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PART II - THE OFFICIAL PLAN AMENDMENT

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

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1.0 THE 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 c) of Part II of the Official Plan (Revised 1987), as amended is hereby amended by the addition of the following new bullet point at the end of the section:

Secondary Plan (PD 44-1) for the Langstaff Gateway Planning District (Official Plan Amendment No. XXX).
- 1.3 Section 3.1.1 a) of Part II of the OP (Revised 1987) as amended is hereby amended by:
 1. deleting the clause "two overlays, Future Urban Area and Langstaff Urban Growth Centre Study Area" and replacing it with "an overlay, Future Urban Area".
 2. adding "Regional Centre" to the list of land use designations.
- 1.4 Section 3.1.1 d) of Part II is hereby deleted in its entirety.
- 1.5 Section 3.1.1 b) of Part II of the Official Plan (Revised 1987), as amended is hereby amended by adding: "xv) **REGIONAL CENTRE** shall mean lands identified by the Province, in the Growth Plan for the Greater Golden Horseshoe and as an Urban Growth Centre, and by York Region, as a Regional Centre in the Regional Official Plan. Section 2.2.4.3 of The Growth Plan for the Greater Golden Horseshoe requires municipalities to delineate the boundaries of urban growth centres in their Official Plans. Section 5.4.21 of the Regional Official Plan requires Regional Centres to be designated in the Official Plan of area municipalities."

- 1.6 Section 3.16 of Part II of the Official Plan is hereby deleted and replaced with the following:

"3.16 REGIONAL CENTRE

3.16.1 Introduction

The boundaries of Regional Centres and Urban Growth Centres are shown on Figure RC of Section 3.16 and are generally consistent with the boundaries of the Regional Centres identified by York Region and the Urban Growth Centres identified by the Province.

a) **Langstaff Gateway**

The Province of Ontario's Growth Plan for the Greater Golden Horseshoe (2006) identifies the Langstaff area as part of the Richmond Hill/Langstaff Gateway Urban Growth Centre, and the York Region Official Plan identifies the Langstaff Gateway area as part of the Richmond Hill/Langstaff Gateway Regional Centre.

3.16.2 Policies

- a) Regional Centres are to be planned to have:
- i) the greatest intensity of development within the Region,
 - ii) a diverse mix of uses and built form to create vibrant complete communities,
 - iii) numerous mobility choices for all residents and employees, including transit and active transportation,
 - iv) a fine-grained street grid,
 - v) accessible community services,
 - vi) development phasing that is co-ordinated with the provision and availability of infrastructure and transit, and
 - vii) a contribute to a resident to employee ratio of 1:1.
- b) Lands subject to a Regional Centre employment designation may only be converted to another designation at the time of an Official Plan Review.
- c) Regional Centres shall achieve a minimum density of 2.5 floor space index per development block, and 3,5 floor space index at and adjacent to the Langstaff/Longbridge stations on the Yonge Subway extension.

- d) The Growth Plan for the Greater Golden Horseshoe targets densities of a minimum 200 residents and jobs (combined) per hectare, by the year 2031, for Urban Growth Centres.

3.16.3 Implementation

- a) Where lands are identified as Regional Centre development shall only be permitted in accordance with the provisions of Section 3.16.2, and shall be subject to the Provincial Urban Growth Centre Policies and Regional Centre policies.
- b) A Secondary Plan shall establish the goals and development strategy for each Planning District. Each Secondary Plan shall include direction with respect to issues which affect the Planning District including:
 - i) minimum density requirements and targets established by the Region and Province,
 - ii) a fine grained street grid that incorporates sidewalks and bicycle lanes,
 - iii) an urban built form that is designed for people, with ground floor uses such as retail and community services,
 - iv) a concentration of density and mix of uses within a reasonable walk to higher order transit
 - v) a requirement that 35% of new housing units are affordable,
 - vi) policies to ensure excellence in urban design and sustainable development and construction,
 - vii) provisions for an urban public realm, including passive and active parks, which incorporate art, culture, and heritage,
 - viii) policies to require innovative approaches to stormwater management,
- c) As a basis for the adoption of Secondary Plans, Council may require that additional detailed studies be carried out and additional plans be prepared by qualified professionals. These additional studies and plans may include, but are not limited to:
 - i) Environmental assessment/Impact Studies,
 - ii) Urban Design/Master Plans,
 - iii) Servicing Studies,
 - iv) Subwatershed Studies,
 - v) Traffic Impact Assessments,
 - vi) Transportation Network Plan,

- vii) Development Charges Studies,
- viii) Development Phasing Plans, and
- ix) Financial Impact Studies.

Acceptance of such studies and plans by the Town as a basis for a Secondary Plan and development, shall be subject to the review and/or approval of other government agencies having jurisdiction.

- 1.7 By adding the following to the bottom of Section 4.1.2 of Part II of the Official Plan (Revised 1987), as amended:

“No. 44 Langstaff Gateway Planning District”.

- 1.8 Section 4.3.3.1 c) of Part II of the Official Plan (Revised 1987) as amended is hereby deleted in its entirety.

