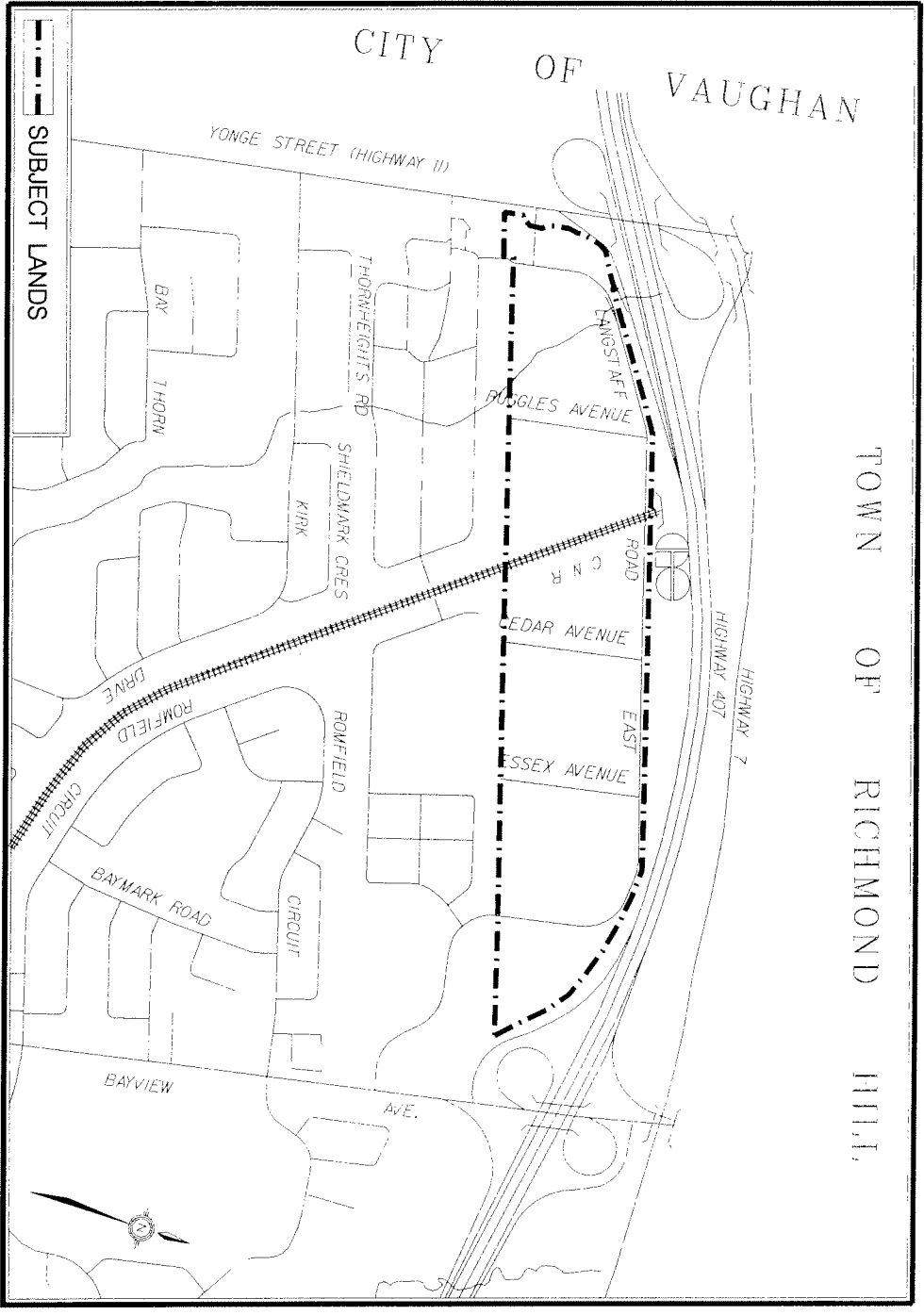


TOWN OF RICHMOND HILL,



APPLICANT: TOWN OF MARKHAM

FILE No: SD0316189(DM)



