

**OFFICIAL PLAN**  
**of the**  
**CITY OF MARKHAM PLANNING AREA**  
**AMENDMENT NO. 222**

To amend the Official Plan (Revised 1987), as amended,  
and to incorporate Amendment No. 11 to the Armadale East Secondary Plan (PD 24-2)  
for part of the Armadale Planning District (Planning District No. 24).


***(NEAMSBY INVESTMENTS INC, ROSINA MAURO  
AND FULTON HOMES LIMITED)***

***(June, 2014)***

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**AMENDMENT NO. 222**

To amend the Official Plan (Revised 1987), as amended, and to incorporate Amendment No. 11 to the Armadale East Secondary Plan (PD 24-2) for part of the Armadale Planning District (Planning District No. 24).

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2014-112 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on June 24, 2014.

  
\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk  
\_\_\_\_\_  
Frank Scarpitti  
Mayor



## By-law 2014-112

Being a by-law to adopt Amendment No. 222 to the  
City of Markham Official Plan (Revised 1987), as amended

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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. 222 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 June 24, 2014.



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Kimberley Kitteringham  
City Clerk



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Frank Scarpitti  
Mayor

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## **PART I - INTRODUCTION**

(This is not an operative part of Official Plan Amendment No. 222)

## **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” and “B” attached thereto, constitutes Official Plan Amendment No. 222 to the Official Plan (Revised 1987), as amended, and is required to enact Amendment No. 11 to the Armadale East Secondary Plan (PD 24-2) 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 “C”, “D” and “E”, attached thereto, constitutes Amendment No. 11 to the Armadale East Secondary Plan (PD 24-2) for part of the Armadale Planning District (Planning District No. 24). This Secondary Plan Amendment may be identified by the symbol PD 24-2-11. Part III is an operative part of this Official Plan Amendment.

### **2.0 LOCATION**

This Amendment applies to lands comprised of nine (9) individual properties located on the south side of 14<sup>th</sup> Avenue, between Middlefield Road and Markham Road, municipally known as 5659 to 5933 14<sup>th</sup> Avenue. The area of the subject lands is 26.6 hectares (65.7 acres).

### **3.0 PURPOSE**

The purpose of this Official Plan amendment is to redesignate certain employment lands to allow for residential and certain types of employment uses. A 22.2 hectare (54.8 acre) portion of the subject lands will be redesignated from an ‘INDUSTRIAL’ to an ‘URBAN RESIDENTIAL’ designation. The remaining 4.4 hectares (10.8 acres) fronting 14<sup>th</sup> Avenue will remain in a ‘INDUSTRIAL (Business Corridor Area)’ designation but with site-specific policies to replace the existing list of permitted uses.

### **4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT**

This application is one of a number of employment land conversion applications considered by Council in 2013 prior to adoption of the City’s new Official Plan. In considering these official plan amendment applications Council determined that a number of criteria be considered, including:

- Compatibility to adjacent land use;

- Achieving an increase in the number of jobs that would otherwise be provided under the employment designations on the subject lands, or at minimum, no net reduction in jobs on the site;
- Proximity to transit;
- Provision of lands for a VIVA terminal;
- Achieving public amenities, including, but not limited to, public art, Section 37 community benefits and publicly accessible private amenity spaces; and
- Where the location is appropriate, provide for affordable or seniors housing.

With respect to the lands subject to this amendment, Council has determined that ground-oriented residential uses are appropriate on the majority of the subject lands, with a minimum number of jobs to be generated from other employment uses along the 14<sup>th</sup> Avenue frontage. The VIVA terminal and seniors housing criteria are not expected to be achieved on the lands. The public amenities and benefits expected from the proposed development include, but are not limited to, public art and Low Impact Development (LID) through green roads, and LEED certified homes.

