

OFFICIAL PLAN
of the
MARKHAM PLANNING AREA
AMENDMENT NO. 253

To amend the Official Plan (Revised 1987), as amended,
and to incorporate Amendment No. 16 to the Armadale West Secondary Plan (PD 24-1)
for part of the Armadale Planning District (Planning District No. 24)

(Valleymede Building AMA Corporation)

(MARCH 2019)

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To amend the Official Plan (Revised 1987), as amended and to incorporate Amendment No. 16 to the Armadale West Secondary Plan (PD 24-1) for part of the Armadale Planning District (Planning District No. 24).

**Note: Approved by the Local Planning Appeal Tribunal on April 24, 2018.
(By-law 2019-33)**

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PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 253)

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. 253 to the Official Plan (Revised 1987), as amended and is required to enact Amendment No. 16 to the Armadale Secondary Plan (PD 24-1) for part of the Armadale Planning District (Planning District No. 24). Part II is an operative part of this Official Plan Amendment.
- 1.3** PART III - THE SECONDARY PLAN AMENDMENT, including Schedules “A” and “B”, attached thereto, constitutes Amendment No. 16 to the Armadale West Secondary Plan (PD 24-1) for part of the Armadale Planning District (Planning District No. 24). This Secondary Plan Amendment may be identified by the symbol PD 24-1-16. Part III is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment to the Official Plan and to the Armadale West Secondary Plan (PD 24-1) applies to lands comprising approximately 2.2 ha (5.4 ac), located west of McCowan Road and north of 14th Avenue, known municipally as 5112, 5122 and 5248 14th Avenue and 7768, 7778, 7788 and 7798 McCowan Road.

3.0 PURPOSE

The purpose of this Amendment is to provide for a condominium townhouse development.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

A townhouse development is proposed for the subject lands. In addition, a portion of a public park that fronts onto a new public road that extends from McCowan Road will be incorporated into the proposed development. The remainder of the public park is intended to be delivered when the property to the north of the subject lands is redeveloped.

The majority of the subject lands is designated ‘Urban Residential (Low Density)’ with the remainder designated ‘Local Commercial’. This amendment provides for the portion of the site designated ‘Local Commercial Centre’ to be redesignated to ‘Urban Residential (Low Density)’ to accommodate the proposed development. This amendment allows for townhouse dwellings to a maximum of 4 storeys, except

immediately adjacent to the westerly property line where the maximum height shall be 3 storeys, to ensure an appropriate transition to the established residential community to the west.

PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 253)

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 253 to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes.
- 1.2** Section 1.1.3 (a) of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 253 to the list of amendments listed in the second sentence of the bullet item dealing with the Armadale West Secondary Plan PD 24-1, for part of the Armadale Planning District (Planning District No. 24), to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 1.3** Section 9.2.2 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 253 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 also being made to incorporate changes to Schedule ‘A’ – Detailed Land Use and the text of the Armadale West Secondary Plan (PD 24-1) for part of the Armadale Planning District (Planning District No. 24). These changes are outlined in Part III which comprises Amendment No. 16 to the Armadale West Secondary Plan (PD 24-1).

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.

PART III - THE SECONDARY PLAN AMENDMENT (PD 24-1-16)
(This is an operative part of Official Plan Amendment No. 253)

PART III - THE SECONDARY PLAN AMENDMENT (PD 24-1-16)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 16 to the Armadale West Secondary Plan PD 24-1)

The Armadale West Secondary Plan (PD 24-1) for part of the Armadale Planning District is hereby amended as follows:

1.1 Schedule 'A' – Detailed Land Use, as amended, is hereby amended by redesignating the lands shown on Schedule "A" from 'Local Commercial Centre' to 'Urban Residential (Low Density)'.

1.2 Section 6.2.3 is hereby amended by adding subsection (o) as follows:

“(o) Notwithstanding the provisions of Section 5 regarding the number of local commercial centres, permitted residential uses and density, and Section 6.2.3, the following provisions apply to the lands designated Urban Residential (Low Density) shown on Figure 24-1-16:

- i) Townhouses without direct frontage on a public street shall also be permitted;
- ii) The maximum height of townhouses shall be 4 storeys, except immediately adjacent to the westerly property line where the maximum height shall be 3 storeys;
- iii) A minimum 3,000 m² of public parkland, with frontage on a public road, shall be provided.

Section 6.2.1 (f) shall not apply”.

