

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

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MARKHAM PLANNING AREA
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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

CONTENTS

PART 1 – INTRODUCTION

1.	GENERAL.....	6
2.	LOCATION.....	6
3.	PURPOSE.....	6
4.	BASIS.....	7

PART II – THE OFFICIAL PLAN AMENDMENT

1.	THE OFFICIAL PLAN AMENDMENT.....	9
2.	IMPLEMENTATION AND INTERPREATION.....	11
3.	SCHEDULES “A” TO “G”.....	12

PART I – INTRODUCTION

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

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, 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 is 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)

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 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) Part of Part lots 16, 17 and 18, Concession 5

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.

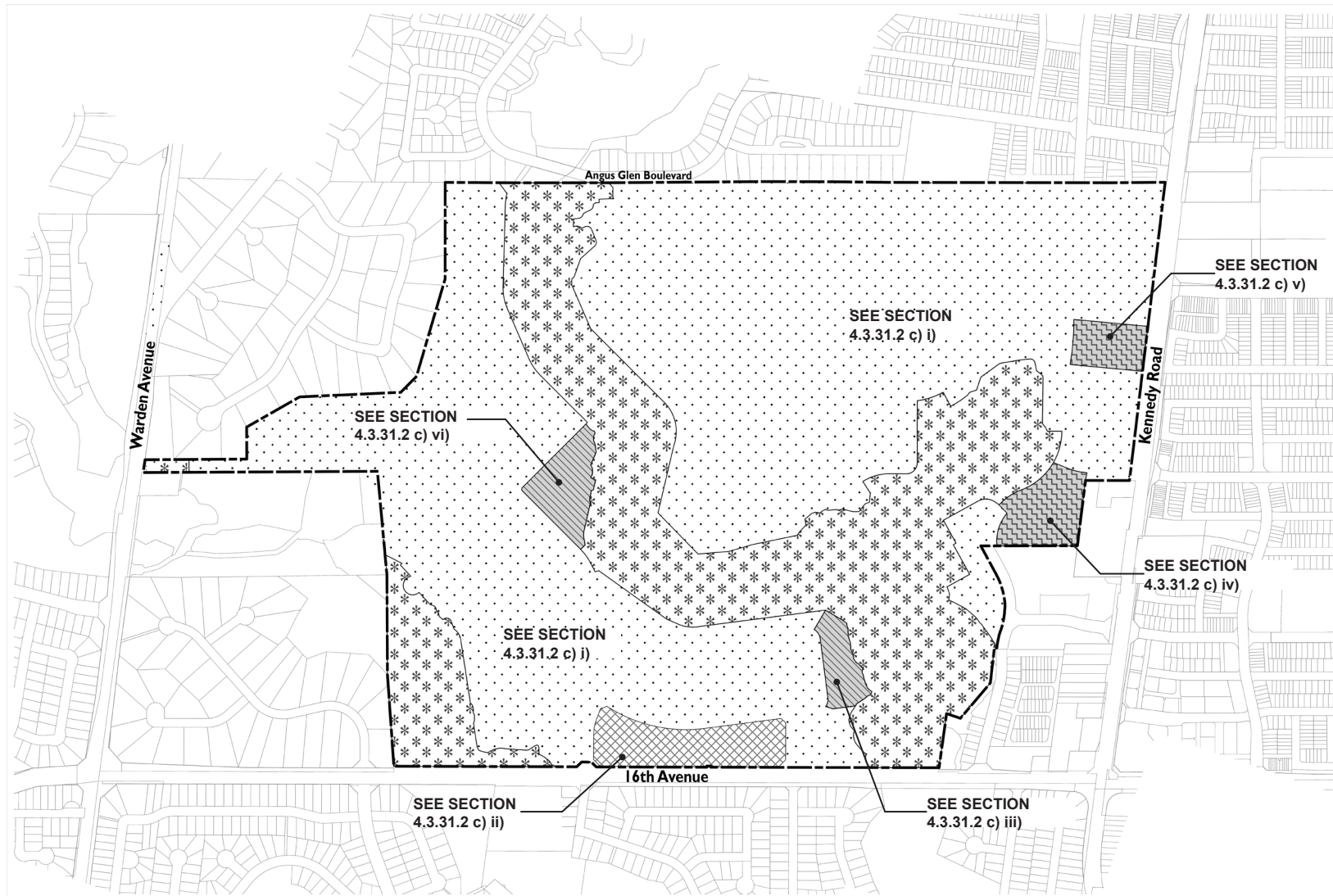





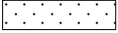
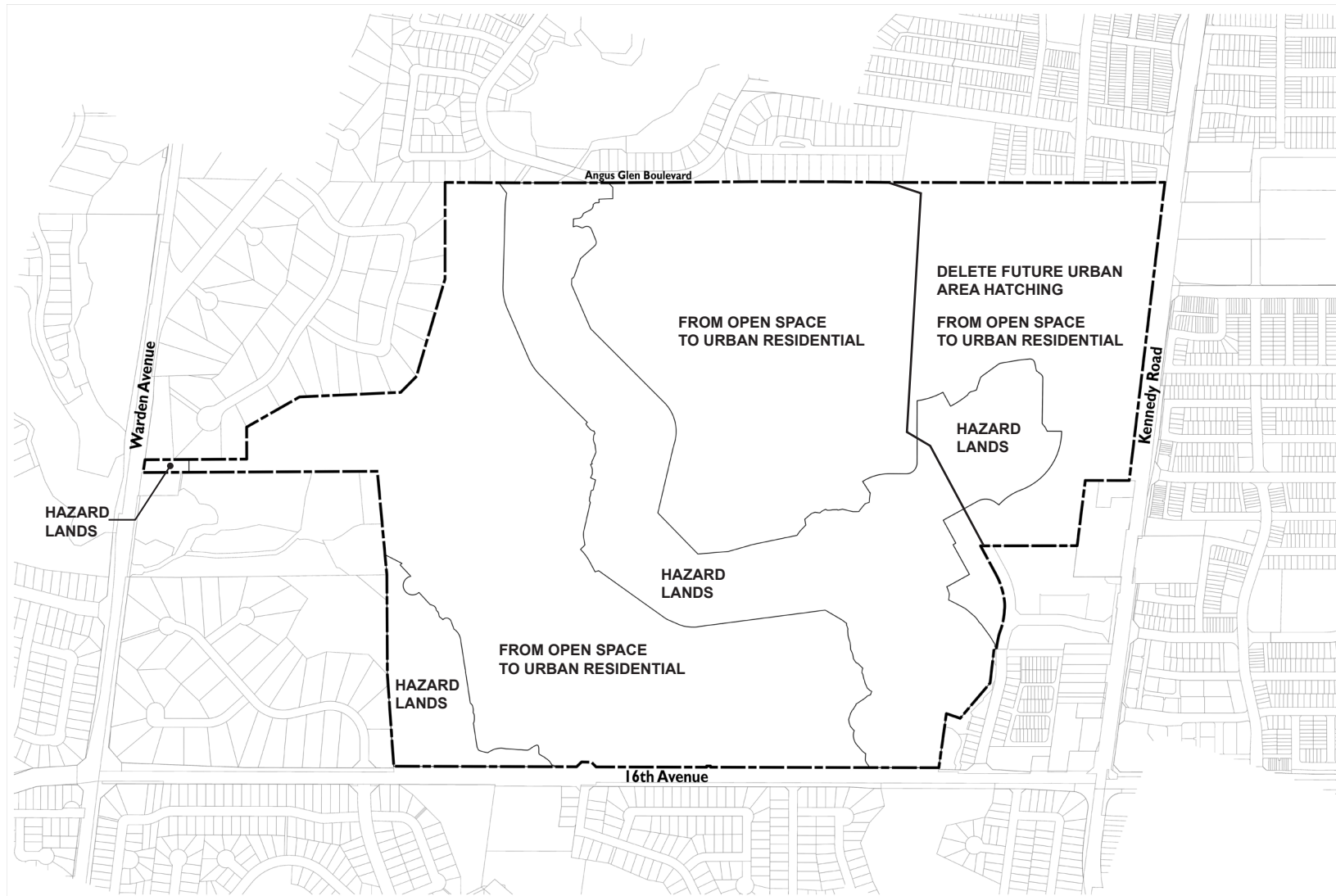


