



Markham Official Plan Review - Work Program

Development Services Committee
February 20, 2023



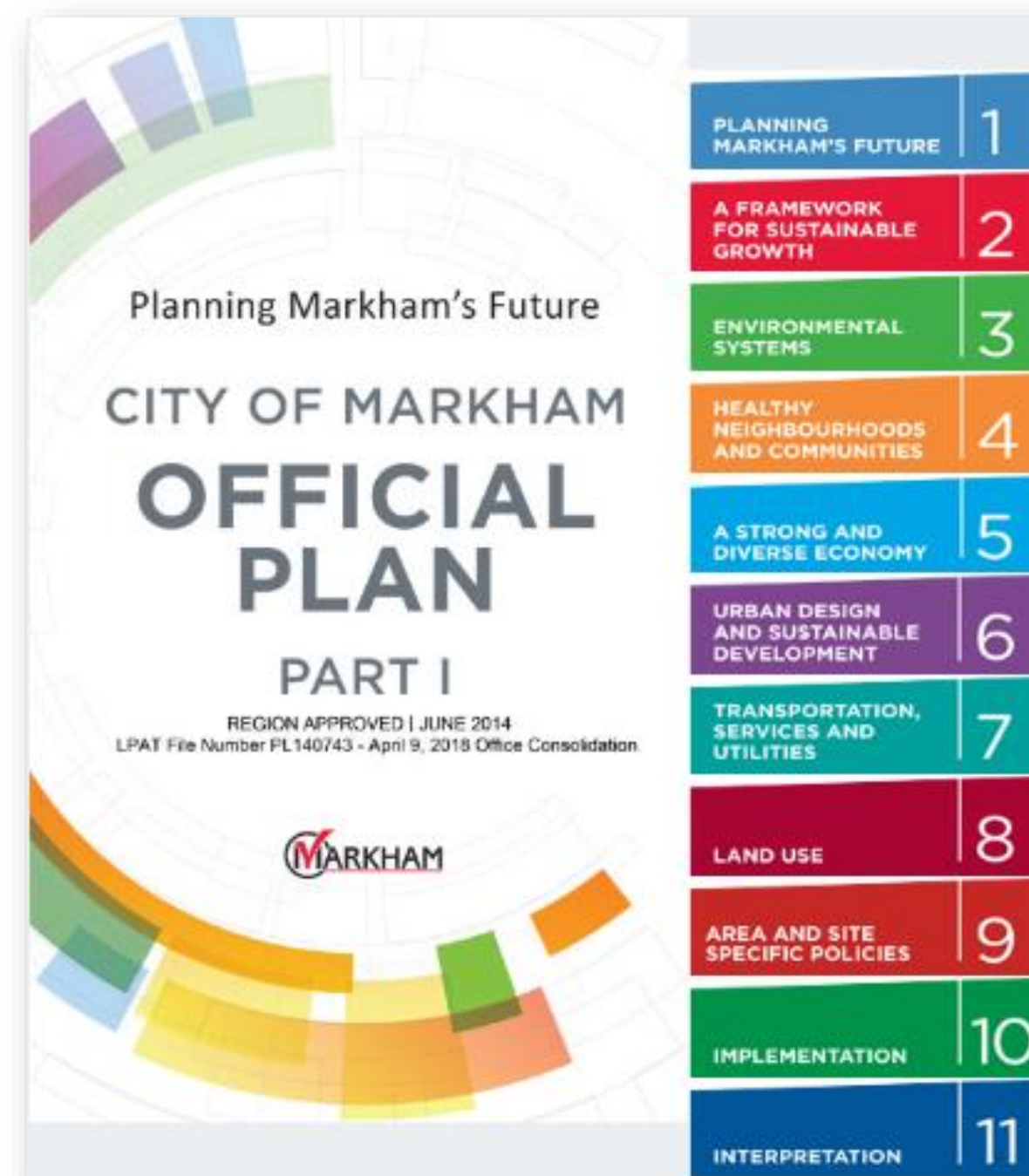
AGENDA

- 01** WHAT IS AN OFFICIAL PLAN?
- 02** WHY IS AN OFFICIAL PLAN REVIEW REQUIRED?
- 03** BIG MOVES FROM YORK REGION OFFICIAL PLAN
- 04** OFFICIAL PLAN REVIEW WORK PROGRAM, THEMATIC AREAS & ENGAGEMENT
- 05** NEXT STEPS



WHAT IS AN OFFICIAL PLAN?

