

**OFFICIAL PLAN**  
**of the**  
**CITY OF MARKHAM PLANNING AREA**  
**AMENDMENT NO. 247**

To amend the Official Plan (Revised 1987), as amended, and to incorporate  
Amendment No. 9 to the Cornell Secondary Plan (PD 29-1), as amended, for the Cornell Planning  
District (Planning District No. 29).


**(C.P. Capital Investment Group Inc.)**

(March, 2017)

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To amend the Official Plan (Revised 1987), as amended, and to incorporate Amendment No. 9 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. 2017-15 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on March 21, 2017.

  
\_\_\_\_\_  
Kimberley Kittingham  
City Clerk  
\_\_\_\_\_  
Frank Scarpitti  
Mayor



## By-law 2017-15


Being a by-law to adopt Amendment No. 247 to the City of Markham Official Plan  
(Revised 1987), as amended

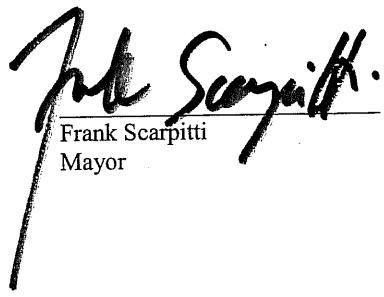
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THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM, IN  
ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT, R.S.O., 1990  
HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. 247 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 March 21, 2017.

  
\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk

  
\_\_\_\_\_  
Frank Scarpitti  
Mayor

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**PART I - INTRODUCTION**  
(This is not an operative part of Official Plan Amendment No. 247)

## **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. 247 to the Official Plan (Revised 1987), as amended, and is required to enact Amendment No. 9 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. 9 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 29-1-9. 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 between 9<sup>th</sup> Line and Bur Oak Avenue as shown on Schedule “A”. The lands have an approximate area of 3.03 hectares.

### **3.0 PURPOSE**

The purpose of this Amendment is to permit residential and mixed use developments 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.

### **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 areas 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 the 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.

**PART II - THE OFFICIAL PLAN AMENDMENT**  
(This is an operative part of Official Plan Amendment No. 247)

## **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 247 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 247 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 247 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. 9 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.

