

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. 12

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

(1659139 Ontario Inc. (HBNG Holborn Group))


(June 27, 2017)

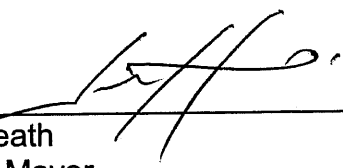
CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. 12

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. 2017-78 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 27th day of June, 2017.



Kimberley Kitteringham
City Clerk

Jack Heath
Deputy Mayor



By-law 2017-78

Being a by-law to adopt Amendment No. 12
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. 12 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 27, 2017.



Kimberley Kitteringham
City Clerk

Jack Heath
Deputy Mayor

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PART I – INTRODUCTION

(This is not an operative part of Official Plan Amendment 12)

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”, “B” and “C” attached thereto, constitutes Official Plan Amendment No. 12. Part II is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment applies to lands comprising approximately 5.65 hectares (13.97 acres), located north of Elgin Mills Road, west of Woodbine Avenue, legally described as Blocks 299, 300 and 301 on Plan 65M-4026, City of Markham, Regional Municipality of York. Lord Melbourne Street (a public road) which is currently closed to traffic, bisects the lands.

3.0 PURPOSE

The purpose of this Official Plan Amendment is to re-designate approximately 5.65 hectares of the subject lands from ‘Business Park Employment’ and ‘Service Employment’ to ‘Residential Low Rise’ to facilitate a residential development comprised of street townhouse and lane based townhouse dwellings. A small linear portion of the subject lands (vegetation protection zone) adjacent to a woodlot is to be re-designated from ‘Business Park Employment’ to ‘Greenway’.

The ‘Deferral Area’ overlay and reference to Section 9.5.14 on the maps are also being removed from all of the subject lands.

Section 9.5.14 will also be amended to replace a site-specific policy applicable to the subject lands.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

This application is one of a number of employment land conversion applications considered by Council in 2013 prior to the adoption 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 a 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.

With respect to the lands subject to this amendment, Council has determined that residential uses are appropriate on the subject lands. The zoning by-law amendment for the lands will include enhanced provisions for home occupations. The lands are not required for a VIVA terminal. The lands are in proximity to existing transit services. The public amenities and benefits expected from the proposed development include, but are not limited to, public art, and parkland dedication.

PART II – THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment 12)

