

# **2013 City of Markham Official Plan, Part 1**

Presentation  
to  
Regional Council

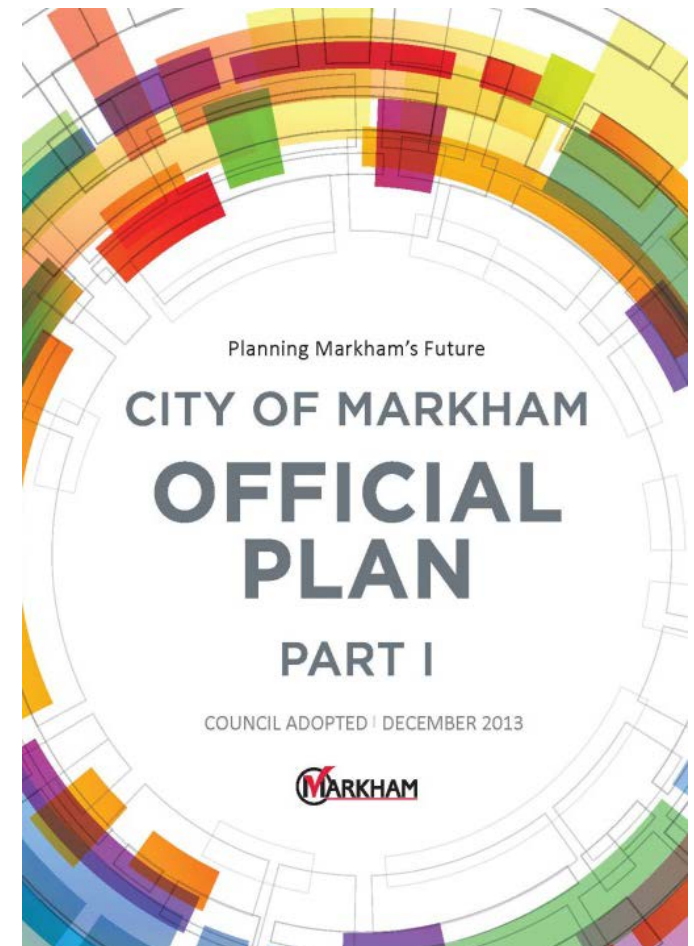
Karen Whitney  
June 12, 2014

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# 2013 Markham Official Plan, Part 1

## Overview

- Background
- Process
- Proposed modifications to ensure conformity
- Recommendation



# The OP is a key component of Markham's strategic direction

- Delivers strategic priority of managing growth
- Based on four themes for sustainable growth:
  - Protecting the environment and agricultural lands
  - Building complete communities
  - Increasing mobility options
  - Maintaining a vibrant and competitive economy

Projected population of 421, 600 and 240,400 jobs by 2031  
(100,000 more people and 75,000 more jobs)

# Markham adopted Part 1 and requires Regional approval

- Part 1, adopted on December 10, 2013, contains policies for guiding land use and development to 2031
- Part 2 comprising of 13 Secondary Plans will be sent to York Region for approval when available
- York Region staff circulated the Plan for comments and consulted with Markham staff and stakeholders
- April 8, 2014, Markham Council provided additional modifications
- 172 modifications

Modification Source	Number
Markham Council/Staff	84 (49%)
Region Staff	43 (25%)
Province/Agencies	25 (15%)
Land Owners	20 (11%)

# Timing of Decision is important

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- **Prior to June 19, 2014**

If Regional Council gives notice of decision on the Official Plan within 180 day after the day the Plan is received by the Region, the OMB appeal period is limited to 20 days after the notice of decision is issued

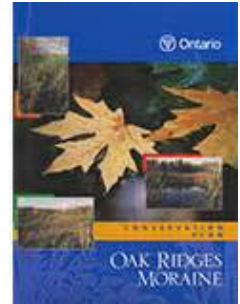
- **June 19, 2014 onward**

If Regional Council fails to give notice of a decision within 180 days, the OMB appeal period is unlimited

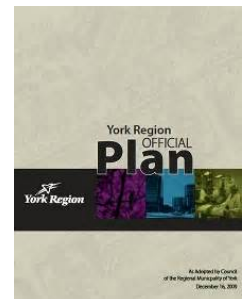
**Council decision needed today to meet notice deadlines**

# Local OP's must conform to Provincial and Regional plans and policies

- Five-year official Plan review is in accordance with the *Planning Act*
- OP must conform to Provincial Plans
- OP must conform to YROP-2010, which is substantially approved by the OMB
- Regional process – circulation, review, meetings looked at both conformity and issue resolution



Possibility grows here.

