



# Planning Markham's Future

## City of Markham Official Plan Part I

Overview of Recommendation  
for Approval by Regional Council

Development Services Committee  
June 10, 2014

## Overview

- Regional Approval Process
- Key Modifications to Official Plan as recommended by Regional staff
- Written Submissions to Regional Clerk
- Next Steps

## Regional Approval Process

- Dec 10/13 - Council adopted Official Plan
- Dec 20/13 - Adopted Official Plan forwarded to the Region
- May 15/14 - Regional staff report recommending approval of Official Plan to Regional Council, deputations and written submissions deferred to Jun 12th Committee of the Whole
- Jun 12/14 - Receipt of Staff report and memorandum, deputations and written submissions and consideration of recommendation for approval of Official Plan by Committee of the Whole, to be followed by a Special Meeting of Regional Council

# Regional Approval Process

## Key Dates:

- Prior to June 19/14  
If Regional Council gives notice of a decision on the Official Plan within 180 days after the day the Plan is received, the OMB appeal period is limited to 20 days after the notice of decision is issued
- June 19/14 on ward  
If Regional Council fails to give notice of a decision within 180 days, the OMB appeal period is unlimited

## Regional Approval Process

- Region circulated adopted Official Plan to the Province, First Nations and Métis, neighbouring local and regional municipalities and various agencies for review and comment
- Regional staff facilitated a number of meetings with staff from Markham, applicable agencies, and individual landowners and their representatives upon their request, to address a number of stakeholder interests
- May 15/14 Regional staff report recommends:
  - approval of the Official Plan subject to modifications; and
  - withholding of a decision (deferral) of certain policies pending further consideration.
- June 12/14 Regional staff memorandum recommends three further revisions to the modifications and provides staff response to written submissions to Regional Council



## Key Modifications to Official Plan

- Recommended modifications are in response to:
  1. Provincial and other agency comments (ie. TRCA)
  2. Regional comments
  3. Markham Council recommendations and staff requests
  4. Various landowner requests
- The majority of modifications are related to minor policy/mapping clarification and corrections
- In addition to the modifications requested by Markham Council , there are a few key modifications recommended by Regional staff

## Key Modifications to Official Plan

### Provincial comments:

- Recommended modifications to policies relating to:
  - mapping of PBWP and Ministers Zoning Order
  - non agricultural uses/public uses in the Countryside
  - permitted uses /development criteria for Greenway lands in the Greenbelt Plan Area
- Recommendations to Region to withhold a decision on
  - removal of Greenbelt NHS on certain Minotar lands
  - site specific employment conversion requests
  - all Special Policy Area policies

### TRCA comments:

- Recommended modifications to policies under Natural Environmental Hazards, Special Policy Areas, Flood Vulnerable Areas, Appendix A respecting TRCA Regulatory Framework, and comments associated with mapping.

## Key Modifications to Official Plan

### Regional Comments:

#### Site specific employment conversion requests

- Recommendation to modify site specific policies to withhold a Regional decision on 10 employment land use deferrals until the **substantial completion of the forecasting and land budget component** of the next Regional municipal comprehensive review **by mid-2015**.

*“This deferral cannot be released on its own but must be assessed in conjunction with all employment land use deferrals in this Plan, including Sections 9.2.10, 9.4.7c), 9.4.14, 9.5.14, 9.6.5, 9.6.6, 9.7.8.5, 9.7.8.6, 9.7.8.7, 9.16.14, and 9.18.20. The collective consideration of these deferral requests requires further study by the Region. Determination of the removal of the deferral must await the Region’s consideration of the potential collective impact of all employment land use deferrals through **substantial completion of the forecasting and land budget component** of the next Regional municipal comprehensive review **by mid-2015**.”*



### Sample of Council Adopted Employment Conversion Site Specific

A land use designation other than an 'Employment Lands' designation may be considered for the lands \_\_\_\_\_ shown in Figure \_\_\_\_ by amendment to this Plan. Consideration of a designation other than an 'Employment Lands' designation must conform to the policies of the Growth Plan for the Greater Golden Horseshoe and all other policies of this Plan, and will also have regard for, among other things, the following criteria prescribed by Council, as applicable:

- Compatibility to adjacent land use;
- Achieving an increase in the number of jobs that would otherwise be provided under the 'Employment Lands' designation on the site, or at a minimum, no net reduction in jobs on the site;
- Proximity to transit;
- Provision of lands for a VIVA terminal;
- Achieving better public amenities, including but not limited to public art, Section 37 community benefits and publicly accessible private amenity spaces; and
- Where the location is appropriate, provide for affordable or seniors housing.

Until a decision is made on the application for amendment to this Plan filed before adoption of this Plan, the 'Employment Lands' designation on the lands shown in hatching as 'Deferral Area' on Map 3 – Land Use is deferred and the provisions of the Official Plan (Revised 1987), as amended, shall apply to the lands.

