

OFFICIAL PLAN
of the
CITY OF MARKHAM PLANNING AREA
AMENDMENT NO. 242

To amend the Official Plan (Revised 1987), as amended,
and to incorporate Amendment No. 2 to the Greensborough Secondary Plan (PD 40-1)
for the Greensborough Planning District (Planning District No. 40).

(Corrado Gazze Holdings Limited)

June, 2016


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To amend the Official Plan (Revised 1987), as amended, and to incorporate Amendment No. 2 to the Greensborough Secondary Plan (PD 40-1) for the Greensborough Planning District (Planning District No. 40).

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2016-78 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 2016-78

Being a by-law to adopt Amendment No. 242
to the City of Markham Official Plan (Revised 1987), as amended

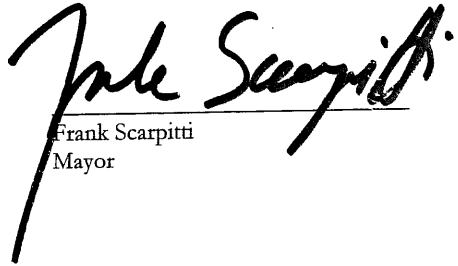
THE COUNCIL OF THE CORPORATION OF THE CITY OF
MARKHAM, IN ACCORDANCE WITH THE PROVISIONS OF THE
PLANNING ACT, R.S.O., 1990 HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. 242 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 June 28, 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. 242)

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. 242 to the Official Plan (Revised 1987), as amended, and is required to enact Amendment No. 2 to the Greensborough Secondary Plan (PD 40-1) for the Greensborough Planning District (Planning District No. 40). Part II is an operative part of this Official Plan Amendment.
- 1.3** PART III - THE SECONDARY PLAN AMENDMENT, including Schedule "A", attached thereto, constitutes Amendment No. 2 to the Greensborough Secondary Plan (PD 40-1) for the Greensborough Planning District (Planning District No. 40). This Secondary Plan Amendment may be identified by the symbol PD 40-1-2. Part III is an operative part of this Official Plan Amendment.

2.0 LOCATION

The land subject to this Amendment comprises a 0.38 hectare (1.25 acre) site, municipally known as 9700 9th Line (the 'subject lands'). The subject lands are located on the west side of 9th Line, north of Donald Cousens Parkway and south of Major Mackenzie Drive East, within the Greensborough community as shown on Schedule "A".

3.0 PURPOSE

The purpose of this Official Plan Amendment is to increase the maximum net site density on the subject lands to facilitate the development of a six-storey residential condominium building containing 117 apartment units.

4.0 BASIS

The subject lands are designated 'COMMERCIAL (Community Amenity Area)' in the Official Plan and specifically 'Community Amenity Area – North of By-Pass' in the Greensborough Secondary Plan. This designation provides for medium and high density residential development subject to the review of a specific development proposal and rezoning that ensures that the planned function of the lands is maintained, that the location is appropriate and that the applicable Housing Policies of Section 2.13 of the Official Plan (Revised 1987), as amended are met. Section 2.13 provides for high density residential development to have a maximum net site density of 148 units per hectare. An increase to the maximum net site density to 309 units per hectare is required to allow the proposed development, which comprises a 117 unit apartment building on the 0.38 ha site.

The scale and mass of the proposed apartment building on the subject lands are considered to be appropriate and compatible with surrounding land uses. The proposed increase in net site density will result in a more efficient and intensified use on the subject lands and is in accordance with the City's policy objectives of diversifying the housing stock, and improving housing choice and affordability. The increase in density to a maximum of 309 units per hectare will be contingent on development criteria being satisfied through the technical review of related Zoning By-law amendment and Site Plan Control applications to ensure adequacy of onsite parking, a satisfactory hydrogeological study and acceptance of a Transportation Impact Study to assess traffic impacts related to the proposed development.

PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 242)

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 242 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 242 to the list of amendments listed in the second sentence of the bullet item dealing with the Greensborough Secondary Plan (PD 40-1), for the Greensborough Planning District (Planning District No. 40), to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 1.3** Section 9.2.24 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 242 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 incorporate changes to the text of the Greensborough Secondary Plan (PD 40-1) for the Greensborough Planning District (Planning District No. 40). These changes are outlined in Part III which comprises Amendment No. 2 to the Greensborough Secondary Plan (PD 40-1).

