



Report to: Development Services Committee

Report Date: November 19, 2013

SUBJECT: Revised Draft Official Plan – Public Release and Adoption

PREPARED BY: Policy and Research Division, Planning & Urban Design Department

REVIEWD BY: Marg Wouters, Senior Manager, Policy and Research (x. 2909)

RECOMMENDATION:

- 1) That the report entitled “Revised Draft Official Plan – Public Release and Adoption” dated November 19, 2013, be received;
- 2) That the Revised Draft Official Plan dated November, 2013, attached under separate cover as Appendix ‘A’ to this report, be adopted as Markham’s new Official Plan;
- 3) That the Revised Draft Official Plan dated November, 2013, attached under separate cover as Appendix ‘A’ to this report, be released to the public for final review, and that recommendation 2) above regarding adoption of the new Official Plan be considered at the Development Services Committee meeting on December 3, 2013;
- 4) And that staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

The Draft Official Plan – Part I, containing city-wide goals, objectives and policies for guiding land use and development in Markham to 2031, was released in September 2012 for public comment. An additional chapter containing draft area and site specific policies was released in February, 2013. Results of the public consultation program up to the time of the final statutory public meeting in April, 2013 were documented in the March 19, 2013 staff report which was considered by Committee on April 3, 2013.

This report provides an overview of the key revisions to the Draft Official Plan released in September 2012 based on comments received through public consultation and Committee or Council decisions during the course of the Official Plan Review. The Revised Draft Official Plan has regard for matters of provincial interest outlined in the *Planning Act*, and is generally consistent with the requirements of the PPS, in conformity with provincial plans, and with the Regional Official Plan 2010. It also aligns with the goals and objectives of other City strategic initiatives such as the Greenprint Community Sustainability Plan, Economic Competitiveness Strategy, Markham Transportation Strategic Plan, Integrated Leisure Master Plan, Culture Plan and Diversity Action Plan.

It is recommended that the Revised Draft Official Plan, attached as Appendix ‘A’ to this report, be released to the public for final review in anticipation of consideration and adoption of the new Official Plan in December, 2013.

PURPOSE:

The purpose of this report is to release the Revised Draft Official Plan to the public in anticipation of the consideration and adoption of the new Official Plan by Development Services Committee on December 3, 2013.

BACKGROUND:

Markham's Official Plan Review was formally initiated in February 2011, following a three year growth management exercise.

An Open House and Special Meeting of Council was held on April 12, 2011 as required under Section 26 (3) of the *Planning Act*, and staff solicited input on the new Plan through presentations to various City Committees and Advisory Groups, and engaged York Region, the Toronto and Region Conservation Authority, and other stakeholder and agency groups, First Nations and Métis, and City departments.

The Draft Official Plan – Part I, containing city-wide goals, objectives and policies for guiding land use and development in Markham to 2031, was released for public comment in September 2012. Area and site specific policies were released in February 2013, for inclusion in Part I (although initially anticipated as a separate Part III volume).

A similar consultation program followed the release of the Draft Official Plan with the addition of two statutory public meetings (November 6, 2012 and April 23, 2013) and four Community Open Houses in November and December of 2012. Results of the public consultation program to date were documented in the March 19, 2013 staff report which was considered by Committee on April 3, 2013 in anticipation of the final statutory public meeting on April 23, 2013.

Overall, the Draft Official Plan has been well received. The Plan is recognized by the community and agencies as a progressive document that provides a framework to create a more urban, sustainable and complete City. The most common topics raised by residents had to do with intensification and transportation. Residents understand the rationale and need for intensification and providing for travel alternatives, but have concerns about timing and funding of the infrastructure required to support intensification.

The March 19, 2013 staff report identified a number of applications for employment land conversion or redesignation that had been received as part of the Official Plan Review. The Provincial Policy Statement 2005 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) stipulate that municipalities may only consider employment land conversions at the time of a municipal comprehensive review (Official Plan Review). These applications were before Committee on May 21, 2013 and referred to a Subcommittee of Development Services Committee for direction on how the properties under application should be depicted in the new Official Plan. The Subcommittee's recommendations were confirmed by Development Services Committee on October 22, 2013 and are reflected in the Revised Draft Official Plan.

