

OFFICIAL PLAN
of the
CITY OF MARKHAM PLANNING AREA
AMENDMENT NO. 252

To amend the Official Plan (Revised 1987), as amended,
to incorporate Amendment No. 12 to the Cornell Secondary Plan (PD 29-1)
for the Cornell Planning District (Planning District No. 29).

**PRIMONT HOMES
CORNELL ROUGE DEVELOPMENT CORP.**

June 2018

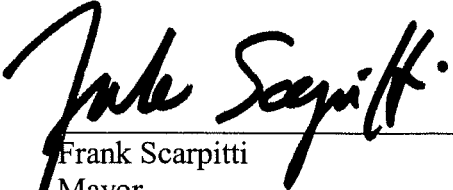
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To amend the Official Plan (Revised 1987), as amended, to incorporate Amendment No. 12 to the Cornell Secondary Plan (PD 29-1) for the Cornell Planning District (Planning District No. 29).

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2018-68 in accordance with the Planning Act, R.S.O., 1990 c. P.13, as amended, on the 12th day of June, 2018.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor



By-law 2018-68

Being a by-law to adopt Amendment No. 252
to the City of Markham Official Plan
(Revised 1987), 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. 252 to the City 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 on June 12, 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
3.	SCHEDULE “A”	10
4.	SCHEDULE “B”.....	11

PART III - THE SECONDARY PLAN AMENDMENT

1.	THE SECONDARY PLAN AMENDMENT.....	13
2.	IMPLEMENTATION AND INTERPRETATION	15
3.	SCHEDULE “C”.....	16

PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 252)

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 Amendment No. 252 to the Official Plan (Revised 1987), as amended, and is required to enact Amendment No. 12 to the Cornell Secondary Plan (PD 29-1) for the Cornell Planning District (Planning District No. 29). Part II is an operative part of this Official Plan Amendment.
- 1.3 PART III – THE SECONDARY PLAN AMENDMENT, including Schedule “C” attached thereto constitutes Amendment No. 12 to the Cornell Secondary Plan (PD 29-1) for the Cornell Planning District (Planning District No. 29). This Secondary Plan Amendment may be identified by the symbol PD 29-1-12. Part III is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment to the Official Plan (Revised 1987), as amended, and the Cornell Secondary Plan (PD 29-1), as amended, applies to a parcel of land approximately 1.10 ha (2.72 ac) in size, located on the north side of Highway 7, east of Cornell Rouge Boulevard and west of the Donald Cousens Parkway in the Cornell Planning District. The subject lands are legally described as Part of Lot 11, Concession 9. The subject lands also include a 0.1 ha parcel of land owned by the Region of York, adjacent to Donald Cousens Parkway.

3.0 PURPOSE

The purpose of the Amendment is to facilitate a mixed use multi-storey building containing ground floor retail and service uses, offices and apartment dwellings. The Amendment proposes to redesignate the subject lands from ‘INDUSTRIAL (Business Park Area)’ to ‘COMMERCIAL (Community Amenity Area)’ in the Official Plan (Revised 1987), as amended, and from ‘Business Park Area – Avenue Seven Corridor’ and ‘Open Space’ to ‘Community Amenity Area – Mixed Use Donald Cousens Parkway’ in the Cornell Secondary Plan (PD 29-1), as amended.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

This application is one of a number of employment land conversion applications submitted in 2013 for Council’s consideration as part 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.

City Council has determined that residential uses, in addition to permitted employment uses, are appropriate on the subject lands. The 'Community Amenity Area – Mixed Use Donald Cousens Parkway' designation in the Cornell Secondary Plan will provide for a mixed use multi-storey building containing residential, office and retail/service uses. Minimum Floor Space Index (FSI) provisions for office and retail/service uses are provided to ensure that at a minimum, the same number of jobs will be generated on the site as would otherwise have been achieved within the former 'Industrial (Business Park Area)' designation.

