

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)

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” 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)

PART II – THE OFFICIAL PLAN AMENDMENT

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.

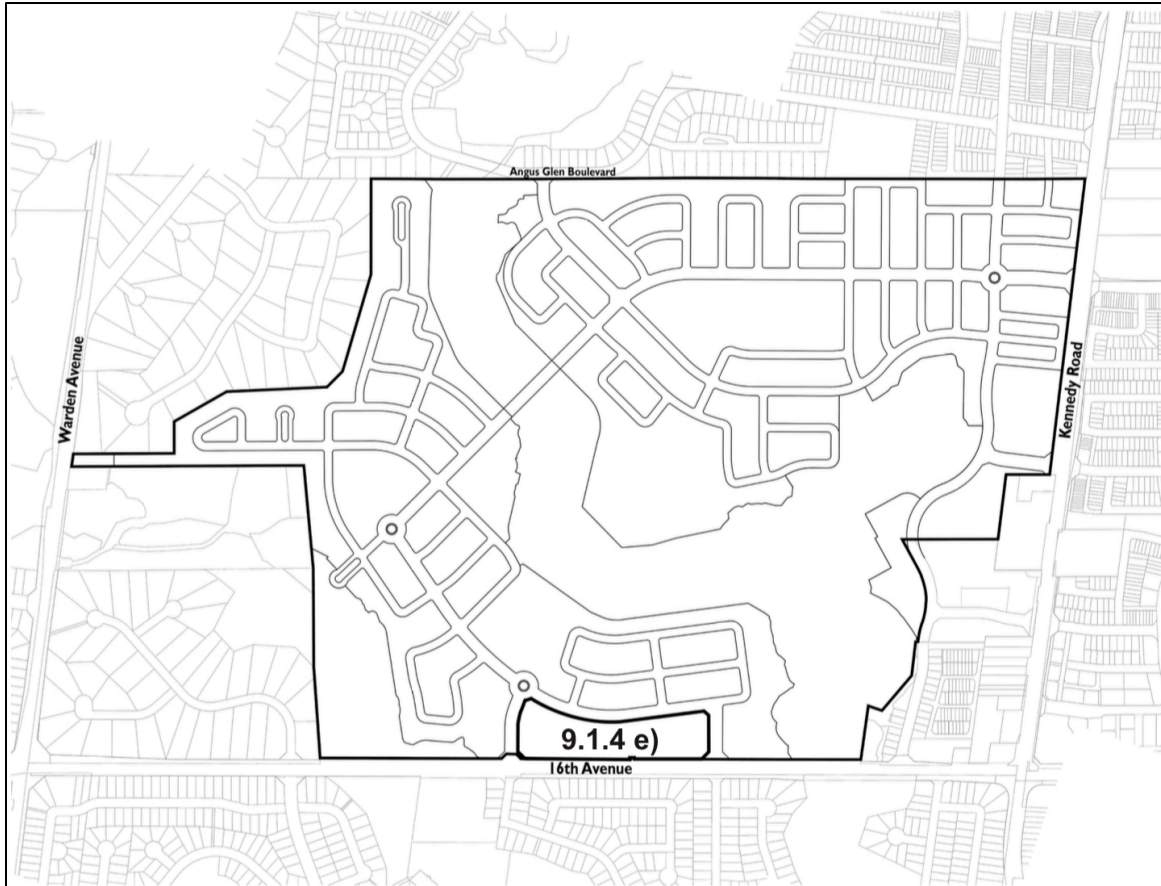


Figure 9.1.4

- 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”.