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 40-1-2)

(This is an operative part of Official Plan Amendment No. 242)

PART III - THE SECONDARY PLAN AMENDMENT (PD 40-1-2)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 2 to the Greensborough Secondary Plan PD 40-1)

The Greensborough Secondary Plan (PD 40-1) for the Greensborough Planning District (Planning District No. 40) is hereby amended as follows:

1.1 Section 5.2.5 is hereby amended by adding the following subsection g), and by adding Figure 40-1-2 (attached hereto as Schedule "A") to be appropriately placed on the first page following section 5.2.5 g):

"g) Notwithstanding Section 2.13.1(e) of the Official Plan (Revised 1987), as amended, a maximum net site density of 309 units per hectare shall be permitted on the lands shown in Figure 40-1-2, subject to the following criteria:

- a Hydrogeological Study submitted to the satisfaction of the Toronto Region Conservation Authority and the City to support any underground parking or structures required to provide for sufficient onsite parking; and
- a Transportation Impact Study submitted to the satisfaction of the Region of York and the City to confirm that the road network can accommodate any additional traffic."

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.

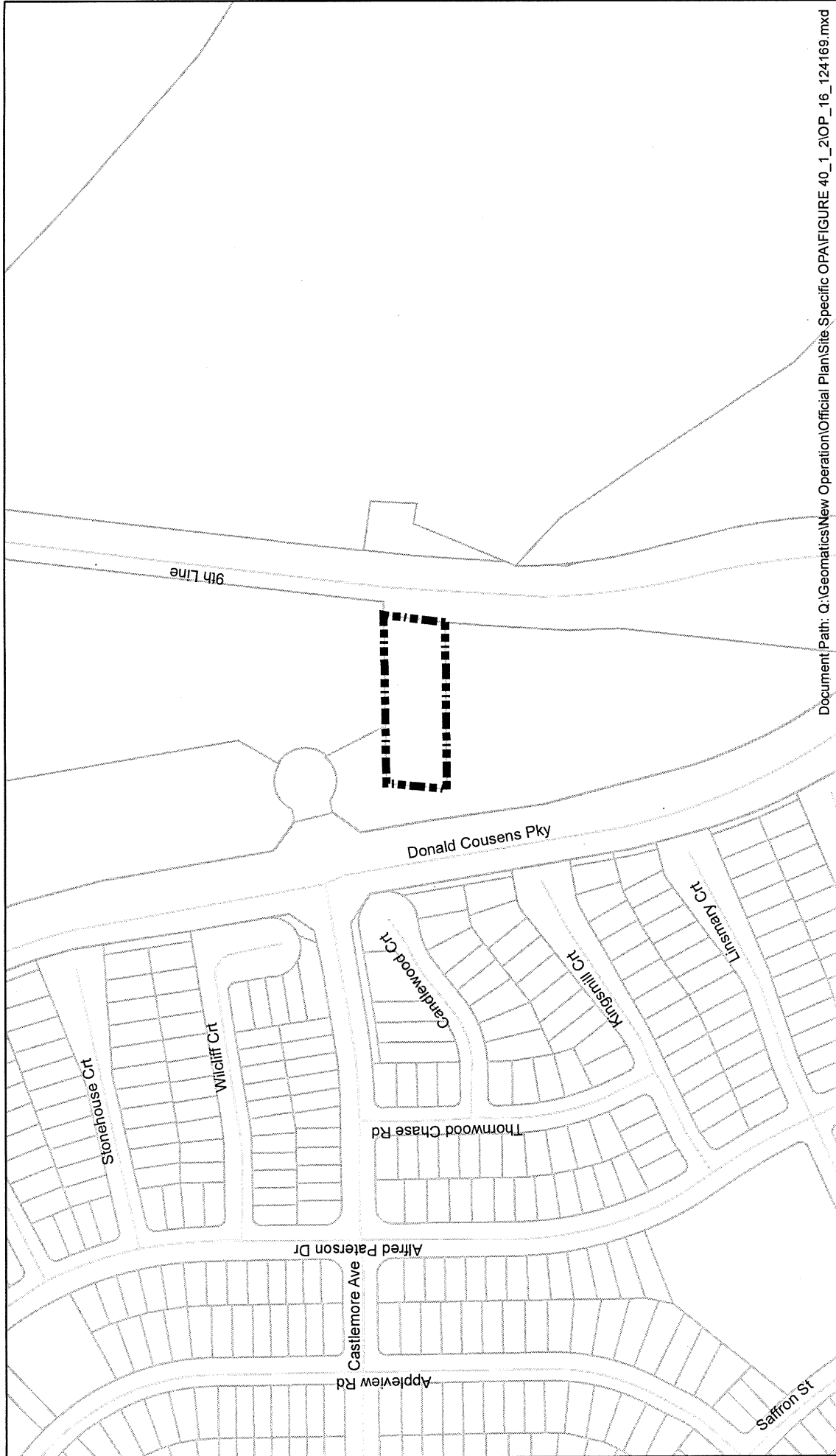


FIGURE 40-1-2 TO THE GREENSBOROUGH SECONDARY PLAN (PD 40-1)

 BOUNDARY OF AREA COVERED BY THIS AMENDMENT
 Land Use designation: Community Amenity Area - North of Bypass

INCORPORATING AMENDMENT No. 2 TO SECONDARY PLAN (PD 40-1)