

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO.16

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

(Times Group Corporation)

(April 2018)

CITY OF MARKHAM

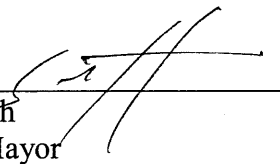
OFFICIAL PLAN AMENDMENT NO. 16

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. 2018-22 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on April 3, 2018.



Kimberly Kitteringham
City Clerk



Jack Heath
Deputy Mayor



By-law 2018-22

Being a by-law to adopt Amendment No. 16
to the City of Markham Official Plan 2014, as amended

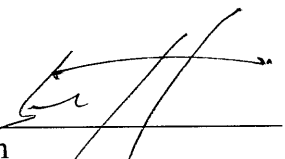
THAT COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM, IN ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT, R.S.O., 1990 HEREBY ENACTS AS FOLLOWS

1. THAT Amendment No. 16 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 April 3, 2018.



Kimberly Kitteringham
City Clerk



Jack Heath
Deputy Mayor

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PART I - INTRODUCTION
(This is not an operative part of Official Plan Amendment No. 16)

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 Schedule “A” attached thereto constitutes Official Plan Amendment No. 16 Part II is an operative part of this Official Plan Amendment.

2.0 LOCATION

The lands subject to this amendment, as identified on the Figures in the amendment are located south of Highway 7, between South Park Road and Saddlecreek Drive and are part of blocks on a registered plan of subdivision (Blocks 45 and 49, Plan 65M-3226). The lands are approximately 2 ha., and are part of the remaining portion of the Leitchcroft community yet to be developed.

3.0 PURPOSE

The purpose of this Amendment is to provide for maximum building heights of 37 and 34 storeys, with a maximum overall density of up to 7.7 Floor Space Index (FSI) within the ‘Residential High Rise’ designation on the subject lands as an Area and Site Specific Policy. An Area and Site Specific Policy will also be added with respect to securing a public elementary school site in the Leitchcroft community.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

Council adopted a modification to the 2014 Official Plan, as amended in June 2017 which was subsequently approved by the OMB in November 2017 and is now in effect on the subject lands. The modification implemented an employment lands conversion which replaced the ‘Business Park Office Priority Employment’ land use designation with ‘Residential High Rise’ on the subject lands.

An amendment to the 2014 Official Plan, as amended is now required to provide for the proposed building heights of 37 and 34 storeys and a 7.7 Floor Space Index (FSI), as the 2014 Official Plan currently permits a maximum building height of 15 storeys and a 2.5 Floor Space Index (FSI) within the ‘Residential High Rise’ designation. An Area and Site Specific Policy will also be added with respect to securing a public elementary school site in the Leitchcroft community.

An associated Zoning By-law amendment is also required to implement the new Official Plan land use designation and development standards, including the height permission

and Floor Space Index (FSI). The Zoning By-law amendment will include a Holding (H) provision with conditions of removal with respect to the provision of a public elementary school site within the remaining developable portion of the Leitchcroft community and the required lifting of the Buttonville Airport height restrictions as they apply to the subject lands.

PART II - THE OFFICIAL PLAN AMENDMENT
(This is an operative part of Official Plan Amendment No. 16)

PART II - THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

1.1 Section 9.6 of the Official Plan 2014, as amended is hereby amended by adding the following new subsections:

“9.6.9 Public School Site

A *public school* site for the Leitchcroft district as generally identified in Figure 9.6.9 and on Map 14 – Public School, Place of Worship and Park Sites shall be secured through the development approval process, to the satisfaction of the York Region District School Board and the City of Markham.

The implementing Zoning By-law amendment will include a Holding (H) provision with conditions of removal with respect to the provision of a public elementary school site.

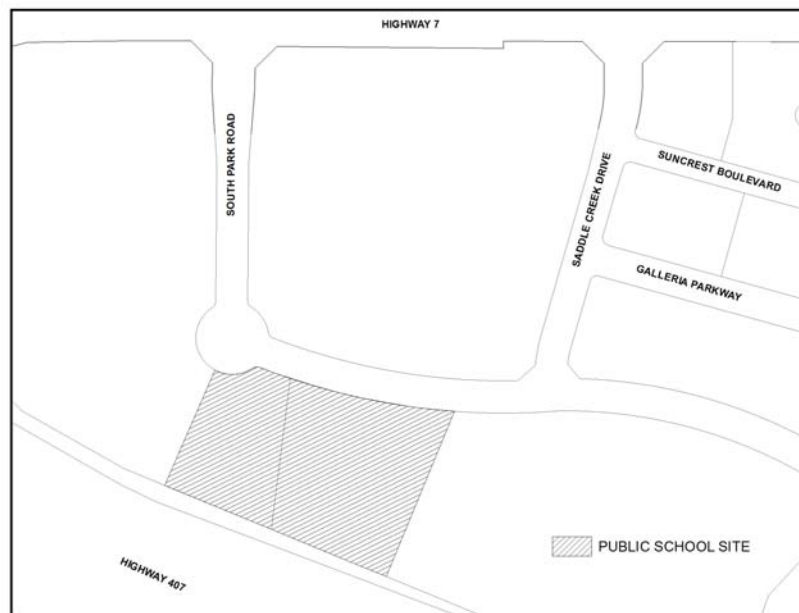


Figure 9.6.9”

