

## OFFICIAL PLAN OF THE TOWN OF MARKHAM

### 2.12 *Community Improvement*

**a) Goals**

Community Improvement provisions of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permit the establishment of Community Improvement Project Areas which are intended to be a mechanism for offering incentives to encourage the type, form and quality of development and redevelopment that advance community interests and the objectives of this Plan. In the Markham Planning Area, Community Improvement Plans for Community Improvement Areas will be prepared to promote the following goals:

- maintaining and revitalizing established areas
- rehabilitating brownfield areas
- conserving and enhancing the historic character of heritage areas
- encouraging new development and redevelopment, which is supportive of the goals and objectives of this Plan.

**b) Area Selection Criteria**

Community Improvement Project Areas may be designated at any location within the Town, by by-law, without further amendment to this Plan, for areas exhibiting the following:

- physical, functional or economic decline of the building stock
- land use conflicts
- deficient or deteriorated public infrastructure, or amenities such as parks, open spaces, community facilities and streetscapes
- transportation constraints, such as traffic circulation, parking, site access
- vacant and underutilized lands or buildings, such as lands containing or characterized by contaminated soil, fragmented ownership, and other similar impediments to development
- the need for appropriate investment, growth and development incentives to achieve the goals and objectives of this Plan.

**c) Phasing of Improvements**

Community Improvement Plans are intended to be phased and co-ordinated to occur without unnecessary hardship on the residents and business community.

**d) Strategic Direction**

Community Improvement Plans will be prepared to direct public and private investments, as well as public actions and incentives, for one or more of the following:

- restoring the condition of building stock
- mitigating land use conflicts
- repairing and upgrading deficient or deteriorated public infrastructure and amenities

- acquiring lands or buildings and any subsequent clearing, rehabilitation, redevelopment or resale of these properties
- facilitating the establishment of Business Improvement Areas, or similar associations

- stimulating and directing growth and development that advances the community interest and supports the objectives of this Plan.

e) **Implementation**

This Plan recognizes Main Street, Unionville and Main Street, Markham, as existing Community Improvement Project Areas, as identified on Figures CIA1 and CIA2 to Section 2.12 of this Plan.

New Community Improvement Project Areas which meet the criteria established in subsection 2.12 b) will be designated by by-law, within the Markham Planning Area, without further amendment to this Plan. Community Improvement Plans will be prepared according to the requirements of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