Appendices 'C', 'D', and 'E' to this report document the comments received through the public consultation process, including comments received since the March 19, 2013 staff report regarding consultation. The comments are presented in a matrix form which documents individual comments as well as staff's comments and any resulting revisions to the Plan. In most cases, staff's proposed revisions, or recommendations for no change, have been discussed with the author of the submissions through meetings or correspondence.

This report provides an overview of the key revisions to the Draft Official Plan released in September 2012 based on comments received through public consultation and Committee or Council decisions during the course of the Official Plan Review. The report also provides

information on conformity with Provincial and Regional policy and City initiatives, information regarding related planning matters, and next steps.

OPTIONS/ DISCUSSION:

The basis of the new Official Plan is the May 2010 Council endorsed growth alternative to 2031. The growth alternative provided for continuing environmental protection in the form of a Greenway System, and accommodation of the Regional population and employment forecasts for Markham with an emphasis on intensification within centres and corridors within the current urban area, and limited expansion of the urban area.

The new Official Plan puts forward a vision for sustainable growth in Markham to 2031 based on the four key themes of protection of the natural environment, building complete communities, increasing mobility/travel options, and maintaining a vibrant and competitive economy. The structure and content of the new Official Plan are documented in staff reports to Development Services Committee dated September 25, 2012 and February 5, 2013.

1.0 KEY REVISIONS

The key revisions being proposed to the Draft Official Plan 2012, as presented to Committee on November 5, 2013, are provided below. A more detailed list of key policy and mapping revisions is included as Appendix 'B'. Staff responses to individual, agency and committee/advisory group comments are provided in Appendices 'C', 'D' and 'E'.

Environmental Systems

Greenway System /Natural Heritage Network

- clarification as to when and how the boundaries may be refined or modified and conditions under which removal of a feature may be supported and provision for compensation, where appropriate, by landowner at their cost
- integration of certain naturalized SWM facilities as a component of Greenway System
- clarification of the application of minimum vegetation protection zones
- Natural Heritage Enhancement Lands identified as a priority for public acquisition

Urban Forest System

- provision for protection of hedgerows and small woodlots as part of the urban forest where identified by an environmental impact study

Water System /Stormwater Management

- reference to Don, Rouge, Petticoat, and Highland watershed plans
- permanent dewatering prohibited unless mitigated
- SWM facility prohibited in Natural Heritage Network except where site conditions prevent the location outside of the vegetation protection zone
- placement of new infrastructure associated with SWM facilities

Cultural Heritage/Archaeological Resources

Cultural Heritage Resources

- policy strengthened to protect and mitigate any negative visual and physical impact of development such as scale, massing, height, building orientation and location relative to a cultural heritage resource
- policy strengthened to preserve lot fabric or historical pattern of lot development
- new policy to develop minimum maintenance standards for heritage attributes

-
- added reference of right to prosecute those who demolish properties on the Register
 - new policy identifying circumstances in which consents to sever lands containing built heritage resources may be supported in the Countryside

Archaeological Resources

- revised policies based on policy review with Region and First Nations & Métis
- protocol for engaging and consulting with First Nations or Métis

Employment Lands*Protecting Employment Lands*

- clarification that 'Future Employment Area' designation is included in 'Employment Lands'
- revised criteria for considering a change of use within an 'Employment Lands' designation that is not permitted in the designation
- revised definition of major retail as a non employment use

Retail

- policies revised to differentiate between large-scale retail and large-format retail
- clarification that the primary function of retail and service uses within 'Service Employment' designation is to serve and support other business uses and employees

Transportation, Services and Utilities*General Policies*

- clarification of phasing of all development growth to ensure an acceptable balance between travel demand and transportation capacity maintained
- adequate transportation, water and wastewater infrastructure added to general development criteria for considering a development approval

Transit Network

- all day rail service added to transit network improvements to be reviewed
- clarification that both new communities and major new development and redevelopments will be planned to be transit supportive

Road Network

- changes to Road Network and Minor Collector Road Network mapping
- references to Avenue 7 changed to Highway 7
- removal of Hwy 404 crossing in Cathedral

Municipal Water and Wastewater

- clarification that City may require that a servicing study address the impact of a development beyond the site of the development application

