

OFFICIAL PLAN AMENDMENT No. XXX TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987) AS AMENDED SCHEDULE AA - DETAILED LAND USE

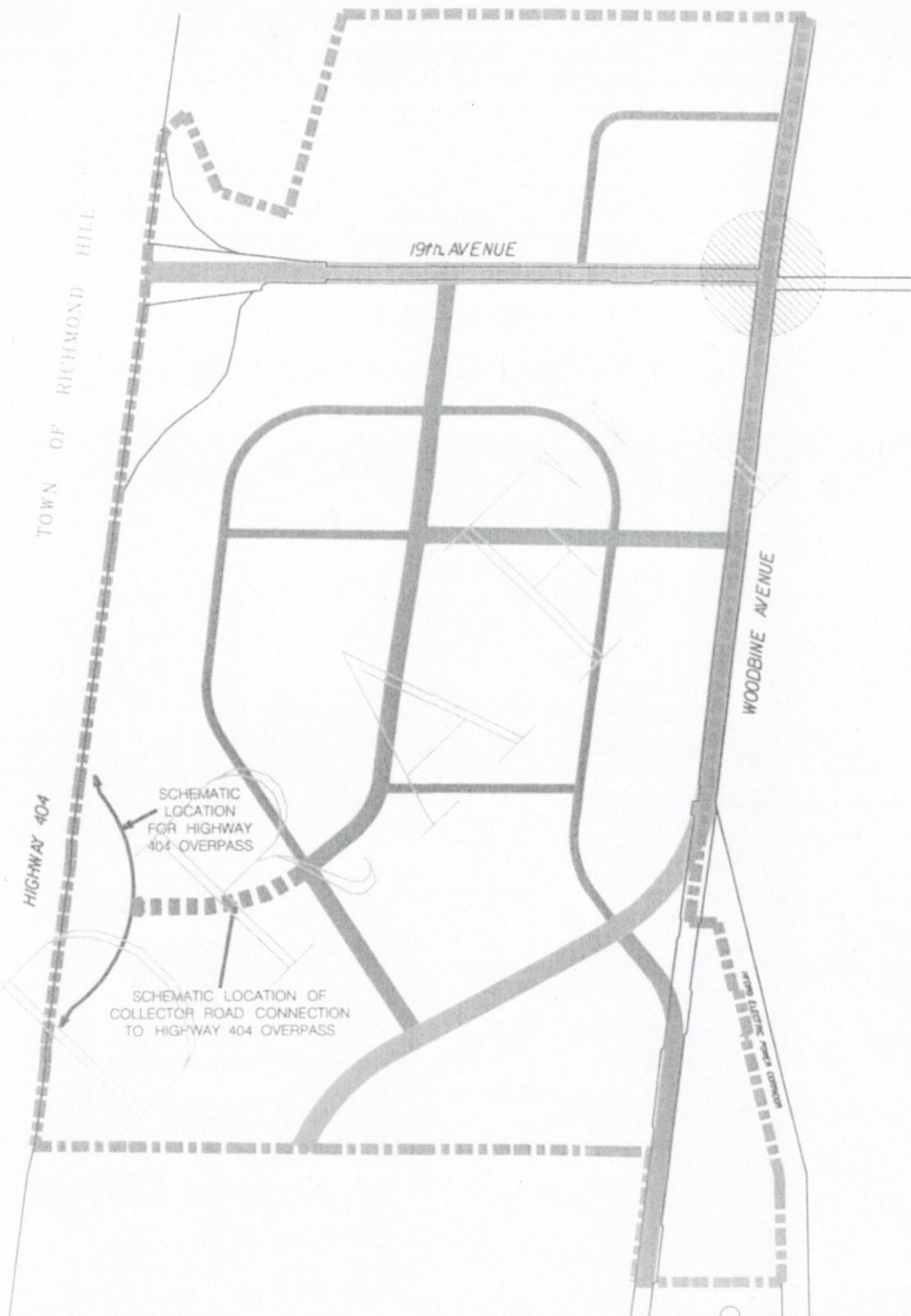
LAND RESIDENTIAL LOW DENSITY	BUSINESS CORPORA AREA	INDUSTRIAL DEVELOPMENT IN EXISTING ENVIRONMENTAL PROTECTION AREA	A	LAND USE DESIGNATION
COMMUNITY AND ACTIVITY SPACE	ENVIRONMENTAL PROTECTION AREA HAZARDOUS LANDS	SWM	W	LAND USE DESIGNATION
ENVIRONMENTAL PROTECTION AREA HAZARDOUS LANDS	ENVIRONMENTAL PROTECTION AREA HAZARDOUS LANDS	W	NP	LAND USE DESIGNATION