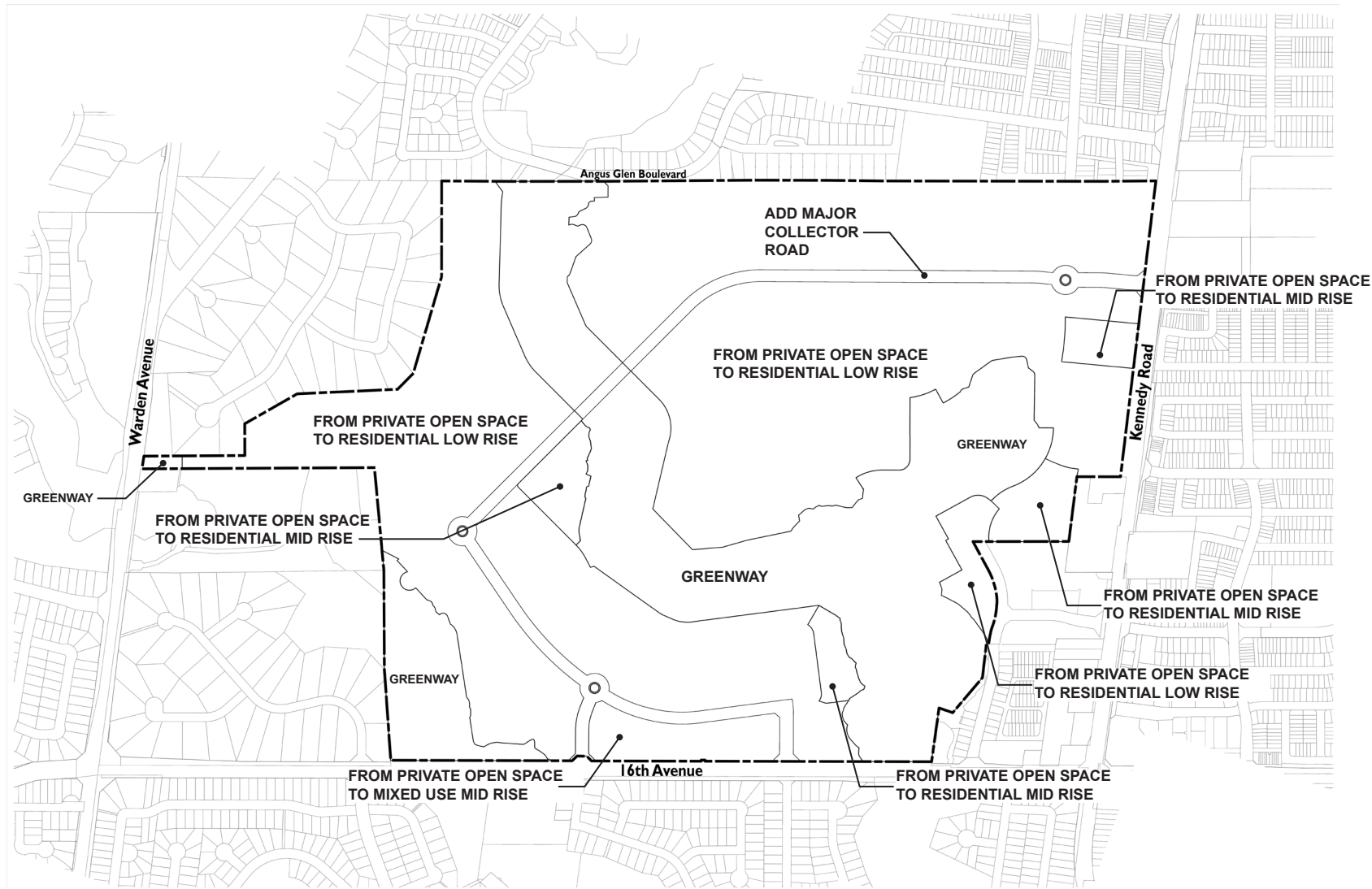
- 1.7 Map 11 – Minor Collector Road Network of Official Plan 2014, as amended, is hereby amended by adding Minor Collector Roads and illustrating the proposed local road pattern, as shown on Schedule “F”.
- 1.8 Map 14 – Public School, Place of Worship and Park Sites of Official Plan 2014, as amended, 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.

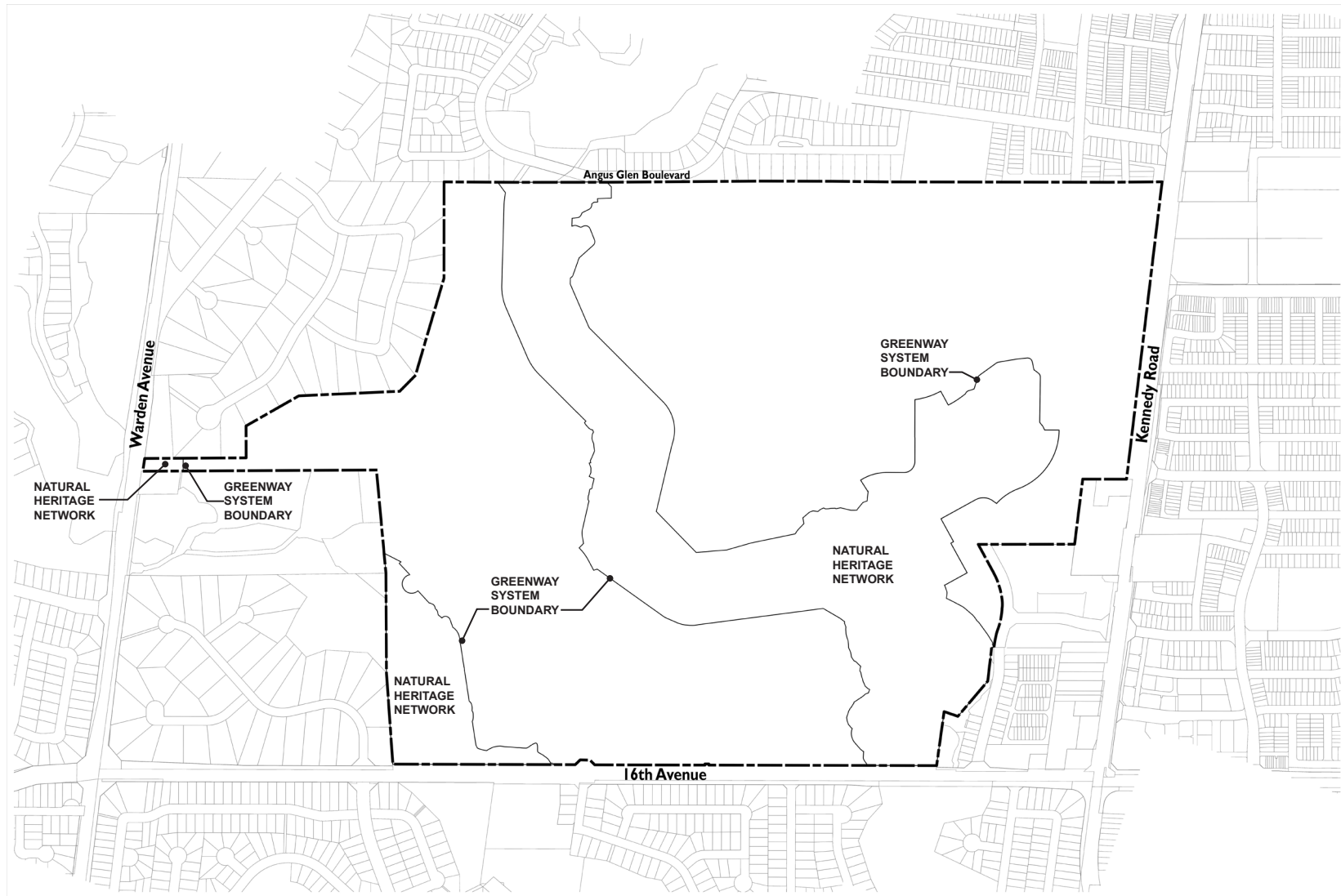
This Amendment shall be implemented by amendment/s to the Zoning By-Law and/or Plan/s of Subdivision and/or Site Plan approval/s and/or other Planning Act approvals, in conformity with the provisions of this Amendment.