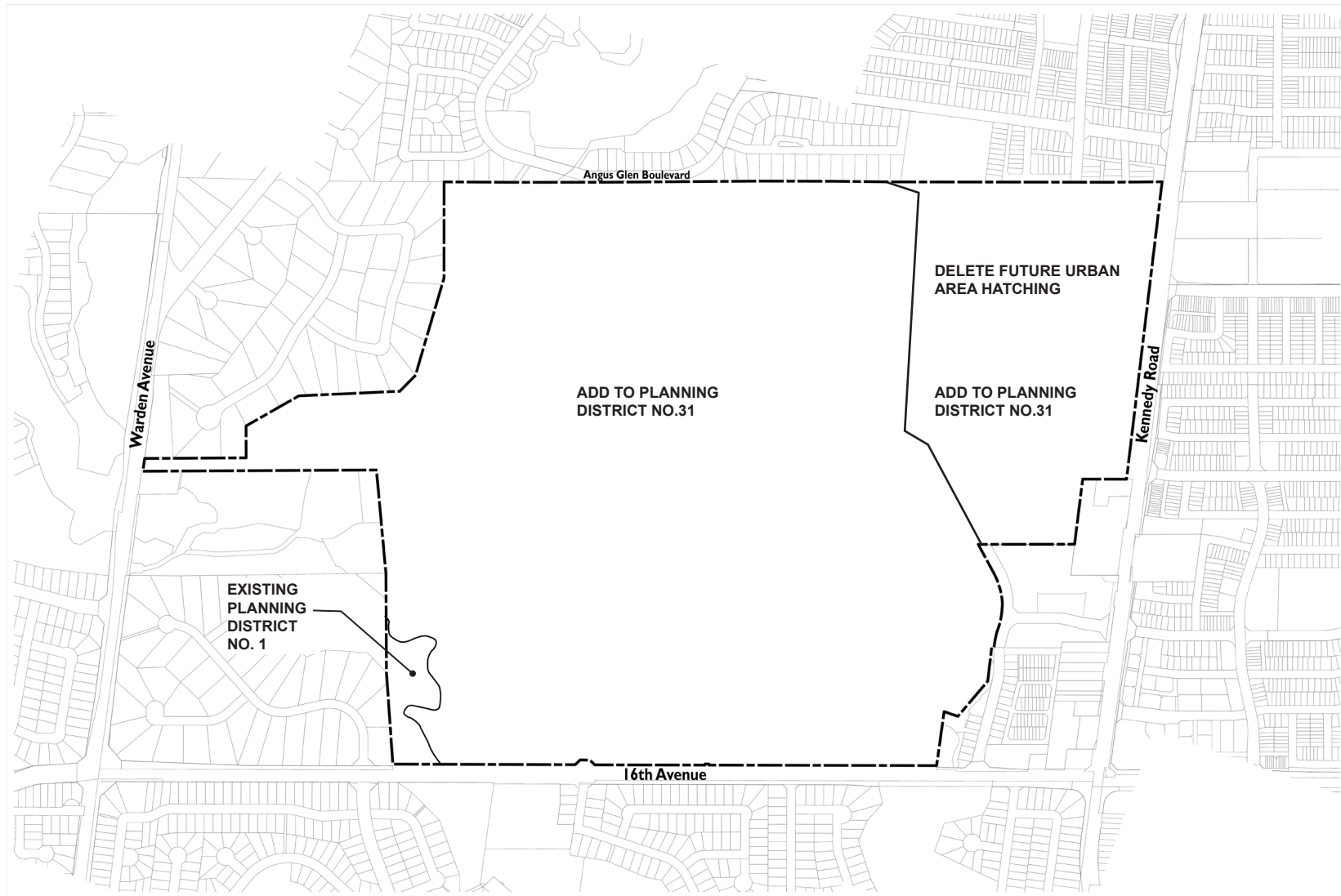
FIGURE 31.2 SPECIFIC SITE AND AREA POLICIES
CITY OF MARKHAM OFFICIAL PLAN (REVISED 1987), as amended

 BOUNDARY OF AREA SUBJECT TO POLICIES IN SECTION 4.3.21.2 c)	 MEDIUM DENSITY II HOUSING	 HAZARD LANDS
 HIGH DENSITY II HOUSING	 NEIGHBOURHOOD COMMERCIAL AND MEDIUM DENSITY II HOUSING	 URBAN RESIDENTIAL