- 1.9 By adding a new sub-Section to 4.3. of Part II of the Official Plan (Revised 1987), as amended as follows:

“4.3.44 Langstaff Gateway Planning District
(Planning District No. 44)

4.3.44.1 General Policies

- a) The Langstaff Gateway Planning District is the area generally south of Highway 407, east of Yonge Street and west of Bayview Avenue north of Holy Cross Cemetery.

The Langstaff Gateway Planning District is planned as a mixed use, intensive urban area incorporating housing, employment and retail facilities, recreational, cultural, institutional and civic buildings to serve as a portion of a designated Urban Growth Centre in the Greater Golden Horseshoe, and a Regional Centre in York Region. The Planning District will be a major activity centre which will be transit dependent as well attractive and comfortable for pedestrians and cyclists and will integrate a high standard of urban design with existing natural features to create a complete community. The Langstaff Gateway Planning District is consistent with the “Regional Centre” designation and policies applicable to these lands in the Region of York Official Plan, as amended.

- b) A new Secondary Plan shall be prepared for the lands subject to the Amendment and shall be incorporated into the Official Plan in accordance with the provisions of Section 9 of the Official Plan."

1.10 Section 9 SECONDARY PLANS of the Official Plan (Revised 1987) as amended, is hereby amended by adding a new subsection 9.2.30 as follows:

"9.2.30 Secondary Plan PD 44-1 for the Langstaff Gateway Planning District (Official Plan Amendment No. XXX)".

1.11 Schedule 'A' - LAND USE of the Official Plan (Revised 1987) as amended, is hereby amended by designating certain lands, as shown on Schedule 'A' attached hereto.

1.12 Schedule 'B' - PLANNING DISTRICTS of the Official Plan (Revised 1987) as amended, is hereby amended as shown on Schedule 'B' attached hereto:

- i) delete the lands from Planning District No. 3;
- ii) incorporate the lands into a new Planning District, being Planning District No. 44;
- iii) add the following name to the list of Planning Districts shown on Schedule 'B': "No. 44 - Langstaff Gateway Planning District".

1.13 Schedule 'C' - TRANSPORTATION of the Official Plan (Revised 1987) as amended, is hereby amended as shown on Schedule 'C' of this Amendment attached hereto:

- i) reflect the designations and road alignments for Major Collector Roads;
- ii) add a future mid-block crossing of a 400 series highway adjacent to the CNR crossing under Highway 407; and
- ii) remove the "Langstaff Urban Growth Centre Study" overlay from this Schedule and legend.

1.14 Schedule 'G' - SITE PLAN CONTROL of the Official Plan (Revised 1987) as amended, is hereby amended as shown on Schedule 'D' of this Amendment attached hereto:

- i) to incorporate the appropriate road widening requirements; and
- ii) to remove the "Langstaff Urban Growth Centre Study Area" overlay from this Schedule and legend.

1.15 Schedule 'H' - COMMERCIAL/INDUSTRIAL CATEGORIES of the Official Plan (Revised 1987) as amended, is hereby amended as shown on Schedule 'E' of this Amendment attached hereto:

- i) to delete the Retail Warehouse Area designation; and
- ii) to remove the "Langstaff Urban Growth Centre Study Area" overlay from this Schedule and legend.

1.16 Schedule 'I' - ENVIRONMENTAL PROTECTION AREAS of the Official Plan (Revised 1987) as amended, is hereby amended to reflect the woodlot and hazard lands boundaries as shown on Schedule 'F' attached hereto.

1.17 Appendix Map I - GREENWAY SYSTEM of the Official Plan (Revised 1987) is hereby amended to reflect the woodlot and hazard land boundaries as shown on Schedule 'G' attached hereto.