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.



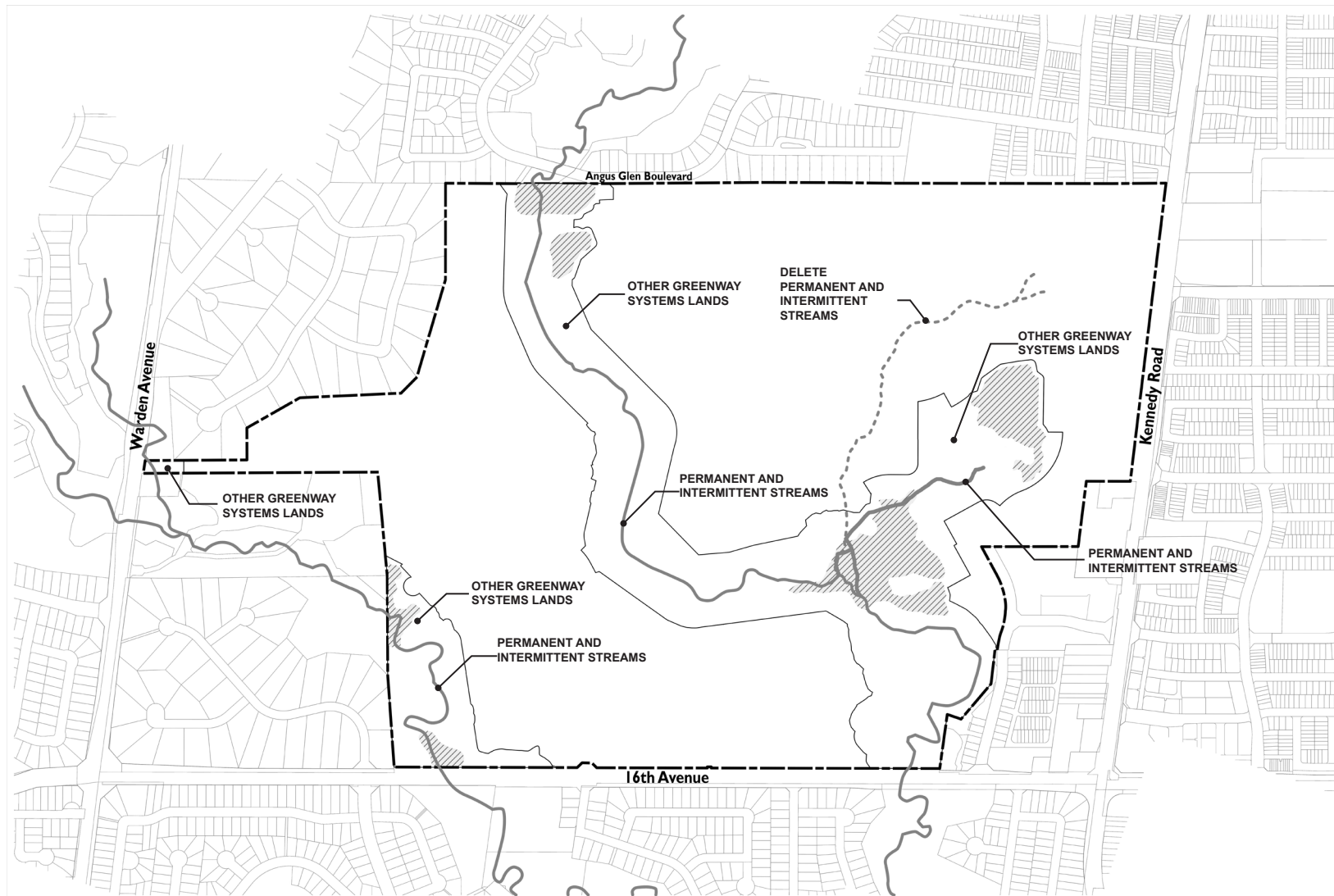
AMENDMENT TO MAP 3 - LAND USE CITY OF MARKHAM OFFICIAL PLAN 2014, as amended