**PART II - THE OFFICIAL PLAN AMENDMENT**

(This is an operative part of Official Plan Amendment No. 222)



## **PART II – THE OFFICIAL PLAN AMENDMENT**

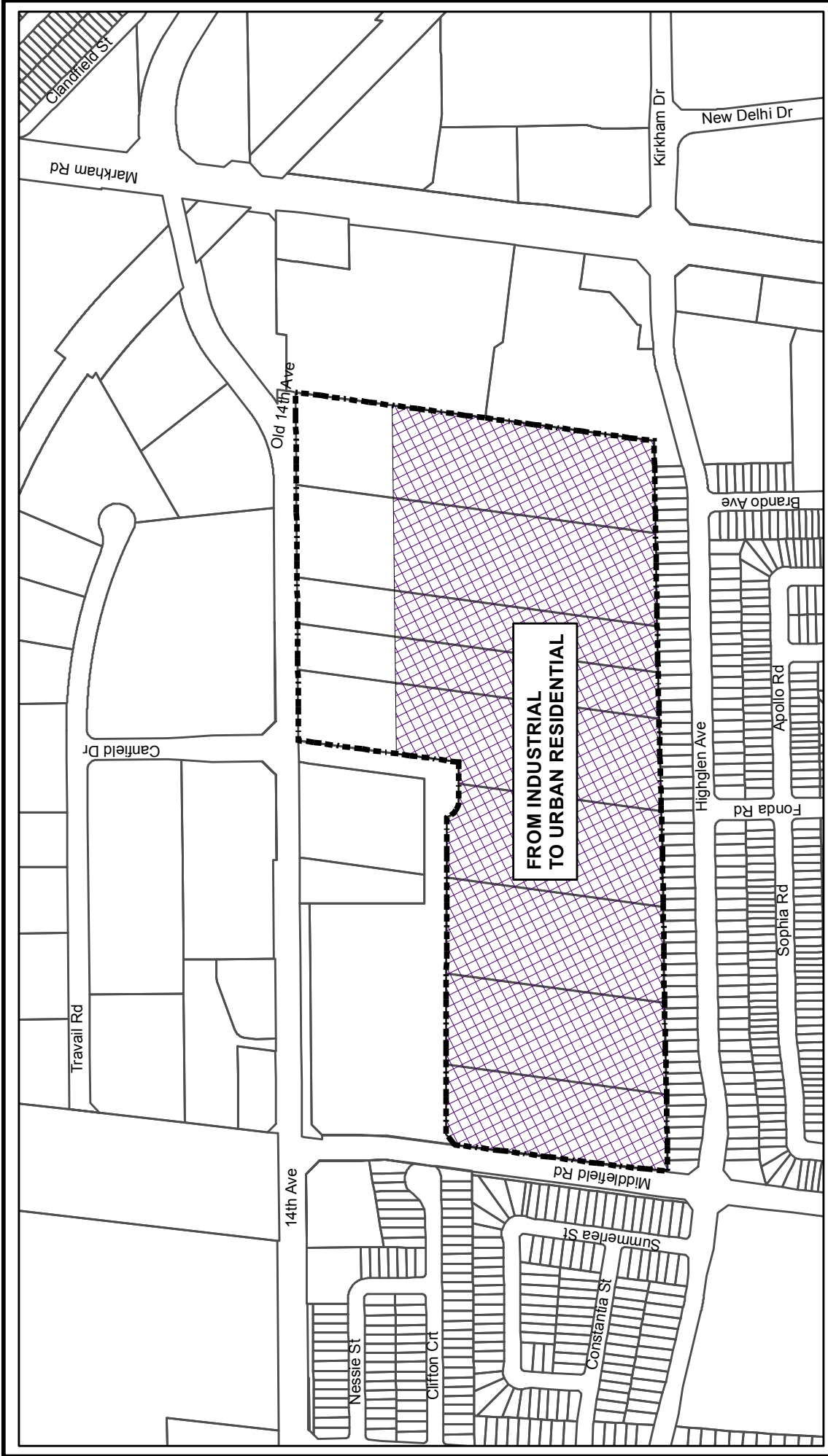
### **1.0 THE OFFICIAL PLAN AMENDMENT**

- 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 222 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 222 to the list of amendments listed in the second sentence of the bullet item dealing with the Armadale East Secondary Plan (PD 24-2), for part of the Armadale Planning District, to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 1.3** Section 9.2.6 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 222 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** Schedule ‘A’ – Land Use of the Official Plan (Revised 1987), as amended, is hereby amended by redesignating certain lands as shown on Schedule “A” attached hereto.
- 1.5** Schedule ‘H’ – Commercial/Industrial Categories of the Official Plan (Revised 1987), as amended, is hereby amended by redesignating the subject lands as shown on Schedule “B” attached hereto.
- 1.6** 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 Schedules ‘A-1’ and ‘B-1’ and the text of the Armadale East Secondary Plan (PD 24-2) for part of the Armadale Planning District (Planning District No. 24). These changes are outlined in Part III which comprises Amendment No. 11 to the Armadale East Secondary Plan (PD 24-2).

