



Special Council Meeting Agenda

Meeting No. 1 | January 23, 2025 | 7:00PM | Live streamed

Members of the public have the option to attend either remotely via Zoom or in-person in the council Chamber at the Civic Centre

Members of the public can participate by:

1. VIEWING THE ONLINE LIVESTREAM:

Council meetings are video and audio streamed at: <https://pub-markham.escribemeetings.com/>

2. EMAILING A WRITTEN SUBMISSION:

Members of the public may submit written deputations by email to clerkspublic@markham.ca.

Written submissions must be received by 10:00AM the morning of the meeting.

If the deadline for written submission has passed, you may:

Email your written submission directly to [Members of Council](#); or

Make a deputation at the meeting by completing and submitting an online [Request to Speak Form](#)

If the deadline for written submission has passed **and** Council has finished debate on the item at the meeting, you may email your written submission directly to [Members of Council](#).

3. REQUEST TO SPEAK / DEPUTATION:

Members of the public who wish to make a live deputation, please register prior to the start of the meeting by: Completing an online [Request to Speak Form](#), or,

E-mail clerkspublic@markham.ca providing full name, contact information and item they wish to speak, or,

If you do not have access to email, contact the Clerk's office at **905-479-7760** on the day of the meeting.

*If Council or Committee has finished debate at the meeting on the item, you may email your written submission directly to [Members of Council](#).

The list of [Members of Council is available online at this link](#).

Alternate formats for this document are available upon request.

Closed captioning during the video stream may be turned on by clicking the [cc] icon located at the lower right corner of the video screen.

**Note: As per Section 7.1(h) of the Council Procedural By-Law,
Council will take a ten minute recess after two hours have passed since the last break.**

1. CALL TO ORDER

INDIGENOUS LAND ACKNOWLEDGEMENT

We begin today by acknowledging the traditional territories of Indigenous peoples and their commitment to stewardship of the land. We acknowledge the communities in circle. The North, West, South and Eastern directions, and Haudenosaunee, Huron-Wendat, Anishnabeg, Seneca, Chippewa, and the Mississaugas of the Credit peoples. We share the responsibility with the caretakers of this land to ensure the dish is never empty and to restore relationships that are based on peace, friendship, and trust. We are committed to reconciliation, partnership and enhanced understanding.

2. DISCLOSURE OF PECUNIARY INTEREST

3. MARKHAM OFFICIAL PLAN REVIEW OVERVIEW (10.0)

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Jessie Huang, Senior Planner will provide an overview of the Official Plan Review, including relevant background, potential topics to be reviewed, consultation, project timelines and information on how the public can provide input and participate in the process.

1. That the presentation entitled “Special Meeting of Council - Official Plan Review” be received; and,
2. That the Record of the Special Meeting of Council for the Official Plan Review held on January 23, 2025, be received; and further,
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

4. DEPUTATIONS

4.1 DEPUTATION ITEM 3 - MARKHAM OFFICIAL PLAN REVIEW OVERVIEW (10.0)

Deputation from:

- Margaret McGrory, Chair, Markham Public Library Board

1. That the deputation from Margaret McGrory be received.

5. COMMUNICATIONS

5.1 COMMUNICATIONS RE: ITEM 3 - MARKHAM OFFICIAL PLAN REVIEW OVERVIEW (10.0) 30

1. That the communications regarding Item 3 "Markham Official Plan Review Overview" from Art Leganchuk and Philip Stewart, Pound & Stewart Associates Limited be received and referred to Staff.

(Item 3)

6. CONFIRMATORY BY-LAW

7. ADJOURNMENT



Presentation to: Special Council

Meeting Date: January 23, 2025

SUBJECT: Special Meeting of Council – Official Plan Review
PREPARED BY: Jessie Huang ext. 3286

RECOMMENDATION:

1. That the presentation entitled “Special Meeting of Council- Official Plan Review” be received.
2. That the Record of the Special Meeting of Council for the Official Plan Review held on January 23, 2025, be received.
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.