MARKHAM DEVELOPMENT SERVICES COMMISSION

SECONDARY PLAN PD 42-1

DRAWN BY: TD SCALE: 1:10,000
CHECKED BY: TL DATE: 05/11/24



OFFICIAL PLAN AMENDMENT No. XXX TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987) AS AMENDED SCHEDULE BB - TRANSPORTATION

■■■■■ BOUNDARY OF AREA COVERED BY THIS AMENDMENT

- | | | |
|---------------------------------------------|----------------------------------------------------------|---------------------------------------------|
| ■■■■■ REGION OF YORK ARTERIAL ROAD | ■■■■■ MAJOR COLLECTOR ROAD | ○ INTERSECTION IMPROVEMENT |
| ■■■■■ MAJOR ARTERIAL ROAD (TOWN OF MARKHAM) | ■■■■■ INDUSTRIAL COLLECTOR ROAD
23 metre right of way | ○ SCHEMATIC LOCATION
(see section 6.1.5) |



ENVIRONMENT SERVICES COMMISSION

SECONDARY PLAN PD 42-1

DRAWN BY: TD SCALE 1:10,000
CHECKED BY: TL DATE: 05/1/24

Appendix 1 – Estimated Land Areas

Land Use	Hectares	Acres
Business Park Area*	112.3	277.4
Business Corridor Area*	8.7	21.6
Community Amenity Area	2.3	5.7
Urban Residential**	13.5	33.4
Environmental Protection Area	8.9	22.1
Transportation and Utilities	9.6	23.8
Roads	25.8	63.7
Total	181.2	447.7

* includes required stormwater facilities

** includes any required parkland

Appendix 2 - Heritage Buildings

The following buildings are listed in the Markham Inventory of Heritage Buildings. These buildings are of cultural heritage value or interest and subject to the policies of Section 8 of the Secondary Plan. Approximate building locations are shown on the attached map.

Property		Building Type and Identification Number			
ID.	Street and Address	Dwelling	Barn	Former	Former
No.	Woodbine Avenue			Dwelling	Barn
1	10975	1.1	1.2		
2	11030	2.1			
3	11050		3.2		
4	11258			4.3	4.4
5	11288		5.2	5.3	
6	11358		6.2		
	19th Avenue				
7	2780	7.1	7.2		