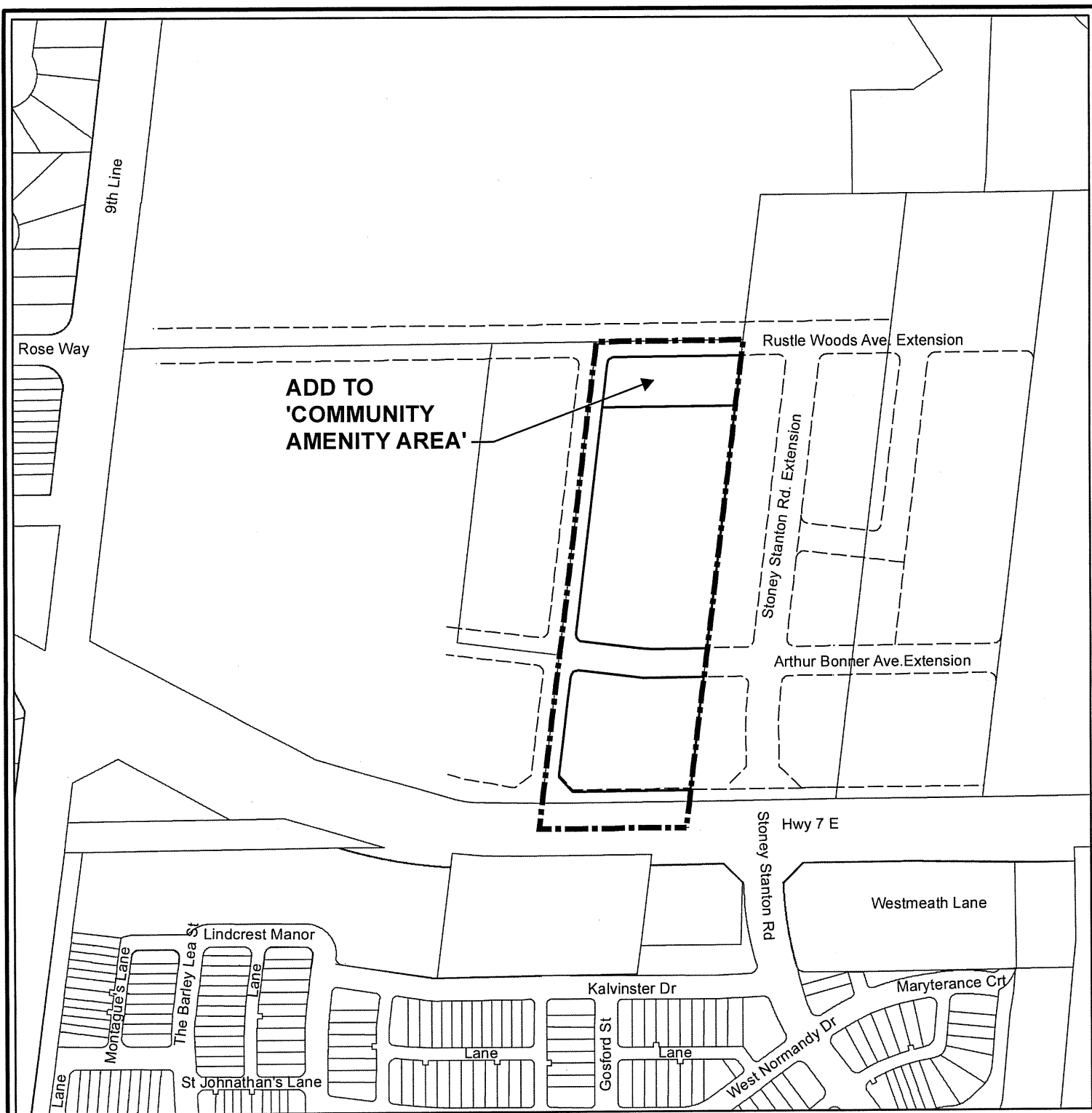


This Amendment to the Official Plan (Revised 1987), as amended, is exempt from approval by the Region of York. The Region remains the approval authority for removal of the lands from the Deferral #2 area. Following adoption of the Amendment, notice of Council's decision will be given in accordance with 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.



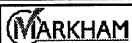
 BOUNDARY OF AREA COVERED BY THIS AMENDMENT  
 BOUNDARY OF AREA OF RESEIGNATION



**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 RESESIGNATION

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DEVELOPMENT SERVICES COMMISSION

SCHEDULE "B" TO OPA No. 247

PD 29-1-9

Drawn By: CPW  
Checked By: SC

SCALE: NTS  
DATE: 08/03/2017

**PART III - THE SECONDARY PLAN AMENDMENT (PD 29-1-9)**  
(This is an operative part of Official Plan Amendment No. 247)

### **PART III - THE SECONDARY PLAN AMENDMENT (PD 29-1-9)**

#### **1.0 THE SECONDARY PLAN AMENDMENT** (Amendment No. 9 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:
  - 'Residential High Rise'
  - 'Community Amenity Area - Mixed Use Rustle Woods Avenue'
- 1.3 Section 6.2 Urban Residential Designations is hereby amended by adding the following sections, and inserting a new Figure 29-1-9 as shown in Schedule "D" attached hereto:

##### **"6.2.6 Residential High Rise**

The 'Residential High Rise' designation applies to lands on the north side of Highway 7 between Bur Oak Avenue and 9<sup>th</sup> Line as shown on Figure 29-1-9. The designation is intended to accommodate high density residential and mixed-use development supporting the retail and employment uses and planned regional transit service along Highway 7.

##### **6.2.6.1 Uses**

Lands within this designation may be zoned to permit dwelling units, including home occupations and shared housing. The following additional may be permitted on the ground floor and second floor of an apartment building:

- a) commercial fitness centre;
- b) commercial school;
- c) day care centre;
- d) financial institution;
- e) office;
- f) private school;
- g) place of worship;
- h) retail;
- i) service uses, with the exception of motor vehicle service stations and commercial storage facilities; and
- j) trade school.

##### **6.2.6.2 Building Types**

The following building types are provided for:

- a) stacked townhouses, except within the development block north of Highway 7 and south of the future extension of Arthur Bonner Avenue; and
- b) apartment buildings

#### **6.2.6.3 Heights and Densities**

- a) Minimum and maximum heights in each development block within the designation shall be as shown in Figure 29-1-9, subject to the following:
  - Where stacked townhouses are permitted, they shall be deemed to meet a minimum four (4) storey requirement provided habitable space is located below grade.
- b) Notwithstanding Section 6.1 e) ii), the area of internal local public roads shall not be included in the calculation of Floor Space Index.