Special Meeting of Council: Official Plan Review

January 23, 2025



Purpose

- 1) Learn about the Official Plan and why an update is needed
- 2) Take a look at the review process and proposed work timelines
- 3) Start a discussion about what you want to see as part of the Official Plan Review

What is an Official Plan?

- Legal document required by the Planning Act
- Sets the vision for the future of Markham
- Affects every resident, business and landowner in Markham
- An official plan provides a guide on how land is used and helps manage growth and development.
- The plan provides direction on key areas such as:
 - Housing
 - Employment
 - Natural Areas
 - Transportation
 - Parks
 - Services (Roads, Sewers, etc.)





Why review the Official Plan?

Opportunities

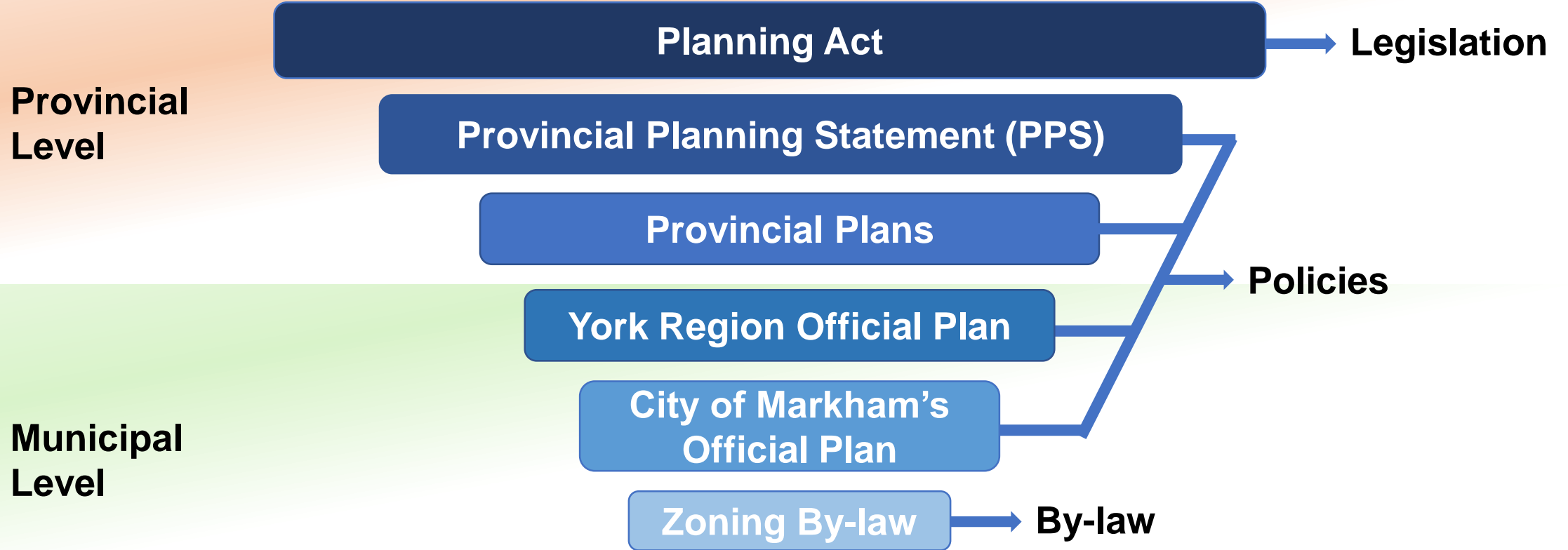
- Build upon the existing Markham Official Plan (2014).
- Merge policies from York Region's Official Plan (2022) into our Official Plan
- Ensure that the vision for Markham continues to meet the City's evolving needs to the year 2051.
- Coordinate with other strategic plans completed or underway

Requirements

- S. 26 of the *Planning Act* legally requires us:
 - To review the Official Plan at least every 10 years,
 - Conform with Provincial Plans; and
 - Be consistent with the policy statements.
- The review will incorporate changes to provincial and regional policies



