



Special Development Services Committee Agenda

Meeting Number 4

February 19, 2019, 2:00 PM - 3:00 PM

Council Chamber

Alternate formats for this document are available upon request.
Development Services meetings are live video and audio streamed on the City's website.

Pages

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY INTEREST

3. PRESENTATION - DEVELOPMENT AND POLICY ISSUES

3.1 PROPOSED AMENDMENT 1 TO THE GROWTH PLAN FOR THE
GREATER GOLDEN HORSESHOE 2017 (10.0)

2

M. Wouters, ext. 2909

Staff will provide a presentation on this matter.

4. ADJOURNMENT



Proposed Amendment 1

to the Growth Plan for the Greater Golden Horseshoe 2017

Development Services Committee

February 19, 2019

Presentation Outline

1. Recent Provincial Consultation Initiatives on Planning Matters
2. Planning Act, Provincial Policy Statement and Provincial Plans
3. Growth Plan for the Greater Golden Horseshoe
4. 10-year Review of Provincial Plans (2015-2017)
5. Proposed Amendment 1 to Growth Plan 2019
6. Next Steps

1. Recent Provincial Consultation Initiatives

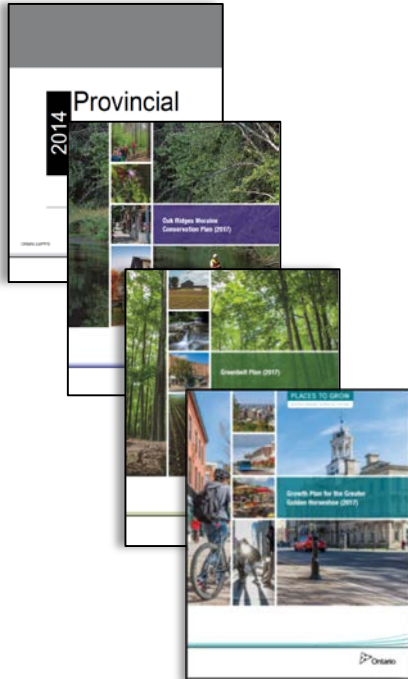
November 2018 – Housing Supply Action Plan Consultation Document

December 2018 – Bill 66, specifically Schedule 10 Planning Act special zoning tool for employment (withdrawn)

January 2019 – Proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe 2017

Consultation also anticipated on Planning Act, Provincial Policy Statement (PPS), Local Planning Appeals Tribunal (LPAT)

2. Planning Act, Provincial Policy Statement and Provincial Plans



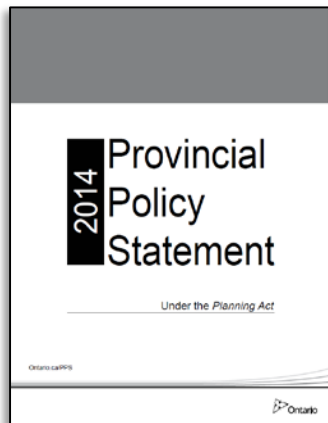
Provincial legislation, policy statements and plans that affect planning in Markham:

- **Planning Act**
- **Provincial Policy Statement (PPS)**
- **Oak Ridges Moraine Conservation Plan**
- **Greenbelt Plan**
- **Growth Plan for the Greater Golden Horseshoe**

Collectively, the documents provide a comprehensive growth management framework for the entire Greater Golden Horseshoe region of southern Ontario, including Markham

Planning Act

- Provincial legislation that sets out the ground rules for land use planning in Ontario
- Provides guidance for preparation of official plans, zoning by-laws, subdivision of land, minor variances, etc
- Provides for issuance of provincial policy statements for areas of provincial interest



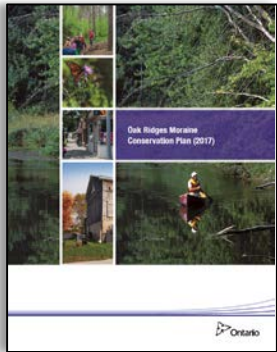
Provincial Policy Statement 2014

- provides policy direction on matters of provincial interest related to planning and development
- applies province-wide
- may be complemented by provincial plans

Specifically, provides broad policy direction on:

