

## EXPLANATORY NOTE

### **BY-LAW NO. 2011-123**

A by-law to adopt a Community Improvement Plan for the Markham Centre Secondary Plan Area, including certain lands on the north side of Highway 7 within the Unionville Heritage Conservation District.

#### LANDS AFFECTED

The proposed Community Improvement Plan would apply to lands within the Markham Centre Secondary Plan Area (OPA 21), including certain lands on the north side of Highway 7 within the Unionville Heritage Conservation District, as shown on Schedule A to the by-law.

#### PURPOSE OF BY-LAW

The purpose of the by-law is to adopt a Community Improvement Plan to provide financial and other tools to assist the Town in achieving its objectives for Markham Centre and the Mobility Hub, located in the east Precinct.

The Community Improvement Plan is an enabling framework document. Details of specific infrastructure requirements and investment opportunities will be brought forward to Council for consideration as development in Markham Centre proceeds over time. Examples of potential infrastructure projects that could be considered through the Community Improvement Plan process may include, but are not limited to:

- Municipal parking facilities and structures
- Streetscape improvements
- Undergrounding of hydro wires
- Enhanced bridge and pedestrian crossings of the Rouge River and tributaries
- 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 crossings of the GO rail line
- Road construction and linkages to Kennedy Road
- Road and pedestrian connections across Highway 407.

Examples of potential financial tools are the ability to make grants or loans to property owners/tenants; tax relief, full or partial, from municipal property taxes, subject to notice to the Region and the consent of the Minister of Finance; and, Tax Increment Equivalent Grant (TIEG).

#### EFFECT OF THE BY-LAW AMENDMENT

The effect of the By-law will be to adopt a Community Improvement Plan for the Markham Centre Secondary Plan Area, including certain lands on the north side of Highway 7 within the Unionville Heritage Conservation District.



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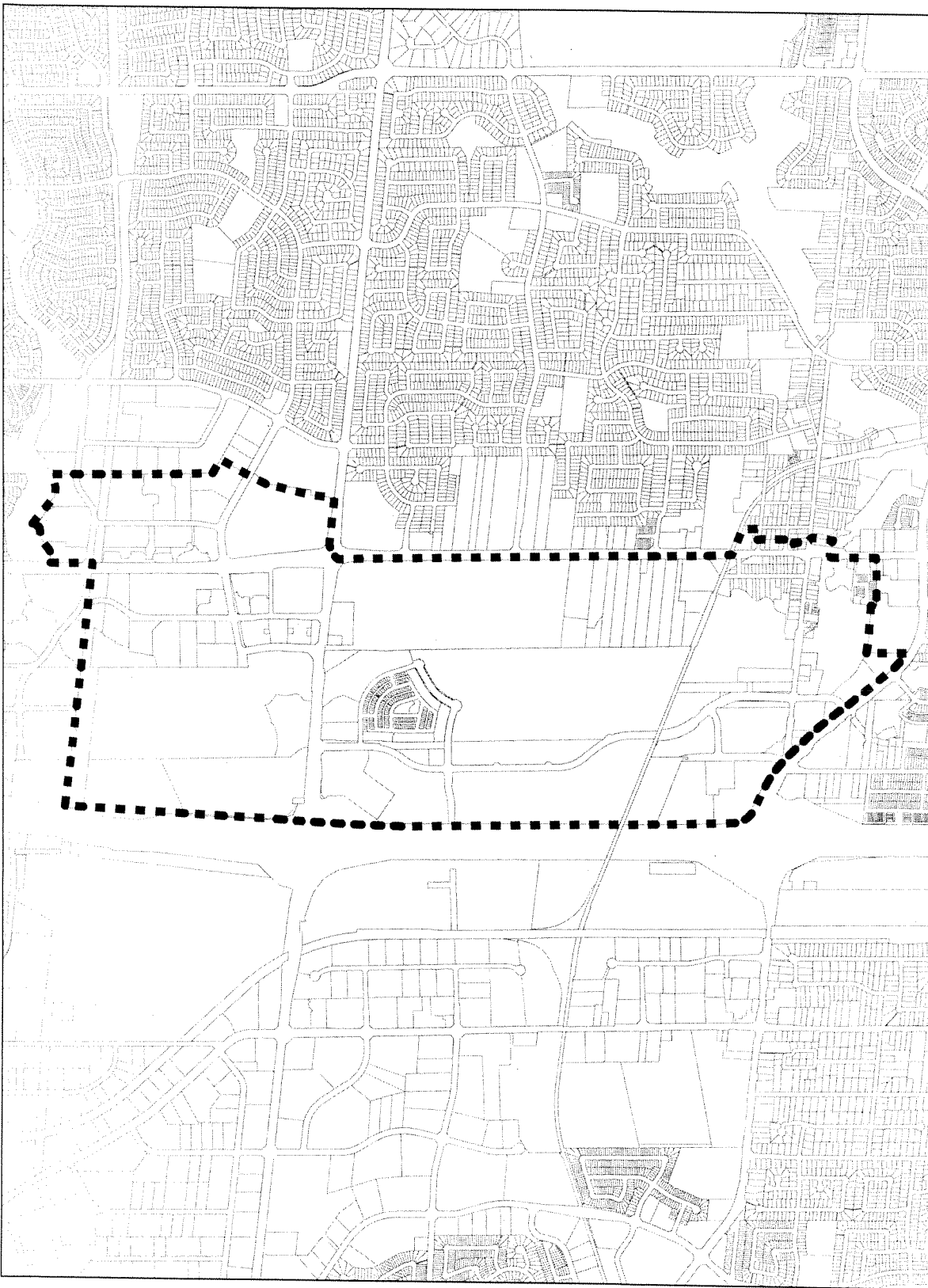
THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM  
HEREBY ENACTS AS FOLLOWS:

1. That the Markham Centre Community Improvement Plan, including certain lands on the north side of Highway 7 within the Unionville Heritage Conservation District, comprising the attached text and accompanying Schedule "A" is hereby adopted.


READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS  
31<sup>ST</sup> DAY OF MAY, 2011.

KIMBERLEY KITTERINGHAM  
TOWN CLERK

FRANK SCARPITTA  
MAYOR



BY-LAW SCHEDULE "A" TO AMEND BY-LAW 2011-123

 BOUNDARY OF AREA COVERED BY THE MARKHAM CENTRE COMMUNITY IMPROVEMENT PLAN.

BY-LAW AMENDMENT No. 2011-123 PASSED MAY 31, 2011

 MARKHAM DEVELOPMENT SERVICES COMMISSION

 (MAYOR)

(CLERK)

Drawn By:

Checked By:

DATE:

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the Town of Markham Clerk's Office