Land use Planning Framework





Vision and Strategic Directions

There are six strategic priorities for the City of Markham to ensure that Markham continues to be a vibrant, successful and sustainable community. This includes:

- 1) Managing growth
- 2) Improving transportation and transit
- 3) Protecting the natural environment
- 4) Providing municipal services
- 5) Providing for recreational and cultural services and facilities, and ensuring public safety
- 6) Celebrating diversity



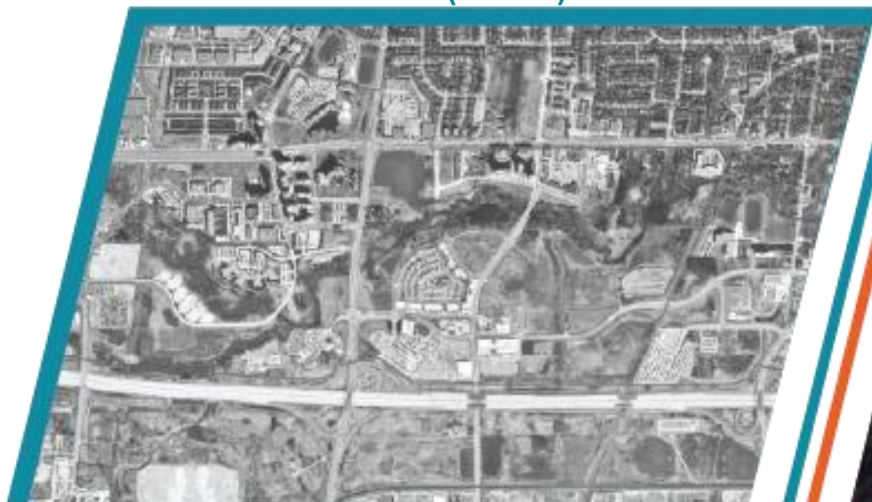
Since Markham's Official Plan 2014...

The population growth is forecasted to reach 610,500 by 2051 and 301,600 jobs.



Over the last 10 years, the City's intensification rate has averaged 60%

Past
(2011)



Future

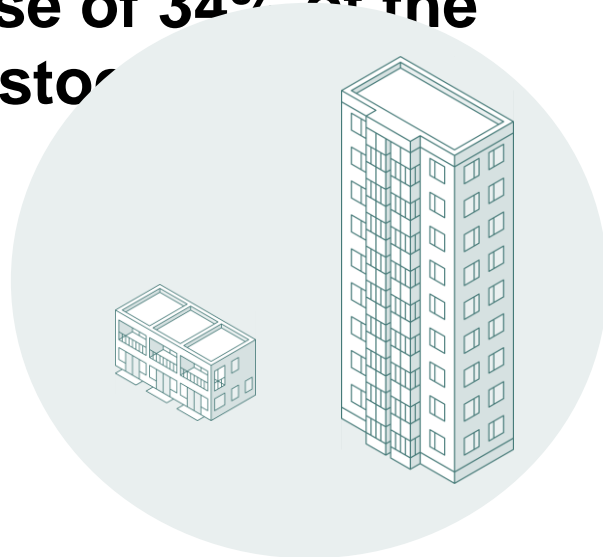


Since 2019, there has been a total increase of 38.3km of shared roadways, bike lanes, cycle tracks, multi-use pathways and off-road trails.

