ADDENDUM TO THE PLANNING REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plans of Subdivision (x 2)

SIXTEENTH LAND HOLDINGS INC. NEW RESIDENTIAL NEIGHBOURHOOD 4134 16th Avenue City of Markham, Region of York

October 2017



GATZIOS PLANNING + DEVELOPMENT CONSULTANTS INC.

ADDENDUM TO THE PLANNING REPORT

- Official Plan Amendment
- Zoning By-Law Amendment
- Draft Plans of Subdivision (x 2)

In support of a New Residential Neighbourhood at:

4134 16th. Avenue City of Markham, Region of York

Submitted on behalf of:

Sixteenth Land Holdings Inc.

Addendum Date:

October 2017



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- D. Proposed Zone Categories Schedule to amend Markham Zoning By-Law 177-96
- E. Proposed List of Zone Exceptions to amend Markham Zoning By-Law 177-96

REVISED TEXT IN THE FOLLOWING SECTIONS:

REVISIONS TO SECTION 1. INTRODUCTION AND PURPOSE

Delete the last paragraph and replace with the following:

There are two Plans of Subdivision covering the two halves of the Property. The West Plan of Subdivision is approximately 92 hectares (227 acres) and contains the valleylands associated with both the Berczy creek and the Bruce creek. The East Plan of Subdivision is approximately 76 hectares (188 acres).

REVISIONS TO SECTION 3. THE DEVELOPMENT PROPOSAL

In section **3.1 Development Description**, delete TABLE A – LAND USE and replace with the following new TABLE A:

	WEST	DRAFT	PLAN	EAST	DRAFT F	PLAN	τοτ	AL PROPE	RTY
LAND USE	# LOTS / BLOCKS		AREA (ha)		# IINITS	AREA (ha)	# LOTS / BLOCKS	# UNITS	AREA (ha)
SINGLE DETACHED RESIDENTIAL LOTS			(,		# ONITS	()			(,
Access on a Public Road 21.33m (70') x 31m / 35m 15.24m (50') x 28.5m / 31 / 35m 13.1m (43') x 28.5m	64 159		6.5 9.1	135 255	135 255	7.7 10.5	64 294 255		6.5 16.8 10.5
12.2m (40') x 31m 11.0m (36') x 28.5m	37	37	1.7	91	91	3.2	37 91	37 91	1.7 3.2
sub-total	260	260	17.2	481	481	21.4	741	741	38.6
Access on a Laneway 9.15m (30') × 25m / 31m 10.7m (35') × 31m 13.1m (43') × 31m	25 53 22	53	0.8 2.0 1.0	147	147	4.7	172 53 22		5.4 2.0 1.0
sub-total	100	100	3.7	147	147	4.7	247	247	8.4
Total Single Detached Lots	360	360	20.9	628	628	26.1	988	988	47.0
TOWNHOUSE RESIDENTIAL UNITS									
Access on a Public Road 6.0m (20') × 28.5m 6.1m (20') × 23.5m	40	281	4.5	25	145	2.8	25 40		2.8 4.5
Access on a Laneway 5.5m (18') x 25m				39	265	3.7	39	265	3.7
Total Townhouse Residential Units	40	281	4.5	64	410	6.5	104	691	11.0
MEDIUM DENSITY RESIDENTIAL UNITS									
Medium Density Block Back to Back Townhouse Blocks				1	145	1.9	1	145 72	1.9 0.7
Mid-Rise Condominium Block (South)	1	190	1.3	6	72	0.7	6 1	190	1.3
Mid-Rise Condominium Block (North)	1	75	2.0				1	75	2.0
Total Medium Density Residential Units	2	265	3.3	7	217	2.6	9	482	5.9
MIXED USE BLOCK (residential units estimated)	1	210	3.5				1	210	3.5
TOTAL RESIDENTIAL (incl. MIXED USE BLOCK unit estimate)		1,116	32		1,255	35		2,371	67
ELEMENTARY SCHOOL BLOCK				1		2.5	1		2.5
PARKLAND BLOCKS	5		4.5	4		4.3	9		8.7
WALKWAY BLOCKS				2		0.1	2		0.1
STORMWATER MANAGEMENT POND BLOCKS	2		2.5	2		6.8	4		9.3
ROADS & LANEWAYS			14.7			19.3			34.0
RESIDENTIAL RESERVE BLOCK				1		0.1	1		0.1
ROAD WIDENING BLOCKS	3		0.0				3		0.0
MUNICIPAL SERVICING BLOCKS				4		0.1	4		0.1
1 FOOT RESERVE BLOCKS	1		0.0	2		0.0	3		0.0
Net Developable Land Area			54.0			68.3			122.3
OPEN SPACE BLOCKS (Valley & Woodlot)	4		38.4	6		7.9	10		46.3
TOTAL PROPERTY		1,116	92.4		1,255	76.2		2,371	168.6

TABLE A – LAND USE

In section **3.1 Development Description**, under the sub-heading "North road connections proposed", delete the list of 4 bullet points and replace with the following 3 points:

- A minor collector road to intersect with Angus Glen Boulevard
- A minor collector road to extend Prospector's Drive south of Parkstone Road
- A local road to extend Dancers Drive south

In section **3.1 Development Description**, under the sub-heading "<u>land uses</u>", delete the second paragraph and replace with the following:

Several residential mid rise blocks and one mixed use mid rise block are proposed for areas of the Property either adjacent to the surrounding regional arterial roads or adjacent to the valleyland system. These blocks, as depicted on **Figure 3 – Composite Development Plan**, are planned at higher density than the surrounding low density areas to support and take advantage of their proximity to the arterial road network and the associated transit opportunities and/or the open space areas created by the valleylands. In the East plan of subdivision, mid rise built forms are proposed adjacent to / near Kennedy Road. In the West plan of subdivision, a central mid rise parcel is proposed adjacent to the west side of the main Bruce Creek valleylands, as well as a mid rise site is proposed adjacent to the west edge of the valleylands but north of 16th. Avenue, as well as a mixed use block which would contain a combination of local-servicing neighbourhood retail and commercial uses, as well as townhouses and/or mid rise residential units located on 16th Avenue. Maximum heights and densities are proposed for these blocks.

In section **3.1 Development Description**, under the sub-heading "<u>land uses</u>", delete the sub-sections entitled 'West Plan of Subdivision' and 'East Plan of Subdivision', and replace with the following:

West Plan of Subdivision:

- Mixed Use Mid Rise Block 12
 - o 3.515 hectares
 - o neighbourhood commercial, retail, office, residential uses
 - o estimated 210 residential units
 - maximum retail / commercial gross floor area restricted to 3,700 sq.m.
 - building heights restricted to maximum 2 storeys adjacent to 16th.
 Avenue and maximum 4 storeys on north half of the block
- Medium Density Block 13
 - o 1.288 hectares
 - o residential condominium, townhouses, mid rise residential
 - o estimated 190 units

- maximum Official Plan height is 6 storeys
- Medium Density Block 14
 - o 1.998 hectares
 - o residential condominium, townhouses, mid rise residential
 - estimated 75 units
 - maximum Official Plan height is 6 storeys

East Plan of Subdivision:

- Medium Density Block 9
 - o 1.908 hectares
 - o residential condominium, townhouses, mid rise residential
 - estimated 145 units
 - maximum Official Plan height is 6 storeys
- Back to Back Townhouses Blocks 84 to 89
 - A total of 72 back to back townhouse units in 6 Blocks
 - Total area of 6 Blocks = 0.696 hectares
 - Total residential net density of 6 Blocks = 104 units / hectare

In section 3.1 Development Description, under the sub-heading 'overall development density', delete all the text and replace with the following:

The total residential unit count proposed is 2,371 units. The developable portion of the property (net Open Space Blocks) is 122.3 hectares, resulting in a unit density of 19.4 units per hectare.

The following people per unit estimates are used to calculate the estimated number of people to be accommodated in this development proposal. These figures are as published for this use by the Region of York:

•	Single detached unit:	3.61 people / unit
•	Medium density / townhouse unit:	3.02 people / unit
•	High density / apartment unit:	1.98 people / unit

The following table provides the total residential population estimate for the Property:

3.61 3.02 1.98	3,567 2,742 941 7,250 people
3.02	2,742
3.61	3,567
1	
eople/Unit	Total People
4	eople/Unit

- RESIDENTIAL POPULATION YIE

The projection of the total number of jobs to be generated in the proposal by the non-residential uses is estimated as follows:

Total Job Yield		150 jobs estimate
Mixed Use Block (max 40,000 sq.ft.)	1 job/400sq.ft.	100 jobs
Elementary School	50 jobs / schools	50 jobs
Use / Block	job rate	Total Jobs

Table C – EMPLOYMENT JOBS YIELD

In total, the development proposal is expected to accommodate 7,250 people plus 150 jobs, for a total generation of 7,400 people and jobs.

In total, the people and jobs density for the proposal is calculated by dividing 7,400 people and jobs by 122.2 developable hectares for an overall density result of **60 people and jobs per hectare**.

In section **3.2 Interface with Surrounding Area**, delete the second and third bullet points under the heading 'east' and replace with the following:

- Various forms and types of townhouses are planned for all of the Property's frontage adjacent to Kennedy Road, with a small area of low rise residential planned adjacent to the existing Angus Glen Village residential lots.
- Further south, the east edge of this development is adjacent to the Yorkton
 phase II townhouse residential development currently under development,
 and the proposed plan provides for the extension of Yorkton Boulevard north
 into this new neighbourhood to intersect with new planned major and minor
 collector roads and the creation of a mid rise residential block proposed to
 contain stacked townhouses.

In section **3.2 Interface with Surrounding Area**, delete the second bullet under the heading 'south' and replace with the following:

• A mixed use residential/commercial/retail block is proposed along the Property's 16th. Avenue frontage, taking advantage of and supporting the arterial road function and the transit opportunity of 16th. Avenue.

In section **3.3 Phasing of Development**, delete TABLE D – PHASING & STAGING and replace with the following new TABLE D:

	NUMBER OF RESIDENTIAL UNITS			
STAGE & PHASE	SINGLES	TOWNS	MID RISE	TOTAL
STAGE A: 2018-2021 occupancy phase 1 East				509
total Stage:	109	255	145	509
STAGE B: 2022-2024 occupancy				
phase 2 East	143	97	-	240
phase 1 West	59	181	-	240
total Stage:	202	278	-	480
STAGE C: 2024 - 2026 occupancy				
phase 3 East	376	130	-	506
phase 2 West	151	100	-	251
phase 3 West	150	-	475	625
total Stage:	677	230	475	1,382
TOTAL PROPERTY	988	763	620	2,371

TABLE D – PHASING & STAGING

REVISIONS TO SECTION 3.5 DESCRIPTION OF THE PLANNING ACT APPLICATIONS

In section **3.5.2 OPA to the current 1987 Markham Official Plan**, delete the list of 6 policy / text modifications proposed, and replace with the following:

- 1. Permit Low Density Housing uses with frontage onto a lane, in addition to units with frontage onto a public street.
- 2. Permit a mixed use block on 16th. Avenue with neighbourhood commercial uses and / or Medium Density II Housing residential uses, in any combination or as the sole use, without restriction as to the location of the residential uses on site, and, restrict the maximum building height to 4 storeys.
- 3. Permit two mid rise residential blocks west of the Bruce Creek valleylands and north of 16th. Avenue, each with site specific restrictions.
- 4. Permit a stacked townhouse block on Yorkton Boulevard with a maximum net site density of 77 units per hectare.
- 5. Permit several back to back townhouse blocks on Kennedy Road, with a maximum net site density of 105 units per hectare.
- 6. Require that development proponents of the Subject Property shall be required to enter into one or more developers' group agreement(s) where appropriate, to ensure equitable distribution of the costs of community and infrastructure facilities such as schools, parks, open space, enhancement and restoration of natural features, roads and road improvements, internal and external services, and stormwater management facilities.

In section **3.5.3 OPA to the new 2014 Markham Official Plan (partially in-effect)**, add a fifth proposed policy / text modification to the list of 4 provided previously:

5. Restrict the building heights for the mixed use mid rise block to 2 to 4 storeys.

REVISIONS TO SECTION 4.0 OTHER SUPPORTING INVESTIGATIONS

In section **4.1 Natural Environment**, delete the paragraph under the heading 'tableland woodlot' and replace with the following paragraph:

A woodlot/wetland (Feature 1) of approximately 4.3 hectares is located in the East Plan of Subdivision area. The feature is proposed to be retained in its natural state, with a 30 metre buffer provided to the wetland and 10 metre buffer to the woodland. There is one small encroachment into the 30 metre buffer area, being a small portion of a new east-west minor collector road proposed immediately to the south of the feature. This road cannot be shifted to the south to completely avoid the buffer area given the fixed location points of intersection. The road has been designed so that grades are matched at the limit of the road, and no further grading of the buffer area is required. The boulevard and adjacent buffer will be densely landscaped to provide increased protection to the feature.

In section **4.7 Archaeological Assessment**, delete both paragraphs and replace with the following:

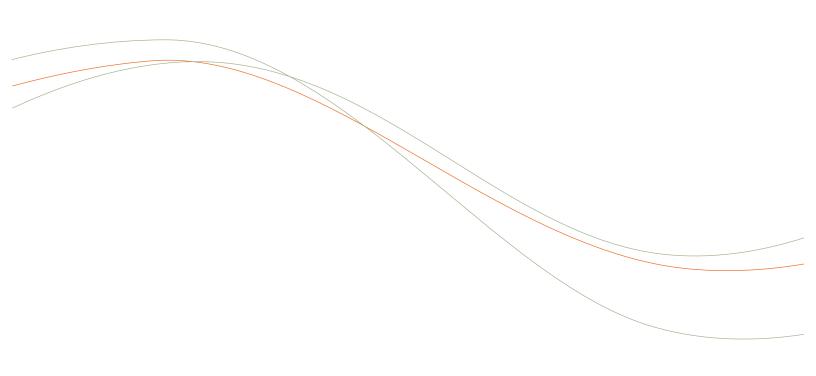
Golder Associates was retained by the landowner to prepare Archaeological Assessments.

A Stage 1 Archaeological Assessment (October 2016) was prepared in conjunction with these applications. The Stage 1 Archaeological Assessment concluded that the Property exhibits potential for the recovery of intact archaeological deposits, and recommended that Stage 2 pedestrian and testpit surveys be undertaken for areas that appear to be undisturbed on the property.

Stage 2 Archaeological Assessments were undertaken and identified four locations on the Property where artifacts were uncovered. Stage 3 and Stage 4 Archaeological Assessments were prepared, where necessary, for these four locations.

All of the Archaeological Assessments completed by Golder Associates Inc. have been submitted to the Ministry of Culture, Tourism & Sports for review and acceptance.