#### **6.2.6.4 Development Criteria**

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

- a) Prior to development proceeding within any block, a comprehensive block plan shall be submitted to the satisfaction of the city in accordance with Section 11.10 of this Plan.
- b) Buildings should generally be placed on a site to have a continuous street frontage with a consistent setback in order to provide for continuity in built form along a public street.
- c) Development shall address and animate public street frontages, particularly the Highway 7 frontage, including the provision of primary entrances and facades on these streets.
- d) Building placement and articulation of the building facade will be provided in accordance with the urban design policies of this Plan, and as further articulated in the Community Design Plan/Precinct Plan.
- e) Where high rise buildings are provided in a podium and tower form, the floor plate of the tower portion of buildings above eight (8) storeys shall generally not exceed 800 square metres.
- f) Buildings fronting Highway 7 should be designed to accommodate non-residential uses on the ground floor.
- g) Convenience retail and personal service uses on the ground floor of buildings shall not exceed 500 square metres of gross floor area per premise.
- h) Where buildings fronting Highway 7 are located at intersections, ground floor uses shall wrap around the edge of intersecting streets.
- i) Pedestrian connections will be provided to adjacent neighbourhoods and to the regional transit terminal.

- j) Structured parking and/or underground parking shall be encouraged in place of surface parking.
- k) Surface parking shall not be permitted adjacent to public streets, and access shall be restricted to interior streets or lanes.
- l) Loading and parking facilities shall be screened from public view and buffered so as to reduce impacts on adjacent residential uses.

1.6 Section 6.3 Commercial Designations is hereby amended by adding the following sections:

**“6.3.7 Community Amenity Area - Mixed Use Rustle Woods Avenue**

The ‘Community Amenity Area -Mixed Use Rustle Woods Avenue’ designation applies to lands on the south side of the proposed Rustle Woods Avenue extension between Bur Oak Avenue and 9<sup>th</sup> Line, as shown on Figure 29-1-9.

This designation provides for a concentration of office and high density residential uses in proximity to the community facilities and health care campus. It is intended that development fronting Rustle Woods Avenue be consistent with a secondary main street providing an animated pedestrian-friendly connection between the primary Bur Oak Avenue main street and the regional transit terminal.

**6.3.7.1 Uses**

Subject to Section 6.3.7.4 Development Criteria, lands within this designation may be zoned to permit the following in mixed use multi-storey buildings:

- a) banquet hall, within a hotel or trade and convention centre;
- b) commercial fitness centre;
- c) commercial school;
- d) community college or university;
- e) day care centre, subject to the provisions of Section 6.7.6;
- f) dwelling unit, including a home occupation;
- g) financial institution;
- h) hotel;
- i) office;
- j) place of entertainment;
- k) place of worship,
- l) private club;
- m) private school;
- n) restaurant;
- o) retail;
- p) service uses, with the exception of motor vehicle service stations and commercial storage facilities;
- q) shared housing; and
- r) trade school.

#### **6.3.7.2 Building Types**

The following building types are provided for:

- a) multi-storey non-residential or mixed use building

#### **6.3.7.3 Heights and Densities**

- a) Minimum and maximum heights in each development block within the designation shall be as shown in Figure 29-1-9, subject to the following
- b) Notwithstanding Section 6.1 e) ii), the area of internal local public roads shall not be included in the calculation of Floor Space Index.

#### **6.3.7.4 Development Criteria**

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

- a) Prior to development proceeding within any block, a comprehensive block plan shall be submitted to the satisfaction of the city in accordance with Section 11.10 of this Plan.
- b) Dwelling units shall not be located on the ground floor of a mixed use building.
- c) Where the ground floor of a multi-story building is required to accommodate non-residential uses, the following policies apply:
  - Any residential uses or accessory residential uses on the ground floor or mixed use buildings shall generally not exceed 25%, and in no case shall exceed 45% of the ground floor gross floor area.
  - The ground floor shall achieve a minimum height of 4.5 metres, or as further defined in the Community Design Plan/Precinct Plan.
- d) Notwithstanding Section 6.7.5, a place of worship may be located on the first and second storey of a mixed use building;
- e) Buildings should generally be placed on a site to have a continuous street frontage with a consistent setback in order to provide for continuity in built form along a public street.
- f) Development shall address and animate the Rustle Woods Avenue frontage, including the provision of primary building entrances and facades on this street.
- g) Building placement and articulation of the building facade will be provided in accordance with the urban design policies of this Plan, and as further articulated in the Community Design Plan/Precinct Plan.
- h) Where residential high rise buildings are provided in a podium and tower form, the floor plate of the tower portion of buildings above eight (8) storeys shall generally not exceed 800 square metres.