“9.6.10 Southeast Corner of Highway 7 and South Park Road

The following height and density provisions shall apply to the ‘Residential High Rise’ lands located on the southeast corner of Highway 7 and South Park Road as shown in Figure 9.6.10:

- a) the maximum building height shall be in accordance with the maximum number of storeys shown in Figure 9.6.10, subject to

- Transport Canada’s lifting of the Buttonville Airport height restrictions as they apply to the subject lands; and
- b) the total *floor space index* of all buildings on the lands shall not exceed 7.7.

The implementing Zoning By-law amendment will include a Holding (H) provision with conditions of removal with respect to the provision of the required lifting of the Buttonville Airport height restrictions as they apply to the subject lands.

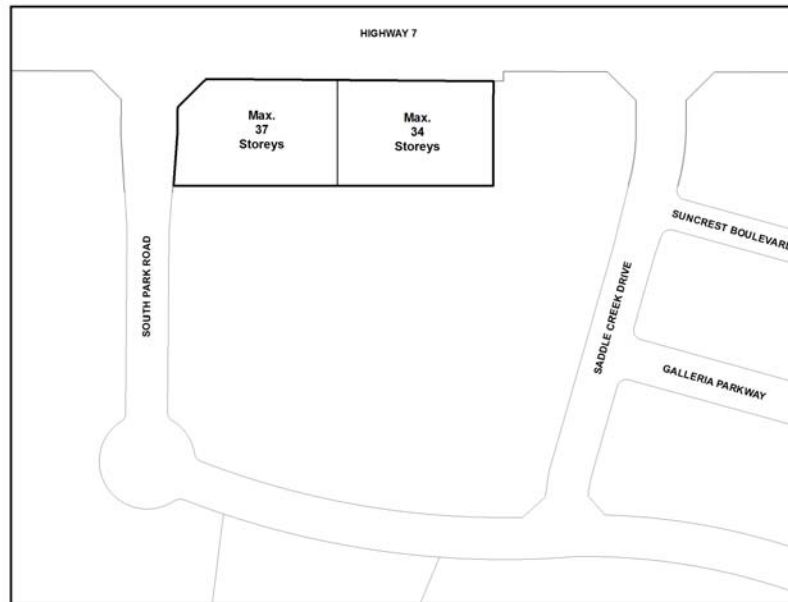


Figure 9.6.10”

- 1.2 Section 9.6.1 of the Official Plan 2014, as amended is hereby amended to add references to Sections 9.6.9 and 9.6.10 on Figure 9.6.1 as follows:

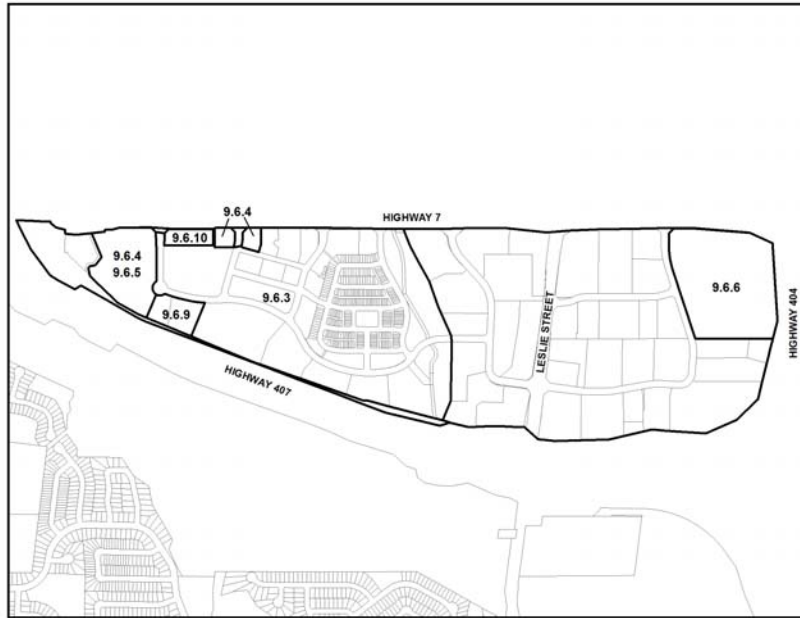


Figure 9.6.1

- 1.3 Map 14 – Public School, Place of Worship and Park Sites of the Official Plan 2014 is hereby amended to identify a public school site as shown on Schedule “A” attached hereto.