The subject lands front onto the planned Highway 7 Regional rapid transit corridor. There is no need to accommodate a VIVA transit terminal on the subject lands, as the transit terminal location has been confirmed west of Bur Oak Avenue. The public amenities and benefits expected from the proposed development, as well as the appropriateness of providing affordable and/or seniors housing, will be assessed through subsequent Site Plan Control and Zoning By-law Amendment applications.

In approving Markham's Official Plan 2014, York Region Council deferred consideration of the employment conversion application for these lands and remains the approval authority for this amendment.

PART II – THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 252)

PART II – THE OFFICIAL PLAN AMENDMENT

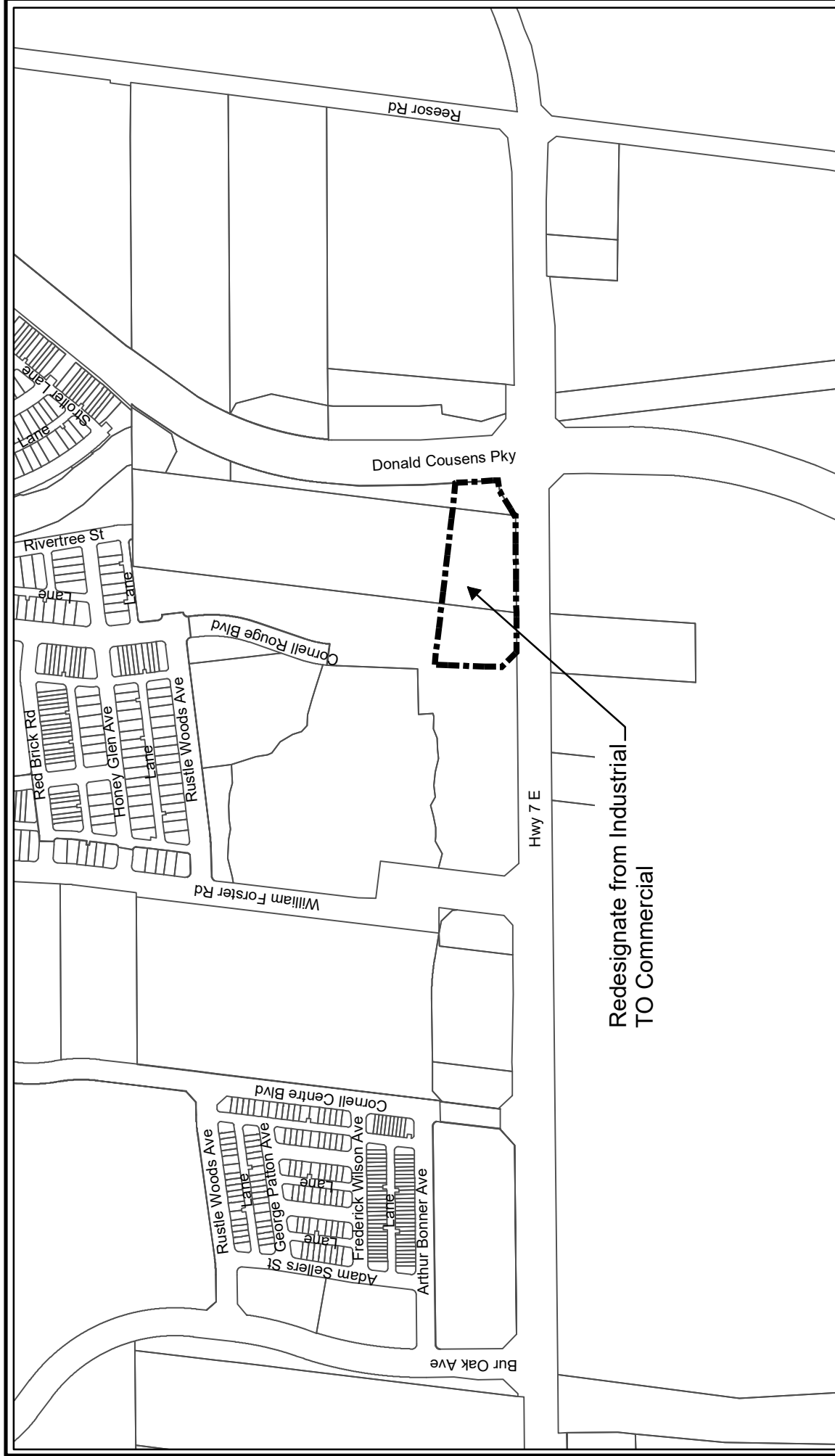
1.0 THE OFFICIAL PLAN AMENDMENT

- 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 252 to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes.
- 1.2** Section 1.1.3 (c) of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 252 to the list of amendments listed in the second sentence of the bullet item dealing with the Cornell Secondary Plan (PD 29-1), for the Cornell Planning District (Planning District No. 29), to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 1.3** Section 9.2.13 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 252 to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 1.4** Schedule ‘A’ – LAND USE of the Official Plan (Revised 1987), as amended, is hereby amended by redesignating the subject lands from ‘INDUSTRIAL’ to ‘COMMERCIAL’ as shown on Schedule “A” attached hereto.
- 1.5** Schedule ‘H’ – COMMERCIAL/INDUSTRIAL CATEGORIES of the Official Plan (Revised 1987), as amended, is hereby amended by redesignating the subject lands from ‘Business Park Area’ to ‘Community Amenity Area’ as shown on Schedule “B” attached hereto.
- 1.6** No additional changes to the text or schedules of the Official Plan (Revised 1987), as amended, are being made by this Amendment. This Amendment is also being made to incorporate changes to Schedule ‘AA’ – DETAILED LAND USE and the text of the Cornell Secondary Plan (PD 29-1). These changes are outlined in Part III which comprises Amendment No. 12 to the Cornell Secondary Plan (PD 29-1).

