



# **Markham Centre**

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## **Tools to promote Economic Development**

Community Improvement Plan (CIP)  
Municipal Services Corporation (MSC)  
Amendment to Markham Centre By-law

# Markham Centre

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## Community Improvement Plan (CIP)

- Markham Centre (OPA 21) has approx. 300 hectares of developable land.
- Land use targets identified in OPA 21 included 25,000 residents in 10,000 residential units, and 17,000 jobs.
- Recent forecasts are targeting 20,000 units, 41,000 residents, and 39,000 jobs.

# Markham Centre CIP Area



# Community Improvement Plan (CIP)

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- Markham Centre will be an intensive, mixed use community with housing, employment and retail facilities, recreational, cultural, institutional and civic buildings.
- Markham Centre is home to IBM Research Lab, Motorola, Honeywell.
- Medium and high density residential development is well underway, with approximately 4,000 residential units currently occupied or under construction.

## Community Improvement Plan (CIP)

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- There has been significant investment in Markham Centre to date – public & private.
- Arterial and collector road networks are in place and are being expanded by the Town and the Region.
- VIVA rapid transit system is being upgraded.
- Improvements are being made to the GO Rail infrastructure to provide for all day GO service.
- Significant future infrastructure requirements and potential partnership opportunities associated with the Mobility Hub and Markham Live.



