

**CITY OF MARKHAM**

**OFFICIAL PLAN AMENDMENT NO. 19**

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

(JDL Realty Inc.)

June, 2018

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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. 2018-82 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 26<sup>th</sup> day of June , 2018.



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Kimberley Kitteringham  
City Clerk



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Frank Scarpitti  
Mayor



## By-law 2018-82

Being a by-law to adopt Amendment No. 19 to the  
City of Markham Official Plan 2014, 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. 19 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 on June 26, 2018.

  
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Kimberley Kitteringham  
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. 19)

## **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” constitute(s) Official Plan Amendment No. 19 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 a 0.425 hectare property municipally known as 2832 16<sup>th</sup> Avenue. The subject lands are located on the north side of 16<sup>th</sup> Avenue, east of Cachet Woods Court.

### **3.0 PURPOSE**

The purpose of this Amendment is to provide for a private school as an ancillary use to an existing commercial school located on the subject lands.

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

The existing commercial school, which occupies the entire office building on the subject lands, offers a variety of educational consulting services including tutoring and language classes. It is proposed that up to 49 percent (991 m<sup>2</sup>) of the gross floor area of the commercial school now be used as an academic school offering a secondary level curriculum with specialized language training.

The subject lands are currently designated ‘Service Employment’ in the Official Plan which does not provide for a private school use. This amendment would provide for a private school as an ancillary use to the existing commercial school on the lands.

The proposed ancillary use will be located within the existing commercial school which is suitable for both existing educational consulting and secondary level academic training. There are no additional exterior recreation facilities or dormitories proposed in association with the secondary level academic school.

The provision of the private school as an ancillary use would restrict its size and location to a portion of the existing commercial school, which is located on a major arterial road at the eastern edge of an employment area and is well served by public transit. The proposed ancillary use is considered to be compatible with the existing commercial school use and the service employment uses on adjacent lands.

**PART II - THE OFFICIAL PLAN AMENDMENT**

(This is an operative part of Official Plan Amendment No. 19)

## PART II – THE OFFICIAL PLAN AMENDMENT

### 1.0 THE OFFICIAL PLAN AMENDMENT

1.1 Section 9.4 of the Markham Official Plan 2014, as amended, is hereby amended by:

- a) Amending Section 9.4 to add a reference to a new Section 9.4.14 in Figure 9.4.1 as follows:

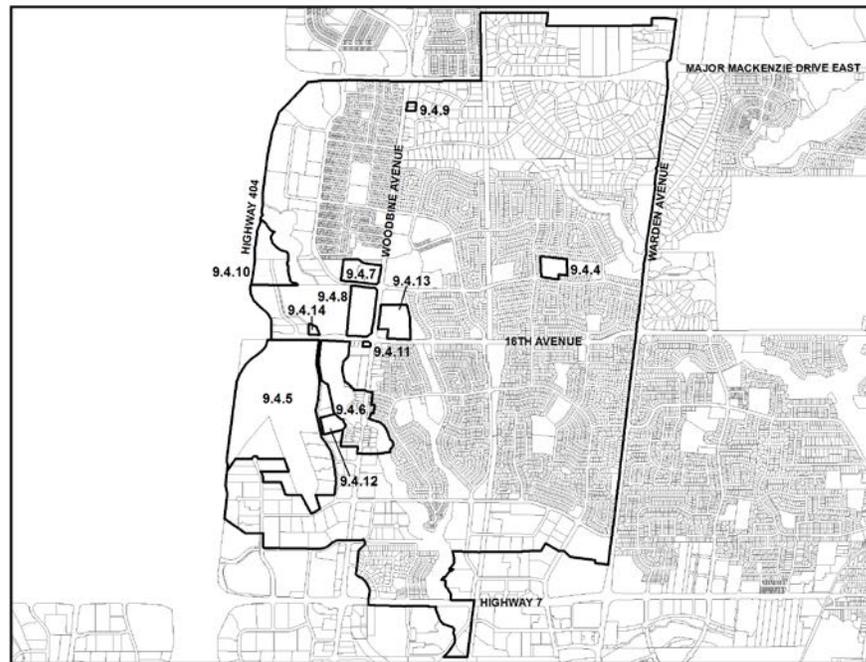


Figure 9.4.1

- b) Adding a new subsection 9.4.14 and a new Figure 9.4.14 as follows:

2832 16<sup>th</sup> Avenue  
“9.4.14 A *private school* shall also be permitted on the ‘Service Employment’ lands shown in Figure 9.4.14, provided it is *ancillary* to the primary commercial school use and does not occupy more than 49 percent of the gross floor area of the existing 2020 m<sup>2</sup> office building.”

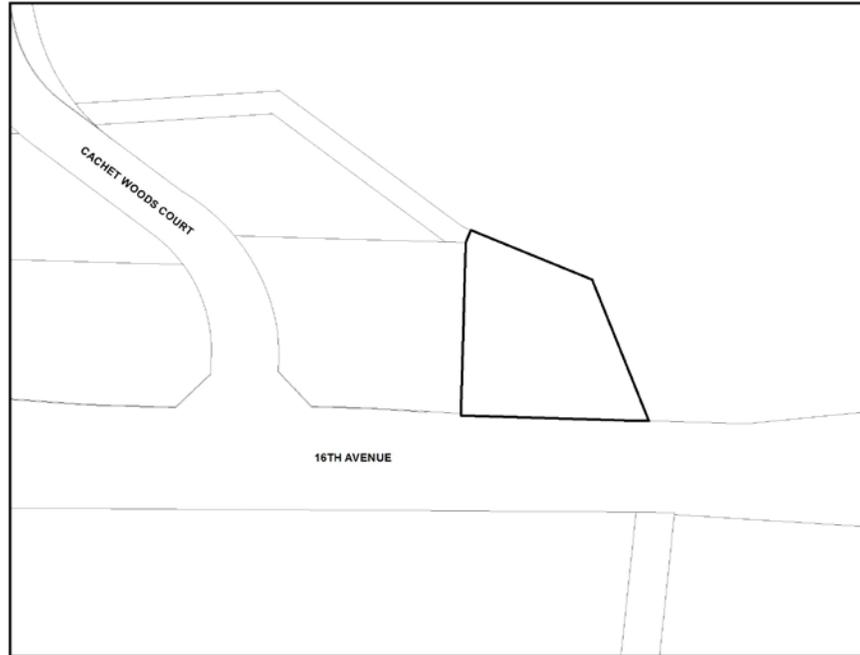


Figure 9.4.14''

## 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 and other Planning Act approvals, in conformity with the provisions of this Amendment.