SECONDARY PLAN PD 42-1

APPENDIX 2 – HERITAGE BUILDING LOCATIONS

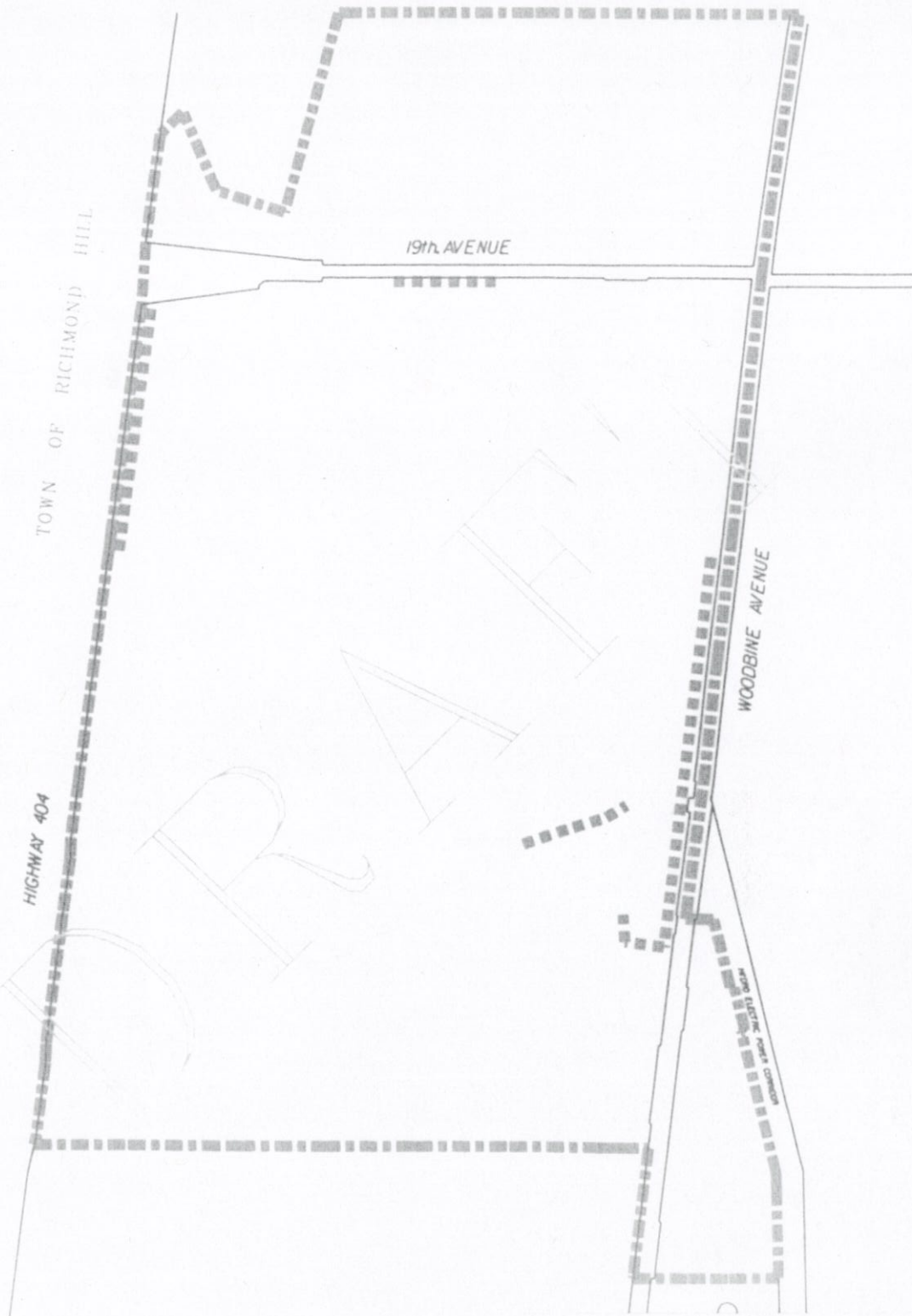
■■■■■ BOUNDARY OF PLANNING DISTRICT No 42



DWELLING LOCATION



BARN LOCATION



SECONDARY PLAN PD 42-1 APPENDIX 3 – SMALL STREAM CLASSIFICATION

■■■■■■ BOUNDARY OF PLANNING DISTRICT No 42

CLASS 2

■■■■■■ CLASS 3

March 2, 2006

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Councillor G. McKelvey, Chair
Development Services Committee

Town of Markham

101 Town Centre Blvd.
Markham, Ontario
L3R 9W3

Dear Sir:

**Re: Draft 404 North Secondary Plan
Public Meeting March 7, 2006**

We write to you on behalf of Vetmar Limited, property owners in the 404 North Planning District, to offer comments on the draft Secondary Plan. We have reviewed previous versions with Town staff and are grateful for the opportunity to be involved through the plan preparation process. We have prepared the attached drawings to illustrate our comments and suggestions for the secondary plan; this includes changes to the land use configuration for the Vetmar and adjoining properties and a revised road alignment. Following are our comments:

1. The Urban Residential Low Density category applies to part of the Vetmar lands; it allows for single-detached, semi-detached and street townhousing. We believe that block townhousing would also be a supportable built form, affording a wider range of housing type for the area. The proposed secondary plan permits this but only along the Woodbine Bypass. We believe this unit type is appropriate and supportable for all of the residential designation, including old Woodbine Ave. The attached plans illustrate the potential result.
2. Furthermore, we believe mixed use opportunities are appropriate adjoining old Woodbine Avenue and for that reason we suggest the Community Amenity Area (CAA) designation be extended along the west side of Woodbine Avenue and residential uses be reinstated in that category. The potential additional retail space would be minor in scale and would support residential growth in the area. If there is a concern about compatibility with the adjoining Victoria Square hamlet and new residential area to the south, a transition area of low density residential could be identified. Also, the currently proposed CAA lands on the east side of old Woodbine will require a land assembly effort, including the closing of Woodbine Ave road allowance, and will in the end

produce a modest supply of retail space since there is a service station business on some of that land which is unlikely to be removed.

Vetmar also requests that a residential (boutique) hotel, something that is growing in popularity, be a permitted use for the CAA designation. These are small in size and scale and could fit well in a mixed use area.

The proposed CAA designation along the west side of old Woodbine is shown on the attached drawings.

