

**SUBJECT:** **PRELIMINARY REPORT**  
City-initiated Official Plan Amendment to redesignate and provide for Business Park Employment uses for a portion of the lands at 2780 19<sup>th</sup> Avenue (Ward 2)  
File No. OP 18 240585

**PREPARED BY:** Patrick Wong, MCIP, RPP, Natural Heritage Planner, x6922

**REVIEWED BY:** Lilli Duoba, MCIP, RPP, Manager, Natural Heritage, x7925

---

**RECOMMENDATION:**

- 1) That the report titled “Preliminary Report: City-initiated Official Plan Amendment to redesignate and provide for Business Park Employment uses for a portion of the lands at 2780 19<sup>th</sup> Avenue” be received;

**PURPOSE:**

This report provides background information on a City-initiated Official Plan Amendment for a portion of the city-owned lands at 2780 19<sup>th</sup> Avenue.

**BACKGROUND:**

The property is located on the north side of 19<sup>th</sup> Avenue, between Highway 404 and Woodbine Avenue and is approximately 36 ha (see Figure 1). The property is currently used for agricultural operations and contains a heritage dwelling. A 6.2 ha portion of the property at the northwest corner was subject to the policies of the 2002 Oak Ridges Moraine Conservation Plan (ORMCP) and 2005 Greenbelt Plan (GP) which prohibited urban land uses and development. The City’s Official Plan 2014 (as partially approved on November 24, 2017 and further updated on April 9, 2018), as amended reflects the Provincial designations within the City’s Greenway System.

Through the mandated 10-year Provincial Plan Review process, the property was removed from the Oak Ridges Moraine Conservation Plan and Greenbelt Plan. Accordingly, staff are bringing forward this Official Plan Amendment to formally remove the subject lands from the ORMCP and GP boundaries and to redesignate the subject lands for prestige industrial and office uses consistent with adjoining land uses in the Highway 404 North Secondary Plan and in support of the City’s economic development objectives.

**Markham Council passed a resolution to confirm that the lands are not subject to the Oak Ridges Moraine Conservation Plan**

The Province enacted the ORMCP in 2002 which included approximately 6.2 ha of the subject property. The southern boundary of the Oak Ridges Moraine is a surveyed boundary intended to reflect the 245 metre above sea level contour. The boundary was prepared by the Provincial Surveyor, but because of the scale of the base data used, policies were included in the ORMCP to allow refinement of the Plan boundary at the site level.

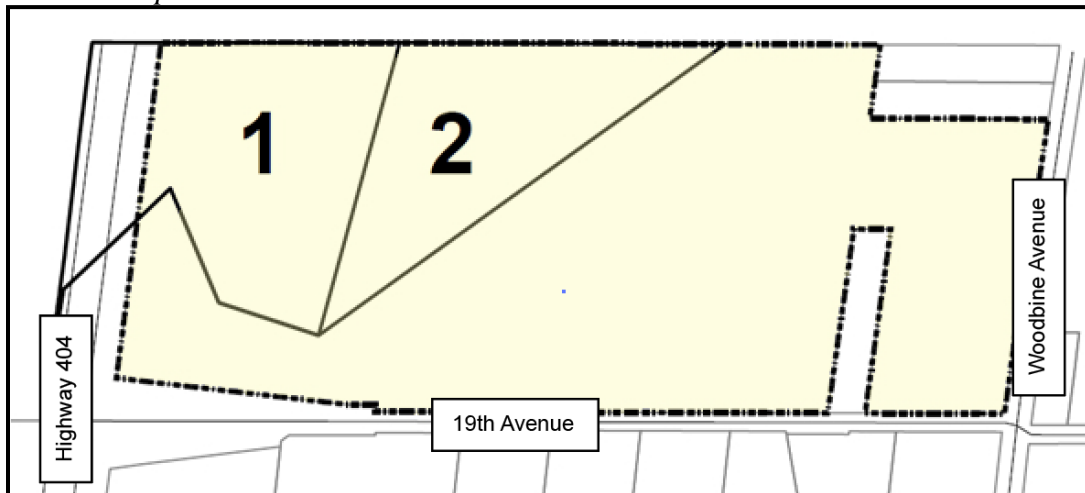
In order to accurately describe the elevation of the property, the landowner at the time commissioned a topographic survey of the property and on April 27, 2010 Markham Council passed a resolution to accept the results of the topographic survey. A parallel resolution was passed by the York Region on June 25, 2010. The effect of Markham and York Region's resolution was to formalize the removal of the subject lands from the application of the ORMCP. Lands removed from the ORMCP through this process are automatically subject to the policies of the GP. Provincial staff have indicated that while the subject lands continue to be shown on the Province's Oak Ridges Moraine Conservation Plan Land Use Designation Map, the policies of the ORMCP do not apply in accordance with Section 2(3) of the ORMCP.

### **The Province removed the subject lands from the Greenbelt Plan through the 2017 Provincial Plan Review**

In 2015, the Province initiated its 10-year review of the ORMCP and the GP. Markham Council formally submitted comments to the Province and reiterated its request for the removal of the subject lands from the GP through reports to Development Services Committee on May 6, 2014; May 19, 2015; and October 3, 2016. In June 2017, the Province released the updated ORMCP and GP which implemented the requested removal of the subject lands from the GP boundary.

