



AREA CONTEXT / ZONING

APPLICANT: 1756845 ONTARIO INC.
7475 MCCOWAN ROAD AND 52 WALFORD ROAD

FILE No: OP09126880;ZA09126881(EM)



DEVELOPMENT SERVICES COMMISSION

SUBJECT LANDS

DATE: 12/17/09

FIGURE No.2

DRAWN BY: DD CHECKED BY: EM SCALE 1:




AIR PHOTO 2007

APPLICANT: 1756845 ONTARIO INC.
7475 MCCOWAN ROAD AND 52 WALFORD ROAD

FILE NO: OP09126880;ZA09126881(EM)



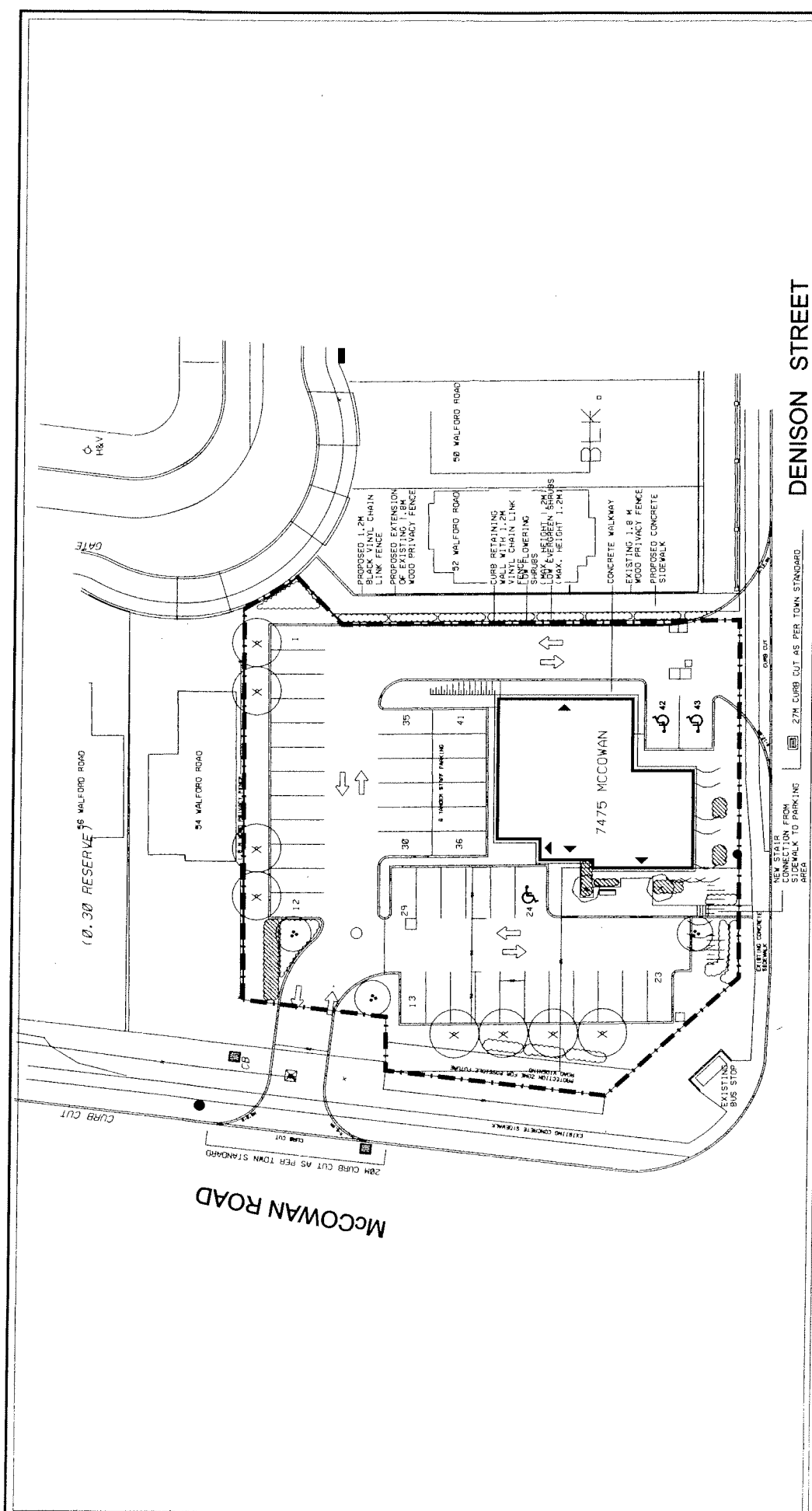
 SUBJECT LANDS

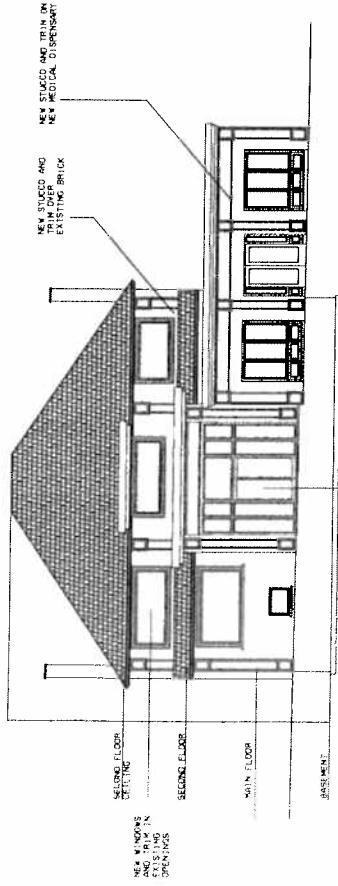
DATE: 12/17/09

DEVELOPMENT SERVICES COMMISSION

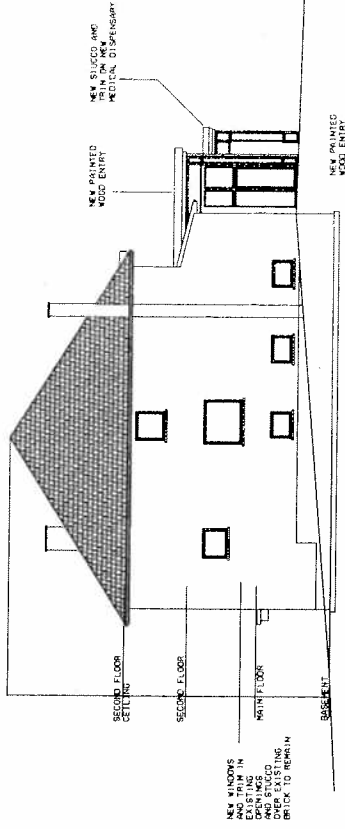
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FIGURE No.3

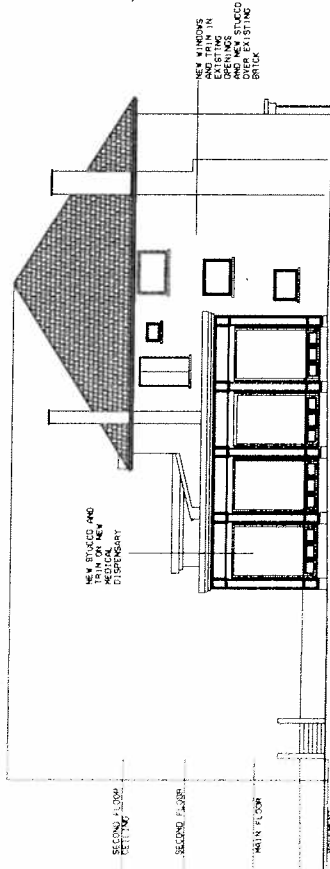