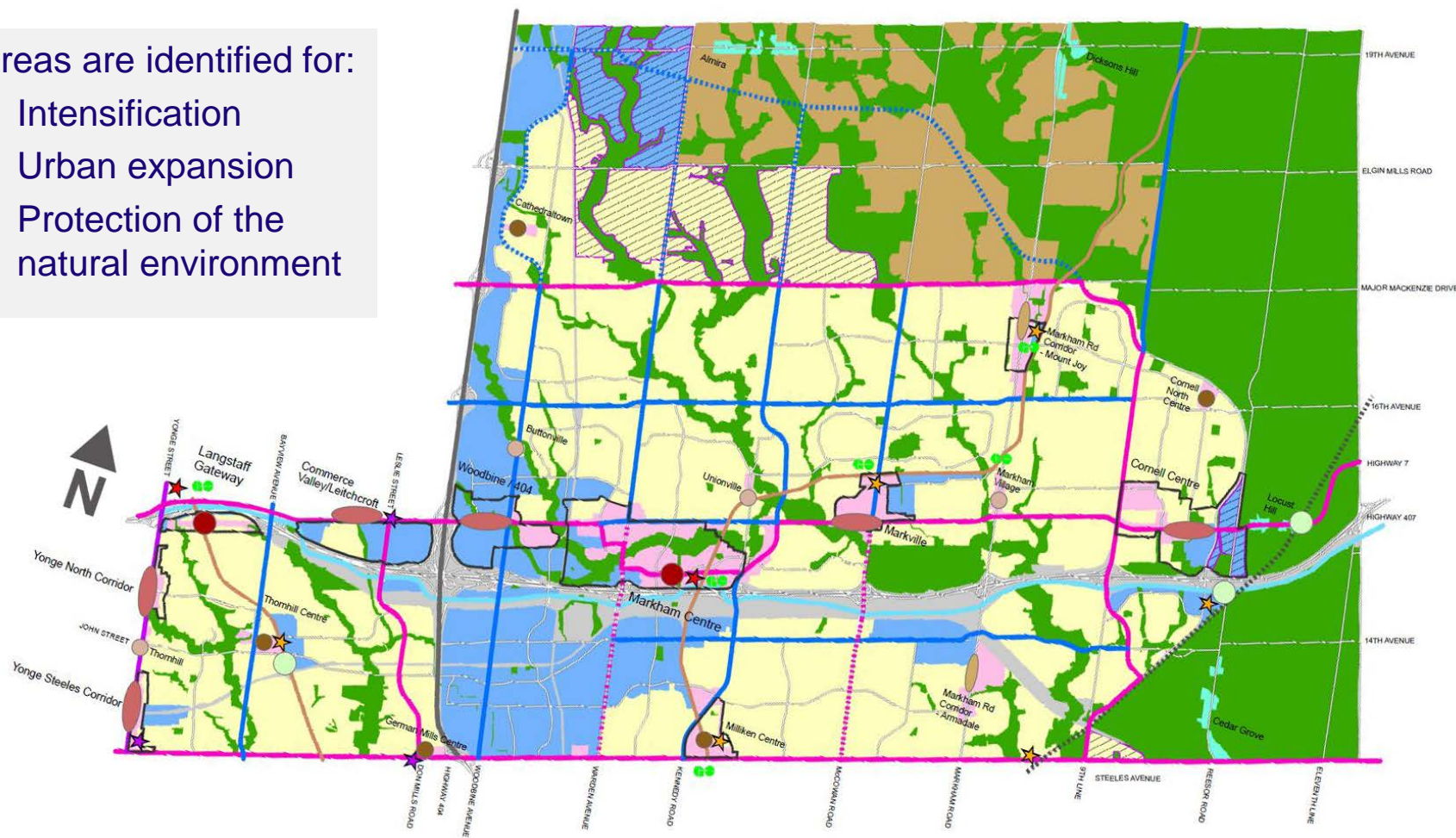


Modifications ensure Markham Official Plan conforms

# Planned urban structure is consistent with YROP-2010

Areas are identified for:

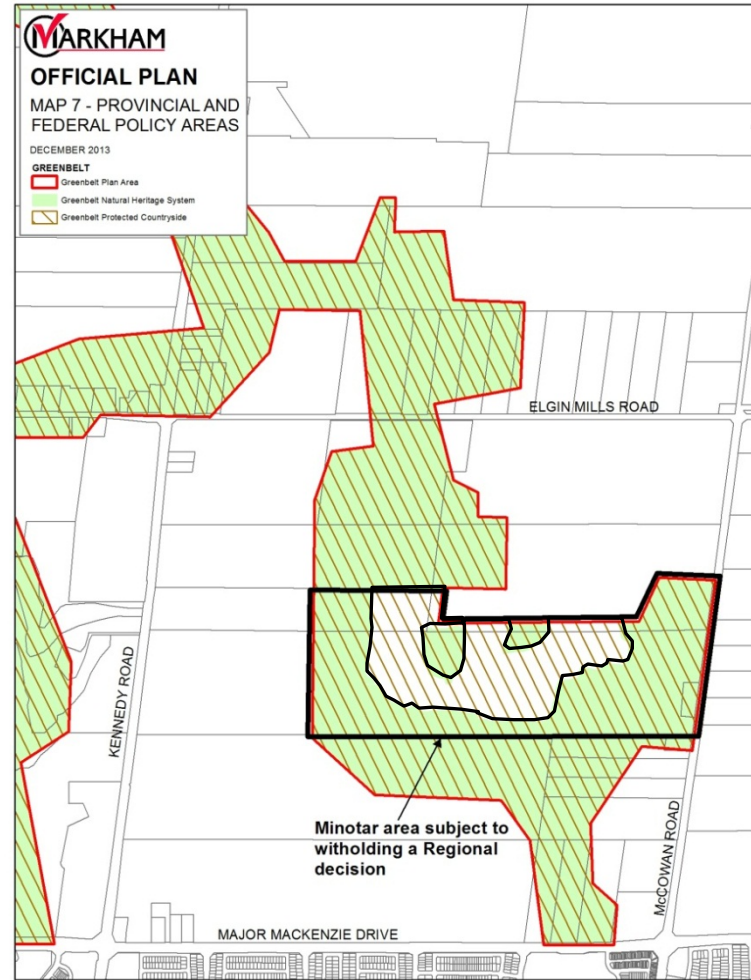
- Intensification
- Urban expansion
- Protection of the natural environment



# Regional modifications to ensure conformity

Minotar lands: Recommend withholding a Regional decision on refining the Natural Heritage System boundary pending the outcome of the 10-year review of Greenbelt Plan in 2015

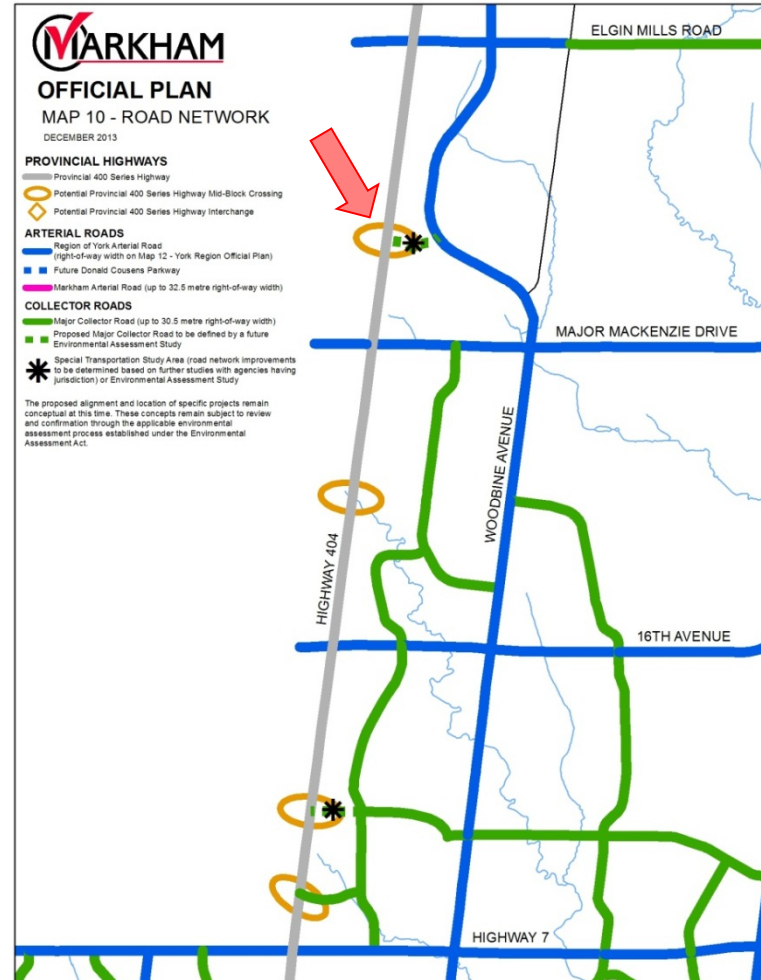
Science based technical exercise examining broader system will be undertaken through Greenbelt Plan review