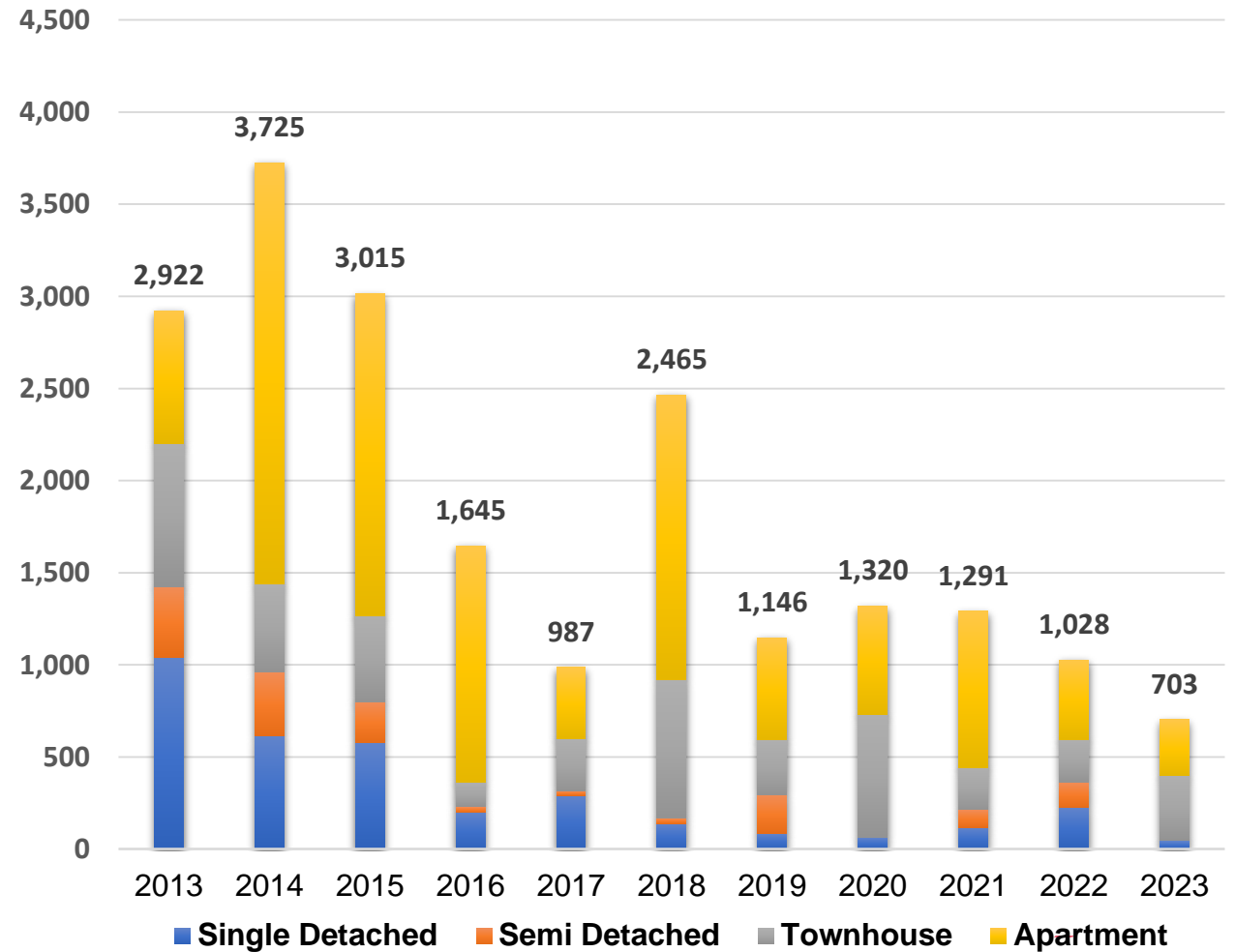


From 2019 to 2023, there were 4,504 higher density units (82% of all new units in that period).

As of June 2023, a total of 39,682 higher density units which comprise of 34% of the total housing stock.



City of Markham Annual Housing Completion by Unit Type





There are a number of cross-city divisional initiatives, plans and future master plans which have been completed, are underway, or will advance concurrently with the Official Plan Review. These studies may inform Markham's updated official plan.

