

**CITY OF MARKHAM**  
**OFFICIAL PLAN AMENDMENT No. 10**

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

**2124123 Ontario Limited**

***(3940 Highway 7)***

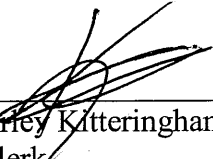
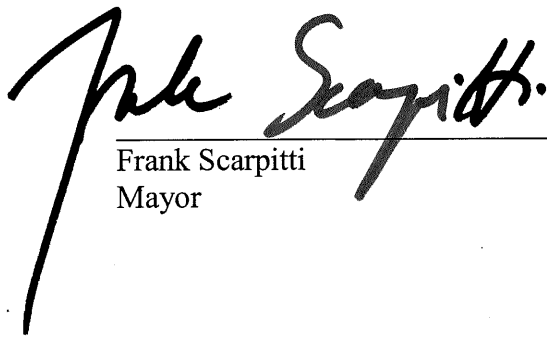
(September 2016)

**CITY OF MARKHAM**

**OFFICIAL PLAN AMENDMENT NO. 10**

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. 2016-95 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 13th day of September, 2016.

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



## By-law 2016-95

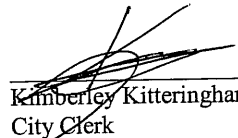
Being a by-law to adopt Amendment No. 10 to the  
Markham Official Plan 2014, as amended

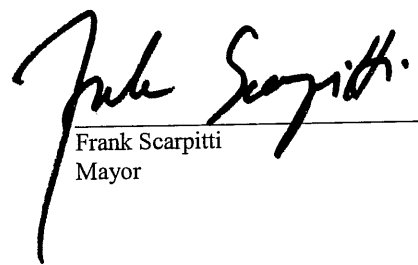
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THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM,  
IN ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT,  
R.S.O., 1990 HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. 10 to the 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 September 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. 10)

## **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 constitutes Official Plan Amendment No. 10. Part II is an operative part of this Official Plan Amendment.

### **2.0 LOCATION**

This amendment applies to approximately 0.6 hectares of land in part of Lot 10, Concession 5, located north side of Highway 7 East between Village Parkway and Verclaire Gate, as shown on Schedule “A” attached hereto. The lands are the south portion of the lands municipally known as 3940 Highway 7.

### **3.0 PURPOSE**

The purpose of this Official Plan Amendment is to amend the site-specific policy applicable to the subject lands to permit a proposed townhouse development.

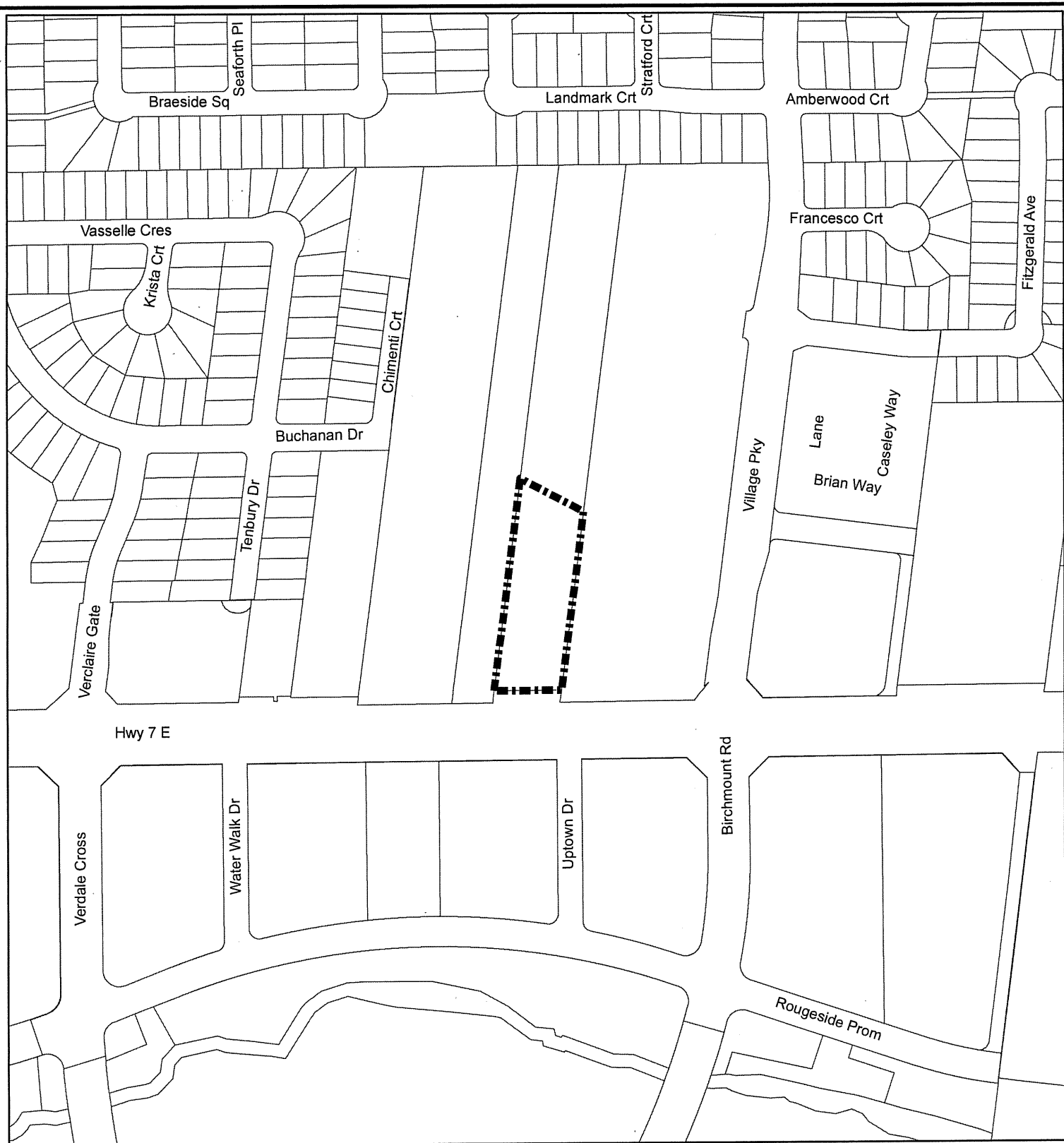
### **4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT**

The subject lands are designated ‘Mixed Use Mid Rise.’ Site specific policy 9.19.9(b) permits the subject lands to be developed with no more than 228 dwelling units. Up to 19 of the dwelling units are permitted to be townhouse units.

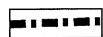
The Owner is now proposing to develop the lands with a total of 47 townhouses and no apartments.

Council has determined that the proposed townhouse development is appropriate and has directed staff to prepare an Official Plan Amendment to permit it.

The permissions for apartment uses remain in place.



Hwy 7 E



BOUNDARY OF AREA COVERED BY THIS AMENDMENT



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## **PART II – THE OFFICIAL PLAN AMENDMENT**

(This is an operative part of Official Plan Amendment No. 10)



## **PART II – THE OFFICIAL PLAN AMENDMENT**

### **1.0 THE OFFICIAL PLAN AMENDMENT**

1.1 Section 9.19.9 b) of the Official Plan, 2014, as amended, is hereby amended by replacing subsection ii) with the following new subsection, as follows:

- “ii) no more than 228 dwelling units shall be permitted on the lands designated ‘Mixed Use Mid Rise’, which may comprise up to 228 apartment units and/or up to 47 townhouse units.”

### **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(s) to the City’s Zoning By-law in conformity with the provisions of this Amendment.

(September, 2016)