PART II – THE OFFICIAL PLAN AMENDMENT

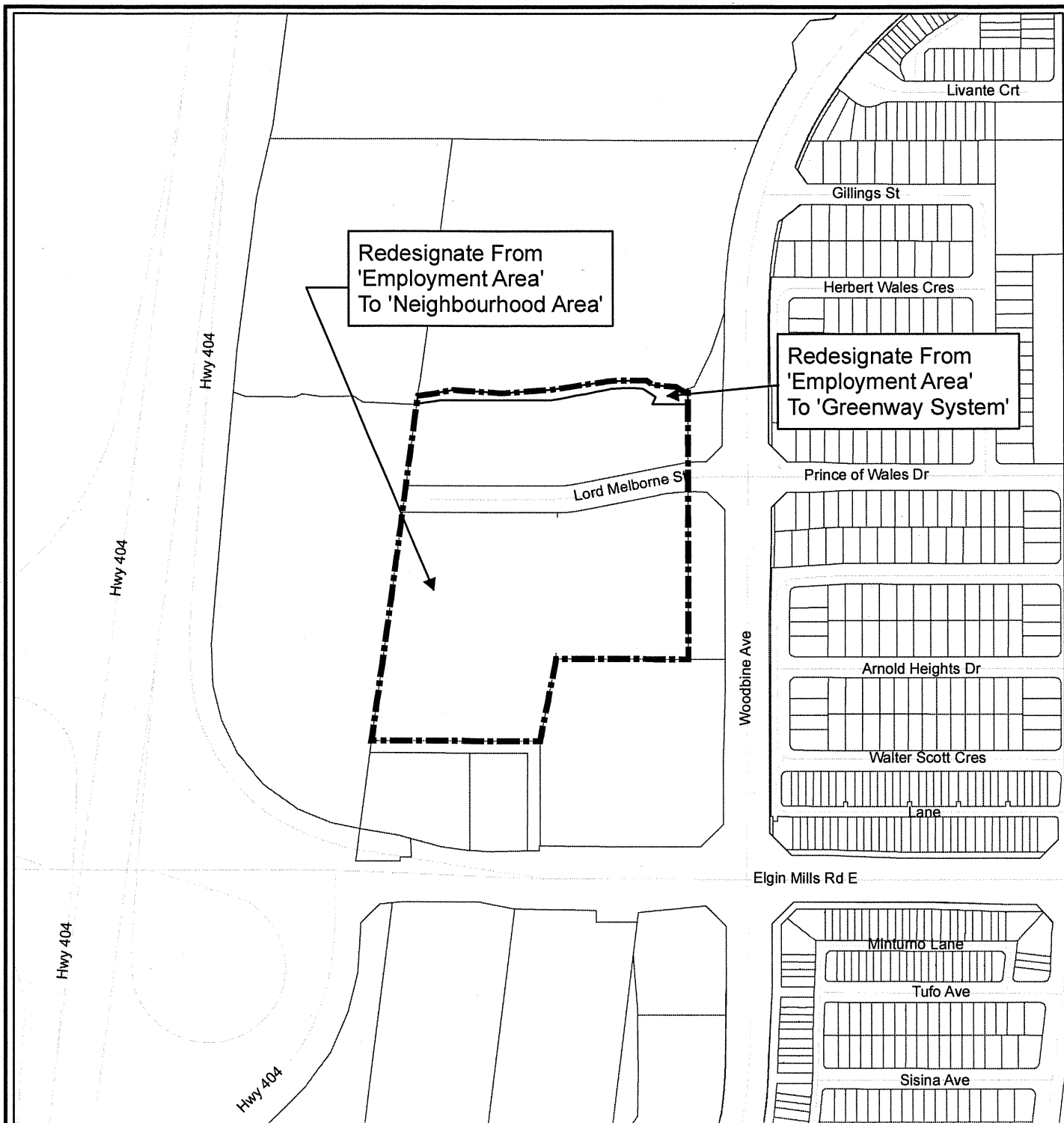
1.0 THE OFFICIAL PLAN AMENDMENT

- 1.1** Map 1 – Markham Structure of the Official Plan (2014), as amended, is hereby amended by redesignating the subject lands as shown on Schedule “A” attached hereto.
- 1.2** Map 3 – Land Use of the Official Plan (2014), as amended, is hereby amended by removing the Deferral Area overlay and reference to Section 9.5.14 references and by redesignating the subject lands as shown on Schedule “B” attached hereto.
- 1.3** The Greenway System boundary is hereby amended as shown on Schedule “C”, for all maps and schedules of the Official Plan (2014) where the Greenway boundary is shown; and, the lands added to the Greenway System, shown on Schedule “C”, shall be added as:
- Natural Heritage Network on Map 4,
 - Woodlands on Map 5, and,
 - Other Greenway System Lands including certain naturalized stormwater management facilities on Map 6.
- 1.4** Section 9.5.14 of the Official Plan (2014) is hereby deleted.
- 1.5** Figure 9.5.1 in Section 9.5.1 is hereby amended by removing the reference to Site Specific Policy 9.5.14.

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 Draft Plan of Subdivision approval in conformity with the provisions of this Amendment.



AMENDMENT TO MAP 1 - MARKHAM STRUCTURE CITY OF MARKHAM OFFICIAL PLAN 2014, as amended

 BOUNDARY OF AREA COVERED BY THIS AMENDMENT

Q:\Geomatics\New Operation\2017 Agenda\OPIOP13116651_ZA15116651\AMENDMENTS\MAP 1\MAP 1.mxd

