



Report to: Development Services Committee

Report Date: April 10, 2017

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**SUBJECT:** 2014 City of Markham Official Plan, Part 1 – Proposed Further Modifications Recommended for Approval by the Ontario Municipal Board

**PREPARED BY:** Policy and Research Division, Planning & Urban Design Department

**REVIEWED BY:** Marg Wouters, M.C.I.P., R.P.P., Ext. 2909  
Senior Manager, Policy and Research

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**RECOMMENDATION:**

- 1) That the report entitled “2014 City of Markham Official Plan, Part I – Proposed Further Modifications Recommended for Approval by the Ontario Municipal Board” dated April 10, 2017, be received;
- 2) That the proposed modifications to the 2014 City of Markham Official Plan – Part 1, as outlined in Appendix ‘A’ of the report entitled “2014 City of Markham Official Plan, Part I – Proposed Further Modifications Recommended for Approval by the Ontario Municipal Board” dated April 10, 2017, be endorsed, and forwarded to the Ontario Municipal Board for approval;
- 3) That this matter be forwarded to Council for adoption on April 11, 2017;
- 4) And that staff and legal counsel be authorized and directed to do all things necessary to give effect to this resolution.

**EXECUTIVE SUMMARY:**

Not applicable.

**PURPOSE:**

The purpose of this report is to recommend to Council that it endorse a number of additional modifications to the 2014 Official Plan (partially approved October 30, 2015 and May 26, 2016) for approval by the Ontario Municipal Board (OMB); and to provide an update on the Official Plan appeal proceedings.

**BACKGROUND:**

Markham’s new Official Plan (2014 Official Plan) was approved with modifications by Regional Council on June 12, 2014 and was subsequently appealed to the OMB. 38 appeal letters were received by York Region and forwarded to the OMB in July 2014. Since that time, the Board has been advised that 15 appeals have either been withdrawn

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or resolved through modifications approved by the Board. Markham legal counsel continues to meet with interested appellants to discuss scoping and resolution of appeals.

As issues are resolved by parties, or adjudicated by the OMB, the 2014 Official Plan, or parts thereof, will come into effect. Until an OMB decision to approve all or part of the Official Plan has been made, the current Official Plan (Revised 1987), as amended, (referred to as the 1987 Official Plan) will continue to remain in force.

At the April 29, 2016 pre-hearing conference, Markham legal counsel brought forward a partial approval order for portions of the 2014 Official Plan that were not being appealed. On May 26, 2016 the OMB issued an Order to approve certain parts of the Official Plan, save and except those policies and land use schedules which remain under appeal on a City-wide or an Area/Site specific basis.

At the March 10, 2017 pre-hearing conference, the Board approved in principle an updated partial approval order which reflects further scoping of issues by the parties, and scheduled future hearings on place of worship policy issues in October 2017, environmental policy issues in February 2018, and employment policy issues in March 2018.

Since April 2016, staff and legal counsel have been meeting with appellants, on a without prejudice basis, to determine if their issues can be addressed through further discussion and/or proposed modifications to text and mapping of the 2014 Official Plan. At the request of Markham legal counsel and with the agreement of all parties, OMB mediation was scheduled for December 2016 and January and March 2017 to specifically discuss environmental and implementation policy issues.

It is proposed that the modifications to the implementation policies, agreed to in principle through OMB mediation, and further modifications to the land use policies and mapping as outlined in this report be considered for approval by the OMB at the next pre-hearing conference scheduled for April 21, 2017. If approved by the Board, the modifications would allow additional secondary plan, precinct plan, comprehensive block plan, community infrastructure, urban design and sustainable development, land use and transportation policies to come into force.

Staff and legal counsel will continue to meet with appellants, on a without prejudice basis, to determine if their issues related to the environmental, employment, parkland dedication, and land use policies can be resolved through further discussion and/or proposed modifications to text and mapping. Markham legal counsel may request a fall pre-hearing conference and further OMB mediation to assist in this regard.

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**OPTIONS/ DISCUSSION:**

A consolidated appellant issues list is included in the May 26, 2016 Board Order. The consolidated appellant issues are grouped as follows:

- Group A - Appeal issues that require resolution of ROPA 3 (Future Urban Area)
- Group B - Appeal issues related to 404 Mid-Block Crossings/Ramp Extensions and Surrounding Land Use policies
- Group C - Appeal issues related to Environmental Systems policies
- Group D - Appeal issues related to Housing, Community Infrastructure and Cultural Heritage policies
- Group E - Appeal issues related to Intensification, Employment, Retail, and Specific Land Use policies
- Group F - Appeal issues related to Urban Design and Sustainable Development policies
- Group G - Appeal issues related to Implementation, Comprehensive Block Plan and Right of Way policies
- Group H - Appeal issues related to the Countryside policies
- Group I – Appeal issues related to Parks and Open Space policies and Parkland Dedication
- Group J – Appeal issues related to Area and Site Specific lands

The issues in Groups A through I related to City-wide appeals are proposed to be dealt with prior to the Area/Site Specific appeals in Group J. The May 26, 2016 Board Order specifically addressed a number of Group A, B, C, D, F and G issues where agreement on revised text and mapping had been reached.

Since the April 2016 pre-hearing conference, City and agency staff have been meeting with Groups C, D, E, F and G appellants, on a without prejudice basis, to determine if their issues can be resolved through further discussion and/or proposed modifications to text and mapping. Recommended further modifications to the 2014 Official Plan based on these discussions are provided in Appendix 'A'.

The proposed modifications are intended to address certain Group E, F and G issues where agreement on revised text and mapping has been reached by the parties. It should be noted that while agreement has been reached on the proposed wording of the modifications listed below, certain appellants may continue to maintain an appeal on those defined terms that continue to be the subject of further discussion in other Group appellant discussions. Where this is the case, the City will seek approval of the modified text in the context of a hearing later, unless those appeals can be resolved prior to a hearing.

The key modifications recommended for OMB approval are outlined below. The numbering of the Proposed Modifications is consecutive to 166 Modifications previously endorsed by Council on June 23, 2015 and April 11, 2016.

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## **Group E – Residential and Mixed Use Land Use Issues**

Staff and legal counsel met with Group E appellants and are proposing minor modifications to clarify the intent of certain 'Mixed Use' land use policies and to delete a specific development criteria reference applied to all 'Residential', 'Mixed Use', 'Commercial' and 'Employment Lands' designations.

Proposed Modification 167 modifies the preamble of Section 5.1.7 Retail to remove the references to height in the paragraphs referencing 'Mixed Use Low Rise', 'Mixed Use Mid Rise', and 'Mixed Use High Rise' developments. These references to height are more appropriately referenced in the preambles for each of the 'Mixed Use' land use designations listed above. Proposed Modification 168 deletes a specific Development Criteria reference to 'other criteria as identified in plans approved by Council' in each of the 'Residential', 'Mixed Use', 'Commercial' and 'Employment Lands' land use designations. This reference is considered too general to be listed in the criteria that development must adhere to.

Proposed Modifications 169-175 modify the 'Mixed Use Low Rise', 'Mixed Use Mid Rise', and 'Mixed Use High Rise' designations to clarify permitted building types and minimum building heights, and the 'Mixed Use Office Priority' designation to clarify proximity to rapid transit services.

### Proposed Area Specific Modifications for Lindvest/North Markham Landowners Group

Staff and legal counsel met separately with representatives of Appellant 18 – Lindvest Properties and Appellant 1 - the North Markham Landowners Group (NMLG) and were able to agree on modifications to the area specific policy 9.7.8.5 applying to the Lindvest lands south of Highway 7 and east of Donald Cousens Parkway in Cornell Centre, and to introduce an area specific policy applying to 'Mixed Use Mid Rise' and 'Mixed Use High Rise' lands in the Future Urban Area north of Major Mackenzie Drive for the NMLG.

Proposed Modification 176 to Sections 9.7.8.2, 9.7.8.3, and 9.7.8.5 provides further clarification that the update to the Cornell Secondary Plan shall conform with the designations and policies of Official Plan Amendments Nos. 224 and 237 to the Official Plan (Revised 1987), as amended, as they apply to the lands south of Highway 7 west of Donald Cousens Parkway in Cornell Centre.

Proposed Modification 177 to Sections 8.12.1.3 and 9.9.2 further clarifies that the planning for Markham's new development areas comprising the 'Future Neighbourhood Area' and the 'Future Employment Area' lands in the 'Future Urban Area' shown in Figure 9.9.1, shall be in accordance with the Section 8.12 land use provisions for the Future Urban Area and that specific land use designations and related policies will be determined through the approval of new secondary plans.

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Proposed Modification 178 to Section 9.9 introduces a new area specific policy in Section 9.9.3 that would allow for interim development of 'Mixed Use' lands in the 'Future Neighbourhood Area' lands through the approval of secondary plans for the 'Future Urban Area', subject to the preparation of a comprehensive block plan for the orderly, phased mixed use development or redevelopment of the lands over time and certain criteria.

### **Group F - Urban Design and Sustainable Development Issues**

Staff and legal counsel met with the TRCA and Group F appellants at the OMB mediation scheduled in December 2016 to address further issues related to the Section 6.1 Urban Design policies.

