

OFFICIAL PLAN
of the
CITY OF MARKHAM PLANNING AREA
AMENDMENT NO. 250

To amend the Official Plan (Revised 1987), as amended, and to incorporate Amendment No. 10 to the Cornell Secondary Plan (PD 29-1), as amended, for the Cornell Planning District (Planning District No. 29).

(605918 Ontario Ltd.)

(November, 2017)

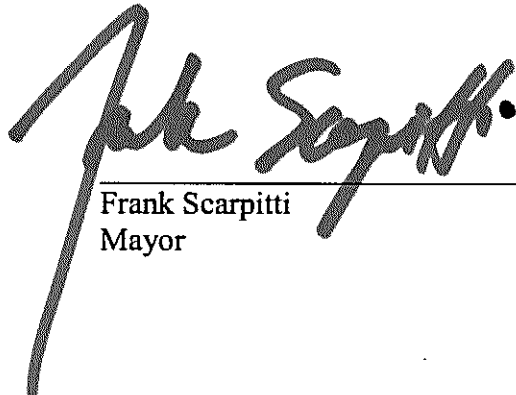
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AMENDMENT NO. 250

To amend the Official Plan (Revised 1987), as amended, and to incorporate Amendment No. 10 to the Cornell Secondary Plan (PD 29-1), as amended, 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. 2017-107 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on November 14, 2017.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor



By-law 2017-107

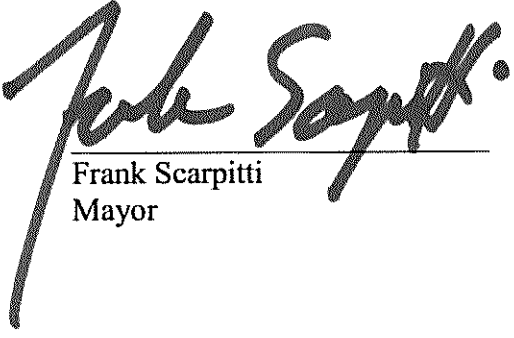
Being a by-law to adopt Amendment No. 250 to the City of Markham Official Plan
(Revised 1987), as amended

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. 250 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 November 14, 2017.



Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

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3. SCHEDULES

PART I - INTRODUCTION
(This is not an operative part of Official Plan Amendment No. 250)

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” and “B” attached thereto constitutes Official Plan Amendment No. 250 to the Official Plan (Revised 1987), as amended, and is required to enact Amendment No. 10 to the Cornell Secondary Plan (PD 29-1), as amended, 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 Schedules “C” and “D” attached thereto, constitutes Amendment No. 10 to the Cornell Secondary Plan (PD 29-1), as amended, for the Cornell Planning District (Planning District No. 29). This Secondary Plan Amendment may be identified by the symbol PD 29-1-10. Part III is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment applies to lands in the Cornell Planning District located on the north side of Highway 7 east of 9th Line as shown on Schedule “A”. The lands have an approximate area of 6.91 hectares.

3.0 PURPOSE

The purpose of this Amendment is to permit residential high rise and mixed use development with a range of building heights and densities on the subject lands. More specifically, the Amendment provides for multiple dwelling, apartment and mixed use buildings, ranging in height from 4 to 24 storeys and includes a neighbourhood park.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The subject lands are located within the Deferral #2 area in the Cornell Secondary Plan (OPA 168). At the time of approval of OPA 168, the land use designations within the Deferral #2 area were deferred pending completion of a comprehensive development concept which demonstrated a coordinated approach to the development of all the lands subject to Deferral #2, including a local road network and distribution of parkland. This concept has now been developed as part of the ongoing update of the Cornell Centre policies of OPA 168. With this Amendment, the subject lands will be removed from the Deferral #2 area and will become subject to new land use designations reflecting the emerging policy framework for Cornell Centre.

The new designations provide for high density residential and mixed use development which support the retail and employment uses and planned regional transit service along Highway 7, and reflect proximity of the site to the proposed regional transit terminal whilst providing an appropriate transition between areas of different intensities and uses.

The neighbourhood park shown as part of this amendment is intended to meet the neighbourhood park requirements identified as NP-21 as shown on the Revised Open Space Master Plan contained in the Cornell Master Parks Agreement.