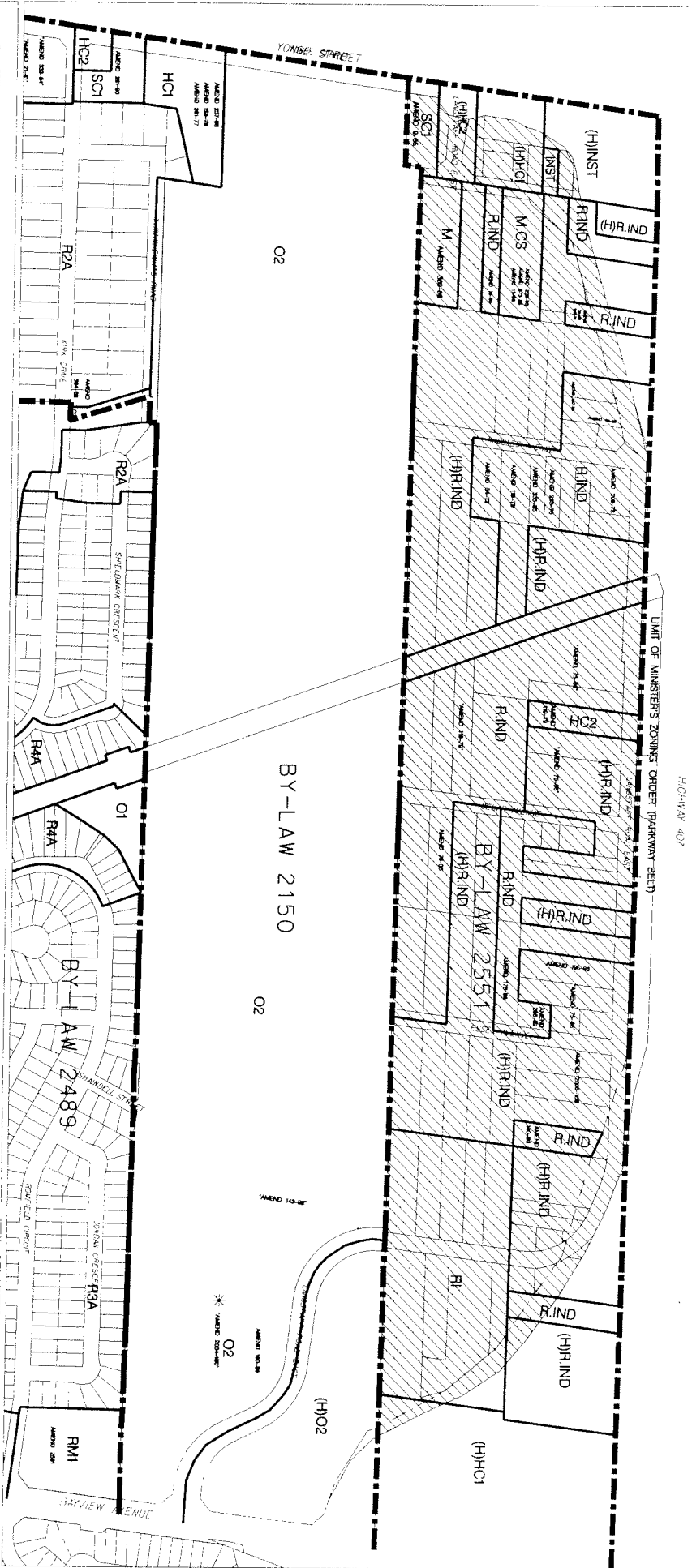
DEVELOPMENT SERVICES COMMISSION

DRAWN BY: DD CHECKED BY: DM SCALE 1:

FIGURE No.2

DATE: 05/23/08

SUBJECT LANDS





AIR PHOTO 2007

APPLICANT: TOWN OF MARKHAM

FILE No: SD03116189(DM)



DEVELOPMENT SERVICES COMMISSION



SUBJECT LANDS

DATE: 052308

DRAWN BY: DD CHECKED BY: DM SCALE 1:

FIGURE No. 3

Appendix 'A' – Official Plan Amendment

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. 12 to the Thornhill Secondary Plan (PD 3-1) for the Thornhill Planning District (Planning District No.3).

(Langstaff Urban Growth Centre Area)

(June 17, 2008)

OFFICIAL PLAN
of the
MARKHAM PLANNING AREA
AMENDMENT NO. XXX

To amend the Official Plan (Revised 1987), as amended, and to incorporate Amendment No. 12 to the Thornhill Secondary Plan (PD 3-1) for the Thornhill Planning District (Planning District No. 3).

This Official Plan Amendment was adopted by the Corporation of the Town of Markham, By-law No. _____ - ____ in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the _____ *st (or) nd (or) rd (or) th* day of _____, 2007.