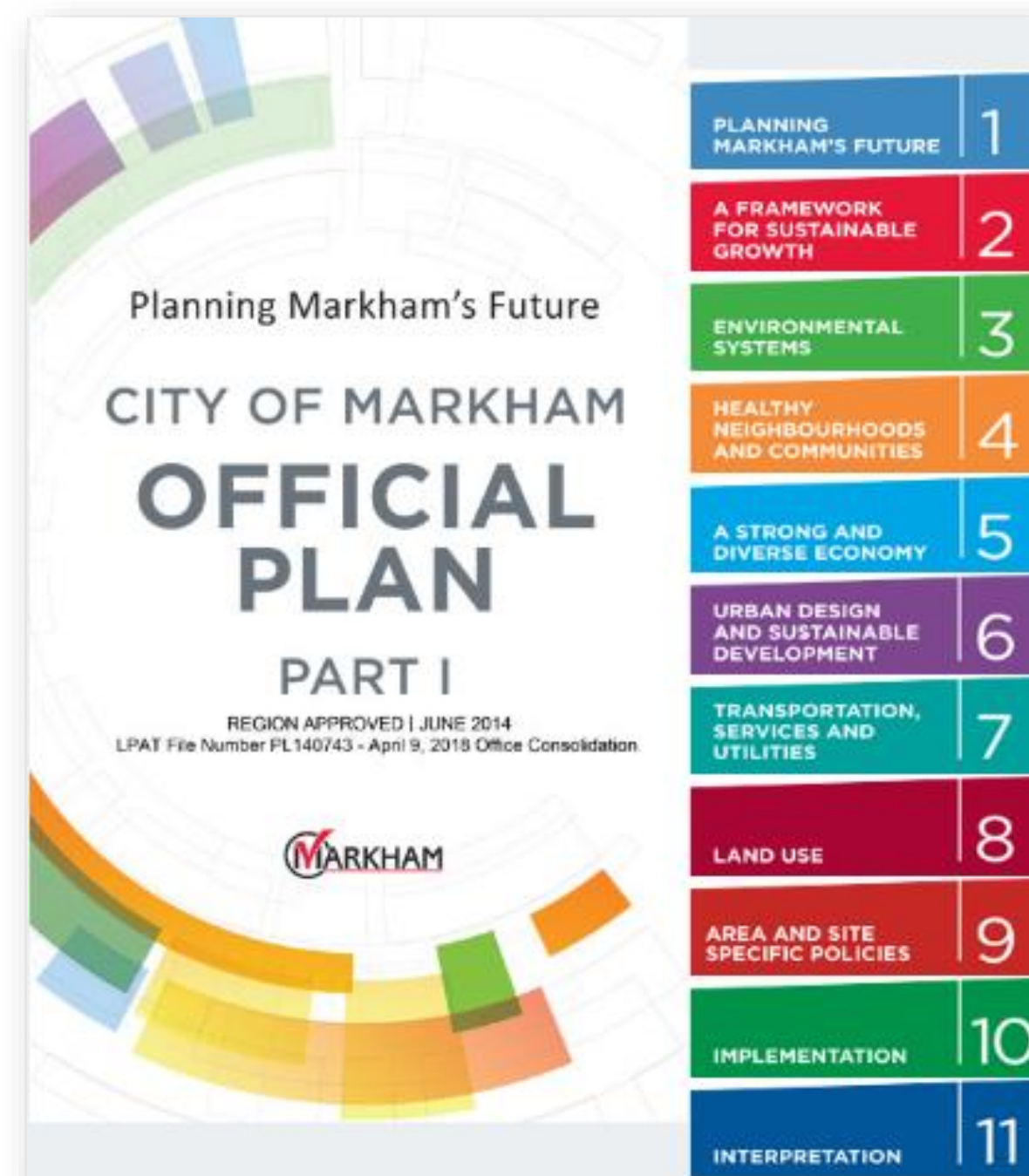
- An Official Plan outlines the **goals, objectives** and **policies** to manage and direct growth in a municipality.
- The Official Plan also manages Markham's **social, economic, cultural** and **natural environment priorities**, among other matters.
- The Official Plan is the City's **primary land use planning and policy document** and sets out the requirements and context for reviewing and approving development applications.