- i) Where buildings fronting Rustle Woods Avenue are located at intersections, ground floor uses shall wrap around the edge of intersecting streets.
- j) Pedestrian connections will be provided to adjacent neighbourhoods and to the regional transit terminal.
- k) Structured parking and/or underground parking shall be encouraged in place of surface parking.
- l) Surface parking shall not be permitted adjacent to Rustle Woods Avenue, and vehicular access to buildings shall be restricted to interior streets or lanes.
- m) Loading and parking facilities shall be screened from public view and buffered so as to reduce impacts on adjacent residential uses.”

## 2.0 IMPLEMENTATION AND INTERPRETATION

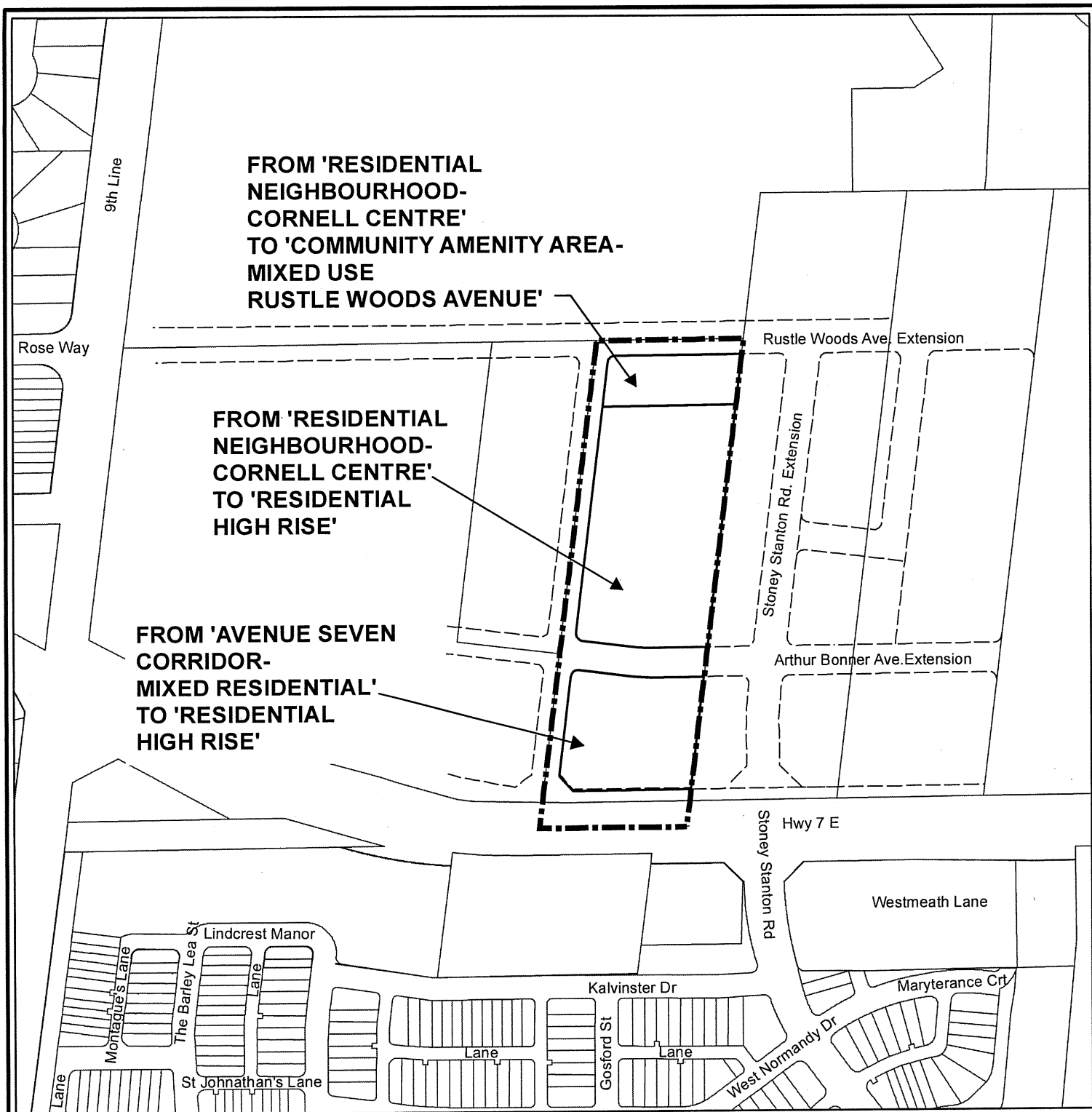
The provisions of the Official Plan, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

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.

