



BUILDING MARKHAM'S FUTURE TOGETHER
2020 – 2023 Strategic Plan



City of Markham Comments on Draft York Region Official Plan

Development Services Committee

April 11, 2022



Context

- York Region is preparing a new Regional Official Plan (ROP) to conform with Provincial policies and plans
 - Draft ROP released for public consultation in November 2021
- City has been heavily involved throughout the Official Plan Review and commented on key policy areas
- Staff provided overview of Draft Regional Official Plan and previous comments to Development Service Committee in February 2022





Draft Regional Official Plan (ROP) Overview

- Population and employment forecasts to 2051 (Markham 2051 forecasts: 608,500 population and 301,700 jobs)
- Updated Regional structure
- New policies and map schedules to designate and delineate employment areas and Major Transit Station Areas (MTSAs)
- New housing policies, purpose-built rental housing targets for each municipality and consideration of inclusionary zoning
- Phasing policies to support infrastructure alignment



City Staff Comments on Draft Regional Official Plan

- Staff reviewed draft ROP and generally supportive of policies
- Staff comments generally are intended to improve, clarify or strengthen policy direction, and to address previous Markham Council direction
- Clarified the Region's phased intensification target and implications on Markham's desire for higher intensification target
- Followed up on action item from February 3, 2022 DSC to provide an update on the basis of the 2021 census population number



Intensification Target

- Regional Council endorsed a phased 50-55% Region-wide intensification rate (50% up to 2041, 55% from 2041-2051)
- Growth Plan identifies minimum targets, and the draft ROP requires local municipalities to meet or exceed assigned targets.
 - For Markham, the target is 51,000 units from 2016 to 2051 (55%).
- Local municipalities can have a higher intensification target than is assigned in the ROP in the Markham Official Plan
- Markham's intensification strategy will be updated as part of the City's Official Plan Review that will be initiated once the new ROP comes into effect.



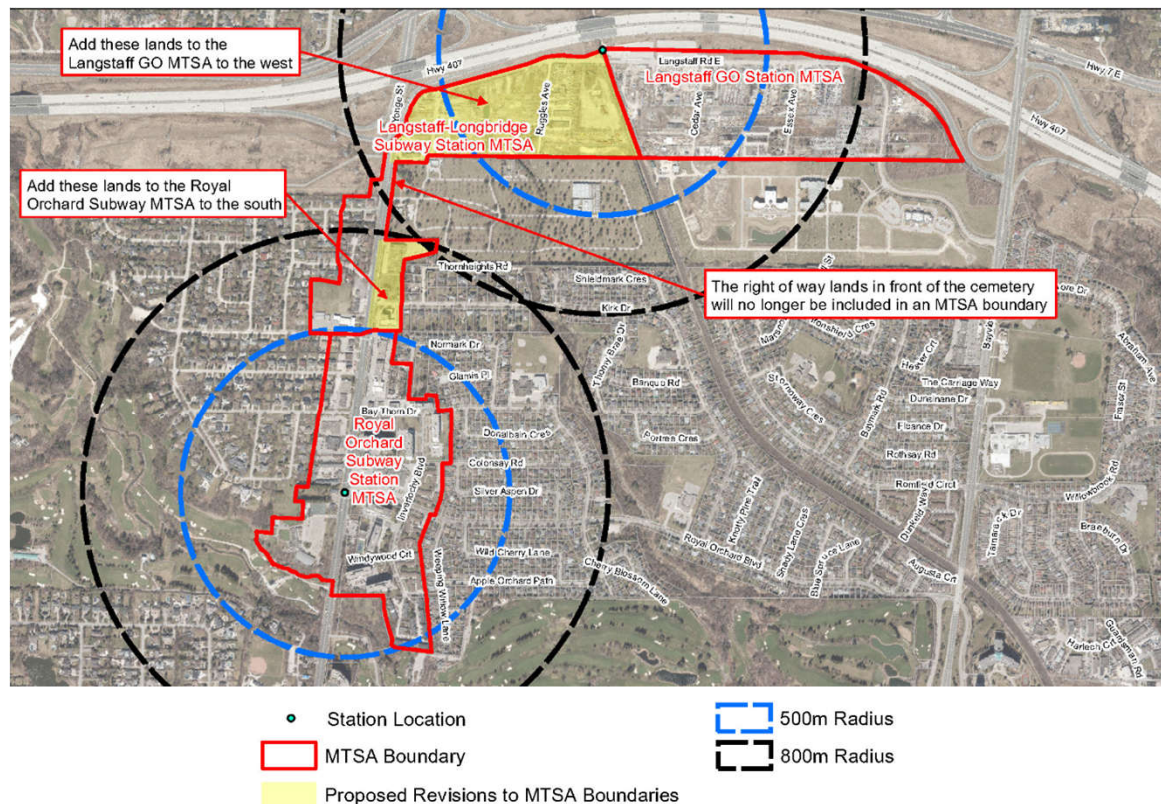
2021 Census Population Number & Implication on Forecasts