These projects/programs/plans include, but are not limited to:

- Markham's Transportation Master Plan (ongoing)
- Water and Wastewater Master Plan (Winter 2025)
- Natural Heritage Inventory and Natural Assets Study
- Urban Forest Management Study (underway)
- Sustainability Metrics Program
- Integrated Leisure Master Plan
- Parks Plan, 2022
- Off-leash Dog Park policy (ongoing)
- Urban Parks Strategy (ongoing)
- Parkland Dedication Bylaw Update
- Municipal Energy Plan
- 2022 Development Charges Background Study
- Economic Development and Culture Strategy, 2023 to 2027



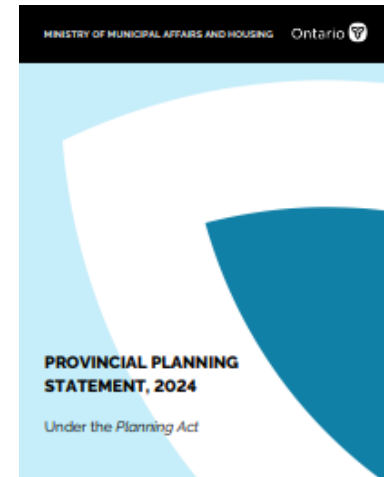
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Provincial and Regional Policy Initiatives

Updates to Markham's 2014 Official Plan will conform and align with a number of provincial and regional changes.

These plans and studies include, but are not limited to:

- Provincial Planning Statement, 2024
- York Region's Official Plan, 2022
- Greenbelt Plan and Oak Ridges Moraine Conservation Plan,
- Connecting the GGH Transportation Plan, 2022
- Metrolinx's Regional Transportation Plan
- York Region's Water and Wastewater Master Plan
- York Region Transportation Master Plan



Thematic Areas



**Growing
Markham**



Key Items for Considerations:

- Growth Forecasts and Targets
- Markham Structure
- Residential and Mixed-Use Designations and Densities
- Settlement Area Boundary Expansions/Minister's Zoning Orders
- New Urban Area Policies
- **Employment & Commercial Areas (including employment conversions)**
- Major Transit Station Areas Implementation Policies
- Housing



**Resilient
Markham**



Key Items for Consideration:

- Integrate a Climate Change Planning Framework
- Support, strengthen current policies to protect and enhance the Natural Environment including:
 - Updating Greenway System polices, definitions and mapping
 - Revised direction for ecosystem compensation, restoration and stewardship
 - Update direction and mapping for water resources, watershed planning, stormwater and groundwater
- New and revised policy, definitions and mapping for Markham's Agricultural Areas and Rural Lands (including Hamlets)
- Clarifying Markham's policies for uses within Greenbelt and address Greenbelt Plan conformity.



Moving & Servicing Markham



Key Items for Consideration:

- Advance transportation's role in fostering healthy communities
- Enhance transit integration and accessibility
- Develop a robust and adaptive multimodal transportation system
- Encourage adoption of zero-emission mobility
- Support equitable access to transportation
- Leverage emerging technologies to enhance transportation systems and future mobility options
- Update policy to enhance safe and sustainable travel options for current and future needs



Healthy & Complete Markham



Key Items for Consideration:

- Assess and update existing parks and open space policies, as well as built form policies to best reflect Markham's needs
- Policy updates to support healthy, strong and resilient communities
- Foster efficient and sustainable development
- Conserve and promote cultural heritage resources to support social, economic and cultural well-being of all communities
- Integrate policies that support age-friendly communities
- Review need for policy direction to preserve and enhance the character of former Hamlet communities



Secondary Plans

There are a number of secondary plans ongoing that will advance concurrently with the Official Plan Review. The City of Markham plans to bring forth the following secondary plans through the OPR:

- Yonge Corridor Secondary Plan
- Markham Centre Secondary Plan
- Markville Secondary Plan
- Cornell Centre Secondary Plan

Official Plan Review Process



Official Plan Review Proposed Timeline Page 23 of 36

We Are Here 

Phase 1: Project Initiation Tasks



- OP Legislative Requirements
- Special Meeting of Council
- Retain Consultants

Phase 2: Thematic Area Review and OPAs

Growing
Markham

Resilient
Markham

Moving
and
Servicing
Markham

Healthy
and
Complete
Markham

New/Updated Secondary Plans

- Engagement and Consultations
- Discussion Papers
- Background Studies
- Draft Recommendations and Policy Directions
- Official Plan Amendments

Part 3: Housekeeping OPA Work and Approval



- Consolidate Approved OPAs



Engagement Opportunities





Engagement Metrics Snapshot...