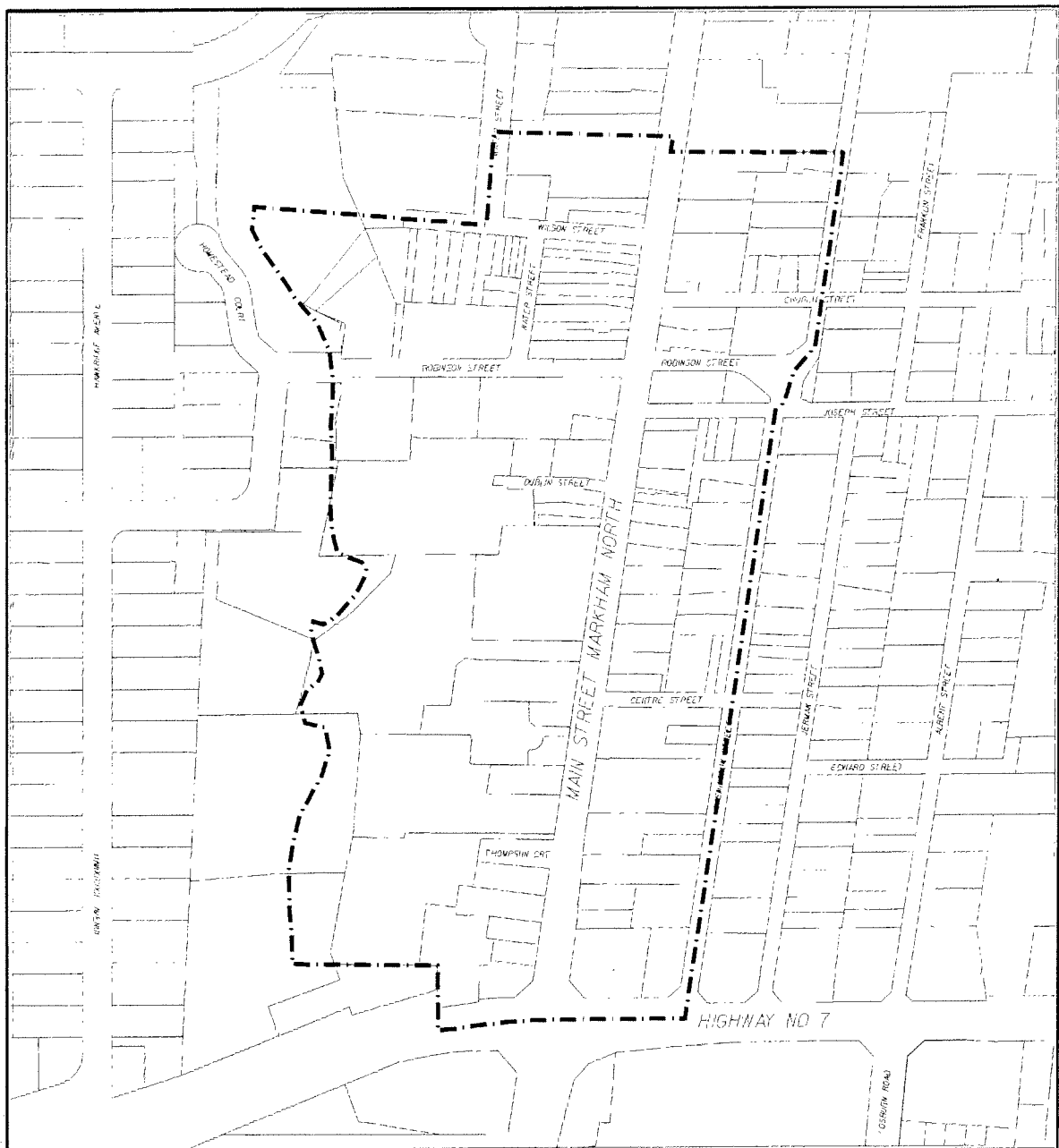
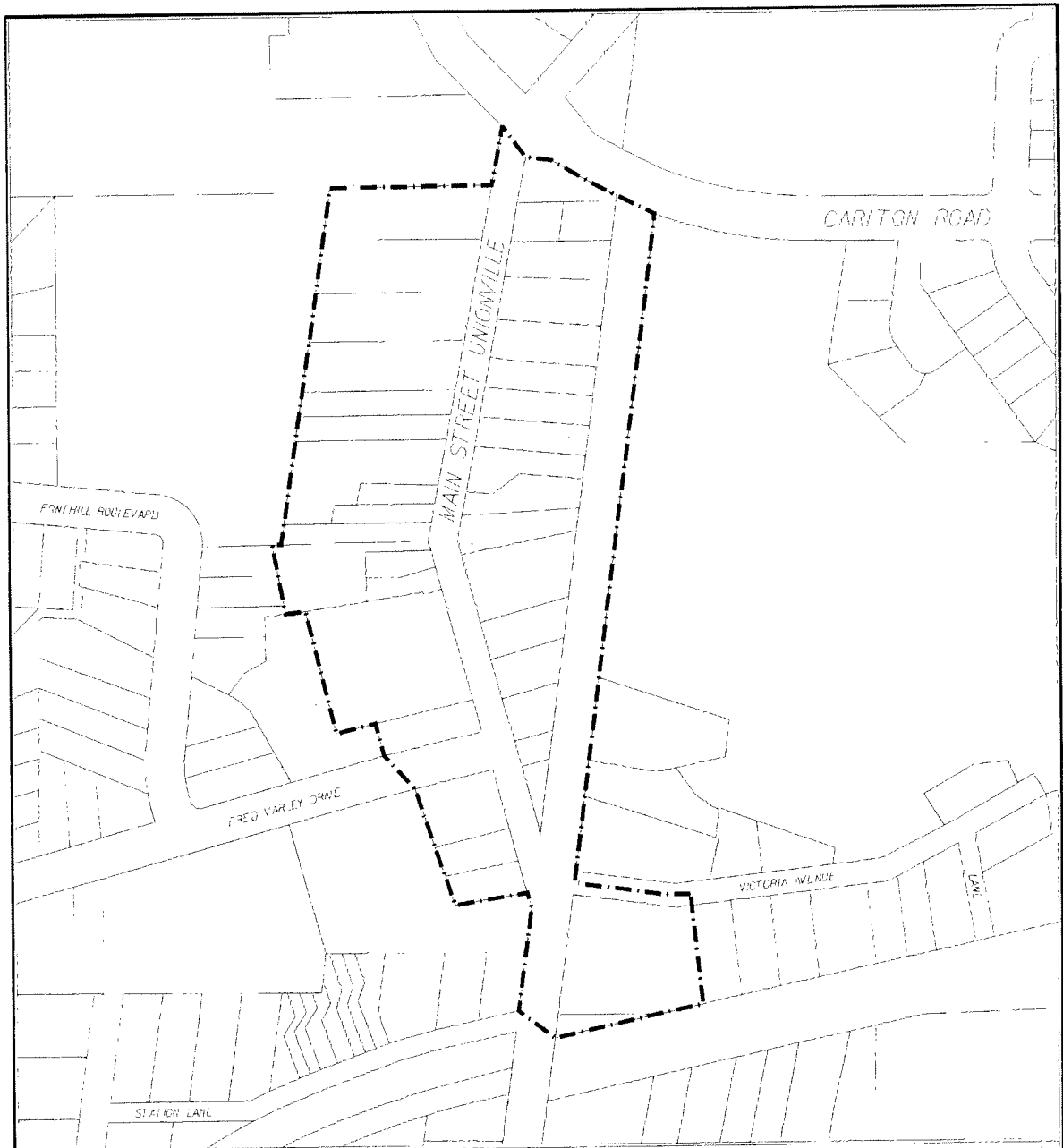


FIGURE CIA1

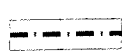
COMMUNITY IMPROVEMENT PROJECT AREA 1  
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

--- Boundary of Community Improvement Area covered by the policies in Section 2.12-  
Community Improvement



## FIGURE CIA2

COMMUNITY IMPROVEMENT PROJECT AREA 2  
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

 Boundary of Community Improvement Area covered by the policies in Section 2.12-  
Community Improvement