

Markham Centre Charette Up-date

**Development Services Committee
September 9, 2008**

Background:

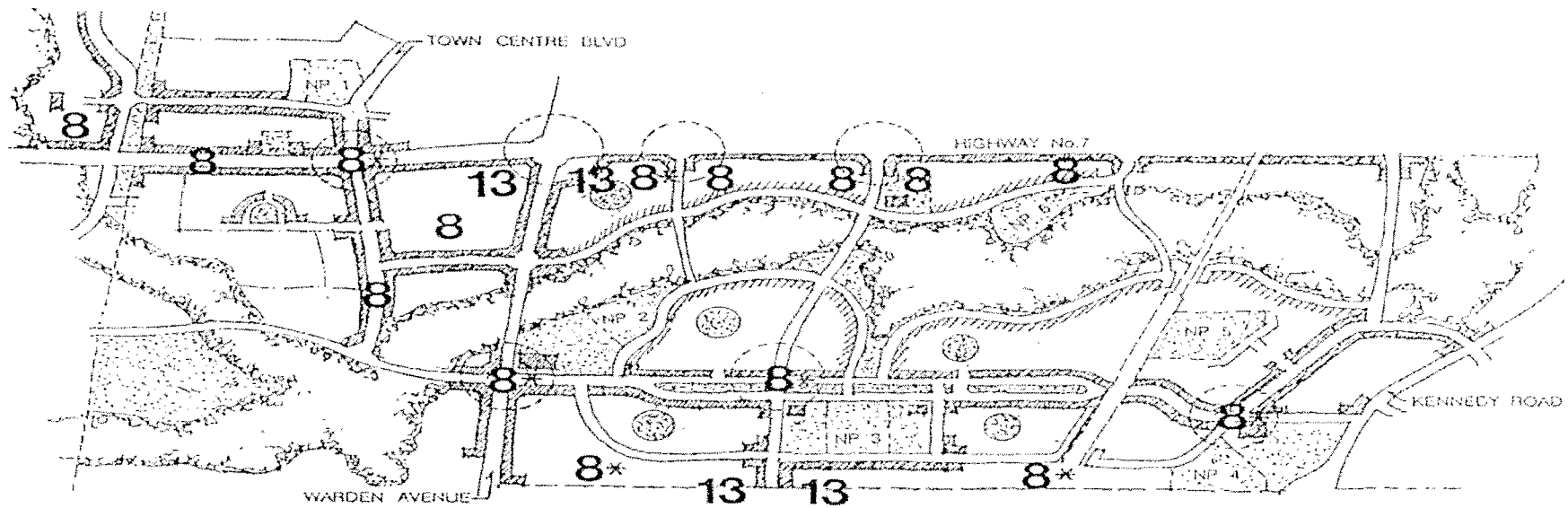
- Markham Centre Secondary Plan (OPA 21) – OMB approved July, 1997.
- Policy framework for an urban, transit-supportive, mixed-use 'Town Centre'.
- Human-scale, pedestrian-oriented buildings, generally 6 to 8 storeys.
- Vision is distinct from other emerging suburban centres which seek to intensify around existing retail nodes.

Markham Centre Secondary Plan Policies:

- Height (generally 6 – 8 storeys)
- “Landmark” locations (up to 13 storeys with residential equivalent)
- Precinct Plans
- Targets (Appendix)
- Land use and other schedules

Height Policies:

- **Community Amenity Area – Major Urban Place designation contemplates mid-rise buildings, generally not intended to exceed 8 storeys.**
- **Quality design and proper height gradation may result in higher buildings at strategic “landmark” locations generally up to 13 storeys**
- **Residential buildings (“landmark” locations) may have an equivalent height to a 13 storey office building module (16 storey residential equivalency).**
- **Strategic or “landmark” locations for taller buildings set out in Community Structure Plan.**



OFFICIAL PLAN OF THE MARKHAM PLANNING AREA AMENDMENT No. 21

	ROUGE VALLEY LANDS		HIGHWAY 7 / URBAN EDGE		RIVERSIDE DRIVE EDGE
	MAJOR INTERSECTION		PARK LANDS AND SCHOOLS		BUILDING HEIGHTS

MARKHAM DEVELOPMENT SERVICES COMMISSION SCHEDULE 'DD'- COMMUNITY STRUCTURE PLAN DRAWN BY: DO CHECKED BY: SCALE: 1:15000 DATE: JUNE 1997

Markham Centre Height & Density Review:

- Endorsed by Council – September, 2007
- Tour of GTA Intensification Areas, November, 2007
- Review of land use schedules underway
- Density projections being reviewed against Region's projections, Town's Growth Strategy and Provincial policy initiatives
- Consultant retained to provide built form guidance
 - design criteria for buildings which exceed 8 storeys to ensure appropriate massing, streetscape relationship and architectural design
- Design Charette – June, 2008 – with instructions to participants to establish:
 - What is the potential to add tall buildings to this plan while remaining true to the original vision?
 - Where and how would you add these tall buildings?

