

Appendix D – Comparison of Markham Council May 2015 Recommendations with Proposed Plans

Markham's Comments (May 2015)	 = addressed  = not addressed	Proposed Provincial Plans 2016
1.1 The Province engage the public widely in an open consultation process for the provincial review.		The Province held workshops, Open Houses, and encouraged comments through their website, etc.
1.2 The Oak Ridges Moraine Conservation Plan and Greenbelt Plan boundary for the Oak Ridges Moraine should be revised to remove lands below the 245 m.a.s.l and the Greenbelt lands subject to the transition provisions of the Greenbelt Plan at 2780 19 th Avenue as per Council resolution dated April 27, 2010.		The province has not addressed the minor boundary changes requested by municipalities and other stakeholders with the release of the proposed Plans, but have indicated they are reviewing boundary requests. At the Ministry's request, Markham has provided the City's Greenway mapping (Official Plan 2014). The City will continue to work with the Province to address technical boundary changes previously endorsed by Council. See recommendation 2.7 and 3.1 in Oct 3, 2016 report
1.3 The Greenbelt Plan should be revised to remove certain lands in Greensborough subject to the transition policies.		See comments under 1.2 above. See recommendation 2.7 in Oct 3, 2016 report
1.4 Policy 2.1 of the Greenbelt Plan should be revised to not automatically place lands within the Greenbelt that do not meet the boundary test for the Oak Ridges Moraine, but rather require a review under criteria established by the Province to ensure that they are lands appropriate for Greenbelt designation.	 	The Province has provided some wording clarification on the transition of ORM lands below the 245m asl contour but have not changed the intent of the policy. Staff are satisfied with the policy.
1.5 The Province revisit certain policy areas which have been a challenge to interpret and implement.		The Province has modified many policies to clarify the intent and address uncertainty and implementation challenges. Additional definitions have been added and definition alignment with the other plans and the Provincial Policy Statement 2014 is improved.
1.6 Policy 3.2.6 of the Greenbelt Plan should be updated to reflect the provincial direction for the proposed Federal Rouge National Urban Park.		The Greenbelt Plan now includes recognition of the Rouge National Urban Park. The policy continues to identify and support of the Rouge North Management Plan and Rouge North Implementation Manual and defer to the more restrictive policies.

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1.7 Policy 3.3.3 of the Greenbelt Plan should be revised to provide greater clarity on the types of appropriate recreational uses.		Parkland, open space and trails policies remain largely unchanged. See recommendation 2.5 in Oct. 3 2016 report.
1.8 The Greenbelt Plan should be revised to revisit the 'Urban River Valley' designation.		The Greenbelt Plan now identifies the location of public lands subject to the Urban River Valley Designation. The policy intent remains unchanged and the lands still defer to municipal Official Plan for protection policies. The Plan is unclear as to whether Urban River Valleys are to be designated in Official plans. See recommendation 2.3 in Oct 3, 2016 report.
1.9 The Province should develop policies and criteria to address how natural heritage features adjacent to the Greenbelt and potential ecological linkages to inter-connect the Greenbelt, could be established and protected within the Greenbelt Plan.		The policies related to Growing the Greenbelt have been simplified identifying both a Provincially lead process including the engagement of local municipalities and stakeholders as well as a municipally lead process.
1.10 The Greenbelt Plan should be revised to clarify the policies/process around refinement of the Greenbelt Natural Heritage System or confirm the Natural Heritage System mapping and revise policy 3.2.2.6.		No change. See recommendation 2.1 in Oct 3, 2016 report
The Province is requested to address the request for a modified Natural Heritage System boundary for certain lands located north of Major Mackenzie Drive and west of McCowan Road (Minotar lands) as adopted by Markham Council on December 10, 2013, and subsequently identified as Deferral 1 in York Region's Notice of Decision of Markham's 2014 Official Plan.		No minor boundary changes have been reflected in the proposed Provincial Plans. See comments under 1.2 above. See recommendation 2.8 in Oct 3, 2016 report
1.11 The Province should protect the connectivity of agricultural systems in the same manner that the Greenbelt Plan currently protects the connectivity of natural heritage systems. Agricultural systems should be defined holistically by including and connecting all elements that contribute to a viable agricultural system		New Agricultural System policy added to the Provincial Plans.