Mayor

Town Clerk

THE CORPORATION OF THE TOWN OF MARKHAM

BY-LAW NO. _____

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 _____ st (or) nd (or) rd (or) th DAY OF _____, (year)

TOWN CLERK

MAYOR

CONTENTS

PART I - INTRODUCTION

1.	GENERAL.....	i
2.	LOCATION.....	ii
3.	PURPOSE.....	iii
4.	BASIS.....	iv

PART II - THE OFFICIAL PLAN AMENDMENT

1.	THE OFFICIAL PLAN AMENDMENT.....	9
2.	IMPLEMENTATION AND INTERPRETATION.....	15

SCHEDULE 'A'
SCHEDULE 'B'
SCHEDULE 'C'
SCHEDULE 'D'

PART III – THE SECONDARY PLAN AMENDMENT

1.	THE SECONDARY PLAN AMENDMENT.....	16
2.	IMPLEMENTATION AND INTERPRETATION.....	18

SCHEDULE 'E'
SCHEDULE 'F'

DRAFT

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, including Schedules 'A', 'B', 'C', and 'D' attached thereto, constitutes Official Plan Amendment No. XXX. Part II is an operative part of this Official Plan Amendment.
- 1.3 PART III - THE SECONDARY PLAN AMENDMENT including Schedules 'E' and 'F', attached thereto, constitutes Secondary Plan Amendment No. 12 to the Thornhill Secondary Plan (PD3-1) for the Thornhill Planning District (Planning District No. 3). Part III is an operative part of this Official Plan Amendment

2.0 LOCATION

This Amendment applies to certain lands in the Langstaff Area within the Thornhill Planning District (Planning District No. 3) in the Town of Markham. The Amendment area is bounded to the north by the Town boundary (Langstaff Road and the limits of Highway 407), to the south by the Holy Cross Cemetery, to the east by the Hwy 407/Bayview Avenue ramps, and to the west by Yonge Street and the Hwy 407/Yonge Street ramps. The lands in the Amendment area total approximately 47 hectares (116 acres).

3.0 PURPOSE

The purpose of this Official Plan Amendment is to establish a high level policy framework for the future planning of the Langstaff Area, as follows:

1. Recognize the Langstaff Area as part of the Richmond Hill/Langstaff Gateway Urban Growth Centre, as identified by the Province in the Growth Plan for the Greater Golden Horseshoe (2006) and as part of a Regional Centre identified in the Region of York Official Plan.
2. Initiate a Town-lead Master Plan exercise to coordinate planning for the future redevelopment of the Langstaff Area, addressing its appropriate role and function and accommodating a concentration and mix of land uses consistent with an Urban Growth Centre and Regional Centre.

3. Establish development principles to guide the preparation of the Master Plan, which will be implemented by further amendments to the Official Plan and the Thornhill Secondary Plan.
4. Identify the Langstaff Area as the “Langstaff Urban Growth Centre Study Area” in the Official Plan and establish policies with respect to the development of a Master Plan for this area.
5. Identify the Langstaff Area as the “Langstaff Urban Growth Centre Study Area” in the Thornhill Secondary Plan and establish policies with respect to the development of a Master Plan for this area.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

Since the introduction of the current Langstaff Redevelopment Area policies into the Thornhill Secondary Plan in 1997, a number of changes in land use and infrastructure have occurred, or are currently under review, which will directly influence the redevelopment potential of the Langstaff Area.

There have also been a number of changes to senior government planning policy and legislation since 1997 that will directly influence the redevelopment potential for the Langstaff Area. The Langstaff Area is now part of the Richmond Hill/Langstaff Gateway Urban Growth Centre, as identified by the Province in the Growth Plan for the Greater Golden Horseshoe (2006), and has been identified as part of a Regional Centre in the Region of York Official Plan.

There has been a significant increase in landowner and developer interest in redeveloping lands in the Langstaff Area. Applications for Official Plan Amendment for significant development proposals have been filed.

With changes to land uses in the surrounding area, the evolution of the policy context, and the advancement of landowner and developer interest, it is apparent that the 1997 vision for the area as contained in the Thornhill Secondary Plan needs to be reviewed to reflect new Provincial and Regional planning policy and to explore new development opportunities. The Town must provide clear direction regarding appropriate redevelopment of the area. The Town intends to initiate a planning process, which will include preparation of a Langstaff Area Master Plan and supporting studies, require the preparation and approval of new Official Plan and Secondary Plan policies, and the approval of a development phasing plan.