### **Current Official Plan, Secondary Plan and Zoning Designations**

*Context Map – 2780 19<sup>th</sup> Avenue*



#### Parcel 1

Parcel 1 of the subject lands is designated 'Greenway' and identified as 'Oak Ridges Moraine Conservation Plan (Countryside Area)' in the Official Plan 2014. They are not contained within the Highway 404 North Planning District and Secondary Plan, but are within the City's Urban Area Boundary as shown on Map 12 – Urban Area and Built-Up Area of the Official Plan 2014.

Parcel 1 of the subject lands is zoned Agriculture 1 – Oak Ridges Moraine – Countryside Zone (A1-ORM(CS)) under zoning by-law 304-87, as amended.

**Parcel 2**

Parcel 2 of the subject lands is designated 'Business Park Area', Environmental Protection Area – Valleylands', 'Environmental Protection Area – Hazards' and 'Transportation and Utilities' in the Official Plan (Revised, 1987), as amended and are contained within the Highway 404 North Planning District and Secondary Plan. They are also identified as 'Greenbelt Plan – Protected Countryside'. These lands were subject to the transition policies of the GP and although these lands were contained within the GP, they were exempt from the GP requirements.

Parcel 2 of the subject lands is zoned Commercial Recreational (CR) under zoning by-law 304-87, as amended.

**DISCUSSION:****Proposed Official Plan Amendment is to remove the Provincial Plan boundaries**

The proposed Official Plan Amendment would remove the ORMCP and GP boundaries from the subject lands. This includes removal of the ORMCP boundary from Parcel 1 and the GP boundary from Parcels 1 and 2.

The removal of the GP boundary from parcel 2 is a technical matter as the lands are already designated 'Business Park Area' in the Highway 404 North Secondary Plan. They have been removed from the 'Greenbelt Plan – Protected Countryside and Natural Heritage System' and there is no need for redesignation of the land uses on parcel 2.

**Portions of the subject lands will be redesignated from 'Greenway' to 'Business Park Employment'**

Parcel 1 of the subject lands is currently designated 'Greenway' which protects the lands from urban uses in a manner consistent with the policies of the ORMCP. These lands are currently farmed and do not contain any natural heritage or hydrologic features. Given that these lands have been removed from the ORMCP and there are no natural heritage features, they no longer meet the criteria for inclusion in the City's Greenway System. The proposed Official Plan Amendment would redesignate these lands to 'Business Park Employment' which primarily provides for manufacturing, warehousing, and office uses. The redesignation would generally provide for consistent land use permissions across the entire property as the remaining developable areas of the property to the east are designated 'Business Park Area' under the Official Plan 1987. The 'Business Park Employment' designation in the Official Plan 2014 is the equivalent to the 'Business Park Area' designation in the Official Plan 1987. The Official Plan Amendment will also provide for the expansion of the Highway 404 North Planning District and directs that the subject lands be brought into the Secondary Plan when it is updated.

**The approval authority for the Official Plan Amendment is York Region**

The Regional Municipality of York is the approval authority for this Official Plan Amendment. An amendment to the Regional Official Plan will be required to remove the ORMCP and GP boundaries and designations. Staff are consulting with Regional staff regarding the Regional Official Plan Amendment process.

**Public Consultation and Next Steps**

The draft Official Plan Amendment has been circulated to internal departments and external agencies, including the Toronto and Region Conservation Authority and the Region of York. The Statutory Public Meeting has been tentatively scheduled for November 13, 2018 in order to provide an opportunity for formal public input. A recommendation report will be prepared by staff following the Public Meeting.

This Official Plan Amendment will provide the City with a greater ability to enter into discussions with stakeholders and partners to achieve the City's economic development goals for this property. Once a development concept is proposed, subsequent zoning by-law amendment and site plan applications will be required.

**FINANCIAL CONSIDERATIONS:**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**


The proposed Official Plan Amendment supports the City's economic development objectives by increasing the supply of employment lands ready for development.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The application has been circulated to various City departments and external agencies for review and comments.

**RECOMMENDED BY:**

  
\_\_\_\_\_  
Ron Blake, MCIP, RPP  
Senior Development Manager

  
\_\_\_\_\_  
Arvin Prasad, MCIP, RPP  
Commissioner of Development Services

**ATTACHMENTS:**

- |             |  |
|-------------|--|
| Figure 1:   | Location Map   |
| Figure 2:   | Area Context / Zoning Designations                                 |
| Figure 3:   | Highway 404 North Secondary Plan – Schedule “AA” Detailed Land Use |
| Appendix A: | Draft Official Plan Amendment                                      |