3. We note that the collector road structure illustrated on Schedule C of the proposed Official Plan Amendment is fundamentally different than that shown in previous Official Plan Amendment 113, where there was an east-west mid-block collector route linking the proposed 404 flyover to Woodbine Ave. The current plan shows a road from the flyover that extends east then north to 19th Ave. We believe that the OPA 113 alignment creates a more legible and functional collector road framework for the employment area and a preferred east-west connection from the flyover that could extend east of Woodbine Ave in the future as suggested in the January 2006 staff report on the proposed secondary plan. The attached drawings illustrate a revised road pattern that promotes this alignment and in turn sets up a grid-like road system for the employment district.

We will attend the Public Meeting on March 7th to present our comments.

Yours truly,

MALONE GIVEN PARSONS LTD.



Jim Kirk, MCIP, RPP
Partner

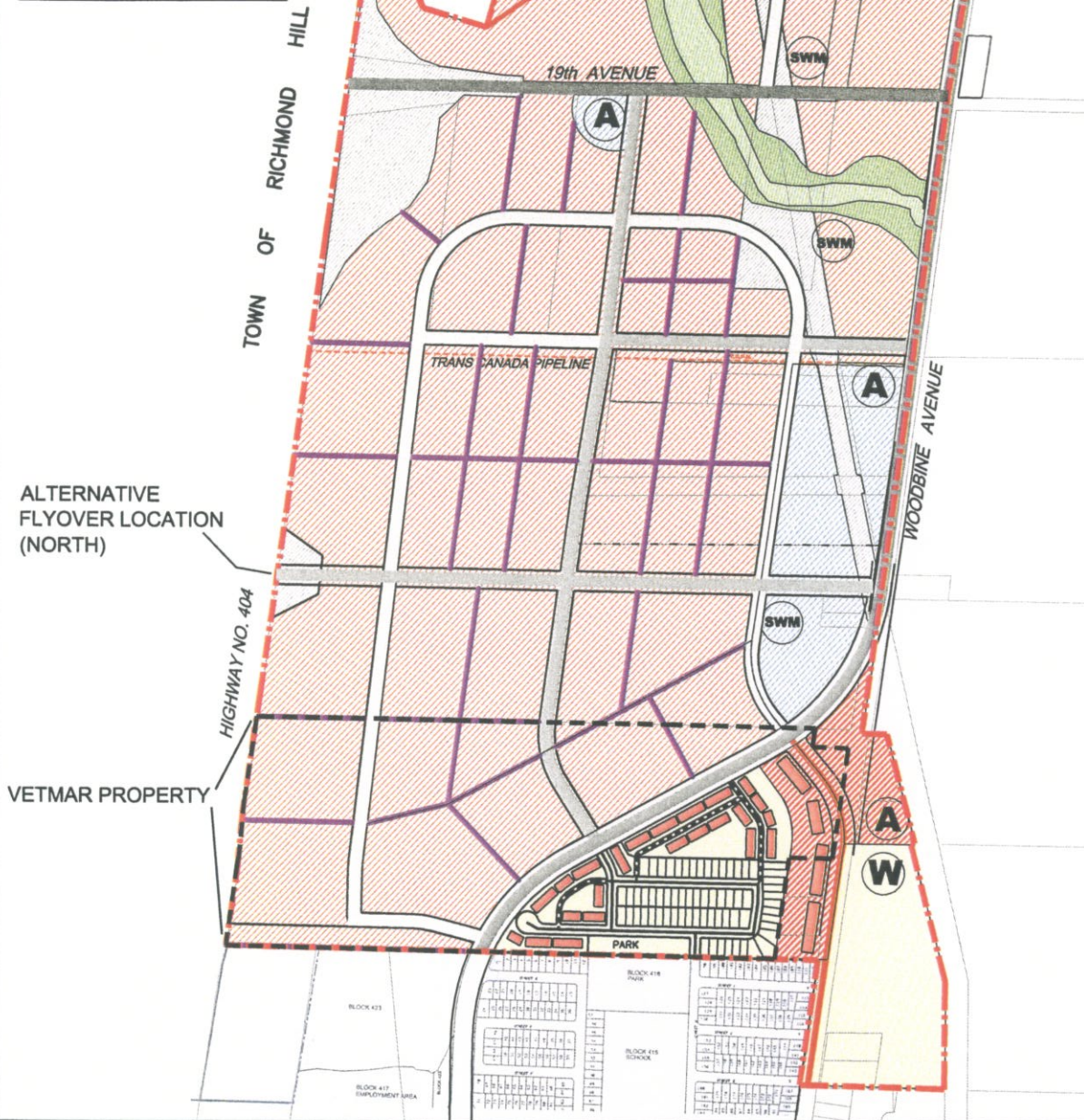
cc: M. Vettese, Vetmar Limited
Members of Development Services Committee
T. Lambe, J. Baird, V. Shuttleworth