--- BOUNDARY OF AREA COVERED BY THIS AMENDMENT



AMENDMENT TO MAP 4 - GREENWAY SYSTEM CITY OF MARKHAM OFFICIAL PLAN 2014, as amended

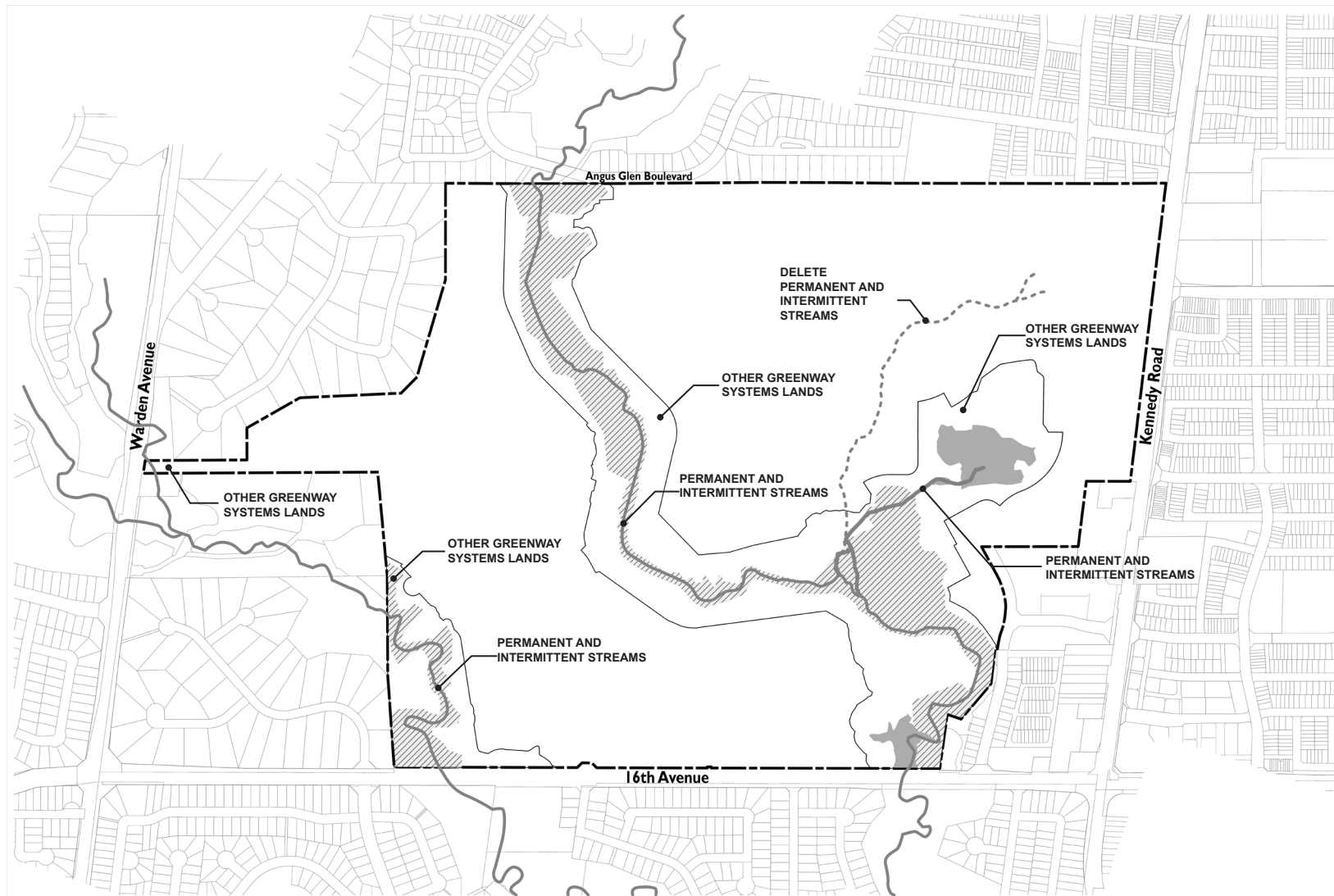
--- BOUNDARY OF AREA COVERED BY THIS AMENDMENT