Figure 1: Location Map

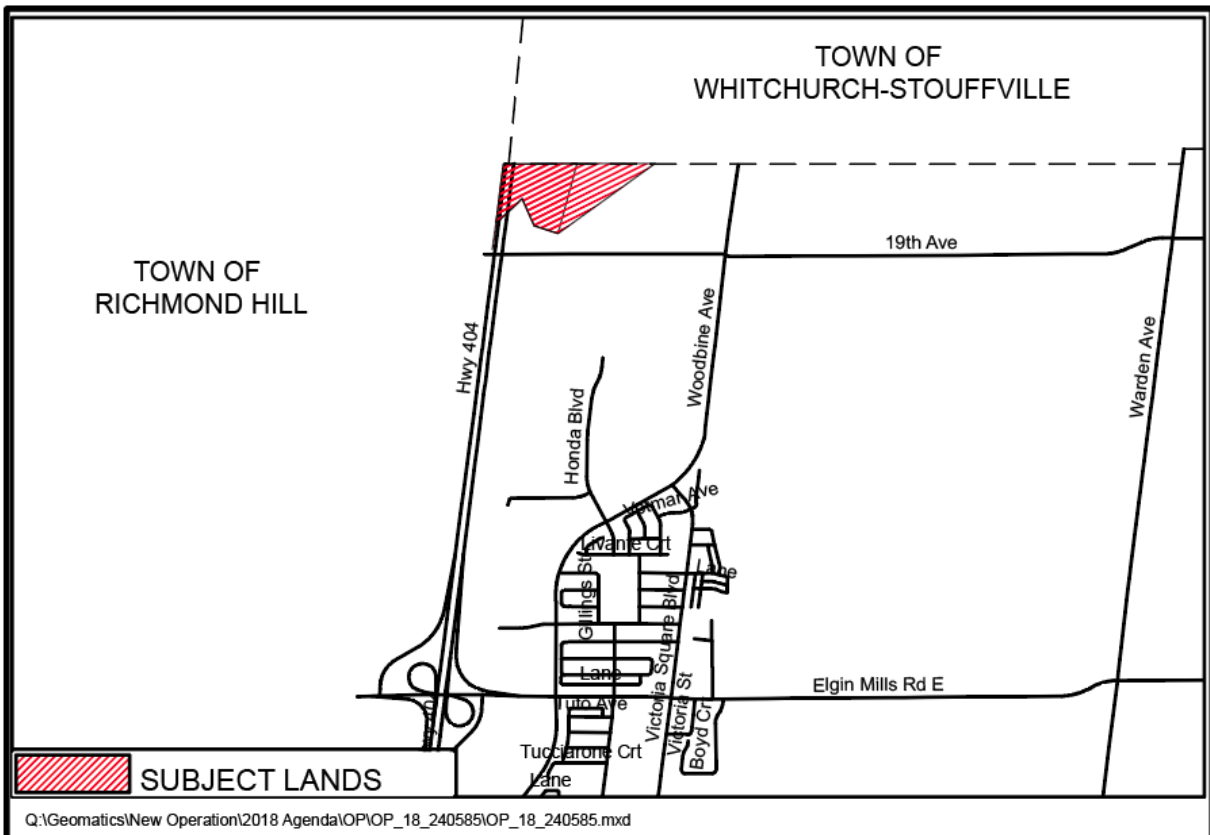


Figure 2: Area Context / Zoning Designations

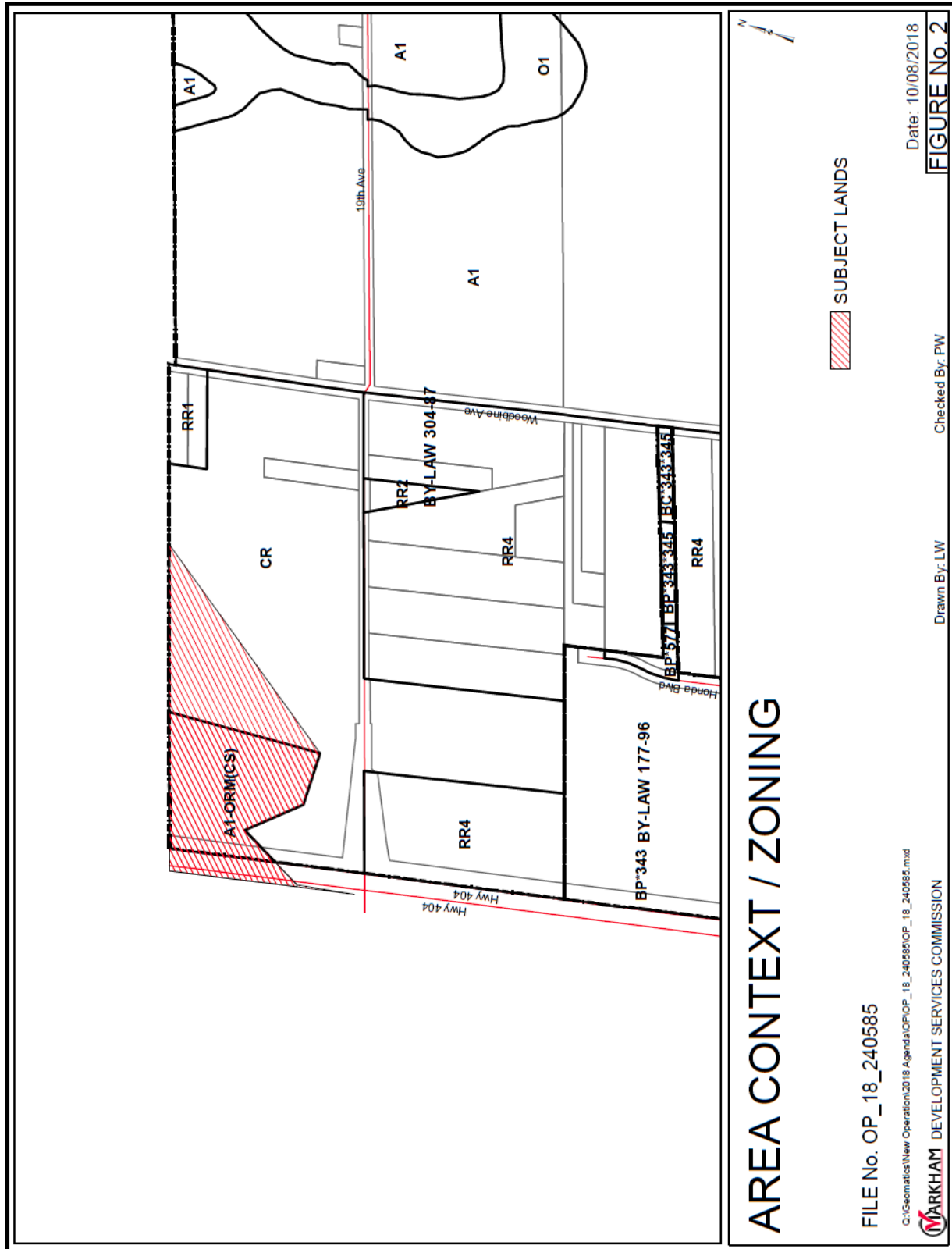
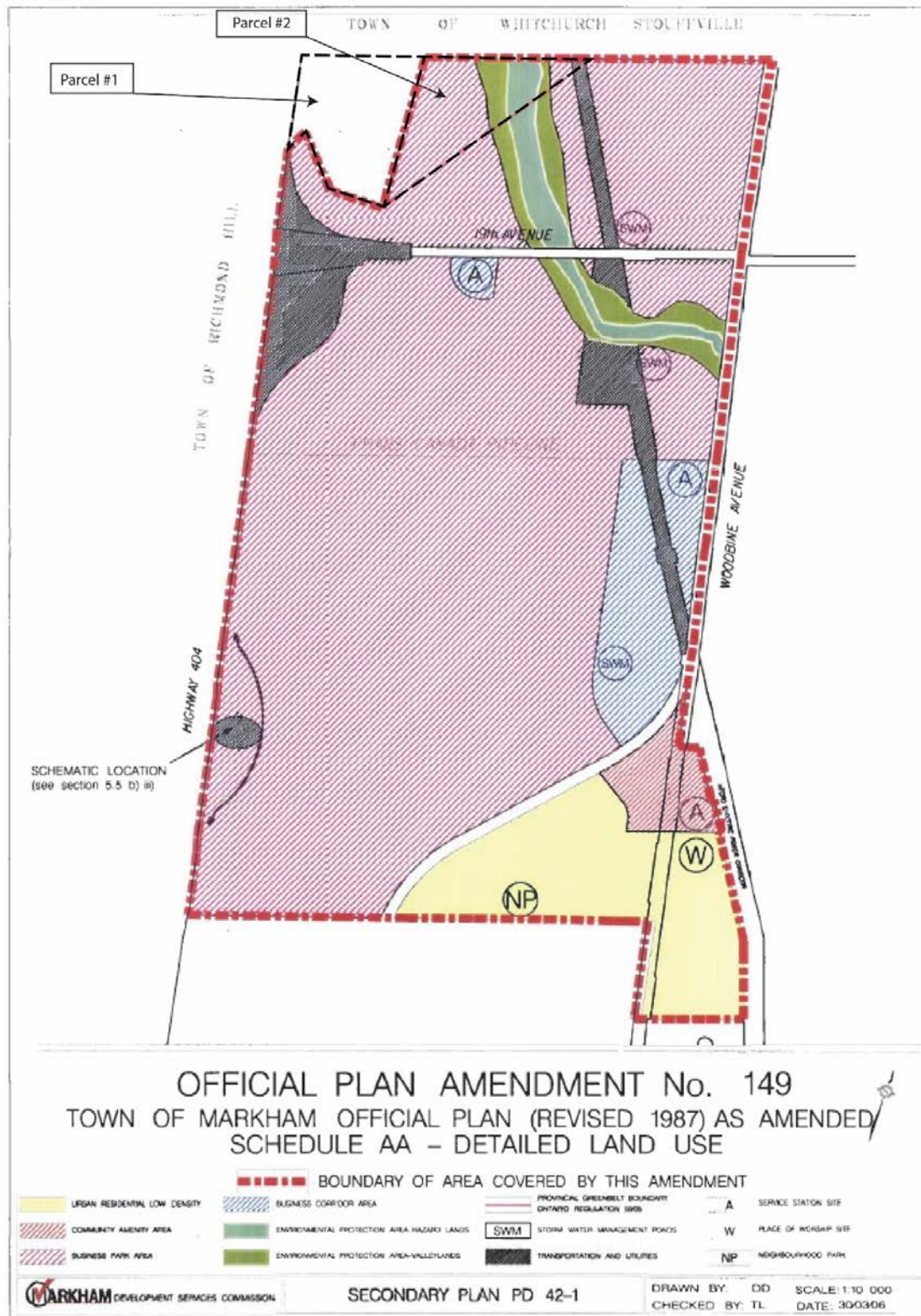




Figure 3: Highway 404 North Secondary Plan – Schedule “AA” Detailed Land Use



**CITY OF MARKHAM**

**OFFICIAL PLAN AMENDMENT NO. XXX**

To amend the City of Markham Official Plan 2014, as amended.

**City Of Markham**  
(2780 19<sup>th</sup> Avenue)

August 2018 Draft



**CITY OF MARKHAM**

**OFFICIAL PLAN AMENDMENT NO. XXX**

To amend the City of Markham Official Plan 2014, as amended.

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. \_\_\_\_\_ - \_\_\_\_ in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the XXth day of XXX, 2018.

---

Kimberley Kitteringham  
City Clerk

---

Frank Scarpitti  
Mayor

**THE CORPORATION OF THE CITY OF MARKHAM**

**BY-LAW NO. \_\_\_\_\_**

Being a by-law to adopt Amendment No. XXX to the City of Markham Official Plan 2014, as amended.

THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM, IN ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT, R.S.O., 1990 HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. XXX to the City of Markham Official Plan 2014, as amended, attached hereto, is hereby adopted.
2. THAT this by-law shall come into force and take effect on the date of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS Xth DAY OF XXX, 2018.

---

Kimberley Kitteringham  
CITY CLERK

---

Frank Scarpitti  
MAYOR

## CONTENTS

### PART I - INTRODUCTION

1.	GENERAL .....	6
2.	LOCATION.....	6
3.	PURPOSE.....	6
4.	BASIS OF THIS AMENDMENT .....	6

### PART II - THE OFFICIAL PLAN AMENDMENT

1.	THE OFFICIAL PLAN AMENDMENT .....	9
2.	IMPLEMENTATION AND INTERPRETATION.....	11
3.	SCHEDULES .....	12

Draft - August Circulation

## **PART I - INTRODUCTION**

(This is not an operative part of Official Plan Amendment No. XXX)

## **PART I - INTRODUCTION**

### **1.0 GENERAL**

- 1.1** PART I - INTRODUCTION, is included for information purposes and is not an operative part of this Official Plan Amendment.
- 1.2** PART II - THE OFFICIAL PLAN AMENDMENT, including Schedules “A” to “K” attached thereto, constitutes Official Plan Amendment No. XXX. Part II is an operative part of this Official Plan Amendment.

### **2.0 LOCATION**

This Amendment applies to the northwest portion of the municipally owned lands known as 2780 19<sup>th</sup> Avenue and legally described as Part Lot 31, Concession 3. The 9.96 hectare subject lands are located on the north side of 19<sup>th</sup> Avenue east of Highway 404.

### **3.0 PURPOSE**

The purpose of this Amendment is to re-designate a portion of the subject lands from ‘Greenway’ to ‘Business Park Employment’ to provide for prestige industrial and office development. In addition, the Amendment will remove the entire subject lands from the ‘Greenbelt Plan Area’ and ‘Oak Ridges Moraine Conservation Plan Area’ boundaries of the Official Plan in accordance with the provisions and amendments made to the 2017 Oak Ridges Moraine Conservation Plan and 2017 Greenbelt Plan.

### **4.0 BASIS OF THIS AMENDMENT**

The subject lands were historically located within the Oak Ridges Moraine Plan Area and Greenbelt Plan Area. The lands have now been confirmed to be below the 245 metre contour line representing the southern boundary of the Oak Ridges Moraine Conservation Plan and have been removed from the Greenbelt Plan area as defined by O. Reg. 59/05. The City is now initiating this amendment to remove the subject lands from the Oak Ridges Moraine Plan Area and Greenbelt Plan Area boundaries shown in the Official Plan and provide for prestige industrial and office development on those lands which no longer meet the criteria for inclusion in the City’s Greenway System.

#### Oak Ridges Moraine Conservation Plan

In 2001, the Province enacted the Oak Ridges Moraine Conservation Act and accompanying regulations that first established the Oak Ridges Moraine Area through O. Reg. 01/02 and then later established the Oak Ridges Moraine Conservation Plan (ORMCP) through O. Reg. 140/02. Section 2 of the ORMCP outlines the boundary of the Plan area and lands within the City of Markham are located in the Plan area if they are above the 245 m contour elevation and within the Oak Ridges Moraine Area. Approximately 6.2 hectares of the subject lands are currently identified as 'Oak Ridges Moraine Conservation Plan Area - Countryside' within the Greenway System and designated 'Greenway' in the 2014 Official Plan.

In 2010, Markham and York Region Council passed a resolution confirming the subject lands are below the 245 m contour line and in 2017 the Province removed these lands from the Protected Countryside of the Greenbelt Plan. As a result, the lands are no longer subject to the policies of the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan.

The lands are currently farmed and do not contain natural heritage or hydrologic features and no longer meet the criteria for inclusion in the City's Greenway System. As the lands are contiguous with employment uses to the south and east, the re-designation of the lands to 'Business Park Employment' will support provincial and municipal planning objectives to identify and provide employment lands in close proximity to major transportation corridors.

#### Greenbelt Plan

In 2005, the Province enacted the Greenbelt Act and subsequently released the Greenbelt Plan. A portion of the subject lands approximately 3.8 hectare in size immediately east of the Oak Ridges Moraine Conservation Plan Area was included in the Greenbelt Plan. These lands were subject to the transition policies in the 2005 Greenbelt Plan which at the time recognized the 1987 Official Plan designations of 'Industrial', 'Open Space', and 'Hazard Lands'. The lands are currently identified as 'Greenbelt Plan Area – Natural Heritage System and Protected Countryside' and designated 'Business Park Employment' and 'Greenway' in the 2014 Official Plan.

In 2017 the Province removed these lands from the Greenbelt Plan. This amendment will remove the 'Greenbelt Plan Area – Natural Heritage System and Protected Countryside' reference applying to these lands in the Official Plan. The natural heritage and hydrologic features associated with the lands will continue to be protected under the 'Greenway' designation.