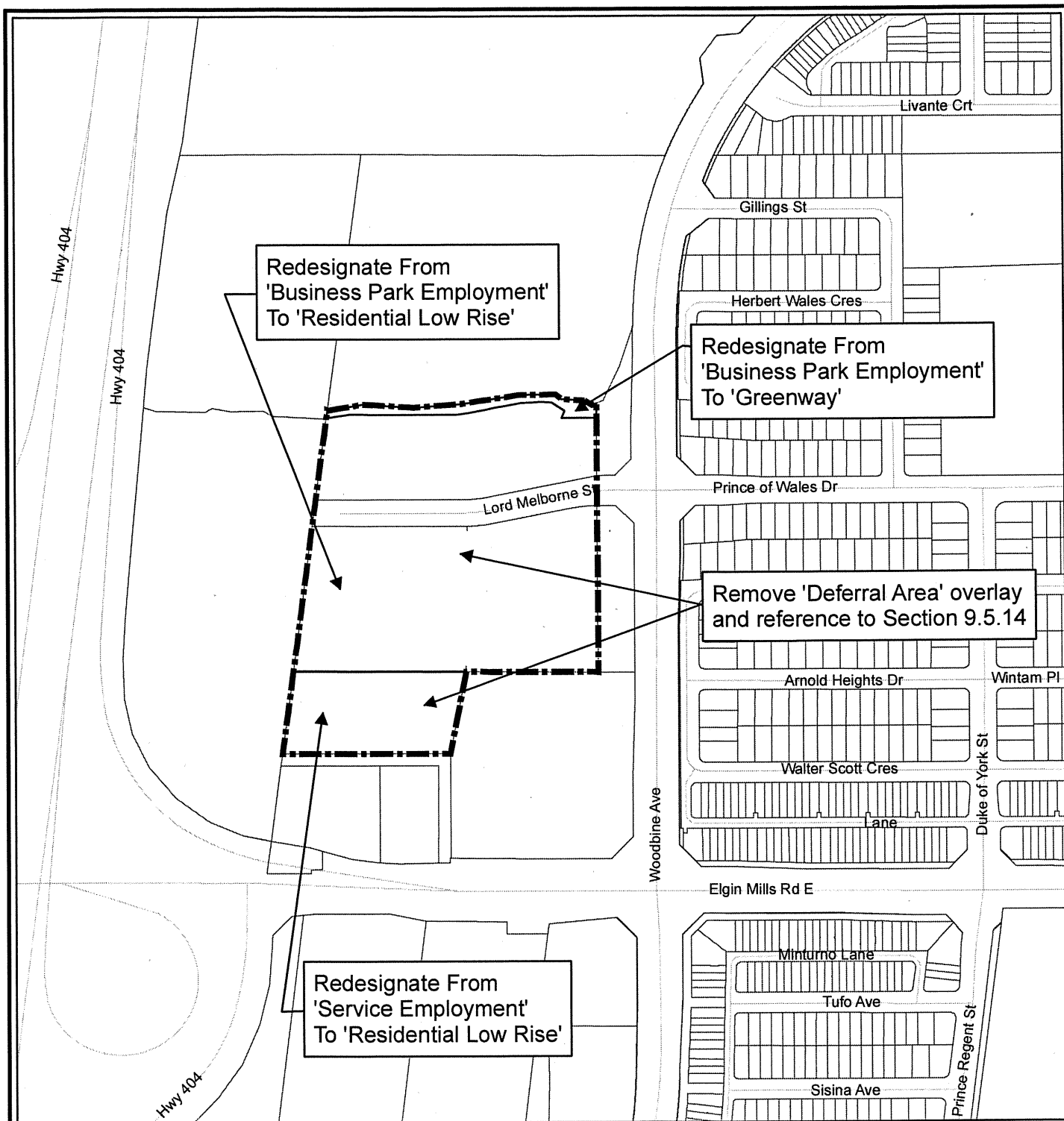


DEVELOPMENT SERVICES COMMISSION

SCHEDULE "A" TO OPA No. 12

Drawn By: CPW
Checked By: GS

SCALE: NTS
DATE: 19/06/2017



AMENDMENT TO MAP 3 - LAND USE **CITY OF MARKHAM OFFICIAL PLAN 2014, as amended**

 **BOUNDARY OF AREA COVERED BY THIS AMENDMENT**

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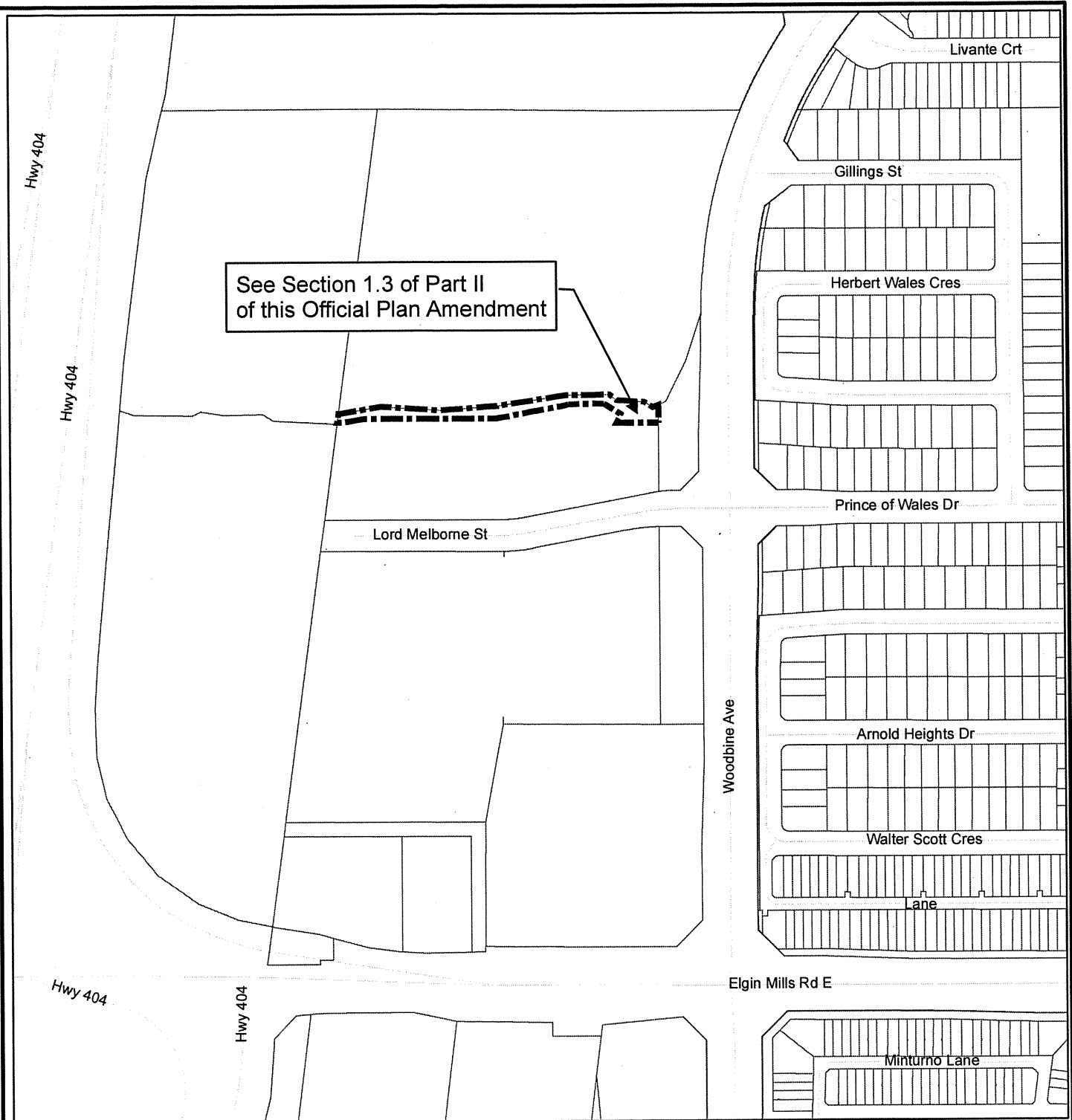


DEVELOPMENT SERVICES COMMISSION

SCHEDULE "B" TO OPA No. 12

Drawn By: CPW
 Checked By: GS

SCALE: NTS
 DATE: 19/06/2017



AMENDMENT TO ALL MAPS THAT SHOW THE GREENWAY SYSTEM CITY OF MARKHAM OFFICIAL PLAN 2014, as amended

 BOUNDARY OF AREA COVERED BY THIS AMENDMENT

Q:\Geomatics\New Operation\2017 Agenda\OPOP13116651_ZA15116651\AMENDMENTS\MAP 4\MAP 4.mxd



DEVELOPMENT SERVICES COMMISSION

SCHEDULE "C" TO OPA No. 12

Drawn By: CPW
Checked By: GS

SCALE: NTS
DATE: 19/06/2017