTRIAL CATEGORIES
TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987) AS AMENDED

-  BOUNDARY OF AREA COVERED BY THIS AMENDMENT
-  COMMERCIAL CORRIDOR AREA