Engagement Source	Total Visits
Website	756
Email	55
Search Engines	72
Social Media Channels	52
Project Subscribers	59
Submitted Comments	20

“Policies should support intensification along corridors”

“Explore updates to employment designations to ensure the city's vision for sustainable growth and future needs”

“Strategic Growth Area and MTSA policies should be consistent with the York Region Official Plan”



Next Steps

After today's meeting, staff will be taking feedback heard from you that will:

- Update the scope and workplan for the Official Plan Review
- Meet with Province and Agency Stakeholders
- Issue RFP and retain consultant by Q2 2025



Discussion Questions

- What are we already doing well and how can we build on it?
- What issue do we need to address in the Official Plan Review?
- What matters to you most as we plan to 2051?
- How would you like to participate in the Official Plan review (e.g. in-person, virtually, surveys, daytime/evening)?



Stay Involved!

Contact Information

We value your input.

Contact us to share your ideas or keep up to date with this project:

Email: officialplanreview.@markham.ca

Website: www.yourvoicemarkham.ca/markhamopr

Thank you!

From: Art Leganchuk [REDACTED]
Sent: Friday, December 13, 2024 9:48 AM
To: Clerks Public
Subject: Written Submission For the OPR Meeting of January 23rd

Executive Summary:

Curling is an iconic Canadian (and Olympic) sport. Although Markham's Recreation Department supports a large number of sports by way of programs and facilities, Curling is not one of them.

It turns out that the private-club model by which the sport has survived, is not suitable in the 21st century. Specifically, the demographic of current participants is aging. But the nature of the private-club model imposes roadblocks for the entry of Youth into the game.

Thus, with an increasing number of seniors leaving the sport, but an insufficient number of young people entering, grass-roots participation is dwindling, and in danger of extinction.

Thus I submit that Markham Recreation should provide public facilities and programs for Curling, in order to encourage entry into the game for the general diverse population, and especially our Youth.

Curling is an iconic Sport in Canada. Organized Curling dates back to 1807 with the formation of the Montreal Curling club. Formal National Championships have been held for almost one hundred years... since 1927 (except for the war years).

In 1998 Curling became an Olympic sport, and Canada has harvested 12 Olympic medals (6 gold) since then...to go along with their 36 World titles for Canadian men since 1959, and 18 World titles for Canadian women since 1979.

Yet, strangely, Curling has never been part of Markham's Recreation Programs.

Markham supports everything from Acrobatics to Yoga with both facilities and programs. Hockey, skating, swimming, even pickle-ball? Yes, of course.

Curling? Nowhere to be seen. It has been left up to private clubs.

But it is a very different world from those heady days of the 1950's and '60's when Curling Clubs flourished and sustained the sport. In spite of success at the Olympic, World, and televised "professional" events in general... Curling grassroots participation is in decline.

In a minute, I will explain why.

In a report prepared for Curling Canada in 2021 ...

<https://www.curling.ca/files/2021/10/Profile-of-the-Canadian-Curler-Winter-2020.docx>
... I was estimated that about 4.4% (1.4 million) curled at least once in the winter... but that less than 400,000 actually curled regularly.

Statistics from the 1950's and 60's are hard to come by, but I can assure you that a much greater proportion of the (albeit smaller) population curled back then, as pretty much every village of more than a few hundred people had a rink.

In the 40-some years that I have been a resident of Markham, at least 8 clubs in the GTA have closed their curling facilities, losing over 50 sheets of ice. This... even as residential populations have increased. Five of those closures occurred since 2018.

The most recent to close Curling ... the Bayview Golf and Country Club ... lies within Markham's borders. This leaves Markham with just one small club in Unionville with 4 sheets of ice. 4 sheets of ice can handle an absolute maximum stretched limit of 600 curlers. 400 to 450 is more realistic and comfortable. Surely there are more than 400 people in this city of 350,000 who might consider participating in the sport if they somehow had a chance.

So why is participation down, and why are Curling clubs closing?