Land Use*General Policies*

- revised definition of floor space index
- new height and density provisions added to clarify that the appropriate height is the key determinant on what density can be achieved on a site, along with consideration of provision of adequate transportation, water and wastewater infrastructure and community infrastructure (public schools and open spaces)
- revised maximum heights and densities in certain 'Residential' and 'Mixed Use' designations based on review of building typologies

-
- new policy that increases in height above the maximum height permitted may be considered provided it is within the context of an approved secondary plan or site specific policy
 - new development criteria that height and density be directed away from low rise designations to frontage along arterial and major collector roads
 - revised development criteria that new buildings adjacent to areas designated for low rise development shall be designed to respect a generic angular plane to ensure appropriate transition in height and gradation in density

Residential

- clarification that residential building types in 'Residential Low Rise' must have direct frontage on a public street (i.e., singles, semis, townhouses, etc)
- revisions to infill development policies to respect and reflect existing pattern and character of adjacent development
- added reference to area specific infill development policies for Thornhill, Unionville (Oakcrest /Sabiston), Markville, Markham Village, Markham Heritage Estates and Rouge North

Mixed Use

- clarification that minimum height and mixed use requirements are not applied to minor additions or renovations to developed commercial sites
- clarification that on mid-rise and high-rise sites larger than 1 ha, it is intended that a mix of uses be provided by not allowing a site to be exclusively developed with residential or non-residential

Commercial

- clarification that residential uses are not permitted
- clarification that the intent of the Plan is to no longer accommodate future large-format retail development and that no additional lands will be designated 'Commercial'

Employment Lands

- clarification that ancillary uses shall not exceed 15% except in 'Service Employment' area
- clarification of uses and discretionary uses permitted within 'Service Employment' lands, including the addition of a place of worship in multi-unit buildings as a discretionary use, subject to specific use and development criteria

Future Urban Area

- clarification that specific land use designations for:
 - 'Future Neighbourhood Area' in southeast will be determined through OPA
 - 'Future Employment Area' in Cornell Centre will be confirmed through update of secondary plan
 - 'Future Neighbourhood Area' and 'Future Employment Area' north of Major Mackenzie Drive will be determined through a non-statutory master planning exercise followed by more detailed statutory secondary plans

Specific Use Policies

- revisions to drive-through service facility, outdoor display and outdoor storage, and place of worship policies

Area and Site Specific Policies

- new Map 15 – Area and Site Specific Policies identifies 20 districts containing area and site specific policies
- new area and site specific policies added to address:
 - recent OMB decisions
 - recent OPA applications adopted by Council
 - specific reference to infill development standards for Thornhill, Unionville (Oakcrest/Sabiston), Markville, Markham Village districts, and Markham Heritage Estates and Rouge North Special Development Area
 - specific reference to transportation impact and stormwater management in Thornhill district, and Yonge Steeles Corridor Secondary Plan being informed by Yonge Steeles Corridor Design Study and Yonge Steeles Corridor Transportation Study
 - identified corrections or omissions, and changes agreed to based on comments of landowners

Secondary Plan Areas

- clarification of policy to revise Highway 404 North and Langstaff Gateway secondary plan documents to conform with land use designations and policies of new Plan, maintaining the policy direction of the current plans
- clarification of policy to update or prepare new secondary plans for Markham Centre, Cornell Centre, Milliken Centre, Yonge Steeles Corridor, Markham Rd Corridor - Mount Joy, Markville to conform with land use designations and policies of new Plan
- clarification that current secondary plans or Official Plan (1987 as amended) policies, shall apply to the secondary plan area lands until new secondary plans are approved

Employment Lands Conversion Applications

- new site specific policies added based on DSC direction that a land use designation other than an 'Employment Lands' designation may be considered for certain properties through an official plan amendment application
- clarification that until a Council decision is made on a site specific OPA application, the designation of the lands shall be deferred and the provisions of the new Official Plan shall apply to the lands (except where the current Secondary Plan continues to apply to the lands)

Implementation***Area Planning***

- added reference to planning studies leading up to secondary plan, precinct plan and comprehensive block plans as well as the role of each of those detailed plans and what needs to be addressed
- added provisions for parks and open space plan, community energy planning, a sustainable transportation system and development of mobility plans, guidance on development of precinct and/or comprehensive block plans, phasing of development

Submission of a Development Application

- pre-consultation and complete applications revised to provide greater clarity and identify technical studies, plans and/or other items that may be required