- **Presentation By Urban Strategies**

Potential Markham Centre Secondary Plan Amendments:

- Revisions to the height policies, including landmark locations
- Addition of built form design criteria
- Up-date targets contained in Appendix 'I' – Central Area Statistics
- Up-date land use and other schedules

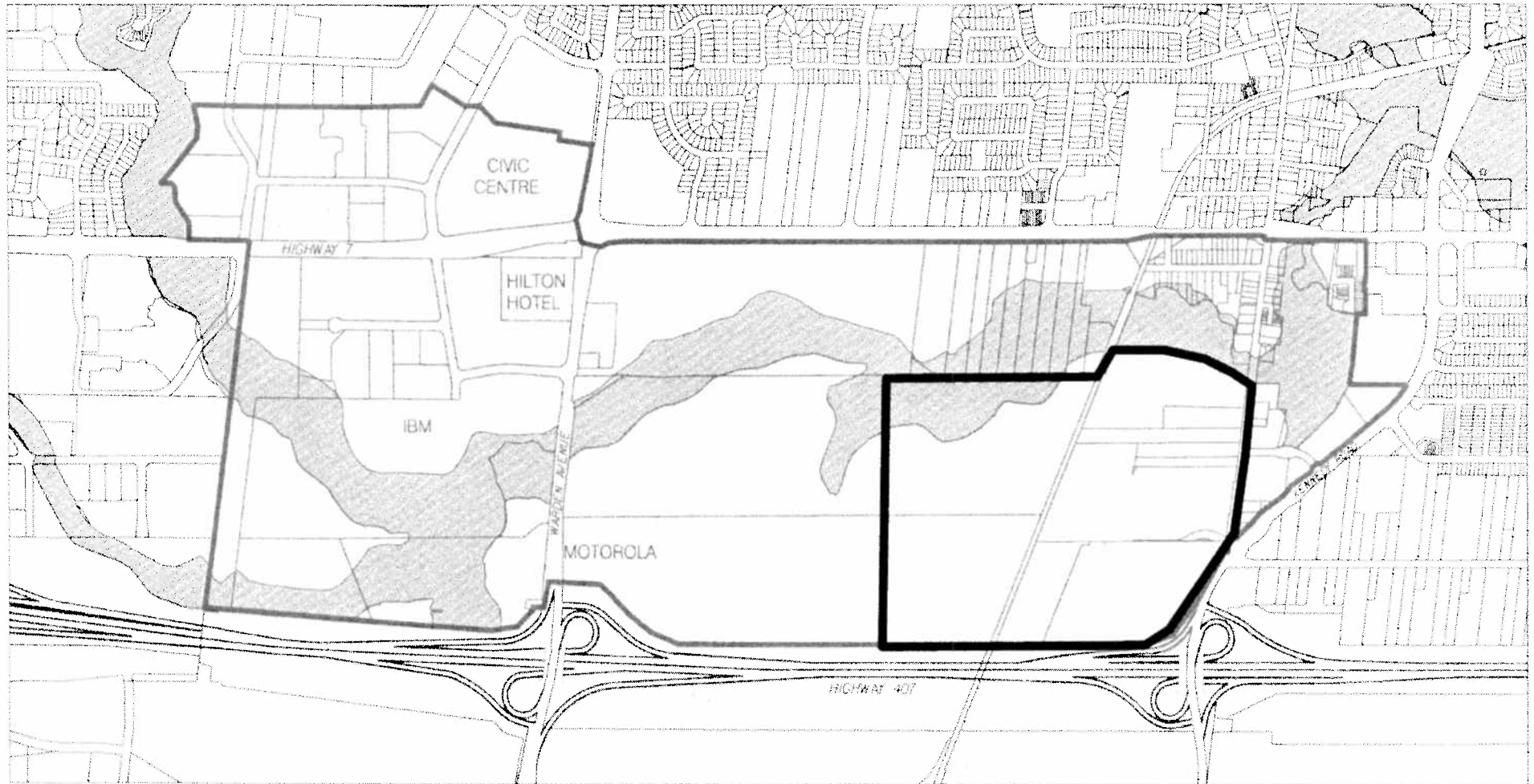
Precinct Plan Reviews

- Design Charette identified need to knit together the east end of the Remington Group's Downtown Markham Precinct with the East Precinct (east of the GO line)
- CSIO facility and Mobility Hub in East Precinct should work together with the retail core of the Downtown Markham plan

