

OFFICIAL PLAN
of the
MARKHAM PLANNING AREA
AMENDMENT No. 241

To amend the Official Plan (Revised 1987), as amended, and to incorporate Amendment No. 7 to Secondary Plan (PD 1-15) for part of the Markham and Unionville Planning District (Planning District No. 1).

2310601 Ontario Inc.
(3912 and 3928 Highway 7)

June 2016

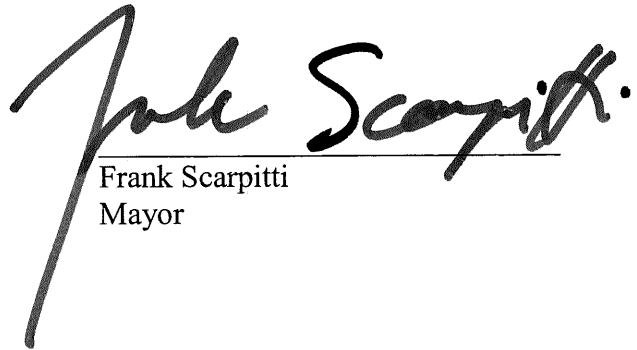
OFFICIAL PLAN
of the
MARKHAM PLANNING AREA
AMENDMENT NO. 241

To amend the Official Plan (Revised 1987), as amended and to incorporate Amendment No. 7 to Secondary Plan (PD 1-15) for part of the Markham and Unionville Planning District (Planning District No. 1).

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2016-76 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 28th day of June, 2016.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor



By-law 2016-76

Being a by-law to adopt Amendment No. 241
to the Markham Official Plan (Revised 1987), as amended

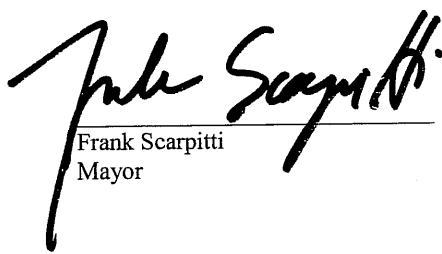
THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM,
IN ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT,
R.S.O., 1990 HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. 241 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 28, 2016.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor

CONTENTS

PART I – INTRODUCTION

1.	GENERAL	6
2.	LOCATION	6
3.	PURPOSE	6
4.	BASIS	6

PART II – THE AMENDMENT

1.	THE AMENDMENT	9
2.	IMPLEMENTATION AND INTERPRETATION	9

PART III – THE SECONDARY PLAN AMENDMENT

1.	THE SECONDARY PLAN AMENDMENT	11
2.	IMPLEMENTATION AND INTERPRETATION	12

PART I – INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 241)

PART I - INTRODUCTION

1. 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. 241 to the Official Plan (Revised 1987), as amended, and is required to enact Amendment No. 7 to Secondary Plan PD 1-15 for part of the Markham and Unionville Planning District (Planning District No. 1). Part II is an operative part of the Official Plan Amendment.
- 1.3 Part III – THE SECONDARY PLAN AMENDMENT, including Schedule “A” attached thereto, constitutes Amendment No. 7 to Secondary Plan (PD 1-15) for part of the Markham and Unionville Planning District (Planning District No. 1). This amendment may be identified by the symbol PD 1-15-7. Part III is an operative part of this Official Plan Amendment.

2. LOCATION

This amendment applies to approximately 1.5 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” of Part III of this Amendment. The lands are the south portion of the lands municipally known as 3912 and 3928 Highway 7.

3. PURPOSE

The purpose of this Amendment is to amend Secondary Plan (PD 1-15) to permit a proposed apartment development.

4. BASIS OF THIS AMENDMENT

The subject lands are located on Highway 7, a Regional Arterial Road, at the southern limit of the Markham and Unionville Planning District.

The subject lands are designated ‘URBAN RESIDENTIAL’ in the Markham Official Plan (Revised 1987), as amended.