New development in the Langstaff Area should be based on the provisions of the Provincial Growth Plan for Urban Growth Centres, and the Regional Official Plan for Regional Centres. Redevelopment principles and practices should seek to

create an attractive, efficient and sustainable self-contained community demonstrating, amongst other aspects:

- a mix of land uses and compact building forms,
- a significant representation of higher order employment activities and high density residential development,
- provision of supporting community and service uses,
- a transit oriented land use pattern and community design,
- protection, and incorporation into the community, of existing natural features, and,
- mitigation of potentially negative impacts of current conditions.

To begin the process of creating a sustainable community in the Langstaff Area, this Amendment establishes development principles for the area, to be addressed in the preparation and approval of a Master Plan vision and new planning policies for the area.

DRAFT

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 c) 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 Thornhill Secondary Plan PD 3-1, for the Thornhill Planning District, to be placed in numerical order including and required grammatical and punctuation changes prior to the words “to this Plan”.
- 1.3 Section 3.1.1a) of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by deleting the clause “an overlay, Future Urban Area” and replacing it with the clause “two overlays, Future Urban Area and Langstaff Urban Growth Centre Study Area”.
- 1.4 Section 3.1.1c) of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by deleting the title “Land Use Overlay” and replacing it with the title “Land Use Overlay – Future Urban Area”.
- 1.5 Section 3.1.1 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the following new subsection following subsection 3.1.1 c), and by renumbering subsequent subsections as necessary:

“d) Land Use Overlay - Langstaff Urban Growth Centre Study Area

The Langstaff Urban Growth Centre Study Area consists of lands bounded to the north by the Town boundary (Langstaff Road) and the limits of Highway 407, to the south by the Holy Cross Cemetery, to the east by the Hwy 407/Bayview Avenue ramps, and to the west by Yonge Street and the Hwy 407/Yonge Street ramps.

The Langstaff Urban Growth Centre Study Area is recognized as part of the Richmond Hill/Langstaff Gateway Urban Growth Centre identified by the Province in the Growth Plan for the Greater Golden Horseshoe (2006) and as part of a Regional Centre identified in the Region of York Official Plan.

A Town-lead Master Plan exercise is to be coordinated for the preparation of a plan and associated policies to direct the future redevelopment of the Langstaff Urban Growth Centre Study Area, consistent with Provincial and Regional policies and matters identified as being of interest to the Town.

Adjacent municipalities (Richmond Hill and Vaughan) and senior levels of government (York Region and the Province of Ontario) and other stakeholders (such as the Toronto and Region Conservation Authority, the York Region District School Board, York Catholic District School Board, VIVA and YRT) will be invited to participate in the Master Plan exercise.

The preparation of the Master Plan, will be guided by the Development Principles included in Section 3.16 of this Plan. The Master Plan for the Langstaff Urban Growth Centre Study Area will ultimately be implemented by amendments to this Plan and to the Thornhill Secondary Plan. Such amendments shall be consistent with the provisions of the Provincial Growth Plan, the Regional Centres and Corridors policies of the Region of York Official Plan, as amended, and Development Principles included in Section 3.16 of this Plan.”

- 1.6 Section 3 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the following new Section following Section 3.15:

“3.16 Langstaff Urban Growth Centre Study Area

3.16.1 Introduction

The Langstaff Urban Growth Centre Study Area consists of lands bounded to the north by the Town boundary (Langstaff Road) and the limits of Highway 407, to the south by the Holy Cross Cemetery, to the east by the Hwy 407/Bayview Avenue ramps, and to the west by Yonge Street and the Hwy 407/Yonge Street ramps. As provided for in Section 3.1.1 d), the Langstaff Urban Growth Centre Study Area is identified as a Land Use Overlay on certain Schedules to this Plan, and to the Thornhill Secondary Plan.

The Langstaff Urban Growth Centre Study Area is recognized as part of the larger Richmond Hill/Langstaff Gateway Urban Growth Centre (which includes lands in the Town of Markham and the Town of Richmond Hill) identified by the Province in the Growth Plan for the Greater Golden

Horseshoe (2006) and as part of a Regional Centre identified in the Region of York Official Plan.

The Richmond Hill/Langstaff Gateway Urban Growth Centre will function as an inter-modal transit and transportation hub serving the Yonge Street subway extension, the Highway 407 Transitway, VIA Rail, GO Transit, VIVA, YRT and Regional bus service. The Langstaff Urban Growth Centre Master Plan will provide some of the highest densities in York Region to support the transit and transportation hub.

