

**CITY OF MARKHAM
OFFICIAL PLAN AMENDMENT NO. 20**

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

*(2496052 Ontario Inc. and One Piece Developments Inc.
Northeast side of Markland Street)*


June, 2018

CITY OF MARKHAM
OFFICIAL PLAN AMENDMENT NO. 20

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. 2018-87 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 26th day of June, 2018.



Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor




By-law 2018-87


Being a by-law to adopt Amendment No. 20 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. 20 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 after the proposed Amendment is approved by York Region.

Read a first, second and third time and passed on June 26, 2018.



Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

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PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 20)

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”, “B” and “C” attached thereto, constitutes Amendment No. 20 to the City of Markham Official Plan 2014, as amended. Part II is an operative part of this Official Plan Amendment.

2.0 LOCATION

The Amendment applies to Block 3, Registered Plan 65M-3925, Markland Street. The approximately 1.62 ha. (4 ac.) site is located on the north side of Markland Street, west of Woodbine Avenue.

3.0 PURPOSE

The purpose of this Official Plan Amendment is to re-designate employment lands to allow residential uses and facilitate a townhouse development. The 1.62 hectares site on the north side of Markland Street are being re-designated from ‘Business Park Employment’ to ‘Residential Low Rise’. This Official Plan Amendment also amends Map 1, Map 3 and Section 9.4.14 of the Official Plan.

The ‘Deferral Area’ symbol is also being removed from all of the subject lands.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The property located on the Northeast side of Markland Street is currently vacant. It is proposed to be developed for a residential use comprised of seventy (70), three (3) storey townhouses.

The 2014 Official Plan designates the lands ‘Business Park Employment’. This designation provides for prestige industrial and office development, manufacturing, processing and warehousing uses as well as ancillary retail and service uses.

This application is one of a number of employment land conversion applications considered by Council in 2013 prior to adoption of the City’s new Official Plan. In considering these official plan amendment applications, Council determined that a number of criteria be considered, including:

- Compatibility to adjacent land use;

- Achieving an increase in the number of jobs that would otherwise be provided under the employment designations on the subject lands, or at minimum, no net reduction in jobs on the site;
- Proximity to transit;
- Provision of lands for a VIVA terminal;
- Achieving public amenities, including, but not limited to, public art, Section 37 community benefits and publicly accessible private amenity spaces; and
- Where the location is appropriate, provide for affordable or seniors housing.

Council has determined that residential uses are appropriate on the subject lands, and compatible with adjacent land uses. The lost employment potential provided by the previous Employment Lands designation will, in part, be offset by the adjacent shopping centre to the east (King Square). King Square will provide retail, service, office, a financial institution, and restaurant uses in close proximity to the subject lands. The subject property will also have access to transit service (VIVA) along Markland Street and is also in close proximity to transit service along Woodbine Avenue. York Region does not require a VIVA terminal at this location.

The associated implementing Zoning By-law shall include provisions for Section 37 community benefits.

PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 20)