AMENDMENT TO MAP 5 - NATURAL HERITAGE FEATURES AND LANDFORMS CITY OF MARKHAM OFFICIAL PLAN 2014, as amended

--- BOUNDARY OF AREA COVERED BY THIS AMENDMENT

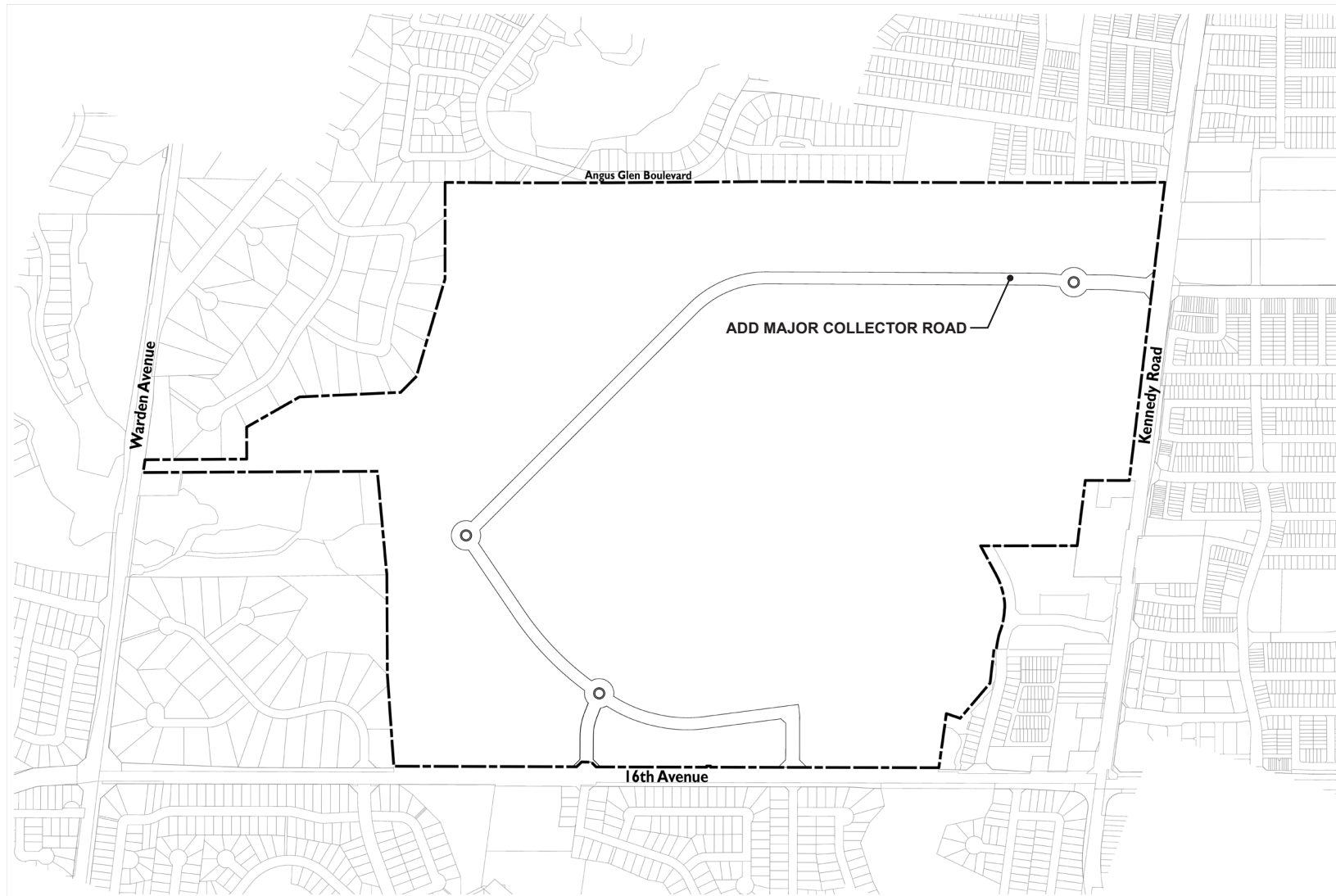
/// WOODLANDS



AMENDMENT TO MAP 6 - HYDROLOGICAL FEATURES CITY OF MARKHAM OFFICIAL PLAN 2014, as amended