PART II - THE OFFICIAL PLAN AMENDMENT
(This is an operative part of Official Plan Amendment No. 250)

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 250 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 250 to the list of amendments listed in the second sentence of the bullet item dealing with the Cornell Secondary Plan (PD 29-1), as amended, for the Cornell Planning District, 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 250 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 certain lands north of Highway 7 from URBAN RESIDENTIAL 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 adding certain lands as ‘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 being made to the text of the Cornell Secondary Plan (PD 29-1), as amended, for the Cornell Planning District (Planning District No. 29). These changes are outlined in Part III, which comprises Amendment No. 10 to the Cornell Secondary Plan (PD 29-1).

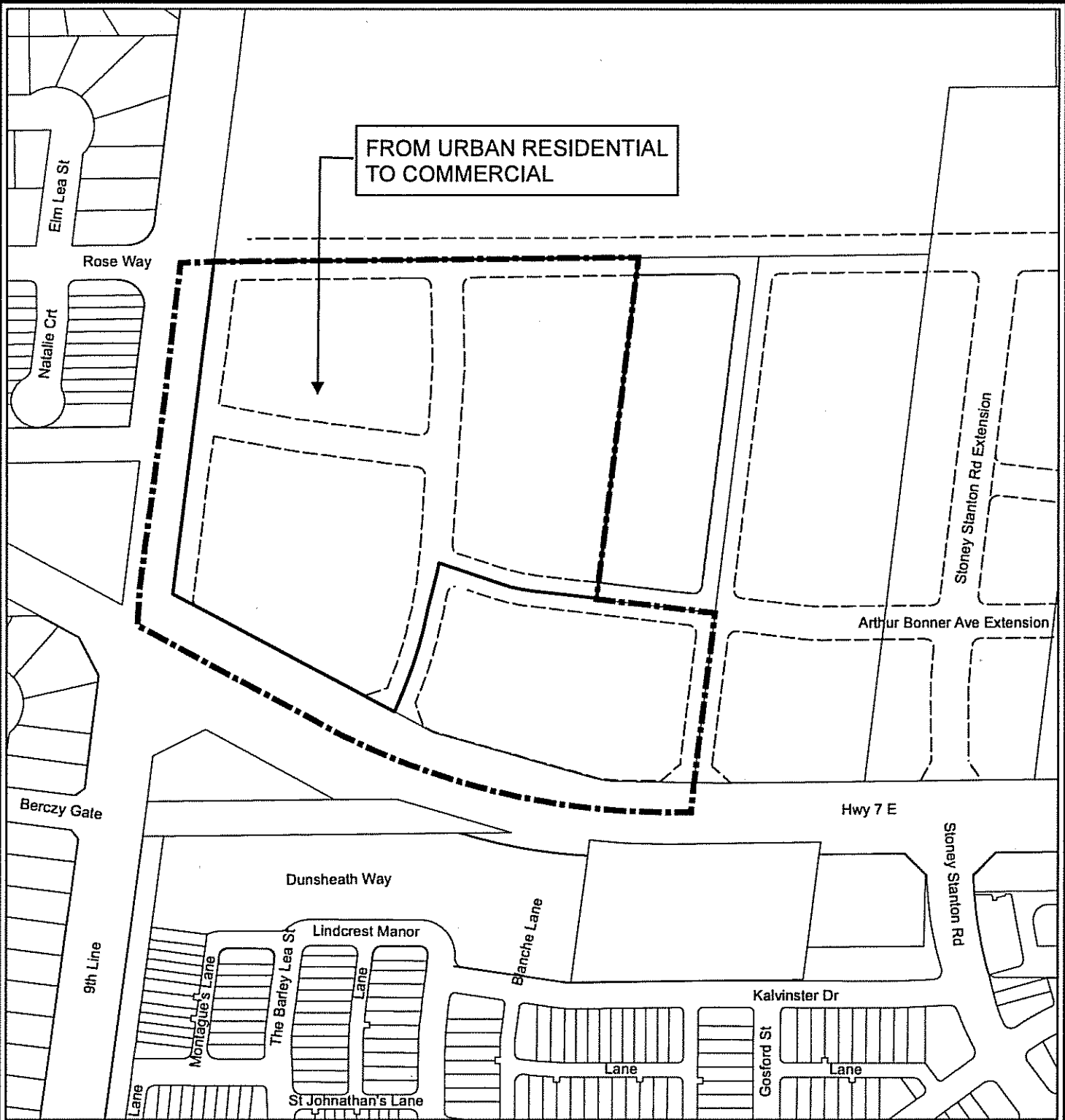
2.0 IMPLEMENTATION AND INTERPRETATION

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 through an amendment to the Zoning By-law and Site Plan Control in conformity with the provisions of this Amendment, and the applicable provisions of the Cornell Secondary Plan (PD 29-1), as amended.