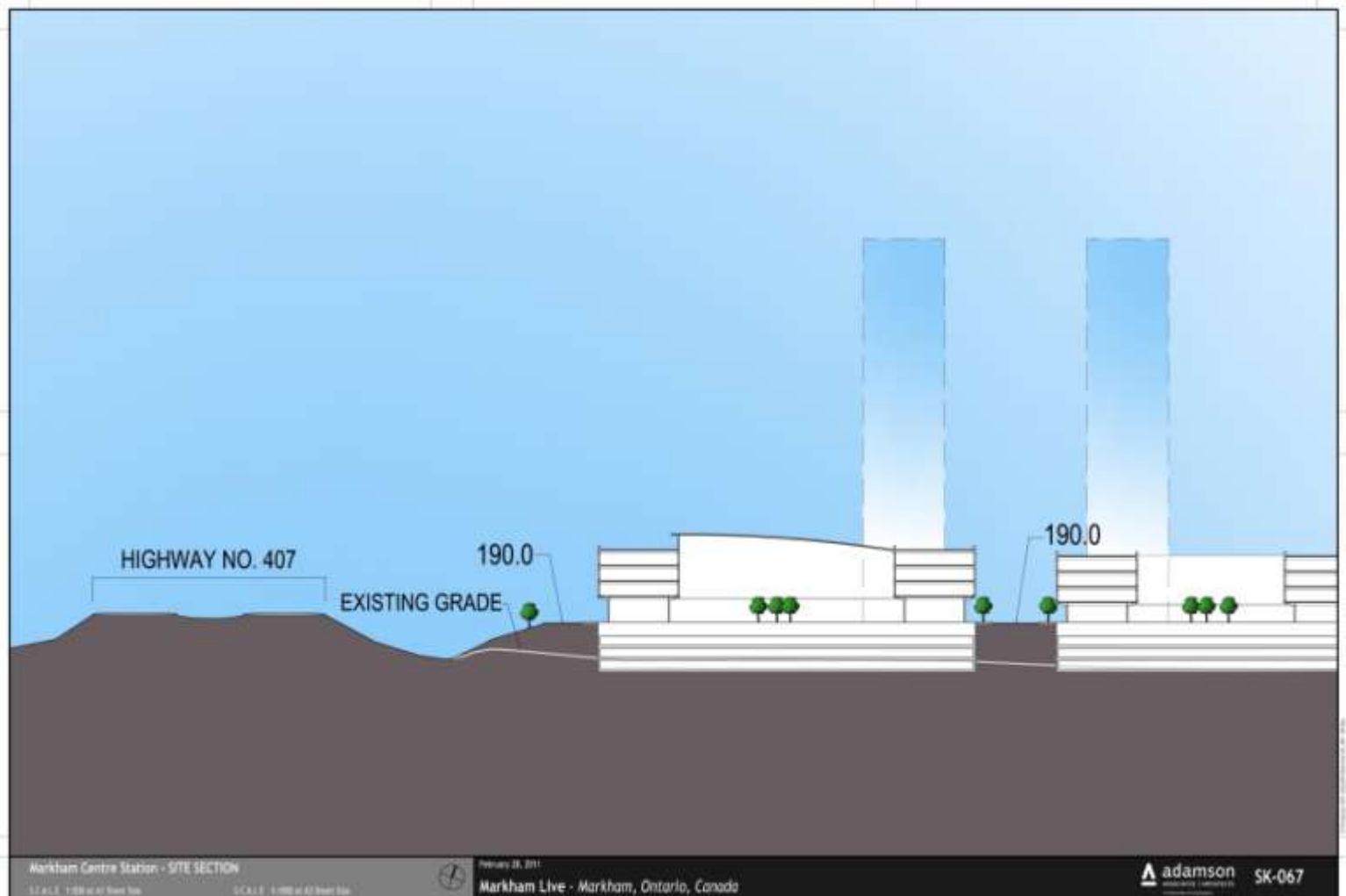
# Adamson Plan / Mobility Hub



# Adamson Plan / Mobility Hub

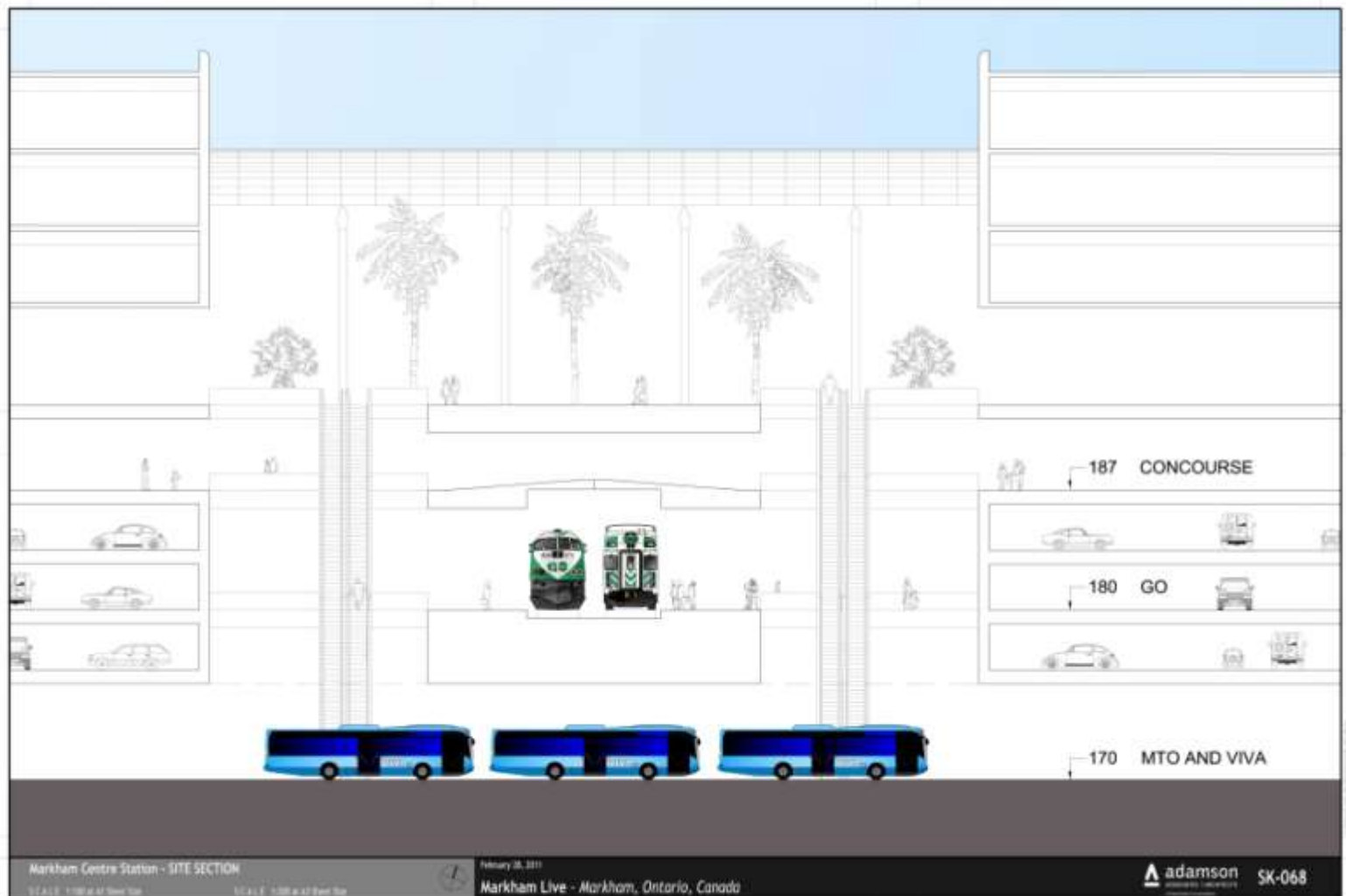


# Adamson Plan / Mobility Hub





# Adamson Plan / Mobility Hub



## Community Improvement Plan (CIP)

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- High land and other costs have resulted in a relatively slow absorption rate for office development in Markham Centre.
- Office development built to-date has relied on interim surface parking.
- Future office development will rely on structured parking.

