

OFFICIAL PLAN
of the
MARKHAM PLANNING AREA
AMENDMENT NO. 214

To amend the Official Plan (Revised 1987), as amended
to incorporate Amendment No. 10 to the Armadale East Secondary Plan (PD 24-2)
for part of the Armadale Planning District (Planning District No. 24).

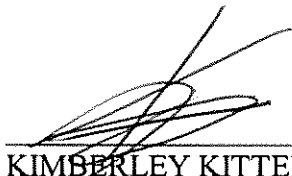
(DEL RIDGE INC.)

(DECEMBER, 2013)


OFFICIAL PLAN
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MARKHAM PLANNING AREA
AMENDMENT NO. 214

To amend the Official Plan (Revised 1987), as amended to incorporate Amendment No. 10 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. 2013-219 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 10th day of December, 2013.



KIMBERLEY KITTERINGHAM
CITY CLERK



FRANK SCARPITTI
MAYOR



BY-LAW 2013-219


Being a by-law to adopt Amendment No. 214
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. 214 to the 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
10TH DAY OF DECEMBER, 2013.


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. 214)

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 Amendment No. 214 to the Official Plan (Revised 1987), as amended, and is required to enact Amendment No. 10 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 Schedule 'A' attached thereto, constitutes Amendment No. 10 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 24-2-10. Part III is an operative part of this Official Plan Amendment.

2.0 LOCATION

The Amendment to the Secondary Plan applies to a 0.79 ha (1.95 acre) parcel of land, Block 45 Plan 65M-3425, located north of Denison Street, at the north-west corner of Markham Road and Golden Avenue, in the Armadale Planning District.

3.0 PURPOSE

The purpose of this Amendment is to redesignate the subject land from "Neighbourhood Commercial Centre" to "Urban Residential-High Density II" to facilitate the development of a six-storey residential apartment building consisting of 136 apartment units, with no commercial uses at grade.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The basis of this amendment is to facilitate development of a residential apartment building with no commercial uses. Residential Uses above the ground floor are allowed on lands designated Neighbourhood Commercial Centre providing the ground floor is comprised of commercial uses only. There are neighbourhood commercial uses in the immediate area to serve the surrounding residential neighbourhoods, therefore, providing commercial uses on the ground floor is not necessary in this instance to benefit the surrounding community. The proposed development is considered appropriate and good planning.

PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 214)

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 214 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 214 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 214 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 ‘B-1’ and the text of the Armadale East Secondary Plan (PD 24-2). These changes are outlined in Part III which comprises Amendment No. 10 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 and Site Plan Approval in conformity with the provisions of this Amendment.

PART III - THE SECONDARY PLAN AMENDMENT (PD 24-2-10)

(This is an operative part of Official Plan Amendment No. 214)

PART III - THE SECONDARY PLAN AMENDMENT (PD 24-2-10)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 10 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:

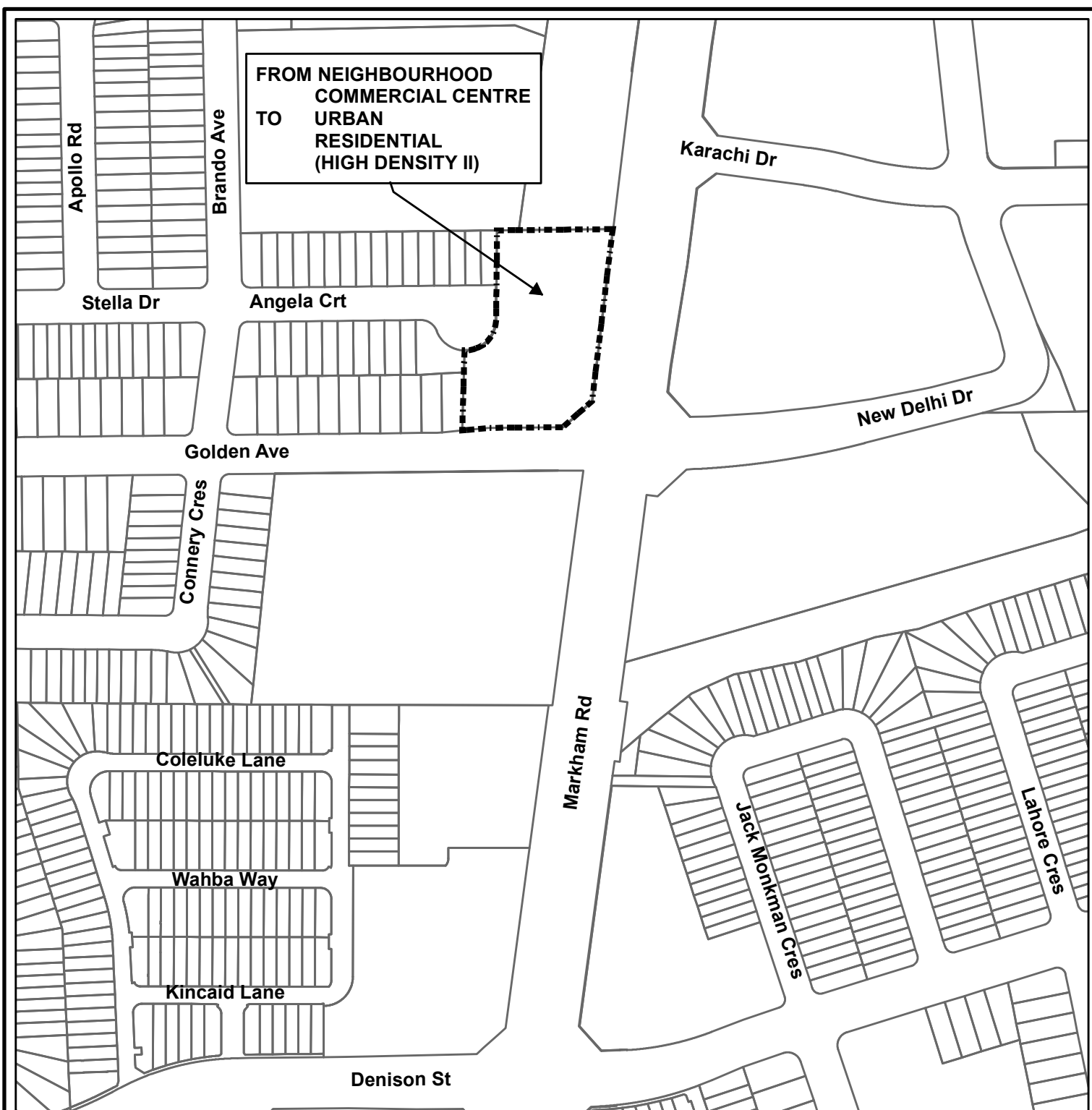
- 1.1** Schedule 'B-1' - DETAILED LAND USE of the Armadale East Secondary Plan (PD 24-2) is hereby amended by redesignating the subject lands from Neighbourhood Commercial Centre to Urban Residential – High Density II as shown on Schedule 'A' attached hereto.
- 1.2** Notwithstanding the provisions of Section 3.3.2 (a) of the Official Plan and notwithstanding Section 7.3.5 of the Armadale East Secondary Plan (PD-24-2), the 0.79 ha parcel of land located at the northwest corner of Markham Road and Golden Avenue, as shown on Schedule 'A', attached hereto, may be developed at a maximum net site density of 173 units per hectare yielding a maximum of 136 units.

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 and Site Plan Approval in conformity with the provisions of this Amendment.

*December 2013
(File Path)*



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

 **BOUNDARY OF AREA COVERED BY THIS AMENDMENT**

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