PART II - THE OFFICIAL PLAN AMENDMENT

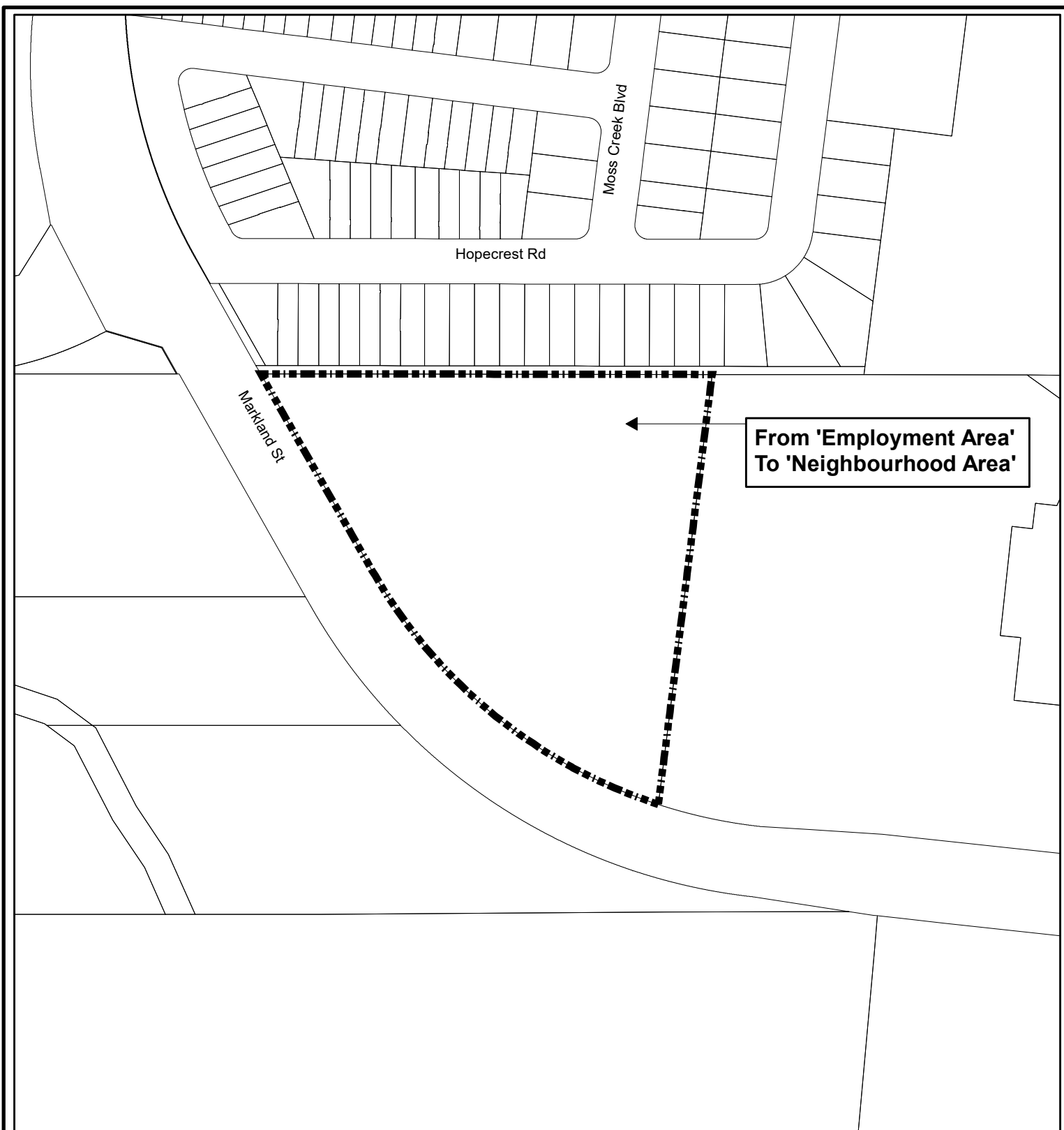
1.0 THE OFFICIAL PLAN AMENDMENT

- 1.1** Map 1 – Markham Structure of the 2014 Official Plan, as amended, is hereby amended by re-designating the lands subject to this amendment from ‘Employment Area’ to ‘Neighbourhood Area’, as shown on Schedule “A” attached hereto.
- 1.2** Map 3 – Land Use of the 2014 Official Plan, as amended, is hereby amended by re-designating the site at Northeast side of Markland Street from ‘Business Park Employment Area’ to ‘Residential Low Rise’, removing the reference to Section 9.4.14, and deleting the ‘Deferral Area’ symbol, as shown on Schedule “B” attached hereto.
- 1.3** Section 9.4 of the 2014 Official Plan, as amended, is hereby amended by deleting Section 9.4.14 and Figure 9.4.14 as shown on Schedule “C” attached hereto.

2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the 2014 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.

