

OFFICIAL PLAN
of the
MARKHAM PLANNING AREA
AMENDMENT NO. 249

To amend the Official Plan (Revised 1987), as amended, and to incorporate Amendment No.6 to the Leitchcroft Secondary Plan (PD 38-1) for the Leitchcroft Planning District (Planning District No.38).

Times Group Corporation
(Blocks 45, and Part of Block 49, Plan 65M-3226)

June 2017

OFFICIAL PLAN
of the
MARKHAM PLANNING AREA
AMENDMENT NO. 249

To amend the Official Plan (Revised 1987), as amended, and to incorporate Amendment No. 6 to the Leitchcroft Secondary Plan (PD 38-1) for the Leitchcroft Planning District (Planning District No.38).

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2017-80 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 2017-80

Being a by-law to adopt Amendment No. 249
to the Markham Official Plan (Revised 1987), as amended

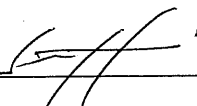
THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM,
IN ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT,
R.S.O., 1990 HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. 249 to the 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 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 No. 249)

PART I – INTRODUCTION

1.0 GENERAL

- 1.1** PART I – INTRODUCTION, is included for information purposes and is not an operative part of the Official Plan Amendment.
- 1.2** PART II – THE OFFICIAL PLAN AMENDMENT, including Schedules “A” and “B” attached thereto, constitutes Official Plan Amendment No. 249 to the Official Plan (Revised 1987), as amended and is required to enact Amendment No.6 to the Leitchcroft Secondary Plan (PD 38-1) for the Leitchcroft Planning District (Planning District No.38). 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. 6 to the Leitchcroft Secondary Plan (PD 38-1) for the Leitchcroft Planning District (Planning District No.38). This Secondary Plan Amendment may be identified by the symbol PD 38-1-6. Part III is an operative part of this Official Plan Amendment.

2.0 LOCATION

The Amendment to the Official Plan and to the Leitchcroft Secondary Plan (PD38-1) applies to the Times Group Corporation landholdings located on the south side of Highway 7, between South Park Road and Saddle Creek Drive. The land is approximately 7ha. (17 acres) and is comprised of Block 45 and Part of Block 49, Plan 65M – 3226.

3.0 PURPOSE

The subject lands are currently designated “INDUSTRIAL (Business Park Area)” in the Markham Official Plan (Revised 1987), as amended. The lands are additionally within the designated area of the Leitchcroft Secondary Plan PD 38-1 and are designated “Business Park Area”.

The purpose of this Official Plan Amendment and Secondary Plan Amendment is to redesignate the lands to “COMMERCIAL (Community Amenity Area)” in the Official Plan and to amend the Leitchcroft Secondary Plan PD 38-1 to redesignate the lands to “Community Amenity Area - Residential” to allow a residential development consisting of apartment buildings and townhouses, with provision of a public park and future school block.

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. Some jobs will be provided by school, library and community service uses. Some office jobs will also be provided on adjacent lands under the same ownership. The lands are not required for a VIVA terminal. The lands are in proximity to existing rapid transit services. The public amenities and benefits expected from the proposed development include, but are not limited to, public art, public library, elementary school with shared floor area for municipal community and library services and parkland. No housing specifically for seniors is being provided.

PART II – THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 249)

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 249 to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes.
- 1.2** Section 1.1.3c) of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 249 to the list of amendments listed in the second sentence of the bullet item dealing with the Leitchcroft Secondary Plan (PD-38-1), for the Leitchcroft 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 9.2.22 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 249 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’ of the Official Plan (Revised 1987) is hereby amended by redesignating certain lands from the “INDUSTRIAL” designation and replacing it with the “COMMERCIAL” designation, as shown in Schedule “A”, attached hereto.
- 1.5** Schedule ‘H’ of the Markham Official Plan (Revised 1987) is hereby amended by redesignating certain lands from “Business Park Area” to “Community Amenity Area”, as shown in Schedule “B”, attached hereto.
- 1.6** No additional changes to the text of the Official Plan (Revised, 1987), as amended, are being made by this Amendment. This Amendment is also being made to incorporate changes to the text and Schedule ‘AA’ of the Leitchcroft Secondary Plan (PD 38-1) for the Leitchcroft Planning District (Planning District No.38). These changes are outlined in Part III, which comprises Amendment No. 6 to the Leitchcroft Secondary Plan (PD 38-1).