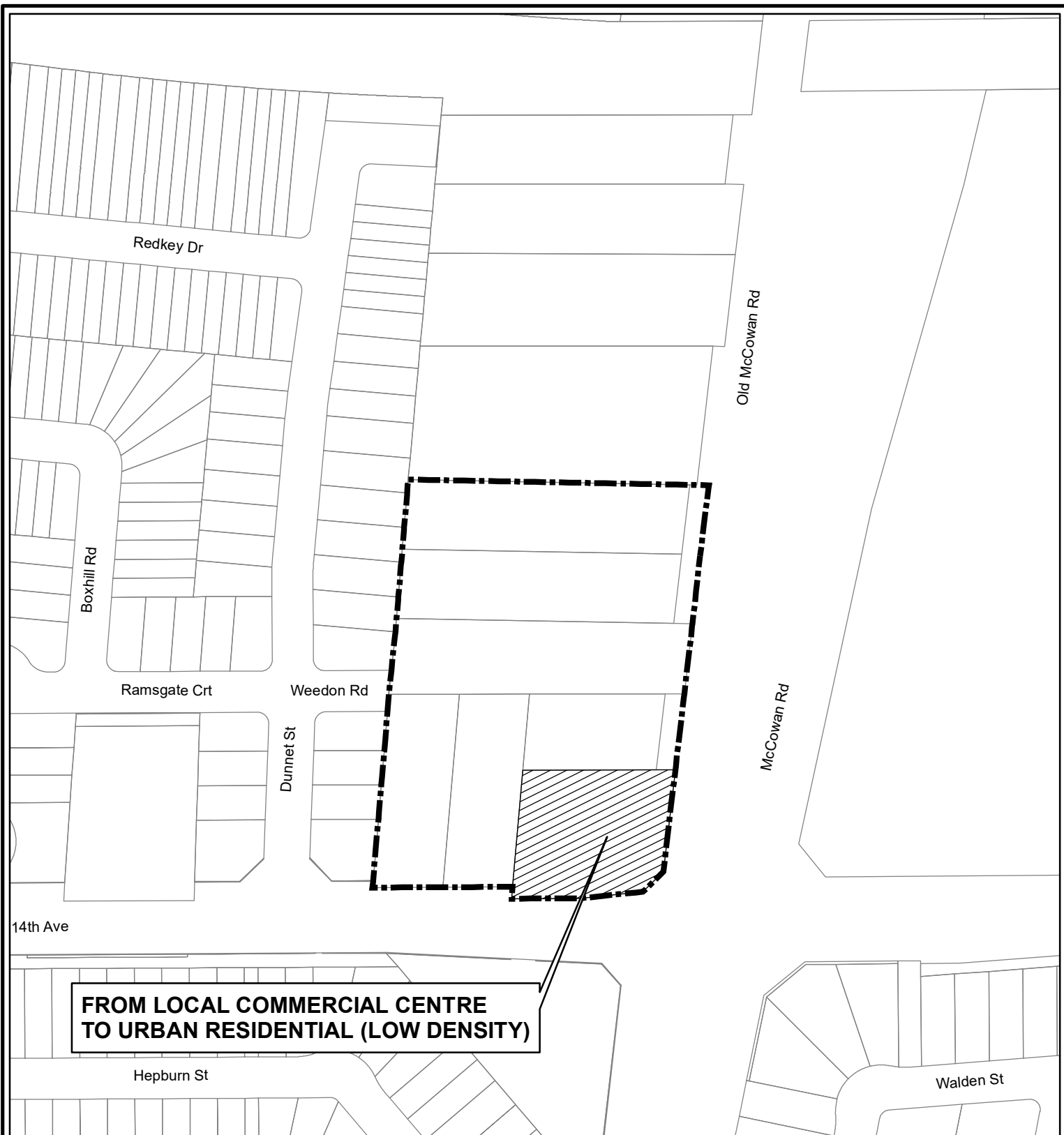
and by adding Figure 24-1-16 as shown on Schedule "B" attached hereto, to be appropriately identified, on the first page following section 6.2.3 (o).

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.

Approved by the Local Planning Appeal Tribunal on April 24, 2018.



**AMENDMENT TO SCHEDULE 'A' - DETAILED LAND USE TO BY-LAW 2019-33
TO THE SECONDARY PLAN FOR THE ARMADALE PLANNING DISTRICT (PD. No. 24-1) AS AMENDED**

-  Boundary of area covered by this Amendment
 Area of redesignation

Q:\Geomatics\New Operation\2018 Agenda\OPI\OP_ZA12117316\Secondary\Schedule A.mxd