Attachments:

1. February 2006 plan prepared by Malone Given Parsons
2. February 2006 alternate plan prepared by Malone Given Parsons
3. Schedule AA – Land Use Plan, current proposed secondary plan
4. Schedule C, Official Plan Amendment 113
5. Schedule C, current proposed official plan amendment

February 2006
Comments on
Proposed
Hwy 404 North
Secondary Plan
- Vetmar

TOWN OF WHITCHURCH - STOUFFVILLE



OFFICIAL PLAN AMENDMENT No. XXX

TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987) AS AMENDED

	BOUNDARY OF AREA COVERED BY THIS AMENDMENT		PROVINCIAL GREENBELT BOUNDARY ONTARIO REGULATION 5905		SERVICE STATION SITE
	URBAN RESIDENTIAL LOW DENSITY		BUSINESS CORRIDOR AREA		PLACE OF WORSHIP SITE
	COMMUNITY AMENITY AREA		ENVIRONMENTAL PROTECTION AREA-HAZARD LANDS		STORM WATER MANAGEMENT
	BUSINESS PARK AREA		ENVIRONMENTAL PROTECTION AREA-VALLEY LANDS		TRANSPORTATION UTILITIES



DEVELOPMENT SERVICES COMMISSION

SECONDARY PLAN PD 42-1

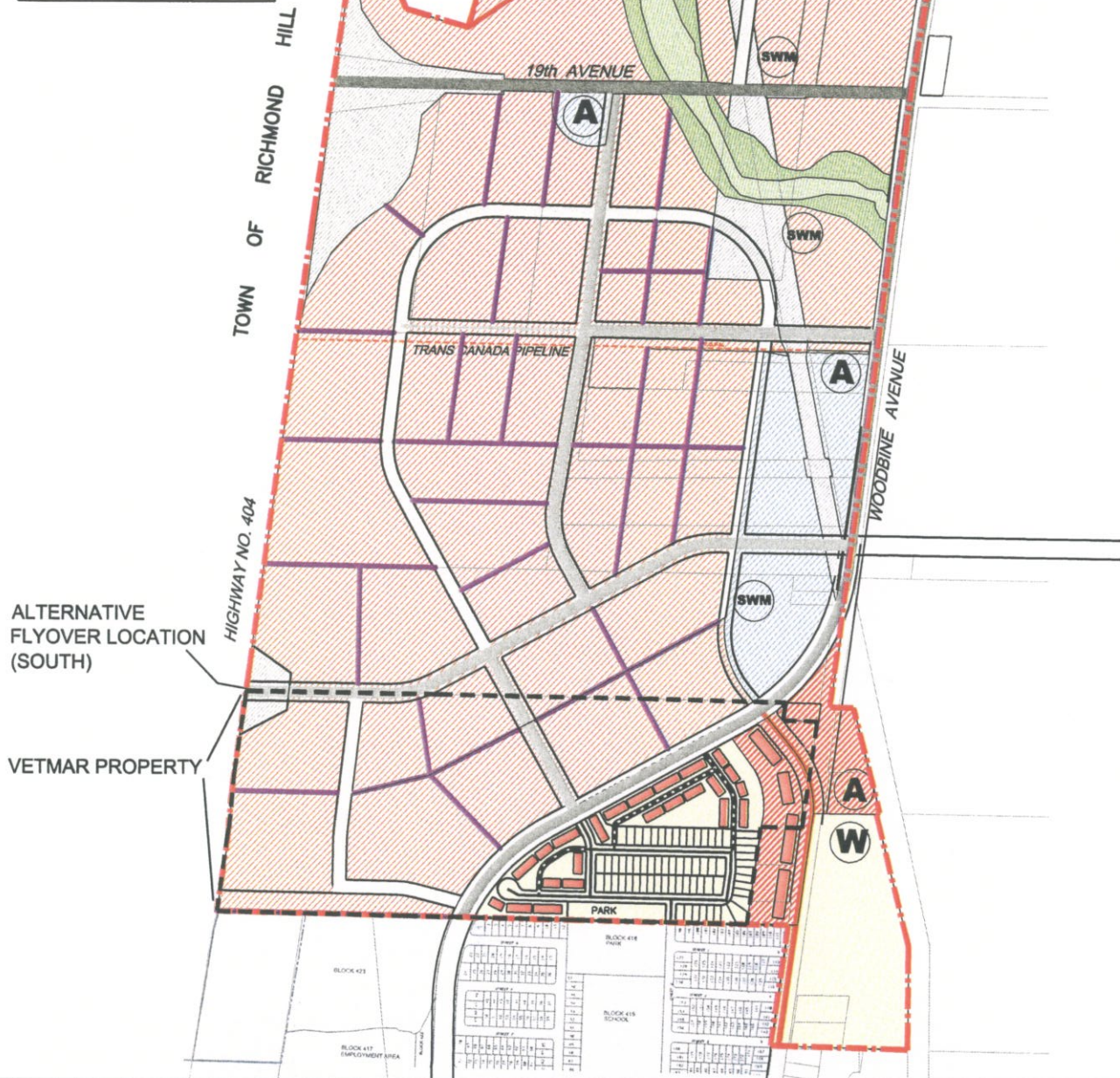
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SCHEDULE AA & BB DETAILED LAND USE & TRANSPORTATION
AS MODIFIED BY MGP

