



PUBLIC MEETING

NOTICE OF MEETING

You are invited to attend a Public Meeting to be held by the Development Services Committee of the City of Markham to consider the following revised applications by Del Ridge (Golden) Inc. to amend the Armadale East Secondary Plan (OPA 125), as amended, and Zoning By-law 90-81, as amended.

DATE: Tuesday, December 3rd, 2013

TIME: 9:00 a.m.

PLACE: Council Chambers
Anthony Roman Centre
101 Town Centre Boulevard
Markham, Ontario, L3R 9W3

BACKGROUND

The 0.79 ha (1.95 ac) vacant property is located at the north-west corner of Markham Road and Golden Avenue, which is located between 14th Avenue to the north and Denison Street to the south. The site has approximately 58 m (190.3 ft) of frontage on Golden Avenue and 117 m (3845 ft) of frontage on Markham Road.

PROPOSAL

The applicant is proposing a Secondary Plan Amendment for part of the Armadale Planning District (PD 24-2). The amendment will re-designate the subject property from "Neighbourhood Commercial" to "Urban Residential (High Density II)". The amendment will eliminate the ground floor commercial use requirement, and increase the maximum net site density from 148 units per ha (60 units per ac) to 173 units per ha (70 units per ac).

The applicant is proposing a Zoning By-law Amendment to rezone the lands from Local Commercial (LC) to Second Density - High Density Residential (RHD2) under By-law 90-81, as amended. The rezoning will permit the proposed 6-storey 136 unit residential condominium apartment building and implement site specific development standards.

A statutory Public Meeting was held on February 21st, 2012 for the original 5-storey 106 unit condominium apartment building proposal. Since the proposal was modified by Del Ridge (Golden) Inc. after the Public Meeting, a second Public Meeting is required for the revised Zoning By-law and Official Plan Amendments.

PURPOSE AND EFFECT OF THE PROPOSED AMENDMENT

The purpose and effect of the proposed amendments are to allow the construction of a 6-storey, 136 unit residential condominium building.

NOTE REGARDING THE APPLICATION(S)

- i) If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision of the Region of York, to the Ontario Municipal Board.
- ii) If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham before the proposed Zoning By-law amendment is approved, the person or public body is not entitled to appeal the decision of the City of Markham, to the Ontario Municipal Board.
- iii) If a person or public body does not make oral submissions at a public meeting or make written submission to the City of Markham before the proposed official plan amendment is adopted or before the proposed zoning by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add a person to public body as a party.



- iv) If you wish to be notified of the adoption of the proposed official plan amendment, or of the refusal of a request to amend the official plan, you must make a written request to the Clerk's Department at the address noted above or by email to judyvcarroll@markham.ca

ADDITIONAL INFORMATION

A copy of the proposed Zoning By-law and Official Plan Amendments are available for public viewing at the Development Services Counter of the City Municipal Offices between the hours of 8:30 a.m. and 4:30 p.m.

Additional information is available from Stephen Corr, Planner, ext. 2624 of the City's Planning Department, tel. (905) 477-7000, quoting file number ZA & OP - 11 - 115740.

Written submissions may be mailed or personally delivered to the Clerk's Department at the address noted above or by e-mail to judyvcarroll@markham.ca by not later than 4:30 pm on Wednesday November 27th, 2013.

Personal information collected in response to this planning notice will be used to assist Town staff and Council to process this application and will be made public.

DATED November 13th, 2013

James Baird, MCIP, RPP
Commissioner of Development Services

Jim Jones, Chair
Development Services Committee