3.16.2 Master Plan for the Langstaff Urban Growth Centre Study Area

In accordance with Section 3.1.1 d), a new comprehensive community Master Plan shall be prepared for the Langstaff Urban Growth Centre Study Area to implement Provincial and Regional policies. The mix of land uses, development densities, and population and employment targets incorporated into the Master Plan shall be based on supporting studies, including studies addressing transportation, servicing, community services, transit planning, community and built form design, environmental features, and Town housing and employment requirements. While acknowledged to be part of an Urban Growth Centre, it is not intended that the Langstaff Urban Growth Centre Study Area should supplant the role and function of Markham Centre as the primary Urban Growth and Regional Centre of the Town.

3.16.3 Development Principles

The following development principles shall be used in the preparation of the Master Plan for the Langstaff Planning Area:

a) Overall Community Vision

New development in the Langstaff Area should be based on the provisions of the Provincial Growth Plan for Urban Growth Centres and the Regional Official Plan for Regional Centres. Redevelopment principles and practices should seek to create an attractive, efficient and sustainable self-contained community demonstrating, amongst other aspects:

- a mix of primarily employment and residential land uses and compact building forms;
- a significant representation of higher order employment activities and high density residential development;
- provision of supporting community and service uses;

- a transit oriented land use pattern and community design, emphasising an attractive public realm;
- protection and incorporation into the community of existing natural features; and
- mitigation of potentially negative impacts of current conditions.

The recommended Economic principles include:

- provision of a mix of residential, commercial and community land uses;
- an appropriate balance of employment and residential land uses must be established;
- major office development, oriented towards Yonge Street, to take advantage of existing and proposed public transit should be incorporated;
- provision of appropriate connections to unite the east and west Langstaff areas together;
- early phases of construction should encourage and promote the full build out of a compact, pedestrian friendly and transit supportive urban form community in an orderly and efficient manner over an extended period of time; and
- appropriate phasing of infrastructure construction to ensure that all stages of the plan can be implemented.

The recommended Environmental principles include:

- providing a compact, pedestrian friendly environment;
- protection of the public and private realm, including rehabilitating and re-naturalizing the Langstaff Woodlot and Pomona Creek, including constructing new Storm Water Management facilities, implementing tree preservation measures and mitigation of soil contamination;
- creation of quality public spaces, parks, streetscapes and public buildings (parkland should be required in accordance with the requirements in the Official Plan and Parkland Dedication By-law);
- developing a public transit supportive environment;
- providing pedestrian connections between public transit and the community focal point(s);
- providing pedestrian connections between the community focal point(s) and the balance of the neighbourhood(s);
- providing an appropriate compact built form with a consistent high quality urban design for the public and private realm;

- creating a community design that responds to the location of transit stations; and
- mandating efficient and sustainable building and site design features (e.g. LEED).

The recommended Social principles include:

- opportunities for a variety of community services, such as community centres, parks, places of worship and schools;
- providing live work opportunities; and
- provision of a variety of housing types to support diversity in housing needs by income, age and other demographic characteristics (townhouses, stacked townhouses, mid and high-rise apartments).

3.16.4 Interim Uses

It is anticipated that there will be a significant amount of land within the Study Area that will be identified for redevelopment, involving the replacement of existing uses with uses identified through the Master Plan exercise. Policies to address the phasing in of new uses, and the phasing out of existing uses will be identified in the amendments required to implement the Master Plan.

While the Master Plan process is underway and until new secondary plan policies to implement the Master Plan are approved, the interim use provisions of Section 14.3 of the Thornhill Secondary Plan shall continue to apply to lands in the Study Area.”

- 1.7 Section 4.3.3.1 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the following subsection after subsection 4.3.3.1 b):

“c) A Town-lead Master Plan exercise is to be completed to identify and guide policies to be approved to control the future redevelopment of lands in the Langstaff Urban Growth Centre Study Area. The policies of subsection 3.1.1 d) and Section 3.16 of this Plan apply to this area.”