Proposed Modification 179 modifies the preamble to the Section 6.1.6.4 to clarify that the policy is intended to apply to the planning and design of new public parks and open spaces in the public realm. This policy will remain under appeal.

### **Group G – Secondary Plan, Precinct Plan, Comprehensive Block Plan, ROW Issues**

Staff and legal counsel met with the TRCA and Group G appellants at the OMB mediation scheduled in December 2016 and January 2017 to address further issues related to the Sections 10.1.2 Secondary Plans, 10.1.3 Precinct Plans, 10.1.4 Comprehensive Block Plans and Sections 7.1 and 10.8 Right-Of-Way issues.

Proposed Modification 180 to Section 10.1.2 Secondary Plans is intended to clarify the intent of preparing and adopting secondary plans, guidance on the need for precinct plans and comprehensive block plans, and to correct a reference to a specific urban design policy. Proposed Modification 181 clarifies that fiscal impact assessments will be completed by the City for secondary plan areas and areas proposed for significant development, and will be coordinated with the Region, the Province and other agencies. Proposed Modifications 182-183 clarify that secondary plans are based on the policy framework outlined in the Official Plan and delete the policy requiring a secondary plan be approved prior to granting any development approvals through an amendment to the Official Plan.

Proposed Modifications 184-185 and 187-189 clarify that precinct plans and comprehensive block plans are not a statutory requirement and may be prepared within the context of a secondary plan or policies of the Official Plan, including area and site specific policies, in support of a development approval. Proposed Modifications 186 and 190 clarify that the need for a precinct plan or comprehensive block plan in the Future Urban Area secondary plan areas will be confirmed through the preparation and approval of the secondary plans. Proposed Modification 191 provides further clarification in the development criteria for certain 'Residential', 'Mixed Use', 'Commercial' and 'Employment Land' land use designations that a comprehensive block plan may be prepared in accordance with Section 10.1.4 for a site generally larger than one hectare.

The proposed modifications further clarify that where a comprehensive planning framework, that is similar to a precinct plan or comprehensive block plan, has been provided through other planning approvals including, but not limited to, a secondary plan, an area and site specific policy or a plan of subdivision, a precinct plan or comprehensive block plan may not be necessary.

#### Proposed Area and Site Specific Modification for Dorsay

Proposed Modifications 192 and 193 to Section 9.12 introduce a new area specific policy in Section 9.12.6 that would exclude the Appellant 21 - Dorsay lands on the north side of Highway 7 east and west of Circa Drive from the requirements of a comprehensive block plan.

Staff are in agreement with Dorsay's request for the exemption as a master concept plan equivalent to a comprehensive block plan was the subject of previous approvals applying to the Dorsay lands.

Also responding to Appellant 21, Dorsay issues, Proposed Modification 194 to Sections 10.8.1.5, 10.8.1.7 and 7.1.3.4 c) further clarifies that the dedication of lands for transportation improvements, including additional lands beyond the right-of-way widths, shall be in accordance with the *Planning Act*, as applicable.

#### **Requested Modifications to Greenway System Boundary**

##### 5690 19<sup>th</sup> Avenue (Flato Developments Inc.)

Staff have received a request from Flato Developments Inc. to refine the boundary of the Greenway System where shown on the maps and appendices of the 2014 Official Plan as it applies to their lands at 5690 19<sup>th</sup> Avenue. The 2014 Official Plan provides for refinements of the Greenway System and natural heritage or hydrologic feature boundaries through further approvals and/or appropriate planning studies. On this basis, Flato submitted an Environmental Impact Study prepared by Beacon Environmental dated May 2015, and further revised on December 2015 and September 2016, in support of their boundary refinement request, which only applies to the Greenway System boundary contained within the property.

The Toronto and Region Conservation Authority have reviewed the study, provided input and have confirmed their acceptance of the refined Greenway System boundary. Staff is satisfied with the boundary refinement request and the submission of the technical review, supported by the Toronto and Region Conservation Authority.

Proposed Modification 195 modifies the boundary of the 'Greenway System' on Map 1 – Markham Structure, Map 4 – Greenway System, Map 5 – Natural Heritage Features and Landforms, Map 6 – Hydrologic Features and Appendix B – Headwater Drainage

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Features and Appendix C – Community Facilities, the boundary of the ‘Greenway’ designation on Map 3 – Land Use, and the boundary of the Countryside Agricultural Area and the Countryside Area on Map 9 – Countryside Agriculture Area as it applies to the lands at 5690 19<sup>th</sup> Avenue.

#### 3975 Elgin Mills Road (Romandale Farms Ltd)

Staff have received a request from Romandale Farms Ltd. to refine the boundary of the Greenway System where shown on the maps and appendices of the 2014 Official Plan as it applies to the Romandale Home Farm lands at 3975 Elgin Mills Road. Romandale currently has an active appeal on the 2014 Official Plan including the Section 3.1 Greenway System policies and Map 4 – Greenway System as they applies to their lands.

Romandale submitted a Woodland Evaluation Report prepared by Cunningham Environmental Associates, dated January 2017, in support of their boundary refinement request to the Greenway System and the natural heritage features on their property. The Woodland Evaluation has been reviewed by the Toronto and Region Conservation Authority and the City’s terrestrial consultants for the Berczy, Bruce, Robinson and Eckardt Creek Subwatershed Study currently underway. The Woodland Evaluation contemplates the removal of a large number of mature non-native tree species which are highly manicured and managed for homestead aesthetics rather than as natural areas.

The proposed tree removal areas do not meet the definition of *significant woodland* or *woodland* as defined in the 2014 Official Plan and can therefore be considered for removal from the Greenway System. The natural areas on the eastern portion of the property forming part of the Greenbelt are retained as part of the Greenway System.

The Toronto and Region Conservation Authority have reviewed the Woodland Evaluation, provided input and have confirmed their acceptance of the refined Greenway System boundary. Staff is satisfied with the boundary refinement request and the submission of the technical review, supported by the Toronto and Region Conservation Authority.

Proposed Modification 196 modifies the boundary of the Greenway System on Map 1 – Markham Structure, Map 4 – Greenway System, Map 5 – Natural Heritage Features and Landforms, Map 6 – Hydrologic Features and Appendix B – Headwater Drainage Features and Appendix C – Community Facilities and the boundary of the ‘Greenway’ designation on Map 3 – Land Use as it applies to the lands at 3975 Elgin Mills Road. The proposed modification also modifies the boundary of the Rouge Watershed Protection Area on Map 4 – Greenway System and the Woodlands shown on Map 5 – Natural Heritage Features and Landforms as it applies to the lands at 3975 Elgin Mills Road.

Proposed Modifications 197-198 modify Sections 9.9.3 and 9.9.1 accordingly to delete the reference to the Romandale Home Farm lands from Figures 9.9.3 and 9.9.1.

**Next Steps in the 2014 Official Plan Appeal proceedings at the OMB**

It is recommended that the proposed modifications to the 2014 Official Plan contained in Appendix 'A' be forwarded to the OMB for approval.

Markham legal counsel will be providing a copy of this modifications report and an updated consolidated issues list and a draft partial approval order, for portions of the Official Plan that are no longer subject to either City-wide appeal or an area and site specific appeal, to all parties in advance of the April 21, 2017 pre-hearing conference. At the pre-hearing conference, the Board will be requested to approve those parts of the Plan that are no longer being contested.

Staff and legal counsel will continue to meet with all Group appellants, on a without prejudice basis, to determine if their issues can be resolved through further discussion and/or proposed modifications to text and mapping prior to the scheduled hearings. No further mediation has been proposed at this time.

**FINANCIAL CONSIDERATIONS:**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS:**

Not applicable.


**ALIGNMENT WITH STRATEGIC PRIORITIES:**

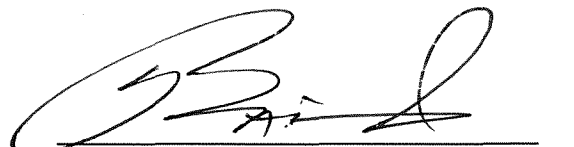
The 2014 Official Plan, and the modifications identified in this report, relate to all strategic priorities of Building Markham's Future Together, and specifically address the Safe and Sustainable Community priority.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The recommendations of this report have been discussed with Markham's legal counsel and the Legal Department, and their comments have been incorporated.

**RECOMMENDED BY:**

  
Biju Karumanchery M.C.I.P., R.P.P.  
Director of Planning and Urban Design

  
Jim Baird M.C.I.P., R.P.P.  
Commissioner of Development Services

**ATTACHMENTS:**

Appendix 'A' Proposed Further Modifications to 2014 Official Plan, Part 1



## **APPENDIX 'A' PROPOSED FURTHER MODIFICATIONS TO 2014 OFFICIAL PLAN, PART I**

Note: The numbering of the Proposed Modifications is consecutive to the 166 Markham Modifications previously endorsed by Council on April 19, 2016.

Strikethrough denotes deleted text.

Underlined text denotes added text, except where "Planning Act", "Clean Water Act", etc. and Chapters, Appendices and Map headings are shown.