WHY IS AN OFFICIAL PLAN REVIEW REQUIRED?

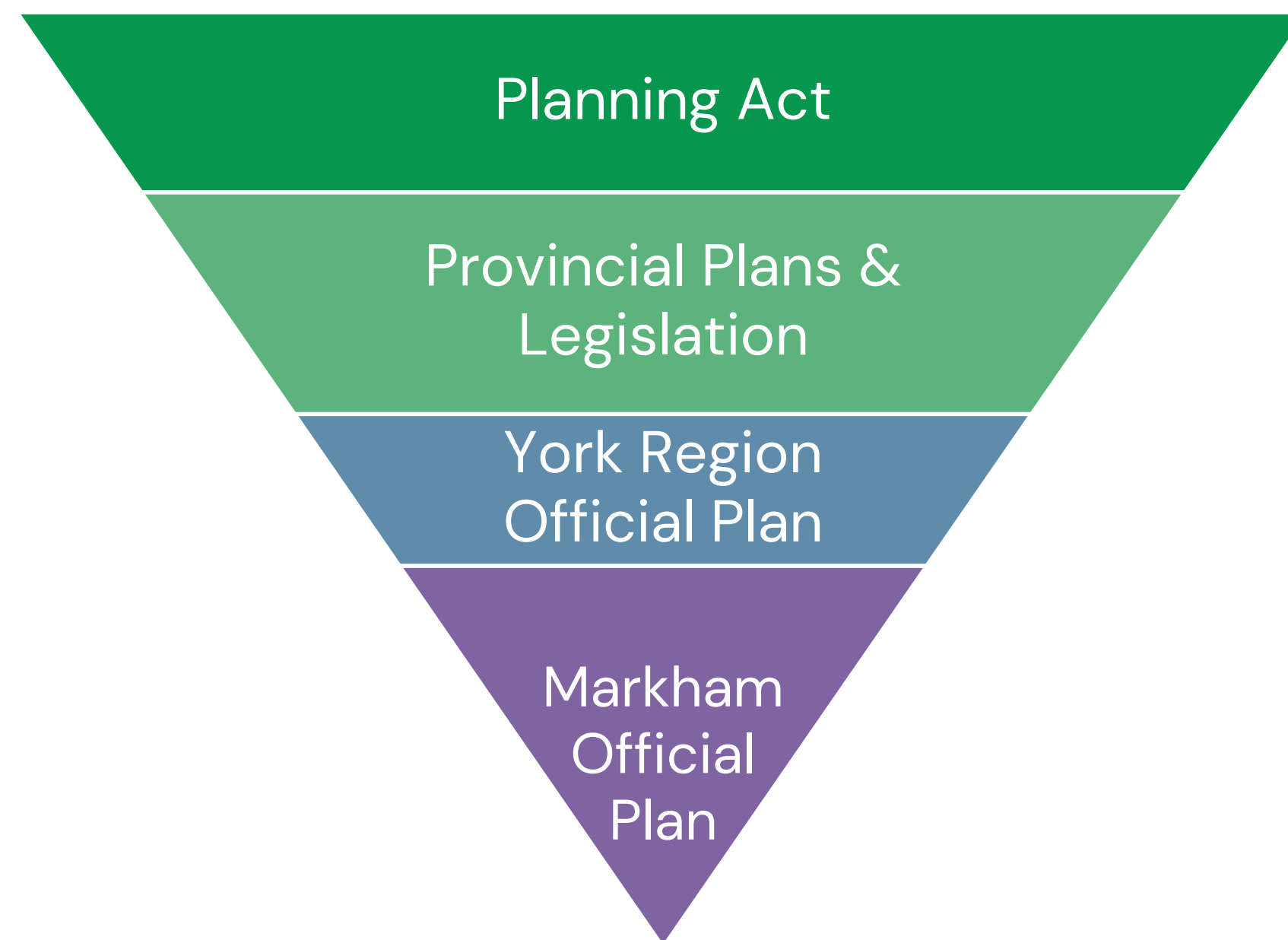
- Markham's current Official Plan was **approved in 2014**. While it has been amended over the years, it has not been subject to a **comprehensive update**.
- The *Planning Act* requires an Official Plan Review every **five years**, or **ten years** after a municipality prepares a new comprehensive official plan and it comes into effect.
- The Planning Act also directs municipalities to consult with the approval authority and prescribed bodies regarding revisions that may be required.