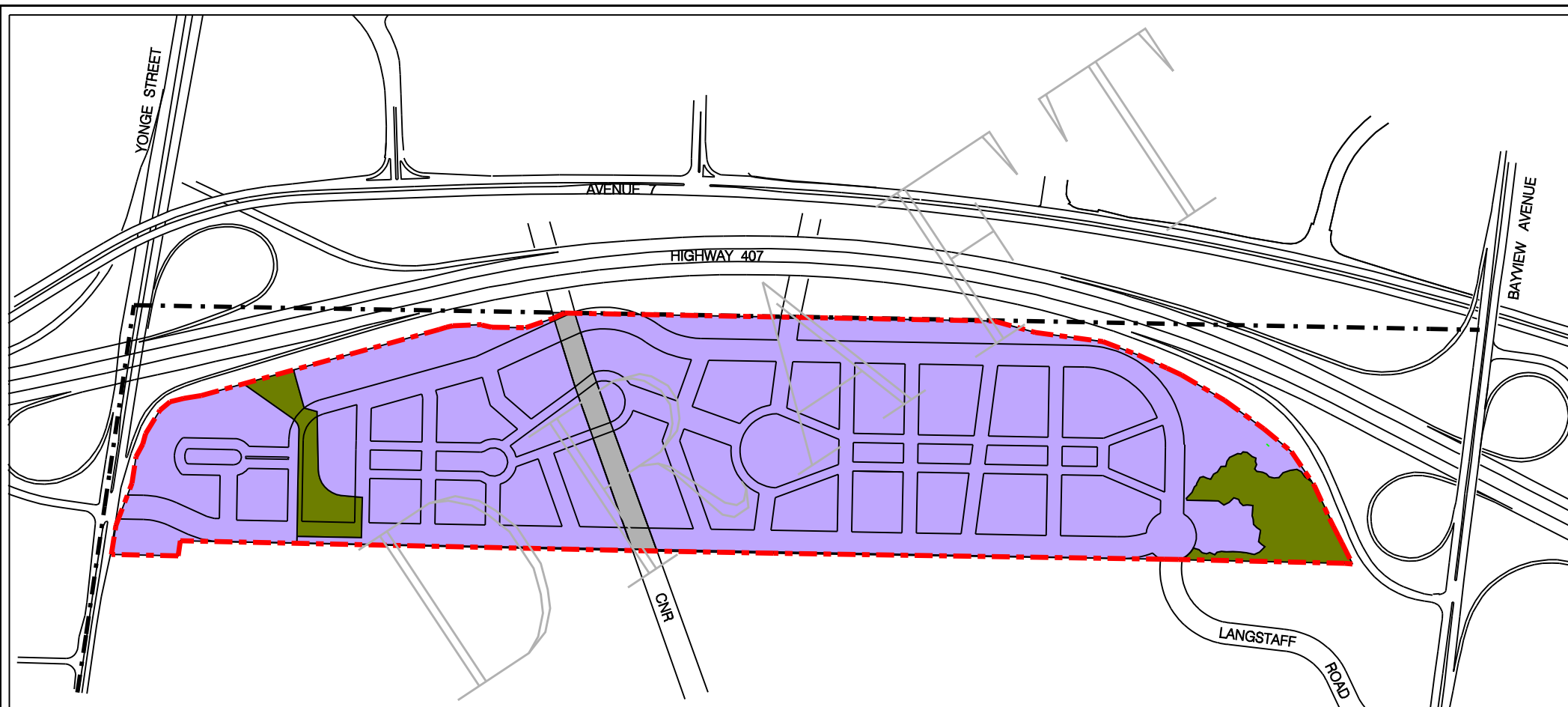
1.18 "Figure RC" attached hereto as Schedule "H" to this Official Plan Amendment is hereby added to Section 3.16 of the Official Plan. The boundary of the Regional Centre and the Urban Growth Centre shown on Figure RC as Schedule 'H' attached hereto are generally consistent with the boundaries of the Regional Centre identified by York Region and the Urban Growth Centre as identified by the Province.

2.0 IMPLEMENTATION

The provisions of the Official Plan, as amended from time to time, regarding the implementation of that Plan, shall apply in regard to this Amendment.

3.0 INTERPRETATION

The provisions of the Official Plan, as amended from time to time, regarding interpretation of that Plan, shall apply in regard to this Amendment.