Well, it turns out that the private-club model does not work very well... especially where the private clubs had golf and Curling together. It did not matter much 50 years ago, when expenses were low... but as the years went by, and membership fees ballooned, the difference between the Curlers and golfers became a significant source of political friction. The golf membership of these clubs viewed the Curling facility as an "expense", not as an asset. And even if their financial calculations were faulty... the Golfers usually held the voting shares... so it was not very difficult to vote to shut Curling down.

You may ask: if participation is falling anyway, what does it matter? Why should new facilities open?

Well, here again, the private-club model is the problem.

First of all, the private-club model is intimidating for the average person. The sign on the door says "Members Only". A passerby might be interested in viewing a game live, just to see what it is all about, but they would never enter a private club to do so. Even if a Club readily accepts visitors, a non-curler on the street probably does not know that, and wouldn't think to enter. And although Clubs are trying hard to increase diversity and inclusion, it has been difficult to overcome the stigma of private Curling clubs as being a primarily "white" game.

Most importantly, such a private-club model restricts the entry of young people into the game.... Obviously, they need to LEARN before they can play. But even progressive "public" clubs, such as Unionville, have to take care of members first. With the recent closure of all these GTA clubs, remaining clubs are stretched to their limits, to

accommodate the displaced curlers. Thus “Learn-to-curl” and JUNIOR programs may be limited to something like 5 percent of available ice time or even less. As a result, the Clubs’ demographic is aging and dying off... but there is little or no new generation to replace it. That, of course, is not a sustainable condition.

Today, it is impossible for Individuals to come together to form a “Club” and build a facility like they did in the 1960’s... the costs are just too prohibitive. (There has only been one club built in this area in more than 40 years... King City ... and that was with extensive support from all 3 levels of government.)

Therefore, it is highly unlikely that Markham will EVER have more than the existing 4 sheets of ice to serve their ever-growing population...

...UNLESS the City ... through its Recreation Department ... gets involved in building and operating public Curling facilities, just as they do with Hockey.

Just 4 sheets of Curling ice for a population of 350,000 is tragic. Curling is a healthy no-contact sport that combines skill, strength, and mental agility. It can be played by all ages, from 6 to 96 or more. It can be played by all sexual orientations and ethnic backgrounds. Even wheel-chair-bound disabled persons can participate.

It would be a shame to see Curling disappear at the grass-roots level in Markham, just when it is starting to thrive around the world. Markham could be a leader in rejuvenating it, with public facilities and programs.

Respectfully submitted

Art Leganchuk



December 19, 2024

BY EMAIL APrasad@markham.ca & DELIVERED

City of Markham
Development Services Department
101 Town Centre Boulevard
Markham, Ontario
L3R 9W3

Attn: Mr. A. Prasad, MCIP, RPP, Commissioner of Development Services

**RE: Special Meeting of Council - City of Markham Official Plan Review (Jan.23.2025)
Former Toronto Buttonville Airport Lands - City of Markham, Region of York**

Dear Mr. Prasad.

Thank you for this opportunity to provide my input on the City's timely Official Plan Review now underway in keeping with the *Planning Act* and the Provincial Planning Statement, 2024. (PPS, 2024). As I will be out of the country for the upcoming January 23rd public meeting, this represents my professional opinion on the best and highest use of the former Toronto Buttonville Airport lands ('former airport lands').

As you know the city's Official Plan Review process provides a unique opportunity for Markham's citizens to provide input and engage in discussions so as to inform and support the City's future planning initiatives. The PPS, 2024 relates;

“Municipal official plans are the most important vehicle for implementation of the Provincial Planning Statement and for achieving comprehensive, integrated and long-term planning. Official plans should coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial outcomes.”

The former airport lands represent a central 'profile' parcel of land within the GTA urban landscape, with 'centre ice' characteristics. As a unique and large land area, now vacant, at some 70 ha. ± (175 acres ±), it is contiguous, and highly accessible and serviceable.