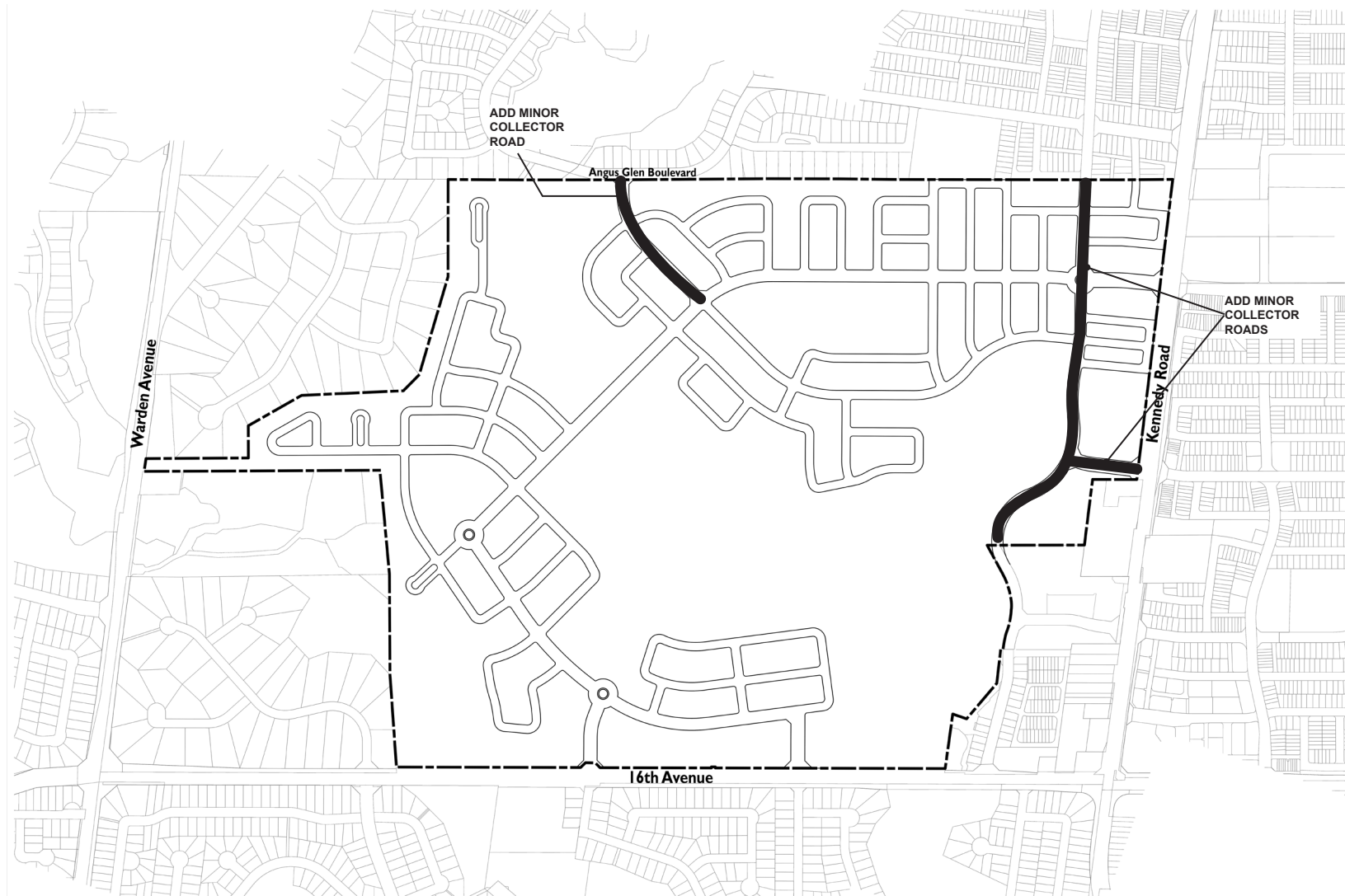
--- BOUNDARY OF AREA COVERED BY THIS AMENDMENT

▨ VALLEYLANDS AND STREAM CORRIDORS ■ ADD UNEVALUATED WETLANDS



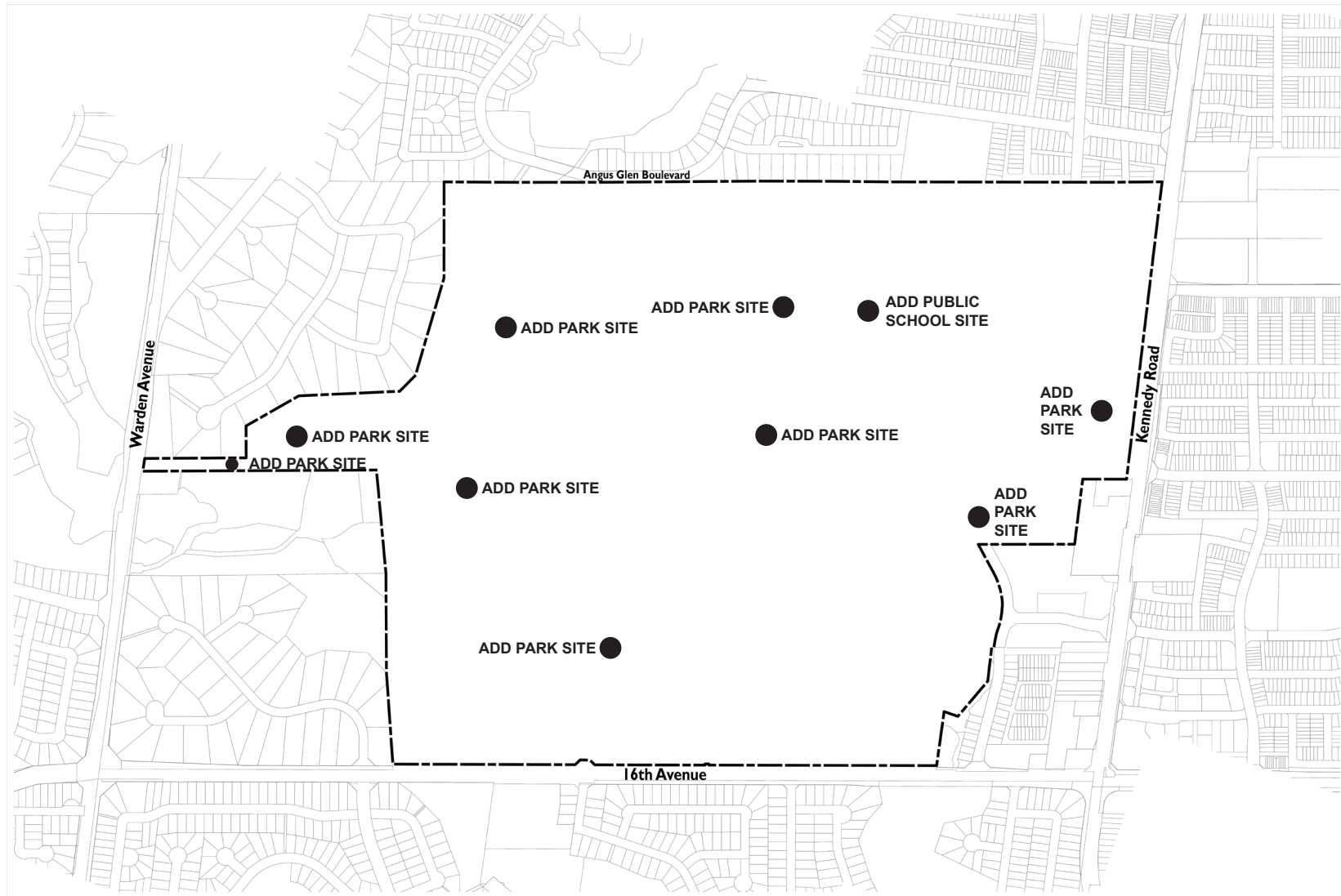
AMENDMENT TO MAP 10 - ROAD NETWORK CITY OF MARKHAM OFFICIAL PLAN 2014, as amended