WHY IS AN OFFICIAL PLAN REVIEW REQUIRED?

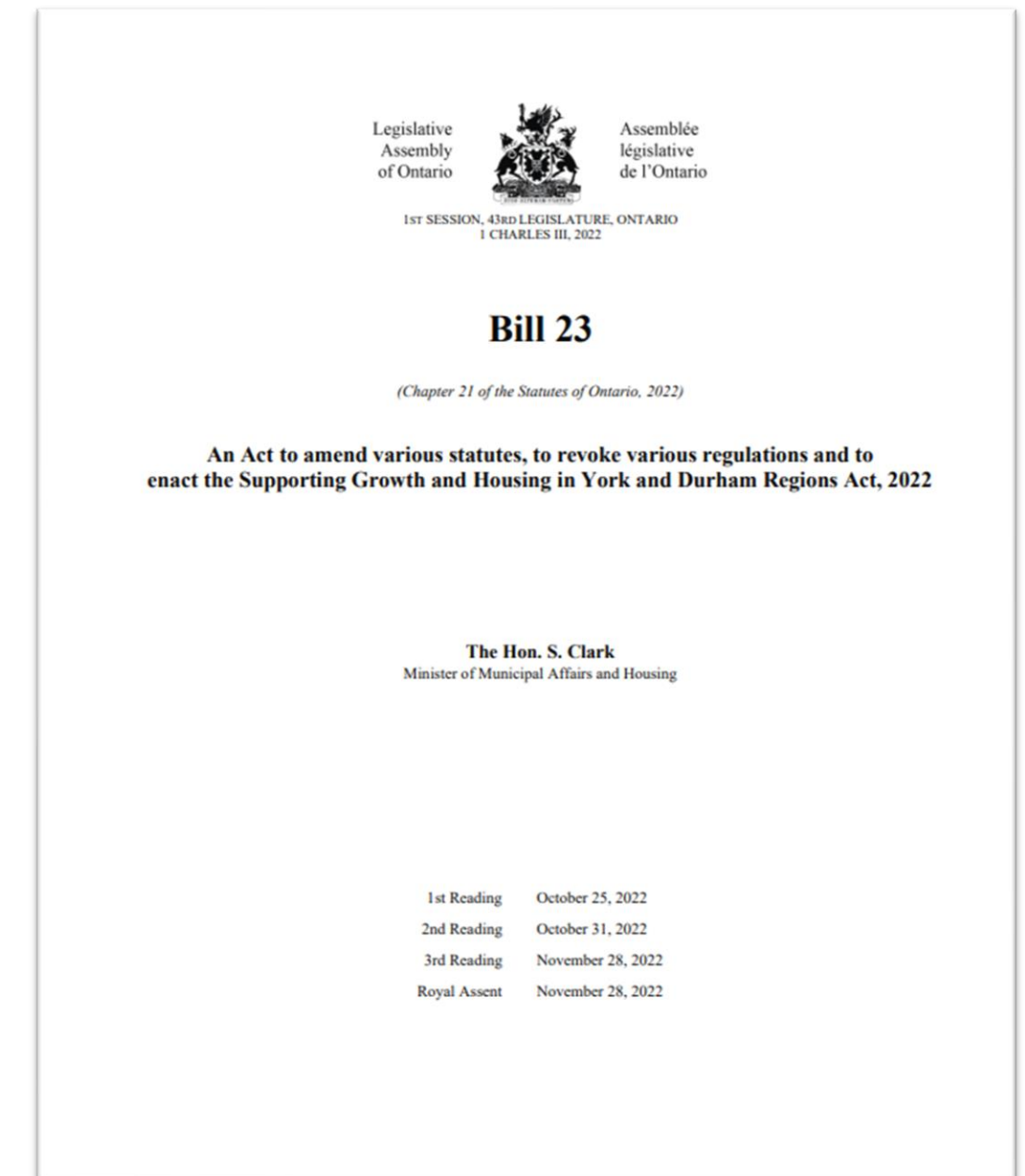
- To reflect matters of provincial interest under the Planning Act, **conform with provincial plans**, and be **consistent with the Provincial Policy Statement**.
- Official plans of lower-tier municipalities are required to conform with the regional official plan.
- Ensure the plan continues to **address local priorities** and **changing community needs**.
- Opportunity to **simplify** and **streamline** the policy framework and create a more **user-friendly** and **accessible** document.





