

OFFICIAL PLAN
of the
CITY OF MARKHAM PLANNING AREA
AMENDMENT NO. 245

To amend the Official Plan (Revised 1987), as amended, and to incorporate Amendment No. 6 to the Cornell Secondary Plan (PD 29-1), as amended, for the Cornell Planning District (Planning District No. 29).

(Auriga Developments Inc.)

(December, 2016)

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This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2016-143 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on December 13, 2016.



Kim Kitteringham
City Clerk

Frank Scarpitti
Mayor



By-law 2016-143

Being a by-law to adopt Amendment No. 245 to the City of Markham Official Plan
(Revised 1987), as amended

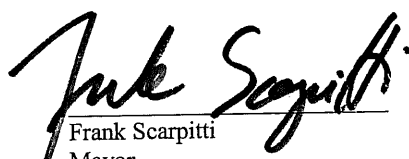
THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM, IN
ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT, R.S.O.,
1990 HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. 245 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 December 13, 2016.



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. 245)

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 constitutes Official Plan Amendment No. 245 to the Official Plan (Revised 1987), as amended, and is required to enact Amendment No. 6 to the Cornell Secondary Plan (PD29-1), 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 constitutes Amendment No. 6 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 29-1-6. Part III is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment to the Official Plan (Revised 1987), as amended, and to the Cornell Secondary Plan (PD 29-1), as amended, applies to approximately 3.1 hectares located on the north side of Highway 7, east of Cornell Rouge Boulevard and west of the Donald Cousens Parkway in the Cornell Planning District, as shown on Schedule "A" attached to Part III of this Official Plan Amendment. The subject lands also include a 0.157 ha parcel of land owned by the Region of York, adjacent to Donald Cousens Parkway.

3.0 PURPOSE

The purpose of this Official Plan Amendment is to permit townhouse dwellings on the subject lands. The amendment also relocates the Neighbourhood Park shown symbolically as 'NP' on the subject lands on Schedules 'AA', 'BB' 'CC' and Appendix '3' to the Cornell Secondary Plan (PD 29-21), as amended, from the south to the north end of the subject lands.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The subject lands are designated 'Residential Neighbourhood – Cornell Centre' in the Cornell Secondary Plan (PD 29-1), as amended, which contemplates medium and high density residential development in the form of apartment buildings and stacked townhouses. The applicant is proposing townhouse dwellings on the subject lands. The

official plan amendment also requests a reduction to the minimum required building height from 4 storeys to 3 storeys, and to reduce the minimum required floor space index (FSI) from 1.5 FSI to 0.75 FSI.

The introduction of townhouse dwellings within the lands designated 'Residential Neighbourhood – Cornell Centre' is consistent with the emerging direction of the City-led comprehensive review of the secondary plan policies for Cornell Centre (September 2015). The amendments to the minimum height and FSI requirements for the subject lands are required to permit townhouses.

Any reduction in density resulting from the introduction of a townhouse housing form within the 'Residential Neighbourhood – Cornell Centre' portion of the subject lands through this amendment is anticipated to be made up in other locations within Cornell Centre where higher residential densities are being proposed. This redistribution of density is reflected in the City-initiated draft official plan amendment for Cornell Centre considered by Council in September, 2015.

The relocation of the Neighbourhood Park from the south to the north end of the subject lands was a result of achieving a desirable street, lane and block configuration for the townhouse development for the site. The relocated park site achieves appropriate street frontage on the south side of Rustle Woods Avenue for the park, and is more centrally located to better serve future residents on the subject lands and those within existing homes north of Rustle Woods Avenue. The size of the neighbourhood park exceeds the requirements of the Cornell Master Parks Agreement for the site, and the relocated park will provide the similar open space linkages throughout the Cornell community, as envisioned in the Cornell Secondary Plan (PD 29-1), as amended.

PART II - THE OFFICIAL PLAN AMENDMENT
(This is an operative part of Official Plan Amendment No. 245)

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 245 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 245 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 245 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** 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. 6 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 by an amendment to the Zoning By-law in conformity with the provisions of this Amendment.

This Amendment to the Official Plan (Revised 1987), as amended, is exempt from the approval by the Region of York. 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 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.

PART III - THE SECONDARY PLAN AMENDMENT (PD 29-1-6)
(This is an operative part of Official Plan Amendment No. 245)

PART III - THE SECONDARY PLAN AMENDMENT (PD 29-1-6)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 6 to the Cornell Secondary Plan PD 29-1)

The Cornell Secondary Plan (PD 29-1), as amended, for the Cornell Planning District (Planning District No. 29) is hereby amended as follows:

- 1.1 Section 6.2.4 'Residential Neighbourhood – Cornell Centre' is hereby amended by adding a new subsection d) to Section 6.2.4.2 Site Specific Policies as follows, and by adding Figure 29-1-6, as shown on Schedule "A" attached hereto, to be appropriately placed on the first page following Section 6.2.4.2 d):

“ d) Notwithstanding the provisions of Sections 6.2.4.1 a), e) and f), Figure 6.2.4 and Schedule 'CC' – DEVELOPMENT BLOCKS, the following additional provisions shall apply to the lands designated 'Residential Neighbourhood – Cornell Centre' shown on Figure 29-1-6:

- townhouses shall be a permitted use;
- the minimum height shall be three storeys for townhouses; and
- the minimum floor space index (FSI) shall be 0.75 FSI for townhouses.”