Draft - August Circulation

**PART II - THE OFFICIAL PLAN AMENDMENT**

(This is an operative part of Official Plan Amendment No. XXX)



## PART II – THE OFFICIAL PLAN AMENDMENT

### 1.0 THE AMENDMENT

1.1 The following Maps and Appendices of Part I of the Official Plan 2014, as amended, are hereby amended as follows:

- a) Map 1 - Markham Structure is amended by replacing the 'Greenway System' component with an 'Employment Area' component as shown on Schedule "A" attached hereto.
- b) Map 3 - Land Use is amended by replacing the 'Greenway' designation with a 'Business Park Employment' designation as shown on Schedule "B" attached hereto.
- c) Map 4 - Greenway System is amended to remove lands from the 'Oak Ridges Moraine Conservation Plan Area', 'Greenbelt Plan Area' and 'Greenway System' as shown on Schedule "C" attached hereto.
- d) Map 5 - Natural Heritage Features and Landforms is amended to remove lands from the 'Greenway System' as shown on Schedule "D" attached hereto.
- e) Map 6 - Hydrologic Features is amended to remove lands from the 'Greenway System' as shown on Schedule "E" attached hereto.
- f) Map 7 - Provincial Policy Areas is amended to remove lands from the 'Oak Ridges Moraine Conservation Plan Area', 'Oak Ridges Moraine Countryside', 'Greenbelt Plan Area', 'Greenbelt Natural Heritage System', and 'Greenbelt Protected Countryside' as shown on Schedule "F" attached hereto.
- g) Map 9 – Countryside Agriculture Area is amended to remove lands from the 'Oak Ridges Moraine Countryside' and 'Natural Linkage Area' as shown on Schedule "G" attached hereto.
- h) Map 15 – Area and Site Specific Policies is amended by adding lands to the '9.10 - Highway 404 North (Employment)' District Boundary as shown on Schedule "H" attached hereto.
- i) Appendix B - Headwater Drainage Features is amended to remove lands from the 'Greenway System' as shown on Schedule "I" attached hereto.

- j) Appendix C - Community Facilities is amended to remove lands from the 'Greenway System' as shown on Schedule "J" attached hereto.
- k) Appendix F – Secondary Plan Areas is amended by adding lands as 'To Be Approved' as shown on Schedule "K" attached hereto.

1.2 Section 9.10 of Part I of the Official Plan 2014, as amended, is hereby amended by:

- a) Amending Figure 9.10.1 to extend the boundary of the Highway 404 North (Employment) District Boundary and add a reference to a new Section 9.10.6 as follows:

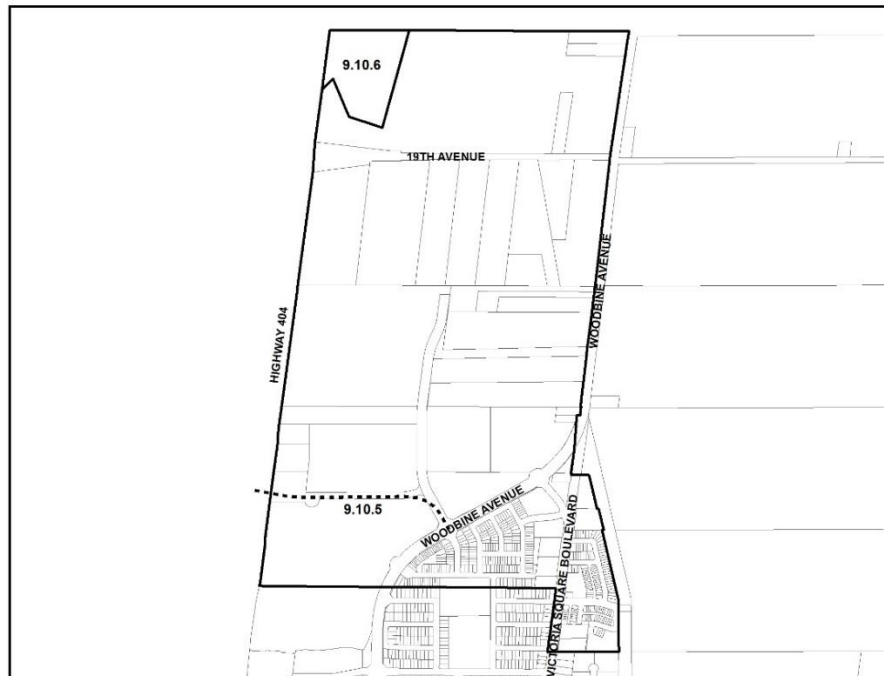


Figure 9.10.1

- b) Adding a new Section 9.10.6 as follows:

“2780 19<sup>th</sup> Avenue

9.10.6 The updated Secondary Plan for the Highway 404 North (Employment) lands shall include the lands shown in Figure 9.10.6 which have been confirmed to be below the 245 metre contour line and not within the Oak Ridges Moraine Conservation Plan Area.



Figure 9.10.6”

## 2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the City of Markham Official Plan 2014, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.


This Amendment shall be implemented by amendment/s to the Zoning By-Law and/or Plan/s of Subdivision and/or Site Plan approval/s and/or other Planning Act approvals, in conformity with the provisions of this Amendment.


Prior to Council’s decision becoming final, this Amendment may be modified to incorporate technical amendments to the text and map(s). Technical amendments are those minor changes that do not affect the policy or intent of the Amendment. For such technical amendments, the notice provisions of Section 10.7.5 of the City of Markham Official Plan 2014, as amended, shall apply.