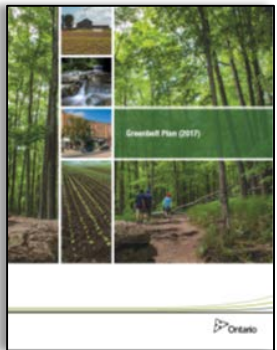
- building strong healthy communities (land use patterns, housing, employment, parks & open space, infrastructure, etc)
- wise use and management of resources (natural and cultural)
- protecting public health and safety (natural and human hazards)

Greenbelt Plan and Oak Ridges Moraine Conservation Plan



Oak Ridges Moraine Conservation Plan (ORMCP)

- Provides land use and resource management planning direction for the protection of the Moraine's ecological and hydrologic functions
- 600 ha in Markham (< 3% of total land area) along northern City limits

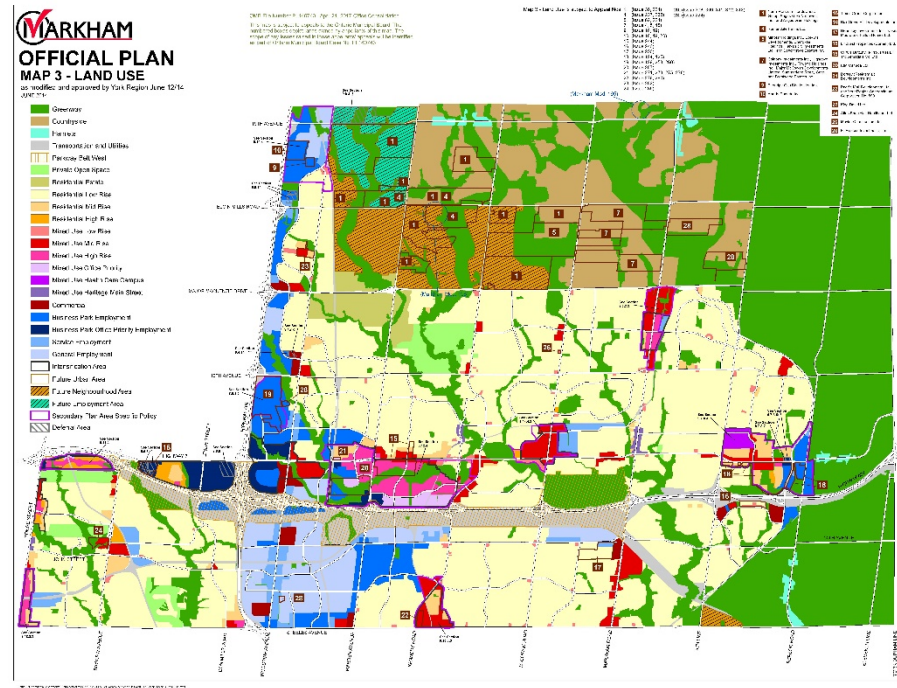
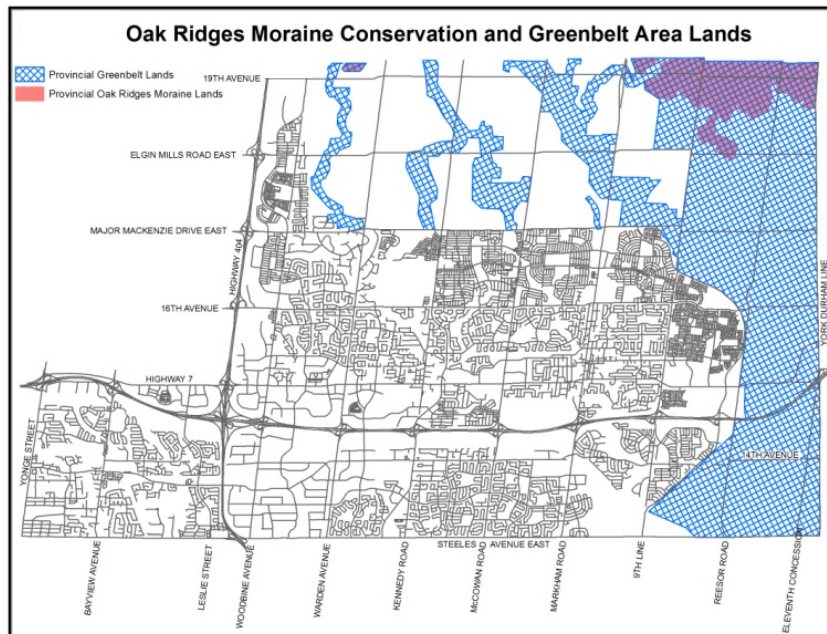


