

OFFICIAL PLAN
of the
TOWN OF MARKHAM PLANNING AREA
AMENDMENT NO. 182

To amend the Official Plan (Revised 1987), as amended,
for the Victoria Square Planning District (Hamlet), (Planning District No.14).

(Victoria Square)

(October 27, 2009)

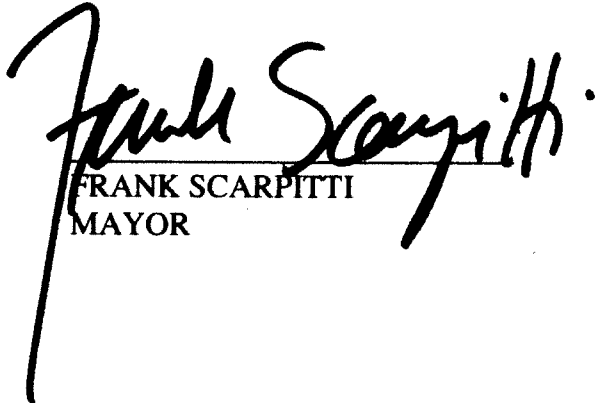
OFFICIAL PLAN
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MARKHAM PLANNING AREA
AMENDMENT NO. 182

To amend the Official Plan (Revised 1987), as amended for the Victoria Square Planning District (Hamlet), (Planning District No.14).

This Official Plan Amendment was adopted by the Corporation of the Town of Markham, By-law No. 2009-152 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 27th day of October, 2009.



KIMBERLEY KITTERINGHAM
TOWN CLERK



FRANK SCARPITTI
MAYOR



BY-LAW 2009-152

Being a by-law to adopt Amendment No. 182
to the Town of Markham Official Plan (Revised 1987), as amended

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

1. THAT Amendment No. 182 to the Town 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 THIS
27TH DAY OF OCTOBER, 2009.

KIMBERLEY KITTERINGHAM
TOWN CLERK

FRANK SCARPITTI
MAYOR

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PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 182)

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 Figure 14.1, constitutes Official Plan Amendment No. 182 to the Official Plan (Revised 1987), as amended for the Victoria Square Planning District (Hamlet), (Planning District No.14). Part II is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment to the Official Plan applies to the Hamlet of Victoria Square (Planning District No. 14).

3.0 PURPOSE

The purpose of this Amendment is to establish land use provisions and Urban Design Guidelines for all new development within the Hamlet of Victoria Square.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

In May of 2008, Council directed Staff to undertake a Land Use Review for Victoria Square, and to schedule community information meetings to review Official Plan policies applicable to the Hamlet. The purpose of the review was to ascertain if changes in planning policy and zoning and development standards would be required to protect and preserve the integrity of Victoria Square Hamlet.

On October 13, 2009, Council directed Staff to amend the Official Plan as it relates to the Hamlet to restrict all new development to single detached residential uses only; subject the Hamlet area to site plan control; and, require that all new development or redevelopment to be of compatible historical architectural styles, through specific Urban Design Guidelines.

PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 182)

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 182 to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes.
- 1.2** Section 4.3.14 is hereby amended by the addition of Section 4.3.14.2 and Figure 14.1 as follows:

“4.3.14.2 Specific Site and Area Policies

In addition to all other relevant policies and guidelines in the Plan, the following specific policies shall apply to land shown on Figure 14.1:

a) Permitted Uses:

Notwithstanding the provisions of Section 3.8.1 of this Plan, lands located within this area may be zoned to permit only the following uses:

- Single detached residential uses with associated home occupations and existing places of worship/cemeteries.
- The provisions for accessory apartments and garden suites as outlined in Section 3.8.1 shall continue to apply.

b) Urban Design Guidelines

The following design guidelines shall apply to the lands:

- i) All new development planned within the hamlet shall be appropriate to the historic features and character of the hamlet in terms of its form and scale.
- ii) The design of new buildings or additions to existing buildings on properties fronting on Woodbine Avenue, Elgin Mills Road, Royal Albert Street and Victoria Avenue shall reflect historic architectural styles which will complement the surrounding area by:
 - a. having generally the same height, scale and orientation as adjacent buildings;
 - b. having setbacks consistent with adjacent buildings; and,
 - c. being of materials and colours consistent with the heritage building stock in the area.
- iii) Heritage buildings will be preserved and integrated into new development or uses; and,

- iv) The design of new buildings or additions to existing buildings on properties fronting on Boyd Court, Mortson Street and Thomas Read Road shall reflect predominant architectural styles of those streets, which will complement the surrounding area by:
 - a. having generally the same height, scale and orientation as adjacent buildings;
 - b. having setbacks consistent with adjacent buildings; and,
 - c. being of materials and colours consistent with the existing building stock in the area.
- v) New development shall respect and preserve natural landforms, drainage and existing mature vegetation.”