REVISED FIGURES





Composite Development Plan



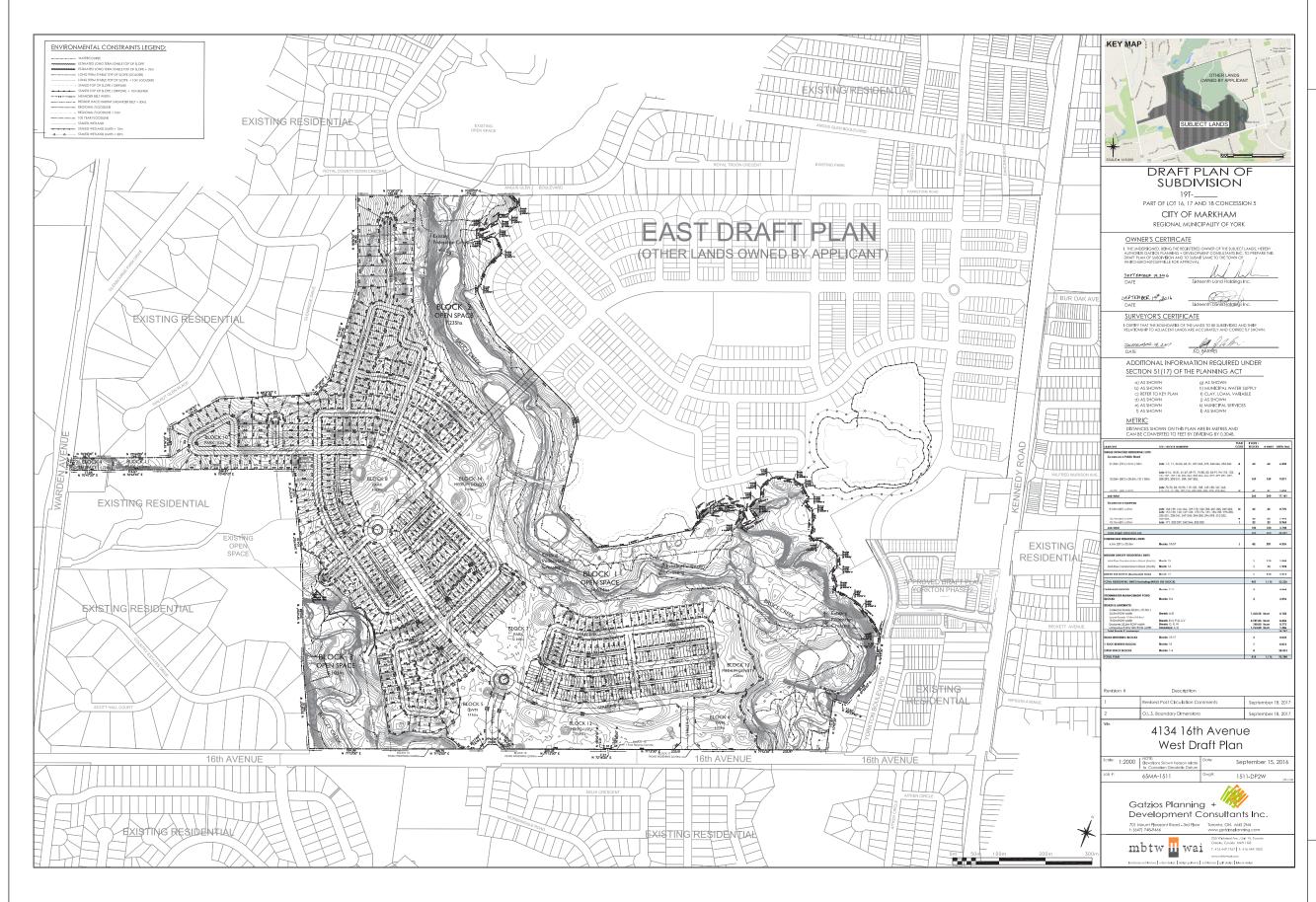














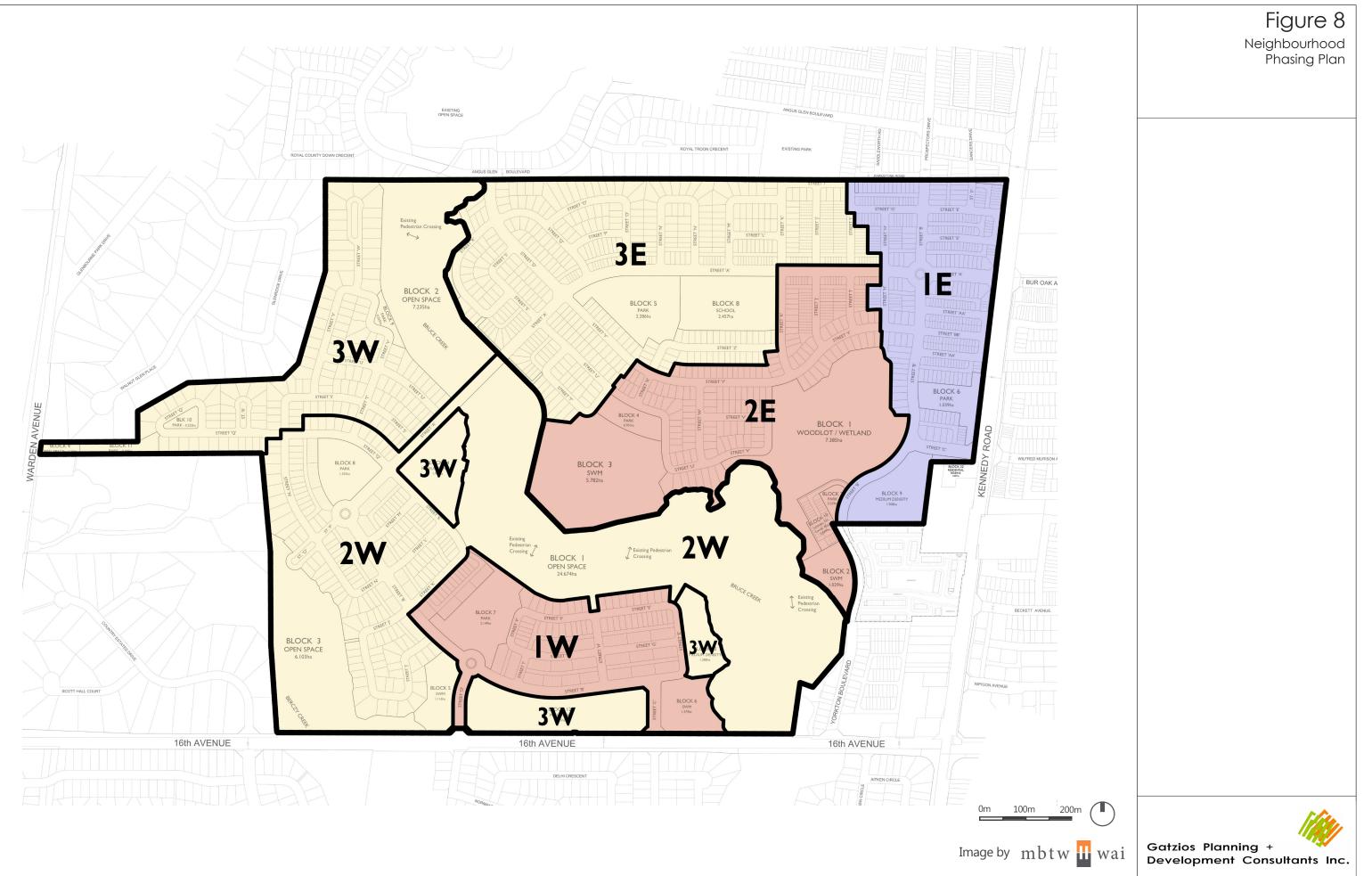


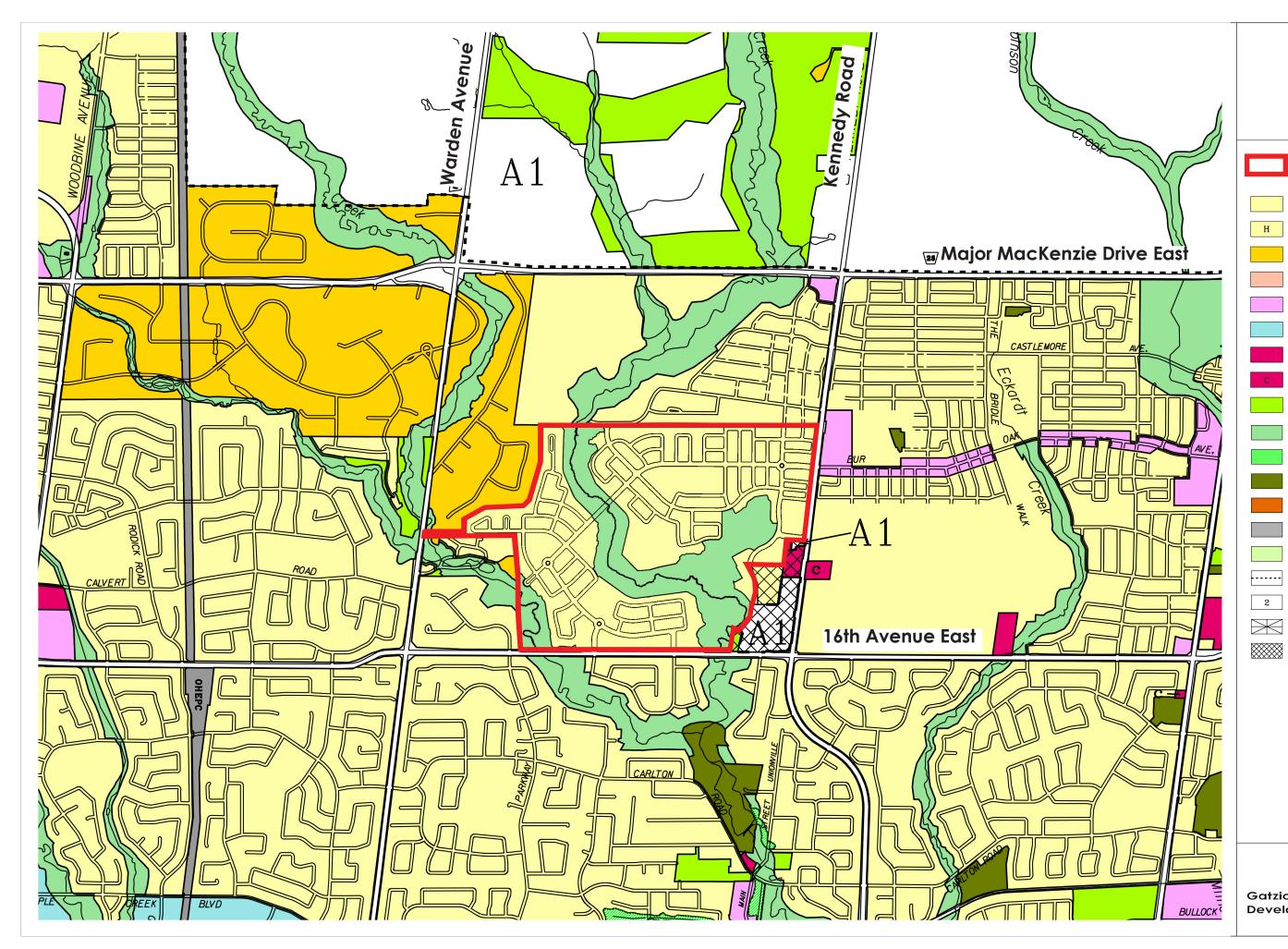


Image by mbtw 🖩 wai









City of Markham Official Plan 1987 SCHEDULE A Land Use (proposed OPA)

Subject Property

URBAN RESIDENTIAL

Heritage

RURAL RESIDENTIAL

HAMLET

COMMERCIAL

INDUSTRIAL

INSTITUTIONAL

Cemetery

OPEN SPACE

HAZARD LANDS

Special Policy Area

ENVIRONMENTAL PROTECTION AREA

OAK RIDGES MORAINE

TRANSPORTATION AND UTILITIES

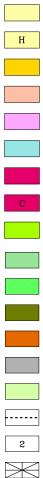
PARKWAY BELT WEST

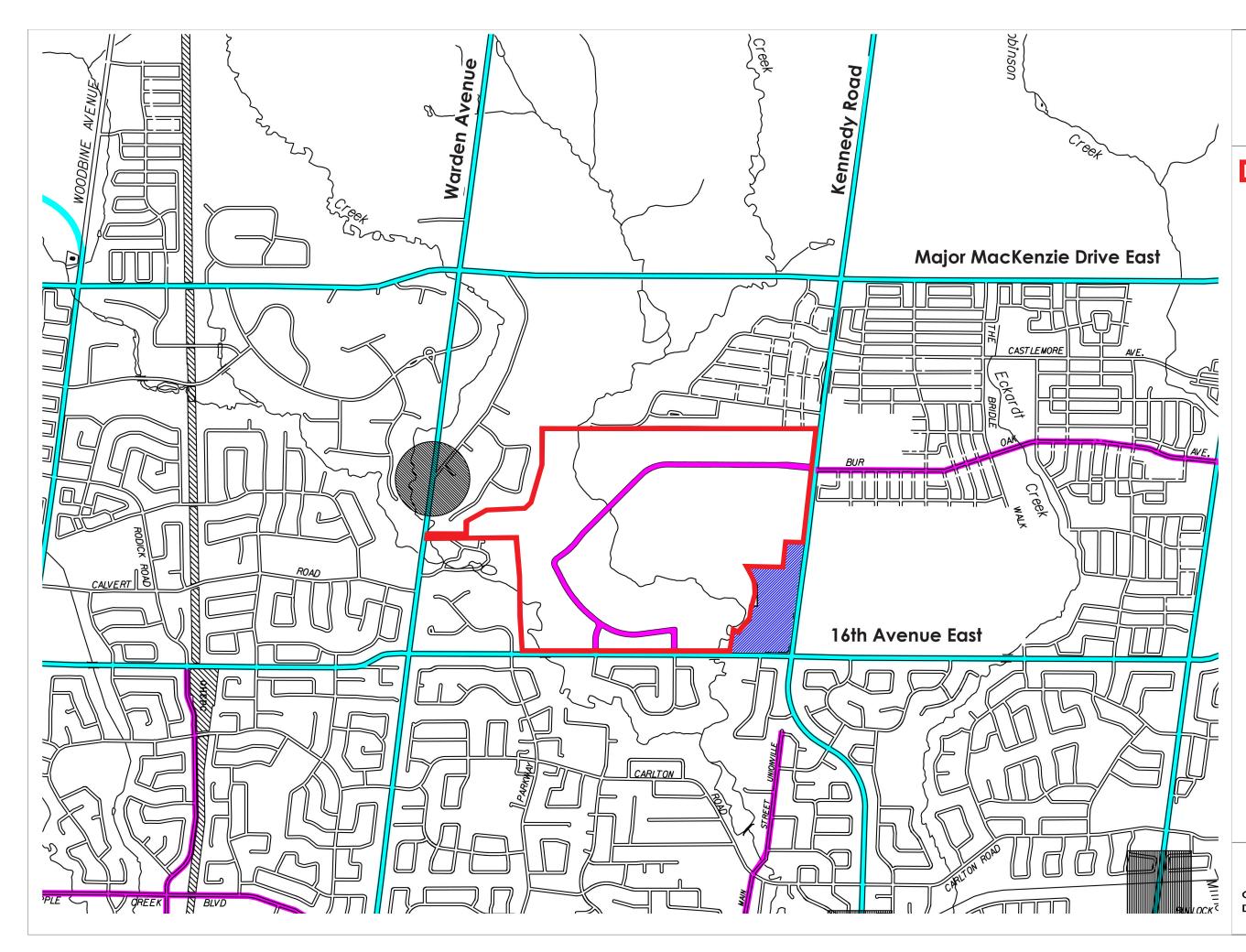
AGRICULTURE (A1, A2, A3)

STUDY AREA (2)

Former Waste Disposal Site

Future Urban Area





City of Markham Official Plan 1987 SCHEDULE C Transportation (proposed OPA)

Subject Property

PROVINCIAL FREEWAY

PROVINCIAL HIGHWAY

ARTERIAL ROADS

REGION OF YORK ARTERIAL ROAD









CITY OF TORONTO ARTERIAL ROAD MAJOR ARTERIAL ROAD (TOWN OF MARKHAM) MINOR ARTERIAL ROAD (TOWN OF MARKHAM) PLANNED LINK MAJOR COLLECTOR ROAD (TOWN OF MARKHAM) OTHER INTERSECTION IMPROVEMENT RAILWAY CROSSING IMPROVEMENT AIRPORT