Greenbelt Plan

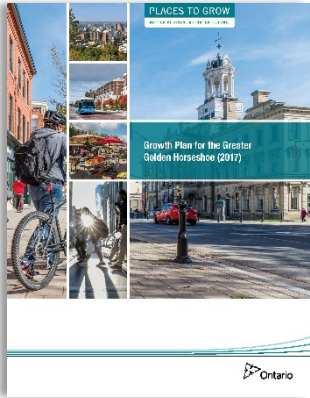
- Provides permanent protection for agricultural lands and natural heritage and ecological features and functions; urban development is prohibited
- 2,590 ha in Markham (24% of total land area)



Greenbelt and Oak Ridges Moraine Lands in Markham



Growth Plan for the Greater Golden Horseshoe



- Provides a provincial framework for how growth will be accommodated in the Greater Golden Horseshoe
 - Applies to lands identified for growth (i.e., outside the Greenbelt Plan Area and ORM)
 - Municipalities are required to grow in ways that use land and resources more efficiently (i.e., limit sprawl); use existing infrastructure to the fullest; and create complete communities
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- Provides population and employment forecasts for a 25 year horizon
 - Emphasizes intensification supported by transit to accommodate growth
 - Identifies intensification and density targets

Municipalities Subject to Growth Plan for the Greater Golden Horseshoe



Relationship between Provincial Plans and Markham's Official Plan

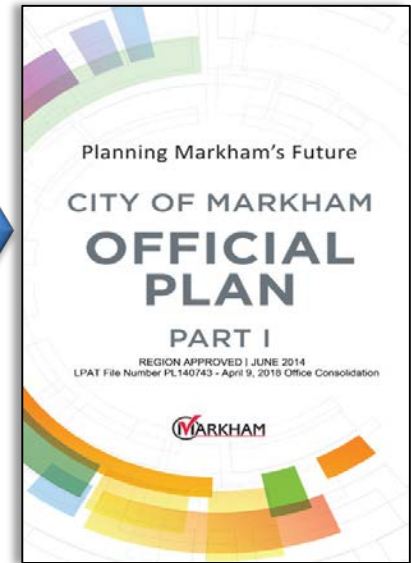
PPS, Provincial Plans



York Region Official Plan



Markham Official Plan



3. Growth Plan for the Greater Golden Horseshoe

CONCEPTS/DEFINED TERMS:

- Intensification Target
- Designated Greenfield Area Density Target
- Municipal Comprehensive Review
- Employment Land Conversion



CONCEPTS/DEFINED TERMS (cont'd):

Intensification Target

- A minimum percentage of all residential development occurring annually within the built boundary of an upper-tier municipality

Built Boundary

- The limits of the developed urban area as defined by the Minister (at the time the Growth Plan 2006 was approved)