February 2006
Comments on
Proposed
Hwy 404 North
Secondary Plan
- Vetmar

TOWN OF WHITCHURCH - STOUFFVILLE



OFFICIAL PLAN AMENDMENT No. XXX

TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987) AS AMENDED



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<div style="background-color: yellow; width: 20px; height: 10px; display: inline-block;"></div> URBAN RESIDENTIAL LOW DENSITY	<div style="background-color: lightblue; width: 20px; height: 10px; display: inline-block;"></div> BUSINESS CORRIDOR AREA	<div style="border: 1px solid red; width: 20px; height: 10px; display: inline-block;"></div> PROVINCIAL GREENBELT BOUNDARY ONTARIO REGULATION 5905	<div style="border: 1px solid black; border-radius: 50%; width: 20px; height: 20px; display: inline-block; text-align: center; line-height: 20px;">A</div> SERVICE STATION SITE
<div style="background-color: orange; width: 20px; height: 10px; display: inline-block;"></div> COMMUNITY AMENITY AREA	<div style="background-color: lightgreen; width: 20px; height: 10px; display: inline-block;"></div> ENVIRONMENTAL PROTECTION AREA-HAZARD LANDS	<div style="background-color: lightblue; border: 1px solid black; border-radius: 50%; width: 20px; height: 20px; display: inline-block; text-align: center; line-height: 20px;">SWM</div> STORM WATER MANAGEMENT	<div style="border: 1px solid black; border-radius: 50%; width: 20px; height: 20px; display: inline-block; text-align: center; line-height: 20px;">W</div> PLACE OF WORSHIP SITE
<div style="background-color: lightorange; width: 20px; height: 10px; display: inline-block;"></div> BUSINESS PARK AREA	<div style="background-color: lightgreen; width: 20px; height: 10px; display: inline-block;"></div> ENVIRONMENTAL PROTECTION AREA-VALLEY LANDS	<div style="background-color: lightblue; width: 20px; height: 10px; display: inline-block;"></div> TRANSPORTATION UTILITIES	