DEVELOPMENT SERVICES COMMISSION

SCHEDULE "A" TO AMENDMENT No. 16 TO SECONDARY PLAN
PD 24-1 FOR PART OF THE ARMADALE PLANNING DISTRICT

Drawn By: CPW
Checked By: SB

Scale: NTS
Date: 06/03/2018



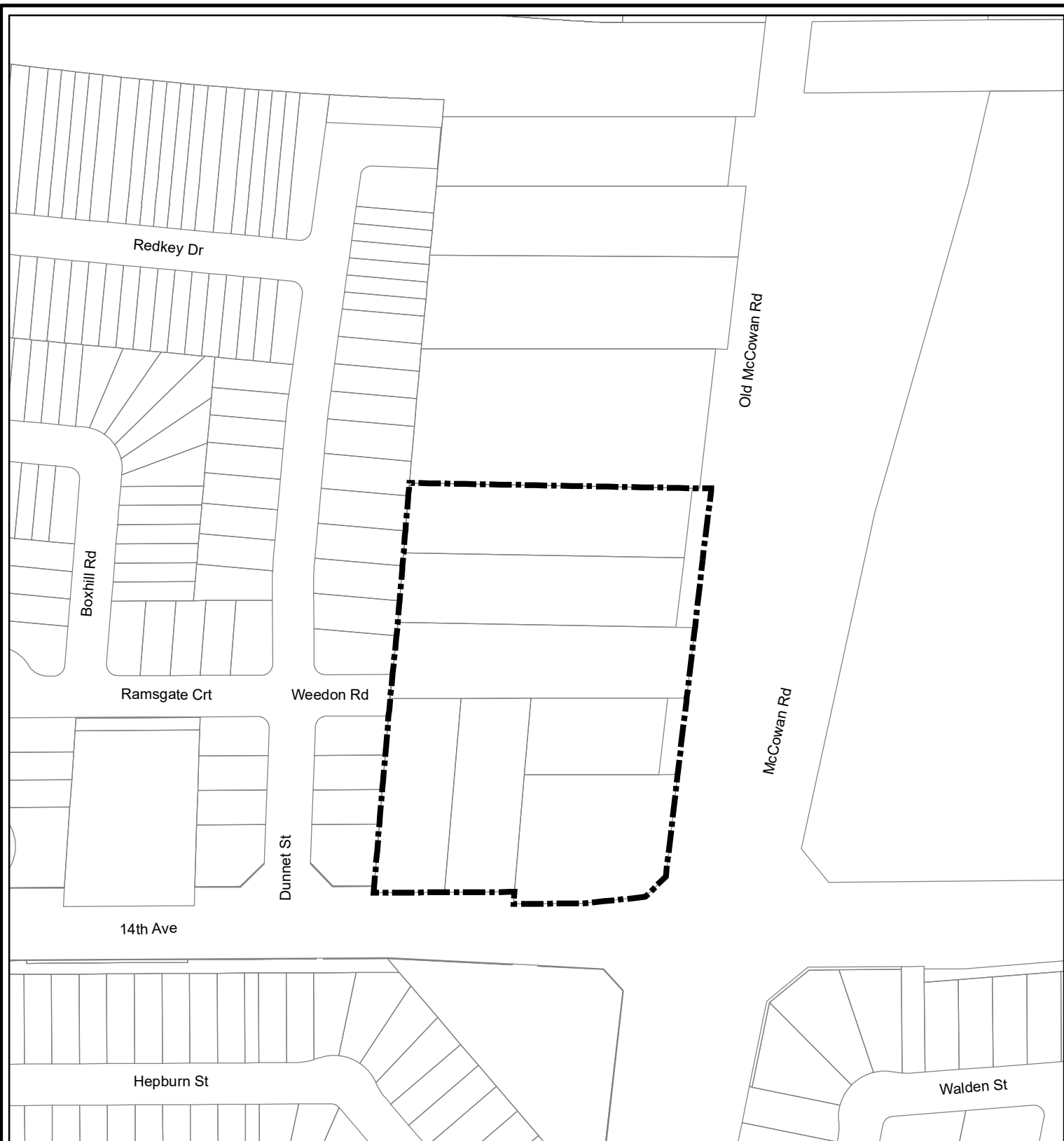


FIGURE 24-1-16 TO BY-LAW 2019-33 TO THE ARMADALE WEST SECONDARY PLAN (PD 24-1)

--- Boundary of area covered by the policies in Section 6.2.3.(o)
Land Use Designation: Urban Residential (Low Density)



INCORPORATING AMENDMENT No.16 TO SECONDARY PLAN (PD 24-1)

Q:\Geomatics\New Operation\Official Plan\Site Specific OPA\FIGURE 24_1_16\Figure 24_1_16.mxd



DEVELOPMENT SERVICES COMMISSION

SCHEDULE "B" TO OPA No.XXX

Drawn By: CPW
Checked By: SB

Scale: NTS
Date: 06/03/2018