Recommendation #1: That the Region review the potential implications of the 2021 Census on the forecasts being assigned to local municipalities in the draft Regional Official Plan

- Draft ROP uses 2016 Census data in preparation for forecasting work.
- 2021 Census population data released on February 9, 2022 after the draft ROP
- 2021 population projected in draft ROP – 351,800
 - 2021 Census Population for Markham – 338,503
- Projected population by York Region for Markham to 2051 appears optimistic given recent growth trends in comparison to Census data



Major Transit Station Areas (MTSAs)



Recommendation #2: The delineation of the Langstaff GO and Royal Orchard Subway MTSAs be revised to add adjacent lands from the Langstaff-Longbridge Subway MTSA, that has been moved from Yonge Street to a new Bridge Station as part of Yonge North Subway Extension



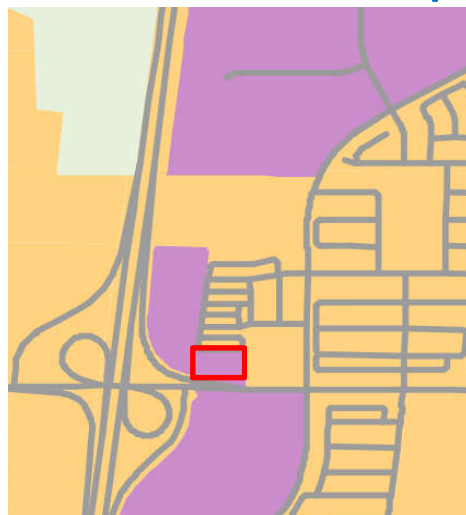
Major Transit Station Areas (MTSAs)

Recommendation #3: All MTSAs in Markham be identified as protected MTSAs to enable implementation of inclusionary zoning

- Draft ROP proposes MTSAs in Yonge Corridor but does not also identify them as protected Major Transit Station Areas under the Planning Act
- Inclusionary zoning can only be implemented in protected MTSAs
- City staff understand that MTSAs in Yonge Corridor may require further refinement due to the Yonge North Subway Extension, but concerned that the opportunity to require affordable housing could be missed



Employment Area Mapping Change – Tucciarone (M3)