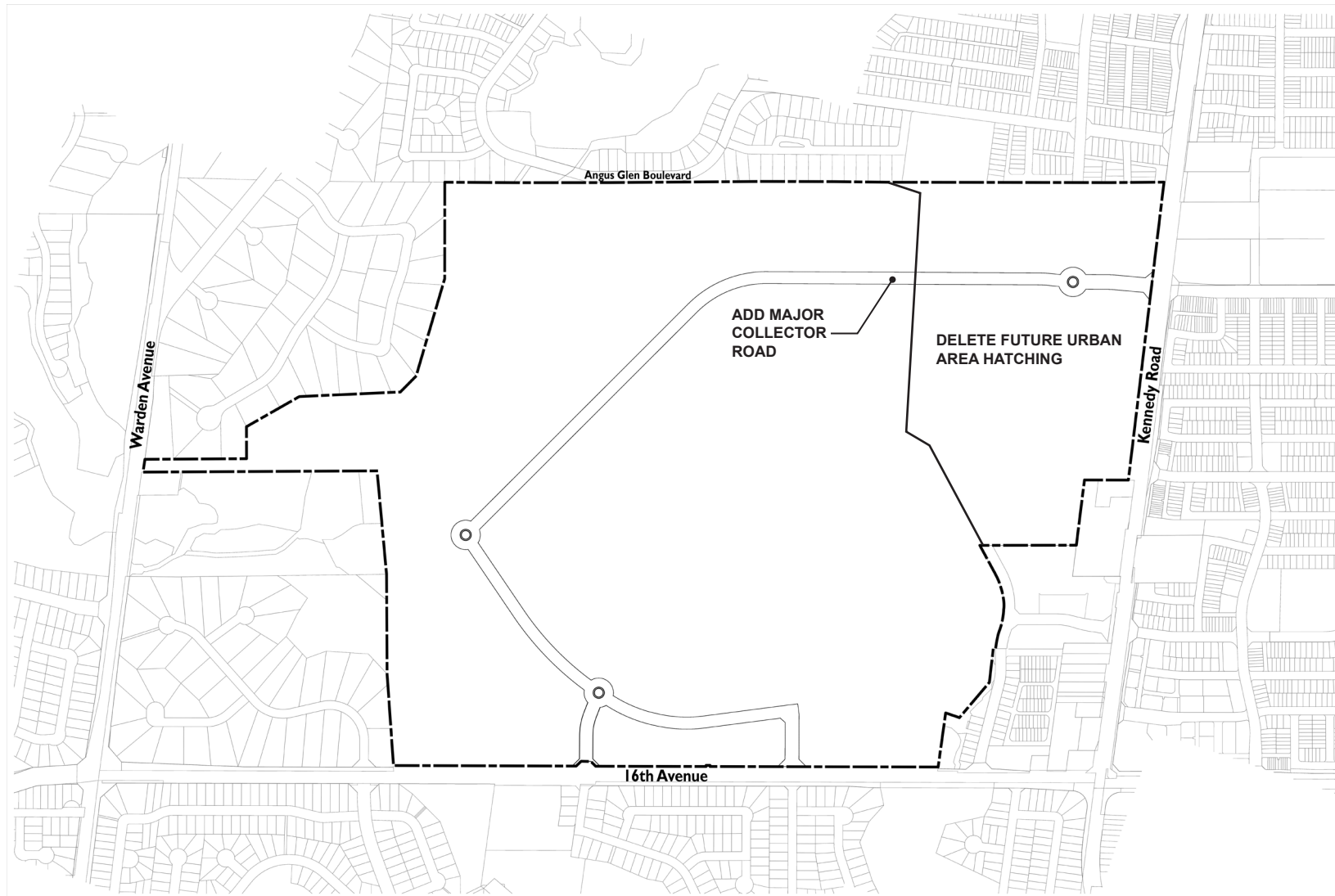
AMENDMENT TO SCHEDULE 'A' - LAND USE CITY OF MARKHAM OFFICIAL PLAN (REVISED 1987), as amended

