

OFFICIAL PLAN
of the
TOWN OF MARKHAM PLANNING AREA
AMENDMENT NO. 181

To amend the Official Plan (Revised 1987), as amended,
and to incorporate Amendment No. 4 to the Woodbine North Secondary Plan (PD 26-1)
for the Woodbine North Planning District (Planning District No.26).


(Woodbine International Centre Corporation)

(June 2009)


OFFICIAL PLAN
of the
MARKHAM PLANNING AREA
AMENDMENT NO. 181

To amend the Official Plan (Revised 1987), as amended and to incorporate Amendment No.4 to the Woodbine North Secondary Plan (PD 26-1) for the Woodbine North Planning District (Planning District No.26).

This Official Plan Amendment was adopted by the Corporation of the Town of Markham, By-law No. 2009-115 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 23rd day of June, 2009.



KIMBERLEY KITTINGHAM
TOWN CLERK



FRANK SCARPITTI
MAYOR



BY-LAW 2009-115

Being a by-law to adopt Amendment No. 181
to the Town of Markham Official Plan (Revised 1987), as amended

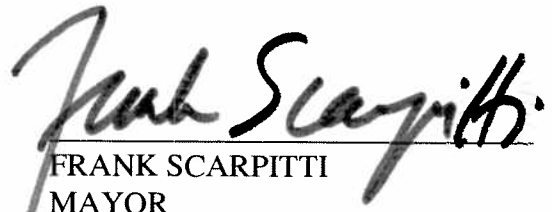
THE COUNCIL OF THE CORPORATION OF THE TOWN OF
MARKHAM, IN ACCORDANCE WITH THE PROVISIONS OF THE
PLANNING ACT, R.S.O., 1990 HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. 181 to the Town of Markham Official Plan
(Revised 1987), as amended, attached hereto, is hereby adopted.
2. THAT this by-law shall come into force and take effect on the date of
the final passing thereof.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
23RD DAY OF JUNE, 2009.



KIMBERLEY KITTERINGHAM
TOWN CLERK



FRANK SCARPITTI
MAYOR

CONTENTS

PART I - INTRODUCTION

1. GENERAL..... 1

2. LOCATION..... 6

3. PURPOSE 6

4. BASIS 7

PART II - THE OFFICIAL PLAN AMENDMENT

1. THE OFFICIAL PLAN AMENDMENT..... 10

2. IMPLEMENTATION AND INTERPRETATION..... 10

3. SCHEDULE “A”

PART III - THE SECONDARY PLAN AMENDMENT

1. THE SECONDARY PLAN AMENDMENT 12

2. IMPLEMENTATION AND INTERPRETATION..... 12

3. SCHEDULE “B”

PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 181)

PART I - INTRODUCTION

1.0 GENERAL

- 1.1** PART I - INTRODUCTION, is included for information purposes and is not an operative part of this Official Plan Amendment.
- 1.2** PART II - THE OFFICIAL PLAN AMENDMENT, including Schedule “A” attached thereto, constitute Official Plan Amendment No. 181 to the Official Plan (Revised 1987), as amended and is required to enact Amendment No. 4 to the Woodbine North Secondary Plan (PD 26-1) for the Woodbine North Planning District (Planning District No.26). Part II is an operative part of this Official Plan Amendment.
- 1.3** PART III - THE SECONDARY PLAN AMENDMENT, including Schedule “B” attached thereto, constitute Amendment No. 4 to the Woodbine North Secondary Plan (PD 26-1) for the Woodbine North Planning District (Planning District No. 26). This Secondary Plan Amendment may be identified by the symbol PD 26-1-4. Part III is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment to the Official Plan and to the Woodbine North Secondary Plan (PD 26-1) applies to Blocks 1 and 2 Plan 65M-3925, located at the north west corner of Woodbine Avenue and Markland Street.

3.0 PURPOSE

The purpose of this Amendment is to redesignate the western portion of the subject lands (Block 2 Plan 65M-3925) from Business Park to Business Corridor in both the Official Plan (Revised 1987), as amended, and the Woodbine North Secondary Plan (PD 26-1), as amended, so that the entire property will be designated Business Corridor Area. The amendment also incorporates text revisions to the Woodbine North Secondary Plan (PD-26-1), as amended, relating to maximum building heights and densities.

These amendments will provide for development of a mixed use centre of approximately 77,875 m² of gross floor area consisting of a 9 storey hotel building fronting onto Markland Street; a mixed use facility fronting onto Woodbine Avenue, containing a conference/trade centre, retail and service commercial uses, offices, restaurants and a spa/fitness centre; and an enclosed retail mall with a total overall density of 1.8 FSI.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The proposed development will contain a fully integrated mix of uses including a hotel, a conference/trade centre, retail and service commercial uses, restaurants, offices and a spa/fitness centre.