- 1.8 Section 9.2.25 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”.
- 1.9 Schedule ‘A’ LAND USE of the Official Plan (Revised 1987), as amended, is hereby amended by:

- a) identifying the “Langstaff Urban Growth Centre Study Area”, as shown on Schedule ‘A’ attached hereto; and,
 - b) adding the following new overlay to the legend: “Langstaff Urban Growth Centre Study Area”.
- 1.10 Schedule ‘C’ TRANSPORTATION of the Official Plan (Revised 1987), as amended, is hereby amended by:
- a) identifying the “Langstaff Urban Growth Centre Study Area”, as shown on Schedule B attached hereto; and,
 - b) adding a specific reference to “See Sections 3.16 and 3.1.1d)”.
- 1.11 Schedule ‘G’ – SITE PLAN CONTROL of the Official Plan (Revised 1987), as amended, is hereby amended by:
- a) identifying the “Langstaff Urban Growth Centre Study Area as shown on Schedule ‘C’ attached hereto;
 - b) adding the following to the legend: “Langstaff Urban Growth Centre Study Area”.
- 1.12 Schedule ‘H’ COMMERCIAL / INDUSTRIAL CATEGORIES of the Official Plan (Revised 1987) is amended, by:
- a) identifying the “Langstaff Urban Growth Centre Study Area”, as shown on Schedule ‘D’ attached hereto;
 - b) adding the following to the legend: “Langstaff Urban Growth Centre Study Area”.
- 1.13 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 Schedules “AA”, “CC” and the text of the Thornhill Secondary Plan (PD3-1) for the Thornhill Planning District. These changes are outlined in Part III, which comprises Amendment No. 12 to the Secondary Plan for the Thornhill Planning District (PD3-1).

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.

DRAFT

PART III - THE SECONDARY PLAN AMENDMENT (PD 3-1-12)

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

PART III - THE SECONDARY PLAN AMENDMENT

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 12 to the Thornhill Secondary Plan PD3-1)

- 1.1 Section 4 of the Thornhill Secondary Plan (PD3-1), as amended is further amended by the addition of the following new Section after Section 4.5:

“4.6 In September 2007, Council confirmed its intent to prepare a new Master Plan for the Langstaff Urban Growth Centre Study Area. The Langstaff Urban Growth Centre Study Area consists of lands bounded to the north by the Town boundary (Langstaff Road) and the limits of Highway 407, to the south by the Holy Cross Cemetery, to the east by the Hwy 407/Bayview Avenue ramps, and to the west by Yonge Street and the Hwy 407/Yonge Street ramps.

The Master Plan is to be implemented by Amendments to the Official Plan and the Thornhill Secondary Plan which are intended to be consistent with the Provincial Growth Plan and the Regional Official Plan. It is anticipated that there will be amendments to the land use designations and policies applying to lands in the Study Area. Consequently, the Town will seek to minimize any significant change in land use or significant new development under the current designations and policies of this Plan until the new policy context is approved. The current provisions of this Plan, as these relate to lands in the Study Area, should be considered in this context.”

- 1.2 Section 14.2 of the Thornhill Secondary Plan (PD3-1), as amended, is amended by adding the following paragraph at the end of Section 14.2:

“Notwithstanding the land use designations shown on Schedule ‘AA’ to this Secondary Plan, or any other provisions of this Secondary Plan to the contrary, the policies of Subsection 3.1.1 d) and Section 3.16 of the Official Plan (Revised 1987), as amended, shall apply to the Langstaff Urban Growth Centre Study Area. While the Town-lead Master Plan process for the future redevelopment of the Langstaff Urban Growth Centre Study Area is underway, and until new Secondary Plan policies to implement the Master Plan for the future redevelopment of this area are approved, the interim use provisions of Section 14.3 of this Secondary Plan shall apply to lands within the Langstaff Urban Growth Centre Study Area.”

1.3 Schedule 'AA' - LAND USE of the Secondary Plan for the Thornhill Planning District (PD3-1), as amended, is hereby amended by:

- a) identifying the "Langstaff Urban Growth Centre Study Area", as shown on Schedule 'E' attached hereto; and,
- b) adding the following new overlay to the legend: "Langstaff Urban Growth Centre Study Area"

1.4 Schedule 'CC' - TRANSPORTATION of the Secondary Plan for the Thornhill Planning District (PD3-1), as amended, is hereby amended by:

- a) identifying the "Langstaff Urban Growth Centre Study Area", as shown on Schedule 'F' attached hereto; and,
- b) adding the following to the legend: "Langstaff Urban Growth Centre Study Area"

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.