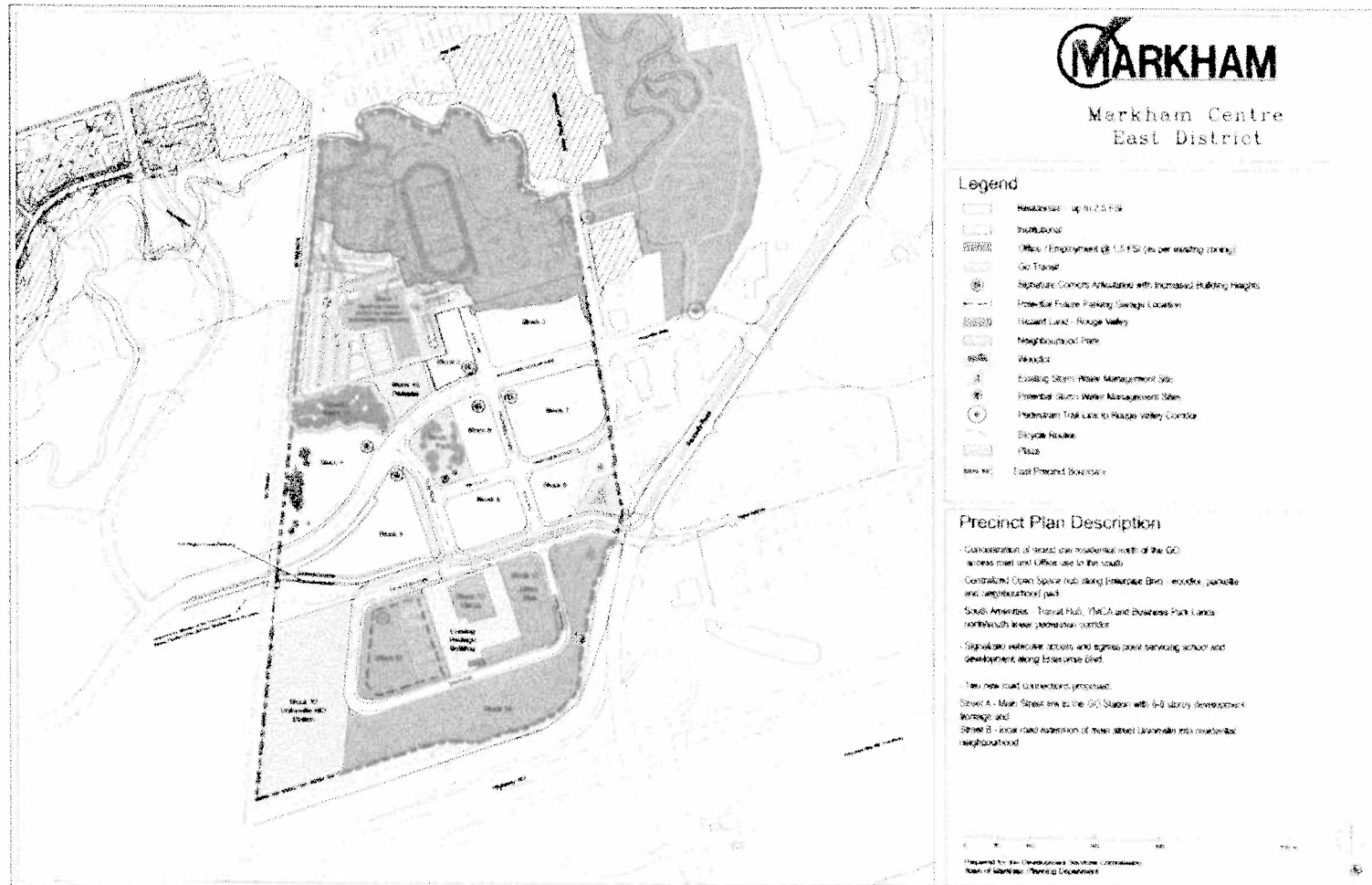
Precinct Plan Reviews

- **Proposed Developer & Transportation Agency Roundtable**
- **Include consideration of CSIO and accommodating Pan Am Games (in consultation with Community Services)**
- **Build on earlier meetings with representatives of GO Transit, VIVA, and MTO**

