

**OFFICIAL PLAN**

**of the**

**MARKHAM PLANNING AREA**

**AMENDMENT NO. 240**

To amend the Official Plan (Revised 1987), as amended,  
and to incorporate Amendment No. 14 to the Armadale West Secondary Plan (PD 24-1)  
for part of the Armadale Planning District (Planning District No. 24).


***(OHM Markham Manor Inc.)***

***(June, 2016)***

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**MARKHAM PLANNING AREA**  
**AMENDMENT NO. 240**

To amend the Official Plan (Revised 1987), as amended and to incorporate Amendment No. 14 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 City of Markham, By-law No. 2016-74 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 28<sup>th</sup> day of June, 2016.

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



## By-law 2016-74

Being a by-law to adopt Amendment No. 240  
to the 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. 240 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 on June 28, 2016.

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. 240)

## **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. 240 to the Official Plan (Revised 1987), as amended, and is required to enact Amendment No. 14 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, including Schedule "A", attached thereto, constitutes Amendment No. 14 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 24-1-14. Part III is an operative part of this Official Plan Amendment.

### **2.0 LOCATION**

This Amendment applies to a 4,550 m<sup>2</sup> (48,976 ft<sup>2</sup>) parcel of land located on the north side of 14<sup>th</sup> Avenue, west of McCowan Road, municipally known as 5072 14<sup>th</sup> Avenue, as shown on Schedule "A".

### **3.0 PURPOSE**

A draft plan of subdivision and implementing Zoning By-law Amendment accompany this requested Secondary Plan Amendment to permit the development of eight (8) detached dwellings on the subject lands. The purpose of this Amendment is to permit an increase in the permitted density by an additional two (2) residential units and to allow four (4) of the proposed lots on the subject lands to front onto 14<sup>th</sup> Avenue.

### **4.0 BASIS**

The subject lands are designated 'URBAN RESIDENTIAL' in the in-force Official Plan (Revised 1987), as amended, and "Residential Low Rise" in the 2014 Official Plan (as partially approved on October 30, 2015 and May 26, 2016). Both designations provide for a variety of grade related, low density housing types, including detached dwellings, as proposed.

The lands are designated “Urban Residential (Low Density)” in the Armadale West Secondary Plan (PD 24-1), which forms part of the in-force Official Plan. This designation provides for single detached dwellings, semi-detached dwellings and single attached dwelling such as street townhouses.

Section 6.2.3 (e) of the Secondary Plan states “Subject to all other provisions contained herein, owners of property within the easterly portion of Neighbourhood 2(b), as shown on Schedule ‘A’ attached hereto, may calculate their permitted number of dwellings units on the basis of 15.5 units per hectare of GROSS RESIDENTIAL AREA”. On this basis, the Applicant is permitted a total of 6 units. The Applicant is proposing a total of 8 units, therefore exceeding the density permission by 2 units (this is equivalent to a density of 19.5 uph). The proposed lots are consistent with surrounding lots in the area in terms of both lot frontage and lot depth and with the proposed zoning.

Section 6.2.3 (i) of the Armadale West Secondary Plan states “Residential lots adjacent to McCowan Road, 14<sup>th</sup> Avenue, Middlefield Road extension, Brimley Road extension and Denison Street shall be required to develop with reversed lot frontages”. As the Applicant is proposing four single-detached dwellings that front onto 14<sup>th</sup> Avenue, a site specific amendment is required to address this requirement. Allowing four of the proposed dwellings to front onto 14<sup>th</sup> Avenue is appropriate and in line with current urban design practices that encourage buildings to be oriented towards the public street frontages.

It should be noted that final approval of the 2014 Official Plan (as partially approved on October 30, 2015 and May 26, 2016) would result in the Armadale Secondary Plan being repealed and therefore, the above noted sections would no longer be applicable. It is also noted that the existing dwelling on the property fronts onto 14<sup>th</sup> Avenue.

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

(This is an operative part of Official Plan Amendment No. 240)



## **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 240 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 240 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 240 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. 14 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.

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 24-1-14)**

(This is an operative part of Official Plan Amendment No. 240)

## **PART III - THE SECONDARY PLAN AMENDMENT (PD 24-1- 14)**

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

(Amendment No. 14 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 subsection (m) as follows:**

“(m) Notwithstanding the provisions of Section 6.2.3:

- i) Two (2) additional residential units in excess of the maximum permitted density shall be permitted on the lands shown on Figure 24-1-14, and,
- ii) Residential lots fronting onto 14<sup>th</sup> Avenue shall not be required to develop with reversed lot frontages, on the lands shown on Figure 24-1-14.”

and by adding Figure 24-1-14 as shown on Schedule “A” attached hereto, to be appropriately identified, on the first page following section 6.2.3 (m).