2.0 IMPLEMENTATION AND INTERPRETATION

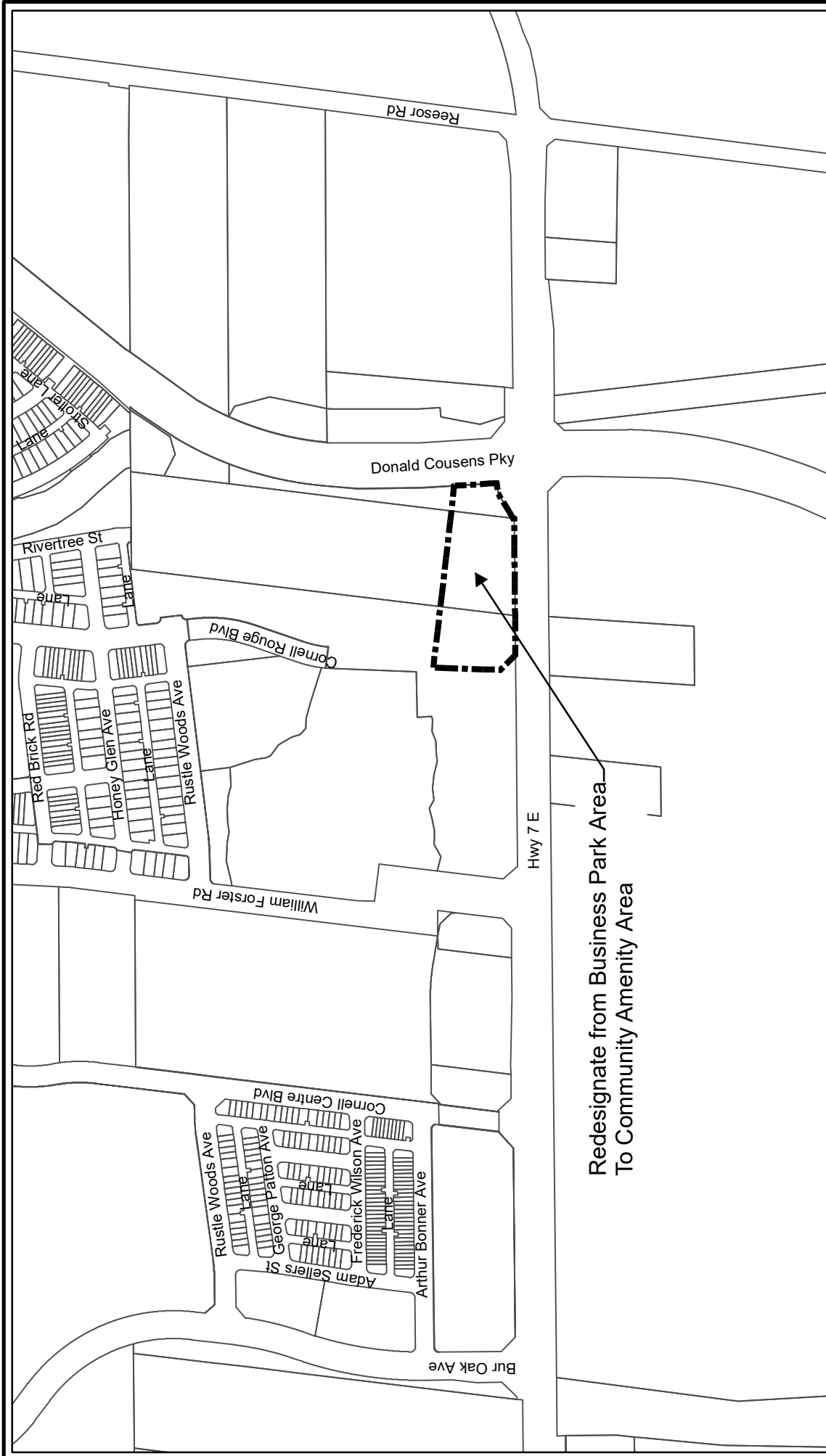
The provisions of the Official Plan, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

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.



AMENDMENT TO SCHEDULE 'A' - LAND USE CITY OF MARKHAM OFFICIAL PLAN (REVISED 1987), as amended

 BOUNDARY OF AREA COVERED BY THIS AMENDMENT



AMENDMENT TO SCHEDULE 'H' - COMMERCIAL / INDUSTRIAL LAND AND USE CATEGORIES CITY OF MARKHAM OFFICIAL PLAN (REVISED 1987), as amended

--- BOUNDARY OF AREA COVERED BY THIS AMENDMENT

PART III – THE SECONDARY PLAN AMENDMENT (PD 29-1-12)

(This is an operative part of Official Plan Amendment No. 252)

PART III – THE SECONDARY PLAN AMENDMENT (PD 29-1-12)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 11 to the Cornell Secondary Plan PD 29-1)

The Cornell Secondary Plan (PD 29-1) for the Cornell Planning District is hereby amended as follows:

1.1 Schedule ‘AA’ – DETAILED LAND USE of the Cornell Secondary Plan (PD 29-1) is hereby amended by redesignating the subject lands from ‘Business Park Area – Avenue Seven Corridor’ and ‘Open Space’ to ‘Community Amenity Area – Mixed Use Donald Cousens Parkway’, as shown on Schedule “C” attached hereto.

1.2 Section 6.3.1 b) of the Cornell Secondary Plan (PD 29-1) is hereby amended by adding the following land use designation to the list of Community Amenity Area designation categories, to be placed at the end of the list:

“Community Amenity Area – Mixed Use Donald Cousens Parkway”

1.3 The Cornell Secondary Plan (PD 29-1) is hereby amended by adding Section 6.3.11 Community Amenity Area – Mixed Use Donald Cousens Parkway, as follows:

“6.3.11 Community Amenity Area – Mixed Use Donald Cousens Parkway

The ‘Community Amenity Area – Mixed Use Donald Cousens Parkway’ designation applies to lands on the north side of Highway 7 East, west of Donald Cousens Parkway. This designation provides for residential, retail, service and office uses in mixed use, multi-storey buildings. The intent of this designation is to ensure that retail, service and office uses are the priority uses within the first three storeys of buildings.