(Green font for Proposed Markham Modifications)

(Blue font for Markham Modifications endorsed by Council on June 23/2015)

(Red font for York Region Modifications approved by Regional Council on June 12/14)

### **Group E – Residential and Mixed Use Land Use Issues**

- 167. Modify Section 5.1.7 Retail preamble to delete the reference to height in the second, third and fourth paragraphs as follows:**

#### **5.1.7 Retail**

The policies contained in Chapter 8 provide opportunities for locating *convenience retail and personal service* uses in 'Residential' areas, provided development criteria are met to ensure compatibility with adjacent buildings and uses. 'Mixed Use Low Rise' areas are scattered throughout Markham near 'Residential' areas and are envisioned as small-scale, ~~up to three-storey~~ developments with ground-related retail and service uses, functioning as neighbourhood amenity centres. 'Mixed Use Heritage Main Street' areas serve a similar function in a main street environment for *heritage conservation districts*.

'Mixed Use Mid Rise' areas are located along arterial and major collector roads, providing services such as supermarkets, specialty grocery, hardware, clothing and electronics stores, in ~~3 to 8-storey~~ mixed-use developments buildings for residents, workers and businesses over a wider area than is served by 'Mixed Use Low Rise' areas.

'Mixed Use High Rise' areas are intended as locations for major *intensification* along Highway 7, Yonge Street, the Langstaff Gateway and Markham Centre. The intent in these areas is to take advantage of excellent future planned rapid transit services to foster large-scale, mixed-use developments in buildings with 3 to 15 storeys incorporating a broad range of retail and service uses including large-scale stores in multi-storey buildings.

168. **Modify Sections 8.2.2, 8.2.3, 8.2.4, 8.2.5, 8.3.1, 8.3.3, 8.3.4, 8.3.5, 8.4, 8.5.2, 8.5.3, 8.5.4, and 8.5.5 to delete the specific Development Criteria reference to “other criteria as identified in plans approved by Council” in Sections 8.2.2.4, 8.2.3.5, 8.2.3.6, 8.2.4.5, 8.2.5.5, 8.3.1.4, 8.3.3.5, 8.3.4.5, 8.3.5.5, 8.4.1.7, 8.5.2.6, 8.5.3.6, 8.5.4.6, and 8.5.5.6.**
169. **Modify Section 8.3.1.4 f) General Development Criteria that apply to all Mixed Use Designations to add the words “where possible” after the word “consolidated”.**
170. **Modify Section 8.3.2 Mixed Use Low Rise preamble to clarify that lands designated ‘Mixed Use Low Rise’ will be characterized by “localized” multi use, multi-purpose areas with street-related retail and service uses in mixed-use buildings of up to 3 storeys as follows:**

### **8.3.2 Mixed Use Low Rise**

Lands designated ‘Mixed Use Low Rise’ are located along arterial or major collector roads and will function as significant and identifiable focal points for neighbourhoods. These mixed-use areas serve an important function for nearby residents by providing access to goods and services. They will be characterized by localized multi-use, multi-purpose areas that offer a diverse range of relatively small-scale retail, service, professional office, community, institutional and recreational uses serving nearby residents and businesses. These lands are intended to accommodate street-related retail and services in mixed-use buildings of 2-up to 3 storeys. Dwelling units may only be located above the ground floor, or to the rear, of street related retail and services uses.

171. **Modify Sections 8.3.2.1 b) and c) of the Mixed Use Low Rise General Policies to encourage rather than require mixed-use buildings with street related retail and service uses combined with residential and /or small-scale office uses as follows:**

#### **8.3.2.1 On lands designated ‘Mixed Use Low Rise’ to:**

- b) require encourage mixed-use buildings with street-related retail and service uses combined with residential and/or small-scale office uses;
- c) provide opportunities for dwelling units to be integrated with ~~located above the ground floor and where appropriate to the rear of~~ street-related retail and service uses;

**172. Modify Section 8.3.2.3 Mixed Use Low Rise Building Types to provide for small scale non-residential buildings as follows:**

8.3.2.3 **To only provide** for small scale non-residential or multi-storey mixed-use buildings on lands designated 'Mixed Use Low Rise'.

**173. Modify Section 8.3.2.4 Mixed Use Low Rise Heights to delete the reference to a minimum building height as follows:**

8.3.2.4 **To provide** for ~~a minimum building height of 2 storeys and~~ a maximum building height of 3 storeys on lands designated 'Mixed Use Low Rise' or as otherwise specified in a secondary plan or a *heritage conservation district* plan.

**174. Modify Sections 8.2.4.4, 8.2.5.4, 8.3.3.4, 8.3.4.4 and 8.3.5.4 to provide for a minimum building height of 3 storeys, except for lower podium heights attached to the main building as follows:**

#### **Residential Mid Rise Heights and Densities**

8.2.4.4 **To provide** for a minimum building height of 3 storeys, except for lower podium heights attached to the main building, and a maximum building height of 6 storeys, with a maximum overall density of up to 2.0 FSI on lands designated 'Residential Mid Rise', ~~unless or heights and densities~~ as otherwise specified in a secondary plan or an area or site-specific policy.

#### **Residential High Rise Heights and Densities**

8.2.5.4 **To provide** for a minimum building height of 3 storeys, except for lower podium heights attached to the main building, and a maximum building height of 15 storeys, with a maximum overall density of up to 2.5 FSI on lands designated 'Residential High Rise', ~~unless or heights and densities~~ as otherwise specified in a secondary plan or an area or site-specific policy.

#### **Mixed Use Mid Rise Heights and Densities**

8.3.3.4 **To provide** for a minimum building height of 3 storeys, except for lower podium heights attached to the main building, or a motor vehicle service station, and a maximum building height of 8 storeys, with a maximum overall density of up to 2.0 FSI on lands designated 'Mixed Use Mid Rise', or heights and densities as otherwise specified in a secondary plan or an area or site-specific policy.

### **Mixed Use High Rise Heights and Densities**

- 8.3.4.4 **To provide** for a minimum building height of 3 storeys, except for lower podium heights attached to the main building, or a motor vehicle service station, and a maximum building height of 15 storeys, with a maximum overall density of up to 3.0 FSI on lands designated 'Mixed Use High Rise', or heights and densities as otherwise specified in a secondary plan or an area or site-specific policy.

### **Mixed Use Office Priority Heights and Densities**

- 8.3.5.4 **To provide** for a minimum building height of 3 storeys, except for lower podium heights attached to the main building, and a maximum building height of 15 storeys, with a maximum overall density of up to 3.0 FSI on lands designated 'Mixed Use Office Priority', or heights and densities as unless otherwise specified in a secondary plan or an area or site-specific policy.

- 175. Modify Section 8.3.5.1 to replace the defined term “mobility hubs” with “rapid transit services” as follows:**

- 8.3.5.1 **On lands** designated 'Mixed Use Office Priority' to:
- a) promote a vibrant mix of transit-oriented employment and mixed-use development in proximity to existing or planned mobility hubs rapid transit services along arterial and major collector roads;

- 176. Modify Sections 9.7.8.2, 9.7.8.3 and 9.7.8.5 to clarify the update of the Cornell Secondary Plan shall conform with the designations and policies of Official Plan Amendments Nos. 224 and 237 to the Official Plan (Revised 1987), as amended, as they apply to the lands south of Highway 7 west of Donald Cousens Parkway in Cornell Centre as follows:**

- 9.7.8.2 The land use designations and policies in the Cornell Secondary Plan applicable to the Cornell Centre *key development area* lands shall be updated to conform generally with the land use designations and policies identified in this Plan, including any area or site specific policy of this Plan.

9.7.8.3 The land use designations for the Cornell Centre *key development area* lands, shown outlined in purple on Map 3 – Land Use, and the related policies in this Plan, shall be used to inform the update of the Cornell Secondary Plan. The lands east of Donald Cousens Parkway are intended to be assigned employment designations and site specific policies consistent with the Cornell Secondary Plan, as amended, and Council’s further direction of May 31, 2011.

Until an updated secondary plan is approved for the Cornell Centre *key development area* lands, the provisions of the Official Plan (Revised 1987), as amended, and Secondary Plan PD 29-1, as amended, and as further modified by York Region in accordance with Council’s direction of May 31, 2011, and amended by Official Plan Amendment No. 224 (Amendment No. 3 to the Cornell Secondary Plan PD 29-1) and Official Plan Amendment No. 237 (Amendment No. 5 to the Cornell Secondary Plan PD 29-1), shall apply to the lands shown in Figure 9.7.8.

9.7.8.5 The land use designations as shown on Map 3 –Land Use shall be used to inform the update of the Cornell Secondary Plan for the lands south of Highway 7 west of Donald Cousens Parkway as shown in Figure 9.7.8.5. The update of the Cornell Secondary Plan shall:

- a) conform with the designations and policies of Official Plan Amendment No. 224 to the Official Plan (Revised 1987), as amended, and Amendment No. 3 to the Cornell Secondary Plan PD 29-1, for the lands shown as Parcel ‘A’, particularly as the apply to the lands shown as ‘Residential Mid Rise’, ‘Residential High Rise’, ‘Mixed Use – High Rise’, ‘Business Park Employment’ and ‘Business Park Office Priority Employment’ on Map 3 – Land Use;

- b) conform with the designations and policies of Official Plan Amendment No. 237 to the Official Plan (Revised 1987), as amended, and amendment No. 5 to the Cornell Secondary Plan PD 29-1, for the lands shown as Parcel 'B', particularly as they apply to the lands shown as 'Mixed Use Mid Rise' on Map 3 – Land Use.  
And

Development of the lands will be informed by the findings of the Master Environmental Servicing Plan and other technical studies as they relate to the lands shown in Figure 9.7.8.5.