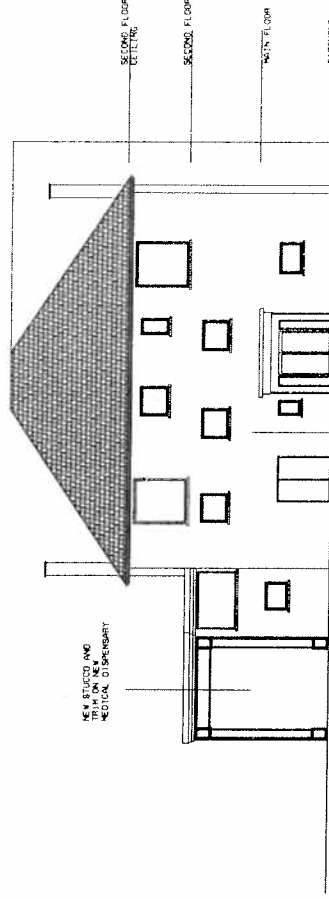
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

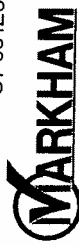


EAST ELEVATION

PROPOSED ELEVATIONS

APPLICANT: 1756845 ONTARIO INC.
7475 MCCOWAN ROAD AND 52 WALFORD ROAD

FILE No: OP09126880; ZA09126881(EM)



DEVELOPMENT SERVICES COMMISSION

DATE: 06/21/10

FIGURE No.5

DRAWN BY: DD CHECKED BY: EM SCALE: 1:

APPENDIX 'A'

(DRAFT)

OFFICIAL PLAN

of the

TOWN OF MARKHAM PLANNING AREA

AMENDMENT NO. XXX

To amend the Official Plan (Revised 1987), as amended, and to incorporate Amendment No. 13 to the Armadale West Secondary Plan (PD 24-1) for part of the Armadale Planning District (Planning District No. 24).