The subject lands are within the designated area of Secondary Plan (PD 1-15) for Part of the Markham and Unionville Planning District. The south portion of the subject lands is designated 'Urban Residential High Density 1' in the Secondary Plan. This designation permits apartments and other multiple housing types at an overall density not to exceed 87 units per hectare (35 units per acre) and a maximum building height of 5 storeys. The north portion is designated 'Urban Residential – Medium Density 1' in the Secondary Plan. This designation permits a range of multiple housing types at an overall density not to exceed 31 units per hectare (12.5 units per acre) and maximum building heights in the range of 2 to 3 ½ storeys.

The owner proposes to develop the subject lands with an 8-storey, apartment development at a floor space index of 3.5.

The lands are well suited for residential intensification given their proximity to Markham Centre, ready access to transit, and separation from existing low density residential uses to the north.

The proposed development conforms with approved Provincial and Regional policies, and is consistent with the City's 2014 Official Plan, as partially approved by the Ontario Municipal Board on October 30, 2015 and May 26, 2016.

PART II – THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 241)

PART II – THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 241)

1. THE 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 241 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 is hereby amended by the addition of the number 241 to the list of amendments, including any required grammatical and punctuation changes in the bullet item dealing with Secondary Plan (PD 1-15) for part of the Markham and Unionville Planning District (Planning District No. 1).
- 1.3 Section 9.2.12 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 241 to the list of amendments, to be placed in numerical order including any 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 also being made to incorporate changes to Schedule “AA” – DETAILED LAND USE and text of the Secondary Plan (PD 1-15) for a portion of lands north of Highway 7, being part of the Markham and Unionville Planning District (Planning District No. 1). These changes are outlined in Part III which comprises Amendment No. 7 to Secondary Plan (PD 1-15).

2. 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 and site plan approval, in conformity with the provisions of this Amendment.

PART III – THE SECONDARY PLAN AMENDMENT (PD 1-15-7)

(This is an operative part of Official Plan Amendment No. 241)

PART III – THE SECONDARY PLAN AMENDMENT (PD 1-15-7)

(This is an operative part of Official Plan Amendment No. 241)

1.0 THE AMENDMENT

(Amendment No. 7 to the Secondary Plan (PD 1-15) for part of the Markham and Unionville Planning District).

Secondary Plan (PD 1-15) for part of the Markham and Unionville Planning District is hereby amended for the subject lands as follows:

- 1.1 Schedule “AA” – DETAILED LAND USE is amended by redesignating a portion of the lands municipally known as 3912 and 3928 Highway 7 from ‘Urban Residential Medium Density 1’ to ‘Urban Residential High Density 1’ as shown on Schedule “A” attached hereto.
- 1.2 Section 5.2 is hereby amended by the addition of subsection 5.2.13 as follows:

“5.2.13 3912 and 3928 Highway 7 East

The following provisions apply to the lands municipally known as 3912 and 3928 Highway 7 East. Should there be a conflict between these provisions and any other provisions in this Secondary Plan, the provisions of this section shall prevail for the subject lands:

- (a) The portion of the subject lands designated ‘Urban Residential High Density 1’ may be used for apartment development in building(s) having a minimum height of 6 storeys and a maximum height of 8 storeys, and commercial uses on the ground floor level of building(s).
- (b) Apartment development shall be subject to the following specific design guidelines:
 - Building setbacks should be minimized to create an urban relationship to streets that is conducive to pedestrian activity.
 - Prominent at-grade pedestrian entrances should be provided from the buildings to the adjoining streets.
 - The majority of street frontages of buildings should contain fenestration/openings providing views into and out of the building. Blank building walls facing public streets should be minimized and where unavoidable should be mitigated by landscaping and building detailing.