As proposed, the uses are consistent with the planned function of the Business Corridor Area designation. This designation is intended for industrial and office uses that require the exposure offered by locations along major road frontages in order to accommodate the business and services needs of surrounding employers and employees, and to accommodate, at appropriate locations, uses that also serve the general public. The Business Corridor Area provides for offices, hotels, trade/convention centres and retail uses, however, retail uses are not intended to serve the general public as their primary function.

More specifically, the Business Corridor Area policies provide for hotels, trade and conference centres, and mixed use retail, office and commercial centres, provided the centre is:

- generally in a multi-storey building,;
- located on a site adjoining an intersection with an arterial or collector road; and,
- the total gross floor area of retail uses does not exceed the total gross floor area of other uses.

The proposed development meets the above criteria.

In addition, the applicant has provided the Town with a retail study, which examines the extent to which the proposed retail uses are compatible with, enhance and impact the planned function of the Business Corridor Area designation. The study indicates that the proposed retail uses will typically range in size from 18.5 to 1858 square metres (200 to 2,000 square feet), with a maximum unit size of 984.5 square metres (3,230 square feet). The study further indicates that the proposed retail will primarily serve visitors to the trade/convention facilities and the hotel complex (40% of customers) and the surrounding business park (33% of customers). The remaining customers (27%) will be from the general public. The cumulative market support for the retail component from the development itself and the surrounding business park will total 73%. Therefore according to this analysis, the proposed retail component will primarily support and serve on-site hotel guests and trade/convention centre visitors, and employees of the surrounding business park.

A further objective of the official plan amendment is to address the increase in density proposed over the subject lands, from a maximum of 1.0 FSI as set out in the Business Corridor Area policies of the Woodbine North Secondary Plan, to 1.8 FSI. Finally, the Official Plan Amendment contains a revision to the height provisions of the Business Corridor policies of the Woodbine North Secondary Plan, which limit the height of buildings other than office buildings and hotels to 3 storeys in height. The proposed mixed use trade/convention centre fronting Woodbine Avenue will

exceed this height limit. The Official Plan Amendment permits the height of this building to be a maximum of 36 metres.

PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 181)