### **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.

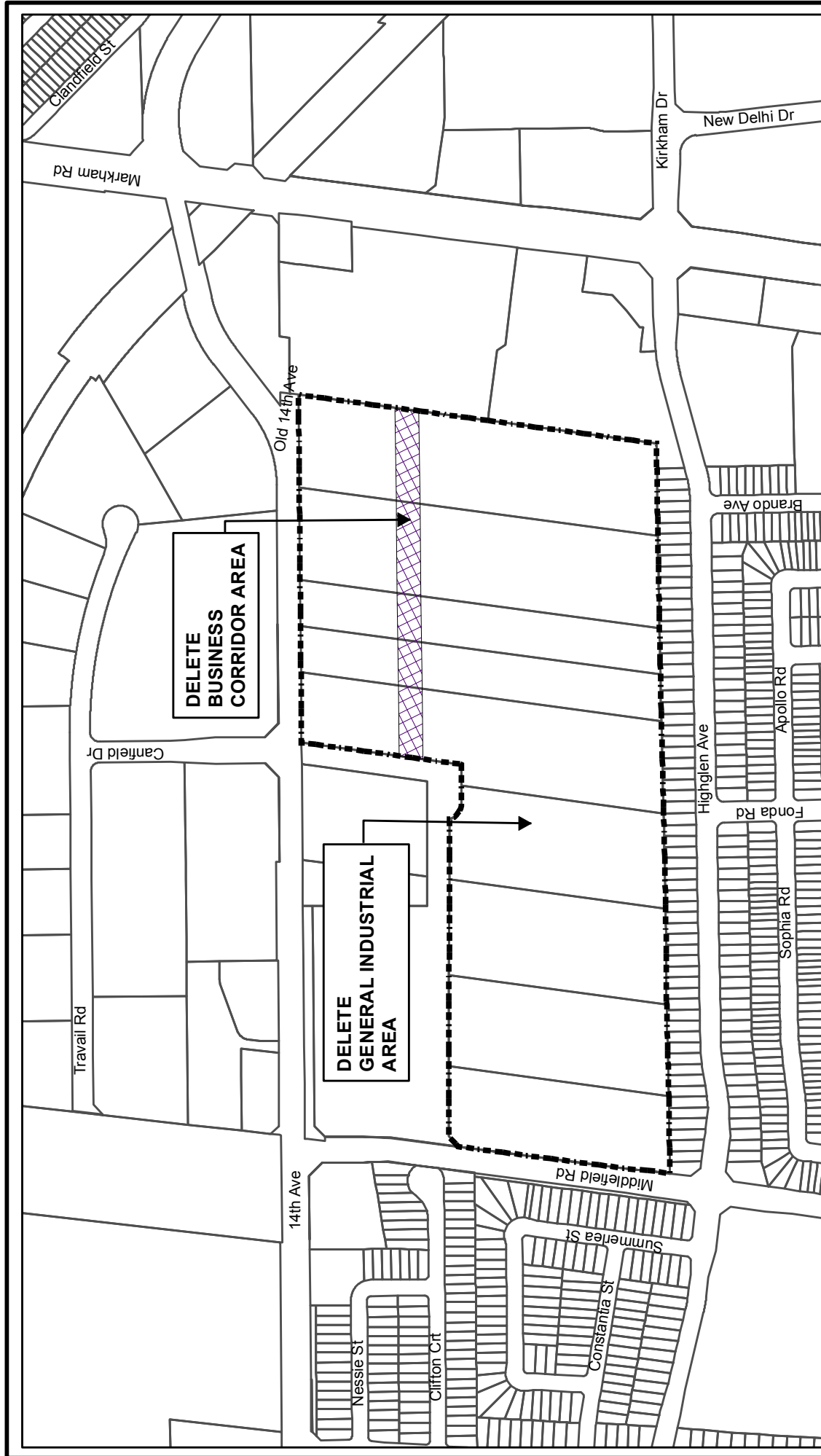
This Amendment shall be implemented by an amendment to the Zoning By-law in conformity with the provisions of this Amendment.