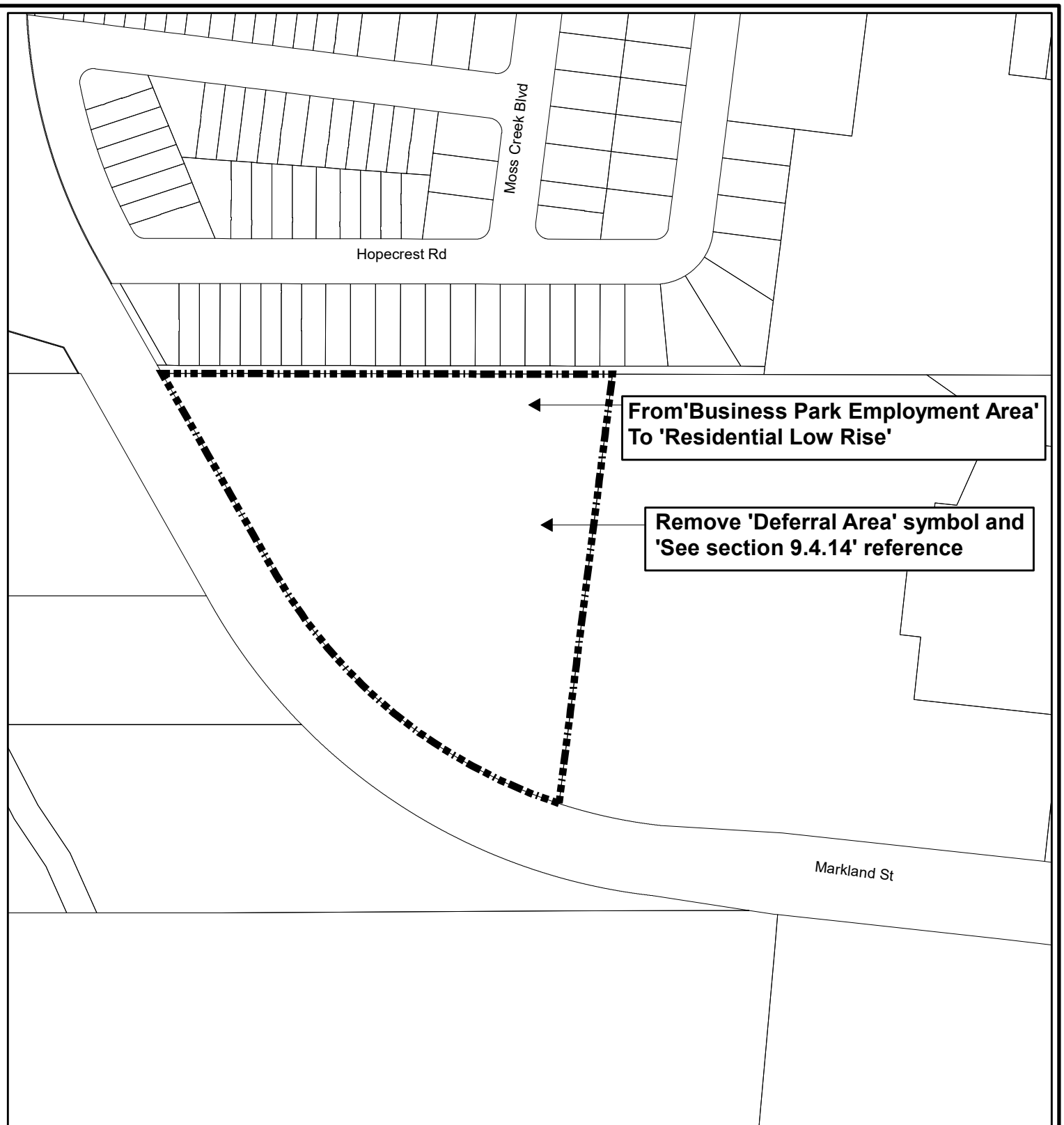


**AMENDMENT TO MAP 1 - MARKHAM STRUCTURE
OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED
OFFICIAL PLAN AMENDMENT 20**



 **BOUNDARY OF AMENDMENT AREA**

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**AMENDMENT TO MAP 3 - LAND USE
OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED
OFFICIAL PLAN AMENDMENT 20**

 **BOUNDARY OF AMENDMENT AREA**



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DEVELOPMENT SERVICES COMMISSION

SCHEDULE "B" TO OPA 20

Drawn By: LW
Checked By: RC

SCALE: NTS
Date: 25/06/2018