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1.12 The Province should require edge buffers between agricultural lands and urban uses on the urban side of the property line that ensure the use of appropriate setbacks, vegetative plantings and fencing to protect the viability of agricultural businesses along the Greenbelt edge. Mitigation against the urban impacts on the agricultural use should be required in the same way that the Minimum Distance Separation requirements mitigate against noise, dust, and other impacts of the agriculture use on the adjacent urban use.		New policy to address agricultural interface added to Growth Plan.
1.13 The Province should add tools in the Plan that will improve the viability of the agricultural industry.		Agricultural policies have been enhanced and improved. Strong alignment with approaches and definition contained in the Provincial Policy Statement 2014.
2.1 The Province should strengthen the Growth Plan by tying the timing and funding of infrastructure plans (transportation, servicing and community services) to anticipated growth in order to address current municipal fiscal challenges related to transportation and municipal infrastructure investment. The Growth Plan should include policies that provide municipalities with the ability to phase growth in line with delivery of infrastructure.		Policies now link infrastructure investment (including transit) to Strategic Growth Areas, i.e. focussing infrastructure in higher density areas.
2.2 The Growth Plan should focus transportation investment on short distance intra-regional travel in order to achieve the guiding principle of compact, vibrant and complete communities where people will 'live-work-play' within the same community.		Policy 2.2.1.2. f) refers to planning and investing for a balance of jobs and housing to reduce the need for long distance commuting.

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2.3 Consider changing references from 'pedestrian-friendly' to 'walkable'. Pedestrian-friendly implies a pleasant environment for walking, but if destinations are too far apart, they are not walkable, and will still be accessed through another mode of travel. The term 'walkable' implies that walking is a viable travel option.		The term 'active transportation' is now used to refer to walking and cycling. The Plan encourages the use of active transportation.
3.1 The Greenbelt Plan and the Oak Ridges Moraine Conservation Plan should be revised to allow threatened heritage dwellings (subject to being designated by by-law and heritage conservation easements under the <i>Ontario Heritage Act</i>) to be severed from larger agricultural properties.		No change. See recommendation 2.9 in Oct 3, 2016 report
3.2 The Growth Plan should provide more guidance on protection of cultural heritage resources by: a) Including protection of individual properties as well as heritage conservation districts as one of the guiding principles. b) Clarifying that intensification may not be appropriate or supportable for every area within the defined built-up area, for example, within certain heritage conservation districts where intensification would be in conflict with the justification for designating and protecting the special area. c) Removing the qualifying "where feasible" in Section 4.2.4.1 e) which speaks to cultural heritage conservation as an objective d) Making reference to the importance of cultural heritage resource conservation and protection in the objective of promoting economic prosperity in the Greater Golden Horseshoe.		Somewhat addressed. The cultural heritage policies have been strengthened but further amendments are recommended. See recommendations 1.21 through 1.23 in Oct 3, 2016 report

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3.3 The Growth Plan should be revised to align definitions with the Provincial Policy Statement 2014 and include definitions for built heritage resources, cultural heritage landscapes and archaeological resources		Addressed. Definitions between Plans have been aligned.
3.4 The Growth Plan requires municipalities to establish minimum affordable housing targets in accordance with the PPS. Additional policy tools and financial incentives are required for Regional and local municipalities to work with the private sector to implement affordable housing targets.	 	Not addressed in the Growth Plan, however the Province has introduced legislation to allow for inclusionary zoning which would provide municipalities with a tool for achieving affordable housing.
4.1 The Province should complete the sub-area assessments described in policies 2.2.6.8 and 5.3.4a) of the Growth Plan to identify provincially significant employment areas including prime industrial lands, and identify an appropriate implementation framework in consultation with municipalities and stakeholders.		Province has refined employment policies by introducing a policy framework that provides additional protection for Prime Employment Areas to be identified by upper-tier municipalities and implemented by designating lands within Official Plans. Policies should be revisited to ensure consultation with local municipalities and stakeholders. Certain revisions to the new policies are recommended. See recommendations 1.8 through 1.11 in Oct 3, 2016 report
4.2 The Growth Plan should be revised to strengthen the policies that plan for and protect employment land for different types of employment (particularly industrial) based on their characteristics and requirements.	 	Addressed. Growth Plan now includes a framework which addresses the specific requirements of <i>prime employment areas</i> , <i>employment areas</i> , <i>office parks</i> , and <i>major office</i> . Some revisions are recommended. See recommendations 1.8 through 1.11 in Oct 3, 2016 report
4.3 The Growth Plan should be revised to require consideration of the long term viability of employment areas before permitting the introduction of sensitive land uses within those employment areas; and to require that the notification requirements for development applications involving sensitive uses near or within employment areas, be sufficiently expanded to ensure that all affected industries are provided opportunity to comment on the applications.		<i>Sensitive uses</i> are now prohibited from <i>prime employment areas</i> (2.2.5.5) although notification requirements were not specifically addressed.