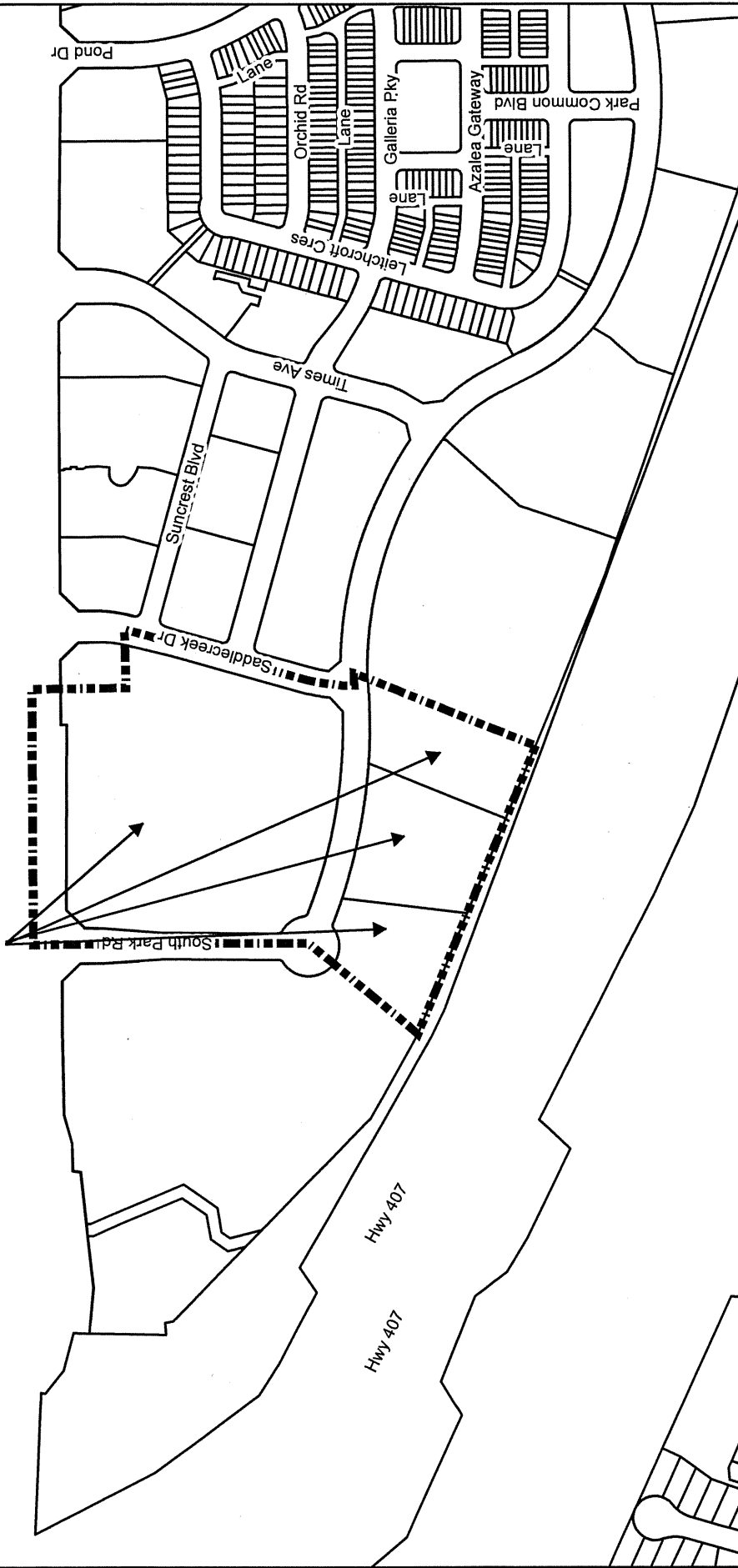
2.0 INTERPRETATION

The provisions of the Official Plan (Revised 1987), 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.

