

CITY OF MARKHAM
OFFICIAL PLAN AMENDMENT NO. 14

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

(Unionville Home Society)


(February 2018)

CITY OF MARKHAM
OFFICIAL PLAN AMENDMENT NO. 14

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. 2018-6 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 13th day of February, 2018.



Kimberley Kittingham
City Clerk

Frank Scarpitti
Mayor



By-law 2018-6

Being a by-law to adopt Amendment No. 14
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. 14 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 THIS 13th
DAY OF FEBRUARY, 2018.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor

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SCHEDULE “A”

PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 14)

PART I - I NTRODUCTION

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. 14. Part II is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment applies to approximately 1 hectare of land located north of Highway 7, east of Sciberras Road as shown on Schedule “A” attached hereto. The subject lands, which are currently owned by the Unionville Home Society, are located immediately north of the existing Union Villa Long Term Care Facility.

3.0 PURPOSE

The purpose of this Amendment is to permit a proposed apartment building to have a height of 12 storeys, whereas the policies of the ‘Residential Mid Rise’ designation permit a maximum building height of 6 storeys, and to exempt the subject lands from the Floor Space Index provisions of the designation.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The Regional Municipality of York is acquiring the subject lands from the Unionville Home Society. It is proposing to develop the lands with a 12-storey, approximately 260 unit, “affordable rental apartment” building, which will be operated by York Region’s non-profit housing corporation.

The proposed apartment building will be located within a comprehensively designed campus comprising a long term care facility, a retirement home and a townhouse development. The building has been designed to be compatible with and complementary to the other developments in the campus. The building will be set back 40 metres (130 feet) from the adjacent low rise community, located west of the subject lands. The west portion of the building will also step down from 12 to 8 storeys to transition the massing down to the low rise community. A maximum height and gross floor area restriction will be introduced to ensure the height, massing and density of the proposed development are appropriate and compatible with the adjacent uses.

PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No.14)

PART II - THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

1.1 Section 9.19 of the Official Plan 2014, as amended, is hereby amended by adding the following new Section 9.19.12 and a new Figure 9.19.12 as follows:

“9.19.12 4300 Highway 7 East

The following provisions shall apply to the ‘Residential Mid Rise’ lands shown on Figure 9.19.12:

- a) The maximum building height shall be 12 storeys.
- b) The maximum gross floor area shall not exceed 26,000 square metres.
- c) The maximum floor space index provisions shall not apply.”

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 City of Markham Official Plan 2014, as amended, is exempt from the approval by the York Region. 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.

(February 2018)

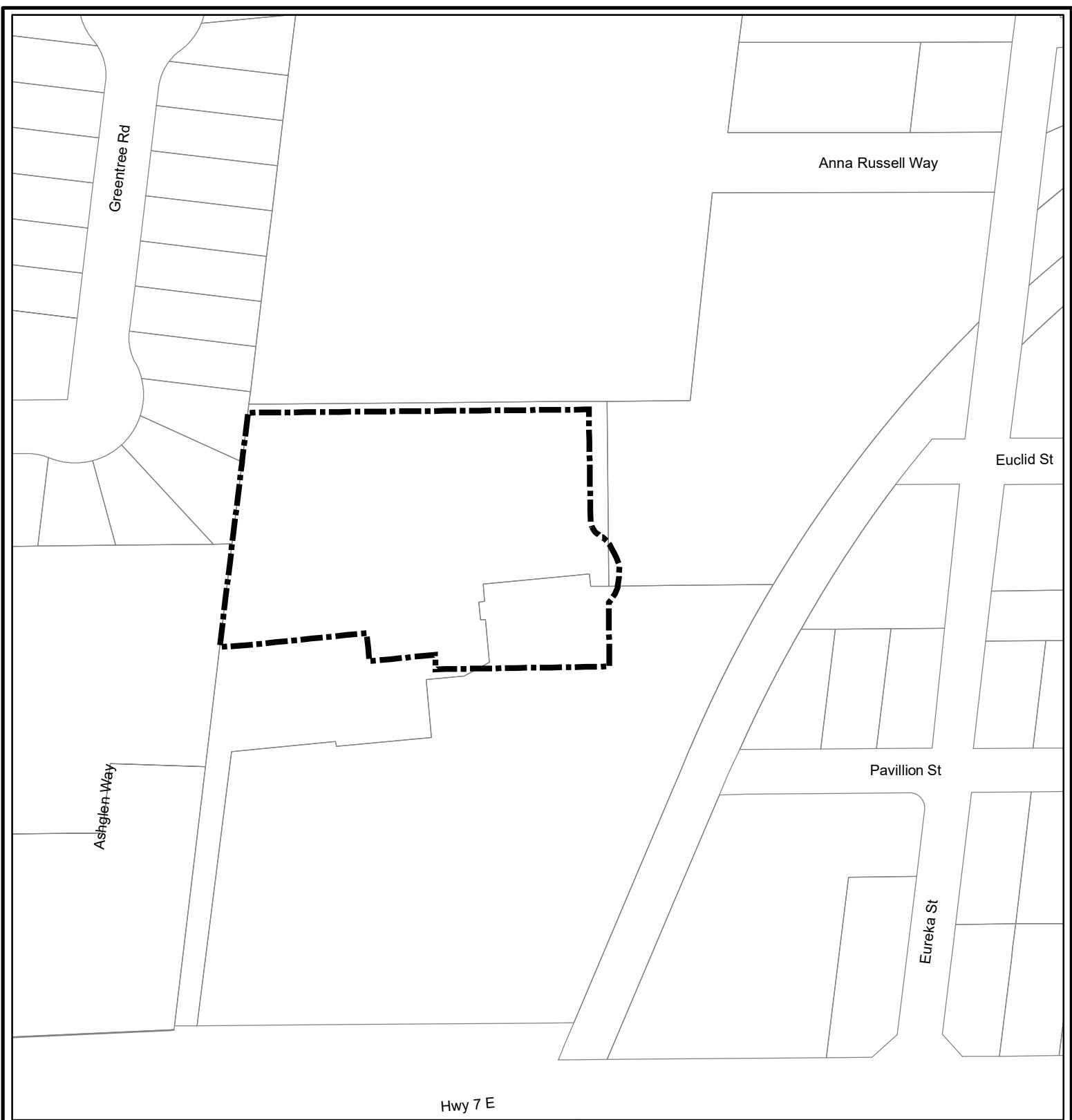


FIGURE 9.19.12

CITY OF MARKHAM OFFICIAL PLAN 2014, AS AMENDED

 Boundary of area covered by the policies in Section 9.19.12