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4.4 The Province should play a stronger role in implementing the Growth Plan by strategically investing and locating provincial institutions within urban growth centres or other intensification areas along higher order transit corridors identified in the Growth Plan		Addressed. Policy 2.2.5.9 requires that major institutional development be directed to <i>urban growth centres, major transit station areas</i> or other <i>strategic growth areas</i> with existing or planned <i>frequent transit</i> service.
5.1 The Province should consider a shorter review period of the plans for climate change matters, leaving the 10 year review of each plan to continue for all other matters. This would ensure that plans could be updated easily to address unexpected changes in weather including improved modeling to improve our ability to deal with climate change.	 	Not addressed specifically, however climate change policies have been strengthened and applied consistently across all Plans. Clarification on the implementation of the policies is requested. See recommendations 1.19 and 1.20 in Oct 3, 2016 report
5.2 Plans should be revised to clarify the meaning of 'resiliency', as the term is currently interpreted in a number of ways.		
6.1 The Growth Plan should be revised to clarify or provide a consistent approach to measuring density targets based on developable land area by applying the same exclusions or 'take-outs' to urban growth centres that are applied to designated greenfield areas (e.g., natural heritage features).		Not addressed. Comment continues to apply to the proposed Plan. The Same constraints that apply to Designated Greenfield Areas apply to Urban Growth Centres and Major Transit Station Areas, therefore, the Plan should be specifying that the same exclusions should be applied in the calculation of density. See recommendation 1.7 in Oct 3, 2016 report
6.2 The Growth Plan should be revised to provide that <i>intensification</i> within <i>intensification areas</i> identified in an approved Official Plan can be counted toward the residential intensification target, regardless of the location relative to the <i>built boundary</i> . Alternatively, the Growth Plan should be revised to provide for updating the <i>built boundary</i> to reflect the progress of growth in accordance with the policies of the Plan.		Not addressed. City is recommending that the built boundary be revised to include all of Markham's urban area with the exception of the urban expansion lands identified for 2031 growth (Future Urban Area). See recommendation 1.2 in Oct 3, 2016 report

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6.3 Growth Plan Policy 2.2.3.6 b) which requires municipal intensification strategies to "encourage intensification generally throughout the built-up area" should be deleted. This policy is used as an argument at the Ontario Municipal Board in favour of development proposals for intensification in areas within the built up area that have not been identified for intensification in the Official Plan, and are not appropriate locations for intensification. Municipalities should be able to determine locations suitable for intensification through an intensification strategy that implements a municipality's intensification targets.		Policy 2.2.3.6 b) is no longer in the Plan. However a new policy 2.2.4.9 has been introduced which could have the same effect, which the City is recommending be modified. See recommendation 1.6 in Oct 3, 2016 report
6.4 The Growth Plan should be revised to align with the Provincial Policy Statement 2014 with respect to the mandate of municipalities to define natural heritage systems, and prime agricultural and specialty crop lands. Currently, the Growth Plan directs the identification of natural heritage systems, and the identification of prime agricultural areas and specialty crop areas through the Provincial sub-area assessment process. This process was not implemented and should be reconsidered.		The Growth Plan has included a new approach to Section 4 'Protecting What is Valuable' and has included new requirements for natural heritage system planning and agriculture mapping consistent with the Greenbelt Plan approach.
6.5 Future co-ordinated review processes should also include the Parkway Belt West Plan, as changes proposed to the Growth Plan and Greenbelt Plan may also be applicable to, or affect the Parkway Belt West Plan.		Not addressed, however the Province has initiated a separate review of the boundaries of the Parkway Belt West Plan and Zoning.
6.6 The Province should align the funding formula for new elementary and secondary schools with the intensification objectives of the Growth Plan. The funding formula needs to be amended to be based on a compact community model instead of the current suburban model that encourages large sites.		Not addressed in the Plans.