FUTURE URBAN AREA

FUTURE MID-BLOCK CROSSING OF A 400 SERIES HIGHWAY





SPECIFIC REFERENCE TO THE TEXT OF THE OFFICIAL PLAN



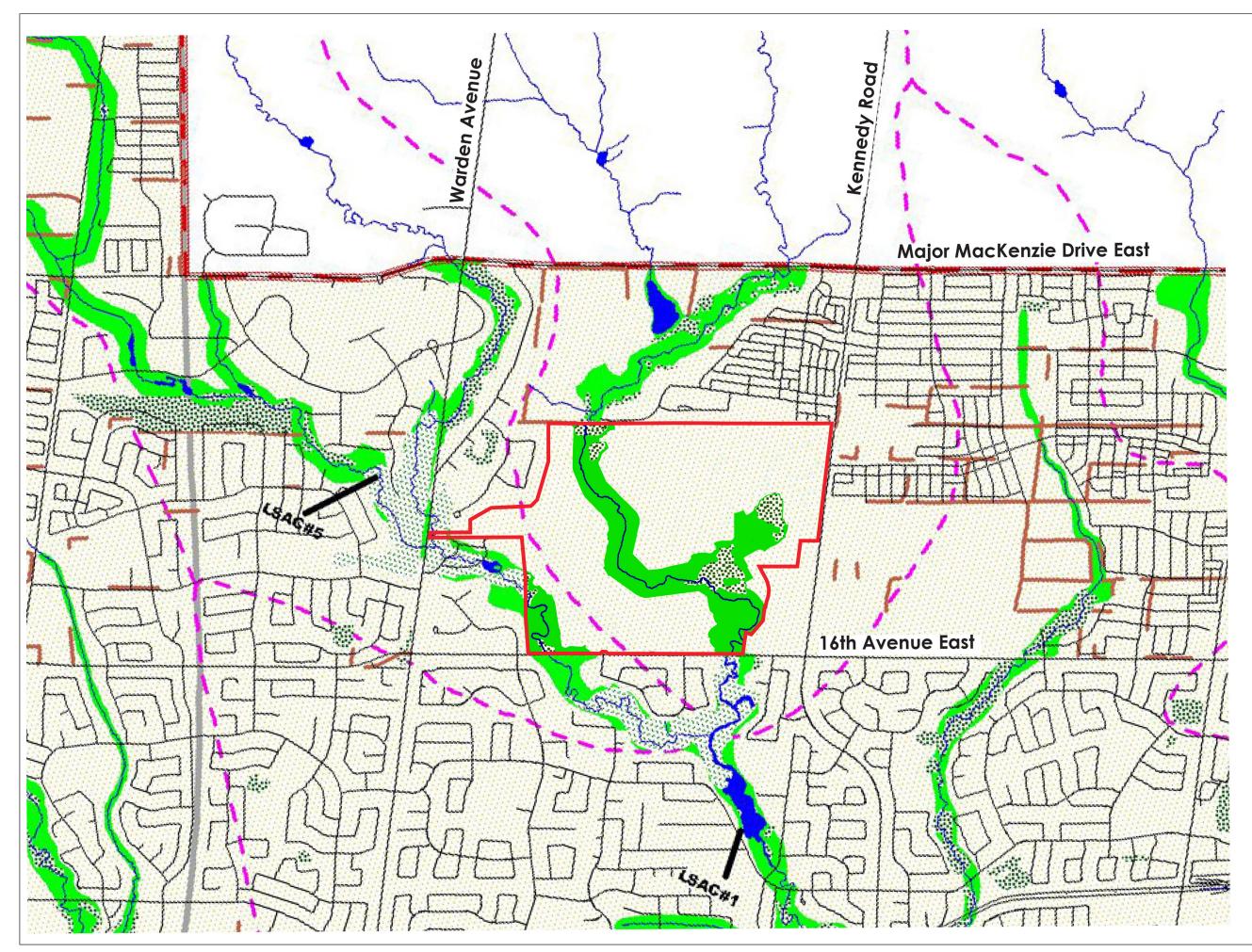
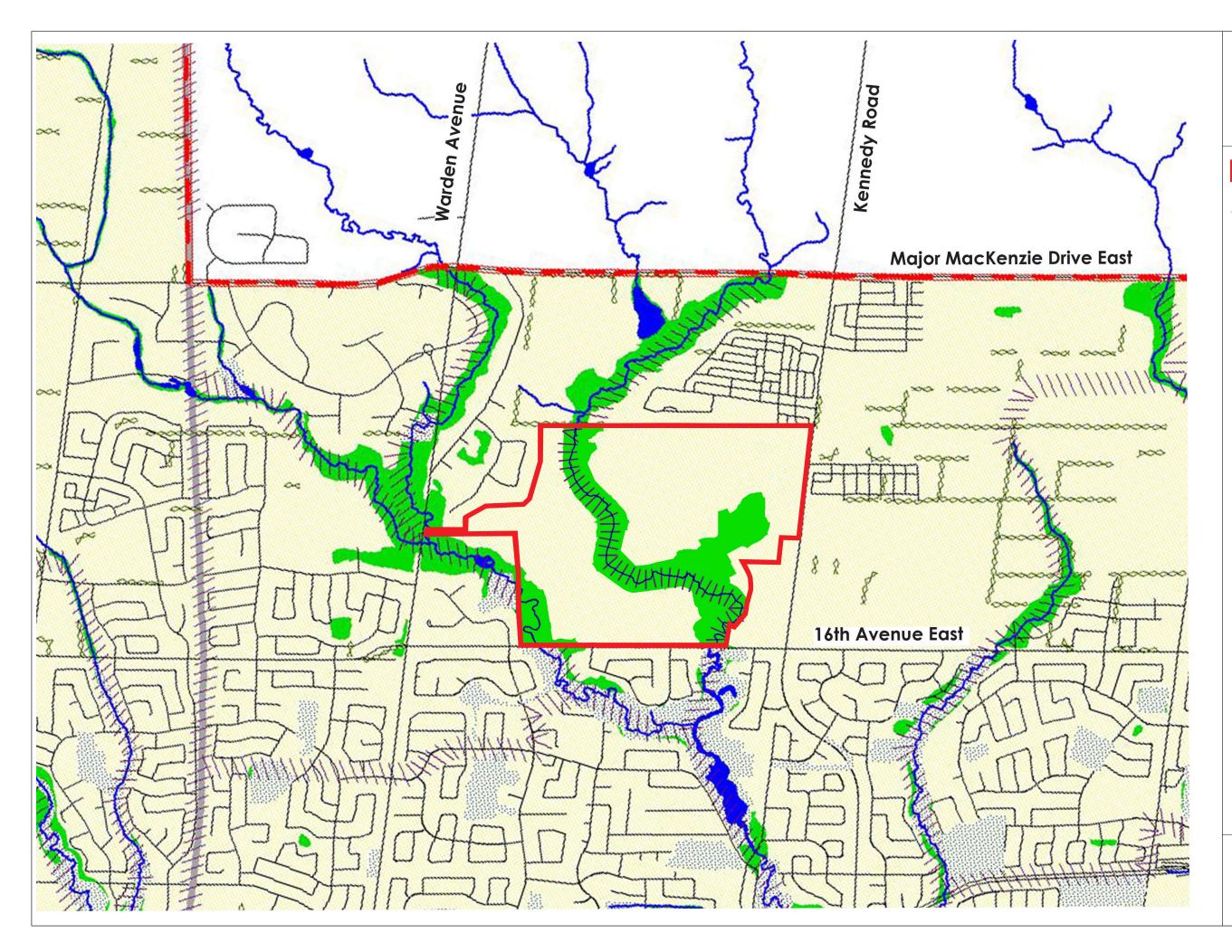


Figure 18 City of Markham Official Plan 1987 SCHEDULE I **Environmental Protection Areas** (proposed OPA) Subject Property Valleylands (including lands designated Hazard Lands on Schedule 'A') Locally Significant Area Complexes Toogood Pond Toogood Pond Milne Park German Mills Creek German Mills Creek Robinson Creek Rouge River Markham Moningside Creek Rouge River South Ressor Pond (Swan Lake) Woodlots and other Significant Vegetation Communities \wedge Urban Development Area Boundary **Major Watershed Boundary** Minor Watershed Boundary Hydro Corridor \sim Railway **Boundary of Deferral Areas**

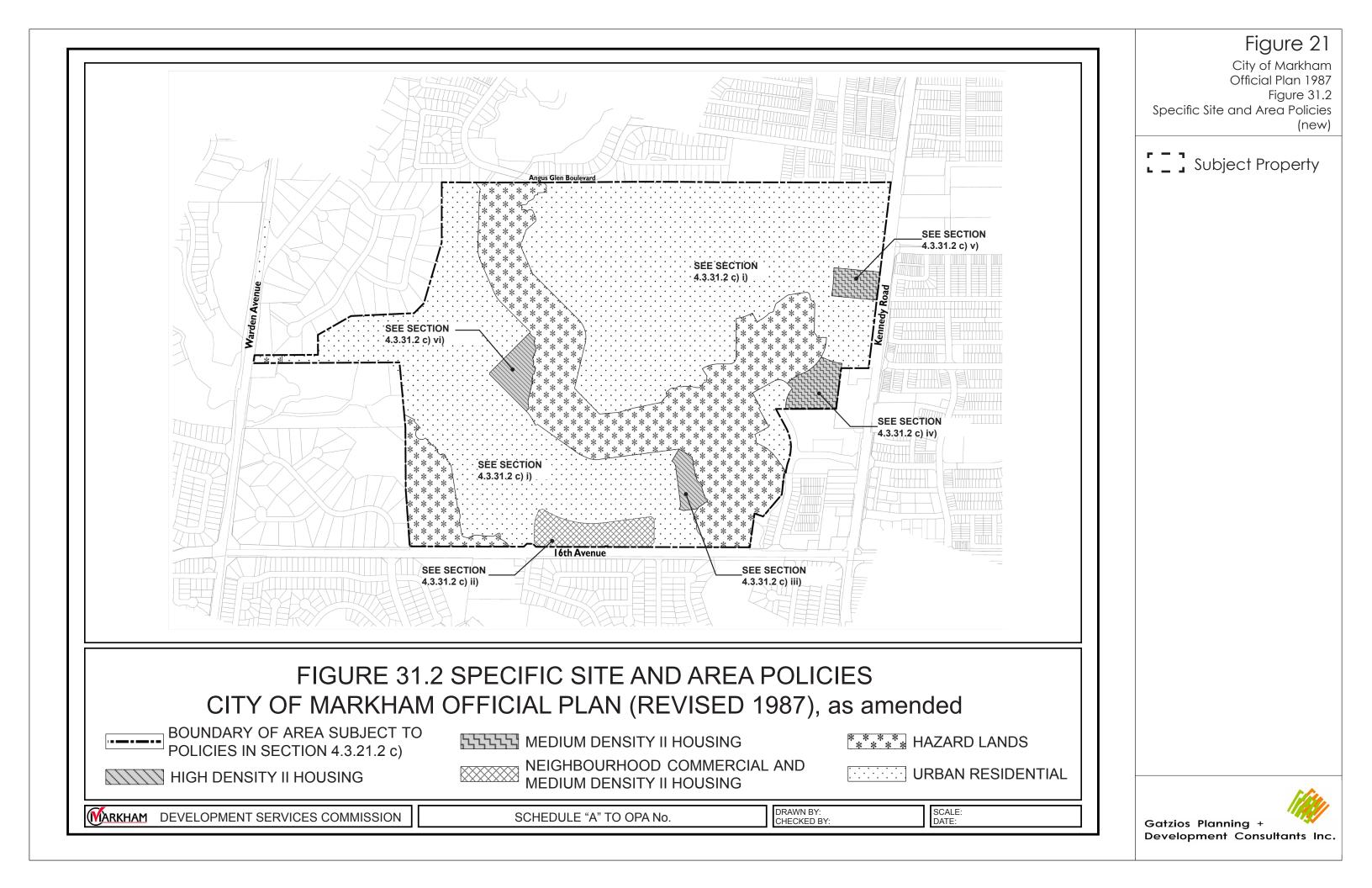


City of Markham Official Plan 1987 APPENDIX MAP 1 Greenway System (proposed OPA)

Subject Property

- Activity Linkage Environmental Protection Area Public Open Space Amendment Boundary Hydro Corridor Railway
- Highway 407 R.O.W.











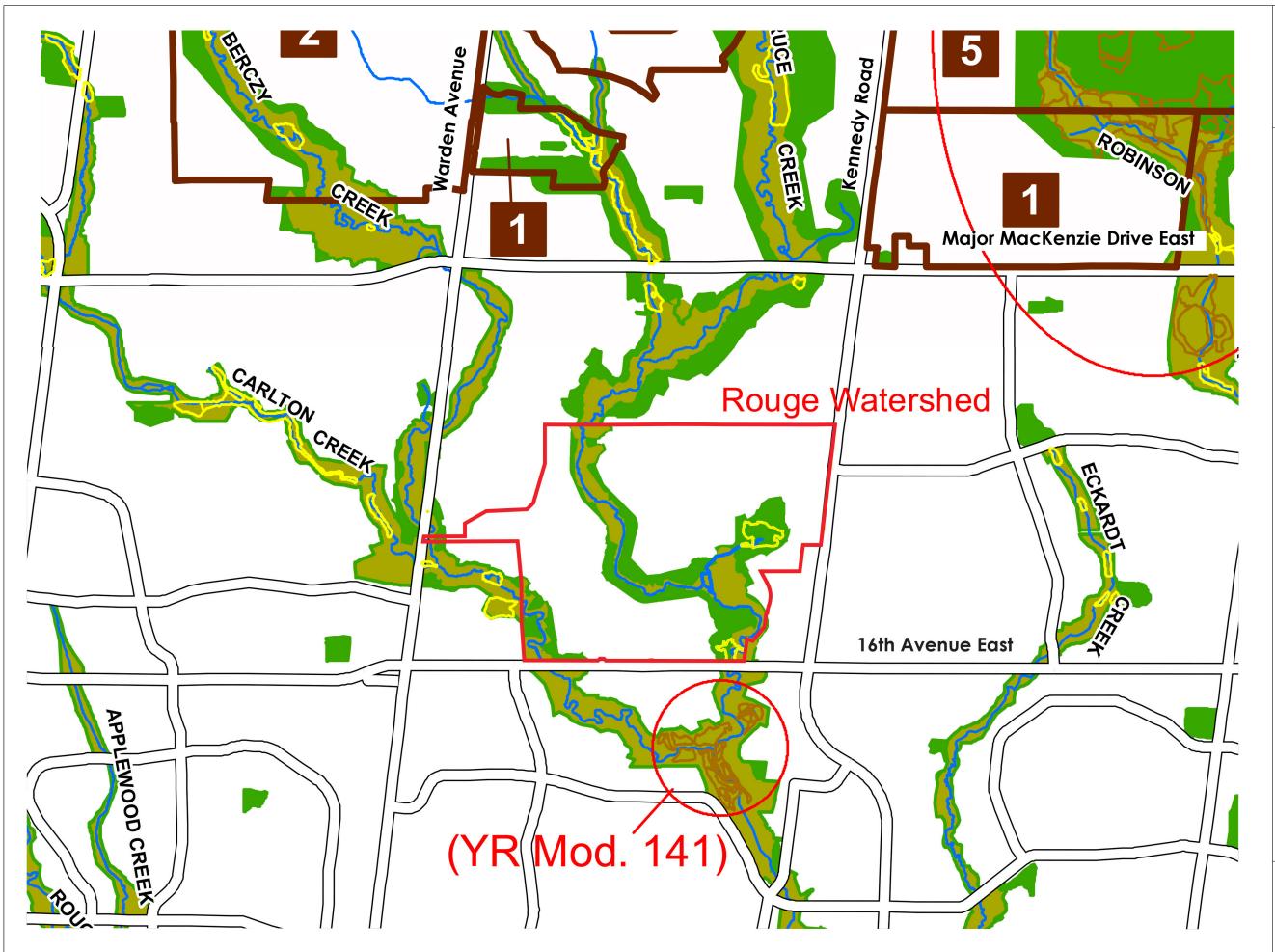
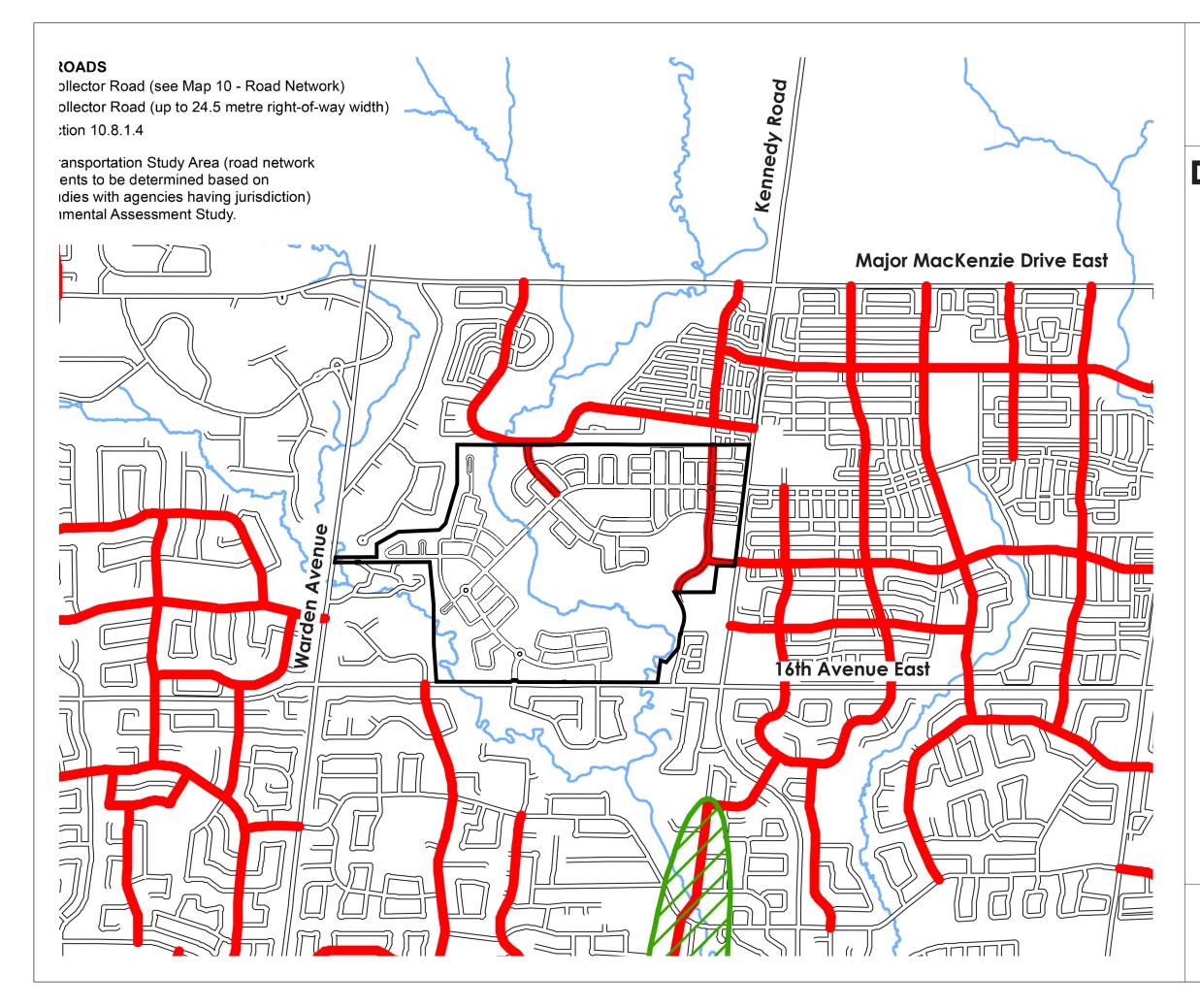


Figure 29 City of Markham Official Plan 2014 MAP 6 Hydrologic Features (proposed OPA) Subject Property Greenway System Boundary Valleylands and Stream Corridors Permanent and Intermittent Streams Other Greenway System Lands including certain naturalized stormwater management facilities Provincially Significant Wetlands Locally Significant Wetlands Unevaluated Wetlands Oak Ridges Moraine Areas of High Aquifer Vulnerability WATERSHED BOUNDARIES HAMLETS Gatzios Planning +

Development Consultants Inc.