*(1756845 Ontario Inc.)
(7475 McCowan Road and 52 Walford Road)*

(JUNE 2010)

OFFICIAL PLAN
of the
MARKHAM PLANNING AREA
AMENDMENT NO. XXX

To amend the Official Plan (Revised 1987), as amended, and to incorporate Amendment No. 13
to the Armadale West Secondary Plan (PD 24-1) for part of the Armadale Planning District
(Planning District No. 24).

This Official Plan Amendment was adopted by the Corporation of the Town of Markham, By-law No. 2010- ____ in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 22th day of June, 2010.

Mayor

Town Clerk

THE CORPORATION OF THE TOWN OF MARKHAM

BY-LAW NO. 2010-XXX

Being a by-law to adopt Amendment No. *XXX* 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. *XXX* 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 22th DAY OF JUNE, 2010.

TOWN CLERK

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, constitutes Official Plan Amendment No. XXX to the Official Plan (Revised 1987), as amended and is required to enact Amendment No. 13 to the Armadale West 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, constitutes Official Plan Amendment No. XXX. Part III is an operative part of this Official Plan Amendment.

2.0 LOCATION

The Amendment applies to 0.3 hectares (0.74 acres) of land at the northeast corner of McCowan Road and Denison Street, as outlined on Figure 24-1-13 attached to Part III of this amendment. The lands comprise Block 2, 65M-4010, and parts of Blocks 27 and 28, 65M-3864, municipally known as 7475 McCowan Road and 52 Walford Road respectively.

3.0 PURPOSE

The purpose of this Amendment is to permit offices, and a medical clinic with accessory uses, within the existing building on the lands.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The subject lands consist of two residential properties located at the corner of two major streets. The larger property at the immediate corner contains a single-detached dwelling with access from both McCowan Road and Denison Street. The second smaller property is a vacant residential lot with frontage on Walford Road. The proposed Official Plan Amendment would allow the use of the single-detached dwelling as a medical office with general office and accessory uses.

The addition of medical clinic and office uses on the site is appropriate. The 0.2 ha property at 7475 McCowan Road has access from two major streets and is isolated in terms of access from the residential development to the north and east. The lands are not

accessible from the neighbouring local roads (Walford Road). The incorporation of the residential lot to the north improves site access from McCowan Road as well as internal site circulation and parking.

The proposed amendment limits the size of any development on the lands to the approximate size of the existing building. Development impacts on adjoining residential land uses to the north and east can be minimized through site design, including appropriate setbacks and landscaping. The amendment does not preclude the lands being developed with residential uses in the future.

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 1.1.2 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number *XXX* 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 *XXX* 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, 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 *XXX* 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 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. 13 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 and site plan approval, in conformity with the provisions of 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.

PART III - THE SECONDARY PLAN AMENDMENT (PD 24-1-13)
(This is an operative part of Official Plan Amendment No. XXX)

PART III - THE SECONDARY PLAN AMENDMENT (PD 24-1-13)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 13 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 Section 6.2.3 is hereby amended by adding the following new subsection and Figure 24-1-13, attached hereto:

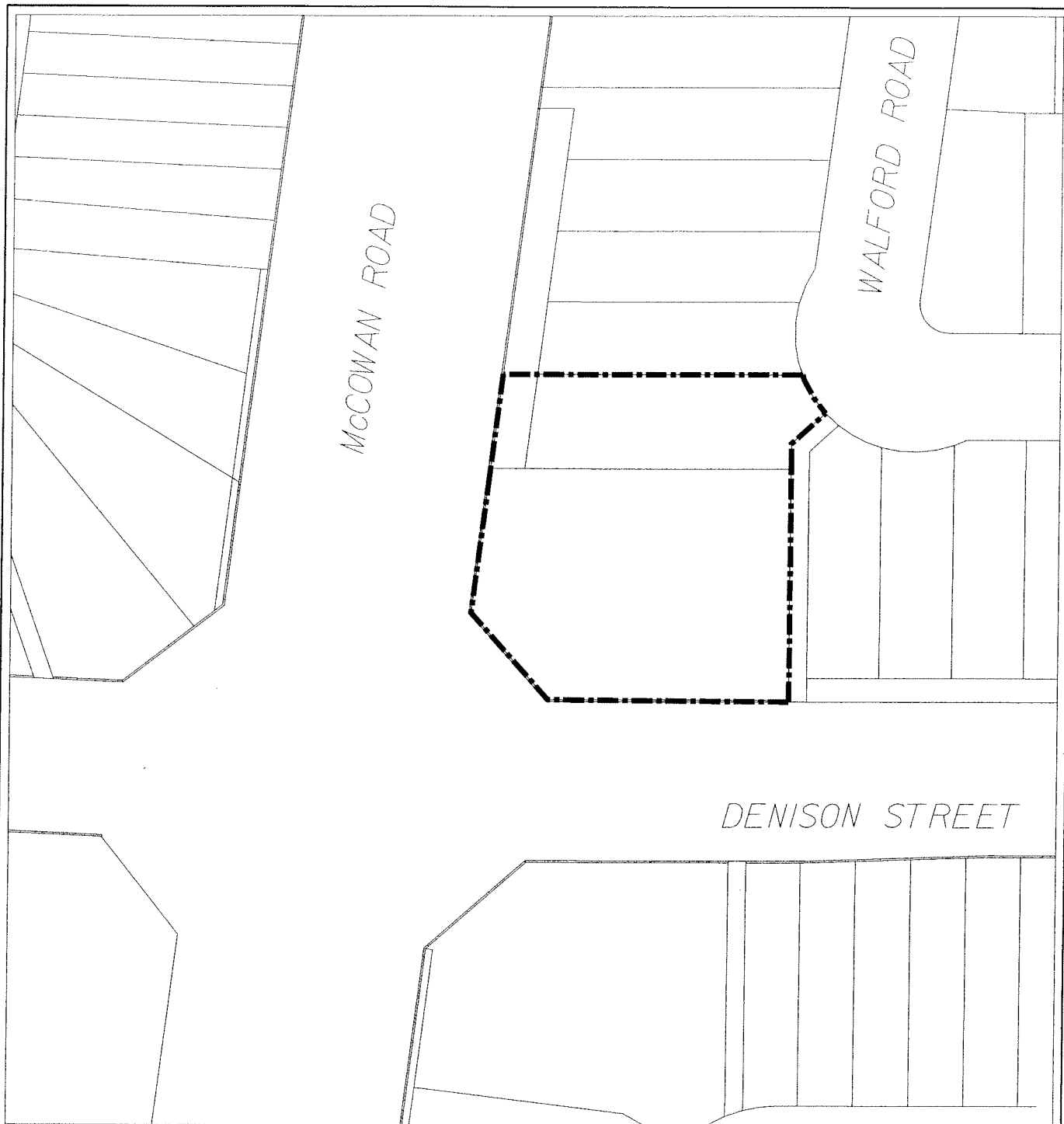
“l) Notwithstanding the policies of Section 6.1 (b) and Section 6.2.3 (a) through (k), the lands at the northeast corner of McCowan Road and Denison Street, being Block 2, 65M-4010 and parts of Blocks 27 and 29, 65M-3864, as outlined on Figure 24-1-13, may be used for business offices and medical offices, as well as uses accessory to medical offices such as medical laboratories, a pharmacy and other such uses. The total gross floor area of all buildings on the lands shall not exceed 785 m². Accessory pharmacy and other retail uses shall not exceed 70 m².”

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.

(June 2010)



SECONDARY PLAN AMENDMENT No. 13 FOR THE ARMADALE PLANNING DISTRICT (PD.No.24) (PART III OF O.P.A. No. xxx)

 BOUNDARY OF AREA SUBJECT TO THE POLICIES IN SECTION 6.2.3.j)
OF THE ARMADALE WEST SECONDARY PLAN

EXPLANATORY NOTE

By-law 2010-XXX

A By-law to amend By-law 90-81

1756845 Ontario Inc.
7475 McCowan Road and 52 Walford Road
Armada Community

LANDS AFFECTED

The proposed rezoning applies to two properties totalling 0.27 hectare (0.67 acre) at the northeast corner of McCowan Road and Denison Street, municipally addressed as 7475 McCowan Road and 52 Walford Road.

EXISTING ZONING

The lands are currently zoned Third Density (Special) – Single-Detached Residential (R3[S]) and Ninth Density – Single-Detached Residential (R9) under By-law 90-81, as amended.