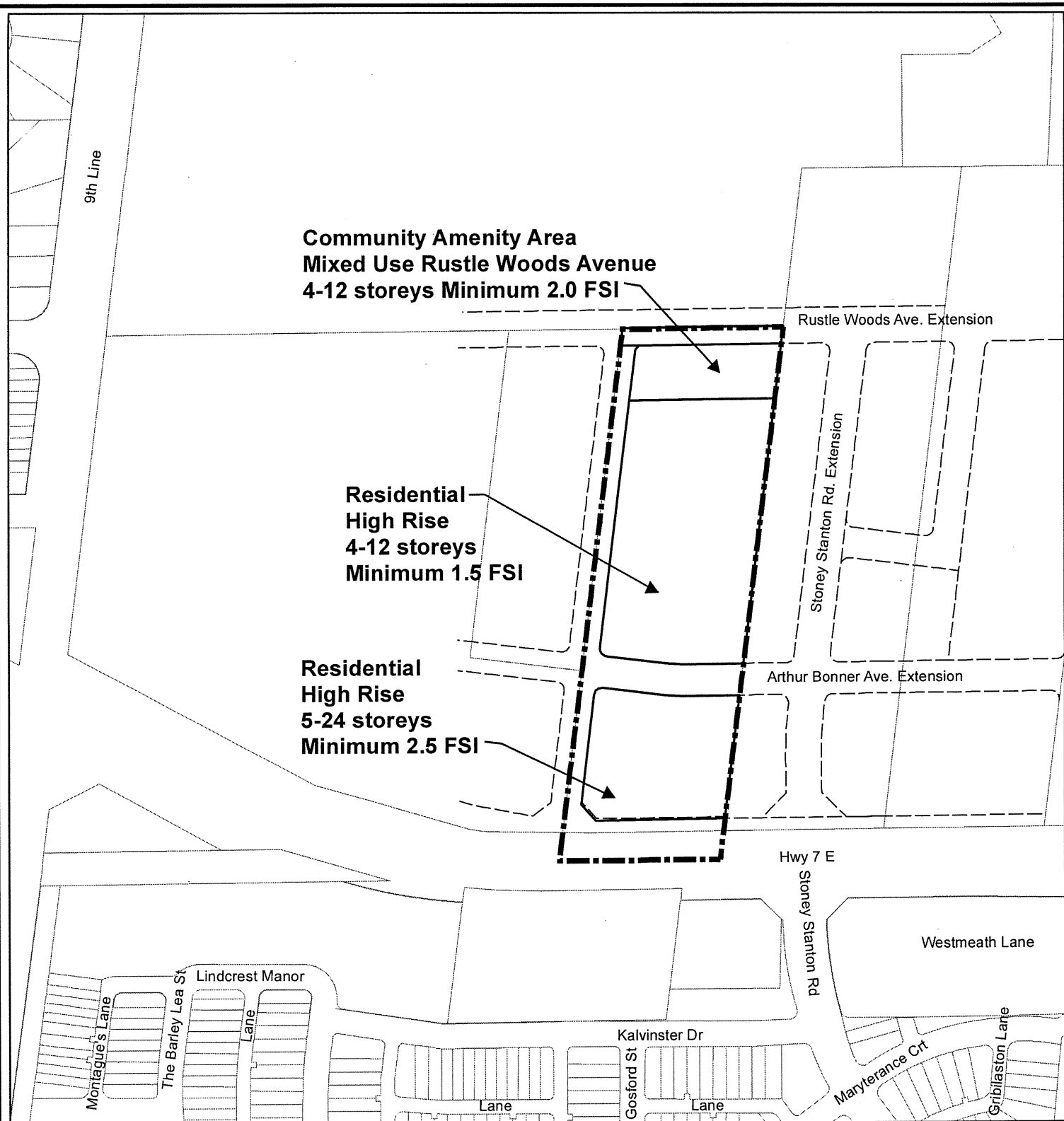
Prior to Council’s decision becoming final, this Amendment may be modified to incorporate technical amendments to the text and schedule(s). Technical amendments are those minor changes that do not affect the policy or intent of the Amendment. For such technical amendments, the notice provisions of Section 7.13 (c) of Part II of the Official Plan (Revised, 1987), as amended, shall not apply.

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 RESESIGNATION**



**FIGURE No. 29-1-9**  
**to the Cornell Secondary Plan (PD - 29-1)**

**--- Boundary of area covered by this Amendment**  
**and subject to the policies in sections 6.3.8, 6.3.9 and 6.3.10**

**Land use designations: Community Amenity Area - Mixed Use Rustle Woods Avenue;**  
**Residential High Rise**