City of Markham Official Plan 2014 MAP 11 Minor Collector Road Network (proposed OPA)

Subject Property

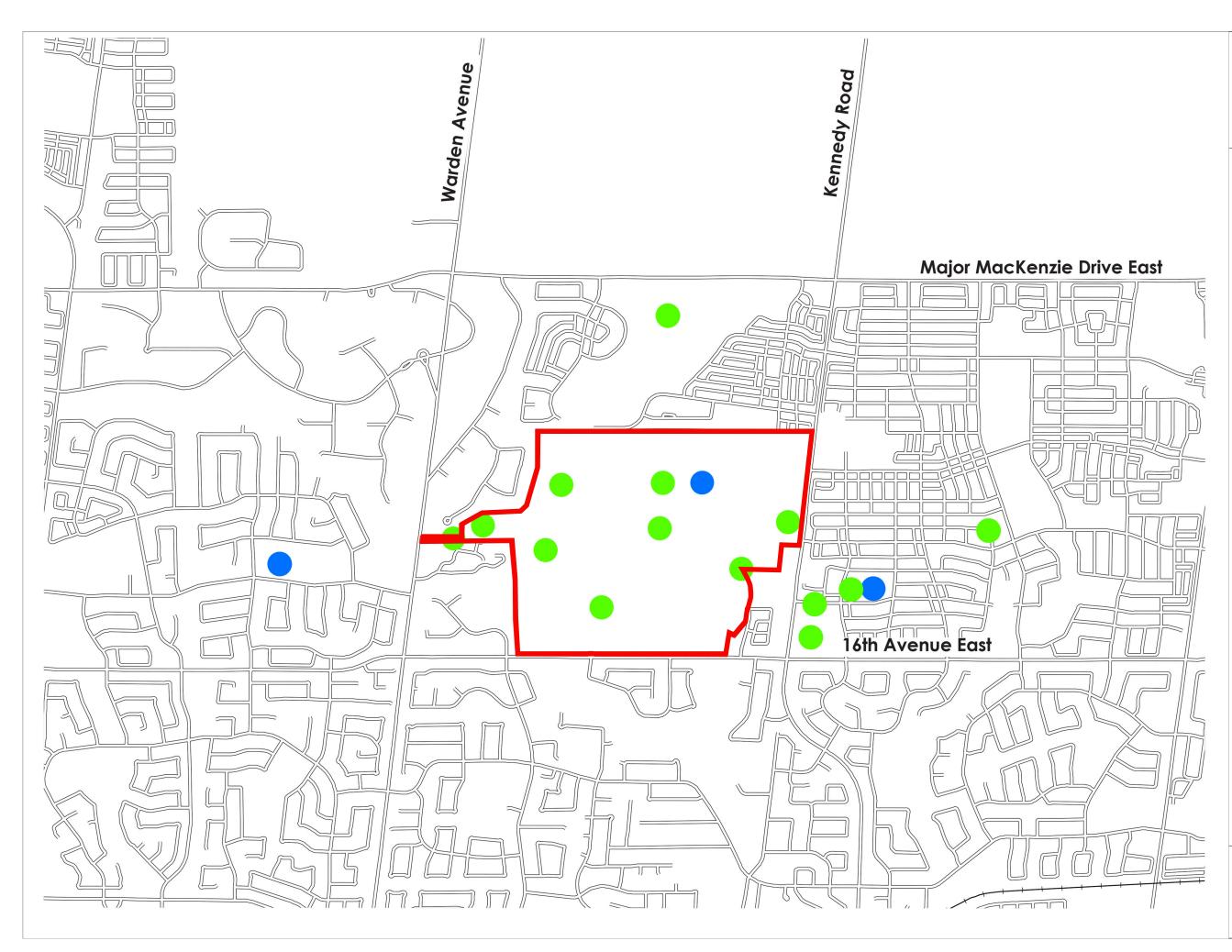
COLLECTOR ROADS

Note: Major Collector Road (see Map 10 - Road Network) Minor Collector Road (up to 24.5 metre right-of-way width)

See Section 10.8.1.4

* Special Transportation Study Area (road network improvements to be determined based on further studies with agencies having jurisdiction) or Environmental Assessment Study.





City of Markham Official Plan 2014 MAP 14 Public School, Place of Worship and Park Sites (proposed OPA)



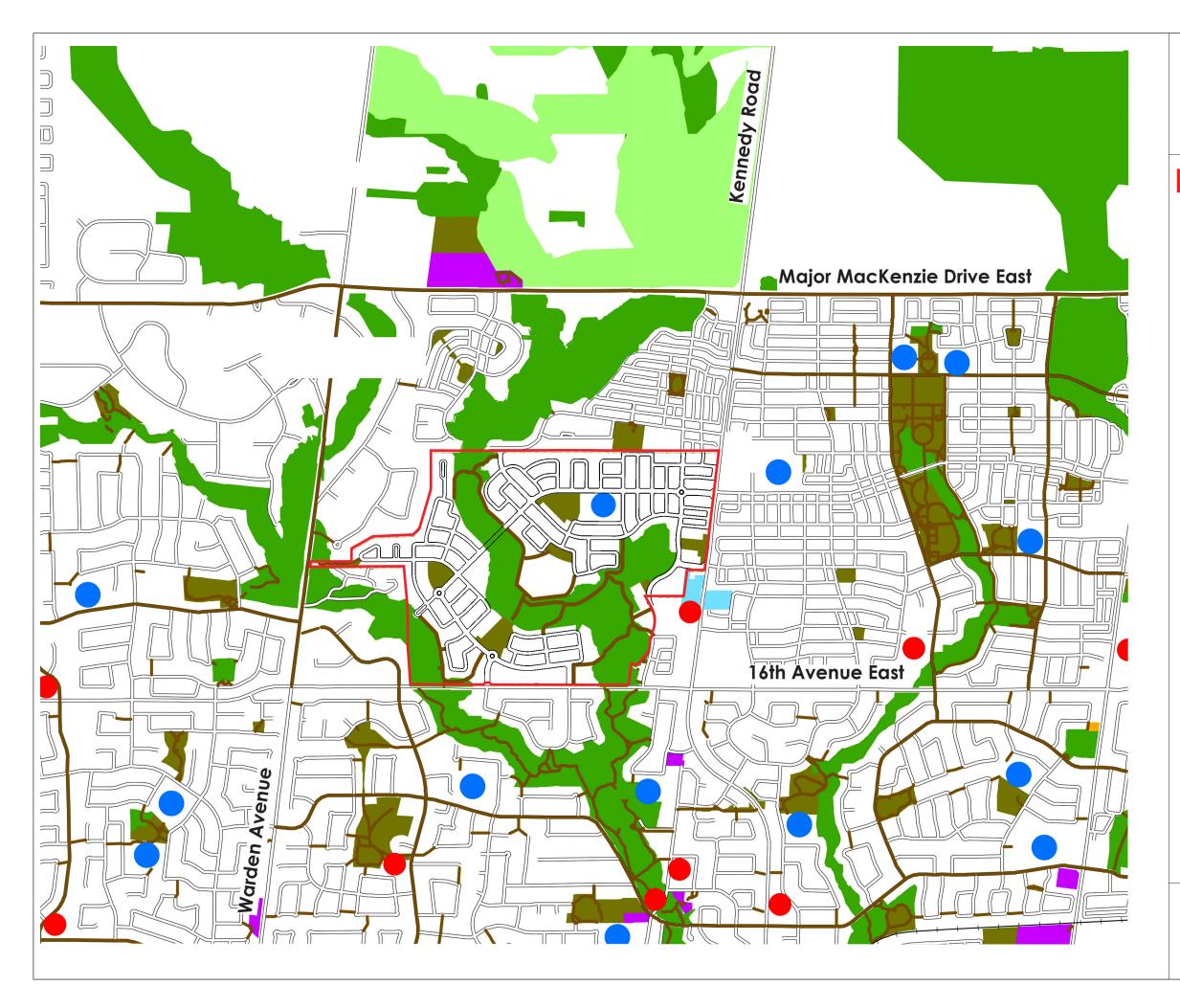
Public School Site



Place of Worship Site







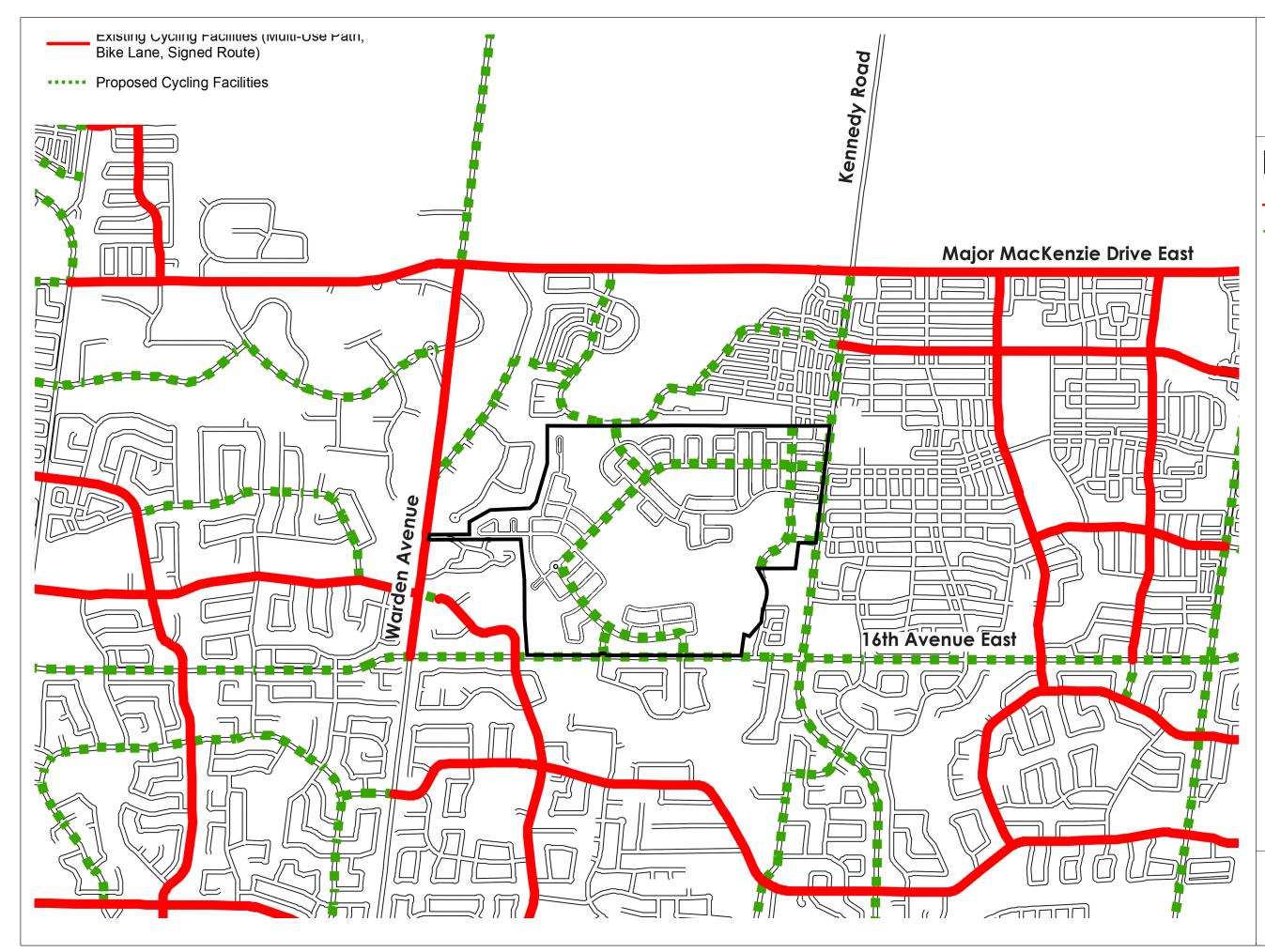
City of Markham Official Plan 2014 APPENDIX C Community Facilities (proposed OPA)

Subject Property

EXISTING COMMUNITY FACILITIES

•	Public School Place of Worship
	Parks and Open Space
	Greenway System Rouge Park (lands subject to expansion with confirmation of the Rouge National Urban Park by Parks Canada) Community Facility (eg. Community Centre, Library, Arena, Fire Station)
Н	Markham Stouffville Hospital
	Markham Fairground
	Golf Courses and Private Day Camps
	Private Cemetery
	Public Cemetery
	Pathway and Trail





City of Markham Official Plan 2014 APPENDIX D Cycling Facilities (proposed OPA)

Subject Property



Existing Cycling Facilities (Multi-Use Path, Bike Lane, Signed Route)

•••••• Proposed Cycling Facilities



APPENDIX B

Draft OPA to amend the current Markham Official Plan 1987



OFFICIAL PLAN

Of the

CITY OF MARKHAM PLANNING AREA

AMENDMENT NO. XXX

To amend the Official Plan (Revised 1987), as amended, to incorporate an amendment to the schedules and policies for the Angus Glen Planning District (Planning District No. 31)

4134 16th. AVENUE NEW NEIGHBOURHOOD (former YORK DOWNS GOLF & COUNTRY CLUB PROPERTY)

(West side of Kennedy Road, north of 16th. Avenue, south of Angus Glen Village and west of Warden Avenue, Part of Lots 16, 17 and 18 Concession 5, City of Markham)

October 2017

OFFICIAL PLAN

of the

MARKHAM PLANNING AREA

AMENDMENT NO. XXX

To amend the Official Plan (Revised 1987), as amended, to incorporate an amendment to the policies for the Angus Glen Planning District (Planning District No. 31).

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2016-XXX in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on ______, 2017.

Kimberley Kitteringham City Clerk Frank Scarpitti Mayor

THE CORPORATION OF THE CITY OF MARKHAM

BY-LAW _____

Being a By-law to adopt Amendment No. XXX 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. XXX 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 _____, 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. XXX)

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 Schedules "A", "B", "C", "D", "E", "F" and "G" attached thereto, constitutes Official Plan Amendment No. XXX. Part II is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment applies to the Subject Lands being 4134 16th. Avenue, being the former York Downs Golf & Country Club property. The Subject Lands are legally described as Part Lots 16, 17 and 18, Concession 5, in the City of Markham, Region of York. The Subject Lands are a total of 169 hectares (417 acres), and are generally located north of 16th. Avenue, west of Kennedy Road, south of the Angus Glen Village neighbourhood, and east of Warden Avenue.