**Hwy 404**

**19th Ave**

AMENDMENT TO MAP 1 - MARKHAM STRUCTURE  
OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED  
OFFICIAL PLAN AMENDMENT XXX



 BOUNDARY OF AMENDMENT AREA

*DRAFT*






DELETE 'OAK RIDGES MORaine CONSERVATION  
PLAN AREA', 'GREENBELT PLAN AREA' AND  
'GREENWAY SYSTEM'

DELETE 'GREENBELT PLAN AREA'

Hwy 404

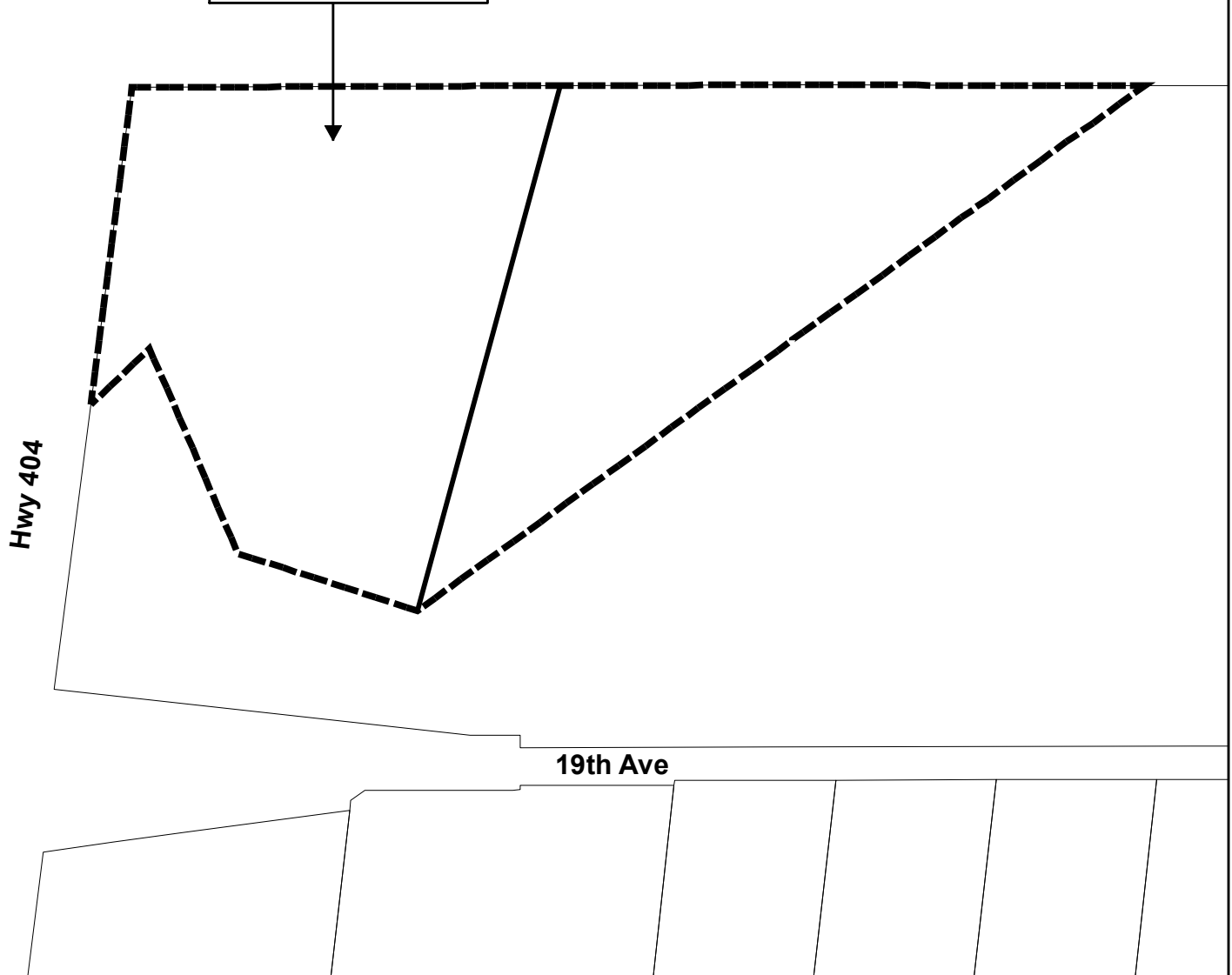
19th Ave

AMENDMENT TO MAP 4 - GREENWAY SYSTEM  
OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED  
OFFICIAL PLAN AMENDMENT XXX

 BOUNDARY OF AMENDMENT AREA

**DRAFT**

DELETE 'GREENWAY SYSTEM'



AMENDMENT TO MAP 5 - NATURAL HERITAGE FEATURES AND LANDFORMS,  
OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED  
OFFICIAL PLAN AMENDMENT XXX

 BOUNDARY OF AMENDMENT AREA

**DRAFT**





DELETE 'GREENWAY SYSTEM'



Hwy 404

19th Ave

AMENDMENT TO MAP 6 - HYDROLOGIC FEATURES  
OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED  
OFFICIAL PLAN AMENDMENT XXX



BOUNDARY OF AMENDMENT AREA

**DRAFT**




DELETE 'OAK RIDGES MORaine  
CONSERVATION PLAN AREA' AND  
'OAK RIDGES MORaine COUNTRYSIDE'

DELETE 'GREENBELT PLAN AREA', 'GREENBELT  
NATURAL HERITAGE SYSTEM' AND  
'GREENBELT PROTECTED COUNTRYSIDE'