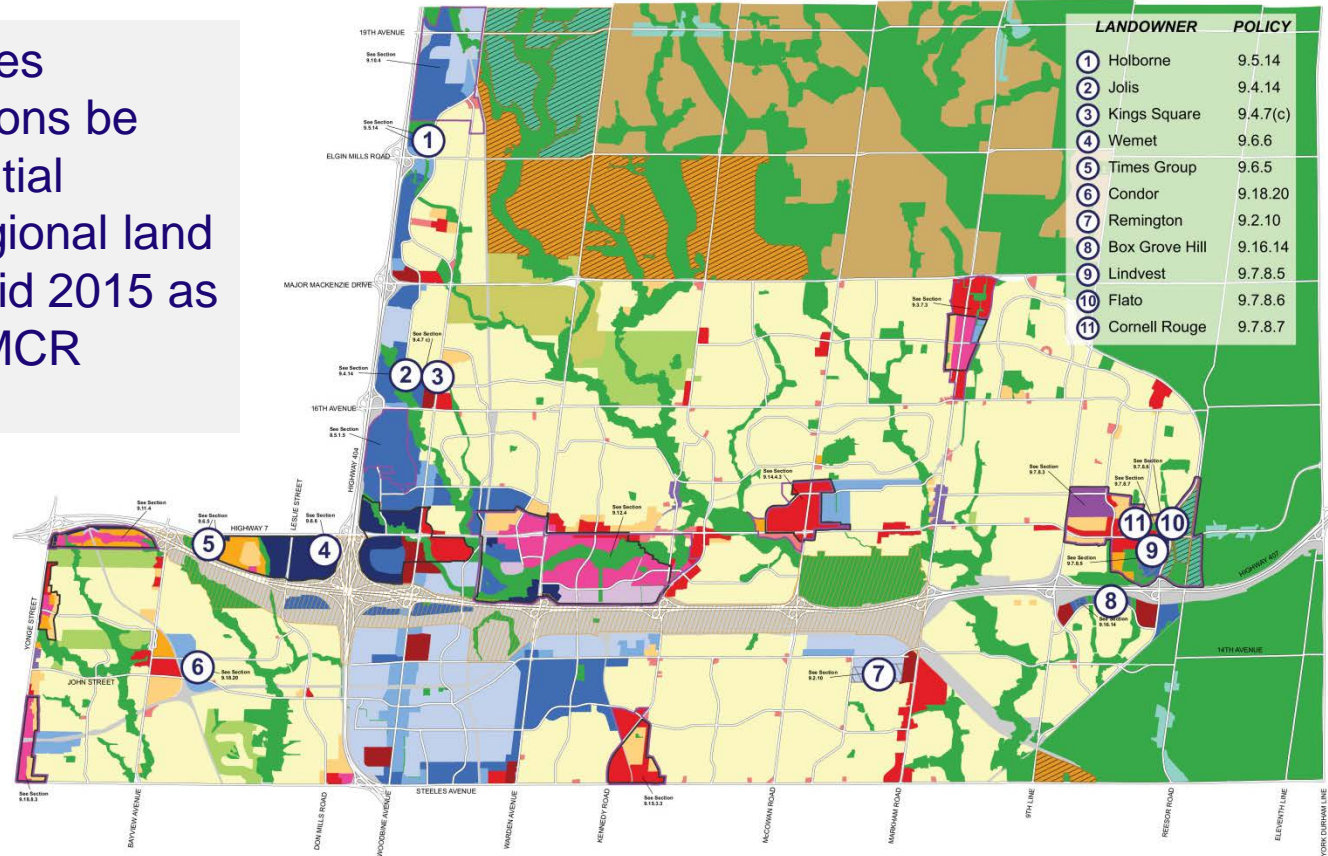
# Regional modifications to ensure conformity