3.0 PURPOSE

The Subject Lands are designated 'OPEN SPACE' reflecting their current use as a private golf club, and 'HAZARD LANDS' reflecting the valleylands and associated natural environmental areas on site. Given that the current golf club use is being discontinued, it is appropriate to consider the developable portions of the subject lands for alternative uses.

Given the Subject Lands location in the central urbanized area of the City of Markham, and surrounded on all four sides by existing residential urban development, it is appropriate to consider the Subject Lands for a residential neighbourhood.

The purpose of this Official Plan Amendment is to replace the current 'OPEN SPACE' designation with the appropriate urban residential land use designations for the developable portions of the Subject Lands to permit their development.

Further, this Official Plan Amendment provides for site-specific policy exemptions to address the following:

- Permit low density residential dwellings to have frontage onto a lane.
- Adjust the maximum height and maximum residential density permitted for various medium density development blocks proposed in the neighbourhood.
- The addition of a policy to ensure cost sharing principles are imposed upon any and all development on the Subject Lands.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

This Official Plan Amendment in intended to implement land use designations to permit the proposed development of the subject lands and to ensure that the development is dealt with in a comprehensive manner and to the satisfaction of the City of Markham.

The subject lands are included in the York Downs / Angus Glen Planning District (Planning District No. 31), and the subject lands current use as a golf course is reflected in the current land use designations. As a result, amendments are now required to the Angus Glen Planning District No. 31 to re-designate the subject lands to 'Urban Residential' and to apply the relevant policies to the subject lands for the development of these lands for a residential neighbourhood compatible to the surrounding existing residential community.

PART II – THE OFFICIAL PLAN AMENDMENT

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

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 XXX to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes.
- 1.2 Section 4.3.31.2 is hereby amended by the addition of:

"c) <u>Part of Part lots 16, 17 and 18, Concession 5</u> Lands identified on Figure 31.2, located on the north side of 16th. Avenue and west of Kennedy Road, are designated URBAN RESIDENTIAL and HAZARD LANDS, subject to the following policies:

- i) In addition to the Low Density Housing uses permitted in Section 3.3.2 a) i), the lands shown as URBAN RESIDENTIAL with site specific policy "4.3.31.2 c) i)" on FIGURE 31.2 also permit low density housing with frontage onto a lane.
- ii) The lands shown as NEIGHBOURHOOD COMMERCIAL AND MEDIUM DENSITY II HOUSING with site specific policy "4.3.31.2 c) ii)" on FIGURE 31.2 permit Neighbourhood Commercial uses and / or Medium Density II Housing residential uses, in any combination or as the sole use, without restriction as to the location of the residential uses on site. The minimum building height shall be 2 storeys and the maximum building height shall be 4 storeys.
- iii) The lands shown as HIGH DENSITY II HOUSING with site specific policy "4.3.31.2 c) iii)" on FIGURE 31.2 permit a maximum building height of 6 storeys.
- iv) The lands shown as MEDIUM DENSITY II HOUSING with site specific policy "4.3.31.2 c) iv)" on FIGURE 31.2 permit townhouses, stacked townhouses, back to back townhouses, apartment and other forms of multiple housing at a maximum net site density of 77 units per hectare.
- v) The lands shown as MEDIUM DENSITY II HOUSING with site specific policy "4.3.31.2 c) v)" on FIGURE 31.2 permit townhouses, stacked townhouses, back to back townhouses, apartment and other forms of multiple housing at a maximum net site density of 105 units per hectare.

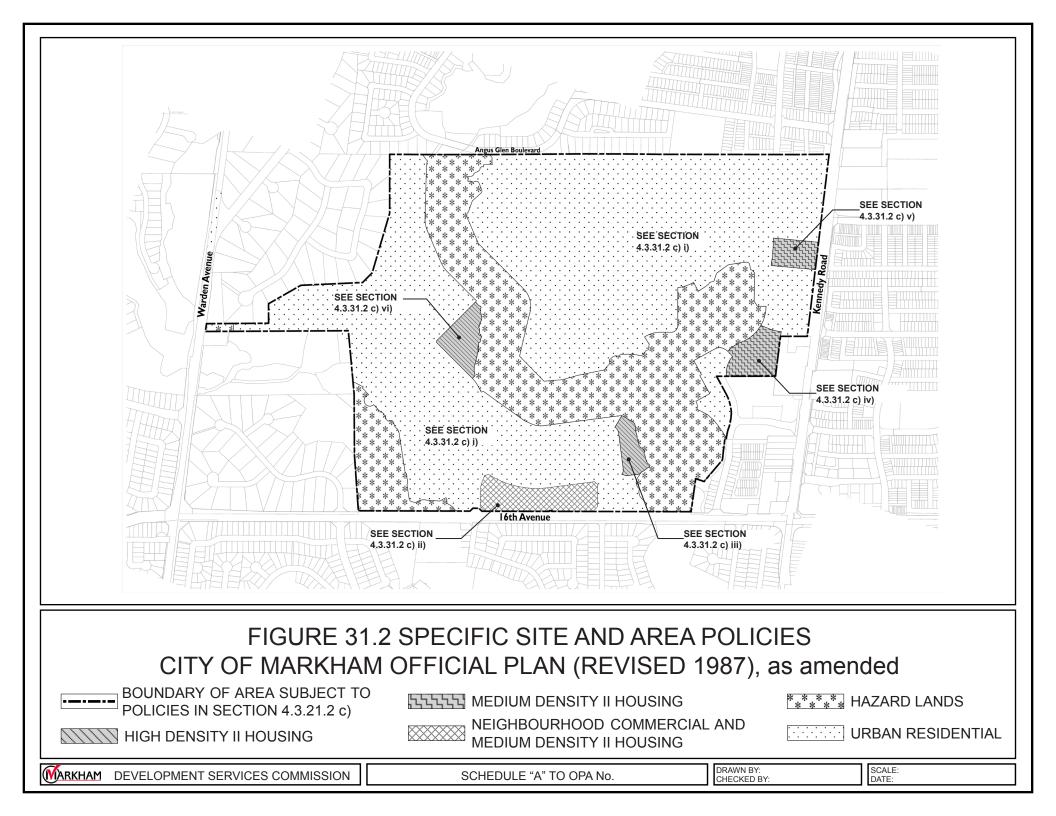
- vi) The lands shown as HIGH DENSITY II HOUSING with site specific policy "4.3.31.2 c) vi)" on FIGURE 31.2 permit a maximum building height of 6 storeys.
- vii) Prior to *development approval*, development proponents in the area shown on **FIGURE 31.2** shall be required to enter into one or more developers' group agreement(s) where appropriate, to ensure equitable distribution of the costs of community and infrastructure facilities such as schools, parks, open space, enhancement and restoration of natural features, roads and road improvements, internal and external services, and stormwater management facilities.
- 1.3 Section 4.3.31.2 is hereby amended by inserting FIGURE 31.2 SPECIFIC SITE AND AREA POLICIES, as shown on Schedule "A" attached hereto, after FIGURE 31.1.
- 1.4 Schedule 'A' LAND USE is hereby amended by redesignating the subject lands from OPEN SPACE to URBAN RESIDENTIAL and removing the FUTURE URBAN AREA overlay on the subject lands as shown on Schedule "B" attached hereto.
- 1.5 Schedule 'B' PLANNING DISTRICTS is hereby amended by deleting the subject lands from Agriculture Planning District No. 22 and including the subject lands in Angus Glen Planning District No. 31 and removing the FUTURE URBAN AREA overlay on the subject lands as shown on Schedule "C" attached hereto.
- 1.6 Schedule 'C' TRANSPORTATION is hereby amended by adding major collector roads and removing the FUTURE URBAN AREA overlay on the subject lands as shown on Schedule "D" attached hereto.
- 1.7 Schedule 'D' URBAN SERVICE AREA is hereby amended by adding the subject lands to the URBAN SERVICE AREA, and by deleting the subject lands from the FUTURE URBAN SERVICE AREA as shown on Schedule "E" attached hereto.
- 1.8 Schedule 'I' ENVIRONMENTAL PROTECTION AREAS is hereby amended by modifying the boundaries of the environmental features on the subject lands as shown on Schedule "F" attached hereto.
- 1.9 Appendix Map 1 GREENWAY SYSTEM is hereby amended by modifying the boundaries of the environmental features on the subject lands as shown on Schedule "G" attached hereto.

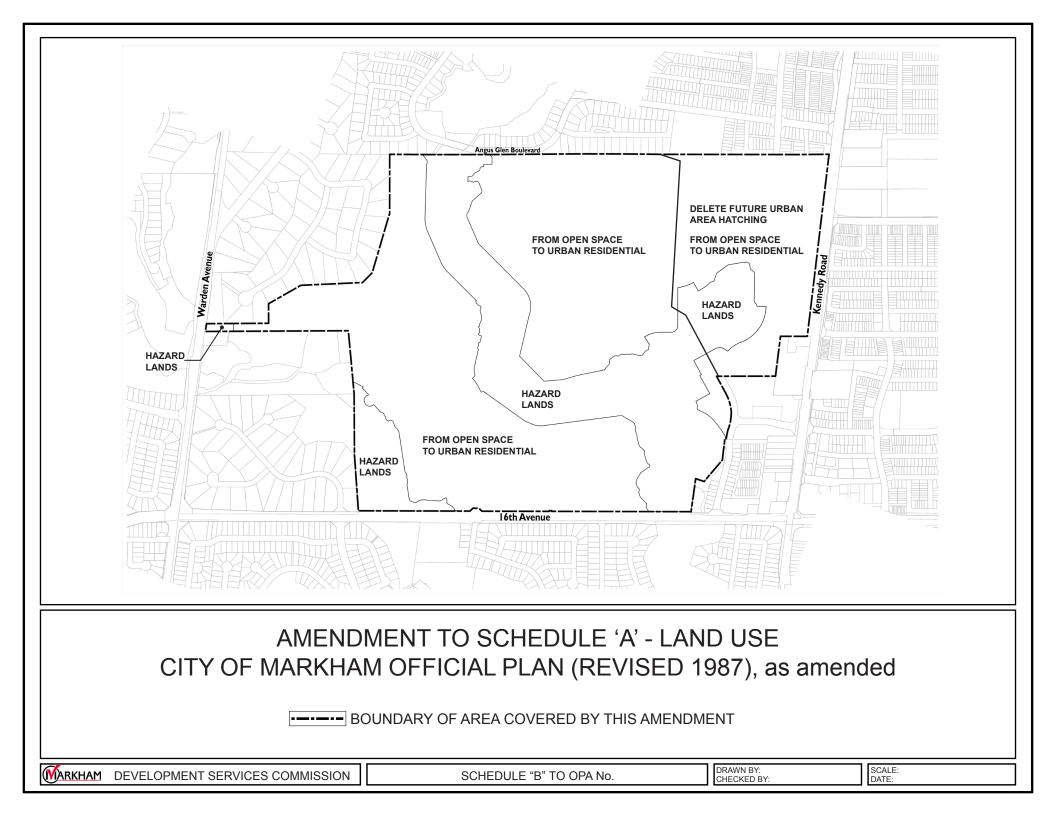
2.0 IMPLEMENTATION AND INTERPRETATION

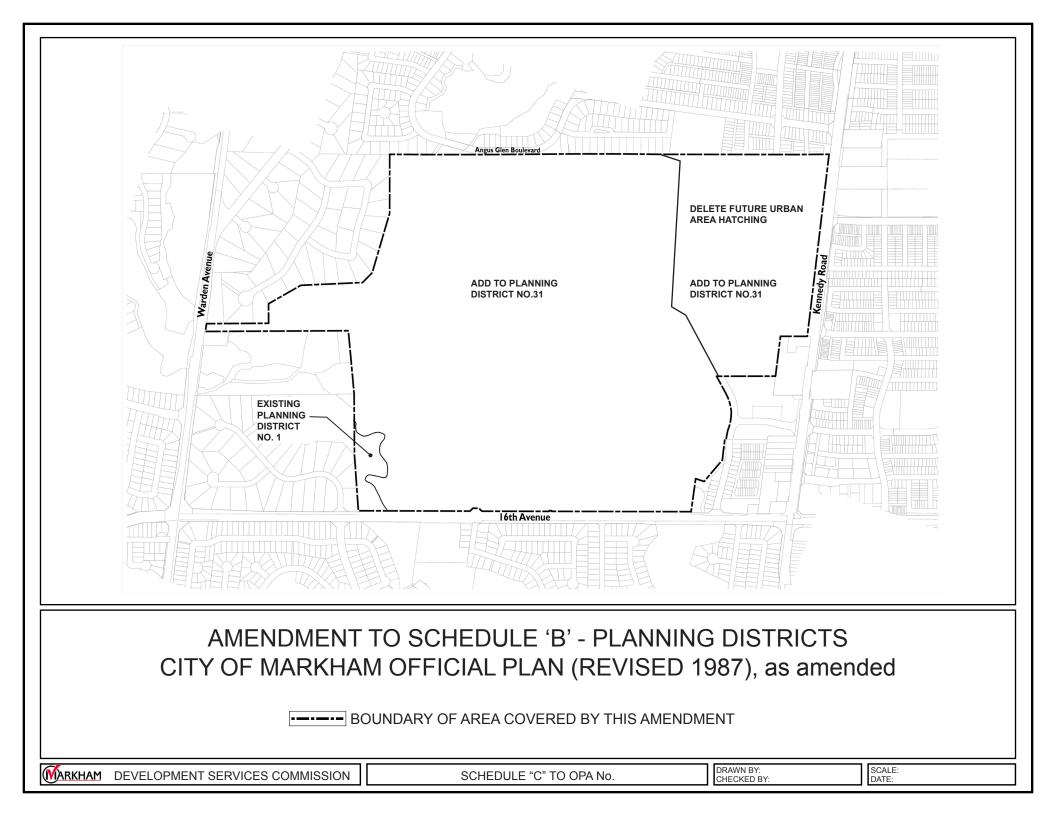
The provisions of the Official Plan (Revised 1987), as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

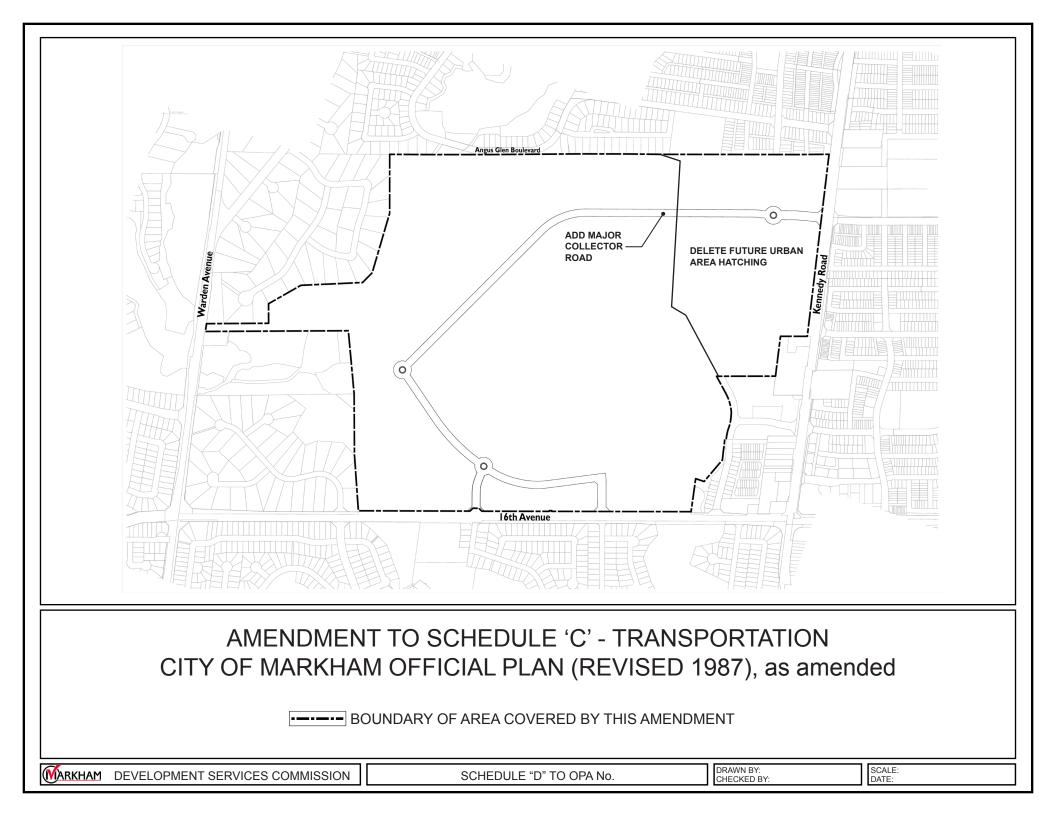
This Amendment shall be implemented by an amendment to the Zoning By-law and plan of subdivision and/or site plan approval/s in conformity with the provisions of this Amendment.