Transition Policies

- added policy that a development proponent with an application filed after the adoption of the Plan by Council, and prior to approval of the Plan by the Region, will be encouraged to work

with Markham to consider the implications of the policies of the Plan as they relate to the development application

Matters not addressed in revised Draft Official Plan

Request for inclusion in Future Urban Area

A number of requests were received to include additional properties within the Future Urban Area (see comments #1 through #4 in Appendix 'C'), mainly in the area north of Major Mackenzie Drive and west of McCowan Road (estimated at approximately 17 developable hectares). Committee and Council, through the endorsed growth alternative, have endorsed a strategy based on intensification within the existing urban area, with only a limited amount of urban area expansion. Staff's position continues to be that the lands should not be included in the Future Urban Area as their inclusion would be inconsistent with previous Council decisions regarding the limits of the urban expansion area/Future Urban Area.

The limits of the Future Urban Area are currently consistent with the limits identified in Regional Official Plan Amendment 3 (ROPA3), which is currently under appeal. In addition, the developable area of the additional lands has not been confirmed, and the potential for road crossings has not been determined. The potential and appropriate locations for road crossings in this area will be determined through the subwatershed studies and master servicing and transportation studies currently underway for the Future Urban Area. Until these studies are completed, and a decision on the land budget and ROPA3 boundaries is issued, staff's position is that it is premature to include any additional lands within the Future Urban Area. An alternative would be Council consideration of certain uses through site specific official plan amendment applications, which would require the supporting the technical studies that would normally inform a Council decision.

Markham Airport

The owners of the Markham Airport have requested that the mapping in the Revised Draft Official Plan reflect additional lands owned by the Airport (comment #127 in Appendix 'C'). The site specific policy in the revised Draft Official provides for no further expansion of the existing aerodrome facility. Staff have recently verified ownership of the lands, and are continuing to work with Markham Airport to verify the limits of the existing aerodrome and to address comments regarding expansion of the aerodrome. Any changes to the mapping or site specific policy will be addressed through modification prior to Regional approval of the Official Plan.

Growing the Greenbelt

On December 11, 2012 staff submitted an information memo to Development Services Committee regarding Amendment No 1 to the Greenbelt Plan – Growing the Greenbelt. This was in response to Council's request on June 15, 2010 to bring forward an update on growing the Greenbelt in Markham as part of the Official Plan Review. Staff confirmed ongoing monitoring of the Provincial Greenbelt process. Given that the formal Provincial Greenbelt review is expected in 2015 and that City staff are already engaged in discussions with the Region of York regarding participating in a coordinated response to the Province on this matter, staff recommend that 'Growing the Greenbelt' options be consolidated with a more comprehensive Greenbelt Plan and Oak Ridges Moraine Conservation Plan review and forwarded to Committee for consideration in 2014.

2.0 ALIGNMENT WITH PROVINCIAL PLANS, YORK REGION OFFICIAL PLAN, AND CITY STRATEGIC INITIATIVES

Planning Act, Provincial Policy Statement (PPS) and Provincial Plans

The Revised Draft Official Plan has regard for matters of provincial interest outlined in the *Planning Act*, is generally consistent with the requirements of the PPS and generally in conformity with provincial plans including the Growth Plan for the Golden Horseshoe, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan, and the Parkway Belt West Plan.

The Revised Draft Official Plan contains policies that address the broad themes of building strong communities, the wise use and management of resources, and the protection of public health and safety in the PPS, and the Growth Plan principles of building complete communities, ensuring a strong and competitive economy, protection of natural resources, optimizing infrastructure and efficiently managing growth. The land use designations on Map 3 – Land Use, provide for sufficient land to accommodate the population forecasts assigned to Markham by York Region, and ensure an appropriate mix and range of housing types, including affordable housing. The land use designations, including the designations underlying ‘Deferral Areas’ (which reflect employment conversion applications in employment areas), also provide for sufficient land to accommodate the employment forecasts assigned to Markham by York Region. Council has determined that the ‘Deferral Areas’ will be resolved through review of each application, the review of which will consider, among other things, no net loss of jobs.

York Region Official Plan (2010)

The Revised Draft Official Plan is also generally consistent with the Regional Official Plan 2010. It contains policies that address the goals, objectives and policies regarding natural environment, agriculture, healthy communities, economic vitality, intensification, transportation and servicing in the Regional Official Plan.