FROM INDUSTRIAL  
TO URBAN RESIDENTIAL

--- BOUNDARY OF AREA COVERED BY THIS AMENDMENT

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



# AMENDMENT TO SCHEDULE 'H' - COMMERCIAL / INDUSTRIAL CATEGORIES CITY OF MARKHAM OFFICIAL PLAN (REVISED 1987), as amended

 BOUNDARY OF AREA COVERED BY THIS AMENDMENT

**PART III - THE SECONDARY PLAN AMENDMENT (PD 24-2-11)**

(This is an operative part of Official Plan Amendment No. 222)

## **PART III - THE SECONDARY PLAN AMENDMENT (PD 24-2-11)**

### **1.0 THE SECONDARY PLAN AMENDMENT**

(Amendment No. 11 to the Armadale East Secondary Plan PD 24-2)

The Armadale East Secondary Plan (PD 24-2) for part of the Armadale Planning District is hereby amended as follows:

**1.1** Schedule 'A-1' – Land Use is hereby amended as shown on Schedule "C" attached hereto.

**1.2** Schedule 'B-1' – Detailed Land Use is hereby amended as shown on Schedule "D" attached hereto.

**1.3** Section 7.3.4 is hereby amended by the addition of the following subsection e) and the addition of Figure 24-2-11 (attached hereto as Schedule "E") to be appropriately placed on the first page following the new subsection 7.3.4 e):

"e) Notwithstanding the provisions of Section 7.3.4 (a), lands shown as area B on Figure 24-2-11 designated 'Urban Residential – Medium Density' may also be used for single detached dwellings and semi-detached dwellings."

**1.4** Section 7.4 is hereby amended by the addition of a new subsection 7.4.5 as follows:

"7.4.5 a) Notwithstanding the provisions of Section 7.4 of this Secondary Plan, and Section 3.5.6.3 of the Official Plan (Revised 1987), as amended, only the following uses are provided for on lands designated 'Business Corridor Area' shown as area A in Figure 24-2-11':

- Office;
- Medical clinic;
- Financial institution;
- Manufacturing, processing and warehousing use, with no outdoor accessory outdoor display or outdoor storage;
- Motor vehicle repair facility with no accessory outdoor storage;
- Retail use provided:
  - i) the retail use is not greater than 1000 square metres of gross floor area per premises, unless the retail use is an office supply or computer supply store which may have up to 3000 square metres of gross floor area per premises; or