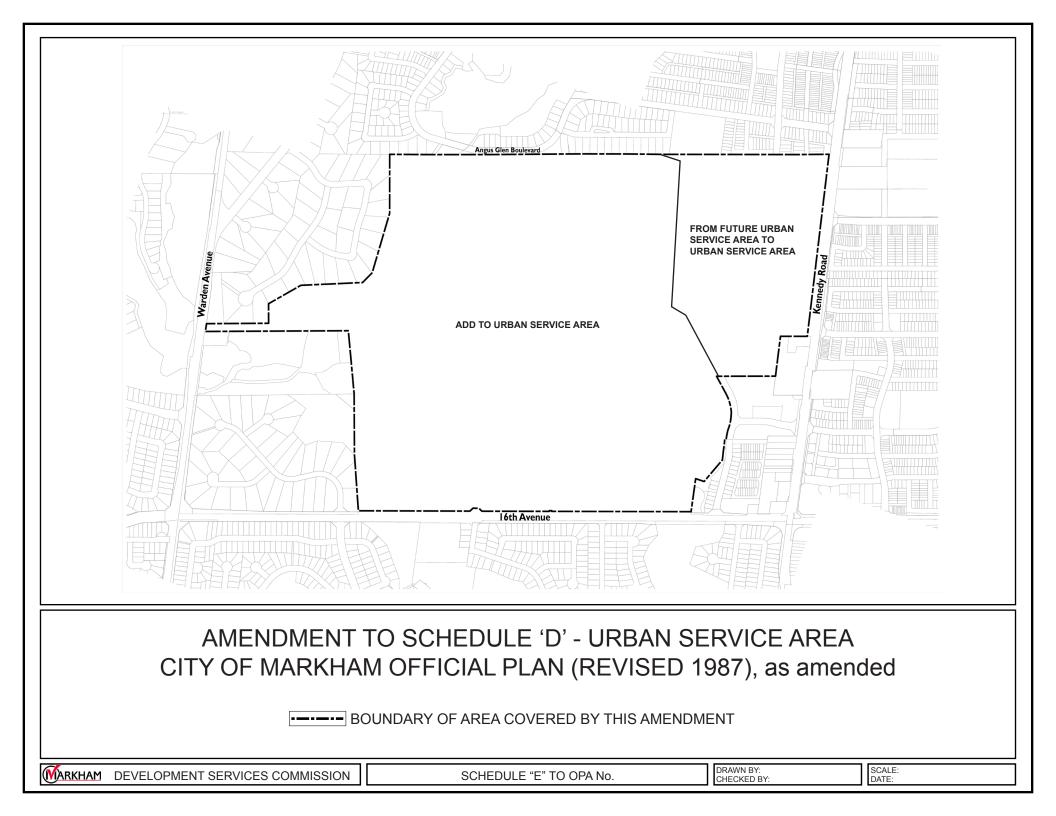
Prior to Council's decision becoming final, this Amendment may be modified to incorporate technical amendments to the text and schedule(s). Technical amendments are those minor changes that do not affect the policy or intent of the Amendment. For such technical amendments, the notice provision of Section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

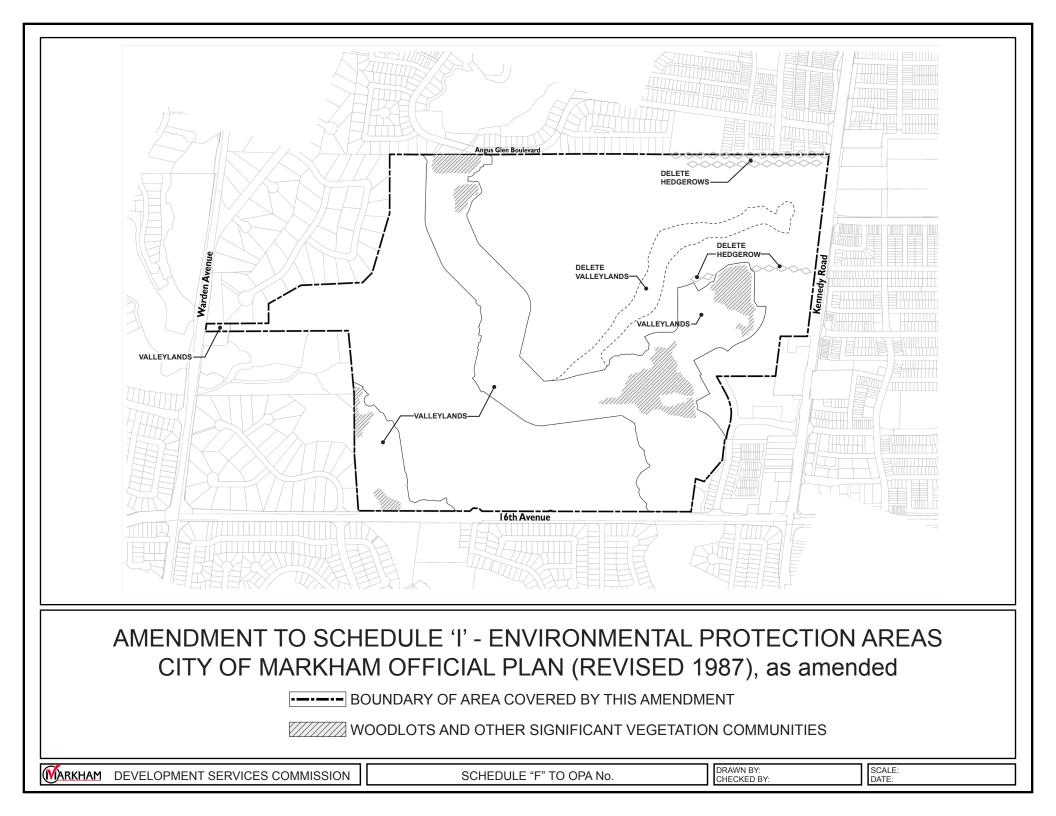


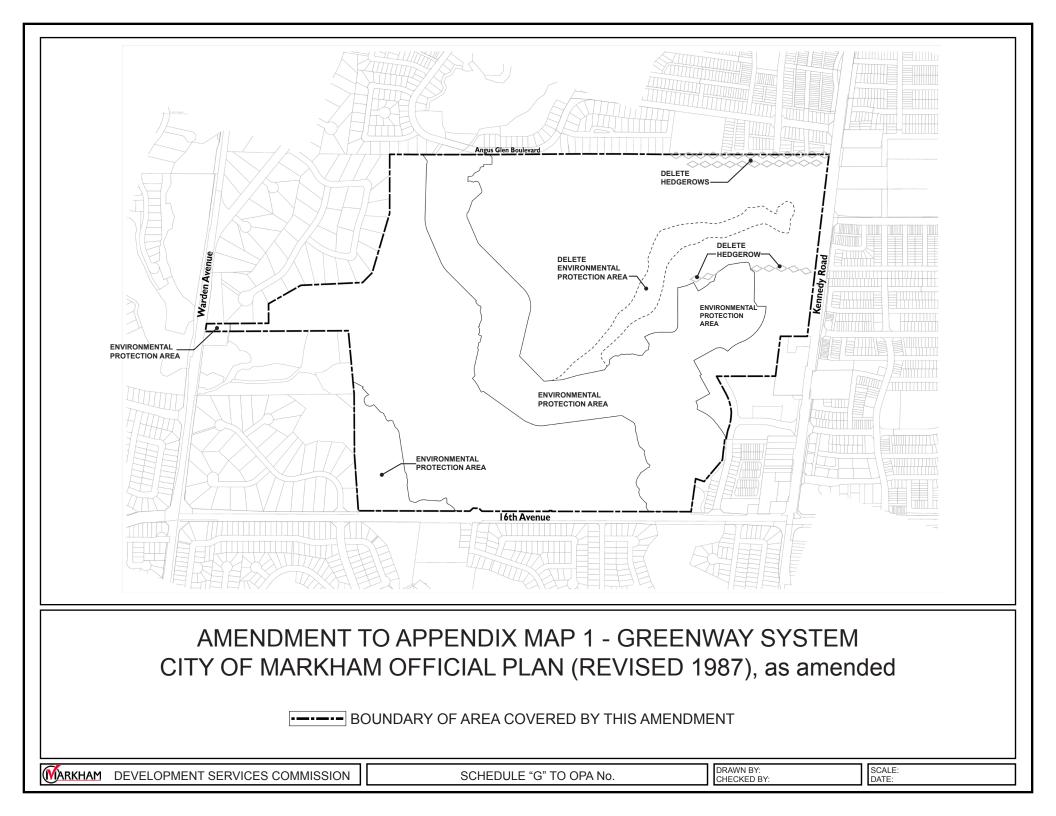






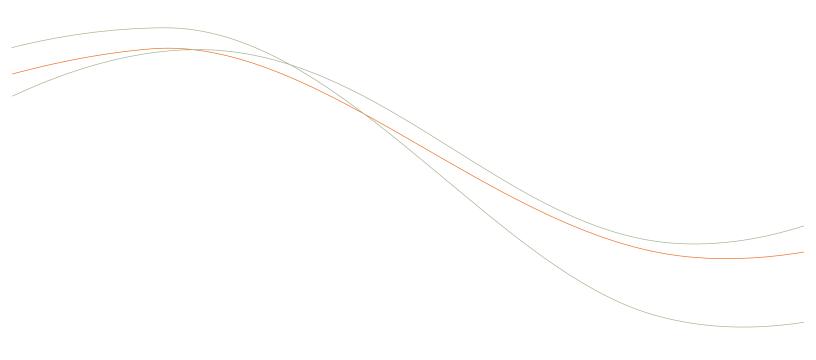






APPENDIX C

Draft OPA to amend the new Markham Official Plan 2014 (partially in effect)



CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. XXX

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

4134 16th. AVENUE NEW NEIGHBOURHOOD (former YORK DOWNS GOLF & COUNTRY CLUB PROPERTY)

October 2017

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. XXX

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-XXX in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the _____ day of _____, 2017.

Kimberley Kitteringham City Clerk Frank Scarpitti Mayor

THE CORPORATION OF THE CITY OF MARKHAM

BY-LAW NO.

Being a by-law to adopt Amendment No. XXX to the City of Markham Official Plan 2014, 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. XXX to the City of Markham Official Plan 2014, as amended, attached hereto, is hereby adopted.
- 2. THAT this by-law shall come into force and effect on the date of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS _____ DAY OF _____, 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. XXX)

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 Schedules "A" to "I" attached thereto, constitutes Official Plan Amendment No. XXX. Part II is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment applies to the Subject Lands being 4134 16th. Avenue, being the former York Downs Golf & Country Club property. The Subject Lands are legally described as Part Lots 16, 17 and 18, Concession 5, in the City of Markham, Region of York. The Subject Lands are a total of 169 hectares (417 acres), and are generally located north of 16th. Avenue, west of Kennedy Road, south of the Angus Glen Village neighbourhood, and east of Warden Avenue.

3.0 PURPOSE

The Subject Lands are designated 'PRIVATE OPEN SPACE' reflecting their current use as a private golf club, and 'GREENWAY' reflecting the natural environmental areas on site. Given that the current golf club use is being discontinued, it is appropriate to consider the developable portions of the subject lands for alternative uses.

Given the Subject Lands location in the central urbanized area of the City of Markham, and surrounded on all four sides by existing residential urban development, it is appropriate to consider the Subject Lands for a residential neighbourhood.

The primary purpose of this Official Plan Amendment is to replace the current 'PRIVATE OPEN SPACE' designation with the appropriate urban residential land use designations for the developable portions of the Subject Lands to permit their redevelopment for a new residential neighbourhood.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

This Official Plan Amendment implements the policies of Official Plan 2014 by establishing urban residential land use designations to guide the future development of the Subject Lands.

PART II - THE OFFICIAL PLAN AMENDMENT

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

1.0 THE OFFICIAL PLAN AMENDMENT

- 1.1 Section 9.1 of the City of Markham Official Plan 2014, as amended, is hereby amended by deleting the text of Section 9.1.4 and replacing it with new Section 9.1.4 text as follows, including deleting existing Figure 9.1.4 and replacing it with new Figure 9.1.4 below:
 - "9.1.4 The following policies apply to the area as shown in Figure 9.1.4:
 - a) Detached dwellings, semi-detached dwellings and townhouses (excluding back to back townhouses) without direct frontage on a public street may be permitted.
 - b) The Minimum Vegetation Protection Zone for All Other *wetlands* Outside the Oak Ridges Moraine and the Greenbelt is 10 metres.
 - c) The Minimum Vegetation Protection Zone for Significant Valleylands is 10 metres.
 - d) Prior to *development approval*, development proponents in the area shown on Figure 9.1.4 shall be required to enter into one or more developers' group agreement(s) where appropriate, to ensure equitable distribution of the costs of community and infrastructure facilities such as schools, parks, open space, enhancement and restoration of natural features, roads and road improvements, internal and external services, and stormwater management facilities.
 - e) For the area of land outlined on Figure 9.1.4 as '**9.1.4** e)', notwithstanding the land use designation of 'Mixed Use Mid Rise', the minimum building height shall be 2 storeys and the maximum building height shall be 4 storeys.

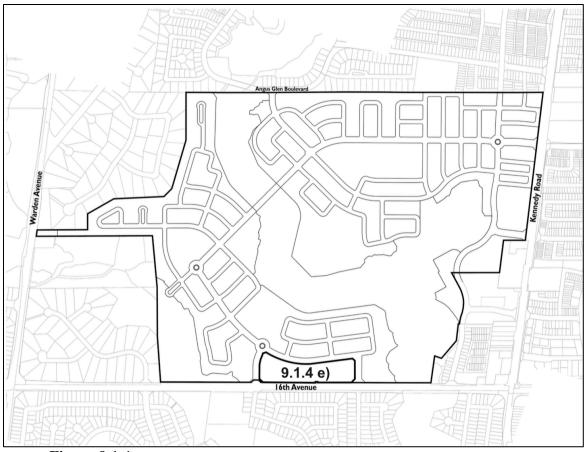


Figure 9.1.4

- 1.2 Map 3 Land Use of Official Plan 2014, as amended, is hereby amended by removing the 'Private Open Space' designation and replacing it with urban residential land use designations, as well as adding the proposed major collector roads and making minor adjustments to the limits of the 'Greenway' designation, all as shown on Schedule "A".
- 1.3 Map 4 Greenway System of Official Plan 2014, as amended, is hereby amended by adjusting the boundaries of the Greenway, as shown on Schedule "B".
- 1.4 Map 5 Natural Heritage Features & Landforms of Official Plan 2014, as amended, is hereby amended by adjusting the boundaries of various natural heritage features, as shown on Schedule "C".
- 1.5 Map 6 Hydrologic Features of Official Plan 2014, as amended, is hereby amended by adjusting the boundaries of various hydrologic features, as shown on Schedule "D".
- 1.6 Map 10 Road Network of Official Plan 2014, as amended, is hereby amended by adding Collector Roads, as shown on Schedule "E".