(Date)

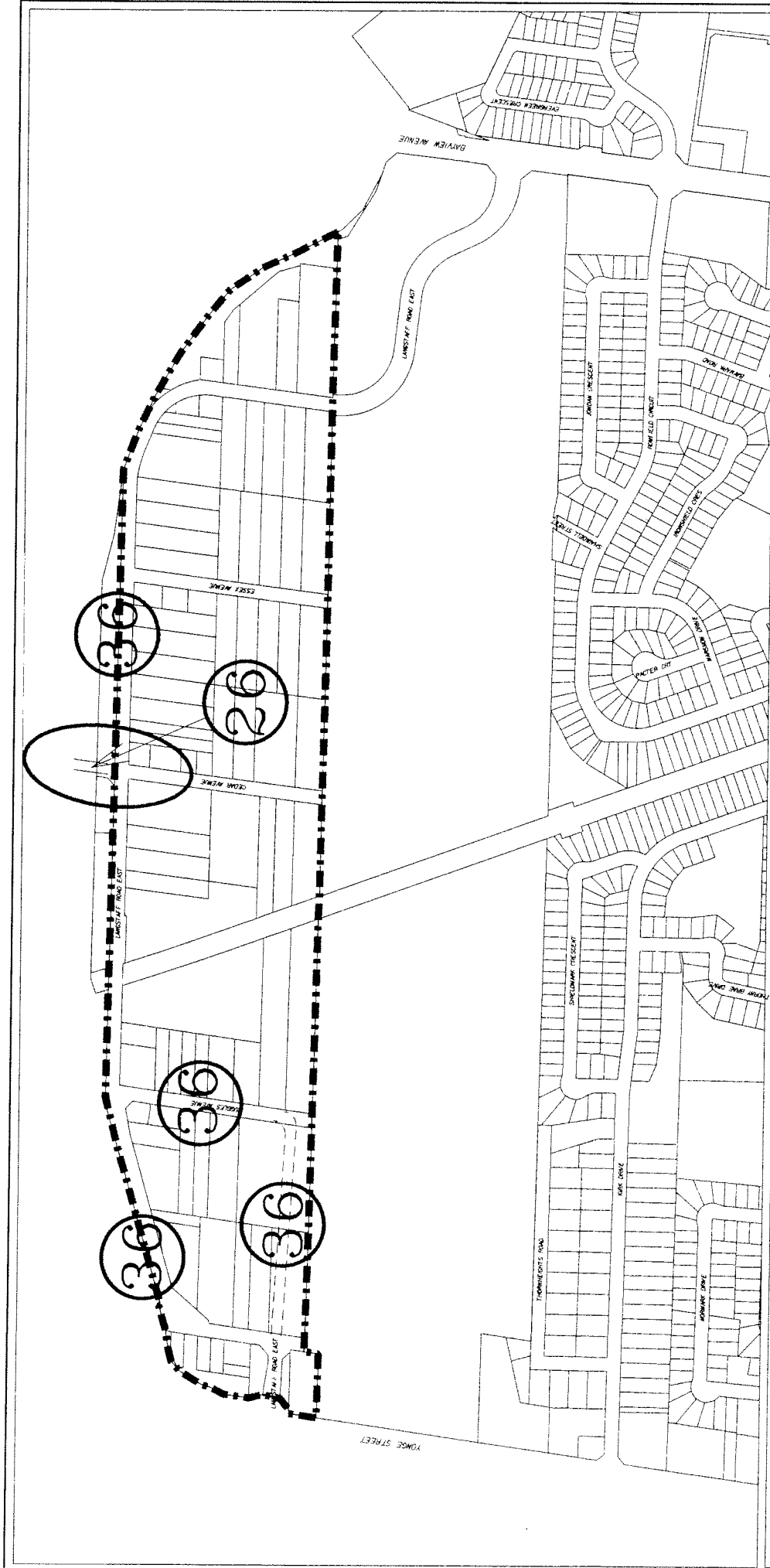
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AMENDMENT TO SCHEDULE 'A' - LAND USE TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987), AS AMENDED

