

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. 21

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


(BOX GROVE RESIDENTIAL EAST INC.)

(JUNE 2018)

CITY OF MARKHAM
OFFICIAL PLAN AMENDMENT NO. 21

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. 2018-105 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 2018-105

Being a by-law to adopt Amendment No. 21 to the
City of Markham Official Plan 2014, as amended.

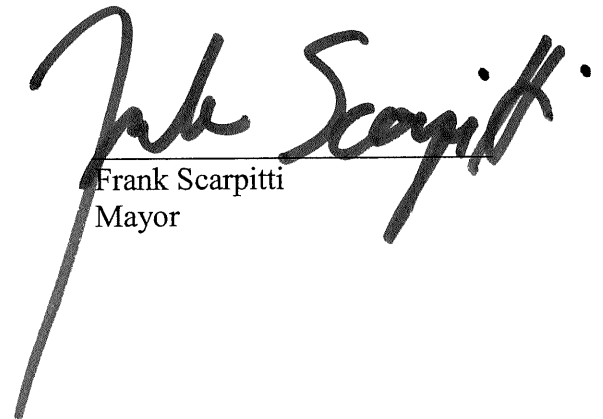
THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM, IN
ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT, R.S.O.,
1990 HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. 20 to the City of Markham Official Plan (2014), is hereby adopted.
2. THAT this by-law shall come into force and effect on the date of the final passing thereof.

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 1- INTRODUCTION
(This is not an operative part of the Official Plan Amendment No. 21)

PART I – THE INTRODUCTION

1.0 GENERAL

- 1.1 PART I – INTRODUCTION, is included for information purposes and is not an operative part of the Official Plan Amendment.
- 1.2 PART II – THE OFFICIAL PLAN AMENDMENT, including Schedules “A” and “B”, attached thereto, constitutes Amendment No. 21 to the Official Plan 2014, as amended. Part II is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment applies to the southern portion of the lands described as Block 1, Plan 65M-4141 in the City of Markham. The 4.93 hectare subject lands are located at the north-west corner of Donald Cousens Parkway and Copper Creek Drive.

3.0 PURPOSE

The purpose of this Official Plan Amendment is to re-designate the subject lands from ‘Commercial’ to ‘Residential Low Rise’ to provide for a residential development comprised of condominium townhouses. The Amendment also includes a site specific provision to allow for non-residential uses to be located within the existing small scale non-residential building located on the subject lands until it is eventually redeveloped with townhouses.

4.0 BASIS OF THIS AMENDMENT

The subject lands form part of a larger land area which were designated ‘Commercial’ in the Official Plan to accommodate an approved large-format retail development. The lands to the north were developed with a large single use retail complex, however, the subject lands with the exception of a stand alone financial institution have remained undeveloped. An extension of the large format retail complex on the subject lands is no longer market viable at this location.

It is proposed that the lands be developed with ‘Residential Low Rise’ uses in two phases. The first phase will be comprised of townhouses developed on common element condominium roads, and small scale retail and service uses within the existing non-residential building. The second phase will involve the removal of the existing non-residential building to allow for an extension of the townhouse development on common element condominium roads. Certain non-residential uses will be allowed in the existing building until the second phase is redeveloped with townhouses.

The proposed 'Residential Low Rise' development is compatible with the existing residential development on the south side of Copper Creek Drive and the retail development to the north.

PART II- THE OFFICIAL PLAN AMENDMENT
(This is an operative part of Amendment No. 21)

PART II – THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

- 1.1 The following Maps of the Markham Official Plan 2014, as amended, are hereby amended:
- a) Map 1 – Markham Structure is amended by replacing the ‘Employment Area’ component with a ‘Neighbourhood Area’ component, as shown on Schedule “A” attached hereto.
 - b) Map 3 - Land Use is amended by replacing the ‘Commercial’ designation with a ‘Residential Low Rise’ designation as shown on Schedule “B” attached hereto.
- 1.2 Section 9.16 of the Markham Official Plan 2014, as amended is hereby amended by:
- a) Amending Section 9.16.1 to revise the reference to Section 9.16.13 and add a new reference to a new Section 9.16.16 in Figure 9.16.1 as follows:

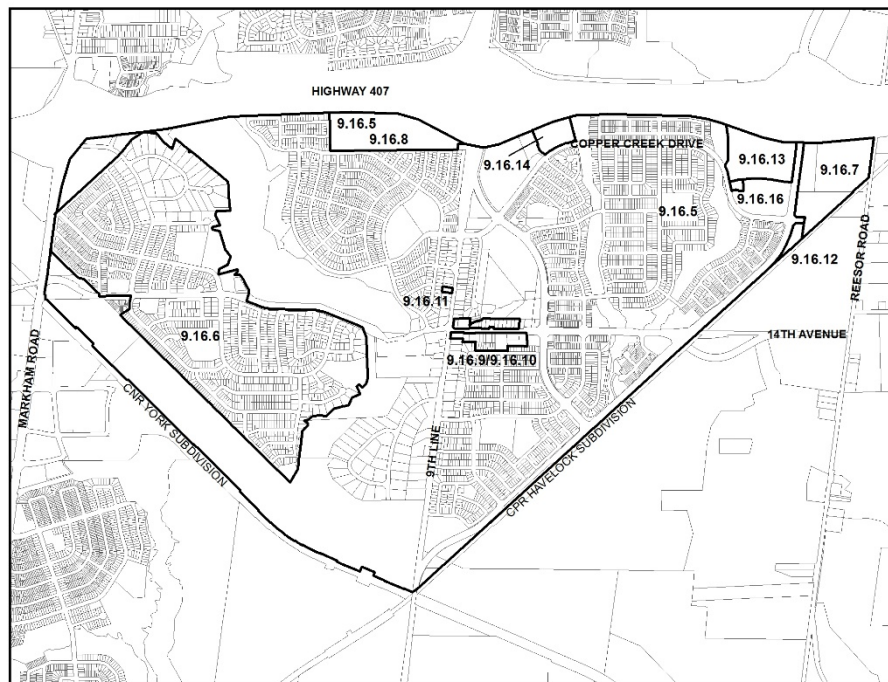


Figure 9.16.1

b) Amending Section 9.16.13 to replace Figure 9.16.13 as follows:

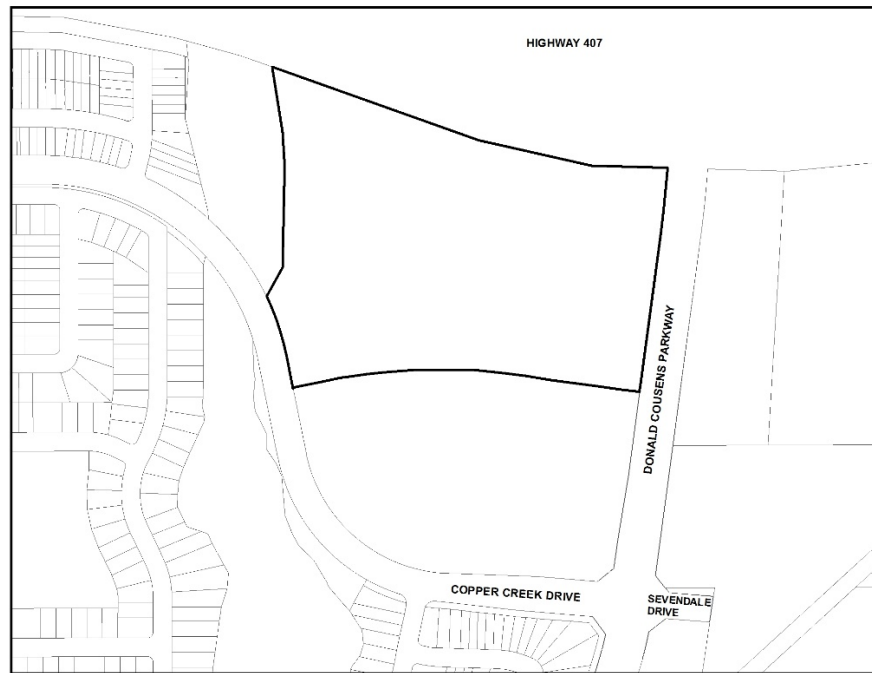


Figure 9.16.13

c) Adding a new Section 9.16.16 as follows:

“9.16.16 The following uses shall also be permitted within the existing non-residential building located on the ‘Residential Low Rise’ lands shown in Figure 9.16.16:

- a) commercial school;
- b) financial institution;
- c) office;
- d) *private school*;
- e) restaurant;
- f) retail;
- g) service; and
- h) sports and fitness recreation.