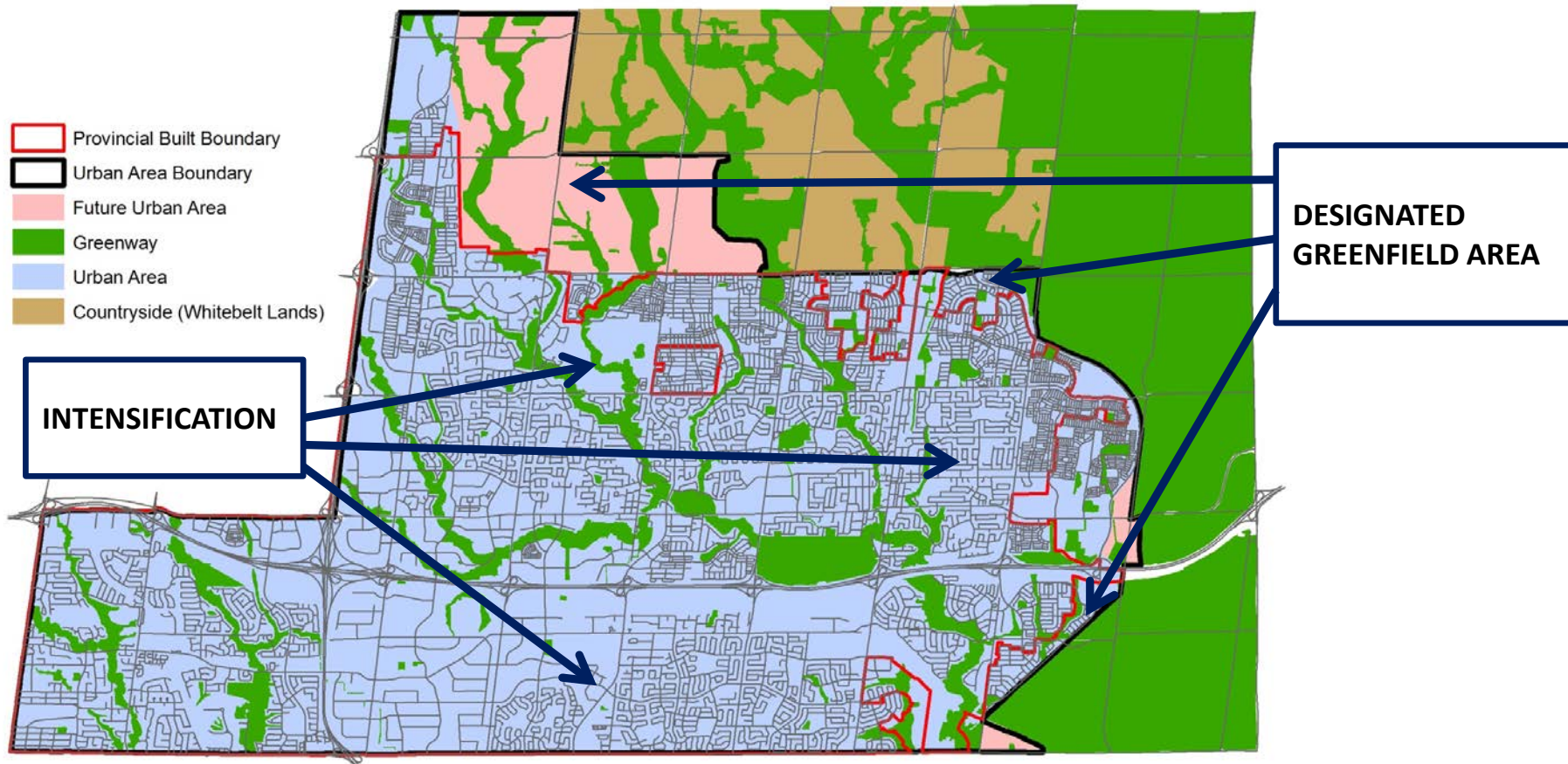
CONCEPTS/DEFINED TERMS (cont'd):

Designated Greenfield Area (DGA) Density Target

- A minimum density target, measured in persons + jobs/hectare, applicable to the designated greenfield area of an upper-tier municipality

Designated Greenfield Area

- Lands within a settlement area (urban area) that are outside of the built boundary



CONCEPTS/DEFINED TERMS (cont'd):

Municipal Comprehensive Review

- The comprehensive application of all the policies and schedules of the Growth Plan
- Undertaken by upper-tier municipalities
- Includes a land needs assessment which considers how Growth Plan population and employment forecasts should be allocated to local municipalities, considering intensification and density targets, infrastructure requirements, environmental and other policy considerations

CONCEPTS/DEFINED TERMS (cont'd):