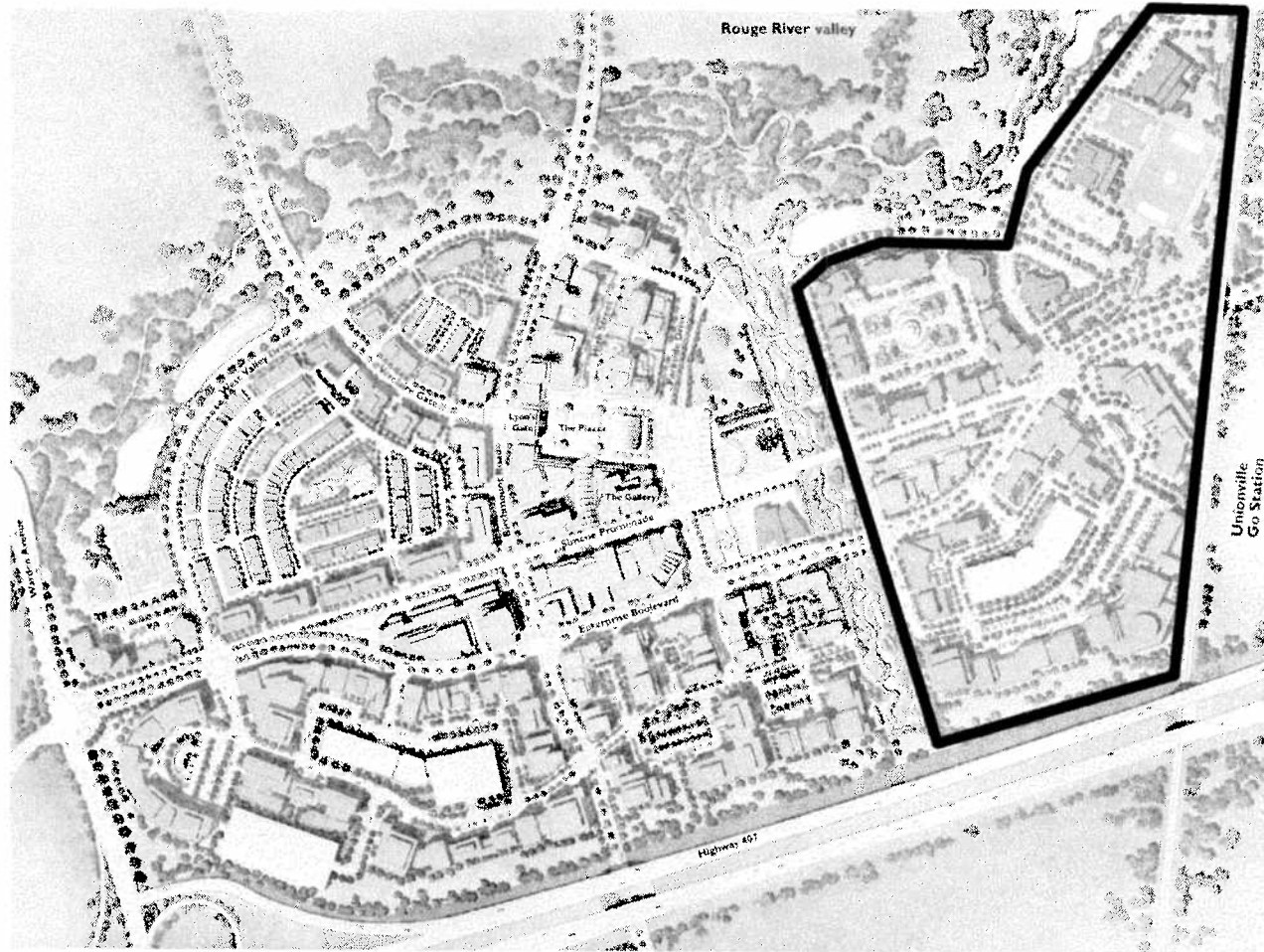
Roundtable Area



Draft East Precinct Plan



The Remington Group - Downtown Markham



Developer & Transportation Agency Roundtable

- **East Precinct and Remington Precinct Plans**
- **Roundtable Scheduled – October 17, 2008**
- **Roundtable to review:**
 - **Access & Linkages**
 - **Height & Built Form**
 - **Transportation & Transit requirements**
 - **CSIO facilities and programming elements**
 - **Mobility Hub implications**
 - **Land Use relationships**

Developer & Transportation Agency Roundtable

- **Roundtable to be run by Urban Strategies**
- **Roundtable Invitees to include:**
 - **Land owner representatives /consultants**
 - **Town representation, including Planning, Engineering, Transportation, Design and Community Services staff**
 - **Agency representation to include GO, VIVA, MTO/407, Metrolinx, York Region, as well as CSIO**
 - **Invited Architects**

Next Steps:

- **East Precinct & Remington Precinct Plan Roundtable
– October 17, 2008**
- **Markham Centre Transportation up-date (to be determined)**
- **Report on draft OPA – Height & Density (Q4 - 2008)**
- **Developer & Transportation Agency Roundtable report (Q4 - 2008)**
- **Urban Design Guidelines (Q4 -2008)**
- **Public Meeting on draft OPA (Q1 – 2009)**
- **Public Realm Masterplan (2009)**
- **Open Space Masterplan (2009)**