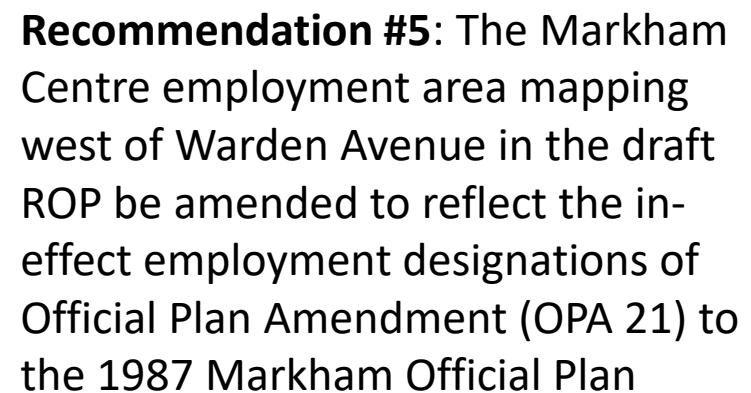
Urban System

- Community Area
- Employment Area

Agricultural System

- Holland Marsh Specialty Crop Area
- Agricultural Area
- Rural Area
- Hamlet

Recommendation #4: Map 1A be updated to reflect Regional Council approved employment area conversion request M3 1628740 Ontario Inc. and 1628741 Ontario Inc. (Tucciarone) in the Cathedral Employment Area, from Employment Area to Community Area





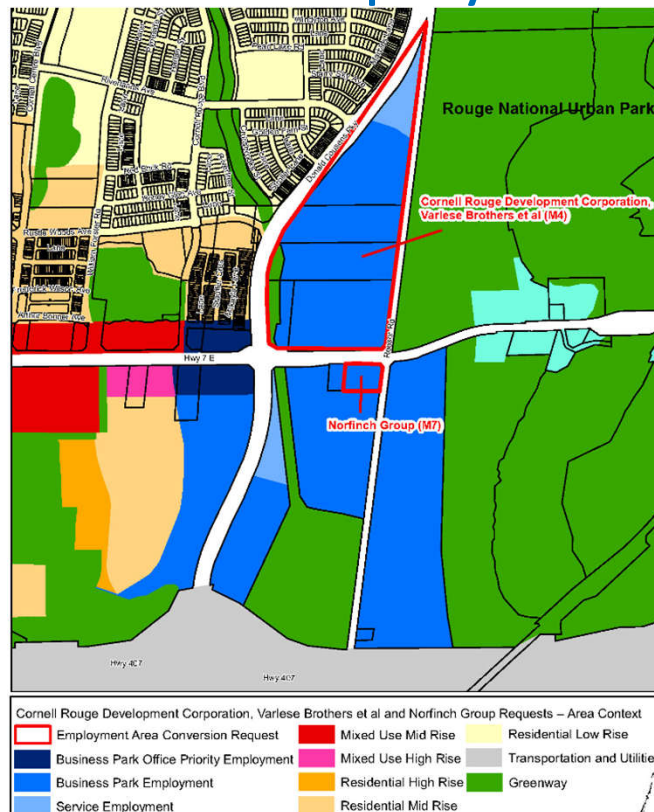
Buttonville Airport Lands

- Draft ROP proposes to map Buttonville Airport lands as employment area and maintain intent of 2010 ROP policy with minor revisions
- Markham Council passed resolution in September 2020 to support intent of Buttonville airport being maintained through Region's MCR process
- Staff generally support intent of policy and mapping with minor revisions, but are concerned that it may not conform to Growth Plan

"That the Toronto Buttonville Airport lands are designated for business park use in the City of Markham Official Plan, including permission to operate an airport. When airport operations at the Buttonville Airport cease, the significant majority of the subject lands shall be retained for business park use, and the balance for a mix of urban uses. The City of Markham, in consultation with the Region, will determine ~~the details of the final extent of employment designation for future use of these lands~~ through an implementing secondary plan process." ~~ensuring that the significant majority of the lands are retained for business park use~~



Deferred Employment Conversion Requests



Recommendation #6: Markham Council not support the request by Cornell Rouge Development Corporation, Varlese Brothers et al to convert 17 hectares north of Highway 7 and west of Reesor Rd (M4), and the request by Norfinch Group (M7) to convert 0.75 hectares at the southwest corner of Highway 7 and Reesor Rd. from employment area to non-employment area uses.