--- BOUNDARY OF AREA COVERED BY THIS AMENDMENT



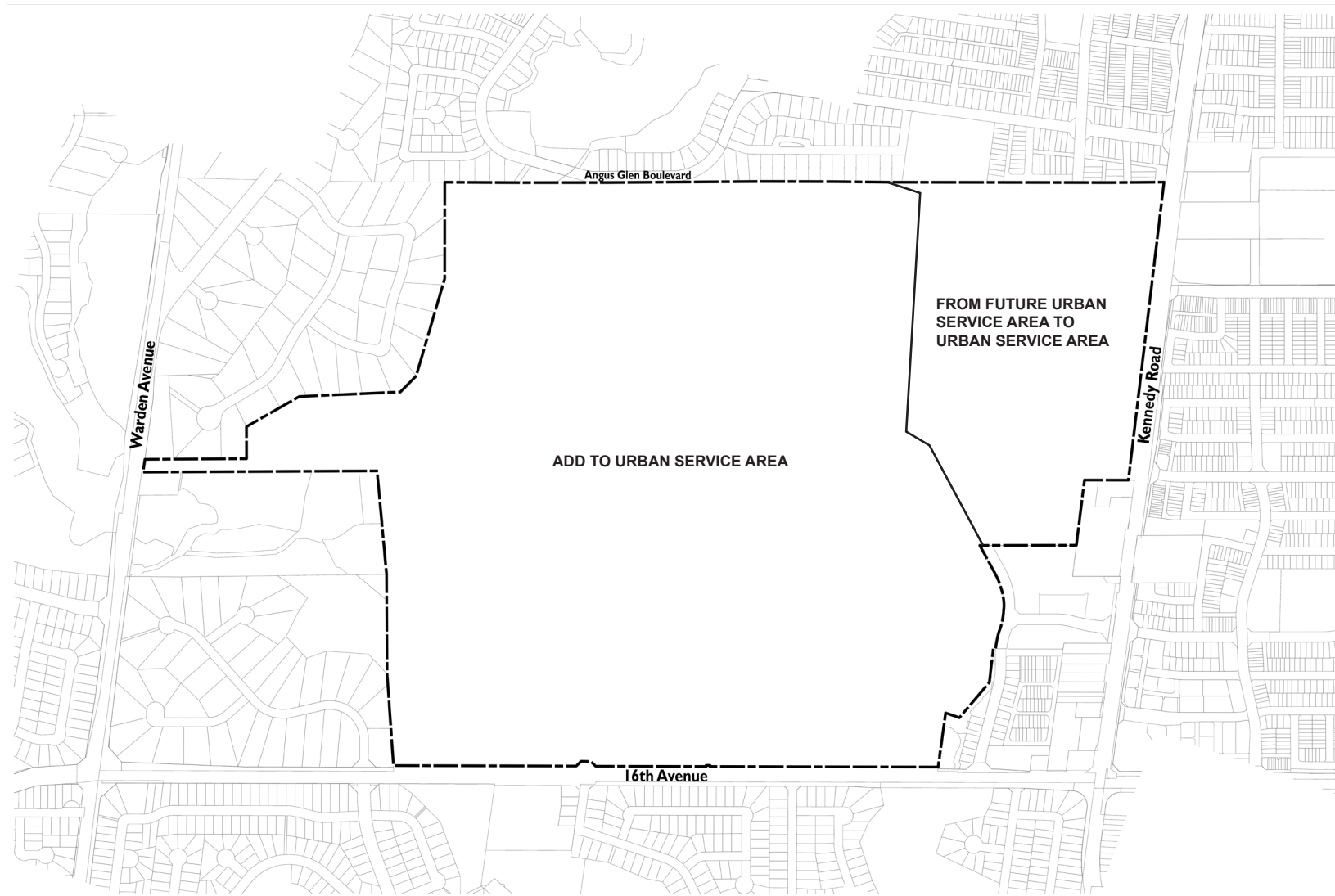
AMENDMENT TO SCHEDULE 'B' - PLANNING DISTRICTS CITY OF MARKHAM OFFICIAL PLAN (REVISED 1987), as amended