- 1.2 Schedules 'AA', 'BB' 'CC' and 'Appendix 3' of the Cornell Secondary Plan (PD 29-1), as amended, are hereby amended by relocating the Neighbourhood Park, shown symbolically as 'NP', to the north end of the subject lands as shown on Figure 29-1-6, attached hereto as Schedule "A".

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 by an amendment to the Zoning By-law in conformity with the provisions of this Amendment.

This Amendment to the Official Plan (Revised 1987), as amended, is exempt from the approval by the Region of York. 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 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.

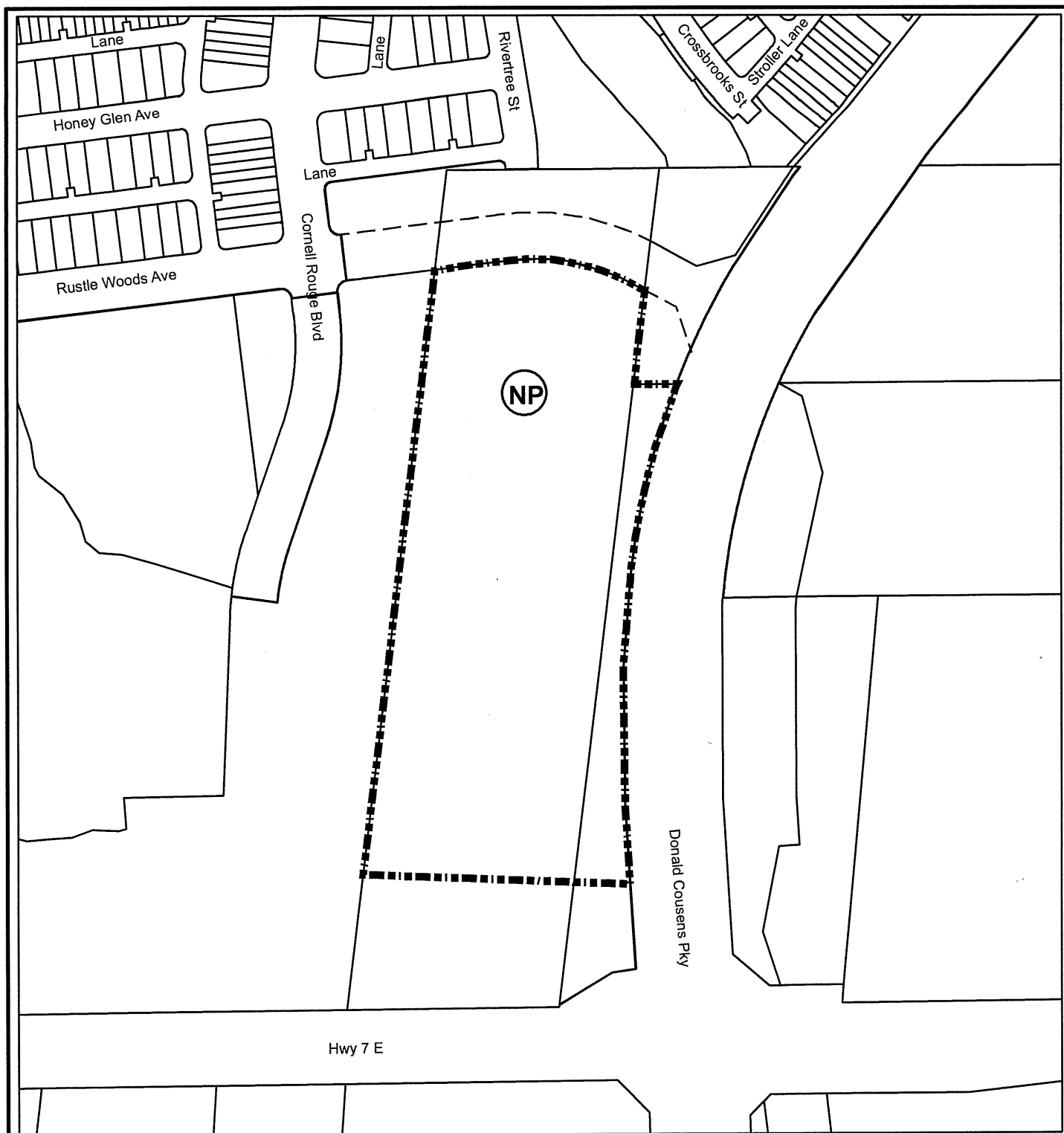


FIGURE No. 29-1-6
to the Cornell Secondary Plan (PD-29-1)

 Boundary of area covered by this Amendment
 and subject to the policies in section 6.2.4.2 d)

Land use designation : RESIDENTIAL NEIGHBOURHOOD - CORNELL CENTRE



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