This Amendment to the Official Plan (Revised 1987), as amended, is exempt from approval by the Region of York. The Region remains the approval authority for removal of the lands from the Deferral #2 area. Following adoption of the Amendment, 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 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 7.13 (c) of Part II of the Official Plan (Revised, 1987), as amended, shall not apply.

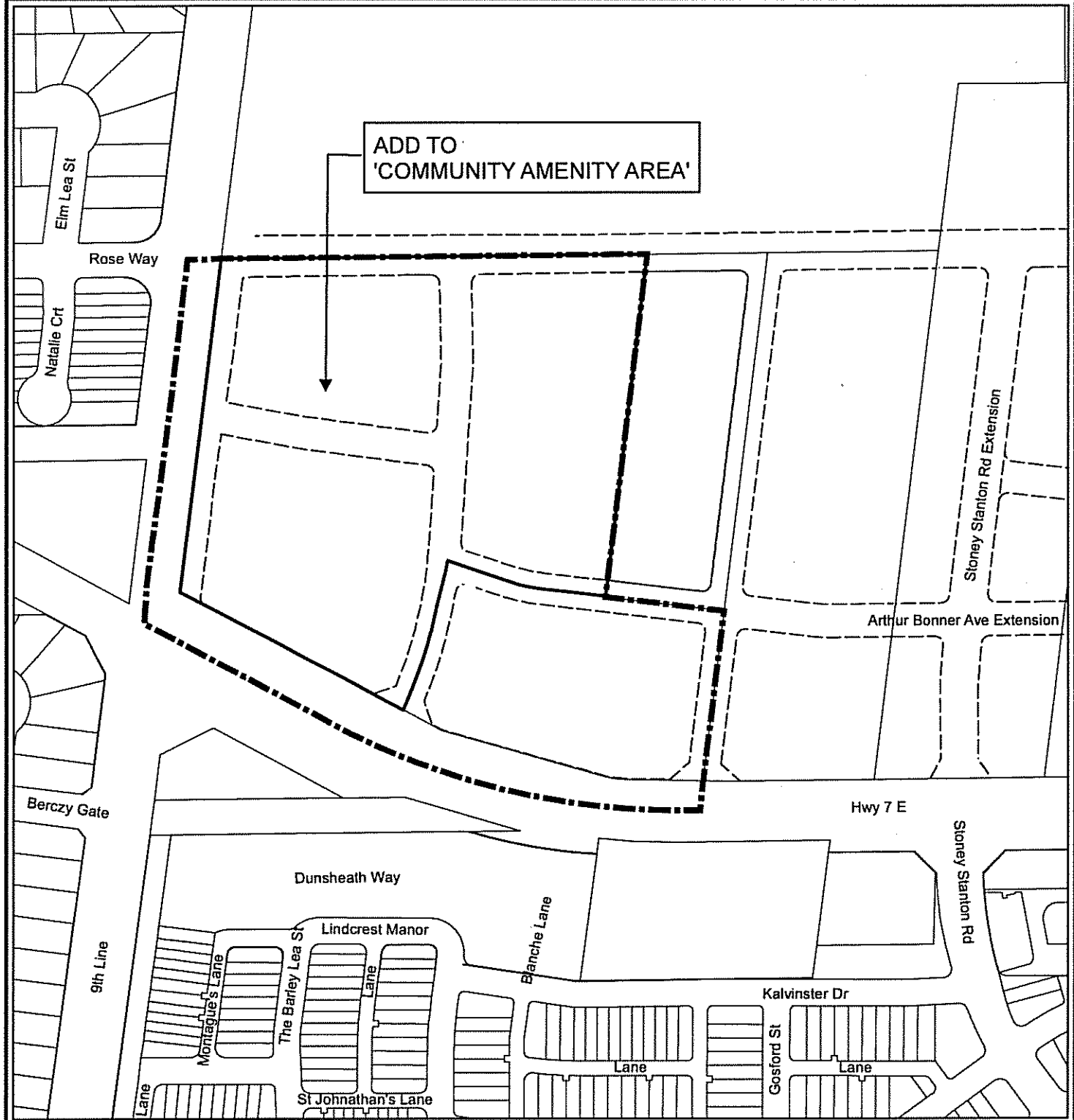


AMENDMENT TO SCHEDULE 'A' - LAND USE, CITY OF MARKHAM OFFICIAL PLAN (REVISED 1987), as amended

- BOUNDARY OF AREA COVERED BY THIS AMENDMENT
- BOUNDARY OF AREA OF DESIGNATION



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



- BOUNDARY OF AREA COVERED BY THIS AMENDMENT
- BOUNDARY OF AREA OF DESIGNATION

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PART III - THE SECONDARY PLAN AMENDMENT (PD 29-1-10)
(This is an operative part of Official Plan Amendment No. 250)

PART III - THE SECONDARY PLAN AMENDMENT (PD 29-1-10)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 10 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 is hereby amended as shown in Schedule "C" attached hereto.
- 1.2 Section 6.1.1 b) is hereby amended by adding the following land use designations:
 - 'Community Amenity Area - Mixed Use 9th Line'.
- 1.3 Section 6.2.6 Urban Residential Designations is hereby amended by inserting a new Figure 29-1-10 as shown in Schedule "D" attached hereto and by amending Section 6.2.6.3 a) by adding "and minimum densities" after "minimum and maximum heights" and by adding "and Figure 29-1-10" after "Figure 29-1-9".
- 1.4 Section 6.3 Commercial Designations is hereby amended by adding the following sections and inserting a new Figure 29-1-10 as shown in Schedule "D" attached hereto:

6.3.9 Community Amenity Area - Mixed Use 9th Line

The 'Community Amenity Area – Mixed Use 9th Line' designation applies to lands to the south of the community facilities and health care campus and includes the location of a proposed regional transit terminal. The designation provides for a concentration of office and high density residential uses in proximity to the community facilities and health care campus, building on the campus as a major employment node in Cornell Centre. It is also intended that a secondary main street be developed along Rustle Woods Avenue, providing an animated pedestrian-friendly connection between the primary Bur Oak Avenue main street and the regional transit terminal.