SCOPE OF THE OFFICIAL PLAN REVIEW

- **There have been significant changes to provincial policies and legislation** (e.g., Bill 109; Bill 23, Bill 97) since the 2014 Official Plan and further changes are proposed.
- Bill 23 introduced several sweeping changes:
 - Removing Planning Approval from upper tier municipalities (not enacted);
 - Limiting the role of Conservation Authorities;
 - Permitting as-of-right zoning for up to 3 residential units per lot;
 - Changes to cultural heritage conservation processes and policies.





SCOPE OF THE OFFICIAL PLAN REVIEW

- Province has set a goal 1.5 million homes. Markham has endorsed a Municipal Housing Pledge to **build 44,000 new homes over the next ten years.**
- **Province has proposed a new Provincial Planning Statement** that integrates the Growth Plan for the Greater Golden Horseshoe and proposes to revoke the Parkway Belt West Plan.
- Ongoing changes to the planning framework will influence the scope and timing for completion of the Official Plan Review.

Housing Pledge with a Promise

The City of Markham pledges to facilitate the construction of 44,000 new homes over the next 10 years.

The City of Markham recognizes the importance of housing affordability and has demonstrated leadership by hosting a housing summit on November 18, 2020. In 2021, Council endorsed an action plan "Housing Choices: Markham's Affordable and Rental Housing Strategy", which identified a complete range of housing and priorities such as inclusionary zoning and incentives for affordable housing.

Markham acknowledges it has an important role in facilitating the construction of 44,000 new homes by ensuring we have an updated municipal planning framework to guide development. We undertake to provide efficient and streamlined processes to facilitate the timely review and approval of development applications and permits. The City of Markham has made and commits to making investments in technology and process improvements, all in an effort to meet the housing target.

Achieving the target relies on partners that are integral in reaching this goal and delivering housing. To be successful, more initiatives and partnerships are required between all levels of government, the home building industry and the trades sector to increase the supply of housing.

To meet Markham's housing pledge, the pace of housing construction needs to double which requires accelerated funding from all levels of government to support the delivery of complete communities, including infrastructure, rapid transit, schools, hospitals, social housing and social services. Locally, we need to create our network of community amenities, parks, trails, active transportation and fire protection services.

Markham Council promises to continue to advocate for a framework to deliver the infrastructure needed to build complete communities and meet Markham's municipal housing target. This framework must reflect the principle of growth paying for growth and not shift the burden of growth to property taxpayers.

Frank Scarpitti
Frank Scarpitti
Mayor of the City of Markham



SCOPE OF THE OFFICIAL PLAN REVIEW

- The City of Markham is expected to grow to a future population of **618,000 people** by 2051. Markham's employment base is projected to grow to **302,200 jobs** in the next thirty years.
- Markham needs to **plan and manage** this **growth over the long term** (to 2051) in a way that is strategic, thoughtful, appropriate and aligned with a future vision.
- The updated Official Plan will also be informed by completed and/or ongoing **Master Plans and Studies**.





