



BRIEFING NOTE

To: Mayor Frank Scarpitti and Members of Council

From: Arvin Prasad, RPP, MCIP, Commissioner, Development Services

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Date: November 8, 2022

Re: Provincial Decision - 2022 York Region Official Plan

1. BACKGROUND

On Friday, November 4, 2022 a [notice of decision](#) was issued by the Ministry of Municipal Affairs and Housing, to modify and approve, with 80 modifications, the 2022 York Region Official Plan (YROP) adopted by Regional Council in June 2022.

Pursuant to the Planning Act, the decision of the Minister is final and not subject to appeal. The YROP, as modified and approved by the Minister, came into effect on November 4, 2022.

This briefing note provides a summary of the key modifications to the YROP affecting Markham. A copy of the complete decision can be found here: [York OP - Decision - Signed November 4 2022.pdf](#).

2. SUMMARY OF KEY MODIFICATIONS AFFECTING MARKHAM

Modification #6 and #27 – Active Parkland and Recreational Uses within Regional Greenlands System

New Policies 3.2.9 and 5.3.7 have been added to permit active parkland and recreational uses, including serviced playing fields and golf courses, within the linear river valleys of the Greenbelt Protected Countryside designated as Rural Area. The policy states local municipalities will determine the location, range and type of uses permitted in the Rural Area through its official plan or approval of site specific development applications. The policy is consistent with the Markham City Council resolution of July 27, 2021 in response to Regional Official Plan Amendment (ROPA) 7 that directed, in part, that “the City of Markham retains the authority to

accept or reject parkland within the Greenbelt Plan area at its sole discretion for high density residential development.”

The modification also permits golf course uses and reconfigurations by Angus Glen Golf Courses within the Bruce Creek Greenbelt lands in Markham. This is consistent with the provisions in the Angus Glen Secondary Plan as negotiated between the City and the applicant.

Modification #14 - New Policy with Provisions to Increase Density and Building Heights for 10506 and 10508 Warden Avenue within the Berczy Glen Secondary Plan Area

Section 4.2 - Community Areas is modified in the approved YROP to create a new subsection titled “Special Provisions”. Under the new subsection, Policy 4.2.31 introduces special provisions for lands located at 10506 and 10508 Warden Avenue, within the Berczy Glen Secondary Plan Area in the City of Markham, as shown in Appendix A.

The modifications establish a minimum density target to be achieved of 100 units per hectare and building heights up to 25 storeys for any high density residential built form on site. The modification also outlines a range of permitted uses inclusive of long-term care facility, retirement and senior’s residences together with healthcare clinics, low, medium, and high density housing in a variety of built-forms, schools, and a dual-use parkland/storm water management facility.

The lands are currently designated ‘Residential Low Rise’, ‘Residential Mid Rise I’, ‘Mixed Use Mid Rise’ in the Berczy Glen Secondary Plan Area. The maximum densities and heights range from 40-80 units per hectare and 3-8 storeys.

Modification #17 - Removal of direction for local municipalities to identify Maximum Density and Height Targets

Policies that address intensification (Policy 4.4.11), secondary plans (Policy 4.4.24), and major transit station areas (4.4.24) in the YROP were modified to remove requirements for local municipalities to establish maximum densities and heights. Local municipalities are still required to establish minimum density and height targets.

Modification #20 - Minimum Density Target of 1,200 people and jobs per hectare prescribed for a portion of Langstaff Go - Bridge Station Major Transit Station Area (MSTA) to align with Bridge Station Transit Oriented Community Minister’s Zoning Order (MZO)

The Minister modified the YROP by deleting Policy 4.4.43 and replacing it with a policy that prescribes a higher minimum density for certain MTSA’s. In Markham, a minimum density of 1,200 people and jobs per hectare is prescribed for the portion of Langstaff GO - Bridge Station MTSA that is subject to the Provincial Bridge Station Transit Oriented Community MZO ([Ontario Regulation 345/22](#)). The portion of the MTSA that is not subject to the MZO maintains a minimum density target of 400 people and jobs per hectare as per the adopted YROP.

Modification #22 - Removal of Section 4.6 - Future Urban Areas

Section 4.6 - Future Urban Areas of the YROP identified Post 2051 lands that would ultimately be required to accommodate future development in York Region. Markham Council passed a resolution on April 12, 2022 to request that the Future Urban Area lands identified in Markham be removed and maintained as Agricultural System, as these lands were not needed to accommodate growth to 2051.

The Minister's modification deletes this section in its entirety.