Add potential Highway 404 mid-block crossing between Major Mackenzie Drive and Elgin Mills Road to Map 10

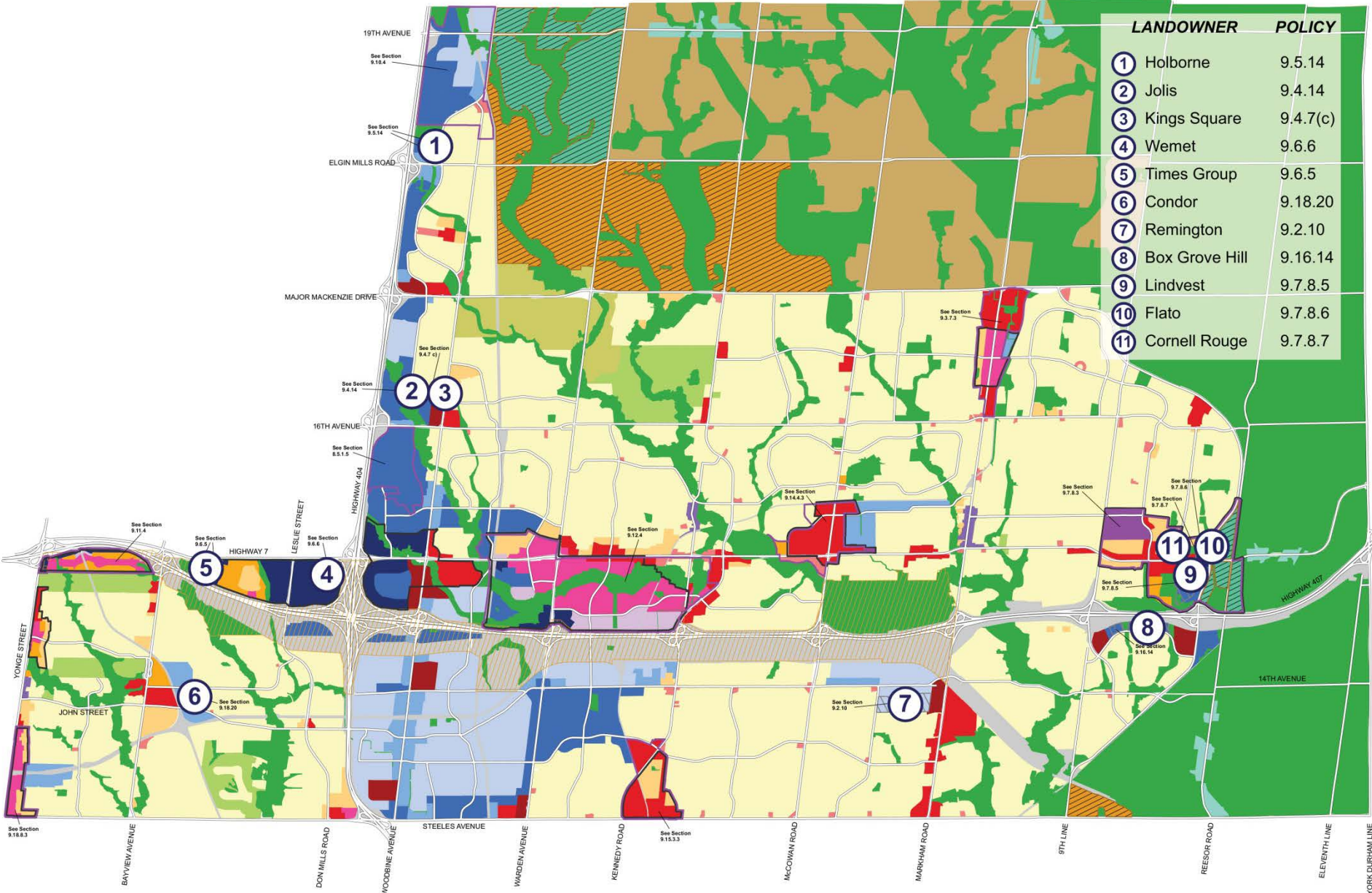


# Regional modifications to ensure conformity

Regional staff proposes employment conversions be deferred until substantial completion of the Regional land budget exercise by mid 2015 as part of the Regional MCR