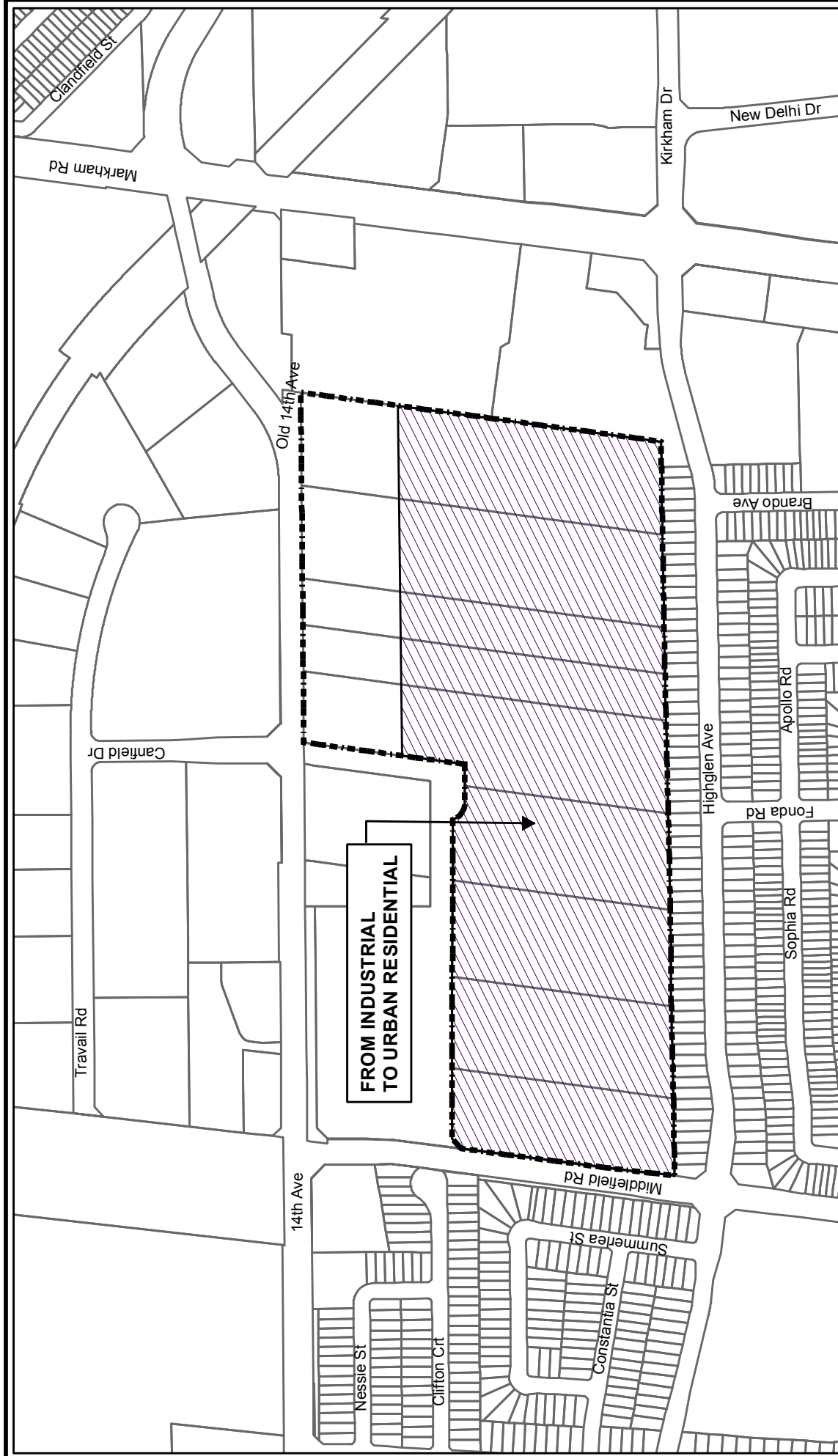
- ii) within a multiple-unit building, the provisions of i) above are complied with, and the combined gross floor area devoted to all retail uses, including accessory retail uses, is limited to a maximum of either 50% of the total gross floor area of the building, or 3000 square metres, whichever is less; and
  - iii) the total gross floor area devoted to all retail uses on a property does not exceed 3000 square metres.
- Retail and/or service use that is accessory to a primary manufacturing, processing or warehousing use, and located within the same premises as the primary use provided the provisions of a retail use (bullet item above) are met;
- Hotel that does not include dwelling units;
- Restaurant provided it is located within a multiple unit building containing office and/or industrial uses, and the combined gross floor area devoted to all restaurants is limited to a maximum of 50% of the total gross floor area of the building;
- A free standing restaurant or personal shop may be permitted in the existing heritage building (the “Cowie House”) located at 5933 14<sup>th</sup> Avenue provided that the gross floor area of any additions to facilitate a restaurant or personal service shop shall be limited to no more than the existing gross floor area of the heritage building;
- Banquet hall;
- Trade and convention centre;
- Community college or university;
- Motor vehicle retail sales, having a maximum gross floor area of up to 3000 square metres per premise, with limited accessory outdoor storage or display of motor vehicles; and
- Motor vehicle rental with limited accessory outdoor storage or display of motor vehicles.”

