

The Honourable Paul Calandra
Minister of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, Ontario, M5G 2E5

December 5, 2023

Dear Minister Calandra,

Thank you for the opportunity to provide feedback on the provincial modifications to the 2022 York Region Official Plan (the “2022 YROP”). The City of Markham supports the initiative of the provincial government to review decisions to address the housing crisis in Ontario while increasing supply.

As has been previously stated, the City plays an active role in addressing the housing crisis, and to be successful, more dialogue and partnerships are required between all levels of government, home builders, and trades to increase the available supply and deliver affordable housing. Specifically, funding from senior levels of government is required to support the delivery of complete communities, including infrastructure, rapid transit, schools, hospitals, and social services. Growth needs to pay for growth and we need a practical financial framework to support the delivery of complete communities.

The City has committed to facilitating the construction of 44,000 units over the next 10 years to support the provincial target of 1.5 million homes. With respect to the 2022 York Region Official Plan I am aware that the Planning Statute Law Amendment Act, 2023 (Bill 150) has been introduced in the Legislature and proposes to generally revert back to the version adopted by York Region Council with some modifications.

The provincial modifications made to the 2022 YROP, which affect the City of Markham, have been carefully reviewed and the City supports the majority of the changes proposed through Bill 150, in particular the deletions of **Modification 17** (Removal of direction for local municipalities to identify Maximum Density and Height Targets) and **Modifications 67-70** (Additional 58.9 hectares to Markham’s Urban Area (PINs 030620011 and 030620015)).

The City requests that the Minister maintain the following provincial modifications as proposed below:

- **Modifications 6, 26 and 27 – Regional Official Plan Amendment 7**
 - It is requested that provincial modifications 6, 26, and 27 that were intended to align with the adopted Regional Official Plan Amendment 7 be maintained as the matter went through a comprehensive planning process.

- **Modification 14 - 10506 and 10508 Warden Avenue**
 - Given that the City is actively processing development applications for the lands located at 10506 and 10508 Warden Avenue it is requested that the portion of provincial modification 14 that applies to the lands (Policy 4.2.31) be maintained and revised by replacing the “minimum density target from 100 units per hectare” to a “maximum density of 71 units per hectare” and that the “building heights up to 25 storeys” be reduced to “19 storeys” to align with the development proposal before the City.

- **Modification 22 –Removal of Section 4.6 – Future Urban Area (FUA) overlay**
 - It is requested that provincial modification 22 be maintained as it supports [Council’s April 12, 2022 resolution](#) requesting that the FUA overlay identified in Markham be removed and the lands be maintained as Agricultural.

The City supports efforts to increase housing supply while advocating for a financial framework to support the delivery of complete communities including infrastructure, rapid transit, schools, hospitals, social housing and services. The City of Markham is exploring additional opportunities for housing and community benefits including available tools such as the Community Infrastructure and Housing Accelerator Tool. I look forward to continued engagement with you and the provincial government on these important matters.

Sincerely,

Frank Scarpitti
Mayor