It is my opinion that the City ought to consider designating the former airport lands as a 'profile' **'Medical Health & Science Precinct'** to advance health innovations to support city, regional and GTA health services. I envision a new **'Markham-Richmond Hill Hospital'** as anchor element, surrounded by school(s) of medicine conducting health and science research and education with related health services. As well, this 'Precinct' ought to be additionally served by strategically located commercial facilities (i.e. hotels and conference centres) and even residential uses so as to support the localized and walkable needs of health workers, and that related businesses that will also serve, within this valued 'Precinct'.

The need is real. Ontario's recent initiative entitled, *Your Health: A Plan for Connected and Convenient Care (2023)* is designed to help increase access to family doctors, reduce wait times, hire more health care workers, and ensure faster care for all, including mental health care. Essentially, this research demonstrates that people want more hospitals, long-term care beds, access to diagnostic testing, and health care workers that are closer to their homes.

"As we put our plan into action, you will be better connected to care when you need it most and where it's most convenient – in your community, closer to home, no matter where you live. You will be able to get the care you need more quickly when it can have the greatest impact to your health. And we will make all parts of the health care system more flexible and responsive to your needs, making it easier for you to navigate at every stage of your life."

The need for public hospital capacity to meet the growing demands of our elder population and the growth in the under 65 population, is also well documented per *The Hospital Crisis (No Capacity, No Plan. No End) Toronto – The Ontario Council of Hospital Unions, Sept. 2023.*

Of interest, the community surrounding the former airport lands is already in transition in this capacity; viz., the Mon Sheong Foundation seniors long term care facility at Woodbine Ave. and Apple Creek Blvd., now under construction.

This centralized **'Medical Health & Science Precinct'** would provide a unique opportunity to implement new PPS, 2024 policies in support of a modern economy. A compatible mix of related and interdependent mid-high density institutional, office and retail commercial, with hotel towers, et al, with encompassing parks and environmental amenities proximate to the Rouge River valley would promote healthy living, working and playing.



To better service the **'Medical Health & Science Precinct'**, a **'Major Transit Station Area'** ('MTSA') ought to be created by re-routing the YRT's VIVA Highway 7 High Order Transit Service northward, looping through this new 'Precinct'. Combined with; ready access to the 400-series Highway system; the future widening of 16th Avenue; and the capability of existing arterial roadways in place, accessibility to this new 'Precinct' is excellent. In addition, the former airport lands represent a unique aviation heritage, and Ontario's provincial air ambulance – Ornge – could have ready access to the proposed health facilities.

By aligning growth management strategies for cohesive city and regional development across municipalities, the currency of an updated Official Plan becomes a valued tool in the delivery public infrastructure and public health services.

The former airport lands represent a readily available local and regional 'gem of an opportunity' to cohesively fill a 'gap' in the need for accessible health care and service needs. The strategic opportunities that this large-scale vacant land area represents is unique to the city and region and its attributes ought to be fully realized. In addition, the future planning and development of a **'Medical Health & Science Precinct'** would be more complementary to the existing variety of business and institutional uses that currently surround this 'profile' property.

We look forward to ongoing participation in the City's Official Plan Review process and request being copied on any future public notices, updates, reports, Committee and Council Agenda related Items, and any Council decision or actions related to the City's Official Plan Review.

Thank-you in advance for your further consideration of my submission.

Yours truly,
Pound & Stewart Associates Limited

Philip Stewart MCIP, RPP
/la ltr_Dec.19.2024

cc. Mayor F. Scarpitti & Members of City Council, City of Markham (email via City Clerk)

cc. Mayor D. West & Members of City Council, City of Richmond Hill (email via City Clerk)



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cc. Hon. D. Ford, Premier of the Province of Ontario (via email)

cc. Hon. S. Jones, Deputy Premier & Minister of Health, Province of Ontario (via email)

cc. Hon. V. Fedeli, Minister of Economic Development, Job Creation and Trade of Ontario (via email)

cc. Hon. B. Pang, MPP, Province of Ontario (via email)

cc. The Regional Municipality of York (Regional Chair & Council (email via Regional Clerk)

cc. Official Plan Review Team, City of Markham (via)