## 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.

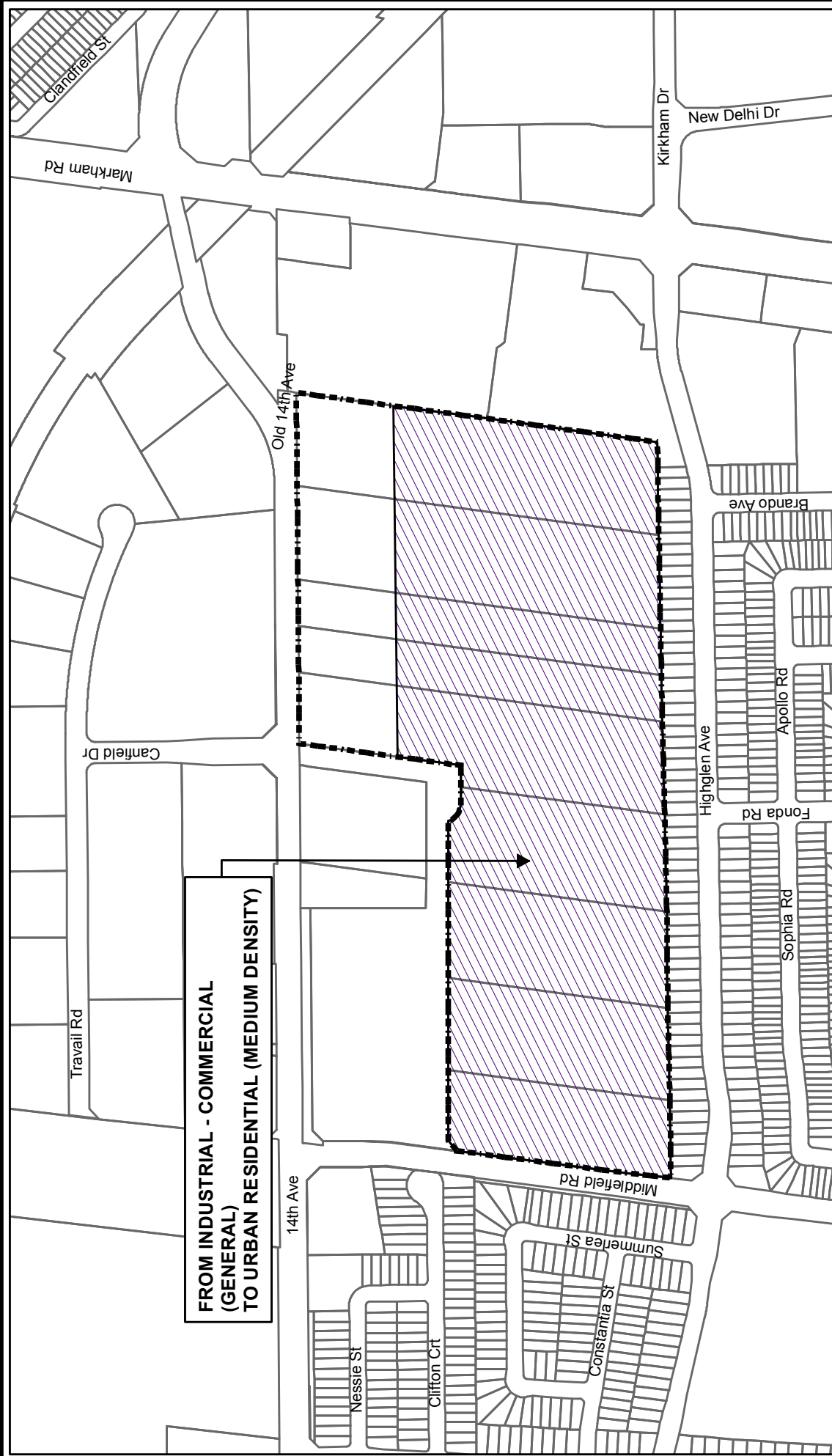
This Amendment shall be implemented by an amendment to the Zoning By-law in conformity with the provisions of this Amendment.

(June 2014)



# AMENDMENT TO SCHEDULE 'A1' - LAND USE OF THE ARMADALE EAST SECONDARY PLAN (PD 24-2) FOR PART OF THE ARMADALE PLANNING DISTRICT (PD No.24)