*This deferral cannot be released on its own but must be assessed in conjunction with all employment land use deferrals in this Plan, including Sections 9.2.10, 9.4.7c), 9.4.14, 9.5.14, 9.6.6, 9.7.8.5, 9.7.8.6, 9.7.8.7, 9.16.14, and 9.18.20. The collective consideration of these deferral requests requires further study by the Region. Determination of the removal of the deferral must await the Region's consideration of the potential collective impact of all employment land use deferrals through substantial completion of the forecasting and land budget component of the next Regional municipal comprehensive review by mid-2015.*

Where the requested amendment to this Plan does not come into force the 'Deferral Area' hatching shall no longer apply and the 'Employment Lands' designation shown on Map 3 – Land Use shall come into force without the requirement for further amendment to the Plan.

### **Council Adopted Employment Conversion Site Specific for 360 John (former Canac lands)**

A land use designation other than an 'Employment Lands' designation may be considered for the lands including an appropriate 'Mixed Use Low Rise' and 'Residential Low Rise' designation may be considered for the lands at 360 John Street as shown in Figure 9.18.20 by amendment to this Plan.

Until a decision is made on the application for amendment to this Plan filed before adoption of this Plan, the 'Service Employment' designation on the lands shown in hatching as 'Deferral Area' on Map 3 – Land Use is deferred and the provisions of the Official Plan (Revised 1987), as amended, shall apply to the lands.

*This deferral cannot be released on its own but must be assessed in conjunction with all employment land use deferrals in this Plan, including Sections 9.2.10, 9.4.7c), 9.4.14, 9.5.14, 9.6.6, 9.7.8.5, 9.7.8.6, 9.7.8.7, and 9.16.14,. The collective consideration of these deferral requests requires further study by the Region. Determination of the removal of the deferral must await the Region's consideration of the potential collective impact of all employment land use deferrals through substantial completion of the forecasting and land budget component of the next Regional municipal comprehensive review by mid-2015.*

Where the requested amendment to this Plan does not come into force the 'Deferral Area' hatching shall no longer apply and the 'Service Employment' designation shown on Map 3 – Land Use shall come into force without the requirement for further amendment to the Plan.

# Key Modifications to Official Plan

Regional comments:

Inclusion of all the Highway 404 mid-block crossings

- Recommendation to modify Map 10 to include a potential mid-block crossing over Highway 404 between Major Mackenzie Drive and Elgin Mills Road



## Key Modifications to Official Plan

### Regional Comments:

#### Site specific for Mahamevna Bhavana Asapuwa Toronto

- Recommendation to add modification # 82A in Attachment 1 to the May 15, 2014 Regional staff report as follows:

“In response to Markham Council direction of April 8, 2014 and subject to Regional Council approval of OPA 216 to the Markham Official Plan (Revised 1987), as amended, for the lands at 11175 Kennedy Road, Section 9.8.3 of the 2013 City of Markham Official Plan, Part 1 be modified, without further need for an official plan amendment, to add a new section 9.8.3 j) and show the lands on Figure 9.8.3 as follows:

9.8.3 The following site specific provisions apply to the existing land uses on the ‘Countryside’ lands as shown in Figure 9.8.3:

j) a place of worship, with a maximum gross floor area of 860 square metres shall also be permitted at 11175 Kennedy Road.”

# Key Modifications to Official Plan

## Regional comments:

### Mapping

- Recommendations to modify relevant mapping to identify that the:
  - 'Future Urban Area' is approved on Maps 1, 3 and 12, subject to the outcome of appeals on the Regional Official Plan.
  - Proposed road alignments and the location of specific projects on Maps 10 and 11 are conceptual, subject to review and confirmation through the applicable EA process

### Deferrals

- Recommendations to withhold a Regional decision on:
  - removal of the Greenbelt NHS from certain Minotar lands
  - all Special Policy Area policies
  - all site specific employment conversion requests  
**excluding the Times/Leitchcroft lands**



## Written Submissions to Regional Clerk

1. Minotar Holdings Inc. \*
2. Dorsay (Residential) Developments Inc. \*
3. IBM Canada
4. Honda Canada
5. Enbridge Gas Distribution Inc.
6. Shell Canada
7. HS Nouvel Developments
8. Power Education Corporation
9. Holborn Property Investments
10. Flato Developments Inc./Auriga Developments Inc.
11. Condor Acquisition Inc.
12. Lindvest Properties
13. First Elgin Mills Developments Limited
14. Cathedral Town Ltd
15. Scardred 7 Company Limited

\* Including a deputation request to Regional Council which was deferred to June 12<sup>th</sup> meeting

# Next Steps: Regional Approval