Figure 9.7.8.5

177. **Modify Sections 18.12.1.3 d) and 9.9.2 to clarify that the planning for the Future Urban Area shall be in accordance with the provisions of the Section 8.12 Future Urban Area land use policies and that the determination of specific land use designations through the approval of new secondary plans as follows:**

## **8.12 FUTURE URBAN AREA**

8.12.1.3 **That for** the lands designated ‘Future Neighbourhood Area’ and ‘Future Employment Area’ north of Major Mackenzie Drive and east of Woodbine Avenue as shown on Map 3 – Land Use, prior to any *development approvals* for urban uses, the following matters will be addressed:

- d) a secondary plan or concurrent secondary plans determining specific land use designations and related policies will be approved in accordance with Section 10.1.2 and the submission requirement of Section 10.1.2 .4 c) of this Plan and Sections 4.3 and 5.6 of the Regional Official Plan.

9.9.2 Planning for Markham’s new development areas comprising the ‘Future Neighbourhood Area’ and ‘Future Employment Area’ lands shown in the figure above shall be in accordance with the provisions of Section 8.12 of this Plan. Specific land use designations and related policies will be determined through approval of new secondary plans.

178. **Modify Section 9.9 to introduce a new Section 9.9.3 and renumber the existing Sections accordingly. The new Section 9.9.3 would allow for interim development of 'Mixed Use' lands in the 'Future Neighbourhood Area' lands through the approval of secondary plans for the 'Future Urban Area', subject to the preparation of a comprehensive block plan for the orderly, phased mixed use development or redevelopment of the lands over time and certain criteria as follows:**

Interim Development of Mixed Use Lands

- 9.9.3 For the 'Future Neighbourhood Area' lands, large sites may be approved, through a secondary plan(s), for development or *redevelopment* exclusively with interim non-residential buildings, or residential buildings on lands designated 'Mixed Use Mid Rise' and 'Mixed Use High Rise'.

Where interim development of 'Mixed Use' lands is considered appropriate, it shall be subject to the preparation of a *comprehensive block plan* for the orderly, phased mixed use development or *redevelopment* of the lands over time, in accordance with Section 10.1.4 of this Plan, that specifically addresses the following:

- a) the interim phase of site development or *redevelopment* shall be planned on the basis that additional development will occur, either in future phases, or by intensification or *redevelopment* of the site, or both;
- b) interim non-residential buildings, and residential buildings shall be designed and placed on the site generally in accordance with Section 6.1.8 of this Plan, and planned so future phases of development or *redevelopment* are not constrained;
- c) interim single storey non-residential buildings may also be provided;
- d) interim non-residential buildings may be one or two storeys in height and in the 'Mixed Use Mid Rise' designation the gross floor area of any individual retail premise shall not exceed 7,000 square metres and in the 'Mixed Use High Rise' designation the ground floor area of any individual premise shall not exceed 7,000 square metres; and



- e) in the interim phase of site development or *redevelopment*, buildings containing exclusively non-residential or residential uses shall not exceed 50 percent of the development site area in order to achieve a mix of uses over time in accordance with Sections 8.3.3.1 d) or 8.3.4.1. d) of this Plan.

#### **Group F – Urban Design and Sustainable Development Issues**

- 179. Modify the preamble of Section 6.1.6.4 to introduce the word “public” in front of the words “parks and open spaces” as follows:**

6.1.6.4 **To plan and design** new public parks and open spaces within the public realm to:

- a) ~~highlight~~ integrate natural ~~and cultural~~ heritage features ~~and facilities without impacting Natural Heritage Network lands~~ and their associated *vegetation protection zones* as part of the design of open spaces, while the design of new parks should complement natural heritage features;
- b) integrate cultural heritage resources, where appropriate;
- ~~b~~c) create extensions and connections to existing parks and open spaces;
- ~~e~~d) promote high visibility with prominent frontage on a public street, where appropriate and avoid back-lotting;
- ~~e~~e) improve pedestrian and cycling access within the community;
- ~~e~~f) accommodate active and passive recreation opportunities;
- ~~f~~g) enhance the *urban forest*; and
- ~~g~~h) create safe and comfortable settings for community events and individual use. (Markham Mod. 134)

#### **Group G – Secondary Plan, Precinct Plan, Comprehensive Block Plan, Right-Of-Way Issues**

- 180. Modify the preamble of Section 10.1.2 Secondary Plans, Section 10.1.2.1 and the preamble of Section 10.1.2.2 to delete and replace certain text as follows:**

##### **10.1.2 Secondary Plans**

Secondary plans are ~~prepared, in cooperation with landowners, and~~ adopted by the City ~~and used~~ to guide development or *redevelopment* of a specific geographic area in Markham. These plans provide more specific land use policies for areas where greater detailed direction for land use, infrastructure, transportation, community services, environment, etc. are required beyond the general policies provided for in the Official Plan. Secondary plans, which form Part II of this Plan, are adopted as amendments to this Plan ~~and are approved by York Region.~~

10.1.2.1 **To ~~prepare and adopt~~** secondary plans as amendments to this Plan for the lands generally as shown in Appendix F – Secondary Plan Areas and the lands designated as ‘Future Urban Area’ on Map 3 – Land Use with the exception of the lands located at the northeast corner of 9<sup>th</sup> Line and Steeles Avenue East.

10.1.2.2 **That** secondary plans shall be prepared, ~~in cooperation with York Region and landowners,~~ by multi-disciplinary teams, and include innovative comprehensive approaches to address, among other things:

j) area specific urban design and sustainable development practices for community, building and site design that further elaborate the policies of Chapter 6, including the provision of:

- a streets and block plan, in accordance with Section 6.1.3.5;
- streetscape guidance in accordance with Section 6.1.4.6;
- a parks and open space plan in accordance with Section 6.1.6.7&8;

l) guidance on ~~the development~~ the need for and content of any precinct and/or comprehensive block plans as required that may be prepared in support of future development approvals; and

**181. Modify Sections 10.1.2, 10.6.2.3 and 10.13.8 to:**

- a) **delete Section 10.1.2.3 and incorporate certain wording into Section 10.13.8, and renumber the subsequent subsections accordingly;**
- b) **replace the reference to “economic/fiscal impact assessment” with “financial impact assessment” in Section 10.6.2.3 as a technical study that a development proponent may be required to submit in order to constitute a “complete” application; and**
- c) **clarify in Section 10.13.8 that fiscal impact assessments will be completed by the City for secondary plan areas and areas proposed for significant development, and will be coordinated with the Region, the Province and other agencies, as follows:**

~~10.1.2.3 To require that an economic/fiscal impact assessment be completed for secondary plans and other significant development proposals as determined by Council or York Region, to be coordinated with the Region, local boards and agencies and include:~~

- ~~a) the costs associated with the provision of services including community services required by the plan;~~
- ~~b) the budgetary impacts on Markham's capital and operating budgets; and~~
- ~~c) projected municipal revenues associated with the development and ability of these funds to cover the infrastructure costs associated with the development so that there is no unacceptable financial burden to Markham.~~

10.6.2.3 **To require** the development proponent to submit the following information or materials to the satisfaction of City in order to constitute a "complete" application for an official plan amendment, zoning by-law amendment, plan of subdivision and consent (severance) applications:

- a) the minimum submission requirements in accordance with the Planning Act requirements incorporated into a standardized application form;
- b) any one or more of the following technical studies, plans and/or other items listed below or identified in Markham's Submission Requirements for Development Applications:

**Planning and Urban Design Requirements:**

Secondary Plan, Precinct Plan, Comprehensive Block Plan Requirements:

- community and architectural design plan
- community infrastructure impact statement
- ~~economic/fiscal~~ financial impact assessment

10.13.8 ~~To require the completion of~~ That an economic/fiscal impact assessments be completed for secondary plans areas and other areas proposed for significant development proposals in the City accordance with 10.1.2.3, as determined by Council or York Region, to be undertaken by the City and coordinated with the Region, Province and local boards and agencies as required and include.:

- a) the costs associated with the provision of services including community services required by the plan;
- b) the budgetary impacts on Markham's capital and operating budgets; and
- c) projected municipal revenues associated with the development and ability of these funds to cover the infrastructure costs associated with the development so that there is no unacceptable financial burden to Markham.

**182. Modify Section 10.1.2.5 to renumber and delete the word “all” in front of “secondary plans” as follows:**

~~10.1.2.45~~ **That** all secondary plans shall be based on the policy framework outlined in this Plan, as amended.

**183. Modify Section 10.1.2 to delete Section 10.1.2.9 and renumber Section 10.1.2.10 as follows:**

~~10.1.2.9 That where a secondary plan is required, it be approved prior to any development approvals which are inconsistent with this Plan being granted.~~

~~10.1.2.810~~ **That** servicing allocation policies may be developed and approved to implement phasing plans contained within secondary plans.