FROM "INDUSTRIAL"
TO "COMMERCIAL"

Hwy 7 E



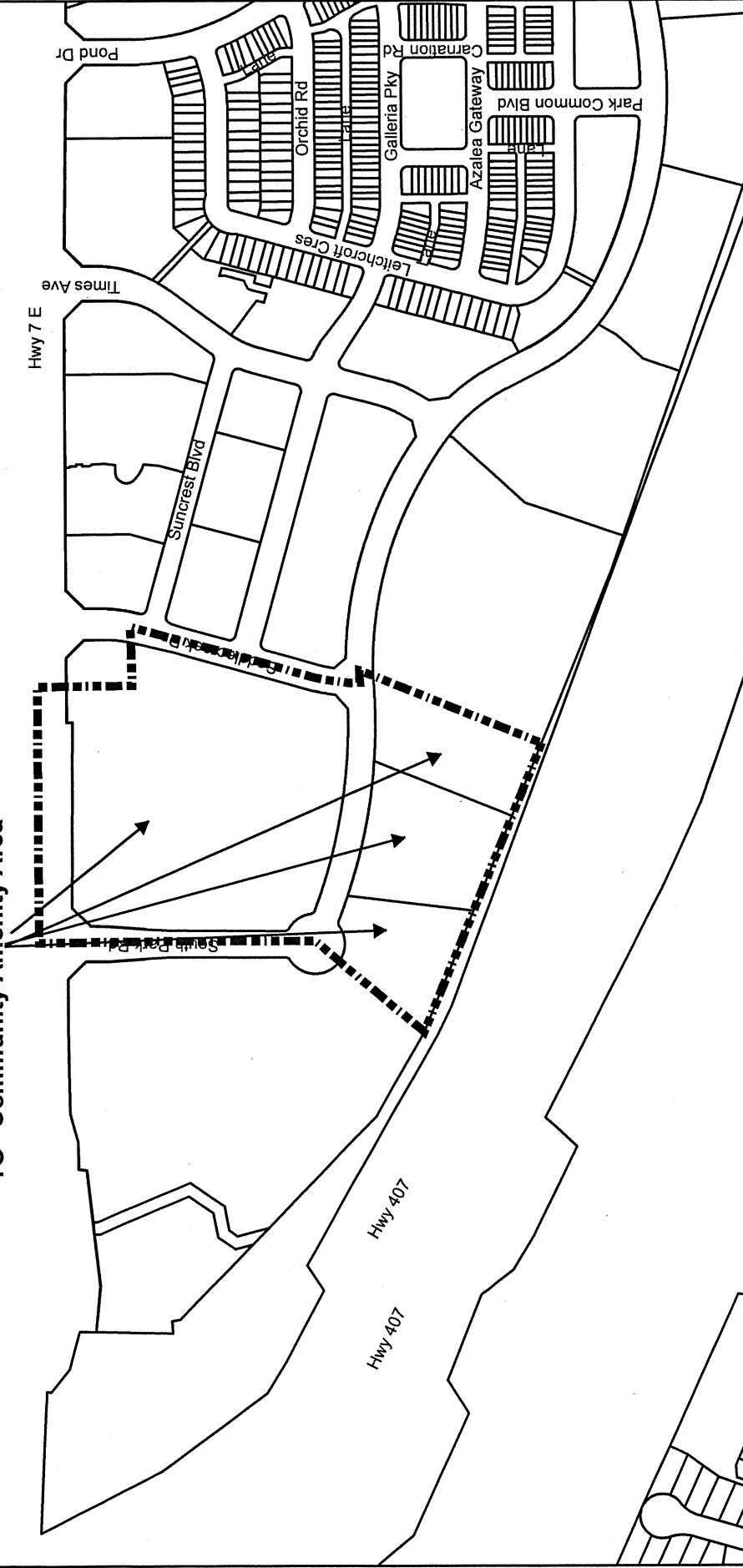
AMENDMENT TO SCHEDULE 'A' - LAND USE CITY OF MARKHAM OFFICIAL PLAN (REVISED 1987), as amended

BOUNDARY OF AREA COVERED BY THIS AMENDMENT



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FROM "Business Park Area"
TO "Community Amenity Area"



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

BOUNDARY OF AREA COVERED BY THIS AMENDMENT

PART III – THE SECONDARY PLAN AMENDMENT (PD 38-1-6)

(This is an operative part of Official Plan Amendment No. 249)

PART III - THE SECONDARY PLAN AMENDMENT (PD 38-1-6)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No.6 to the Leitchcroft Secondary Plan PD 38-1)

- 1.1** Section 5.3.2.3a) is hereby amended by adding the following sentence “A public elementary school shall be a permitted use and shall be required to the satisfaction of the York Region District School Board and the City of Markham”.
- 1.2** Schedule ‘AA’ – LAND USE PLAN is hereby amended by redesignating certain lands from “Business Park Area” to “Community Amenity Area - Residential”, as shown in Schedule “C”, attached hereto.