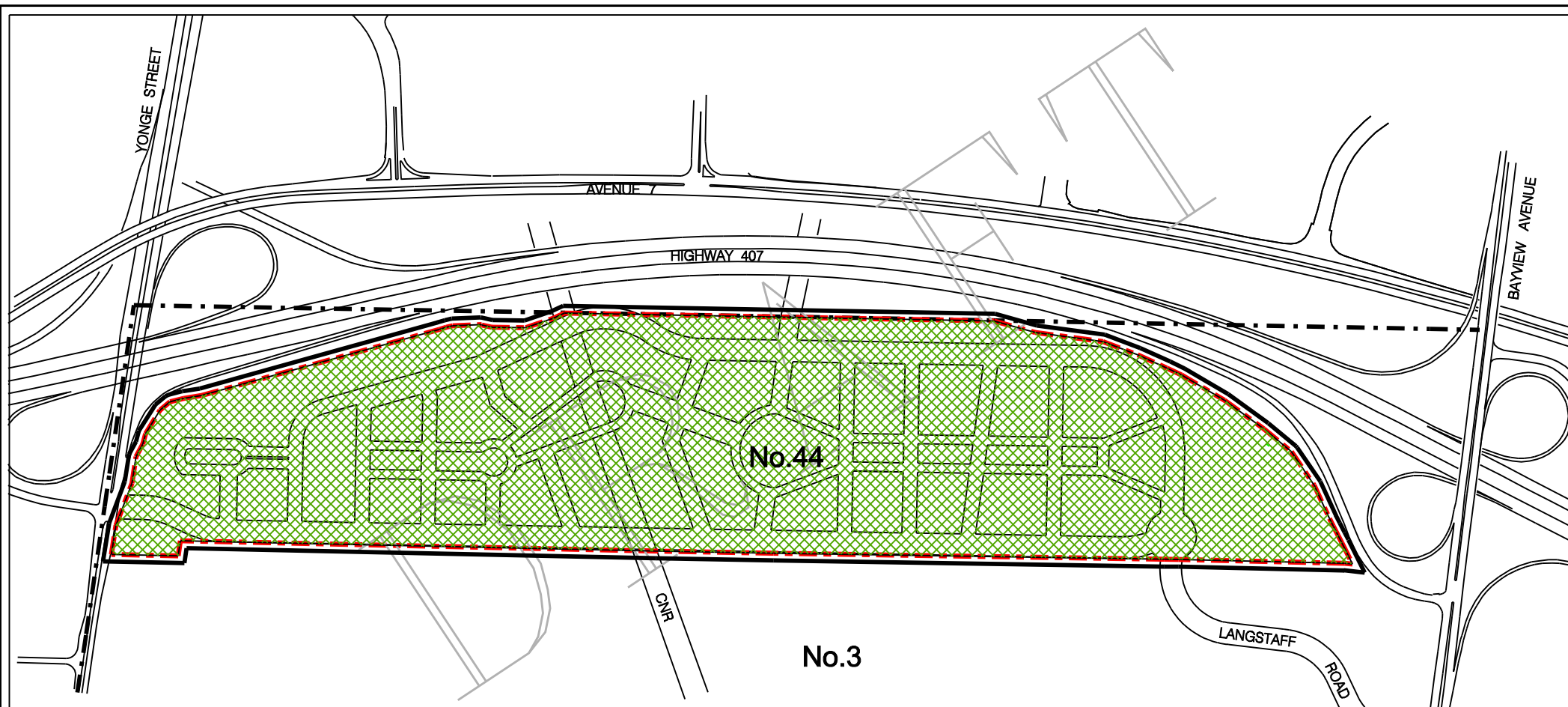


AMENDMENT TO SCHEDULE 'A' – LAND USE TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987), AS AMENDED


- BOUNDARY OF AREA COVERED BY THIS AMENDMENT
- TOWN BOUNDARY

- REGIONAL CENTRE
- ENVIRONMENTAL PROTECTION AREA
- TRANSPORTATION & UTILITIES

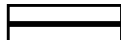




AMENDMENT TO SCHEDULE 'B' – PLANNING DISTRICTS TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987), AS AMENDED

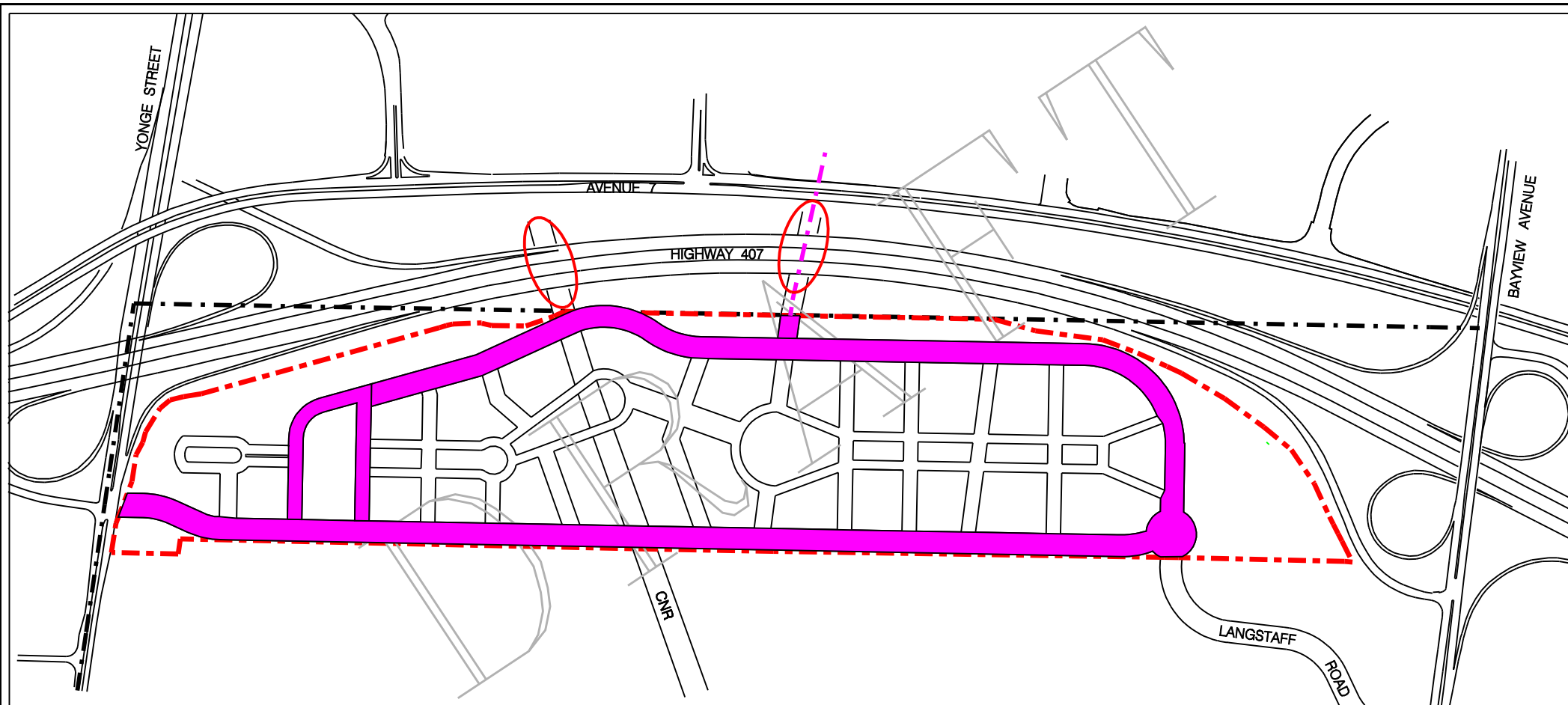
 BOUNDARY OF AREA COVERED BY THIS AMENDMENT
TO BE DELETED FROM PLANNING DISTRICT 3
AND INCORPORATED INTO A NEW PLANNING DISTRICT