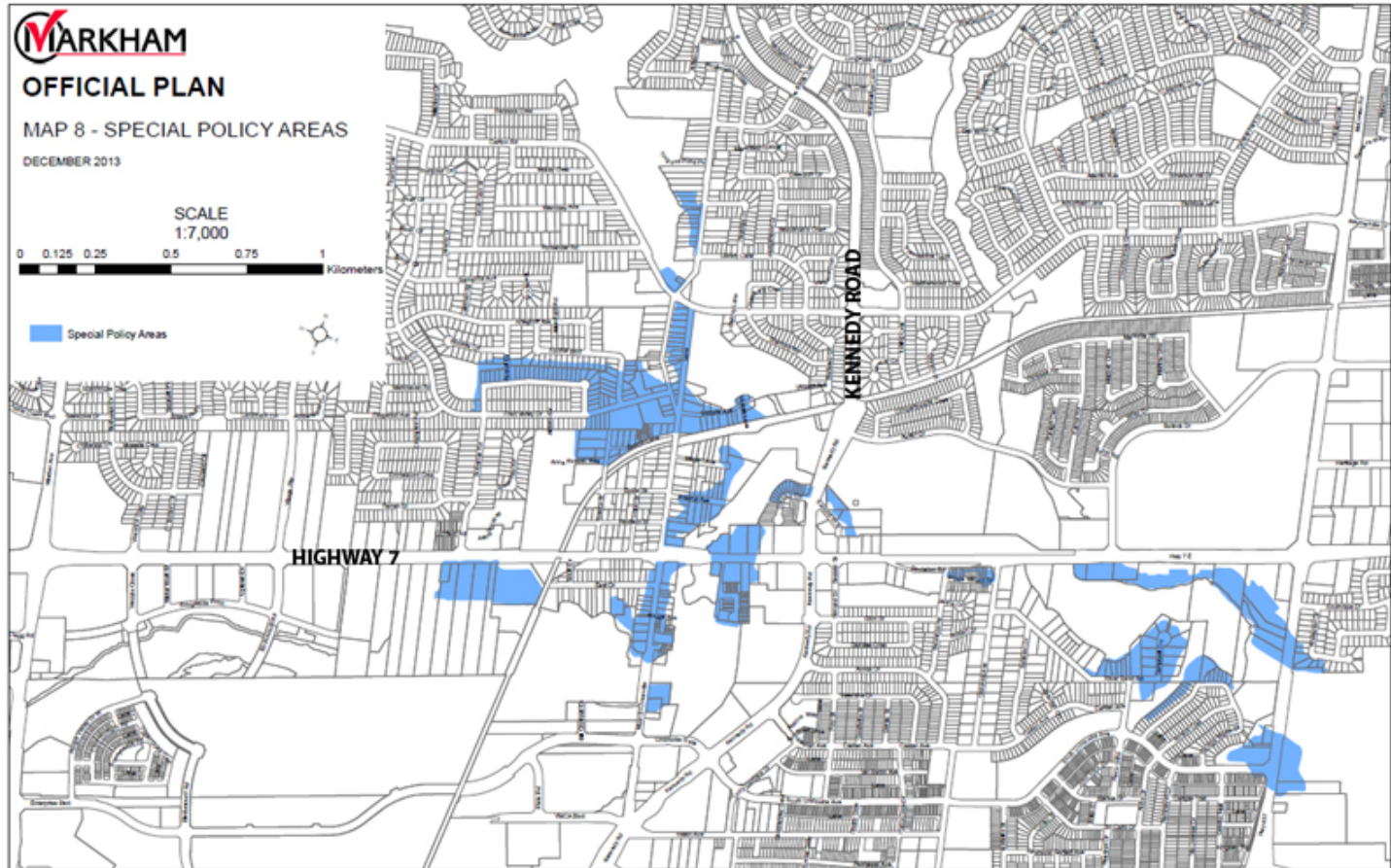


Comprehensive consideration is required by Places to Grow legislation and to ensure consistency with Regional and local land budgets