Hwy 404

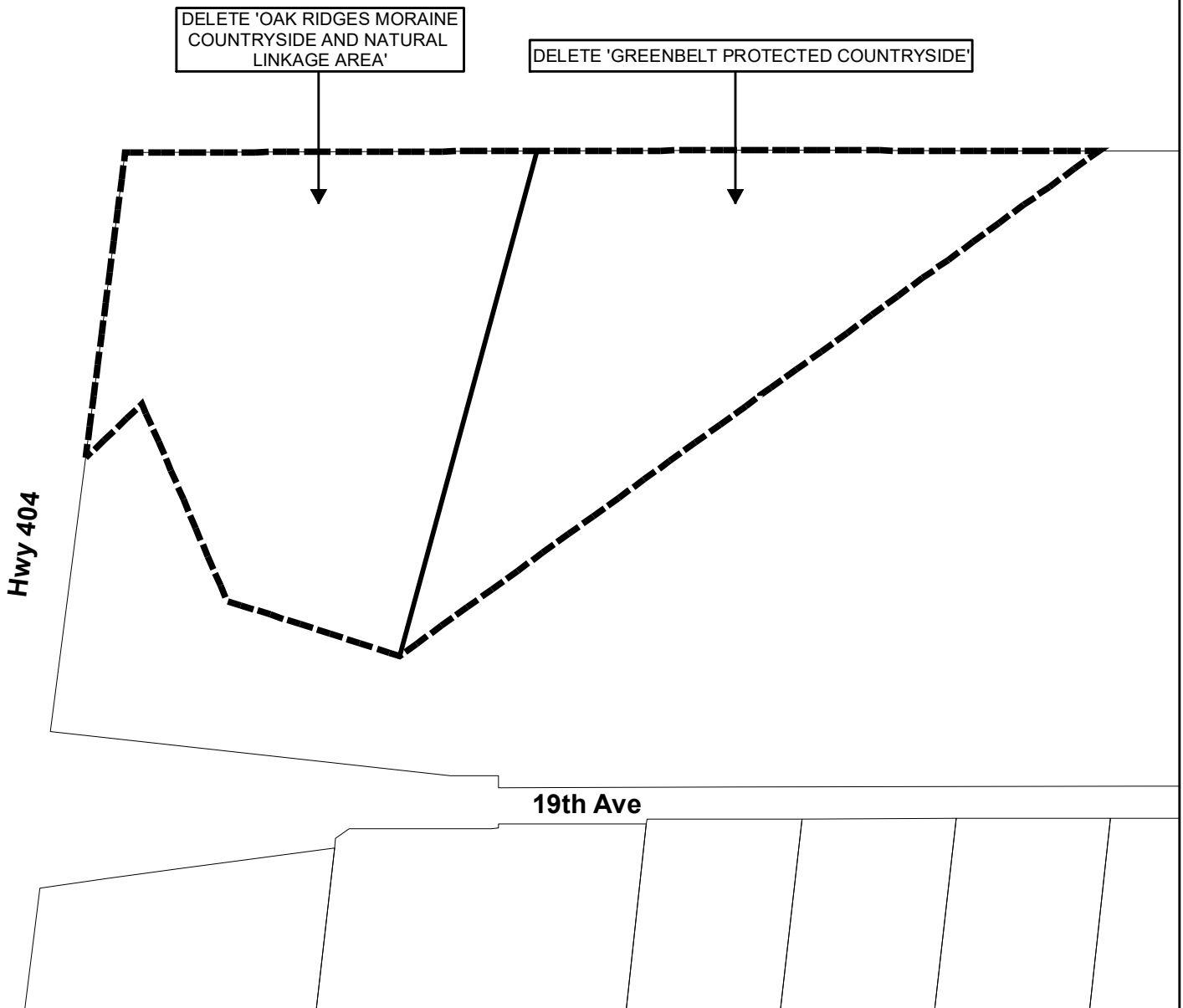
19th Ave

AMENDMENT TO MAP 7 - PROVINCIAL POLICY AREAS  
OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED  
OFFICIAL PLAN AMENDMENT XXX


 BOUNDARY OF AMENDMENT AREA

**DRAFT**





**AMENDMENT TO MAP 9 - COUNTRYSIDE AGRICULTURE AREA  
OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED  
OFFICIAL PLAN AMENDMENT XXX**

 BOUNDARY OF AMENDMENT AREA

***DRAFT***




ADD TO 'DISTRICT BOUNDARY 9.10  
- HIGHWAY 404 NORTH (EMPLOYMENT)'

Hwy 404

19th Ave

AMENDMENT TO MAP 15 - AREA AND SITE SPECIFIC POLICIES  
OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED  
OFFICIAL PLAN AMENDMENT XXX

 BOUNDARY OF AMENDMENT AREA

**DRAFT**



DELETE 'GREENWAY SYSTEM'

Hwy 404

19th Ave

AMENDMENT TO APPENDIX B - HEADWATER DRAINAGE FEATURES  
OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED  
OFFICIAL PLAN AMENDMENT XXX



BOUNDARY OF AMENDMENT AREA


**DRAFT**

DELETE 'GREENWAY SYSTEM'

Hwy 404

19th Ave

AMENDMENT TO APPENDIX C - COMMUNITY FACILITIES  
OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED  
OFFICIAL PLAN AMENDMENT XXX

 BOUNDARY OF AMENDMENT AREA

**DRAFT**



ADD 'TO BE APPROVED'



Hwy 404

19th Ave

AMENDMENT TO APPENDIX F - SECONDARY PLAN AREAS  
OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED  
OFFICIAL PLAN AMENDMENT XXX



BOUNDARY OF AMENDMENT AREA

**DRAFT**