6.3.9.1 General

a) The development standards and criteria contained in this section reflect the intended development of lands within the 'Community Amenity Area – Mixed Use 9th Line' designation in a mixed use multi-storey form. Section 6.3.10 also applies to non-residential development within this designation.

6.3.9.2 Uses

Lands within this designation may be zoned to permit:

- a) banquet hall, within a hotel or trade and convention centre;
- b) commercial fitness centre;
- c) commercial parking garage;
- d) commercial school;
- e) community college or university;
- f) day care centre, subject to the provisions of Section 6.7.6;
- g) dwelling unit, including a home occupation;
- h) financial institution;

- i) hotel;
- j) office;
- k) place of entertainment;
- l) place of worship, subject to the provisions of Section 6.7.5;
- m) private club;
- n) private school;
- o) restaurant;
- p) retail;
- q) service uses, with the exception of motor vehicle service stations and commercial storage facilities;
- r) shared housing; and
- s) trade school.

6.3.9.3 Building Types

The following building types are provided for:

- a) apartment buildings;
- b) stacked townhouses, except along Highway 7 and Rustle Woods Avenue frontages;
- c) multi-storey non-residential or mixed use buildings; and
- d) single storey community facilities buildings.

6.3.9.4 Height and Density

- a) Minimum and maximum heights in each development block within the designation shall be as shown in Figure 29-1-10 subject to the following:

- Heights within 30 metres of the 9th Line streetline shall not exceed 4 storeys.
- Where stacked townhouses are permitted, they shall be deemed to meet the minimum four (4) storey requirement provided habitable space is located below grade.

- b) The minimum floor space index of development in each development block within the designation shall be as shown in Figure 29-1-10.
- c) Notwithstanding Schedule CC – Development Blocks and Appendix 3, the minimum density shall be in accordance with Figure 29-1-10.

6.3.9.5 Development Criteria

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

- a) Prior to development proceeding within any development block within this designation, a comprehensive block plan shall be submitted to the satisfaction of the City in accordance with Section 11.0 of this Plan.
- b) Dwelling units shall not be located on the ground floor of a mixed use building.