Housing

Recommendation #7: That draft ROP be amended to either define or expand the purpose-built rental target to include additional residential units (“secondary suites”) and request York Region to provide programs and incentives to support achievement of the targets

- Staff are concerned about achieving this target. Markham has the highest target of all York Region local municipalities with 10,000 units by 2051 (Targets are proportionate to population forecasts)
- Growth Plan speaks to rental targets and not purpose-built rental targets, staff recommend that the target be clarified or defined to include additional residential units (“secondary suites”)



Housing

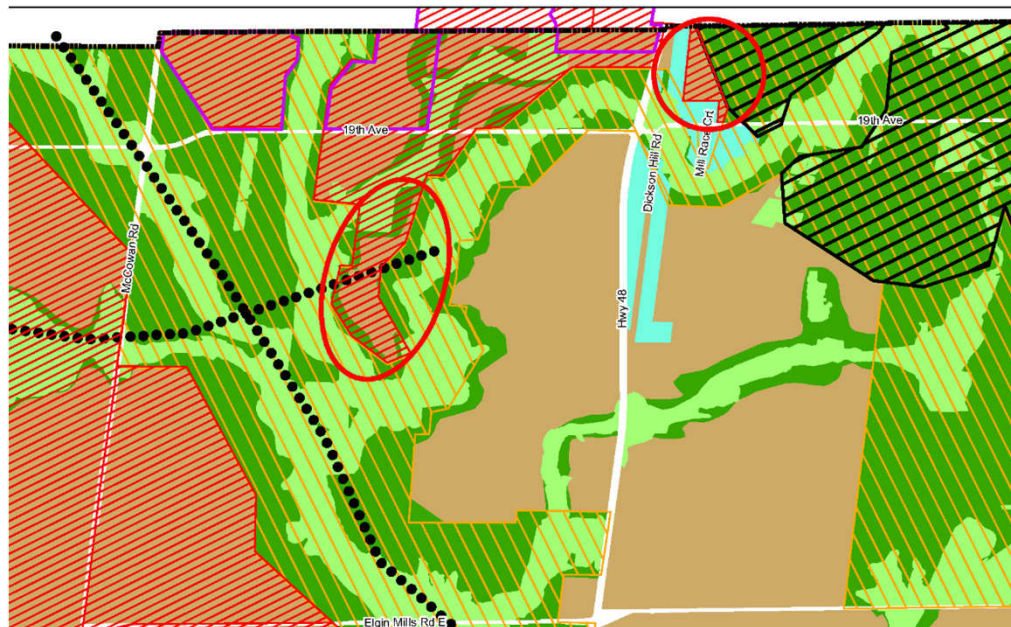
Recommendation #8: The affordable housing targets be further reviewed in consultation with local municipalities and supported with Regional programs and incentives

- Draft ROP requires minimum 35% of new housing in Regional Centres and MTSAs be affordable, and a minimum 25% outside of these areas within each local municipality.
- Affordable housing targets have not been met from 2018 to 2020
- Staff support intent, but are concerned how targets can be achieved and request regional programs and incentives

Recommendation #9: The new definition of affordable housing be revised to provide municipalities the flexibility to use local average market rent, where available, and if there are local official plan policies to support this to be more reflective of local market conditions



Adjustments to New Community Area



Recommendation #10: The two parcels shown in map be removed from the new community area designation in Map 1C of the draft ROP, and that the agricultural designation from Map 8 of the 2010 York ROP be maintained

FIGURE 3





Phasing and Regional Infrastructure Sequencing

Recommendation #11: The following changes be made to strengthen phasing policies:

- Infrastructure required to support growth to 2051 be phased based on the direction in the Region's intensification hierarchy (Policy 2.2.5)
- Local municipal population and intensification targets be used in the criteria for approval of secondary plans in new community areas (Policy 4.2.2.4)
- Remove criteria to require that approval of secondary plan in new community areas be 75% registered, and clarify what subsequent phase/preceding phase means (Policy 4.2.2.4 (h) i.)
- Clarify how the Region will work with local municipalities to co-ordinate the required Regional transportation and servicing infrastructure, especially for new community areas and including the approved Minister's Zoning Orders (Policy 6.2.3)