 TOWN BOUNDARY

 PLANNING DISTRICT BOUNDARY

 DISTRICT No.44





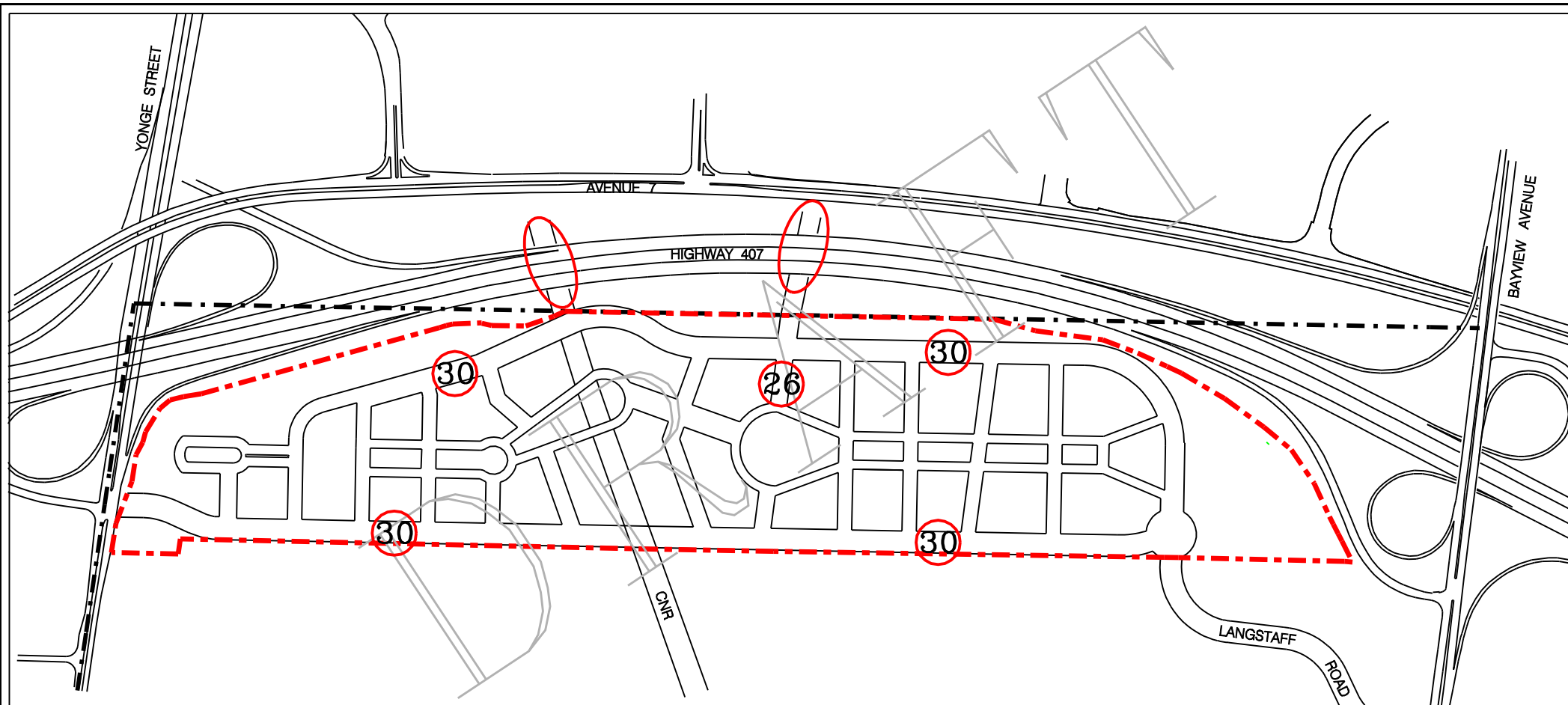
AMENDMENT TO SCHEDULE 'C' – TRANSPORTATION TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987), AS AMENDED