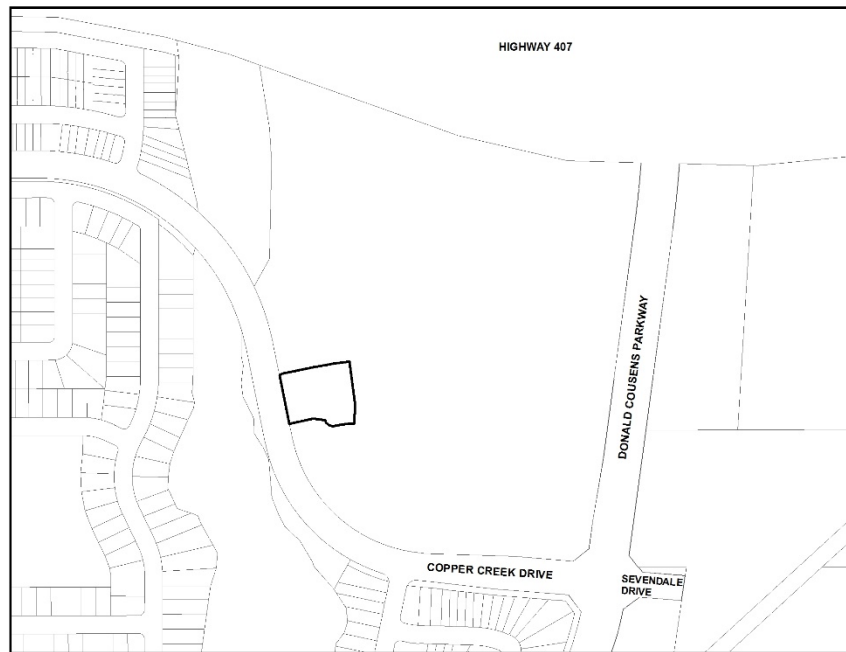
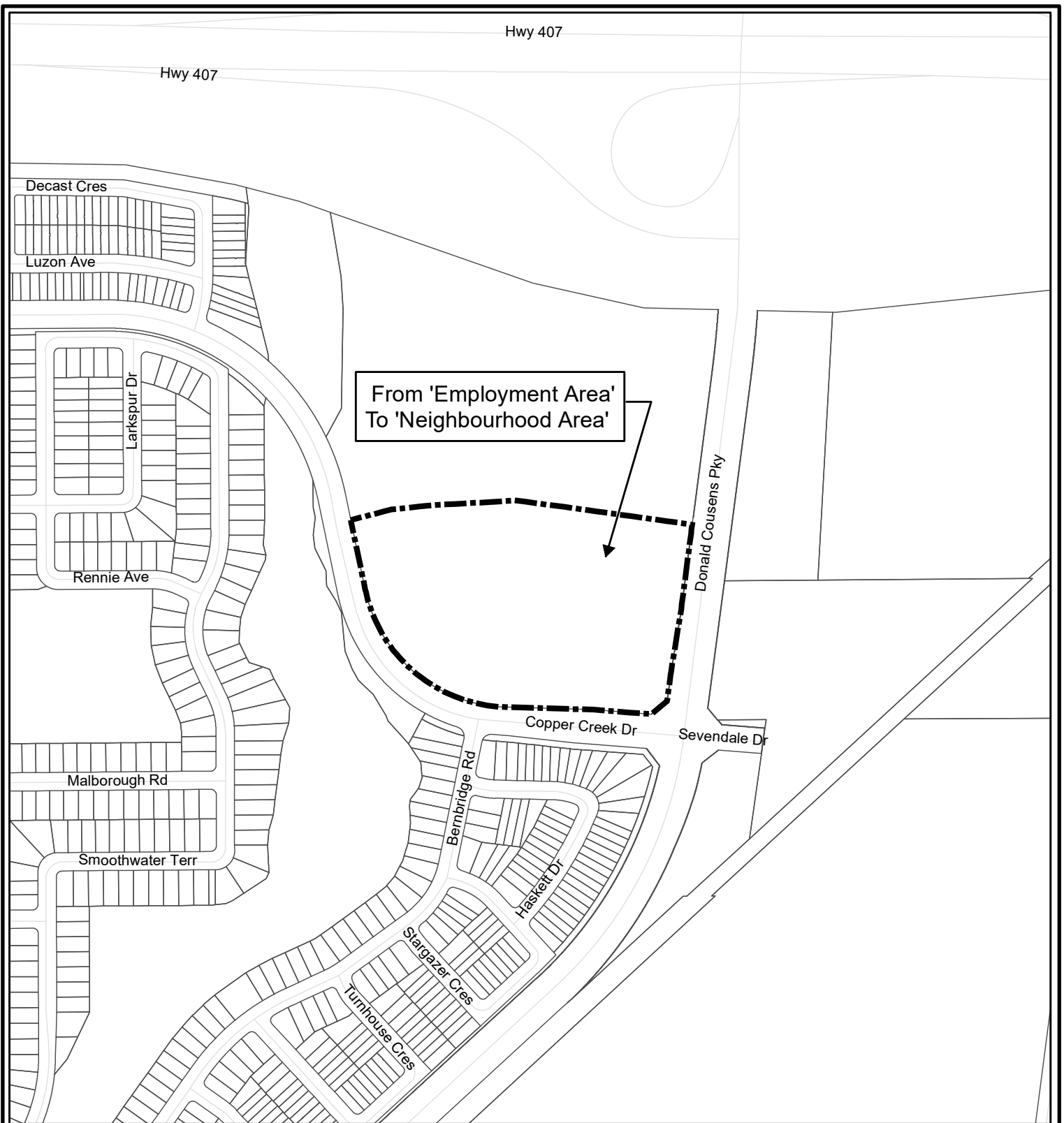