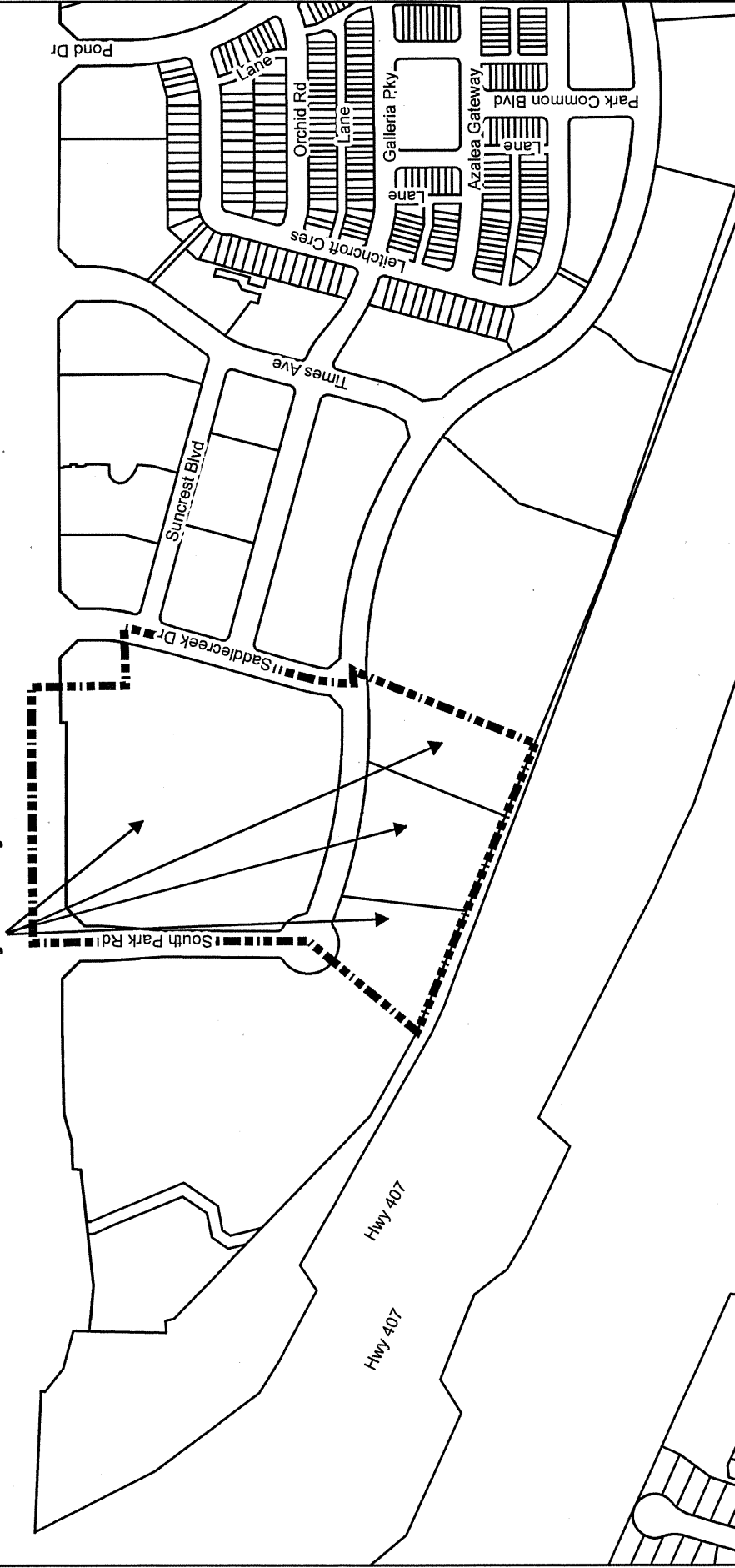
2.0 INTERPRETATION

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 Secondary Plan Amendment shall be implemented by an amendment to the Zoning By-law and site plan approval, in conformity with the provisions of this Amendment.

FROM "Business Park Area"
TO "Community Amenity Area - Residential"

Hwy 7 E



AMENDMENT TO SCHEDULE 'AA' - DETAILED LAND USE OF THE LEITCHCROFT SECONDARY PLAN (PD 38-1) FOR THE LEITCHCROFT PLANNING DISTRICT (PLANNING DISTRICT No.38)

 BOUNDARY OF AREA COVERED BY THIS AMENDMENT

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