- BOUNDARY OF AREA COVERED BY THIS AMENDMENT
- TOWN BOUNDARY

MAJOR COLLECTOR ROAD

FUTURE MID BLOCK CROSSING
OF A 400 SERIES HIGHWAY



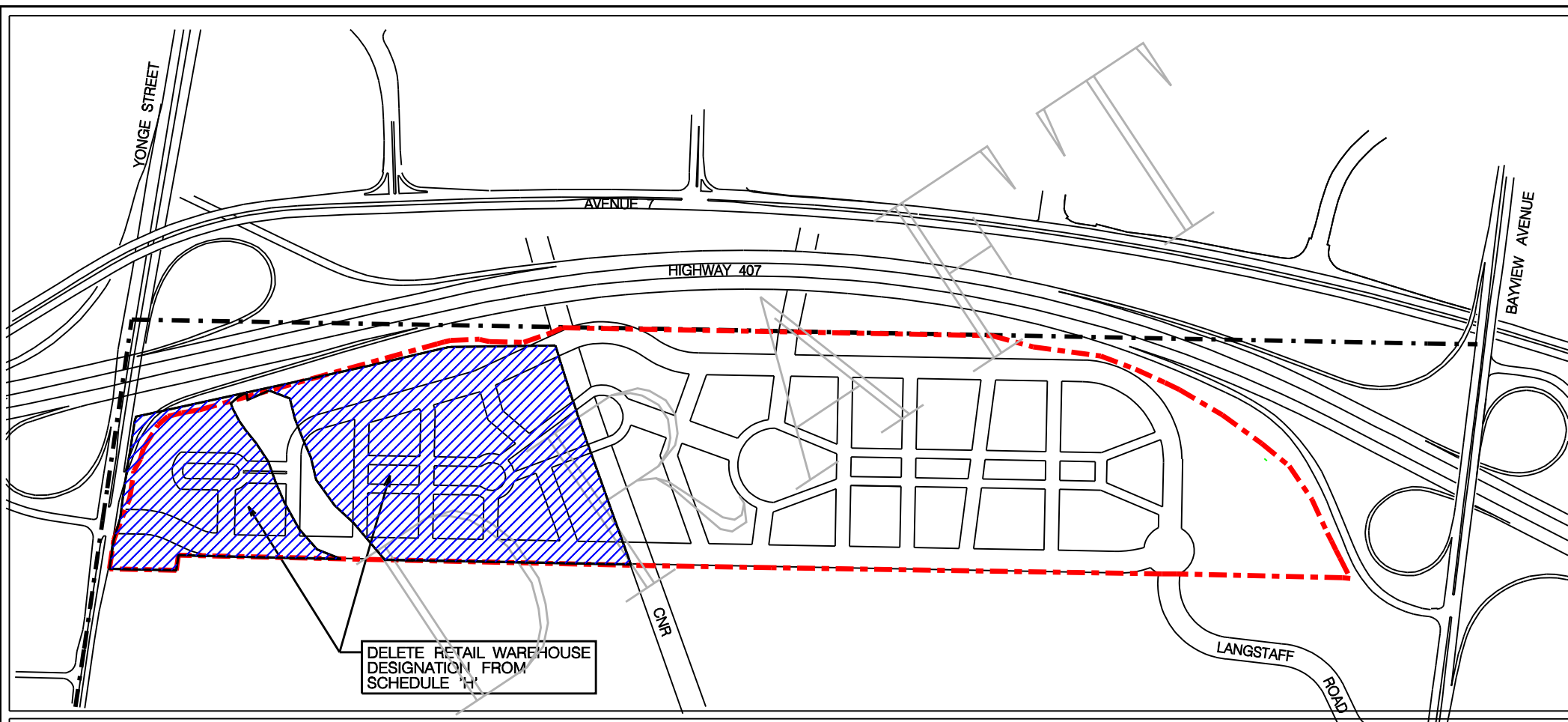


AMENDMENT TO SCHEDULE 'G' – SITE PLAN CONTROL TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987), AS AMENDED

--- BOUNDARY OF AREA COVERED BY THIS AMENDMENT
- - - TOWN BOUNDARY

30 ROAD WIDENING REQUIREMENTS
(In addition to the maximum basic right-of-way width, additional right-of-way width may also be required for sight triangles, cuts, fills, extra lanes at intersections and high-occupancy vehicle lanes, and for accommodating bicycles, sidewalks, and landscaping where appropriate, in accordance with the specifications and requirements of the authority having jurisdiction.)

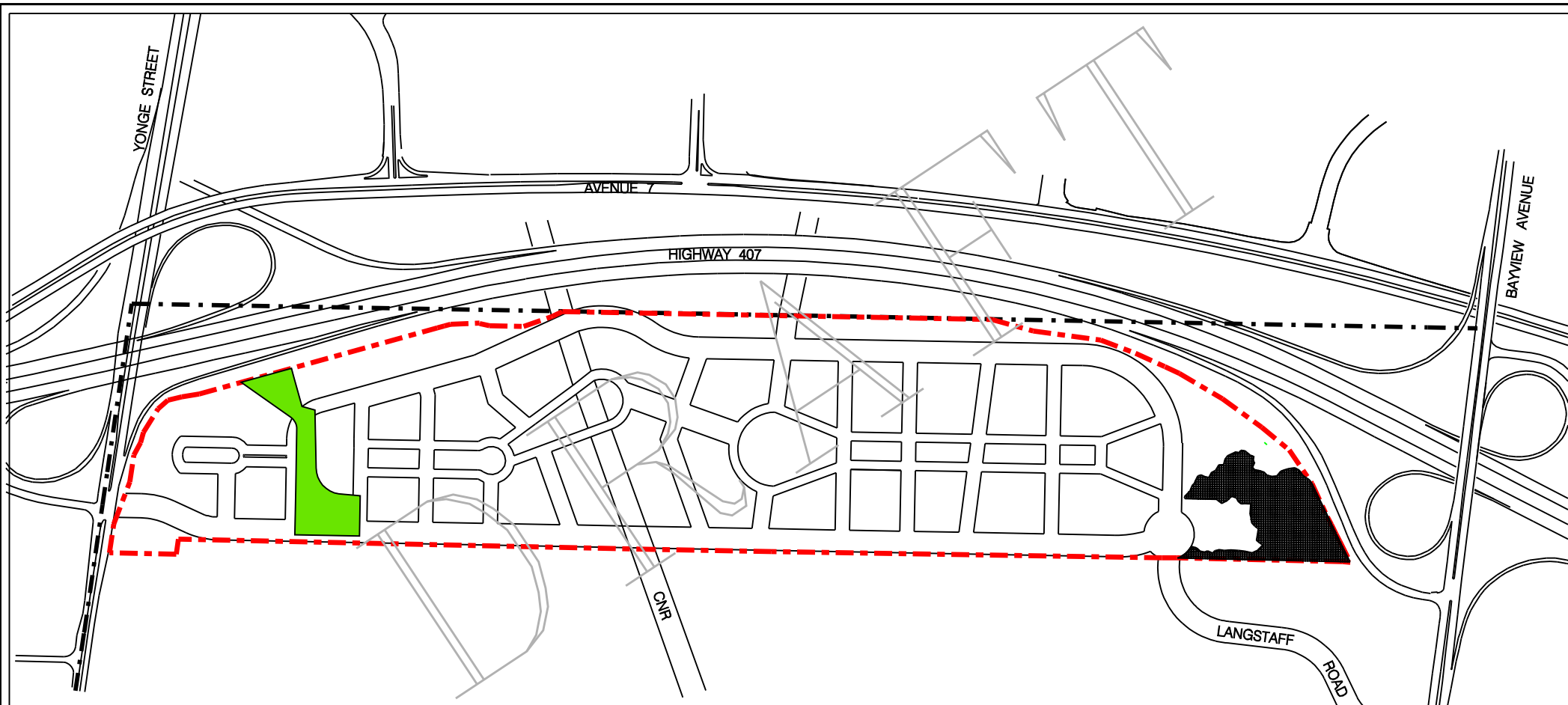
26 FUTURE MID BLOCK CROSSING
OF A 400 SERIES HIGHWAY