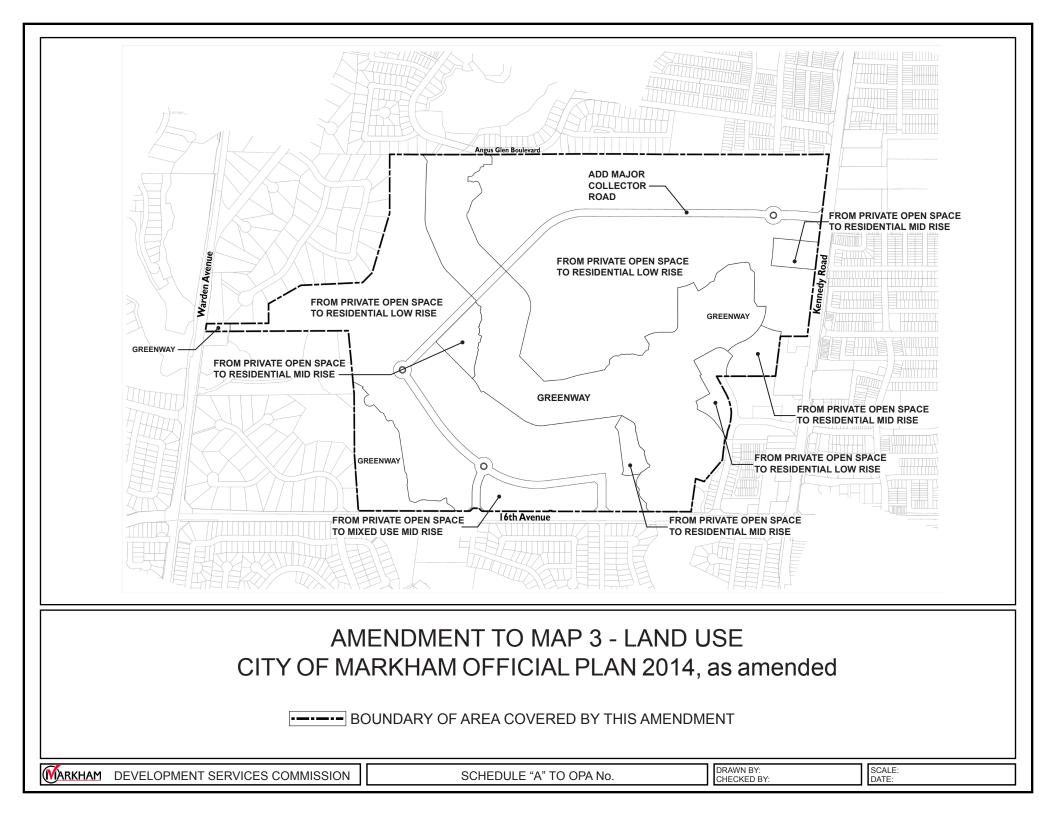
- 1.7 Map 11 Minor Collector Road Network of Official Plan 2014, as amended, is hereby amended by adding Minor Collector Roads and illustrating the proposed local road pattern, as shown on Schedule "F".
- 1.8 Map 14 Public School, Place of Worship and Park Sites of Official Plan 2014, as amended, is hereby amended by adding 'Public School Site', and 'Park Site' symbols, as shown on Schedule "G".
- 1.9 Appendix C Community Facilities of Official Plan 2014, as amended, is hereby amended by removing 'Golf Courses and Private Day Camps' from the Subject Lands as shown on Schedule "H".
- 1.10 Appendix D Cycling Facilities of Official Plan 2014, as amended, is hereby amended by adding 'Proposed Cycling Facilities' as shown on Schedule "I".

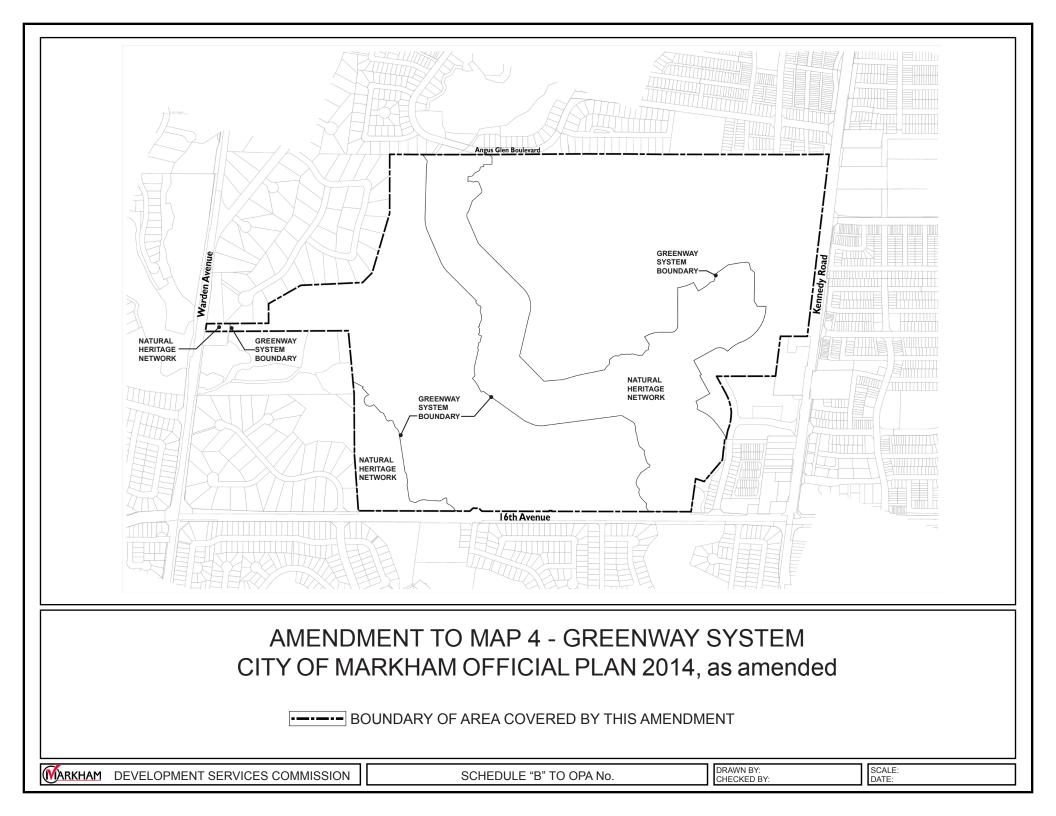
2.0 IMPLEMENTATION AND INTERPRETATION

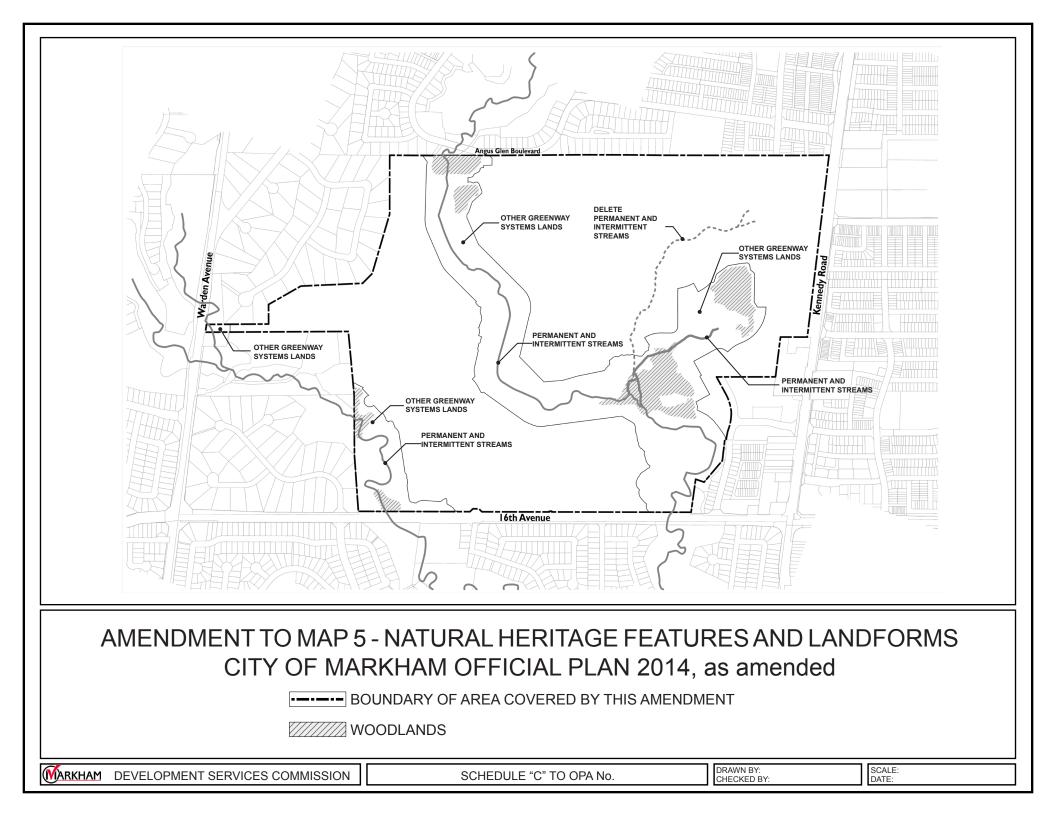
The provisions of the City of Markham Official Plan 2014, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

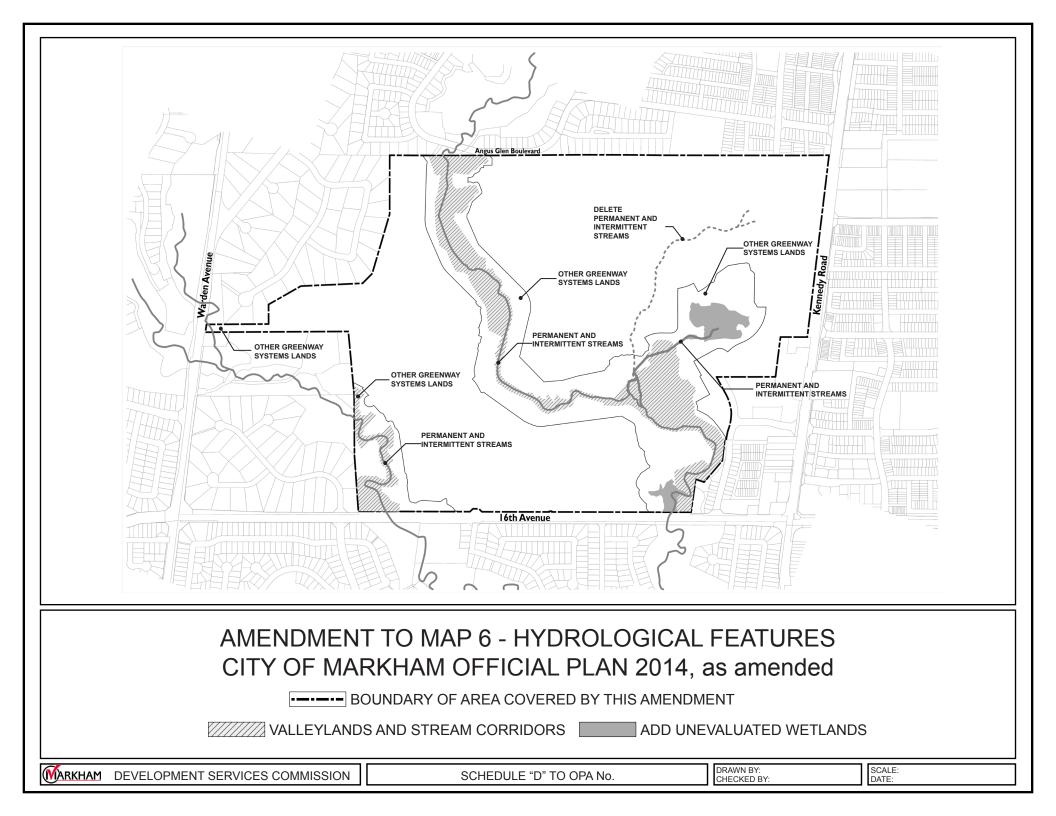
This Amendment shall be implemented by amendment/s to the Zoning By-Law and/or Plan/s of Subdivision and/or Site Plan approval/s and/or other Planning Act approvals, in conformity with the provisions of this Amendment.

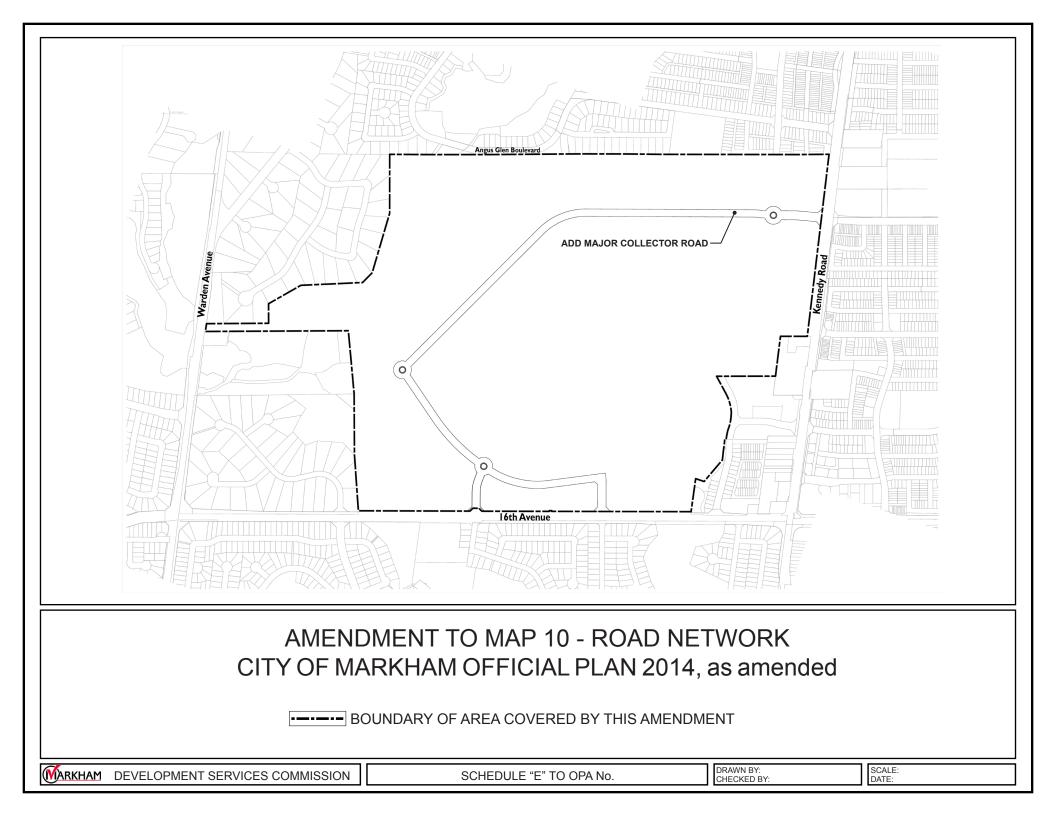
Prior to Council's decision becoming final, this Amendment may be modified to incorporate technical amendments to the text and map(s). Technical amendments are those minor changes that do not affect the policy or intent of the Amendment. For such technical amendments, the notice provisions of Section 10.7.5 of the City of Markham Official Plan 2014, as amended, shall apply.