Employment Land Conversion

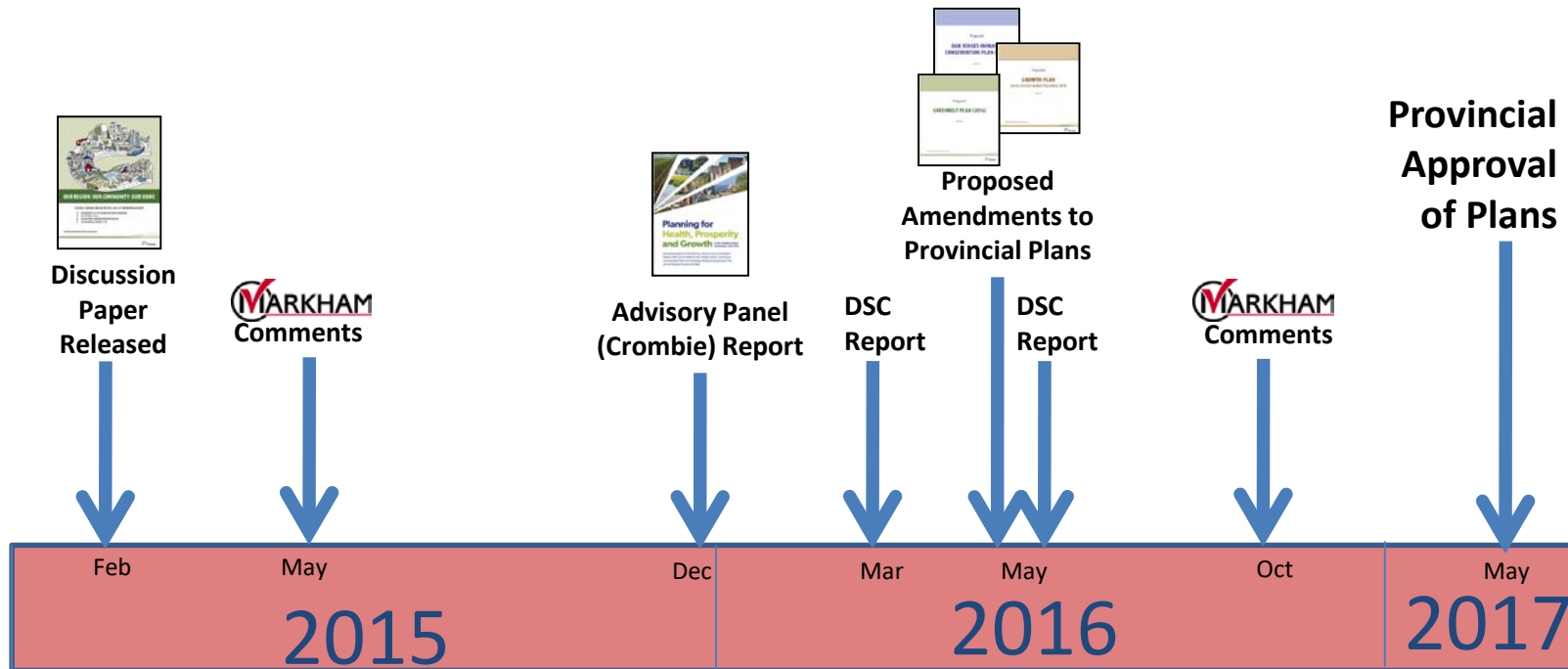
- The approval of non-employment uses on employment area lands
- Protection against conversion of employment areas to non-employment uses is provided in the Planning Act, PPS and Growth Plan

Employment Area

- Areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities



4. 10-Year Review of Provincial Plans (2015-2017)



Major Differences between Growth Plan 2017 and Growth Plan 2006

- Higher intensification targets and designated greenfield area (DGA) density targets
- Identification of Priority Transit Corridors and minimum density targets for Major Transit Station Areas (MTSAs) on these corridors
- Increased protection of employment lands
- Additional prescribed studies for settlement area expansions; standardized methodology for land needs assessments
- Inclusion of natural heritage policies; new requirements for watershed planning and green infrastructure
- New requirements for planning for climate change
- New requirements for upper-tier (regional) official plans to delineate employment lands and MTSAs

5. Proposed Amendment 1 to the Growth Plan, 2019

Purpose of Amendment:

- Increase housing supply
- Ensure a faster process for development in transit areas
- Attract investment and create and maintain jobs
- Make growth planning easier for rural communities

Proposed Amendment 1 - Main Areas of Policy Changes

1. Intensification and Density Targets
2. Major Transit Station Areas
3. Settlement Area Boundary Expansions
4. Employment Planning
5. Agricultural and Natural Heritage Systems
6. Rural Settlements

1. Intensification and Density Targets

Upper/Single Tier Municipality	Intensification Target	DGA Density Target
(A) City of Hamilton; York, Peel and Waterloo Regions	60 percent annually	60 residents and jobs combined per hectare
(B) Durham, Halton, and Niagara Regions; Barrie, Brantford, Guelph, Orillia, Peterborough (City)	50 percent annually	50 residents and jobs combined per hectare
(C) Kawartha Lakes, Brant, Dufferin, Haldimand, Northumberland, Peterborough (County), Simcoe, Wellington	Maintain or improve on existing targets in official plans	40 residents and jobs combined per hectare