AMENDMENT TO SCHEDULE 'H' – COMMERCIAL / INDUSTRIAL CATEGORIES TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987), AS AMENDED

- BOUNDARY OF AREA COVERED BY THIS AMENDMENT
- TOWN BOUNDARY
- RETAIL WAREHOUSE AREA



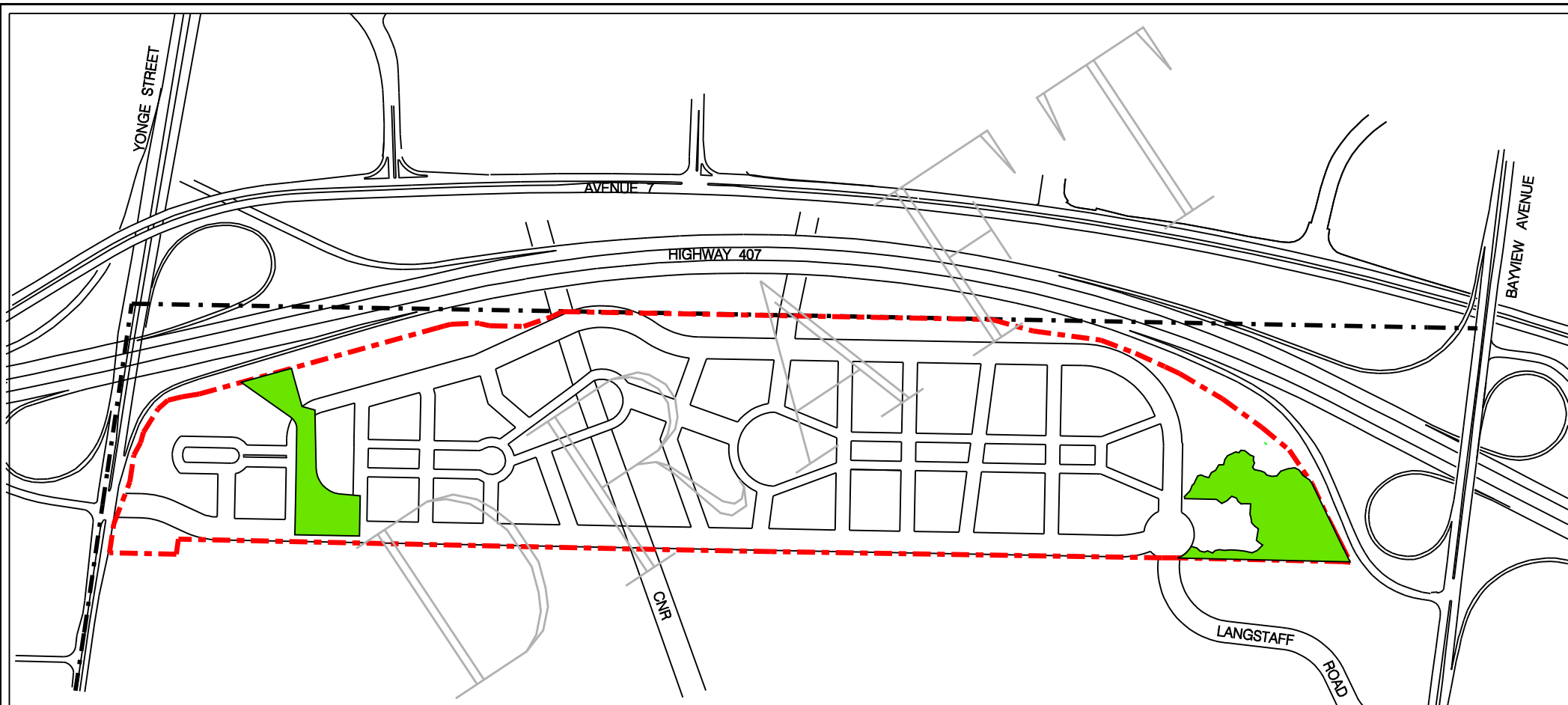


AMENDMENT TO SCHEDULE 'I' – ENVIRONMENTAL PROTECTION AREAS TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987), AS AMENDED