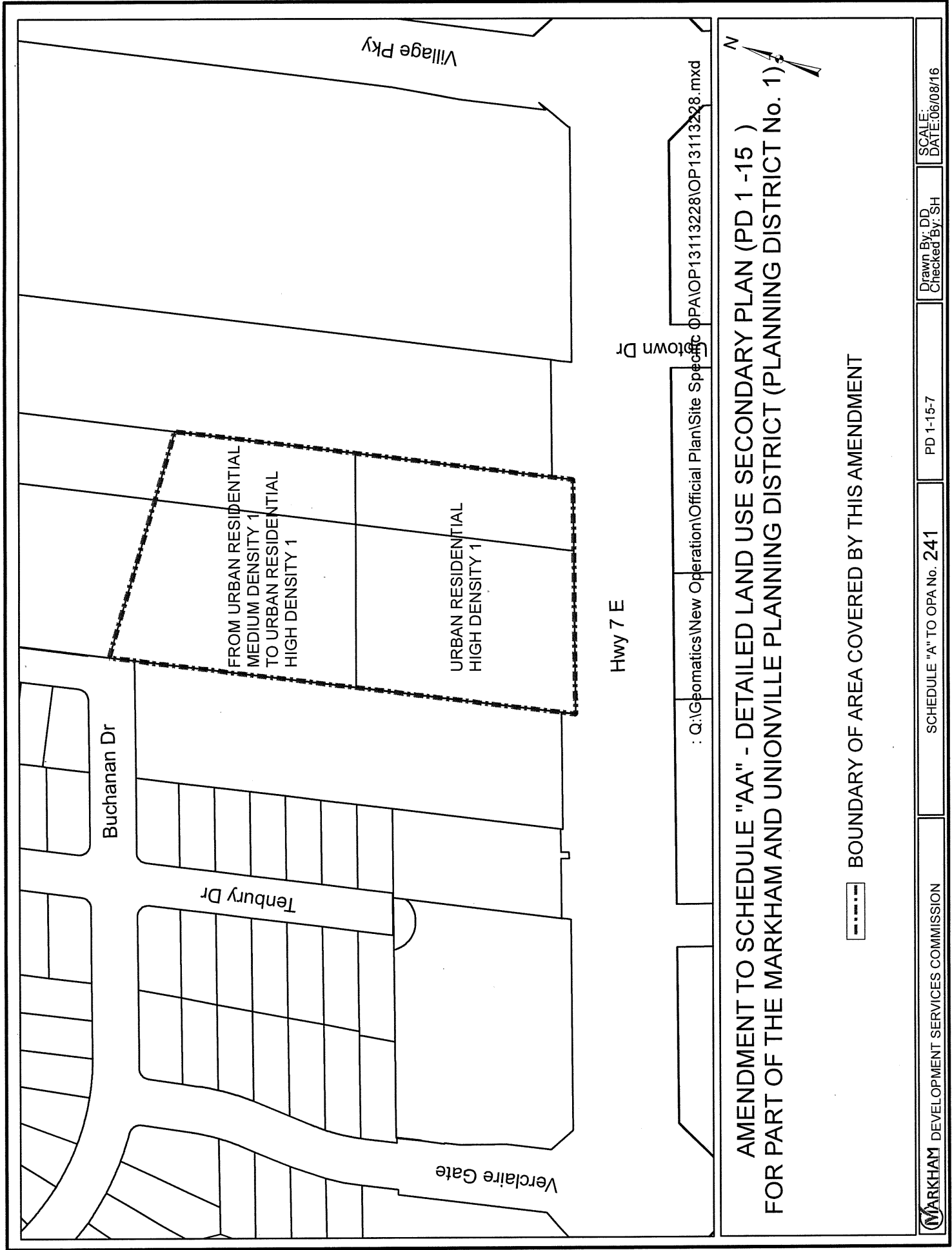
- All major loading and waste management facilities should be enclosed and screened from public view.
- Underground parking structures, if not incorporated as part of the main building massing, should not project above the finished grade adjoining streets. Entrances to underground parking garage(s) from public streets should be avoided.
- The development should incorporate sustainable design features to, among other things, reduce energy consumption, minimize the heat island effect, minimize stormwater runoff, harvest rainwater for irrigation, reduce water consumption, and maximize the use of sustainable materials and resources.
- The first two storeys of building massing should be articulated in a manner that is of high visual and architectural quality and responds to human scale.”

2. IMPLEMENTATION AND 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(s) to the City’s Zoning By-laws, and Site Plan Approval in conformity with the provisions of this Amendment.

June, 2016



AMENDMENT TO SCHEDULE "AA" - DETAILED LAND USE SECONDARY PLAN (PD 1 -15)
FOR PART OF THE MARKHAM AND UNIONVILLE PLANNING DISTRICT (PLANNING DISTRICT No. 1)

--- BOUNDARY OF AREA COVERED BY THIS AMENDMENT