- *Intensification target effective as of next MCR (Region's 2041 MCR is currently underway)*
- *2041 population/employment forecasts and Built Boundary remain unchanged*

Recommendations:

Intensification target of 60% may be too high - recommend 50% minimum target for York Region

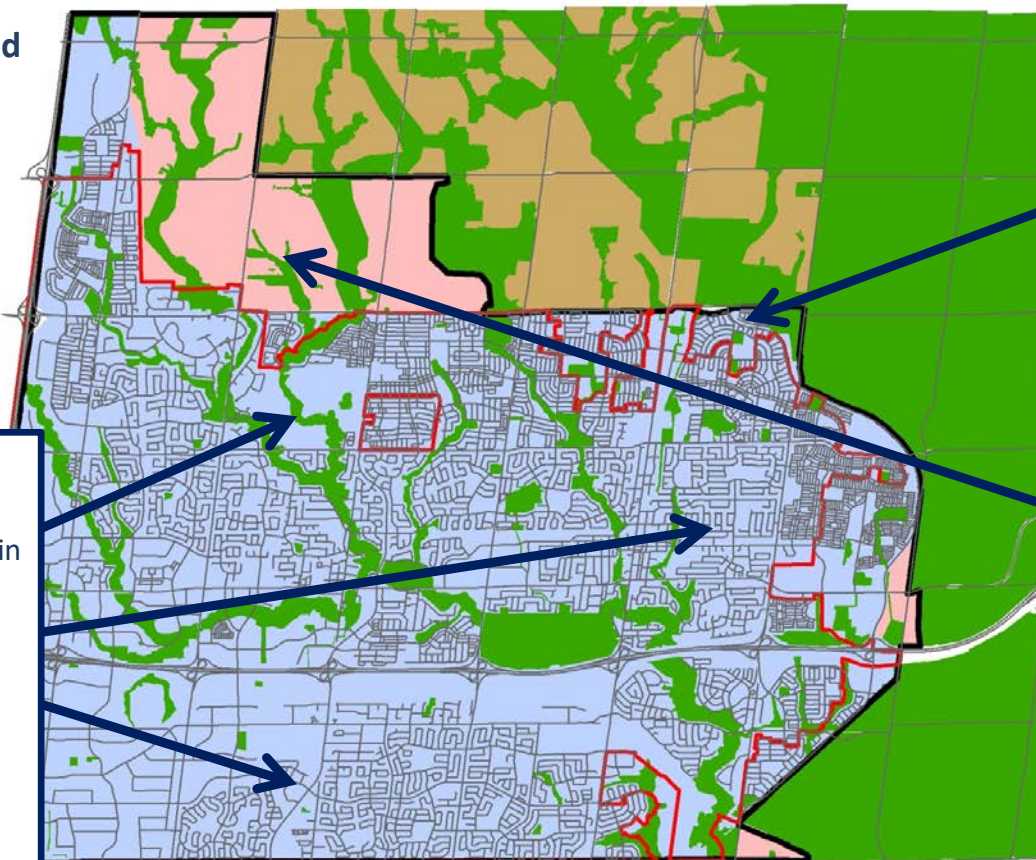
Provide policies to phase growth in line with delivery of infrastructure, and provide predictable program of transit funding

DGA densities should be consistent throughout Greater Golden Horseshoe

Amend policy 2.2.2.3 c) to indicate intensification is encouraged in accordance with municipal intensification strategies rather than 'throughout' the built up area

Proposed Changes to Intensification Target and DGA Density Target

-  Provincial Built Boundary
-  Urban Area Boundary
-  Future Urban Area
-  Greenway
-  Urban Area
-  Countryside (Whitebelt Lands)



DESIGNATED GREENFIELD AREA DENSITY

York Region OP: min 50 residents + jobs per hectare Region-wide for lands within the Urban Area Boundary (black line), but outside the Provincial Built Boundary (red line)

York Region OP: Notwithstanding Growth Plan requirements, **min 70 residents + jobs/ha**, and minimum **20 units /ha** for lands in urban expansion area (Future Urban Area)

Growth Plan 2017: min 60 residents + jobs/ha; 80 for new expansion areas after 2017

Proposed Amendment 1: 60 residents + jobs/ha for all DGA to 2041

INTENSIFICATION

York Region OP: min 40% of growth Region-wide to be within Provincial Built Boundary (red line); assumes approx 52% for Markham; Markham chose a 60% target