PURPOSE AND EFFECT OF THE BY-LAW

The purpose and effect of this By-law is to permit business office and medical office with accessory pharmacy and laboratory to be contained within the dwelling existing on site.



2010-XXX

A by-law to amend Zoning By-law 90-81, as amended

(To permit to permit business office and medical office with accessory pharmacy and laboratory on lands at the northeast corner of McCowan Road and Denison Street, municipally addressed at 7475 McCowan Road and 52 Walford Road)

THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. By-law 90-81, as amended, be and the same is hereby further amended as follows:

1.1. By addition to Section 7 – EXCEPTIONS, the following new subsection:

7.54 The following provisions shall apply to the lands located at the northeast corner of McCowan Road and Denison Street, zoned Third Density (Special) – Single-Detached Residential (R3[S]) and Ninth Density – Single-Detached Residential (R9) as outlined on Schedule ‘A’ attached hereto. All other provisions of this by-law, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

Additional Permitted Uses

The following additional uses are permitted:

- a) BUSINESS OFFICES
- b) MEDICAL OFFICES with accessory pharmacy and laboratory uses

Zone Standards

The following specific

- a) Maximum GROSS FLOOR AREA – 783 m²

- b) Minimum LANDSCAPED OPEN SPACE:
 - i) abutting the FRONT LOT LINE – 2.2 metres
 - ii) abutting the INTERIOR SIDE LOT LINE – 3.0 metres
 - iii) abutting the EXTERIOR SIDE LOT LINE – 5.1 metres

Special Site Provisions

The following additional provisions apply:

- a) GROSS FLOOR AREA for accessory pharmacy use may not exceed 70 m²
 - b) For the purposes of this By-law, the McCowan Road property line shall be deemed the FRONT LOT LINE
2. All other provisions of By-law 90-81, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED
THIS ____TH DAY OF _____, 2010.

KIMBERLY KITTERINGHAM, TOWN CLERK

FRANK SCARPITTI, MAYOR

APPENDIX 'C'

RECOMMENDED CONDITIONS OF SITE PLAN APPROVAL 7475 MCCOWAN ROAD AND 52 WALFORD ROAD (1756845 Ontario Inc.)

TOWN OF MARKHAM FILE NUMBER SC 09-126882

1. That prior to the site plan and elevations being endorsed by the Director of Planning and Urban Design, the Owner shall:
 - a) Revise the site plan and elevation drawings to address all outstanding issues, including but not limited to appropriate buffer screening, tree preservation, parking configuration, restricted access from McCowan Road, and modified building facades to the satisfaction of the Commissioner of Development Services.
 - b) Finalize the Traffic Study to the satisfaction of the Commissioner of Development Services;
 - c) Obtain approval from the Engineering Department for the site servicing and grading drawings, municipal service connections details, and storm water management report prepared and stamped by a Professional Engineer with a Certificate of Authorization from the Professional Engineers of Ontario.
 - d) Meet with the Fire Department to finalize the location of the Fire Department connection, private hydrant, fire access route signage and rapid entry key box, to the satisfaction of the Fire Chief.
2. That the Owner enter into a site plan agreement with the Town of Markham, containing all standard and special provisions and requirements of the Town and other public agencies including:
 - a) Provision for the payment by the Owner of all applicable fees, recoveries, and development charges;
 - b) Cash-in-lieu of parkland payment, as applicable;
 - c) Provision for satisfying all requirements of the Town Departments and external agencies;
 - d) Provision to ensure all exterior lights on the property are appropriately shielded and do not impact the residential properties immediately to the north and east;

3. That prior to execution of the site plan agreement:
 - a) The Owner shall acquire ownership of the landscape block fronting McCowan Road located to the rear of 52 Walford Road and integrate it with the proposed development site;
 - b) The Owner shall submit an illumination plan for review and approval to the satisfaction of the Commissioner of Development Services. The illumination plan may be subject to peer review at the applicant's cost. The Owner agrees to make any revisions to the site plan that may be required to ensure that the residential properties located to the north and east are not negatively impacted by the lighting from the proposed development;
 - c) The Owner shall submit a landscape plan, prepared by a landscape architect having O.A.L.A. membership, for approval to the satisfaction of the Commissioner of Development Services; and
5. That the Owner shall submit final site plan and elevation drawings to the satisfaction of the Commissioner of Development Services;
6. That this endorsement shall lapse and site plan approval will not be issued, after a period of three (3) years commencing **June 22, 2010** in the event that a site plan agreement is not executed within that period.