- BOUNDARY OF AREA COVERED BY THIS AMENDMENT
- TOWN BOUNDARY

- VALLEYLANDS (INCLUDING LANDS DESIGNATED HAZARD LANDS ON SCHEDULE 'A')
- WOODLOTS AND OTHER SIGNIFICANT VEGETATION COMMUNITIES



AMENDMENT TO APPENDIX MAP 1 – GREENWAY SYSTEM TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987), AS AMENDED



- BOUNDARY OF AREA COVERED BY THIS AMENDMENT
- TOWN BOUNDARY
- ENVIRONMENTAL PROTECTION AREA

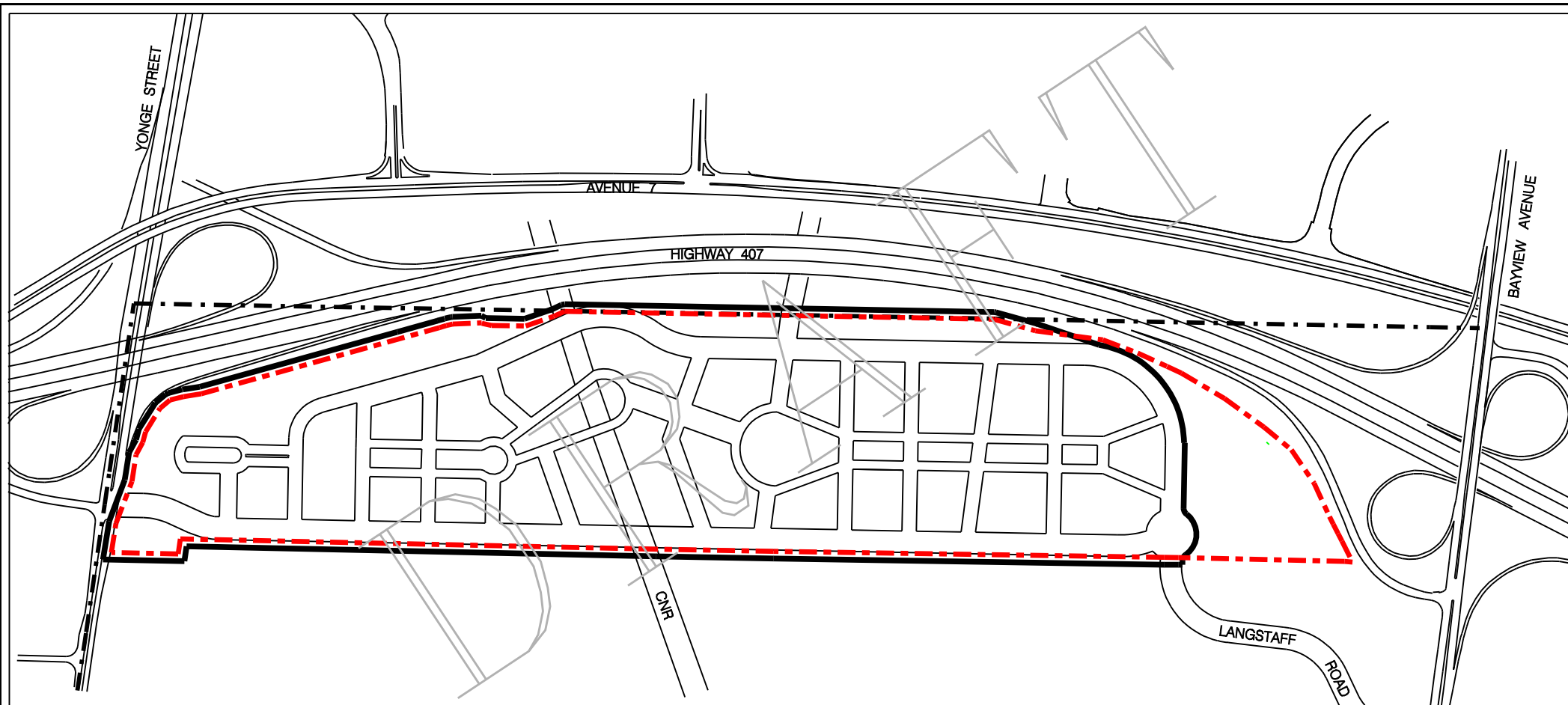


FIGURE RC
TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987), AS AMENDED

- BOUNDARY OF AREA COVERED BY THIS AMENDMENT
- TOWN BOUNDARY
- REGIONAL CENTRE AND URBAN GROWTH CENTRE BOUNDARY WITHIN THE TOWN OF MARKHAM