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



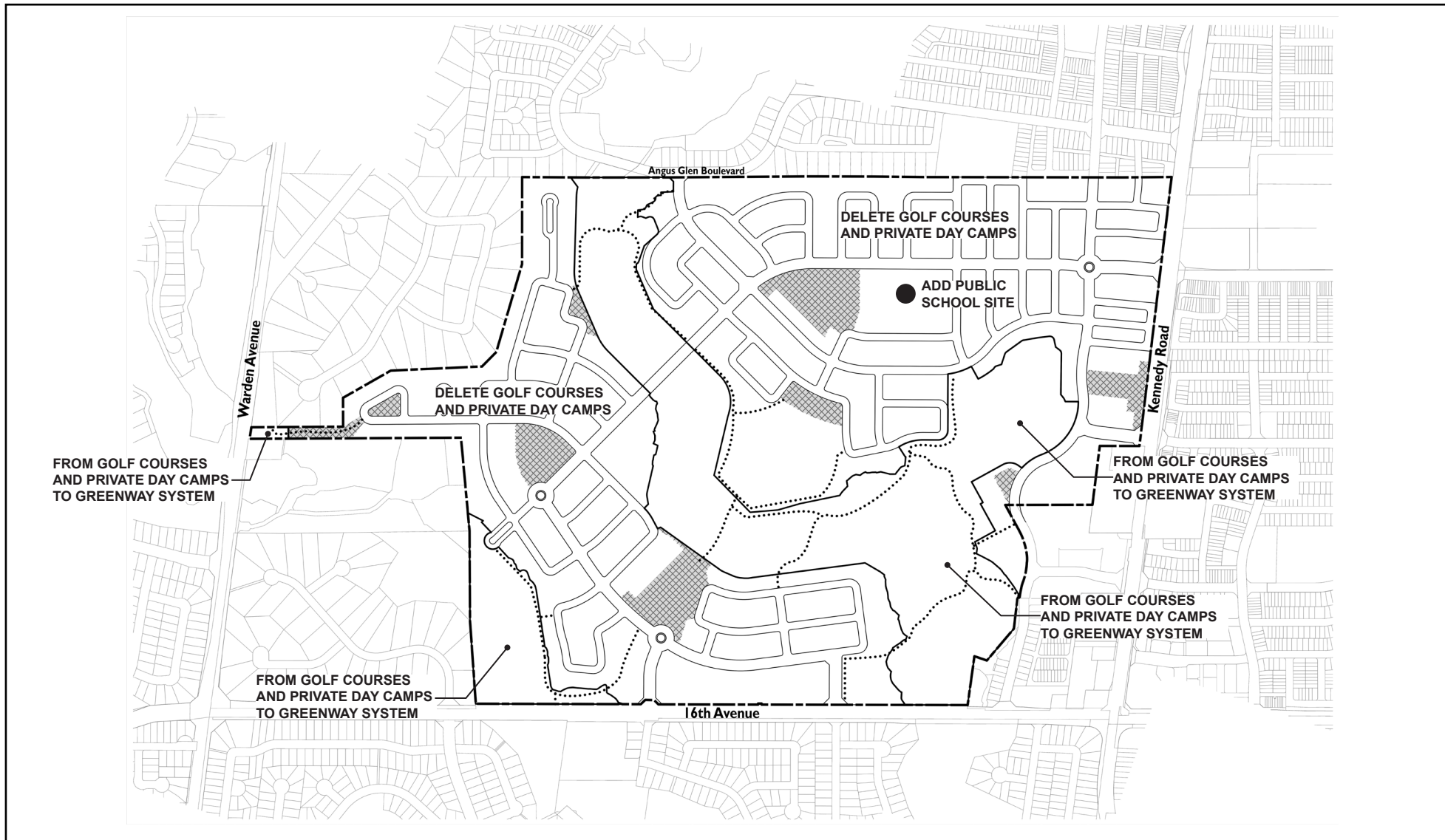
AMENDMENT TO MAP 11 - MINOR COLLECTOR ROAD NETWORK CITY OF MARKHAM OFFICIAL PLAN 2014, as amended