It is noted that the Regional Official Plan 2010 currently identifies and designates the lands in the area of Victoria Square as ‘Hamlet’. Markham’s new Official Plan redesignates the lands in Victoria Square from ‘Hamlet’ to ‘Residential Low Rise’ while maintaining the policies of OMB approved OPA 182 as area and site specific policies in Chapter 9. The ‘Hamlet’ designation is intended for the City’s smallest rural settlements which are on individual on-site wastewater systems and private wells. The redesignation of the Victoria Square lands from ‘Hamlet’ to an urban designation is consistent with the redesignation of other former hamlets that have been incorporated within the urban area over time (e.g., Box Grove, Buttonville). Staff will work with Regional staff to identify any changes required to the Regional Official Plan to reflect the ‘Residential Low Rise’ designation and policies in Markham’s new Official Plan.

City Strategic Initiatives

The new Official Plan aligns with the goals and objectives of other City strategic initiatives such as the Greenprint Community Sustainability Plan, Economic Competitiveness Strategy, Markham Transportation Strategic Plan, Integrated Leisure Master Plan, Culture Plan and Diversity Action Plan.

3.0 RELATED PLANNING MATTERS

There are a number of planning matters relevant to the new Official Plan that are still under review. The following provides an update of these matters.

Regional Official Plan/ROPA 3 OMB Hearing

The Regional Official Plan (2010) has been substantially approved by the Ontario Municipal Board. Still outstanding is a decision on the land budget and ROPA3 which identifies Markham's urban expansion area in north Markham. The urban expansion lands identified in ROPA3 are consistent with the lands identified as Future Urban Area north of Major Mackenzie Drive in Markham's new Official Plan. At issue with the outstanding ROP and ROPA3 appeals is whether sufficient lands have been included in the urban expansion area to accommodate the Region's population and employment forecasts for Markham to 2031. Phase 1 of the hearing was completed in June, 2013 with a decision still outstanding. That decision will determine the total area of lands required for expansion for both employment and neighbourhood uses. The second phase of the hearing (ROPA3) will determine the boundaries of the Future Urban Area, based on the required total area determined in Phase 1. The main appellants are landowners east of McCowan Road, as well as some landowners west of McCowan Road.

Markham is a party in the hearing, and has been supporting the Region's position regarding the ROPA3/Future Urban Area boundaries. The Future Urban Area boundary is consistent with the 2010 Council endorsed growth alternative to 2031 which forms the basis of the new Official Plan.

The timing of a ROPA3 OMB decision is not known. The second phase of the hearing, dealing with the boundaries of the Future Urban Area, will not be scheduled until the Phase 1 decision is issued. A final decision on ROPA3/Future Urban Area may not be available until the latter part of 2014. The Ministry of Municipal Affairs has indicated to the Region that the approval of the urban expansion area/Future Urban Area and related policies be deferred pending resolution of the ROPA3 appeals.

Employment Land Conversion Applications

In order to consider conversion requests as part of the current municipal comprehensive review, staff have required the submission of an Official Plan Amendment (OPA) application for each of the properties in question. The OPA applications are being considered in a two-step approach, the first being consideration by Council of the principle of conversion of the employment lands. As part of the first step, proponents were asked to submit an application with sufficient justification to address the six tests for conversion set out in the Growth Plan.

For those OPA applications which Committee has agreed to continue processing, the applications will proceed in accordance with standard application processing procedures (the second step). The proponents are now required to submit any additional required studies (e.g., master plans, servicing and traffic studies) to support the proposed new use(s), and the applications will proceed in the usual manner, including the holding of statutory Public Meetings for each application.

As mentioned previously, the applications which Council has agreed to continue processing are shown as 'Deferral Area' on Map 3-Land Use with a site specific policy indicating that a designation other than employment may be considered, and that the appropriate designation will be determined through a Council decision on the individual official plan amendment applications. The site specific policy also includes the provision that any decision on the application shall have

regard for the evaluation criteria endorsed by Development Services Committee on October 22, 2013.