 BOUNDARY OF AREA COVERED BY THIS AMENDMENT

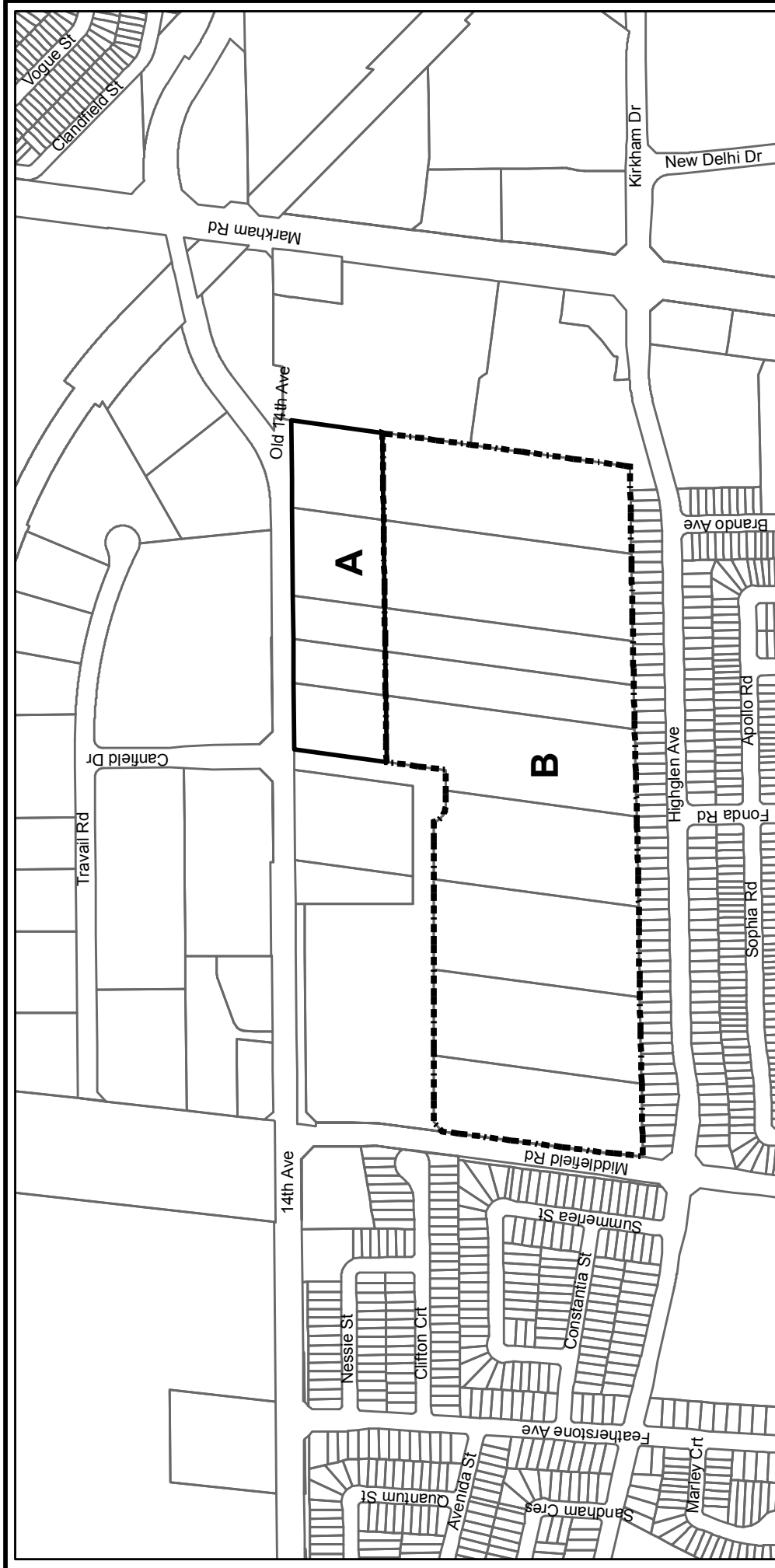


# AMENDMENT TO SCHEDULE 'B1' - DETAILED LAND USE OF THE ARMADALE EAST SECONDARY PLAN (PD 24-2) FOR PART OF ARMADALE PLANNING DISTRICT (PD No. 24)



 BOUNDARY OF AREA COVERED BY THIS AMENDMENT

Q:\Geomatics\New Operation\2014 Agenda\OP\OP13108448\Schedule D\Schedule D.mxd





**FIGURE 24-2-11**  
**TO THE ARMADALE EAST SECONDARY PLAN (PD 24-2)**

-  Boundary of area covered by the policies in section 7.3.4 e)  
 Land Use Designation: URBAN RESIDENTIAL - MEDIUM DENSITY
-  Boundary of area covered by the policies in section 7.4.5 a)  
 Land Use Designation: BUSINESS CORRIDOR AREA