DEVELOPMENT SERVICES COMMISSION

SECONDARY PLAN PD 42-1

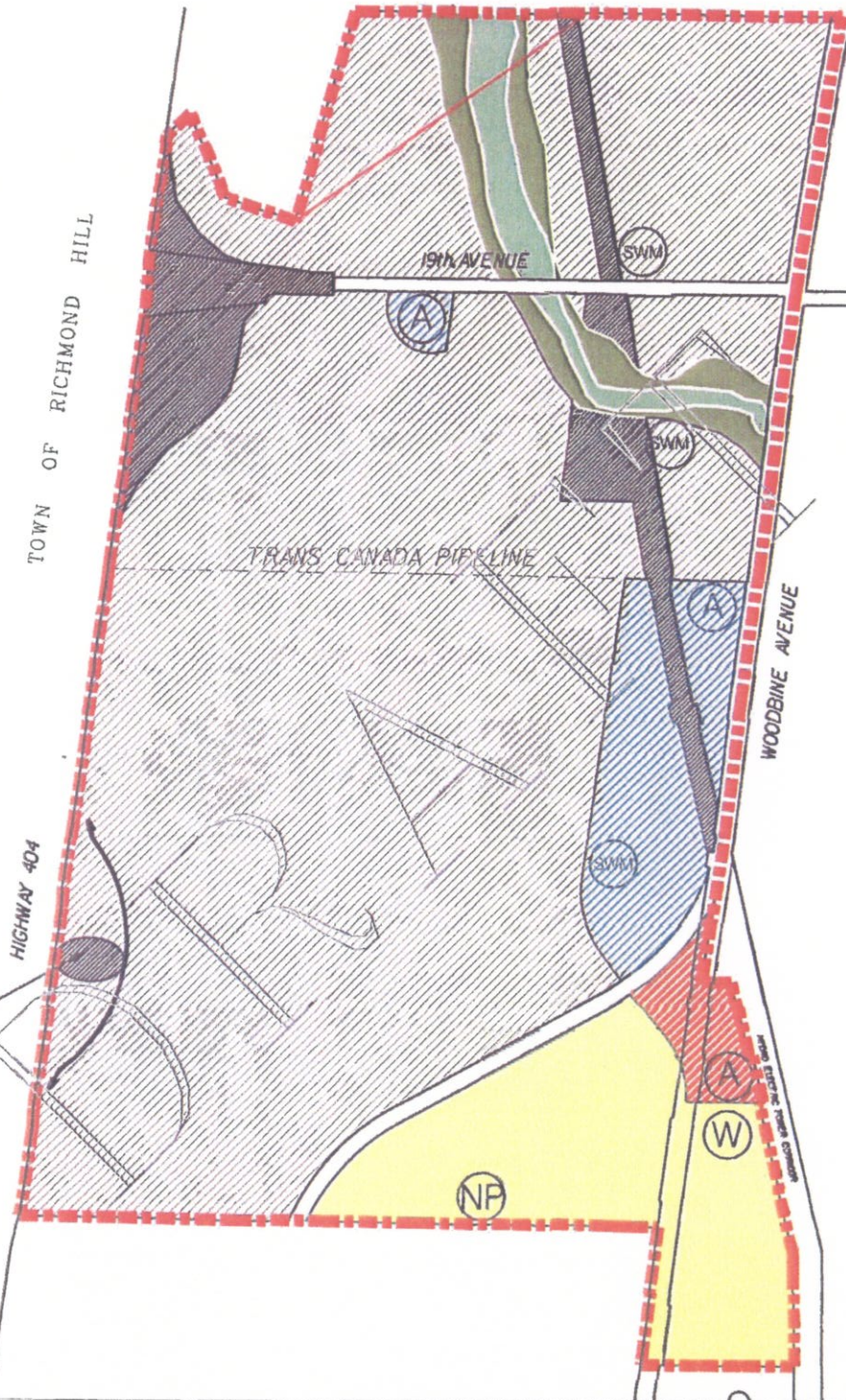
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DATE: 050429

2.

SCHEDULE AA & BB DETAILED LAND USE & TRANSPORTATION
AS MODIFIED BY MGP

TOWN OF RICHMOND HILL



SCHEMATIC LOCATION
(see section 5.5 b) iii)

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URBAN RESIDENTIAL LOW DENSITY	BUSINESS CORRIDOR AREA	BOUNDARY OF AREA COVERED BY THIS AMENDMENT	COMMUNITY AMENITY AREA	ENVIRONMENTAL PROTECTION AREA-HAZARD LANDS	ENVIRONMENTAL PROTECTION AREA-VALLEYLANDS	TRANSPORTATION AND UTILITIES	SERVICE STATION SITE
BUSINESS PARK AREA	STORM WATER MANAGEMENT PONDS	PROVINCIAL GREENBELT BOUNDARY ONTARIO REGULATION S905	PLACE OF WORSHIP SITE	NEIGHBOURHOOD PARK			

TOWN OF WHITCHURCH - STOUFFVILLE

19TH AVENUE

TOWN OF RICHMOND HILL
HIGHWAY 404

WOODBINE AVENUE



ARTERIAL ROADS

REGION OF YORK
ARTERIAL ROAD

MAJOR ARTERIAL ROAD
(TOWN OF MARKHAM)