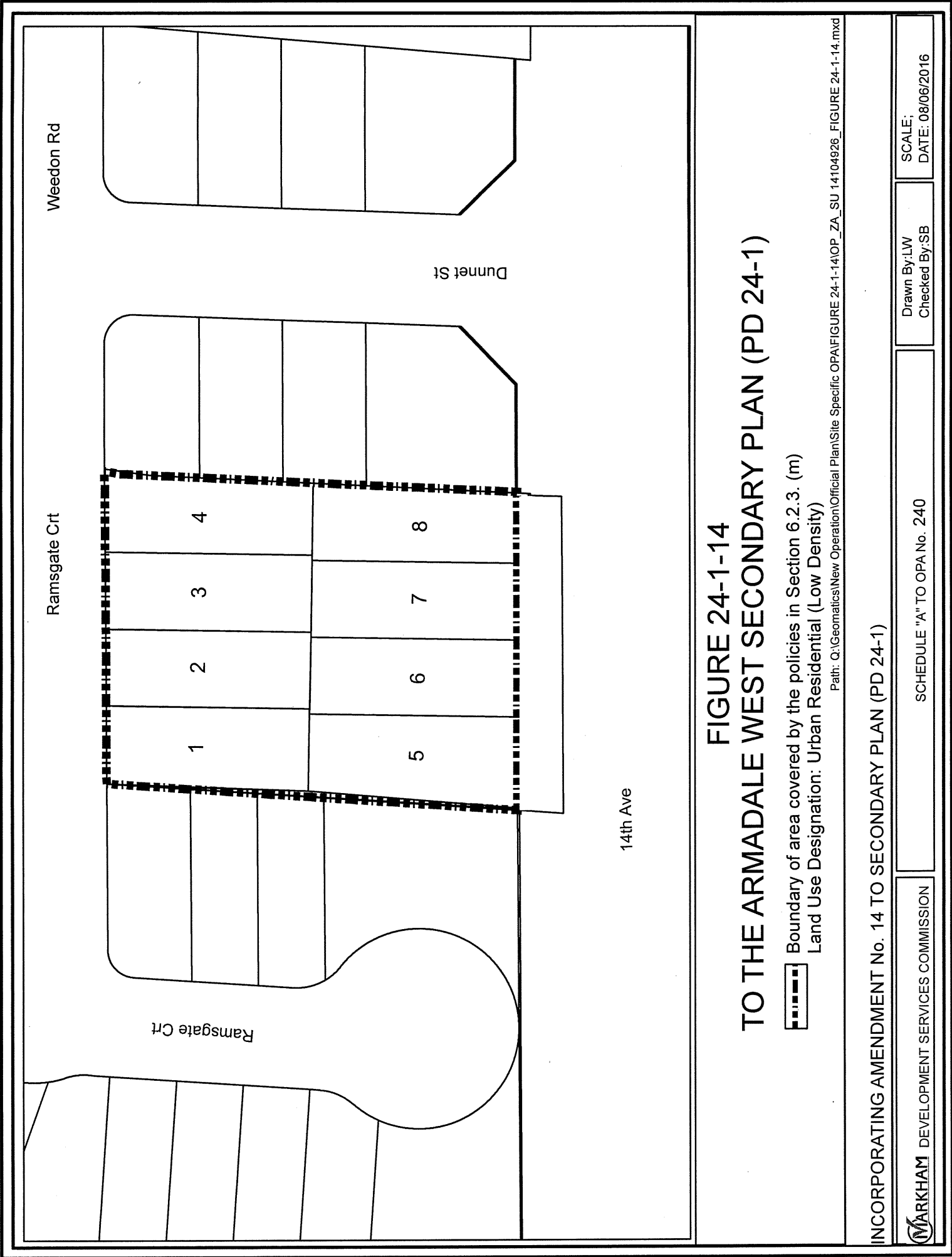
### **2.0 IMPLEMENTATION AND INTERPRETATION**

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.

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.



# FIGURE 24-1-14 TO THE ARMADALE WEST SECONDARY PLAN (PD 24-1)

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

Path: Q:\Geomatics\New Operation\Official Plan\Site Specific OPA\FIGURE 24-1-14\OP\_ZA\_SU 14104926\_FIGURE 24-1-14.mxd

INCORPORATING AMENDMENT No. 14 TO SECONDARY PLAN (PD 24-1)

**MARKHAM** DEVELOPMENT SERVICES COMMISSION

SCHEDULE "A" TO OPA No. 240

Drawn By: LW  
Checked By: SB

SCALE:  
DATE: 08/06/2016