**184. Modify the preamble of Section 10.1 Area Planning to clarify that a precinct plan and a *comprehensive block plan* are intended to be considered by Council in the context of a development approval or approval of a secondary plan or an area and site specific amendment as follows:**

## **10.1 AREA PLANNING**

The policies of this Plan serve as a general guide for future land use in Markham and may be further refined and implemented through a more detailed policy framework that may include:

- secondary plans
- precinct plans
- *comprehensive block plans*

Using a multi-disciplinary approach, these policy documents will be developed to ensure that Plan objectives, such as *intensification* of the urban area, are achieved in a manner that is sensitive to the existing community and that new communities are designed comprehensively as *complete communities* that address environmental, economic and social needs.

This may include a review of the local context, the formulation of goals and objectives, and the identification and evaluation of policy options for a particular area through:

- a secondary plan study addressing the applicable requirements of Section 10.1.2.2 leading to an updated or new secondary plan to be adopted by Council as an amendment to this Plan;
- a precinct plan study addressing the applicable requirements of Section 10.1.3 leading to a precinct plan considered by Council in the context of a development approval or approval of a secondary plan or an area or site specific amendment to this Plan; and
- a local area study addressing the applicable requirements of Section 10.1.4 leading to a *comprehensive block plan* considered by Council in the context of a development approval or approval of a secondary plan or an area or site specific amendment to this Plan.

**185. Modify the preambles of Section 10.1.3 Precinct Plans and Section 10.1.3.1 to clarify that precinct plans are intended to be considered by Council in the context of a development approval or approval of a secondary plan or an area and site specific amendment as follows:**

**10.1.3 Precinct Plans**

A secondary plan may represent a large geographic area. To enable detailed planning and realize specific objectives for the area (e.g., housing, employment, community infrastructure, growth management, etc.) the secondary plan may be divided into precinct plan areas. It is intended that these plans will help coordinate and integrate land use development, urban design requirements, infrastructure and transportation improvements.

A precinct plan is a non-statutory policy document considered by Council in the context of a development approval that further articulates the policies of this Plan and a secondary plan. It outlines specific development principles and guidelines at a level of detail that may or may not be appropriate within the broader Official Plan and secondary plans creating a link between Plan policies and *comprehensive block plans*, zoning by-law provisions and standards. They may also assist in delineating phasing requirements for the secondary plan area.

10.1.3.1 That a precinct plan may be prepared within the context of a secondary plan or policies of this Plan, including area and site specific policies, and in support of a development approval to:

186. **Modify Section 10.1.3 Precinct Plans to add a new Section 10.1.3.2 to clarify that the need for precinct plans in support of *development approvals* in Future Urban Area secondary plan areas will be confirmed through the preparation and approval of the secondary plans as follows:**

10.1.3.2 That the need for precinct plans in support of *development approvals* in Future Urban Area secondary plan areas be confirmed in the secondary plans, in accordance with Section 10.1.2.2 I).

187. **Modify the definition of *comprehensive block plan* in Section 11.2 to clarify that *comprehensive block plans* are intended to provide detailed guidance in support of a development approval as follows:**

**Comprehensive block plan(s)** shall provide detailed guidance regarding the pattern, nature and phasing of development ~~and shall be prepared, in cooperation with landowners, by proponents of development prior to and required in order to achieve~~ in support of a development approval for development sites that meet the applicable criteria identified in Section 10.1.4.12 and 10.1.4.4. Matters to be addressed include street and block layout, traffic and transportation issues, urban design, deployment of height and density, contextual issues, land use patterns, open space and local services. ~~(Markham Mod. 76)~~

188. **Modify the preamble to Section 10.1.4 Comprehensive Block Plans and Sections 10.1.4.1, 10.1.4.3, 10.1.4.4, 10.1.4.5 to clarify that a *comprehensive block plan* is prepared within the context of a secondary plan or policies of the Official Plan including area and site specific policies in support of a *development approval* as follows:**

**10.1.4 Comprehensive Block Plans**

A *comprehensive block plan* is a non-statutory document considered by Council in the context of a *development approval* or approval of a secondary plan or area and site specific policy of this Plan. It further articulates the policies of this Plan and a secondary plan or area and site specific policy of this Plan by outlining specific development principles and guidelines at a level of detail that may not be appropriate at the broader Official Plan and secondary plan level, and creating a link between Plan policies and zoning by-law provisions and standards. A *comprehensive block plan* may also assist in delineating phasing requirements for the secondary plan area or an area and site specific policy.

It is intended that *comprehensive block plans* will be prepared, in support of a *development approval* for sites generally within secondary plan areas, intensification areas or redevelopment areas or sites that are generally larger than one hectare, where appropriate. In some instances where there is a large planning area and/or multiple landowners, the City may initiate the preparation of a *comprehensive block plan* as part of a secondary plan study, precinct plan study or local area study. In other instances, the development proponent may initiate the preparation of a *comprehensive block plan* in response to a secondary plan or area and site specific policy requirement of this Plan as part of an area and site specific Official Plan amendment application.

The *comprehensive block plan* will demonstrate how the pattern of development and built form will implement the requirements and provisions of this Plan. In the context of a secondary plan or the policies of this Plan, including area and site specific policies, *comprehensive block plans* provide a framework for the distribution of development potential and establish guidelines to direct such things as building heights, setbacks, public realm, servicing and parking access, landscape, streetscape and open space treatments and pedestrian connections. Where such a framework has been provided through other planning approvals including, but not limited to, a secondary plan, an area and site specific policy of this Plan or a plan of subdivision, a *comprehensive block plan* may not be applicable. (YR Mod. 103) (Markham Mod. 73)

10.1.4.1 That a comprehensive block plan(s) may be prepared within the context of a secondary plan or policies of this Plan, including area and site specific policies, and in support of a development approval for sites within *intensification areas*, *redevelopment areas* or for sites where one or more of the following apply:

- a) that are generally larger than one hectare;
- b) that contain multiple buildings, parcels and/or landowners involved in the development proposal;
- c) that contain more than one land use designation, applying to the development parcel(s);
- d) that are bounded by major streets or open space features;
- e) where gradations in building height and density are required within the development parcels; and
- f) where density transfers are proposed within the development parcels. (YR Mod. 103)

10.1.4.3 That a comprehensive block plan(s) may be prepared in support of a development approval for certain sites that do not meet the criteria outlined in Section 10.1.4.1, but where the development of the site may impact the future orderly development of adjacent development sites. In these instances the scope of the *comprehensive block plan* as outlined in Section 10.1.4.2 may be focused on addressing compatibility, integration, and the impact on development rights on adjacent lands. (YR Mod. 103)

10.1.4.4 That where a comprehensive block plan is prepared, a development proponent shall address the applicable requirements of a *comprehensive block plan* contained in Section 10.1.4.2 in support of a development approval for a specific development proposal, including:

- a) the relationship of the development proposal to the following:
  - i. future building footprints, surface parking areas, and public and private open space areas;
  - ii. pedestrian and vehicular access driveways, including mid-block connectors and potential surface parking areas;
  - iii. locations for underground parking and access ramps;
  - iv. public and private open space areas; and
  - v. a phasing plan for future block development;



- b) a housing impact statement addressing the composition and distribution of the housing stock in accordance with Section 4.1.2.8 and the *affordable* and *shared housing* targets in Section 4.1.3.6;
- c) a community infrastructure impact statement in accordance with Section 4.2.2.2;
- d) sustainable development practices identified in Section 6.2; and
- e) a transportation impact assessment as considered appropriate.

10.1.4.5 **That** where a *comprehensive block plan* has previously been submitted to Markham's satisfaction, development proponents may be required to update the *comprehensive block plan in support of* any *development approval*. (YR Mod. 103)

189. **Modify Section 10.1.4.2 b) and c) to clarify that a *comprehensive block plan* may be prepared to provide detailed guidance on the protection of the Greenway System and Natural Heritage Network and *cultural heritage resources* as follows:**

10.1.4.2 **That** a *comprehensive block plan(s)* may be prepared to provide detailed guidance regarding the pattern, nature and phasing of development and to address, among other things, the following:

- a) the density targets identified in Sections 2.5 and 2.6;
- b) the protection of the *Greenway System and the Natural Heritage Network in accordance with Section 3.1*;
- c) protection of *cultural heritage resources* in accordance with Section 4.5;

190. **Modify Section 10.1.4 Comprehensive Block Plans to add a new Section 10.1.4.6 to clarify that the need for *comprehensive block plans* in support of *development approvals* in Future Urban Area secondary plan areas will be confirmed through the preparation and approval of the secondary plans as follows:**

10.1.4.6 *That the need for comprehensive block plans in support of development approvals in Future Urban Area secondary plan areas be confirmed in the secondary plans, in accordance with Section 10.1.2.2 I).*

191. **Modify the preamble of Section 8.1, and the development criteria of Sections 8.2.4.5 a), 8.2.5.5 a), 8.3.1.4 a), 8.4.1.7 a), 8.5.2.6 a) and 8.5.3.6 a) to clarify that a *comprehensive block plan* may be prepared in accordance with Section 10.1.4 for a site generally larger than one hectare as follows:**

## **8.1 GENERAL LAND USE**

A *comprehensive block plan* ~~shall~~ may be prepared for a site generally larger than one hectare, or where otherwise considered appropriate, in accordance with Section 10.1.4 of this Plan.