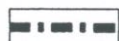
COLLECTOR ROADS

MAJOR COLLECTOR ROAD

OFFICIAL PLAN AMENDMENT No. 113

AMENDMENT TO SCHEDULE 'C' - TRANSPORTATION

TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987) AS AMENDED

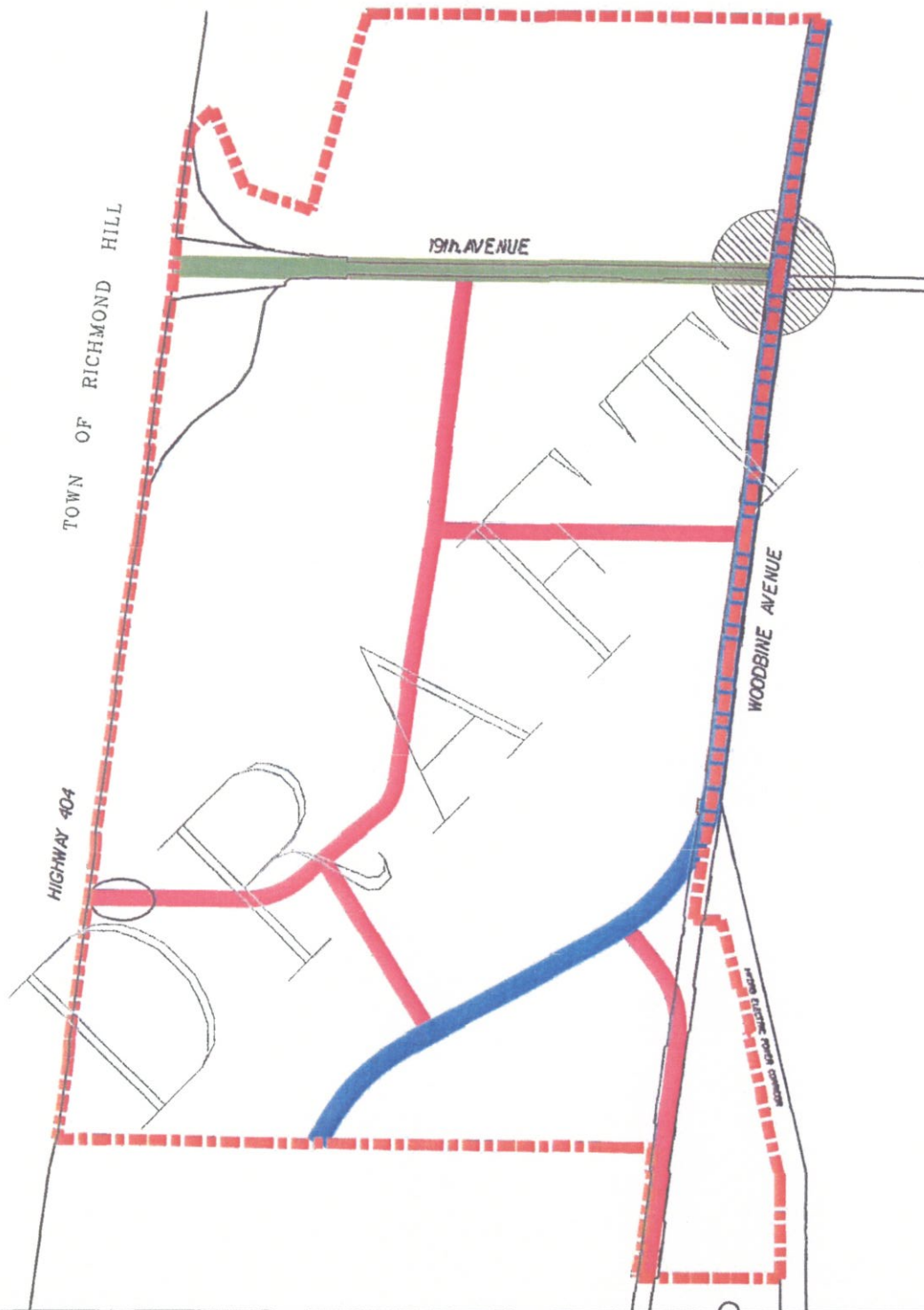


BOUNDARY OF AMENDMENT AREA

SCHEDULE "C"

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CHECKED BY: ESS

DATE: 03/04/30



OFFICIAL PLAN AMENDMENT No. XXX
AMENDMENT TO SCHEDULE C -TRANSPORTATION
TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987) AS AMENDED



BOUNDARY OF AREA COVERED BY THIS AMENDMENT



REGION OF YORK ARTERIAL ROAD



MAJOR ARTERIAL ROAD (TOWN OF MARKHAM)



MAJOR COLLECTOR ROAD



INTERSECTION IMPROVEMENT



DEVELOPMENT SERVICES COMMISSION

SCHEDULE "B"

TO OPA. No. XXX

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CHECKED BY: TL

SCALE: 1:10 000
DATE: 05/11/25