

This notice was published in the May 7, 2011 Markham Economist and Sun and the notice was also sent to 203 individuals who requested notification.

PUBLIC MEETING



NOTICE OF MEETING

You are invited to attend a Public Meeting to be held by the Council of the Town of Markham to consider the adoption of:

- a Community Improvement Plan (CIP) for Markham Centre;
- the establishment of a Municipal Services Corporation (MSC) / Economic Development Corporation; and
- an amendment to the Public Uses provisions within Markham Centre Zoning By-law 2004-196 to allow public uses which generally comply with the development standards of the zone category it is located in.

DATE: Tuesday, May 31, 2011
COUNCIL MEETING TIME: 7:00 p.m.
PLACE: Council Chambers
Anthony Roman Centre
101 Town Centre Boulevard
Markham, Ontario, L3R 9W3

BACKGROUND

The Markham Centre Secondary Plan, dating back to its adoption by Council in 1994, provides the framework for transforming what were essentially Greenfield lands within the heart of Markham into a sustainable, vibrant and distinctive, mix-use, transit-supportive downtown community. Current growth targets suggest that Markham Centre will eventually be home to 20,000 units with 41,000 persons and 39,000 jobs. Markham Centre is facing a number of financial challenges to achieving its long term vision and to support the development densities required to truly become a remarkable downtown. Consistent with the objectives of the CIP policies in the Town's Official Plan, the Town's growth strategy and the Markham Centre Secondary Plan, the Town has initiated a number of studies aimed at identifying transportation and other infrastructure improvements required to accommodate the residents, employees, businesses and visitors to Markham Centre, including revisiting the planning framework for Markham Centre's East Precinct (where the Unionville GO station is located). This planning framework has to be expanded to define and establish the parameters for creating an Anchor Mobility Hub at Unionville GO Station, as identified in Metrolinx's "The Big Move" document.

The potential costs, timing and phasing of this infrastructure is critical for the development of lands at the planned densities within Markham Centre and in the vicinity of the mobility hub. The Town is currently undertaking studies to fully understand the financial implications. Another aspect to achieving the higher densities associated with the mobility hub and addressing the needs of the transit providers is the provision of adequate parking both in the short term (at-grade) and particularly in the long term as this parking is converted to structures.

Markham Centre also faces a number of competitive challenges with attracting strategic, office employment opportunities as it competes with area municipalities and other parts of the Town. The draft CIP identifies potential financial incentives to support the development of specific infrastructure required to achieve the Town's ultimate vision for Markham Centre. Incentives may be available during the anticipated build out of Markham Centre over the next 20 years.

Examples of potential opportunities to direct future public investments within Markham

Centre or offer incentives to achieve municipal objectives may include, but are not limited to:

- Municipal parking facilities and structures and undergrounding of hydro wires
- Streetscape improvements, including the north side of Highway 7 within the Heritage District
- Enhanced bridge and pedestrian crossings of the Rouge River and tributaries
- Implementation of the Markham Centre Greenlands Plan and Green Infrastructure Initiatives
- Realignment of Trib. 5 and servicing infrastructure, including stormwater management facilities
- Roads and crossings of the GO rail line and road construction and linkages to Kennedy Road
- Road and pedestrian connections across Highway 407.

PROPOSAL - COMMUNITY IMPROVEMENT PLAN

The primary objectives of the proposed CIP are to identify a strategic framework for potential opportunities and incentives to support and facilitate the timely infrastructure and other investment required to support and attract key businesses to Markham Centre and allow it to realize its full potential as an Urban Growth Centre, as a Regional Centre, and as a dynamic and vibrant downtown for all of Markham, anchored around the mobility hub.

In order to achieve the objectives of this CIP, the Town will seek to provide a suite of programmes. The specific scope and extent of these programmes will be the subject of a detailed financial analysis to be endorsed by Council following consultation with stakeholders, Provincial and Regional agencies and the public. The financial study will establish eligibility criteria, the manner in which the programme (whether it be a grant or incentive) is to be implemented, the scope and term of the incentive or grant, and potential phasing of the incentive or grant.

In addition to establishing the eligibility criteria and scope of any component of the CIP, the financial study should explore potential opportunities for shared grants or loans consistent with Region's CIP policies. As part of the financial study, specific programme policies and implementation strategies for defining, screening and evaluating applications for grant or loans will be established.

MUNICIPAL SERVICES CORPORATION / ECONOMIC DEVELOPMENT CORPORATION

While a CIP is a programme that enables municipalities to provide incentives to private property owners to develop in such a way and in such a location as to achieve the objectives of the Official Plan, a Municipal Services Corporation (MSC) is a corporation that can foster economic development by entering in partnerships with private entities for the provision of facilities and infrastructure that achieve municipal economic development objectives or targets. The benefit of an MSC is that the municipality can transfer assets, including land, to the MSC, and provide loans or grants, at less than fair market value, to private entities partnering with the municipality, improving the viability of the facility or infrastructure projects.

PUBLIC USE PROVISIONS

Section 4.16 Public Uses of the Markham Centre By-law (2004-196) allows the use of

any land, building or structure by any public authority, subject to compliance with the zone standards in which it is located. An amendment to this provision is proposed to permit public uses which generally comply to the applicable zone standards, consistent with other by-laws in the Town.

NOTE REGARDING THE PROPOSED CIP

i) If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Markham before the by-law is passed, the person or public body is not entitled to appeal the decision of the Town of Markham to the Ontario Municipal Board.

ii) If a person or public body does not make oral submissions at a public meeting or make written submission to the Town of Markham before the 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.

NOTE REGARDING THE PROPOSED ZONING AMENDMENT

i) If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Markham before the by-law is passed, the person or public body is not entitled to appeal the decision of the Town of Markham to the Ontario Municipal Board.

ii) If a person or public body does not make oral submissions at a public meeting or make written submission to the Town of Markham before the 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.

ADDITIONAL INFORMATION

Copies of the draft Community Improvement Plan (CIP) and the Preliminary Business Case Study for the Municipal Services Corporation (MSC) /Economic Development Corporation and draft zoning by-law amendment are available for public viewing at the Clerks Department Counter of the Town Municipal Offices between the hours of 8:30 a.m. and 4:30 p.m.

Additional information is available from Richard Kendall, Manager of Development, Central District, of the Town's Planning Department, tel. (905) 477-7000, extension 6588. Written submissions may be mailed or personally delivered to the Clerk's Department at the address noted above or by e-mail to judycarroll@markham.ca by not later than 4:30 p.m. on May 26, 2011.

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: May 7, 2011

James Baird, MCIP, RPP
Commissioner of Development Services

Frank Scarpitti, Mayor