BOUNDARY OF LANGSTAFF URBAN GROWTH CENTRE STUDY AREA

- URBAN RESIDENTIAL
- COMMERCIAL
- HAZARD LANDS
- PARKWAY BELT WEST
- ENVIRONMENTAL PROTECTION AREA



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

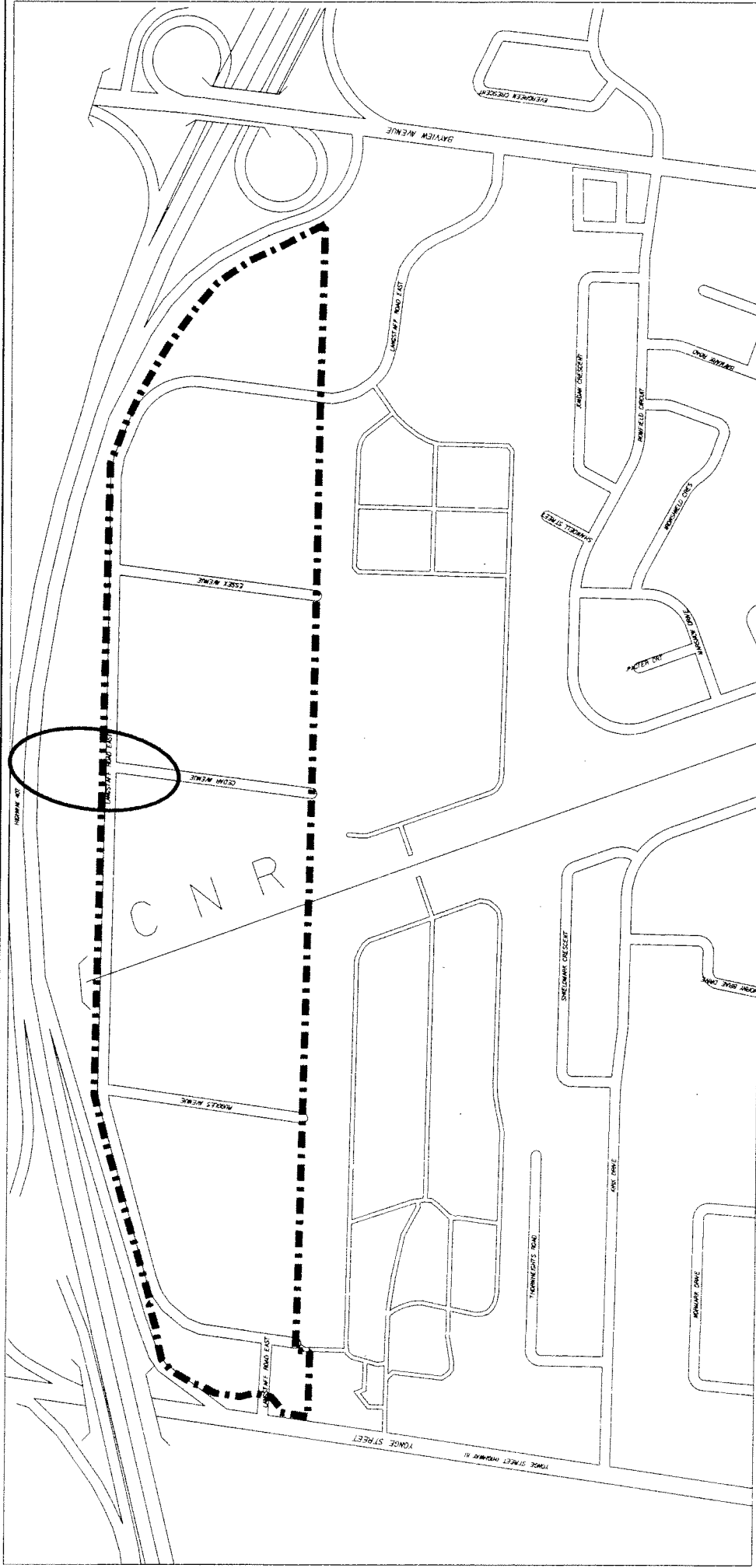
- BOUNDARY OF LANGSTAFF URBAN GROWTH CENTRE STUDY AREA
- ROAD WIDENING REQUIREMENTS
 (In addition to the maximum basic right-of-way width, additional right-of-way width may also be required for sight triangles, cuts, fills, extra lanes at intersections and high-occupancy vehicle lanes, and for accommodating bicycles, sidewalks, and landscaping where appropriate, in accordance with the specifications and requirements of the authority having jurisdiction.)
- FUTURE MID-BLOCK CROSSING OF A 400 SERIES HIGHWAY



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

BOUNDARY OF LANGSTAFF URBAN GROWTH CENTRE STUDY AREA

RETAIL WAREHOUSE AREA HAZARD LANDS



AMENDMENT TO SCHEDULE 'CC' - TRANSPORTATION OF THE THORNHILL SECONDARY PLAN (PD3-1) FOR THE THORNHILL PLANNING DISTRICT (PLANNING DISTRICT No.3)

 BOUNDARY OF LANGSTAFF URBAN GROWTH CENTRE STUDY AREA
 CEDAR AVENUE UNDERPASS

 MARKHAM DEVELOPMENT SERVICES COMMISSION	SCHEDULE "F" TO OPA xxx	PD	DRAWN BY: DD CHECKED BY: DM	SCALE: DATE: 05/21/08
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