BIG MOVES FROM YORK REGION'S OFFICIAL PLAN

York Region's Official Plan (YROP) was approved by the Province in 2022 and makes key changes that will impact Markham including:

- Extending the Planning Horizon to 2051;
- Implementing the YROP's **policies, assigned growth forecasts** and **minimum intensification targets** at the local level;
- Implementing the YROP's intensification hierarchy, built form and urban design policies;
- Implementing boundaries and providing minimum density targets for **22 Protected Major Transit Station Areas**;
- Expanding the city's settlement area boundary by **1,140 hectares**; and,
- Planning to meet the **minimum density targets** for the city's **designated greenfield areas**.



OFFICIAL PLAN REVIEW TIMELINE

We are Here!

2024

2024-2026

2026

PHASE 1

PHASE 2

PHASE 3

Project Initiation

Growing Markham

Resilient Markham

Moving & Servicing Markham

Healthy & Complete Markham

Housekeeping OPA

ONGOING PUBLIC CONSULTATION



EACH THEMATIC AREA INCLUDES SUB-COMPONENTS



Growing Markham

- Growth Management (Residential and Employment Growth)
- Settlement Area Boundary Expansion
 - Major Transit Station Areas



Resilient Markham

- Climate Change & Resilience
- Natural Heritage System & Water Resources
- Agricultural & Rural System Update



Moving & Servicing Markham

- Transportation (Transit, Active Transportation, Travel Demand Management, & Parking)
- Infrastructure (Roads, Water & Wastewater, Stormwater & Utilities)



Healthy & Complete Markham

- Community Infrastructure
- Urban Design (Built Form, Public Realm & Sustainable Development)
 - Cultural Heritage Resources
 - Arts & Culture
- Age Friendly Communities



OFFICIAL PLAN REVIEW TIMELINE

We are Here!

2024

PHASE 1

Project
Initiation



- Project initiation tasks are underway, including discovery meetings with internal stakeholders and finalizing the **Public Engagement and Communication Plan**.
- Refining the Work Program based on feedback.
- Developing project branding and a **Public Engagement and Communications Strategy** which will capture **Diversity, Equity and Inclusion** and **Indigenous Engagement**.
- Undertaking the **Special Meeting of Council** required under the Planning Act.
- Hosting a Visioning Workshop in Q2 2024.
- Launching the project webpage.



OFFICIAL PLAN REVIEW TIMELINE

2024-2026

PHASE 2

We are Here!

Growing Markham



Resilient Markham



Moving & Servicing Markham



Healthy & Complete Markham



- Thematic discussion papers over a two-year period.
- Discussion papers will include: background information, gaps analysis, policy considerations, and areas for further study.
- Refresh of the Official Plan vision, goals, and objectives based on feedback received in Phase 1.
- Implementing Official Plan Amendments or an Amendment for each theme.

ONGOING PUBLIC CONSULTATION



OFFICIAL PLAN REVIEW TIMELINE

2026

PHASE 3

Housekeeping
OPA



- At the conclusion of the Review, staff will bring forward an Official Plan Amendment to address housekeeping matters and look to create a more **user-friendly** and **accessible** document.





OFFICIAL PLAN REVIEW TIMELINE (2024)

Q1

Q2

Q2-Q3

Q3

Q4

Project
Initiation
Tasks



Work Program
Report

Engagement
&
Communica-
tions Strategy

Official Plan
Review Special
Meeting

Webpage
Launch

Indigenous
Outreach

Visioning
CIM



OPR Update Report
Release of Growing
Markham
Discussion Papers



Discussion
Paper
Consultation



Draft Conformity
OPA for
Consultation

Adopted OPA





NEXT STEPS

- Launch of the project webpage on Your Voice Markham;
- Initiating Indigenous Engagement;
- Finalizing the work plan based on feedback;
- Finalize the Public Engagement and Communications Strategy;
- Hosting the Section 26 Special Meeting of Council in Q2 2024; and,
- Reporting to Development Services committee in Q2/Q3 2024 with an update on public engagement and progress on the Growing Markham thematic area.