- BOUNDARY OF AREA COVERED BY THIS AMENDMENT
- MINOR COLLECTOR ROAD (UP TO 24.5 METER RIGHT-OF-WAY WIDTH)



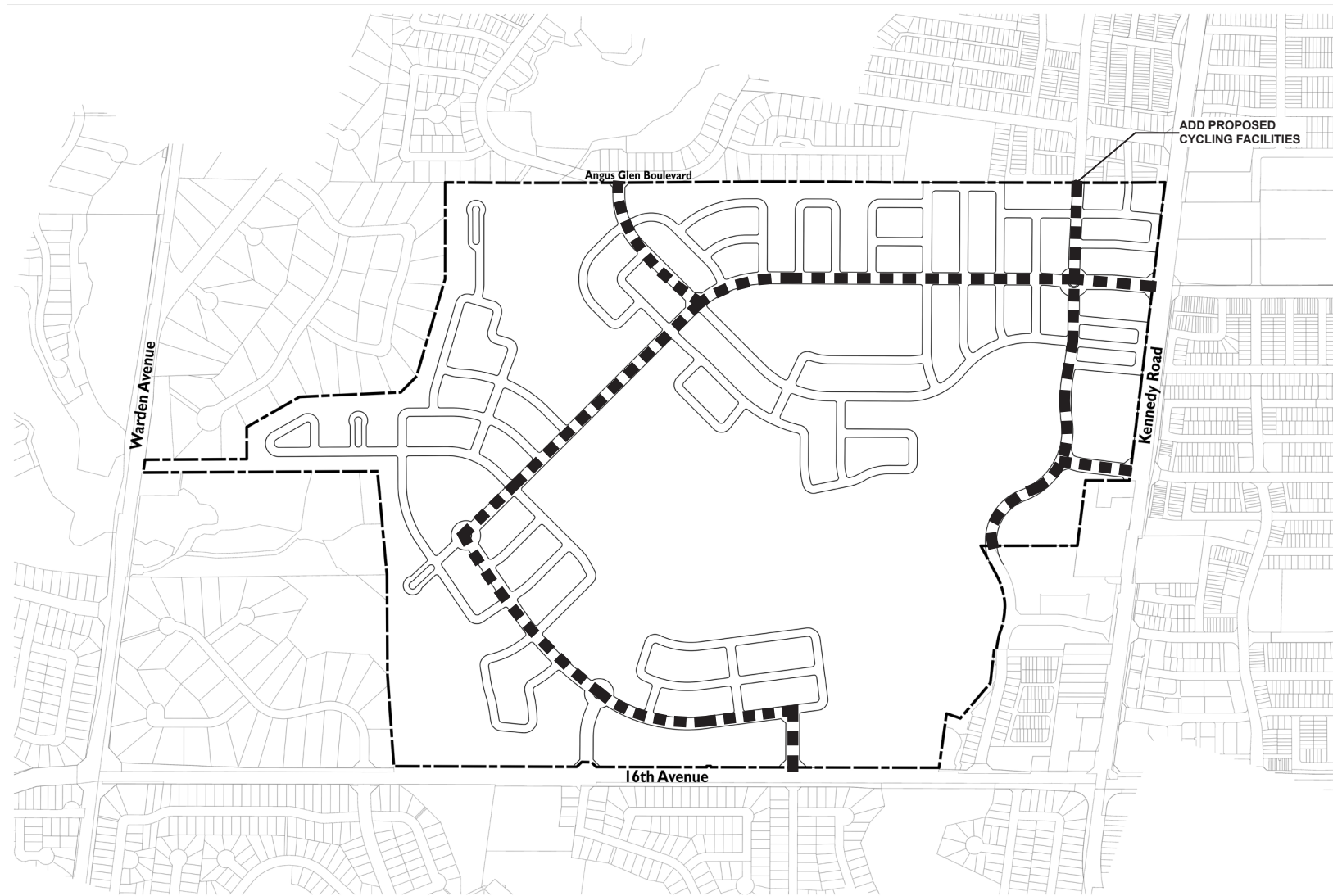
AMENDMENT TO MAP 14 - PUBLIC SCHOOL, PLACE OF WORSHIP AND PARK SITES CITY OF MARKHAM OFFICIAL PLAN 2014, as amended

--- BOUNDARY OF AREA COVERED BY THIS AMENDMENT



AMENDMENT TO APPENDIX C - COMMUNITY FACILITIES CITY OF MARKHAM OFFICIAL PLAN 2014, as amended

- BOUNDARY OF AREA COVERED BY THIS AMENDMENT
- FROM GOLF COURSES AND PRIVATE DAY CAMPS TO PARKS AND OPEN SPACE
- PATHWAY AND TRAIL



AMENDMENT TO APPENDIX D - CYCLING FACILITIES CITY OF MARKHAM OFFICIAL PLAN 2014, as amended

--- BOUNDARY OF AREA COVERED BY THIS AMENDMENT

■■■■ PROPOSED CYCLING FACILITIES