	<b>LANDOWNER</b>	<b>POLICY</b>
①	Holborne	9.5.14
②	Jolis	9.4.14
③	Kings Square	9.4.7(c)
④	Wemet	9.6.6
⑤	Times Group	9.6.5
⑥	Condor	9.18.20
⑦	Remington	9.2.10
⑧	Box Grove Hill	9.16.14
⑨	Linvest	9.7.8.5
⑩	Flato	9.7.8.6
⑪	Cornell Rouge	9.7.8.7

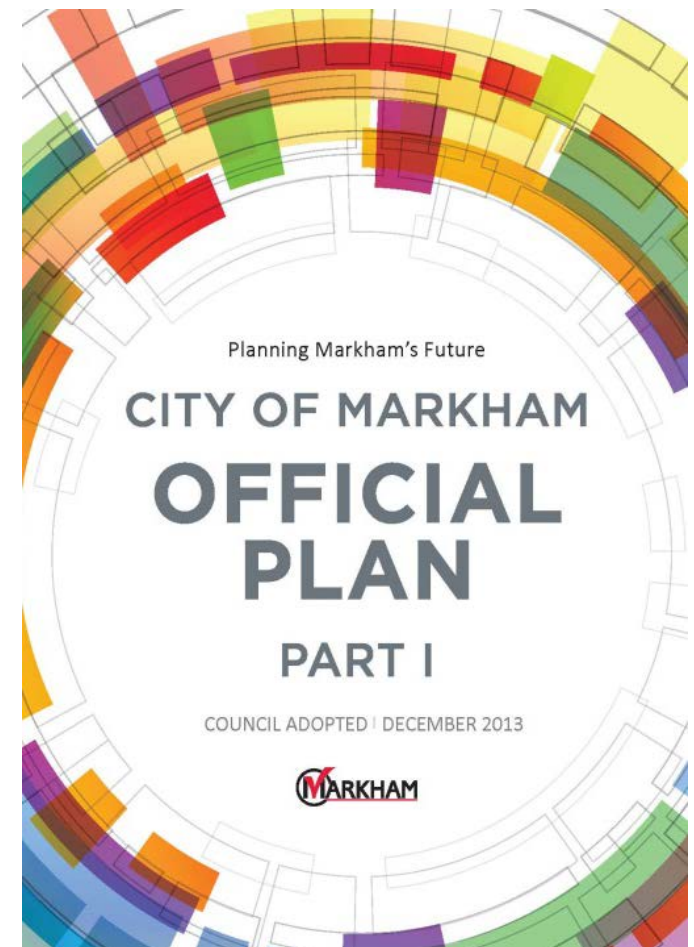
# Proposed modifications ensure conformity



**Withhold Special Policy Area policies until approved by Province**

# Summary

- Decision needed today to meet 180 days
- Markham OP conforms to Regional OP and Provincial Plans with modifications set out in Attachment 1 and the June 12, 2014 memorandum:
  - Employment land conversions process to ensure comprehensive consideration
  - Include 404 mid-block crossing
  - Defer/Withhold Decision on Minotar lands – consider during Greenbelt Review
  - Defer/Withhold Decision on Special Policy Areas – await Provincial approval



# Recommendations

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1. Council approve the 2013 City of Markham Official Plan, Part 1, subject to the modifications described in *Attachment 1* to this report.
2. The Region withhold its decision to remove the Greenbelt Natural Heritage System on the Minotar lands, located north of Major Mackenzie Drive and west of McCowan Road, on Map 7 in the 2013 City of Markham Official Plan, Part 1, shown on *Attachment 4* to this report, pending the outcome of the 10-year Provincial review of the Greenbelt Plan.
3. The Region withhold its decision of the proposed Special Policy Area policies contained in Section 3.4.1 and specific land use designations on Map 3 that apply to the Unionville Special Policy Area identified on Map 8 in the 2013 City of Markham Official Plan, Part 1, until they are approved by the Province.

# Recommendations (cont'd)

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4. The Director of Community Planning be authorized to issue notice of Council's decision to modify and approve the 2013 City of Markham Official Plan, Part 1.
  
5. Regional staff be authorized to appear before the Ontario Municipal Board in support of the Region's position, if required, and the Commissioner of Transportation and Community Planning, or designate, be authorized to execute Minutes of Settlement, if appropriate.