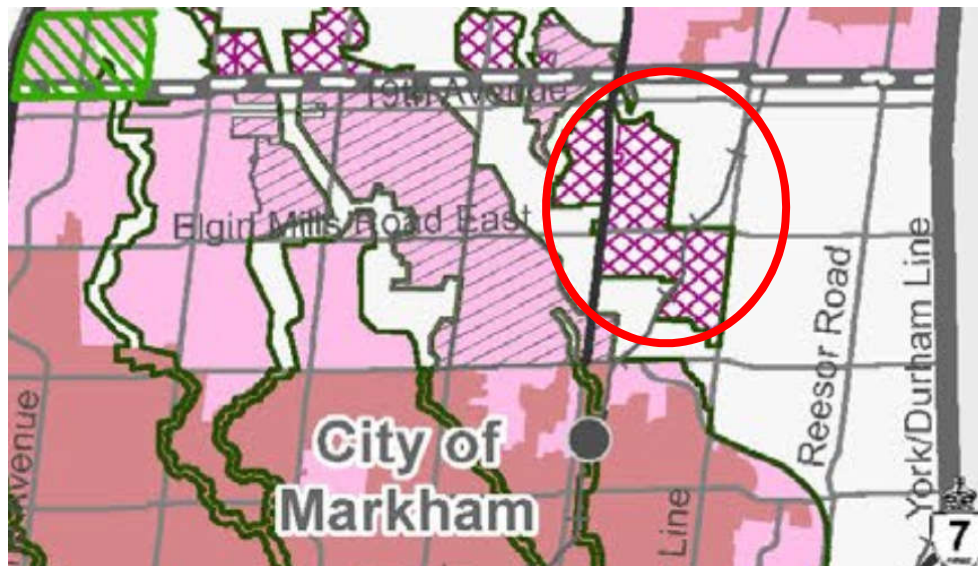
Phasing and Regional Infrastructure Sequencing

Recommendation #12: That Council requests that Regional staff work with City staff to address the matters highlighted from the November 9, 2021, Markham Council resolution on the Region's Water and Wastewater Master Plan update

- Staff are concerned that the Water and Wastewater Master Plan does not plan for sufficient infrastructure to accommodate growth in new community areas
- City staff updated Council in November 2021 on the Region's Water and Wastewater Master Plan. Responses provided by Regional staff do not satisfy or address the November Council resolution



“Future Urban Area” (Whitebelt Lands)



Recommendation #13: The Future Urban Area lands identified in Markham in Map 1B of the draft ROP be removed and maintained as agricultural system as shown in Map 1, as these lands are not needed to accommodate growth to 2051





Community Energy Plans

Recommendation #14: A new policy be added, or an existing policy be revised, to encourage area-specific community energy plans to be developed for secondary plans and major development

- Draft ROP support use of city-wide municipal energy plan.
- Policies to require area-specific community energy plans in Regional Centres and new community areas not included from ROP 2010
- Recommended policy will better support Markham Municipal Energy Plan and improve outcomes for energy conservation, renewable energy generation and greenhouse gas reductions



Next Steps

- City staff recommend that comments from this staff report be forwarded to York Region as Markham's comments on the draft ROP
- Region will be hosting statutory open house on May 5, and statutory public meeting May 12
- York Region required by Province to bring official plan into conformity by July 1, 2022
- Minister of Municipal Affairs and Housing is the approval authority of the ROP, and the Minister's decision cannot be appealed to the Ontario Land Tribunal
- Once ROP in effect, City of Markham will initiate a conformity exercise to implement new ROP policies through an update to the Markham Official Plan



Thank you