- c) The ground floor of buildings fronting Rustle Woods Avenue shall accommodate secondary retail, personal service, office and other non-residential uses compatible with the primary residential or office use. Where the ground floor of a multi-storey building is required to accommodate non-residential uses, the following policies apply:
 - Any residential; uses or accessory residential uses on the ground floor of mixed use buildings shall generally not exceed 25%, and in no case shall exceed 45%, of the ground floor of the gross floor area.
 - The ground floor shall achieve a minimum height of 4.5 metres, or as further defined in the Community Design Plan.
- d) Dwelling units are not permitted on the north side of Rustle Woods Avenue.
- e) Retail uses shall generally be limited to individual retail premises with a gross floor area not exceeding 1,000 square metres. The implementing zoning by-law may further restrict the number of retail premises that may be permitted to have the maximum permitted gross floor area or the proportion of the gross floor area that may be devoted to retail premises of the maximum size.
- f) Notwithstanding 6.3.9.5 e) one (1) food store premise may exceed a gross floor area of 1,000 square metres, up to a maximum of 6,000 square metres, provided it is located within a mixed-use building.

6.3.10 Provisions for 'First Phase' of Development

- a) It is anticipated that lands within the 'Community Amenity Area – Mixed Use 9th Line' designation may be developed in phases. With the exception of residential development, which is subject to the policies in Section 6.3.9, the following policies apply to the 'first phase' of development.
- b) The 'first phase' of development shall be defined by the first site plan approval(s) granted to any or all lands within the designation.
- c) The height and density provisions of Section 6.3.9 shall not apply to non-residential development. Where non residential buildings do not achieve the minimum heights required in Section 6.3.9, the maximum height shall be two storeys.
- d) Notwithstanding the policies of Sections 6.3.9 in the 'Community Amenity Area - Mixed Use 9th Line' designation, one (1) food store premise may exceed a gross floor area of 1,000 square metres, up to a maximum of 6,000 square metres.

- e) Development is permitted where it can be demonstrated to the satisfaction of the City that:
- An appropriate mix of uses is being provided
 - The proposed development addresses and animates the Highway 7 and/or Rustle Woods Avenue frontage, including the provision of primary entrances and facades on these streets
 - Buildings are located in a manner that does not preclude the effective redevelopment of the lands in mixed use and multi-storey form within smaller development blocks, particularly the delivery of a more refined public street network
 - Pedestrian connections are provided to adjacent neighbourhoods and to Highway 7 and/or Rustle Woods Avenue, and
 - Parking and service areas are generally located at the rear of proposed buildings and appropriately screened from public streets, particularly Highway 7, 9th Line and Rustle Woods Avenue.
- f) Prior to approval of the 'first phase' of development, a comprehensive block plan shall be submitted to establish a framework for the long term redevelopment of the site in an intensified multi-storey form. The plan shall provide detailed guidance regarding the pattern, nature and phasing of development to address, among other things, the following:
- An appropriate mix of uses;
 - Distribution of height and density targets identified in each designation;
 - Protection and enhancement of natural heritage and hydrologic features;
 - The proposed layout of streets, lanes and development blocks, including provision for required public streets;
 - The proposed system of movement on streets including pedestrian, cycling and transit routes and transit;
 - The locations of required parks and open space and other community infrastructure;
 - The location of publicly accessible walkways and vehicular access driveways, including mid-block connectors and potential surface parking areas;
 - Transition between areas of different intensities and uses; and
 - Relationships between buildings, streets and open spaces.
- g) Development proposals to add or reduce the gross floor area approved within the 'first phase' of development, other than by a minor amount, shall be subject to the height and density policies in Section 6.3.9.

- 1.5 Schedule CC – Development Blocks and Appendix 3 – Development Blocks – Cornell Centre and Cornell North Centre are revised by changing the underlying land use designations for the subject lands in accordance with Figure 29-1-10, attached hereto.