- - - - - BOUNDARY OF AREA COVERED BY THIS AMENDMENT



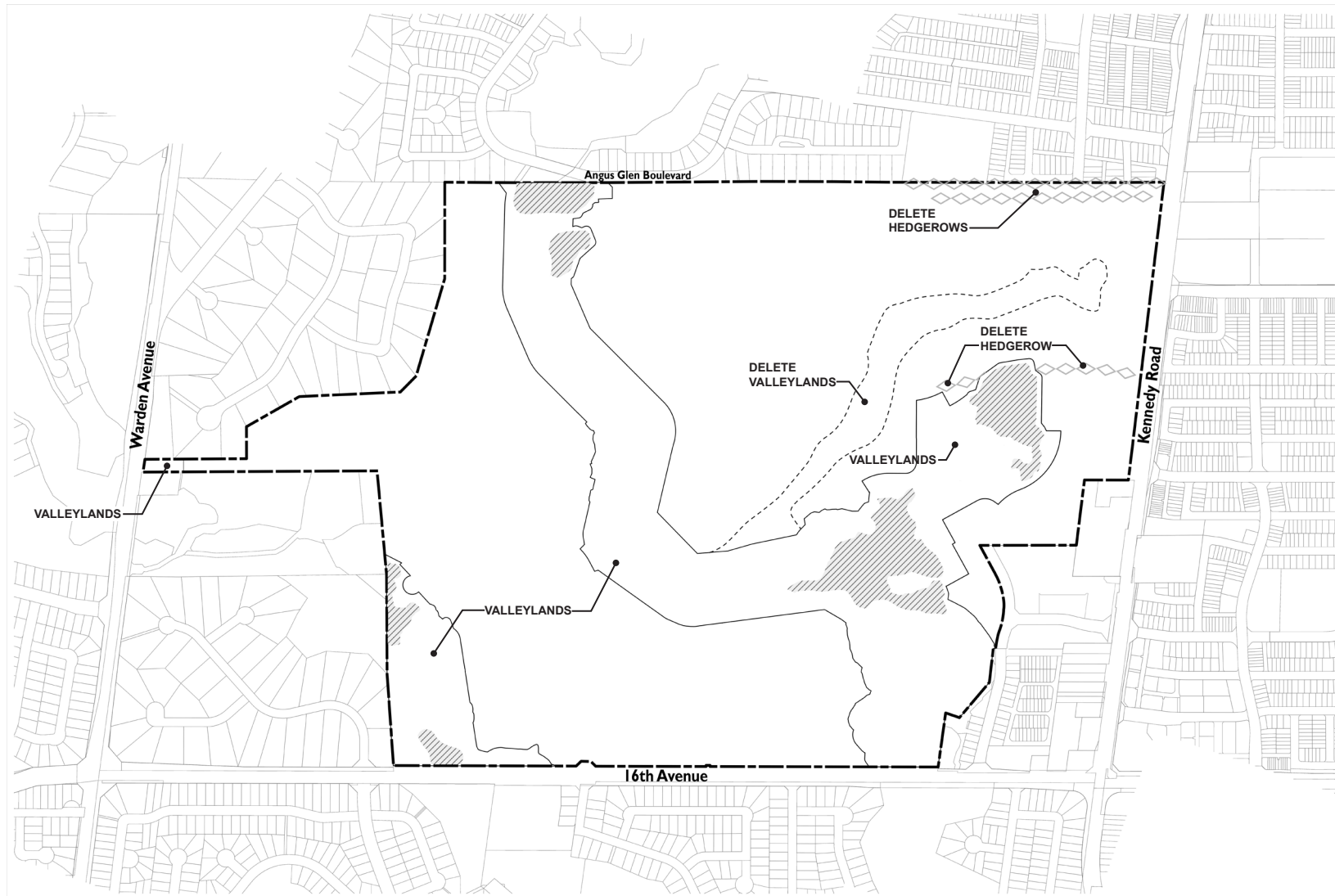
AMENDMENT TO SCHEDULE 'C' - TRANSPORTATION CITY OF MARKHAM OFFICIAL PLAN (REVISED 1987), as amended

