

CITY OF MARKHAM
OFFICIAL PLAN AMENDMENT NO. 22

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

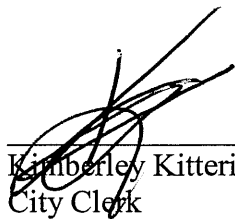
(STIVER LANE INC.)

June, 2018

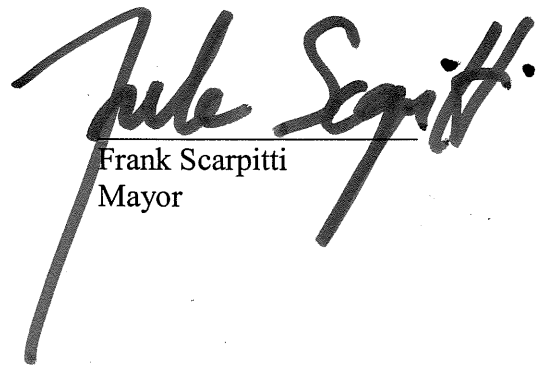
CITY OF MARKHAM
OFFICIAL PLAN AMENDMENT NO. 22

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. 2018-107 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 2018-107

Being a by-law to adopt Amendment No. 22 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. 22 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:

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



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor

CONTENTS

PART I – INTRODUCTION

1.	GENERAL.....	6
2.	LOCATION.....	6
3.	PURPOSE.....	6
4.	BASIS.....	6

PART II – THE OFFICIAL PLAN AMENDMENT

1.	THE OFFICIAL PLAN AMENDMENT.....	9
2.	IMPLEMENTATION AND INTERPRETATION.....	9

PART I – INTRODUCTION
(This is not an operative part of Official Plan Amendment No. 22)

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, constitutes Amendment No. 22 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 a 0.216 hectare property municipally known as 206 Main Street, Unionville. The subject lands are located on the west side of Main Street, south of Carlton Road and within the Unionville Heritage Conservation District.

3.0 PURPOSE

The purpose of this Amendment is to provide for a new 4 storey residential building within the Unionville Heritage Conservation District.

The subject lands are designated 'Mixed Use Heritage Main Street' in the Official Plan, with an area specific maximum building height of 2 storeys in the Unionville Heritage Centre. This amendment will provide a site specific provision to increase the maximum building height on the subject lands to 4 storeys.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

This Amendment provides for a new 4 storey residential building which is to be located on the same property as an existing heritage building within the Unionville Heritage Conservation District. The Amendment recognizes the growing demand in the City of Markham for residential infill development, which has been anticipated in the historic Main Street Unionville area by the City through the Main Street Unionville Community Vision Plan (February 2015). The Amendment also recognizes that new development must respect and preserve the existing character and heritage resources of the area, when addressing underutilized lands in the Historic Unionville community.

The intent of the area specific height restriction is to ensure that new buildings within the Unionville Heritage Centre are complementary to the Unionville Heritage Conservation District. Given the proposed placement of the 4 storey residential building on the property and design considerations, in relation to the existing heritage building and heritage resources in the area, the proposed Official Plan Amendment for the subject lands is considered appropriate.

PART II – THE OFFICIAL PLAN AMENDMENT
(This is an operative part of Official Plan Amendment No. 22)

PART II – THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

- 1.1 Section 9.19 of the Markham Official Plan 2014, as amended, is hereby amended by adding a new subsection 9.19.6.14 as follows:

“206 Main Street, Unionville

- 9.19.6.14 The maximum building height for the ‘Mixed Use Heritage Main Street’ lands, municipally known as 206 Main Street Unionville, shall be 4 storeys”.

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 in conformity with the provisions of this Amendment.

This Amendment to the Official Plan 2014, 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 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.