2.0 IMPLEMENTATION AND INTERPRETATION

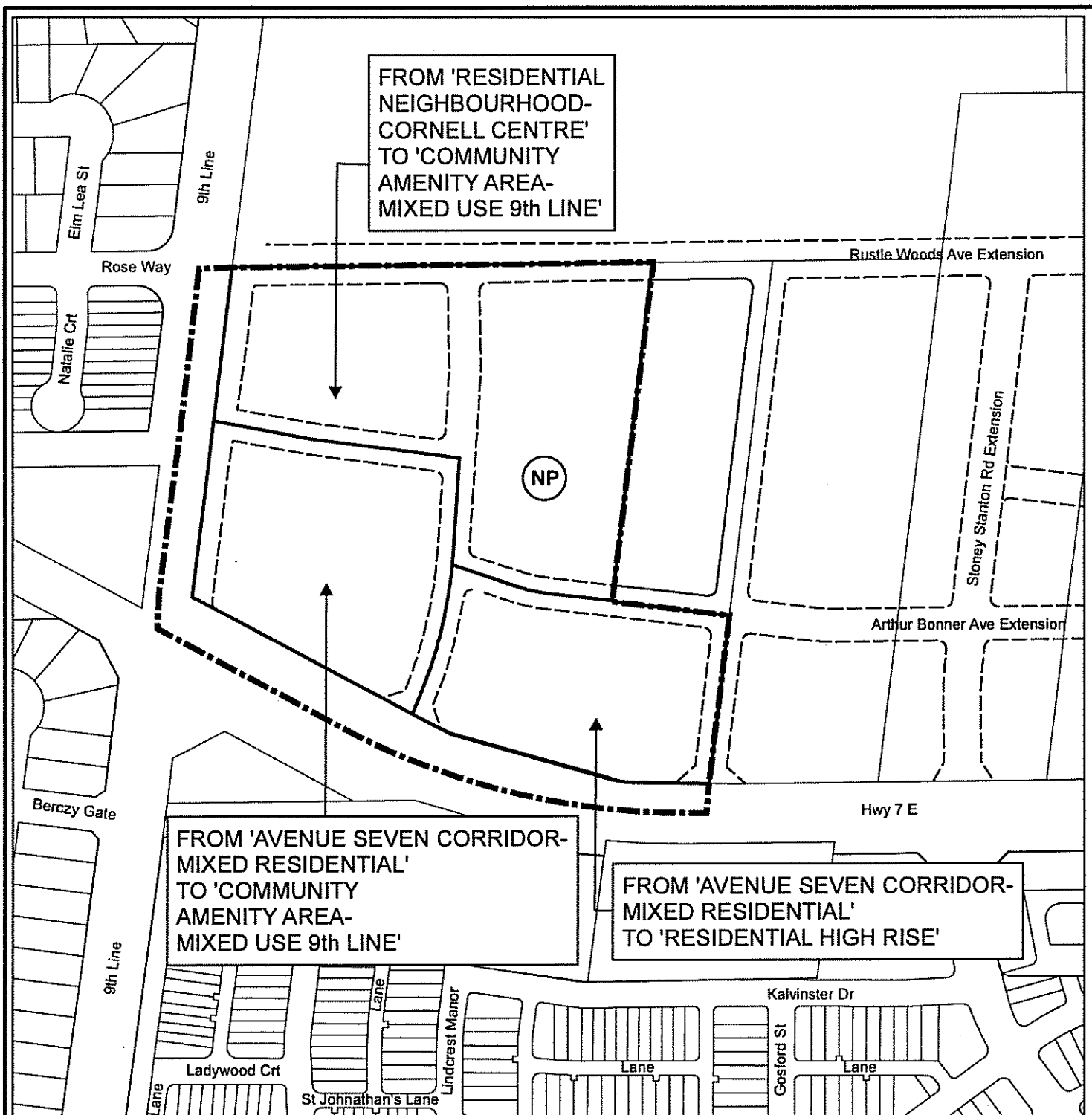
The provisions of the Official Plan, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

This Amendment shall be implemented through an amendment to the Zoning By-law and Site Plan Control in conformity with the provisions of this Amendment, and the applicable provisions of the Cornell Secondary Plan (PD 29-1), as amended.

Amendment to the Official Plan (Revised 1987), as amended, is exempt from approval by the Region of York. The Region remains the approval authority for removal of the lands from the Deferral #2 area. Following adoption of the Amendment, 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.

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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 7.13 (c) of Part II of the Official Plan (Revised, 1987), as amended, shall not apply.