PART II – THE OFFICIAL PLAN AMENDMENT

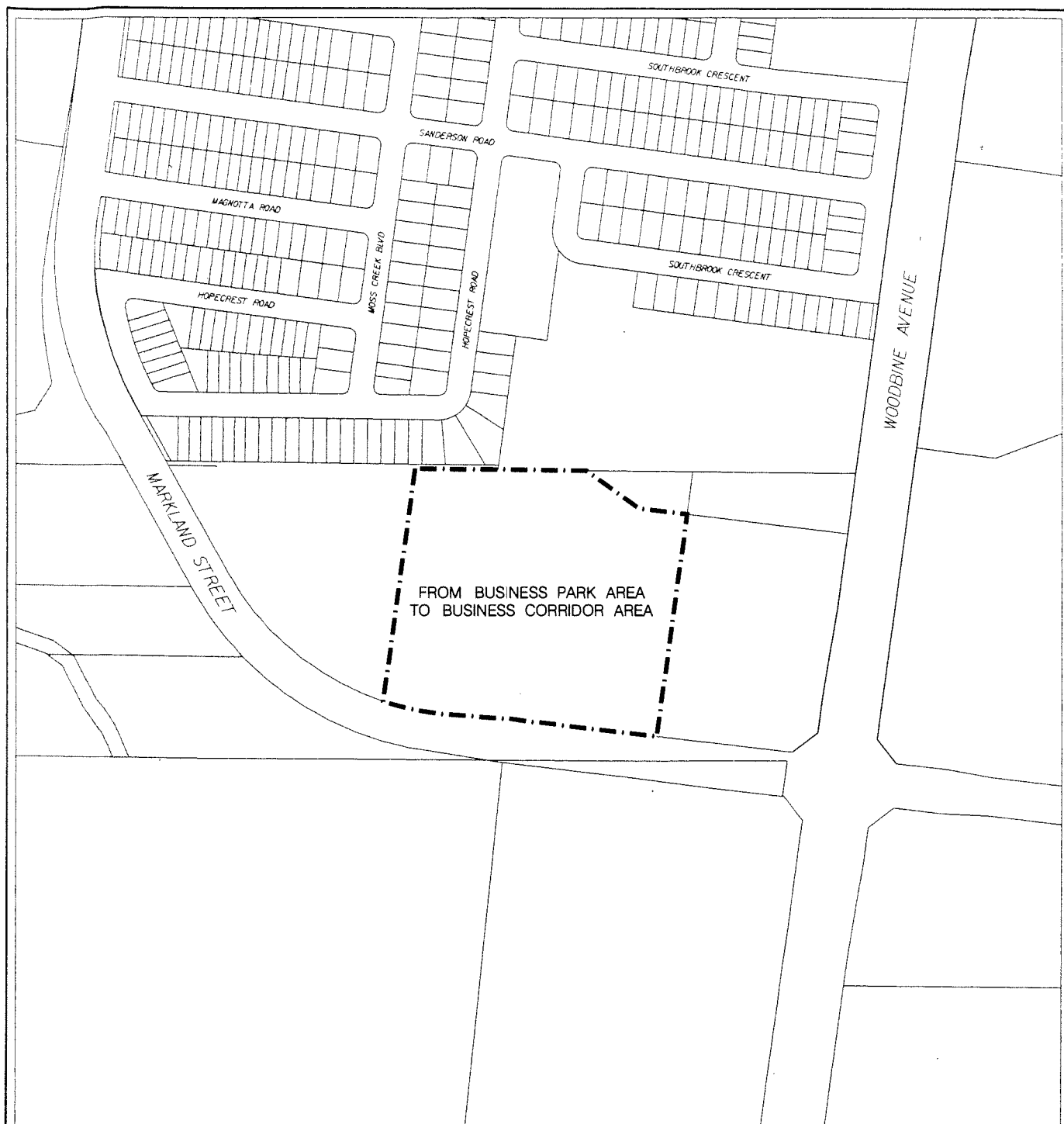
1.0 THE OFFICIAL PLAN AMENDMENT

- 1.1** Section 1.1.2 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number *181* to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes.
- 1.2** Section 1.1.3 (c) of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number *181* to the list of amendments listed in the second sentence of the bullet item dealing with the Woodbine North Secondary Plan PD 26-1 for the Woodbine North Planning District (Planning District No. 26), to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 1.3** Section 9.2.9 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number *181* to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 1.4** Schedule ‘H’ COMMERCIAL/INDUSTRIAL CATEGORIES of the Official Plan (Revised 1987), as amended, is hereby amended by redesignating the subject lands, as shown on Schedule “A” attached hereto, from Business Park Area to Business Corridor Area.
- 1.5** No additional changes to the text or schedules of the Official Plan (Revised 1987), as amended, are being made by this Amendment. This Amendment is also being made to incorporate changes to Schedule ‘AA’ LAND USE PLAN and the text of the Woodbine North Secondary Plan (PD 26-1) for the Woodbine North Planning District (Planning District No. 26). These changes are outlined in Part III which comprises Amendment No. 4 to the Woodbine North Secondary Plan (PD26-1).

2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

This Amendment shall be implemented by an amendment to the Zoning By-law and site plan approval in conformity with the provisions of this Amendment.



AMENDMENT TO SCHEDULE 'H' – COMMERCIAL /INDUSTRIAL CATEGORIES
TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987), AS AMENDED

--- BOUNDARY OF AREA COVERED BY THIS AMENDMENT



DEVELOPMENT SERVICES COMMISSION

SCHEDULE "A" TO OPA No. 181

DRAWN BY:DD
CHECKED BY:RB

SCALE:
DATE:06/15/09

0P07129406.dgn 18/06/2009 9:49:36 AM

PART III - THE SECONDARY PLAN AMENDMENT (PD 26-1-4)
(This is an operative part of Official Plan Amendment No. 181)

PART III - THE SECONDARY PLAN AMENDMENT (PD 26-1-4)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 4 to the Woodbine North Secondary Plan PD 26-1)

The Woodbine North Secondary Plan (PD 26-1) for the Woodbine North Planning District is hereby amended as follows:

1.1 Section 5.3.4 d) is hereby amended by adding the following new subsection immediately after the second bullet point:

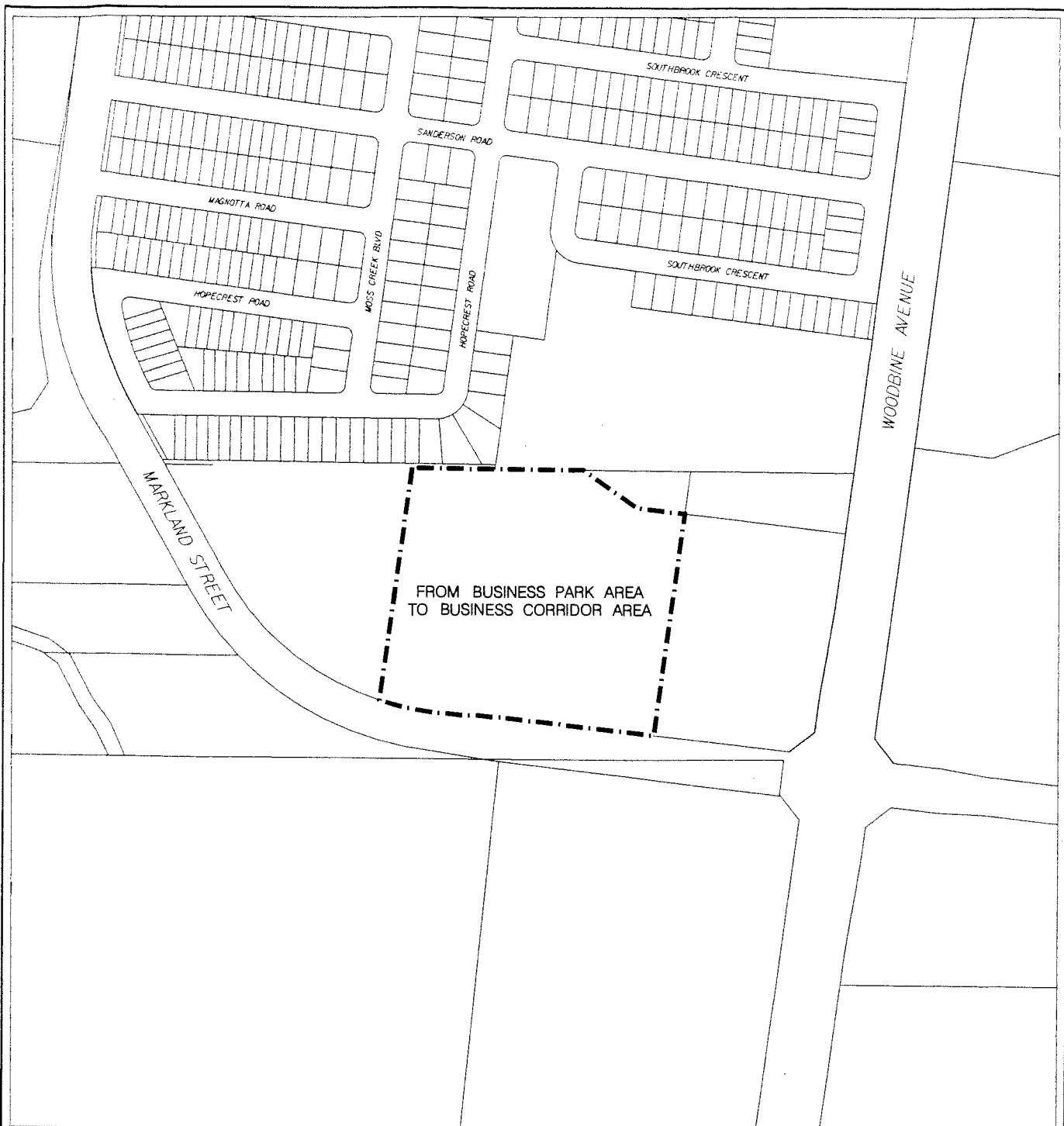
- “Notwithstanding the other provisions of Section 5.3.4 d) to the contrary, the following provisions shall apply to Blocks 1 and 2 Plan 65M-3925 located on the north west corner of Woodbine Avenue and Markland Street:
 - The maximum floor space index of all buildings shall not exceed 1.8 FSI;
 - The mixed use trade/conference centre building fronting Woodbine Avenue and the hotel fronting Markland Street shall not exceed 36 metres in height. The remainder of the development on the site shall not exceed 3 storeys in height. Should there be a conflict between this policy and Section 5.8.5 “Buttonville Airport”, Section 5.8.5 shall prevail.”
 - Conditions for removing holding zone (H) provisions shall be as set out in the implementing Zoning By-law.”

1.2 Schedule ‘AA’ LAND USE PLAN of the Woodbine North Secondary Plan (PD 26-1) for the Woodbine North Planning District, as amended, is hereby amended by redesignating the subject lands, as shown on Schedule “B” attached hereto, from Business Park Area to Business Corridor Area.

2.0 IMPLEMENTATION AND INTERPRETATION

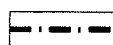
The provisions of the Official Plan, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

This Amendment shall be implemented by an amendment to the Zoning By-law and site plan approval, if applicable in conformity with the provisions of this Amendment.



AMENDMENT TO SCHEDULE 'AA' -LAND USE PLAN

OF THE WOODBINE NORTH SECONDARY PLAN (PD 26-1)
FOR THE WOODBINE NORTH PLANNING DISTRICT (PLANNING DISTRICT No. 26)



BOUNDARY OF AREA COVERED BY THIS AMENDMENT



DEVELOPMENT SERVICES COMMISSION

SCHEDULE "B" TO OPA No. **181** PD 26-1-4

DRAWN BY: DD
CHECKED BY: RB

SCALE:
DATE: 06/15/09

OP07129406.dgn 18/06/2009 9:49:45 AM