--- BOUNDARY OF AREA COVERED BY THIS AMENDMENT



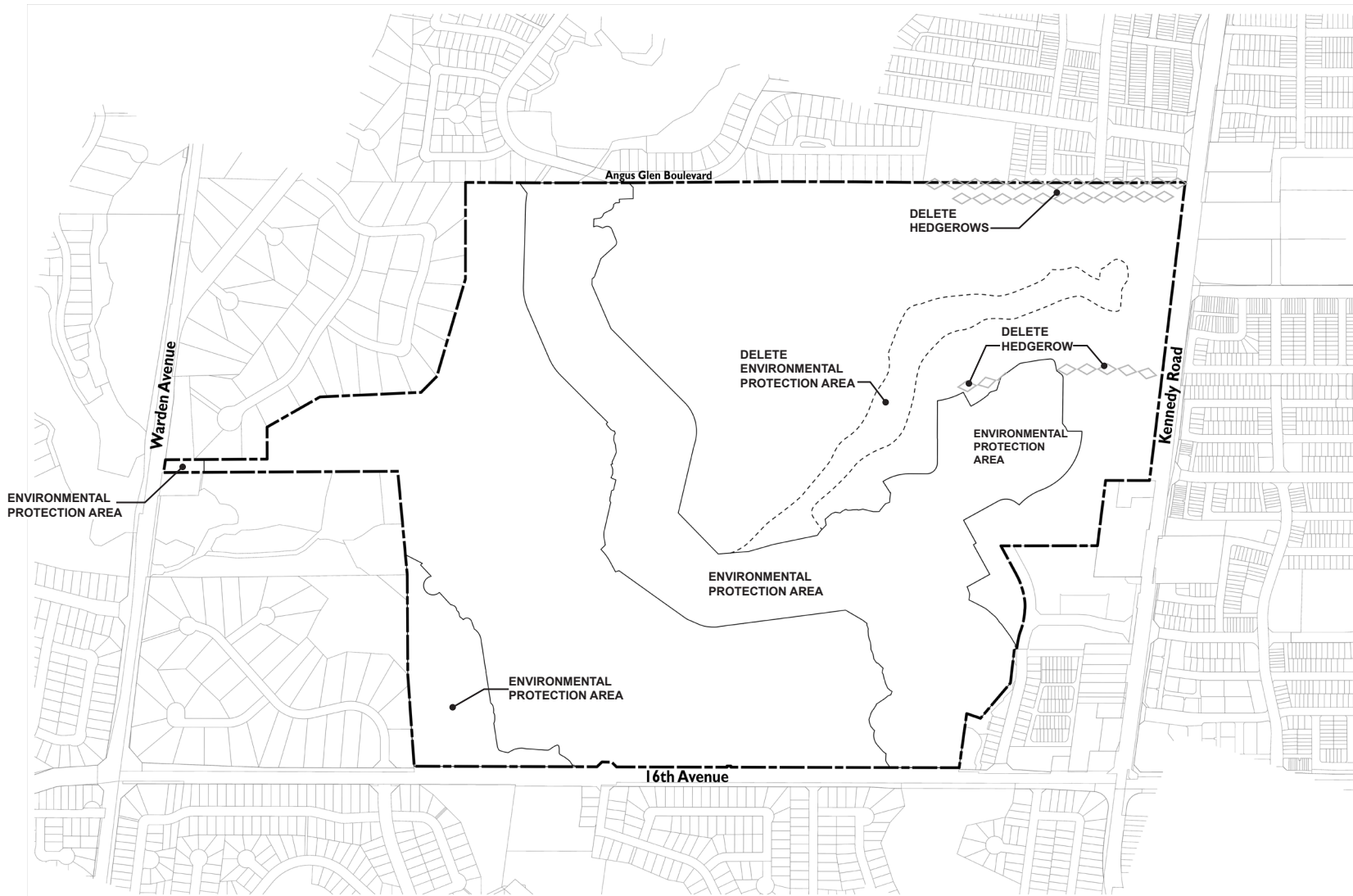
AMENDMENT TO SCHEDULE 'D' - URBAN SERVICE AREA CITY OF MARKHAM OFFICIAL PLAN (REVISED 1987), as amended

--- BOUNDARY OF AREA COVERED BY THIS AMENDMENT



AMENDMENT TO SCHEDULE 'I' - ENVIRONMENTAL PROTECTION AREAS CITY OF MARKHAM OFFICIAL PLAN (REVISED 1987), as amended

- BOUNDARY OF AREA COVERED BY THIS AMENDMENT
- WOODLOTS AND OTHER SIGNIFICANT VEGETATION COMMUNITIES



AMENDMENT TO APPENDIX MAP 1 - GREENWAY SYSTEM CITY OF MARKHAM OFFICIAL PLAN (REVISED 1987), as amended

--- BOUNDARY OF AREA COVERED BY THIS AMENDMENT