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

- BOUNDARY OF AREA COVERED BY THIS AMENDMENT
 BOUNDARY OF AREA OF DESIGNATION
NP NEIGHBOURHOOD PARK

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DEVELOPMENT SERVICES COMMISSION

SCHEDULE "C" TO OPA No. 250

PD 29-1-10

Drawn By: CPW
Checked By: SC

SCALE: NTS
DATE: 25/10/2017

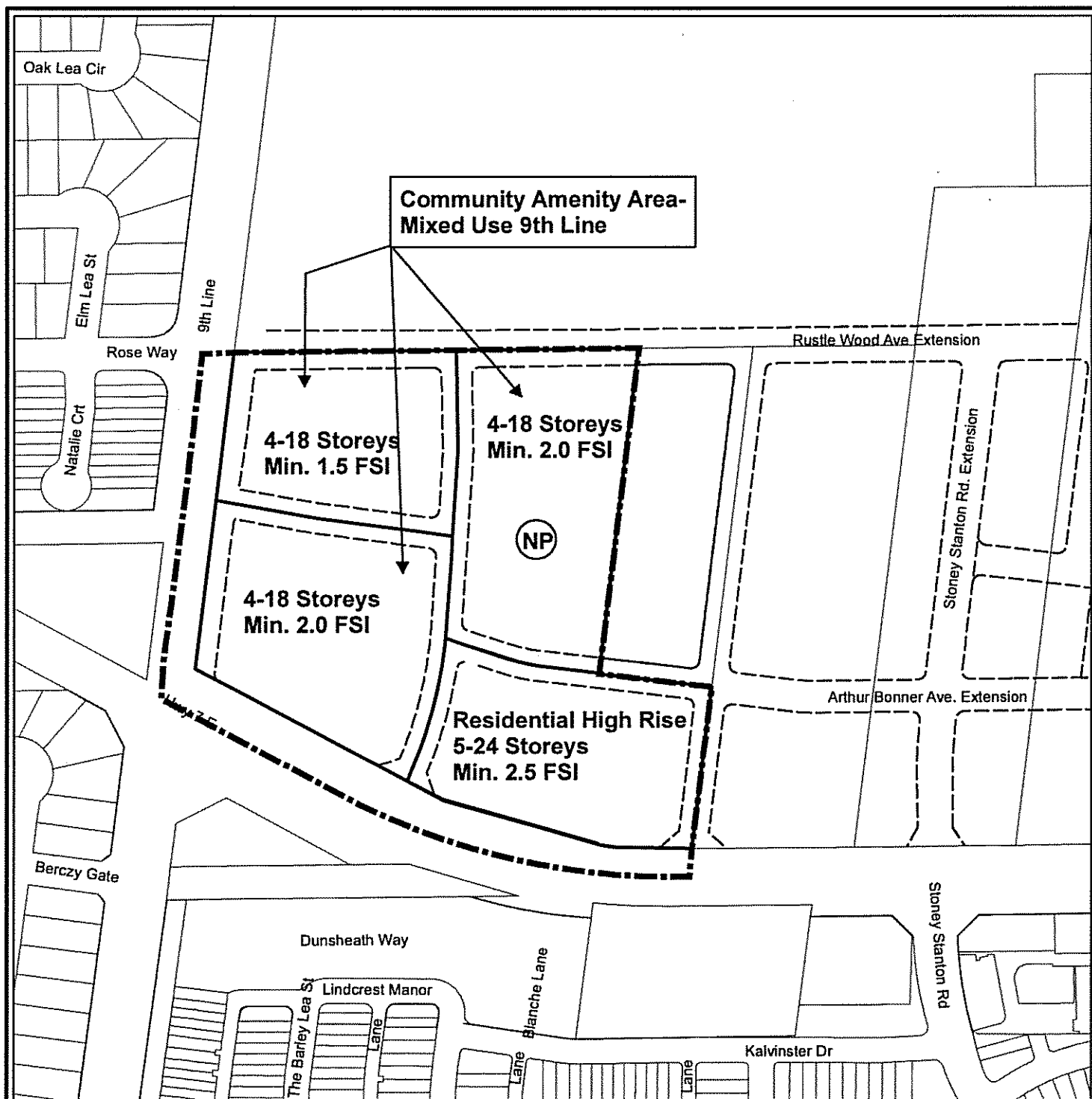






FIGURE No. 29-1-10
to the Cornell Secondary Plan (PD-29-1)

-  Boundary of area covered by this Amendment and subject to the policies in section 6.2.6, 6.3.9 and 6.3.10
-  Land use designations: Community Amenity Area - Mixed Use 9th Line, Residential High Rise
-  Neighbourhood Park
-  Minimum

Q:\Geomatics\New Operation\Official Plan\Site Specific OPA\FIGURE 29_1_10\FIGURE 29_1_10.mxd



MARKHAM DEVELOPMENT SERVICES COMMISSION

SCHEDULE "D" TO OPA No. 250

Drawn By: CPW
Checked By: SC

SCALE: NTS
DATE: 25/10/2017