Modification #67 – Additional 58.9 hectares to Markham's Urban Area

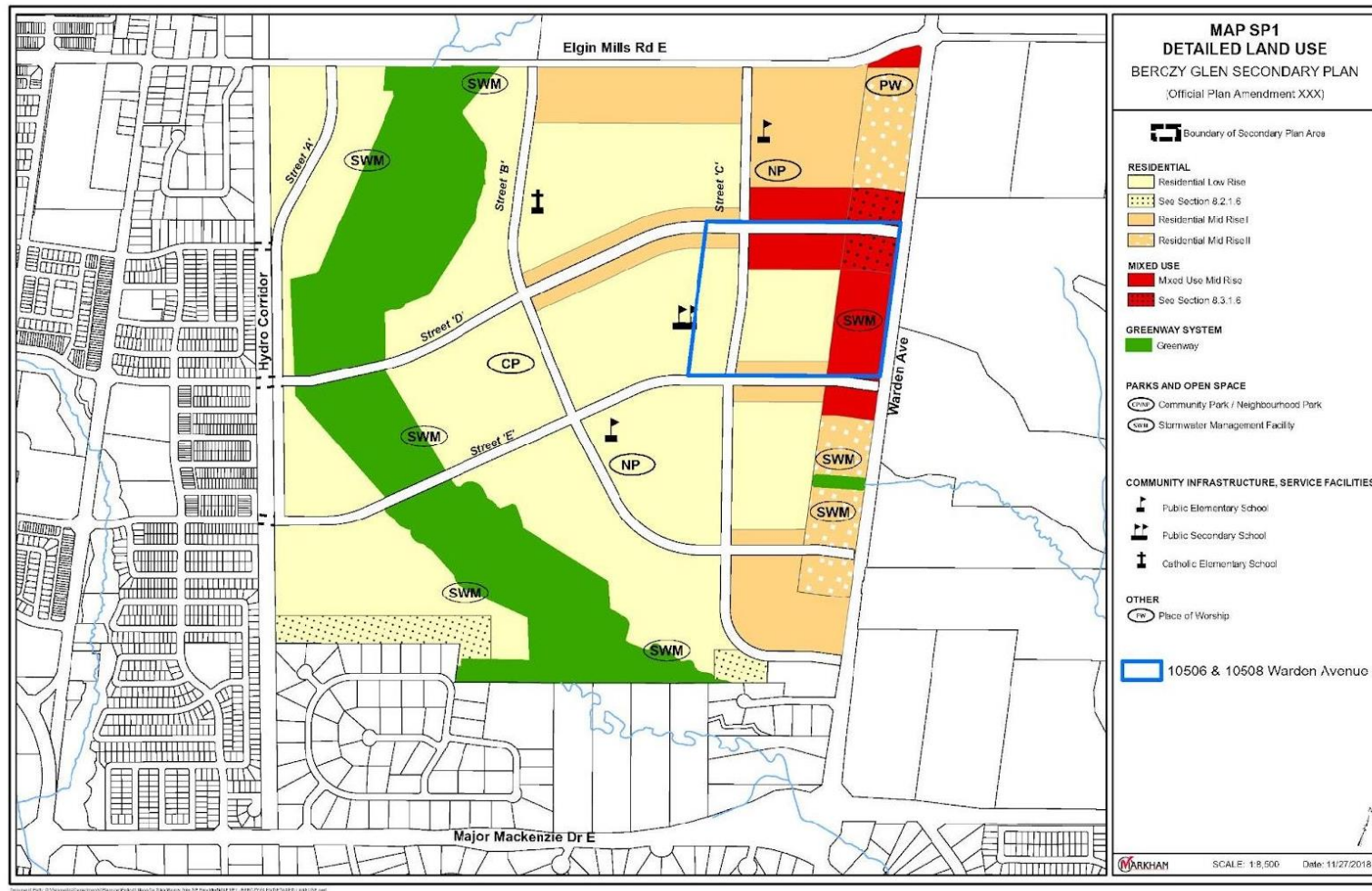
The Minister modified the YROP to redesignate 58.9 hectares of land from Agricultural System to Urban Area in Markham. The subject lands shown on Appendix B are identified as Part lots 23 and 24, Concession 8.

The modification is reflected on Maps 1A, 1B, 2, 9A, and 10 in the approved YROP.

Next Steps:

The City will need to initiate an Official Plan review to update its policies to conform to the YROP. Staff are also reviewing the proposed provincial changes through the [More Homes, Built Faster: Ontario's Housing Supply Action Plan 2022-2023](#) and the [More Homes Built Faster Act](#) (Bill 23) that could impact the Official Plan review. A staff report with City comments on the proposed changes is being prepared and will be brought forward to Council.

Appendix A: Berczy Glen Secondary Plan MAP SP1 - Detailed Land Use Showing 10506 & 10508 Warden Avenue



Appendix B: Additional Urban Area Lands - Part lots 23 and 24, Concession 8 (PINs 030620011 and 030620015)