Revised Parks and Open Space System and Parkland Dedication Policies

A review of the City's parkland policies and practices, including the parkland dedication by-law, was initiated in November, 2011 and is still underway. A June 2013 recommendation report was referred back to staff for further study. Staff and the consultant are developing alternative dedication strategies to present to Council, as a result of comments received from the public and other stakeholders. Staff are expected to report back to Committee in early 2014. Any future recommendations regarding the parkland study are not likely to affect the wording of the parks and open space policies in the new Official Plan, although they may result in modification to the parkland dedication by-law, which is separate from the Official Plan.

Proposed Rouge National Urban Park

Discussions have been ongoing with Parks Canada regarding the Rouge National Urban Park. Parks Canada has proposed some minor technical and housekeeping revisions to the Official Plan, which have been addressed in the new Official Plan. They have also identified the importance of the Hamlets within the context of the future National Urban Park and support enhanced and complementary land uses within the Hamlet boundaries. The proposed minor boundary revisions for the Hamlets have been refined in consultation with TRCA, Infrastructure Ontario and Parks Canada with consideration for the long term viability and sustainability of these small residential communities regardless of land ownership. Any required changes to the new Official Plan resulting from Council decisions regarding the Rouge National Urban Park could be implemented through modification to the Plan during the Region's review process, or through amendment. The Rouge National Urban Park is designated 'Greenway' in the Official Plan and the Park boundary is identified on Appendix C – Community Facilities, which can be modified without an amendment once the land assembly process is complete.

Thornhill Area Revitalization Working Group

An information report providing a summary of the alternative recommendations proposed by the Working Group and staff on future land use policies for the Thornhill Revitalization Area was considered by DSC on March 19, 2013. At this meeting DSC resolved to support a low-rise mixed use residential and commercial development on the former Canac Kitchens site at 360 John Street, and amendments to the Official Plan and zoning by-law to permit a wider range of commercial uses, with restrictions on certain auto-related and other industrial uses in the remainder of the Thornhill Revitalization Area. Following a subsequent statutory public meeting, public information meeting and special Council meeting, the proposed amendments to the Official Plan and zoning by-law were put on hold, pending further review by a newly constituted Working Group.

The recommendation arising from the March 19, 2013 meeting with respect to the redesignation of the former Canac Kitchens site to a 'Residential Low Rise' and 'Mixed Use Low Rise' designation has been reflected as a site specific policy in the Revised Draft Official Plan, pending a final Council decision on the site specific official plan amendment application, which was submitted along with other employment conversion applications. The remainder of the employment lands within the Thornhill Revitalization Area have been assigned a 'Service Employment' designation, consistent with the current 'Business Corridor Area' designation, pending completion of the study.

Any changes to the new Official Plan arising from these and any other outstanding matters could be made through modification to the Official Plan prior to Regional approval, or by amendment thereafter.

4.0 NEXT STEPS

Adoption and Approval

Staff are recommending that the Revised Draft Official Plan attached under separate cover as Appendix 'A' be released to the public, and that Development Services Committee consider it for adoption as Markham's new Official Plan on December 3, 2013, followed by adoption by Council. The release of the Revised Draft Official Plan in advance of the December meeting provides an opportunity for final public review of the document prior to Committee discussion and decision. Upon Council adoption, the new Official Plan will be forwarded to the Region of York for approval. The Region's decision is appealable to the Ontario Municipal Board.

Notice of the December 3, 2013 DSC meeting at which Committee will be considering adoption of the new Official Plan will be given by email to all who have requested notification during the Official Plan Review process. Notice will also be posted in the newspaper and on the City website.

A draft by-law to adopt the new Official Plan and to repeal the current Official Plan, and Secondary Plans, as appropriate, will be brought forward prior to Council adoption.

Transition Practices for Development Applications

Upon Council adoption of the new Official Plan, the following will apply to the processing of development applications:

- Complete development applications submitted after Markham Council adoption, but prior to Regional Council approval, will continue to be processed under the in force Official Plan (1987, as amended), but during the review of the application, the applicant will be encouraged to meet the objectives of the new Official Plan
- Complete development applications submitted after Regional approval must conform with the new Official Plan (except for any policies that are under appeal).

In addition, any Official Plan Amendments that are approved by Council under the current Official Plan (1987, as amended) prior to Regional approval of the new Official Plan will be submitted to the Region for approval as a modification to the new Official Plan.