## Community Improvement Plan (CIP)

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- In light of market constraints, alternative financial instruments and incentives must be considered.
- Community Improvement Plan area is one of a number of tools the Town is bringing forward to promote economic development in Markham Centre.
- CIP identifies an enabling strategic framework for potential community improvement projects in Markham Centre.

# Community Improvement Plan (CIP)

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- Potential opportunities to direct future public investments within Markham Centre or offer incentives to investors/developers to achieve municipal objectives may include:
  - Municipal parking facilities and structures
  - Streetscape improvements, including the north side of Highway 7 within the Unionville Heritage Conservation District
  - Undergrounding of hydro wires
  - Enhanced bridge and pedestrian crossings of the Rouge River and tributaries

# Community Improvement Plan (CIP)

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- Implementation of the Markham Centre Greenlands Plan
- Realignment of Tributary 5 in East Precinct
- Servicing infrastructure, including stormwater management facilities
- Green infrastructure initiatives
- Roads and pedestrian crossings of the GO rail line
- Road construction and linkages to Kennedy Road
- Road and pedestrian connections across Highway 407.



# Community Improvement Plan (CIP)

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- Plan is an enabling framework for potential future financial incentives and partnership opportunities.
- Details of specific infrastructure requirements, investment opportunities and incentive plans will be brought to Council for consideration as required.
- Community Improvement Plan Area designation will enable Council and area landowners to implement financial incentives and facilitate potential partnership arrangements to deliver growth and development of Markham Centre.

## CIP Advantages

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- Ability to make grants or loans to property owners/tenants:
  - Grants may be made available to pay for “eligible costs” which are costs related to:
    - Environmental site remediation
    - Development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements or facilities, consistent with Municipal objectives

## CIP Advantages

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- Tax relief, full or partial, from municipal property taxes, subject to notice to the Region and the consent of the Minister of Finance.
- Tax Increment Equivalent Grant (TIEG)
  - Grant equal to the full amount or a portion of the amount of the estimated municipal property tax increase after a property is developed or redeveloped.

# Municipal Services Corporation

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- Establishment of a “for profit” corporation for the purposes of promoting economic development by:
  - Promotion of the Town for any purpose
  - Acquisition and development of land for residential, industrial, commercial and institutional uses
  - Provision of parking facilities, including structured parking

# Municipal Services Corporation

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- Undertaking community improvement pursuant to a CIP
- Provision of facilities for amusement or for convention and visitors bureaus
- Such services may be funded by special levies pursuant to s. 326 of the Municipal Act.
- Town may provide assistance such as loans, property, guarantee of borrowing, at less than fair market value.



# Markham Centre By-law Amendment

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## Public Uses Provisions:

- By-law 2004-196 enacted to permit higher density forms of development which were new to the Town and appropriate in an urban setting.
- By-law allows the use of land, buildings or structures by a Public Authority within each zone category.

# Markham Centre By-law

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- Defines Public Authority as: "any Provincial, Regional, or Municipal commission, board or authority or any quasi-public body that is controlled by a public authority such as a public transit commission."
- Section 4.16 requires the use, building or structure associated with the public authority to comply with the zone standards in which it is located.

# Markham Centre By-law

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- Proposed amendment would change the wording of this section to require the use, building or structure associated with the public authority to generally comply with the setback standards for the zone in which it is located.
- This wording is consistent with other Town zoning by-laws and would provide flexibility for future municipal or other public agency proposals.

## Next Steps:

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- Staff finalize a Business Case Study for the Municipal Services Corporation, subject to comments from stakeholders, and proceed to incorporate a Municipal Services Corporation.
- Staff investigate scope and extent of specific CIP programmes - to be reported to Council following consultation with stakeholders, Provincial and Regional agencies and the public.
- Council adopt the by-law to designate the Markham Centre Community Improvement Project Area, consisting of the Markham Centre Secondary Plan Area, and lands on the north side of Highway 7 within the Unionville Heritage Conservation District.
- Council adopt the Community Improvement Plan.
- Council adopt the by-law to amend the Public Uses provisions within the Markham Centre By-law.