



# **Project Launch: Official Plan Review**

Development Services Committee  
April 14, 2026

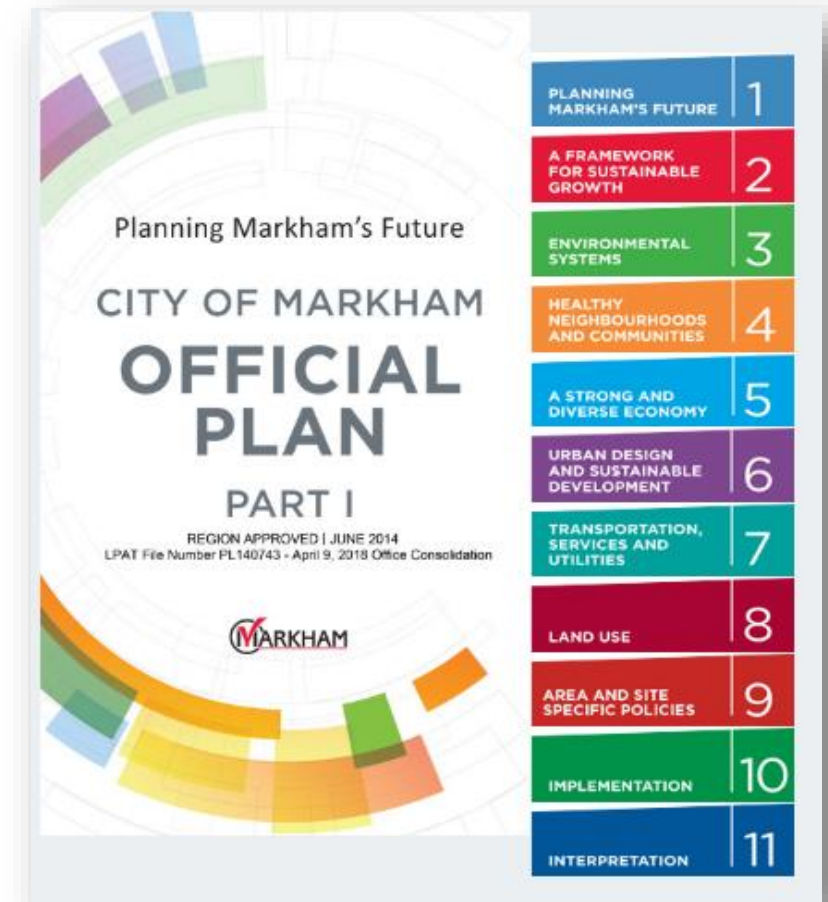


# Presentation Outline

- 1) Project Background, Context, and Overview
- 2) Consultant Team
- 3) Approach and Workplan
- 4) Project Considerations
- 5) Next Steps

# 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

# Work Completed to Date- Phase 1

- Section 26. Special Meeting of Council
  - Statutory meeting required by the Planning Act held on January 23, 2025
- Initiated outreach to Indigenous Communities
- Online engagement portal launch
  - [Markham.ca/OPR](http://Markham.ca/OPR)
- Retained Consultant to lead OPR
- Developed Work Plan & Engagement Plan





# Consultant Team

## City of Markham



**WSP**

(Lead Consultant)



SpruceLab

SpruceLab Inc.

BrookMcIlroy/

Brook McIlroy

**Parcel**

Parcel



Metroeconomics



DBH Soil Services

# Process Schedule – Overview

Phase 1:

**Project Kick-off & Project Management**

**Spring 2026**

- Kick-off meeting
- Finalize Project Schedule and Work Plan
- Draft Engagement Strategy and Desktop Scan
- Final Engagement Strategy

Phase 2:

**Thematic Areas of Review Work**

**Spring 2026**

- Engagement Cluster #1

**Summer 2026 – Spring 2027**

- Draft Discussion Papers
- Engagement Cluster #2a\*
- Revised Discussion Papers Engagement Cluster #2b\*

\* Cluster 2a and 2b will be undertaken post-election (Winter – Spring 2027)

Phase 3:

**Official Plan Amendment and Approvals Process**

**Spring 2027 – Winter 2028**

- First Draft Official Plan Amendment
- Revised Draft Official Plan Amendment
- Engagement Cluster #3
- Final Draft Official Plan Amendment
- Final Discussion Papers
- Council Adoption

# Thematic Areas of Review



## Growing Markham

- Growth Forecasts
- Settlement Area Boundary Expansions
- Employment and Commercial Lands
- Major Transit Station Areas



## Resilient Markham

- Climate Change Planning Framework
- Natural Heritage and Water Resources
- Agricultural Areas and Rural Lands Review



## Moving & Servicing Markham

- Transportation and mobility
- Servicing and infrastructure (e.g., water, wastewater, utilities, etc.)



## Healthy & Complete Markham

- Public realm
- Parks and Open spaces
- Hamlet Communities
- Affordable/Student Housing



# Next 12 Months Snapshot

## Phase 2: Thematic Areas of Review Work (Spring 2026-Spring 2027)

<p><b>Key Element #1: Community and Stakeholder Engagement</b></p>	<p><b>Outcomes</b> Technical Advisory Committee Meetings (includes Prescribed Bodies) Visioning Workshops/ Pop-ups (Community and Stakeholder Engagement) Indigenous Engagement Online Engagement Council Workshop</p>
<p><b>Key Element #2: Discussion Papers</b></p>	<p><b>Outcomes</b> Discussion Paper(s) for each Thematic Area of Review</p>

# Who will be engaged?

- City Council
- Committees of Council
- Prescribed Bodies
- Indigenous Communities
- School Boards
- Toronto and Region Conservation Authority
- York Region
- Province (Municipal Affairs and Housing)
- General Public



# What are Discussion Papers?



- Key policy development documents which will ultimately form the basis for updates to the Markham Official Plan.
- Provides a background review and gap analysis for existing official plan policies and schedules
- Proposes high-level policy direction informed by legislation, technical analysis, and consultation
- Presents an opportunity for all stakeholders to react and provide input to inform policy development



# Project Considerations

## Key Consideration #1: Working Within the Election Year

Markham's municipal election is scheduled for October 2026-approximately seven months in the OPR process.



## Key Consideration #2: Approach to Provincial Changes

Any changes to provincial legislation will be discussed as a team and a path forward identified.

A focus on public engagement elements will be conducted while waiting on any provincial changes and will be undertaken post election in Winter-Spring 2027.



# Next Steps

- Preparing for engagement Cluster #1
  - Visioning Workshops (May 2026)
  - Community Pop up events (May-June 2026)
  - Online Engagement
  - Technical Advisory Committee Meetings
  - Indigenous Engagement



**Thank you!**