- 8.2.4.5 **In considering** an application for *development approval* on lands designated 'Residential Mid Rise', Council shall ensure that development adheres to the development criteria outlined below, in addition to the criteria in Section 8.2.1.3:
- a) on sites generally larger than one hectare, or where otherwise considered appropriate, a *comprehensive block plan* ~~shall~~ may be prepared in accordance with Section 10.1.4 of this Plan;
- 8.2.5.5 **In considering** an application for *development approval* on lands designated 'Residential High Rise', Council shall ensure that development adheres to the development criteria outlined below, in addition to the criteria contained in Section 8.2.1.3:
- a) on sites generally larger than one hectare, or where otherwise considered appropriate, a *comprehensive block plan* ~~shall~~ may be prepared in accordance with Section 10.1.4 of this Plan;
- 8.3.1.4 **In considering** an application for *development approval* on lands designated 'Mixed Use', Council shall ensure that development has adequate transportation and water and wastewater infrastructure, and community infrastructure such as public schools and parks and open spaces, and has regard for the Urban Design and Sustainable Development policies outlined in Chapter 6 of this Plan and adheres to the following development criteria:
- a) on sites generally larger than one hectare, or where otherwise considered appropriate, a *comprehensive block plan* ~~shall~~ may be prepared in accordance with Section 10.1.4 of this Plan;

- 8.4.1.7 **In considering** an application for *development approval* on lands designated 'Commercial', Council shall ensure that development has regard for the Urban Design and Sustainable Development policies outlined in Chapter 6 of this Plan and adheres to the following development criteria:
- a) on sites generally larger than one hectare, or where otherwise considered appropriate, a *comprehensive block plan* ~~shall~~ may be prepared in accordance with Section 10.1.4 of this Plan;
- 8.5.2.6 **In considering** an application for *development approval* on lands designated 'Business Park Employment', Council shall ensure that development adheres to the development criteria outlined below, in addition to the criteria contained in Section 8.5.1.6:
- a) on sites generally larger than one hectare, or where otherwise considered appropriate, a *comprehensive block plan* ~~shall~~ may be prepared in accordance with Section 10.1.4 of this Plan;
- 8.5.3.6 **In considering** an application for *development approval* on lands designated 'Business Park Office Priority Employment', Council shall ensure that development adheres to the development criteria outlined below, in addition to the criteria contained in Section 8.5.1.6:
- a) on sites generally larger than one hectare, or where otherwise considered appropriate, a *comprehensive block plan* ~~shall~~ may be prepared in accordance with Section 10.1.4 of this Plan;

**192. Modify Section 9.12 to add a new Section 9.12.6 as follows:**

9.12.6 The lands on north side of Highway 7 east and west of Circa Drive, as shown in Figure 9.12.6, shall be excluded from the requirements of a *comprehensive block plan* in accordance with this Plan.



Figure 9.12.6

193. Modify Section 9.12.1 to add a Figure 9.12.6 reference in Figure 9.12.1 as follows:

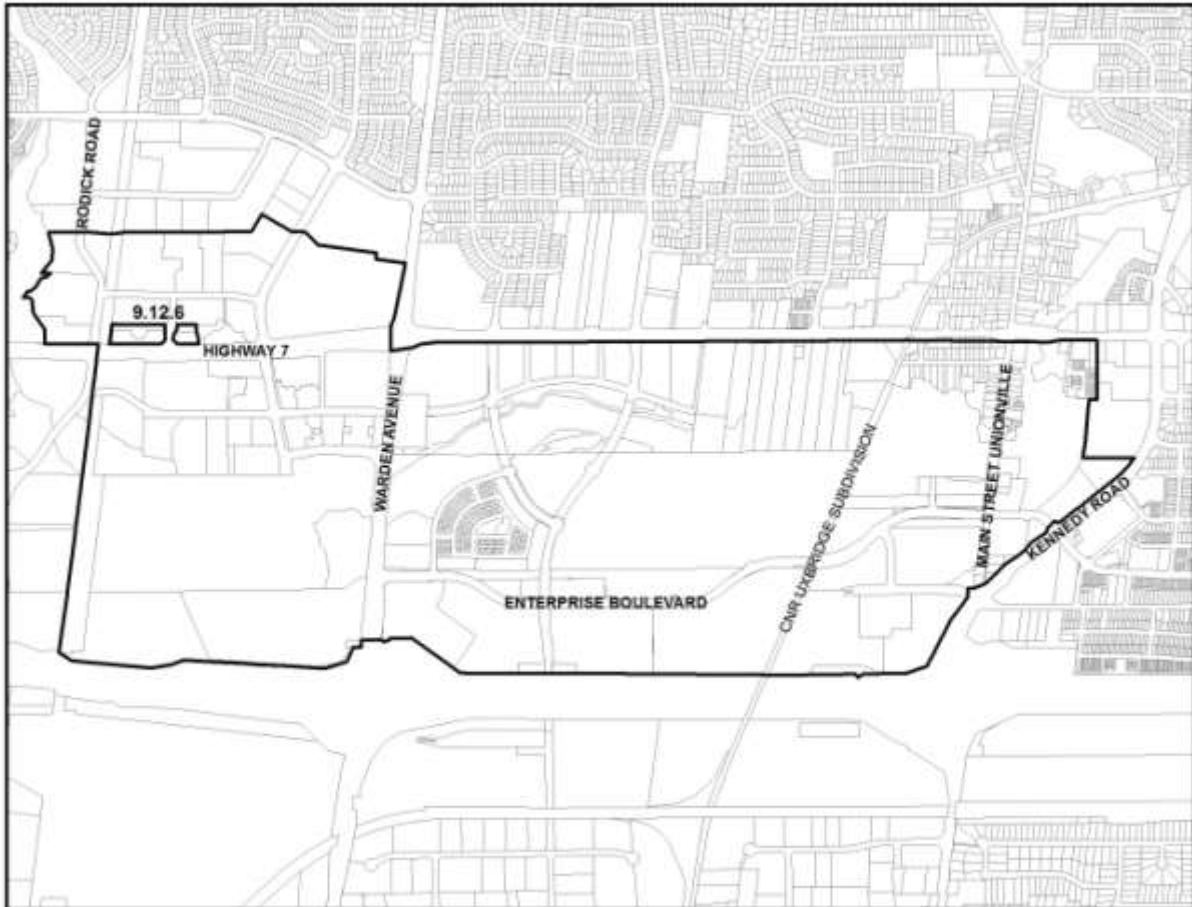


Figure 9.12.1

**194. Modify Sections 10.8.1.5, 10.8.1.7 and 7.1.3.4 c) to clarify that dedication of lands for transportation improvements shall be as applicable and in accordance with the Planning Act as follows:**

10.8.1.5 **That** as a condition of *development approval*, as applicable, the owner may be required to dedicate lands in accordance with the Planning Act for:

- a) mid-block crossings and interchanges for 400 series highways;
- b) new roads including pedestrian and cycling facilities;
- c) widening of existing road allowance to its planned width including pedestrian and cycling facilities; and
- d) public transit right-of-ways and lands for related facilities and enhancements such as transit stations, pick-up/drop-off areas, operations/maintenance, pedestrian/cycling facilities, travel information systems;
- e) grade separation of a street and a rail line as warranted to implement the provisions of Map 10 – Road Network and Section 7.1.3.4 respecting the minor collector roads depicted in Map 11 – Minor Collector Road Network, to the satisfaction and at no cost to Markham or the appropriate authority.

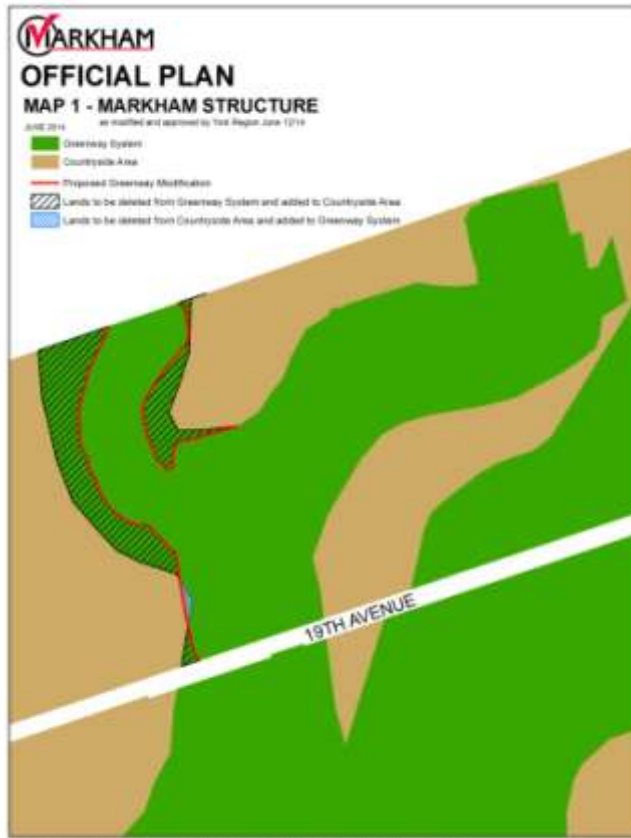
10.8.1.7 **That** additional lands beyond the right-of-way widths may be required for necessary features such as sight triangles, cuts, fills, extra turn lanes, enhanced grade separations where there is an existing at-grade crossing of a road and a railway line, and roundabouts at no public cost to Markham or the appropriate authority, as applicable, in accordance with the Planning Act.

