

COMPREHENSIVE BLOCK PLAN

TERMS OF REFERENCE FEBRUARY 2023

Comprehensive Block Plan.

LEGEND

- Pedestrian Connectivity 
- Residential Neighbourhood 
- Residential Neighbourhood - Cornell Centre 
- Avenue Seven Corridor - Mixed Residential 
- Open Space 
- School Site 
- Business Park Area - Avenue Seven Corridor 
- Business Park 
- Institutional 
- Neighbourhood Commercial Centre 
- Bur Oak Avenue Retail Main Street 
- Community Amenity Area - Cornell Centre 
- Neighbourhood Park / Community Park 
- Place of Worship 
- Future YRT Station 
- Catholic Elementary School / Catholic Secondary School 
- Public School Secondary

scale 1:5000



INTRODUCTION

PURPOSE

A comprehensive block plan (CBP) is a non-statutory document considered by Council that provides a physical built form and layout framework in the context of a development application. A comprehensive block plan demonstrates the distribution of development potential and includes densities, building heights, public realm, access, landscape, streetscape and open space treatments, and pedestrian and vehicular connections.

WHEN IS THIS REQUIRED?

A comprehensive block plan may be prepared by the respective landowner(s) in support of a development application for sites within secondary plan areas, intensification areas, redevelopment areas, or for sites where one or more of the following apply:

- a) generally larger than one hectare;
- b) contain multiple buildings, parcels and/or landowners involved in the development proposal;
- c) contain more than one land use designation and/or land use(s);
- d) bound by major streets, open space, or natural heritage features;
- e) where gradations in building height and density are required within the development parcels;
- f) where density transfers are proposed within the development parcels; and
- g) where the development potential on adjacent properties may be impacted by or could be integrated into the subject site.

WHO PREPARES THIS?

Typically the affected landowner(s) within the subject area will prepare a CBP by a qualified professional such as a planner, urban designer, licensed landscape architect (OALA), or licensed architect (OAA). However, the City may initiate and prepare the CBP if there are significant non-participating landowners, or in site-specific situations where deemed appropriate and preferable to having the landowners prepare the CBP.

WHY DO WE NEED THIS ?

A CBP is typically identified where Staff and/or landowners have determined that a certain redevelopment or intensification area requires a more comprehensive land use planning approach while also providing more detailed site-specific policies or guidance on how development is to proceed within the subject area. A CBP may also be required when additional amenities such as schools, parks, or other community amenities are required for a specific area. The need for density targets and height distribution may also trigger a CBP, especially in intensification areas.

STRUCTURE AND FORMAT

WHAT SHOULD BE INCLUDED?

Submission Requirements

A CBP may be prepared, in cooperation by landowner(s), to provide detailed guidance regarding the pattern, nature and phasing of orderly development and to address the following, but not limited, matters:

- a) density targets;
- b) Greenway System and the Natural Heritage Network protection;
- c) cultural heritage resources protection;
- d) the proposed layout of streets, lanes and development blocks;
- e) the proposed system of movement on streets including pedestrian, cycling and transit routes and transit;
- f) the location of required parks and open space and public schools and other community infrastructure;
- g) the appropriate mix of land uses;
- h) the distribution of height and density, having regard for the following:
 - the transition between areas of different intensities and uses
 - relationships between building, streets and open spaces
 - shadow and wind impacts;
- i) the location of publicly accessible walkways and vehicular access driveways, including mid-block connectors and potential surface parking areas;
- j) the identification of existing landmarks or locations for new landmarks and any special requirements for building orientation architectural features and public art;
- k) other specific urban design issues that will be addressed in implementing plan(s) of subdivision, zoning standards and site plan approvals, based on any urban design objectives and guidelines that have been prepared for the area;
- l) requirements for transportation impact assessments, and community infrastructure;
- m) phasing of orderly development over time including all relevant information required to evaluate the phasing plan, which may include the provision of transportation and servicing infrastructure and a fiscal impact assessment;
- n) housing impact statement addressing the composition and distribution of the housing stock and affordable housing targets; and
- o) adherence to sustainable development practices including promoting a healthy tree canopy.

Where a comprehensive block plan has previously been submitted to Markham's satisfaction, development proponents may be required to update the comprehensive block plan(s) in support of any development approval.

WHAT ELSE SHOULD WE KNOW?

- A CBP may require technical studies/analysis where appropriate including Transportation Assessment, Servicing, EIS, Housing Impact Statement (especially given the need for the provision of affordable housing), Sustainable Measures, Urban Design Guidelines and other technical studies deemed appropriate and necessary.
- A CBP should be considered by DSC and approved by Council so it has some status (non-statutory).
- Phasing plans are sometimes required as part of CBP.
- A CBP can include site-specific land use policies which are more detailed than a Secondary Plan.

NOTES

With the Province considering lessening the role of urban design/landscaping input in site plans, Urban Design Objectives and Guidelines in CBPs are becoming more important.