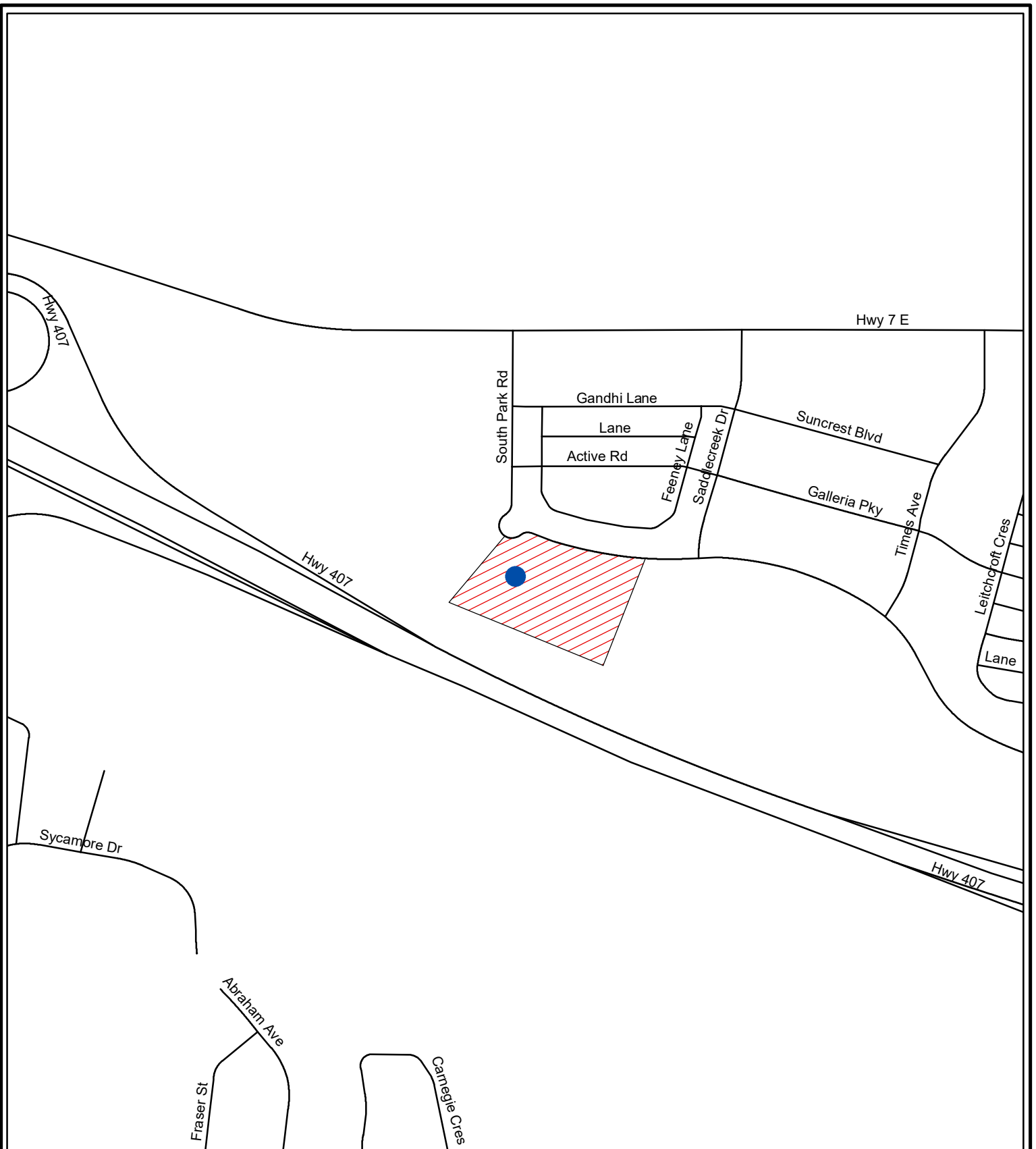
2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the 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 through an amendment to Zoning By-law 177-96, as amended and Site Plan Control in conformity with the provisions of this Amendment.

Prior to Council’s decision becoming final, this Amendment may be modified to incorporate technical amendments to the text and schedule(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 not apply.

(April 2018)



AMENDMENT TO MAP '14' - PUBLIC SCHOOL, PLACE OF WORSHIP AND PARK SITES
 CITY OF MARKHAM OFFICIAL PLAN 2014, as amended

-  BOUNDARY OF AREA COVERED BY THIS AMENDMENT
-  SCHOOL LOCATION



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