7.1.3.4 **To require** through the *development approvals* process, where appropriate and at no public cost, and in accordance with the Planning Act, the conveyance of additional lands needed to achieve:

- a) the designated right-of-way widths on Map 12 – Street Network of the Regional Official Plan and Map 10 – Road Network and Map 11 – Minor Collector Road Network of this Plan;
- b) the right-of-way widths as required to support the road networks identified in secondary plans or area and site specific policies of this Plan; and
- c) lands beyond the right-of-way widths for necessary features, such as sight triangles, cuts, fills, extra turn lanes, and-grade separations where there is an existing at-grade crossing of a road and a railway line, and roundabouts. (Markham Mod. 152)

195. **Modify the boundary of the Greenway System on Map 1 – Markham Structure, Map 4 – Greenway System, Map 5 – Natural Heritage Features and Landforms, Map 6 – Hydrologic Features and Appendix B – Headwater Drainage Features and Appendix C – Community Facilities, the boundary of the ‘Greenway’ designation on Map 3 – Land Use, and the boundary of the Countryside Agricultural Area and the Countryside Area on Map 9 – Countryside Agriculture Area, as it applies to the lands at 5690 19<sup>th</sup> Avenue as follows:**

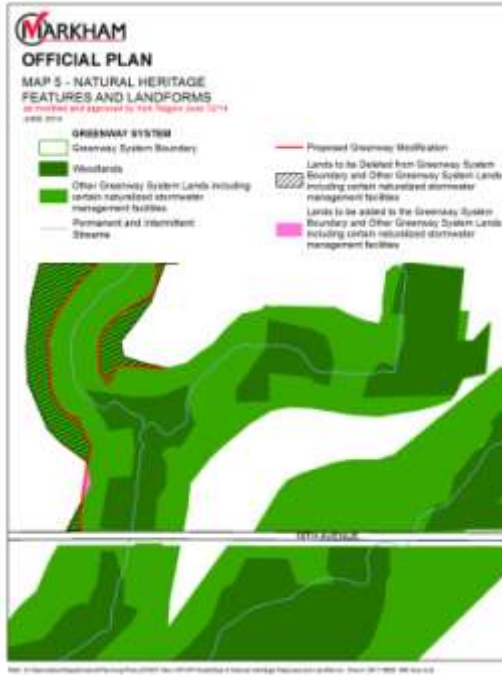
**Map 1 – Markham Structure**



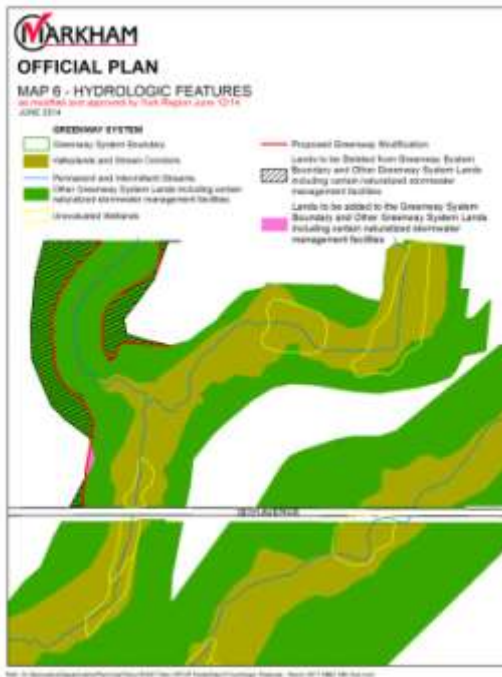




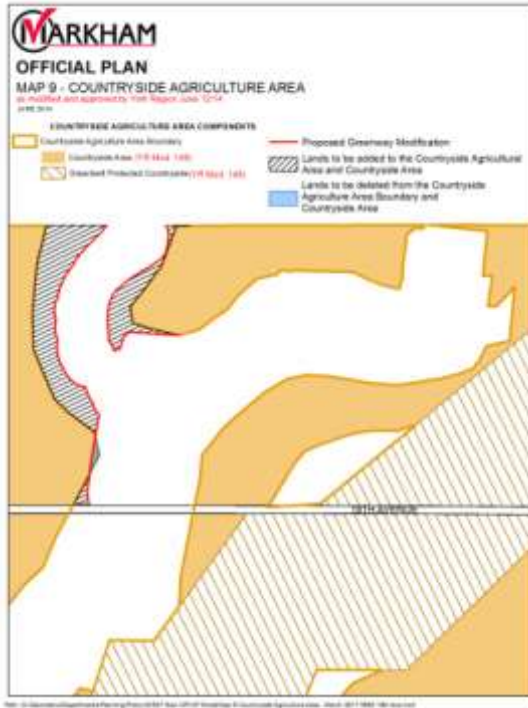
### Map 5 – Natural Heritage Features and Landforms



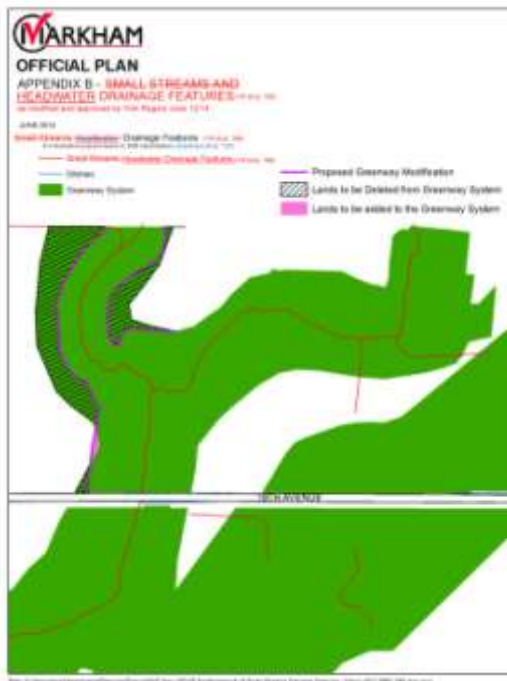
### Map 6 – Hydrologic Features



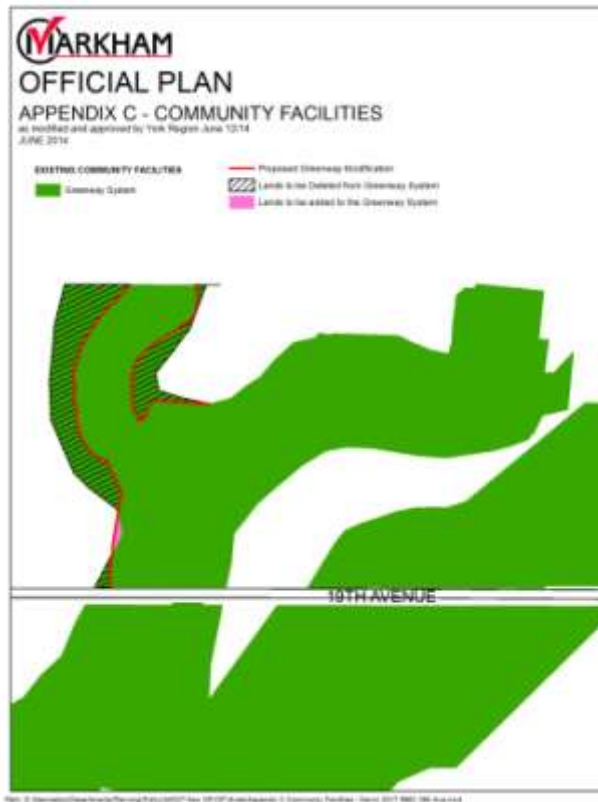
### Map 9 – Countryside Agriculture Area