Growth Plan 2017: 50% to 2031, 60% from 2031 to 2041

Proposed Amendment 1: 60% from next MCR to 2041

2. Major Transit Station Areas

- Simplifying process and criteria for alternative targets
- Allowing delineation and setting of density targets for MTSA's prior to an MCR
- Clarifying MTSA's are generally within 500-800 m radius of a station (10 min walk)

Recommendation:

Higher order transit corridors in Markham should be identified as Priority Transit Corridors in Schedule 5 to provide protection of MTSA's against appeals (e.g., Yonge Subway extension, Hwy 7 BRT, Major Mackenzie Drive Rapid Transit Corridor, Hwy 407 Transitway)

3. Settlement Area Boundary Expansions

- New policy to allow municipalities to 'adjust' settlement area boundaries outside of an MCR (no net increase in land)
- New policy to allow municipalities to undertake settlement area boundary expansion up to 40 ha outside an MCR
- Clarification on analysis/studies needed to support settlement area boundary expansions

Recommendation:

Any urban expansions outside of an MCR process should be limited to those that are minor or considered for the purpose of rounding out an existing urban boundary; additional criteria needed

3. Employment Planning

- New policy provides one-time window to undertake conversions prior to an MCR on lands not identified as 'provincially significant employment zones' (PSEZ)
- Introducing PSEZ in Growth Plan, for which conversions can only be considered as part of an MCR

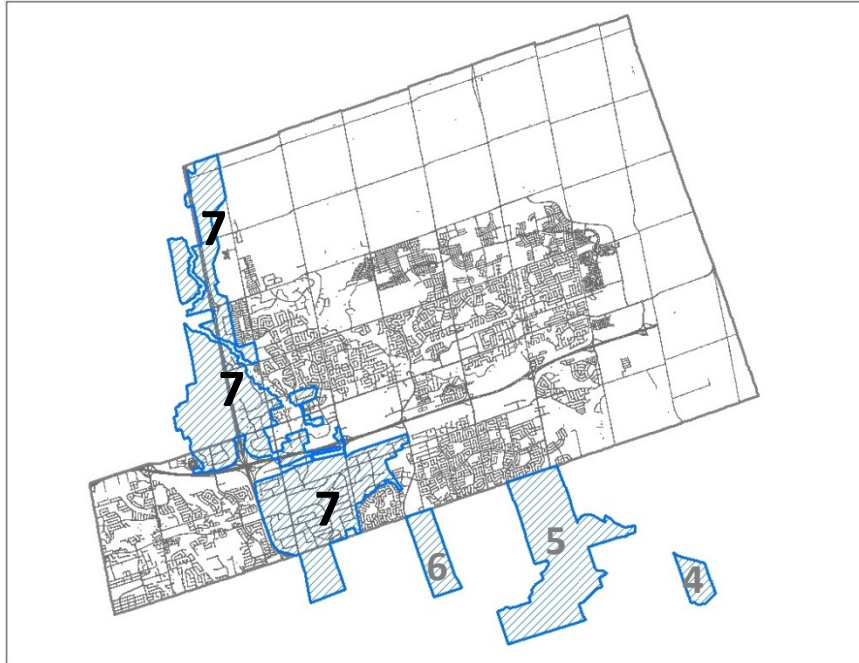
Recommendations:

Remove proposed policy regarding one-time window for conversions

Recommend corrections to proposed PSEZ and indicate Markham may submit additional revisions after further consideration within Regional MCR process

Remove requirement for inclusion of minimum density in zoning

Proposed Provincially Significant Employment Zones (PSEZ) in Markham



Zone 7: 404 407 (Markham)

4. Agricultural and Natural Heritage Systems

- Clarifying that new Provincial Agricultural and Natural Heritage System mapping will not apply until implemented in upper-tier official plans

Recommendation: No recommended changes

5. Rural Settlements

- Introducing new policy to allow ‘minor rounding out’ of rural settlements (hamlets, etc) that are not in the Greenbelt Plan Area

Recommendation: Remove proposed policy allowing minor rounding out of rural settlements

6. Next Steps

- February 25, 2019 DSC report on comments; submission to Province by February 28, 2019
- Continue to provide input to Regional MCR and report to Council as appropriate
- Report to Council on consultation documents regarding proposed changes to the Planning Act, PPS and LPAT, once released

Discussion