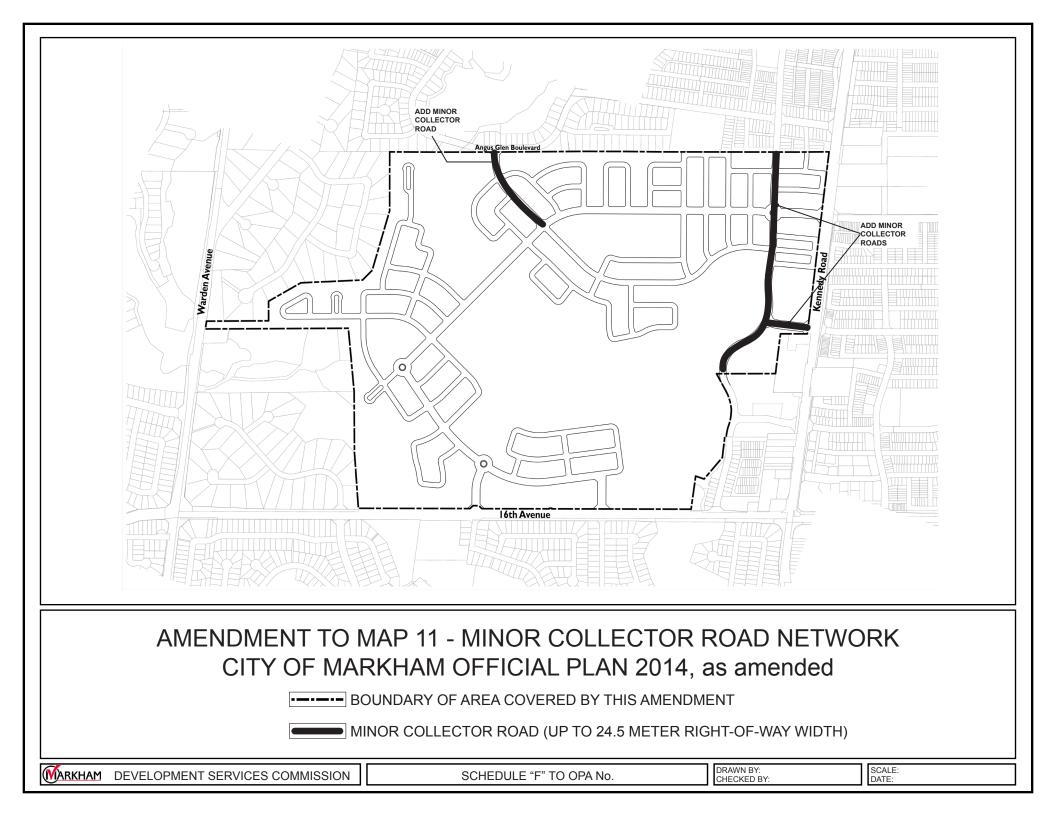


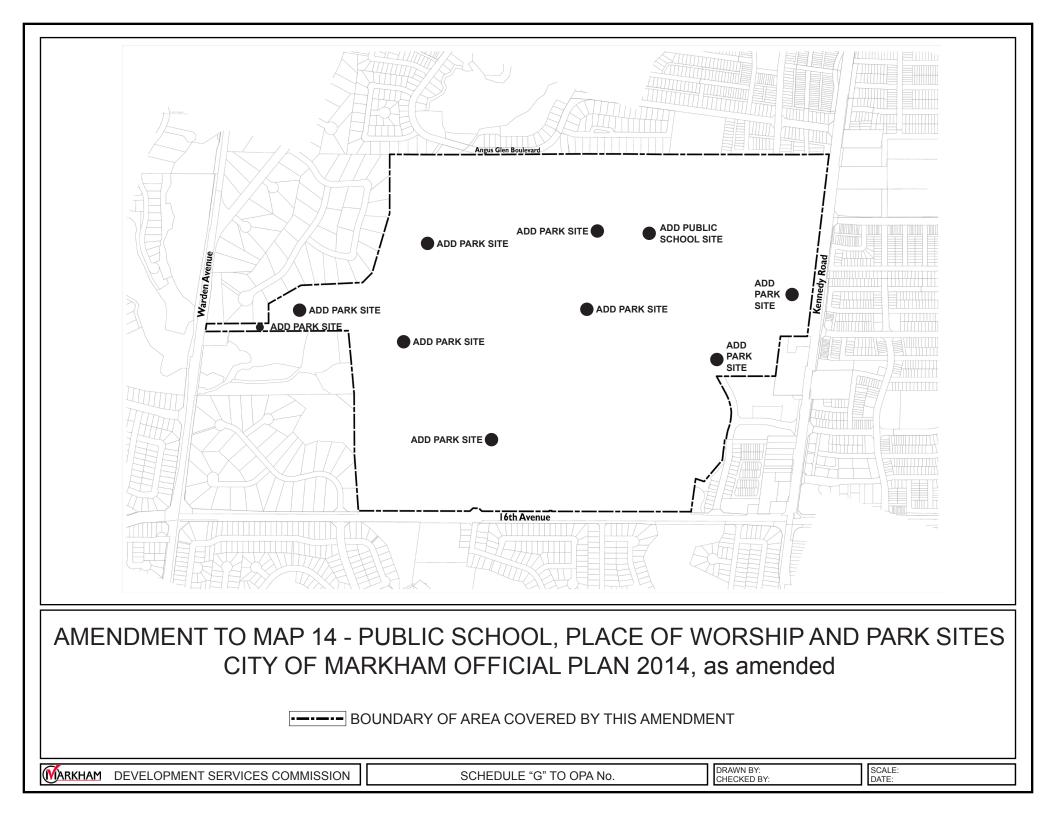


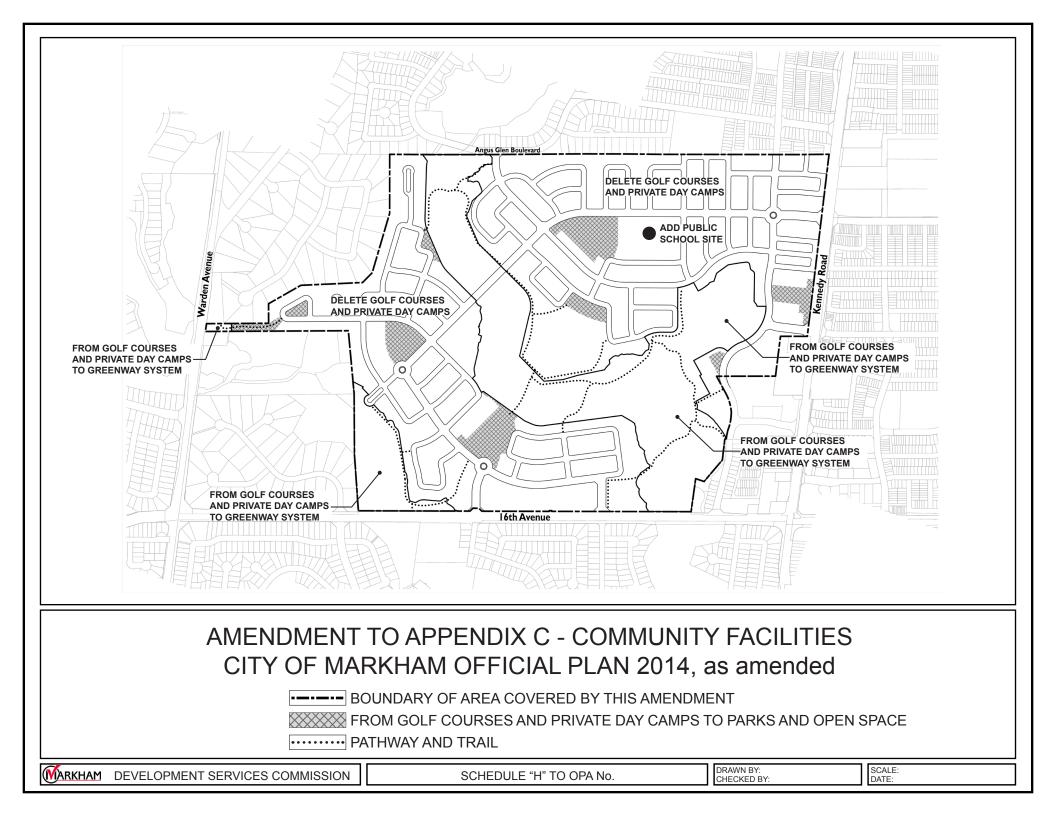


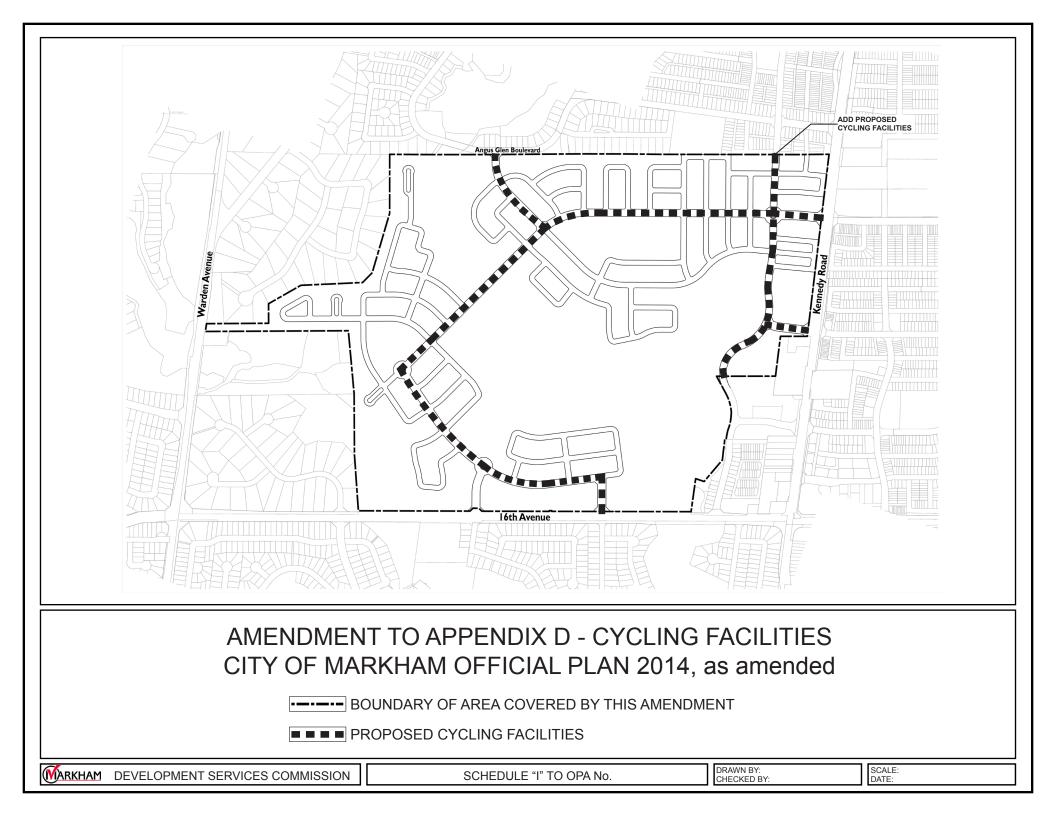






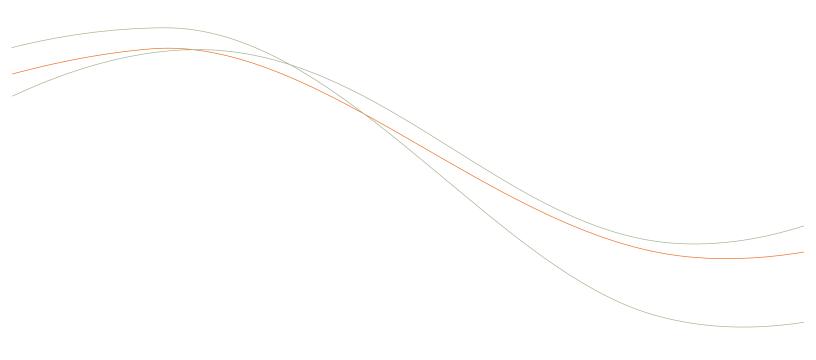


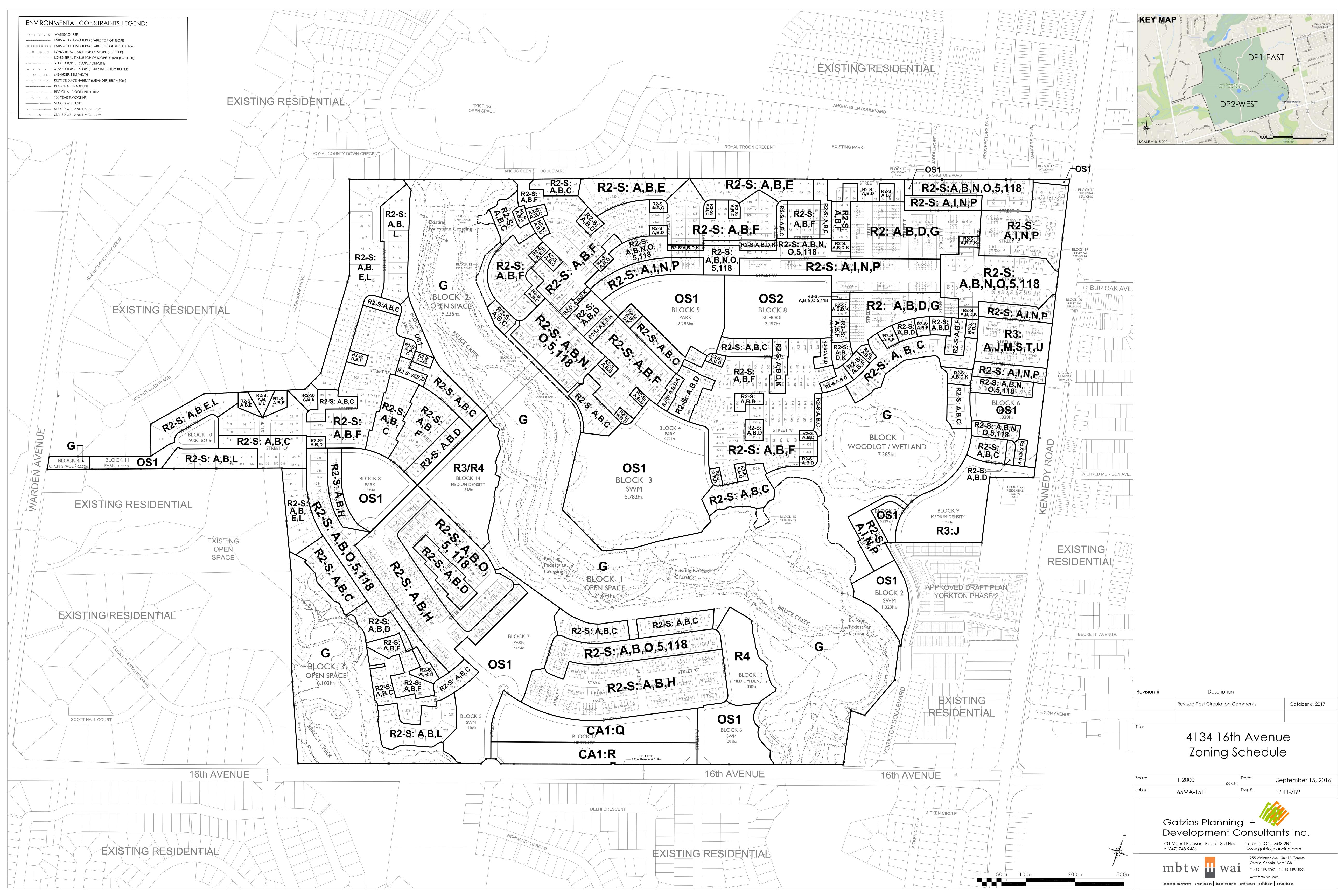




APPENDIX D

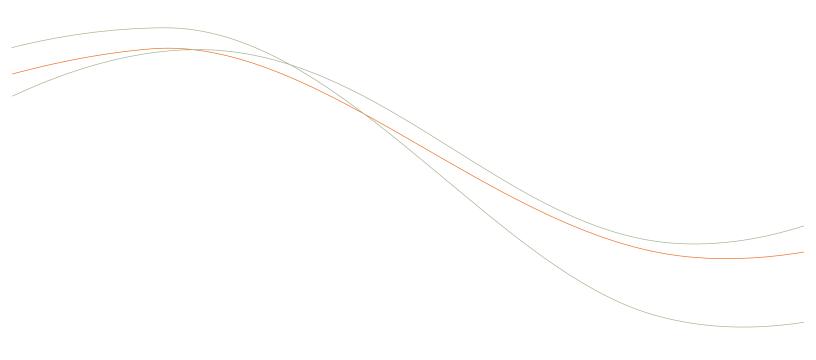
Proposed Zone Categories Schedule to amend Markham Zoning By-Law 177-96





APPENDIX E

Proposed List of Zone Exceptions to amend Markham Zoning By-Law 177-96



4134 16th AVENUE ZONING BY-LAW DRAFT LIST OF SITE-SPECIFIC EXCEPTIONS TO ZBL 177-96

October 6, 2017

CREATE THE FOLLOWING NEW EXCEPTIONS:

- A exterior side yard: increase min. from 2.4m to 3.0m
- **B** height: increase max. from 11.0m to 13.0m
- **C rear yard:** decrease min. from 7.5m to 7.0m
- **D** rear yard: decrease min. from 7.5m to 6.0m
- **E rear yard:** increase min. from 7.5m to 11.5m
- F rear yard: decrease min. from 7.5m to 3.0m for 45% of building width
- G lot frontage: decrease the min. from 7.0m to 6.0m
- H front yard: increase the min. from 0.6m to 3.0m
- I height: increase the max. from 11.0m to 15.0m
- J height: increase the max. from 12.0m to 15.0m
- **K** garage width: increase the max. from 3.5m to 6.1m
- L garage width: increase max. from 6.1m to 9.0m
- M number of dwelling units per hectare: increase the max. from 100 to 105
- N rear yard: decrease min. from 14.8m to 0.6m
- **O** garage access: allow access to a garage from an exterior side yard
- P front yard: increase the min. from 0.6m to 2.0m

Q - gross floor area: The maximum total gross floor area of the following uses shall be 3,700m² between the CA1:Q & CA1:R areas:

- Financial Institutions
- Personal Service Shops
- Repair Shops
- Restaurants
- Retail Stores
- Schools, Commercial
- Schools, Private

R - height & gross floor area:

- a) maximum height for all buildings is 13.5m
- b) The maximum total gross floor area of the following uses shall be 3,700m² between the **CA1:Q** & **CA1:R** areas:
 - Financial Institutions
 - Personal Service Shops
 - Repair Shops
 - Restaurants
 - Retail Stores
 - Schools, Commercial
 - Schools, Private
- **S** front yard: on a lot not access by a lane shall be a minimum of 4.5m
- T rear yard: on a lot not access by a lane shall be 0.0m
- U garage width: on a lot that is not access by a lane shall be a maximum of 3.05m

USE THE FOLLOWING ALREADY EXISTING EXCEPTIONS FROM THE ZBL:

- 5. re: accessory dwelling unit
- **118.** re: breezeway house-garage connection