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 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.

(October 27, 2009)

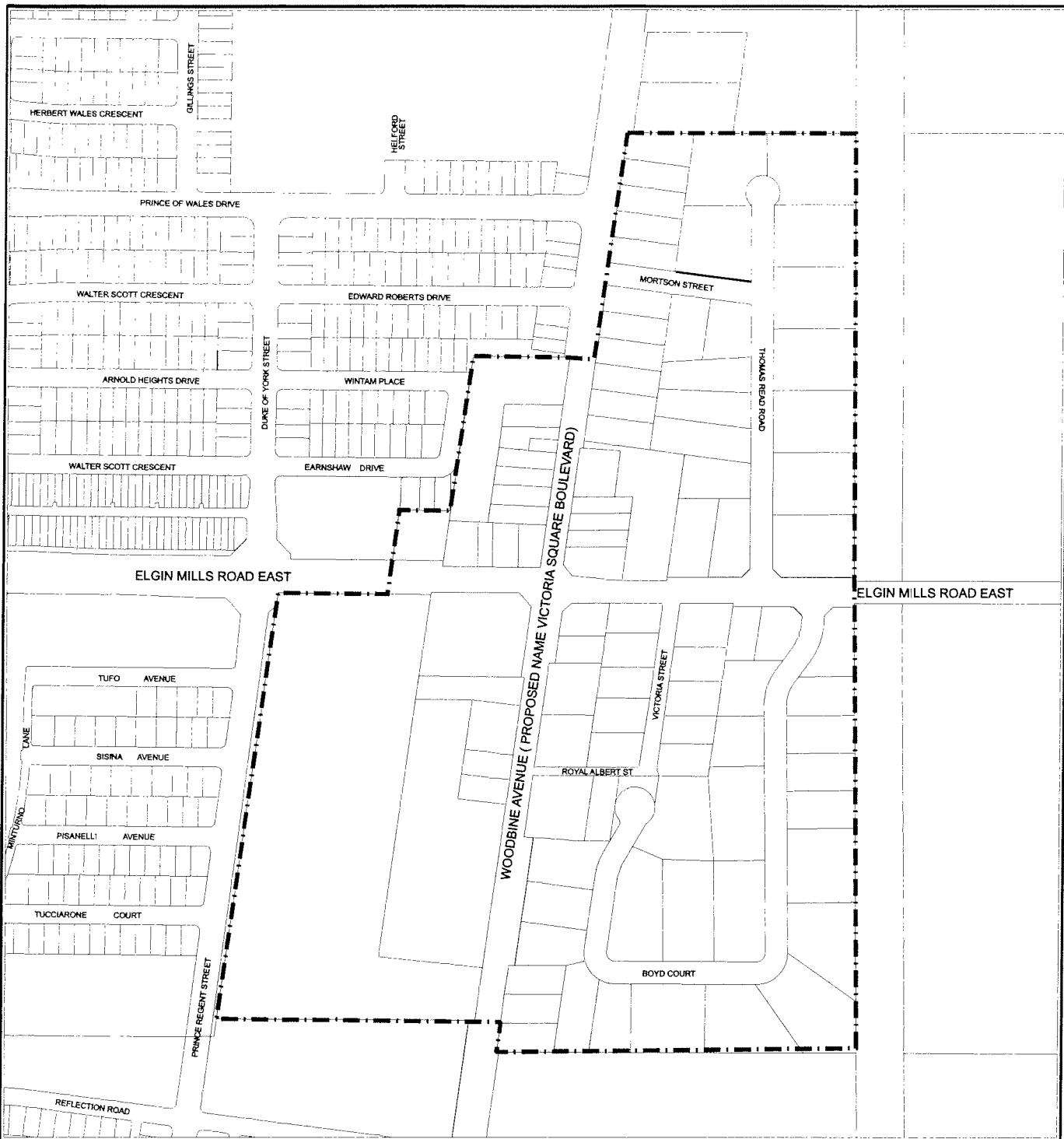
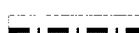
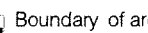


FIGURE No. 14.1

SPECIFIC SITE AND AREA POLICIES TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

 Boundary of area subject to the policies in Section 4.3.14.2
 Land use designation: HAMLET