Figure 9.16.16”

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 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 21**

 **BOUNDARY OF AMENDMENT AREA**

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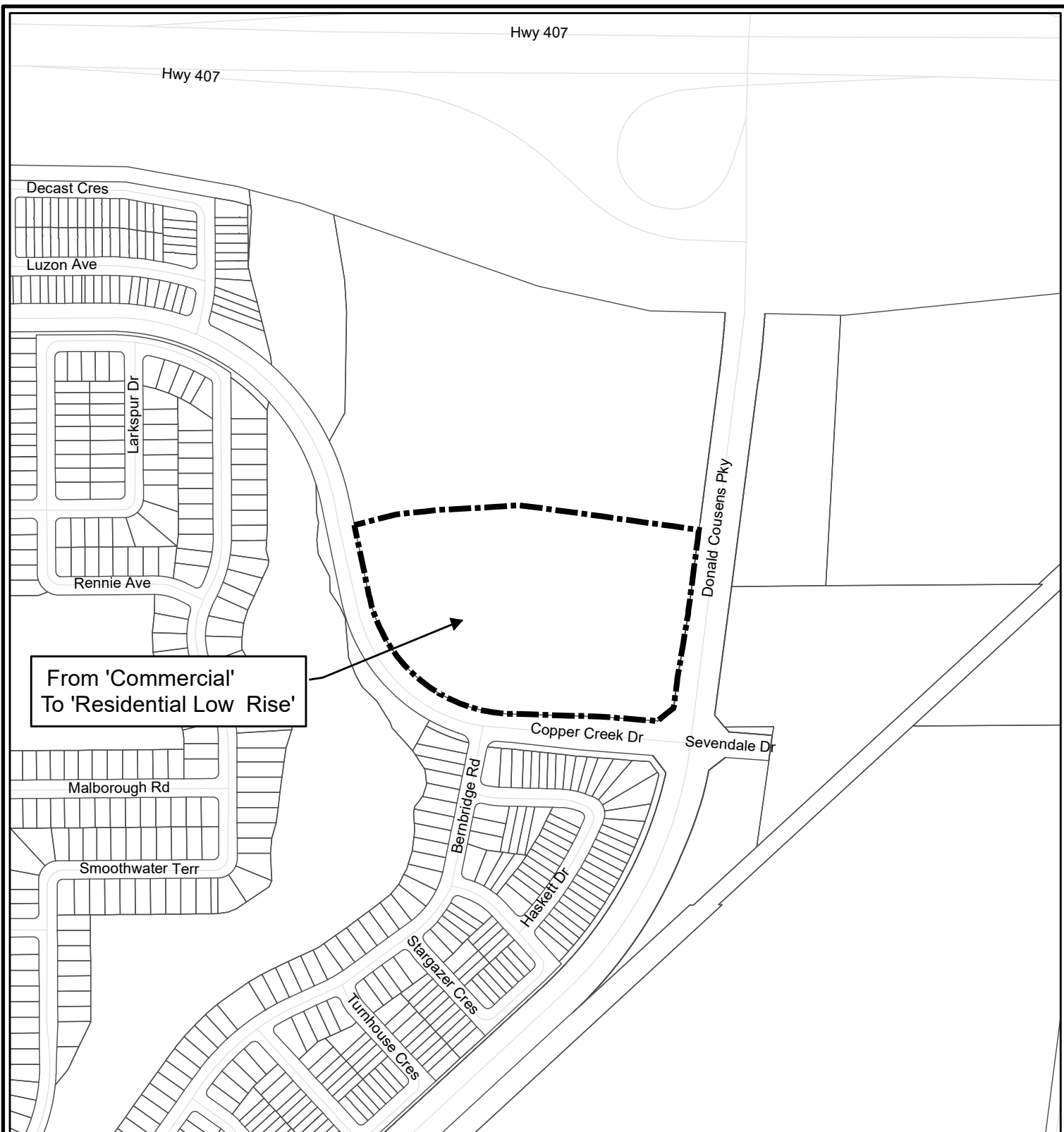


DEVELOPMENT SERVICES COMMISSION

SCHEDULE "A" TO OPA 21

Drawn By: CPW
Checked By: SM

SCALE: NTS
DATE: 01/06/2018



**AMENDMENT TO MAP 3 - LAND USE
OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED
OFFICIAL PLAN AMENDMENT 21**



BOUNDARY OF AMENDMENT AREA