6.3.11.1 Uses

Subject to Section 6.3.11.4, lands within this designation may be zoned to permit the following uses in mixed use multi-storey buildings:

- a) commercial fitness centres
- b) commercial schools
- c) community college or university
- d) day care centres, subject to the provisions of Section 6.7.6
- e) dwelling units, including home occupations
- f) financial institutions
- g) hotels
- h) offices
- i) restaurants
- j) retail
- k) trade schools

- l) service uses, with the exception of motor vehicle service stations and commercial storage facilities.

6.3.11.2 Building Types

The following building types are provided for:

- a) multi-storey mixed used buildings

6.3.11.3 Height and Density

- a) The minimum height of buildings shall be five (5) storeys and the maximum height shall be fifteen (15) storeys.
- b) Buildings above six (6) storeys in height shall have a podium/tower built form, and be subject to the following criteria:
 - the tower component of any building achieve a minimum separation distance of approximately 40.0 m from another tower component of a building;
 - the individual floor plate of the tower component of any building be no greater than 800 m²;
 - it is demonstrated that the building height is feasible with respect to provisions for underground parking, to be determined through implementing zoning by-law and site plan control applications;
 - it is demonstrated that the building height is acceptable through the submission and City's approval of a shadow study demonstrating minimal impact to surrounding properties;
 - it is demonstrated that an appropriate transition between a tower/podium building and neighbouring development, including the relationship between buildings is achieved.
- c) The total combined floor area of all office, retail and service uses shall achieve a minimum Floor Space Index of 1.0.

6.3.11.4 Development Criteria

In addition to the urban design policies in Section 7.0, the following policies apply:

- a) Day care centres, retail, restaurant and service uses shall only be located on the ground floor of a mixed use building.
- b) The ground floor of buildings shall be designed to accommodate retail, personal service, restaurant, office or other non-residential uses.
- c) Accessory residential uses shall not exceed 25% of the total gross ground floor area of a building.

- d) Dwelling units shall not be located within the first three storeys of a mixed use building.
- e) Buildings should generally be placed on a site to have a continuous street frontage with a consistent setback in order to provide for continuity in built form along public streets.
- f) Development shall address and animate the public streets, particularly the Highway 7 frontage, including the provision of primary entrances and facades on these streets.
- g) Building placement and articulation of the building facade will be provided in accordance with the urban design policies of this Plan, and as further articulated in the Cornell Community Design Plan.
- h) Where buildings fronting onto Highway 7 are located at intersections, ground floor uses shall address the edge of intersecting streets.
- i) Pedestrian connections shall be provided to adjacent neighbourhoods to the north, east and west.
- j) Structured parking and/or underground parking shall be required in place of surface parking. Limited surface parking and/or loading however may be permitted, providing they are located behind buildings facing Highway 7.
- k) Loading and parking facilities shall be screened from public view and buffered so as to reduce impacts on adjacent residential uses.
- l) Access shall be restricted to interior streets or lanes.”