Secondary Plans (Part II of the new Official Plan)

The new Official Plan identifies 13 secondary plan areas, mainly reflecting intensification areas, for which secondary plans are required. Of these, seven currently have secondary plans in place under the current Official Plan (1987, as amended). These secondary plans will need to be reconciled with the policies of the new Plan. The remaining six identified secondary plan areas, including the Toronto Buttonville Municipal Airport lands, require the preparation of new secondary plans. In addition, new secondary plans will be prepared for the Future Urban Area lands in north Markham.

Two of the identified Secondary Plans (Langstaff Gateway and Highway 404 North) are considered to be technical updates, intended to translate the language of the current plans into the

language of the new Official Plan. A review of land use is not expected to be a part of these two secondary plan updates, and the existing policy direction will be maintained. In other cases (e.g., Markham Centre, Cornell Centre, Milliken Centre etc) a review of land use is expected to be a part of the secondary plan update.

The remaining statutory secondary plans currently in force, or portions thereof, and the 19 non-statutory secondary plans, are not proposed to be brought forward as part of the new Official Plan. Instead, identified policies in these plans that are still relevant have been included as area or site specific policies in Chapter 9 of the new Official Plan.

A list of all of the current statutory and non-statutory secondary plans, and their status with respect to being carried forward in whole or in part with the new Official Plan, is attached as Appendix 'F' to this report.

Planning for the Future Urban Area

Planning for the Future Urban Area north of Major Mackenzie Drive is currently underway. Council has approved consulting services for the subwatershed studies that are required to be undertaken as the first step in the planning process. Staff are also retaining consulting services for the preparation of the Conceptual Master Plan which will provide a planning framework over the entire Future Urban Area to inform more detailed Secondary Plans. Consulting services are also being retained for a master transportation study, and water and wastewater studies which will feed into the Conceptual Master Plan. The work program for the Future Urban Area includes the participation of agencies, landowners, the public and other interested groups.

Comprehensive Zoning By-law Project

The *Planning Act* [Section 26 (9)] requires municipalities to review and update, if necessary, their municipal zoning by-laws to conform with the Official Plan, no later than three years after the Official Plan comes into effect. The City's parent zoning by-laws need to be updated to be consistent with the new Official Plan, once approved by the Region. On November 5, 2013 Committee endorsed a draft work program for a new comprehensive zoning by-law project. The comprehensive zoning by-law project will review, consolidate and update (where appropriate) the City's parent by-laws in conformity with the new Official Plan.

FINANCIAL CONSIDERATIONS:

Funding for staffing and consulting services required to initiate the planning for the Future Urban Area and for the Secondary Work Program have been approved through the 2013 capital budget. Additional funding is being requested through the 2014 capital budget and through funding agreements with developers.

HUMAN RESOURCES CONSIDERATIONS:

The Official Plan Review will continue to require a significant effort from Policy and Research staff through Council adoption, Regional approval, potential Ontario Municipal Board appeal, preparation of secondary plans and planning for the future urban area. Staff teams are being established to continue with this work.

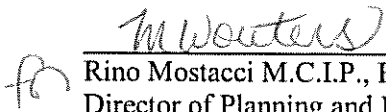
ALIGNMENT WITH STRATEGIC PRIORITIES:

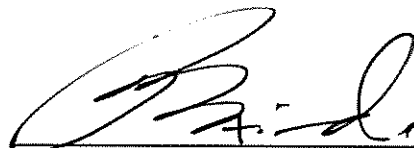
The new Official Plan relates to all strategic priorities of Building Markham's Future Together, and specifically addresses the Growth Management priority.

BUSINESS UNITS CONSULTED AND AFFECTED:

Business units across Markham have been consulted on the policies of the new Official Plan, and the Legal Department has been consulted on the contents of this report.

RECOMMENDED BY:


Rino Mostacci M.C.I.P., R.P.P.
Director of Planning and Urban Design


Jim Baird M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

- Appendix 'A' Revised Draft Official Plan (November 2013) (under separate cover)
- Appendix 'B' Key Policy Changes by Chapter
- Appendix 'C' Response to Written Submissions
- Appendix 'D' Response to Agency Comments
- Appendix 'E' Response to Comments from City Committees and Advisory Groups
- Appendix 'F' Status of Secondary Plans

Q:\Development\Planning\MISC\MI 527 New Markham Official Plan\Reports\DSC Official Plan 19nov13.docx