

## **PUBLIC MEETING LANGSTAFF GATEWAY**

### **NOTICE OF MEETING**

You are invited to attend a Public Meeting to be held by the Development Services Committee of the Town of Markham to consider a Town initiated Amendment to the Official Plan (Revised 1987), as amended and a new Secondary Plan for the Langstaff area of Thornhill. The approval authority for the proposed Official Plan amendment and the new Secondary Plan is the Region of York.

**DATE:** Tuesday March 2, 2010

**TIME:** 7:00 p.m.

**PLACE:** Council Chambers  
Anthony Roman Centre  
101 Town Centre Boulevard  
Markham, Ontario, L3R 9W3

### **BACKGROUND**

The planning area (shown on the attached map) is bounded by Highway 407 and Langstaff Road, by the Holy Cross Cemetery, by Bayview Avenue, and by Yonge Street. The area is approximately 47 hectares (116 acres). The western portion is bisected by Pomona Mills Creek, a tributary of the East Branch of the Don River. The eastern portion contains a significant woodlot.

The Langstaff area forms the south part of the Richmond Hill/Langstaff Urban Growth Centre, as identified by the Province in its 2006 Growth Plan for the Greater Golden Horseshoe, and has been identified as part of a Regional Centre in the new Region of York Official Plan. The Richmond Hill/Langstaff Urban Growth Centre is comprised of two parts, one located in Markham and the other in Richmond Hill. The two parts are separated by Highways 7 and 407 and a major hydro corridor.

In May of 2008 the Town embarked on a process to create a new Master Plan for the Langstaff area, and in December 2009 the Langstaff Land Use & Built Form Master Plan, prepared by Calthorpe Associates and Ferris + Associates dated October 2009, was endorsed in principle by Markham Council as the basis for amendments to the Town's Official Plan and a new Secondary Plan for the Langstaff area of Thornhill

The Master Plan contemplates a variety of densities and uses connected to a central green spine that links Pomona Mills Creek to the Langstaff Woodlot. The central spine main streets will be active locations supporting a mix of retail, service commercial and civic uses to serve both residents and employees. The fine grain grid network of streets will provide bicycle, pedestrian and transit friendly connections to the GO station, the future Yonge subway and the mobility hub in the Richmond Hill portion of the Urban Growth Centre. A linear concourse is proposed under Highway 407 to connect Langstaff and Richmond Hill, adjacent to the CN rail line, integrating the proposed subway, the proposed 407 Transitway, GO Transit, and the VIVA and YRT bus network.

### **PROPOSAL**

The proposed Official Plan and Secondary Plan amendments are based on the Land Use & Built Form Master Plan, dated October 2009, and associated background studies (transportation and servicing). The proposed Official Plan and Secondary Plan amendments provide for a wide variety of commercial, cultural, employment, institutional, recreational, and residential activities in a compact transit dependant community, with an ultimate population of up to 32,000 residents and approximately 15,000 jobs.

The proposal contemplates and allows for a variety of densities and uses connected to a central green spine that links existing open spaces (Pomona Mills Creek to the Langstaff Woodlot), transit, retail, employment, civic and residential uses. Residential land uses will make up the majority of the site. A number of housing options are proposed, from high density point towers to mid-rise, mix-use buildings to townhomes, to accommodate a diverse mix of household sizes and lifestyles.

These proposed amendments will provide for the land uses, built form, and infrastructure as expressed in the Land Use & Built Form Master Plan, to be constructed in phases over many years.

Each phase will include requirements to provide space for community facilities, employment, retail, services, and infrastructure including roads, transit and water and sanitary services to ensure that the elements to create a complete community are included at every stage of development.

### **PURPOSE AND EFFECT OF THE PROPOSED AMENDMENT**

The proposed Official Plan amendment and new Secondary Plan provide for a compact, complete, integrated, sustainable, vibrant and well designed high density urban centre with a variety of housing options, employment, cultural/community facilities and connections to higher order transit.

### **NOTE REGARDING THE AMENDMENT**

- i) If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Markham before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision of the approval authority (York Region) to the Ontario Municipal Board.
- ii) If a person or public body does not make oral submissions at a public meeting or make written submission to the Town of Markham before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add a person to public body as a party.
- iii) If you wish to be notified of the adoption of the proposed official plan amendment, or of the refusal of a request to amend the official plan, you must make a written request to the Clerk's Department at the address noted above or by email to [judycarroll@markham.ca](mailto:judycarroll@markham.ca)
- iv) If you wish to be notified of the decision of the Town of Markham in respect of the proposed plan of subdivision or of the adoption of the proposed official plan amendment, or of the refusal of a request to amend the official plan, you must make a written request to the Clerk's Department at the address noted above or by email to [judycarroll@markham.ca](mailto:judycarroll@markham.ca)

### **ADDITIONAL INFORMATION**

A copy of the proposed Official Plan Amendment will be available for public viewing on February 11, 2010 at the Development Services Counter of the Town Municipal Offices between the hours of 8:30 a.m. and 4:30 p.m.

Additional information is available from Dave Miller, Senior Project Co-ordinator of the Town's Planning Department, tel. (905) 477-7000, extension 4960 quoting file number SD-03-116189.

Written submissions may be mailed or personally delivered to the Clerk's Department at the address noted above or by e-mail to [judycarroll@markham.ca](mailto:judycarroll@markham.ca) by not later than 4:30 p.m. February 26, 2010.

Personal information collected in response to this planning notice will be used to assist Town staff and Council to process this application and will be made public.

DATED February 10, 2010

Jim Baird, MCIP, RPP  
Commissioner of Development Services

John Webster  
Chair  
Development Services Committee