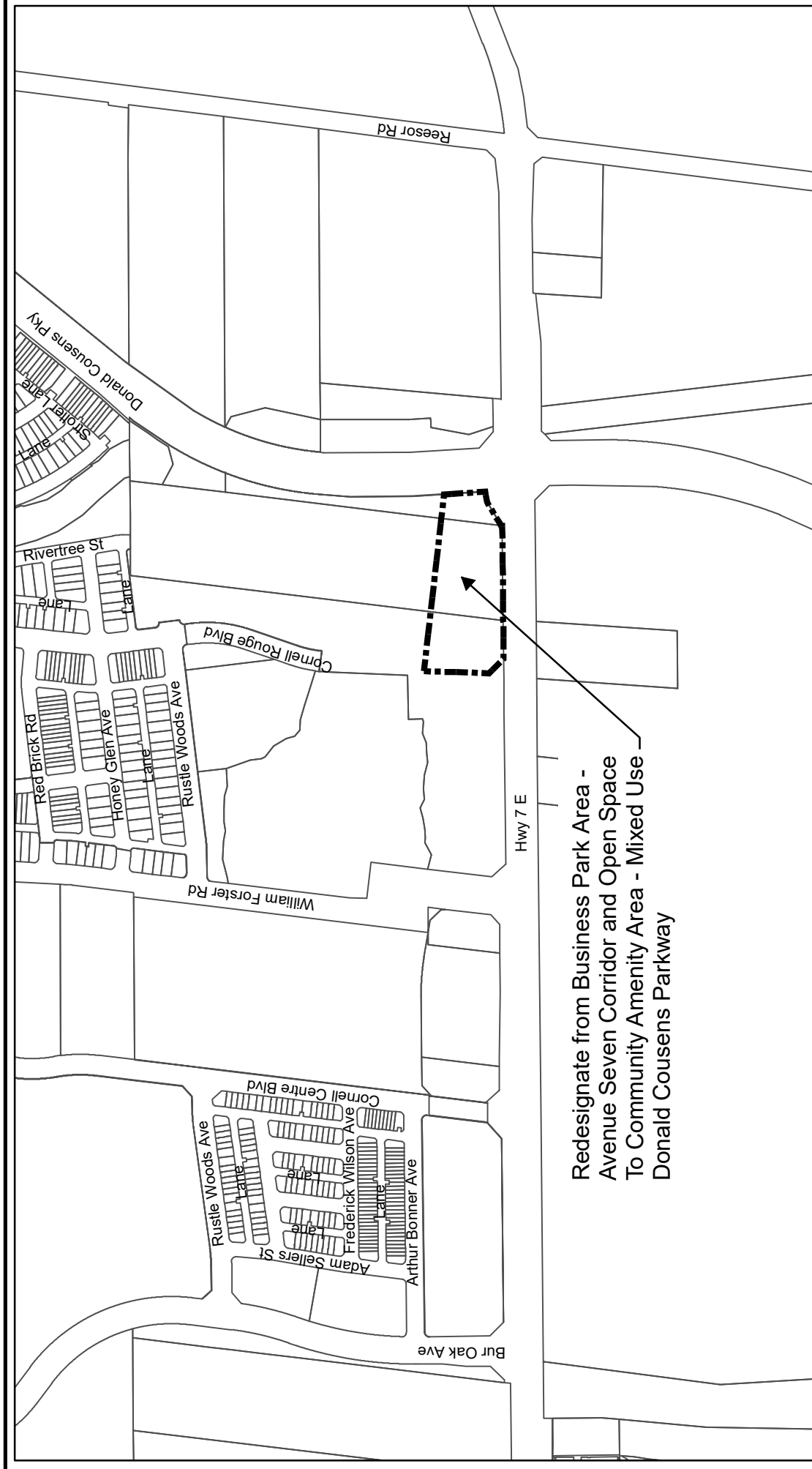
1.4 Schedule ‘CC’ - DEVELOPMENT BLOCKS and Appendix 3 – DEVELOPMENT BLOCKS – CORNELL CENTRE AND CORNELL NORTH CENTRE are amended by changing underlying land use designations for the subject lands in accordance with Schedule “C” attached hereto.

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.

The Amendment shall be implemented by an amendment to the Zoning By-law and Site Plan Approval in conformity with the provisions of this Amendment.

(June 2018)



AMENDMENT TO SCHEDULE 'AA' - DETAILED LAND USE
OF THE CORNELL SECONDARY PLAN (PD 29-1)
THE CORNELL PLANNING DISTRICT (PLANNING DISTRICT No. 29)

--- BOUNDARY OF AREA COVERED BY THIS AMENDMENT