### Appendix B – Headwater Drainage Features



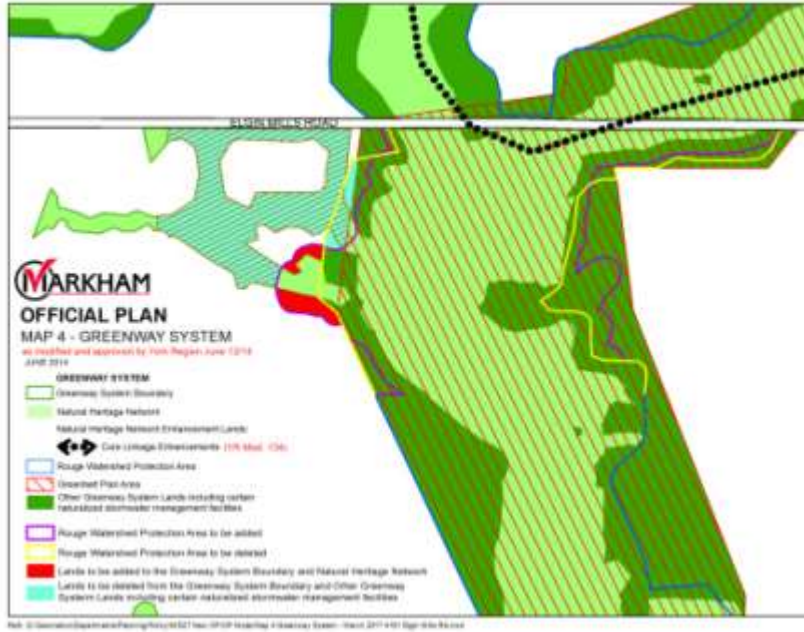
## Appendix C – Community Facilities



196. **Modify the boundary of the Greenway System on Map 1 – Markham Structure, Map 4 – Greenway System, Map 5 – Natural Heritage Features and Landforms, Map 6 – Hydrologic Features and Appendix B – Headwater Drainage Features and Appendix C – Community Facilities; the boundary of the ‘Greenway’ designation on Map 3 – Land Use; the boundary of the Rouge Watershed Protection Area on Map 4 – Greenway System and the boundary of the Woodlands shown on Map 5 – Natural Heritage Features and Landforms as it applies to the lands at 3975 Elgin Mills Road as follows:**



Map 4 – Greenway System

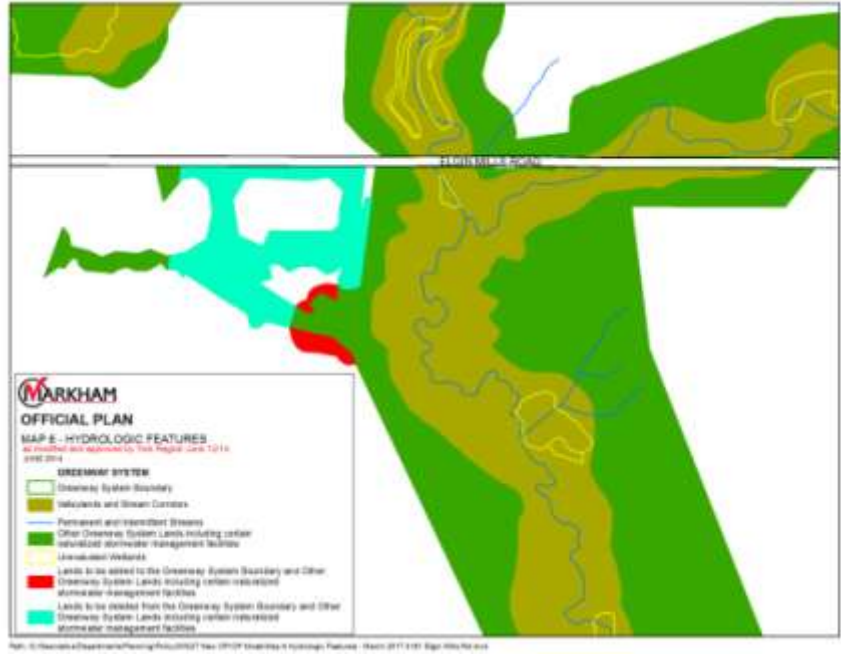


Map 5 – Natural Heritage Features and Landforms

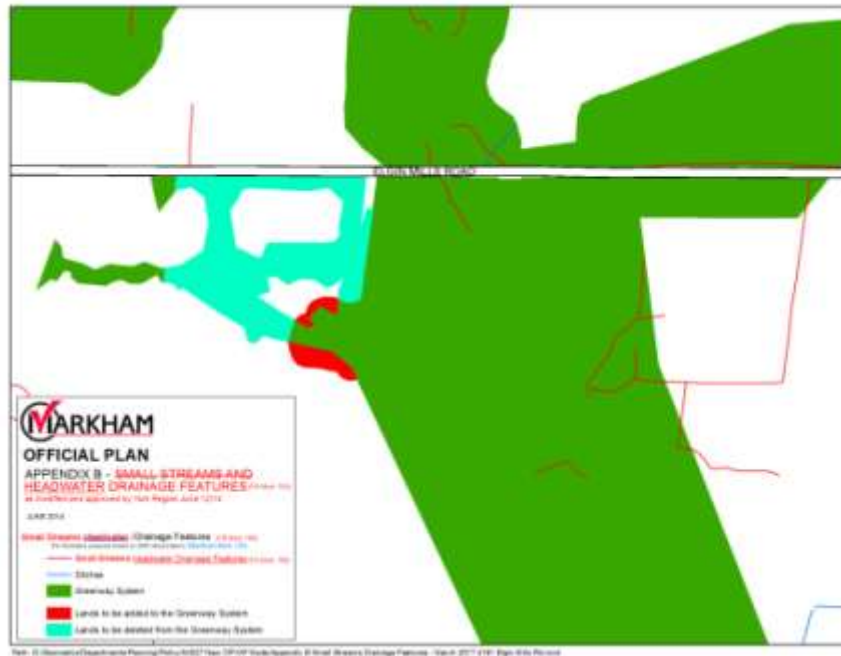




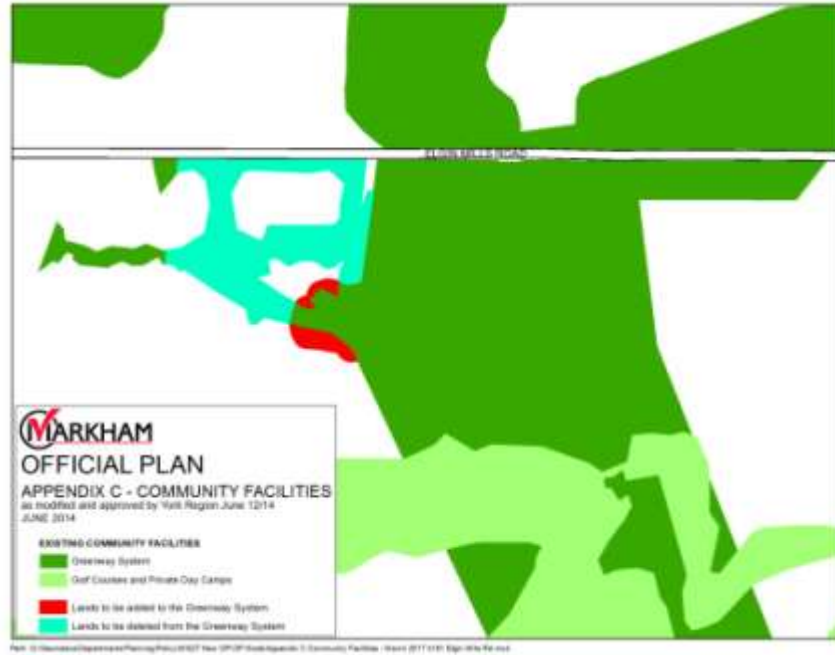
### Map 6 – Hydrologic Features



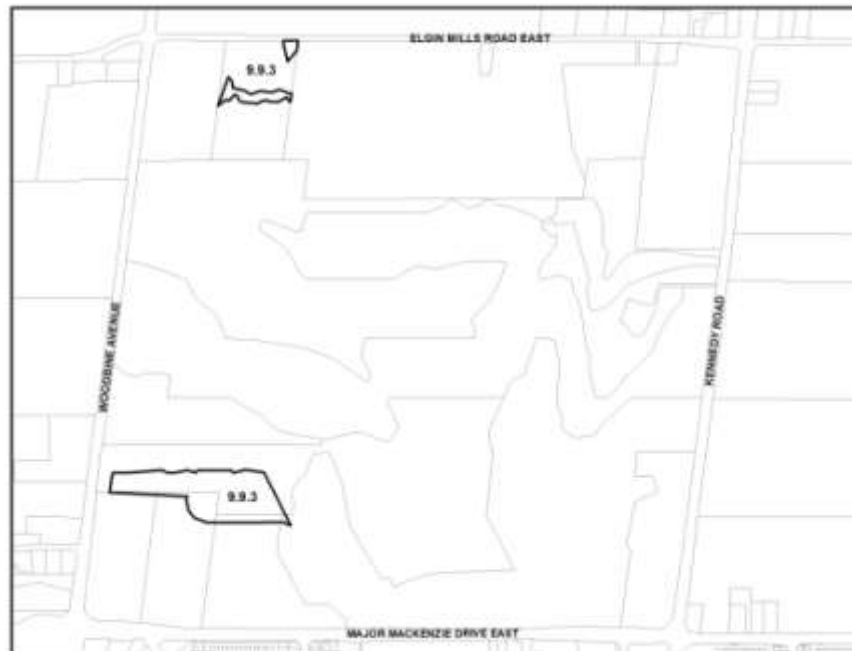
### Appendix B – Headwater Drainage Features



### Appendix C – Community Facilities



197. Modify Section 9.9.3 to revise the boundary of the lands shown in Figure 9.9.3 as follows:



198. Modify Section 9.9.1 to revise the boundary of the lands referencing Figure 9.9.3 as shown in Figure 9.9.1 as follows:

