



Planning Markham's Future

City of Markham Official Plan Part I

Overview of Revised Draft OP to be
Recommended for Adoption

Development Services Committee
November 5, 2013

Overview

- Public Consultation
- Key Revisions to Draft Official Plan
- Related Matters
- Next Steps

Public Consultation

- Official Plan Review (Feb 2011 to Sept 2012):
 - Special Meeting of Council
 - City Committees & Advisory Groups
 - Development Industry & Individual Landowners
 - First Nations and Métis
 - Agencies & City Departments
- September 2012 Draft Official Plan (Sept 2012 – Nov 2013):
 - Public Meetings & Community Open Houses
 - City Committees & Advisory Groups
 - Development Industry & Individual Landowners
 - First Nations and Métis
 - Agencies & City Departments
- approximately 125 written submissions

Key Revisions to Draft Official Plan

- Environmental Systems
- Cultural Heritage/Archaeological Resources
- Employment Lands
- Transportation, Services and Utilities
- Land Use
- Area and Site Specific Policies
- Implementation

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 features may be supported
- modification of ‘no net loss’ principle and provision for appropriate compensation 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 and 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 culture 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'
- conversion policy revised to require adequate supply of 'Employment Lands' to accommodate the types of employment comprising the employment forecasts allocated to Markham by York Region
- revised criteria for considering a change of the use of land in the 'Employment Lands' designation
- revised definition of major retail as a non employment use

Maintaining a Supply of Diverse Employment Lands

- clarification of how to plan and accommodate Region's forecasts for employment by type

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 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 key determinant on what density can be achieved on a site along with the 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 to 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

Land Use (cont'd)

Residential

- clarification that residential building types in 'Residential Low Rise' must have direct frontage on a public street (ie. singles, semis, townhouse, 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, 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'

Land Use (cont'd)

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 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 - the submission of secondary plan applications shall follow the completion and submission to Council of a Conceptual Master Plan

Specific Use Policies

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

Area and Site Specific Policies

Chapter 9 – Area and Site Specific Policies (formerly Chapter 11)

- 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, Markville (Oakcrest/Sabiston), 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

Area and Site Specific Policies (cont'd)

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
- clarification of policy to **update** or **prepare new** secondary plans for Markham Centre, Cornell Centre, Milliken Centre, Yonge Steeles Corridor, Mt Joy Corridor, Markville to conform with land use designations and policies of new Plan
- clarification that current secondary plans or Official Plan, as amended, shall apply to the secondary plan area lands until plans 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 by OPA
- Clarification that until a Council decision is made on a site specific application for OPA, the designation of the lands shall be **deferred** and the provisions of the new Official Plan shall apply to the lands (except for 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

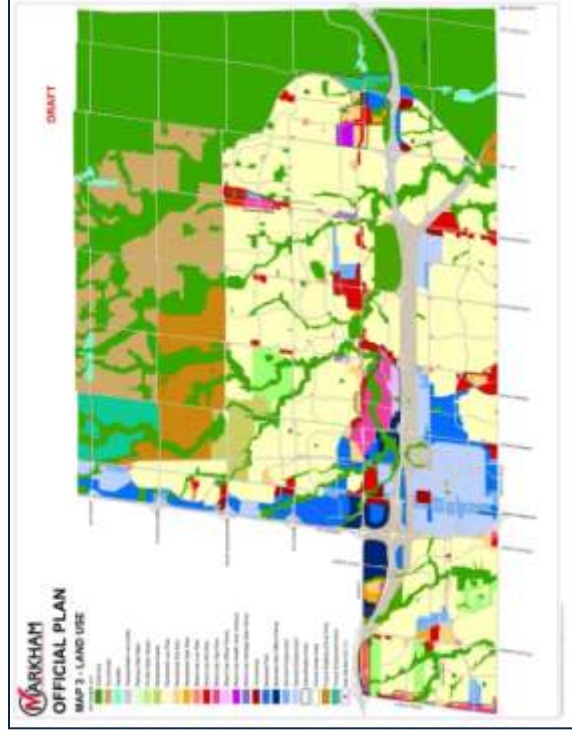
Transition Policies

- 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

Related Matters

- ROP/ROPA3 OMB Hearing and Requests for expansion of the Future Urban Area
- Employment Lands conversion applications
- Planning for the Future Urban Area
- Secondary Plan Program
- Parkland Dedication Study

ROP/ROPA 3 OMB Hearing and Requests for expansion of Future Urban Area



- The Regional OP 2012 has been substantially approved by the OMB
- Still outstanding: appeal of ROPA 3 – Markham’s urban expansion area/Future Urban Area
- Phase 1 of the Hearing was completed in May, and decision is pending – decision will determine the total land area required for expansion (for both employment and neighbourhood uses)

- The second phase of the Hearing will determine the boundaries of the Future Urban Area (given the total area required) – primary appellants are landowners east of McCowan Road
- Markham is party to the appeal, and has been supporting the Region’s position regarding the ROPA 3/Future Urban Area boundaries

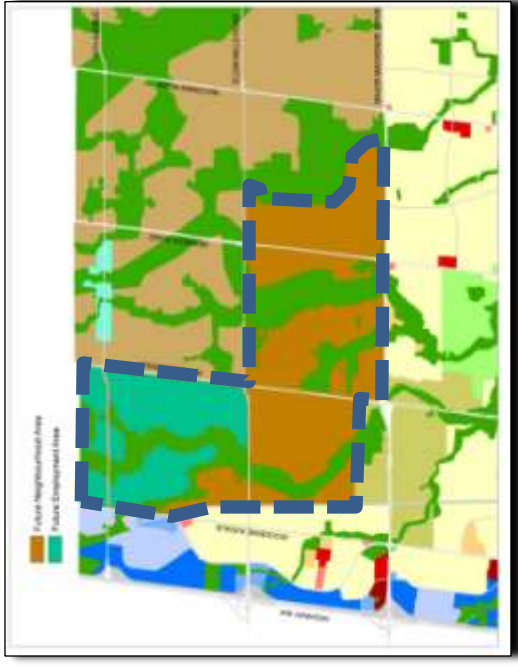
ROP/ROPA 3 OMB Hearing and Requests for expansion of Future Urban Area (cont'd)

- A number of requests have been received by individual landowners to include their properties in the Future Urban Area (FUA)
- Staff recommendation is to not adjust the Future Urban Area, in order to remain consistent with:
 - the 2010 Council Endorsed Growth Alternative to 2031 (which forms basis of the FUA shown in the new OP); and
 - the urban area expansion/FUA boundary identified in ROPA 3, currently before the OMB
- Timing of ROPA 3 OMB decision – unknown
 - Second phase of the hearing will not be scheduled until the Phase 1 decision has been issued
 - potentially late 2014 before final decision on urban expansion area/FUA

Employment Lands Conversion Applications

- Area or site specific policy for Council supported ‘Employment Lands’ conversion applications
- OPA process to determine appropriate land use designation for employment lands shown as ‘deferred’
- identification of criteria to be applied at time of approval of individual OPAs (per Oct 22/13 DSC resolution)
- “Deferral Area” applied to new Official Plan land use designation until decision reached on individual OPA applications

Planning for Future Urban Area



Subwatershed Studies

Will address environmental matters associated with each major watercourse

Conceptual Master Plan/Master Transportation & Servicing

For entire Future Urban Area - will confirm Greenway System, high level transportation & servicing network, employment areas, neighbourhoods, mixed-use areas, phasing

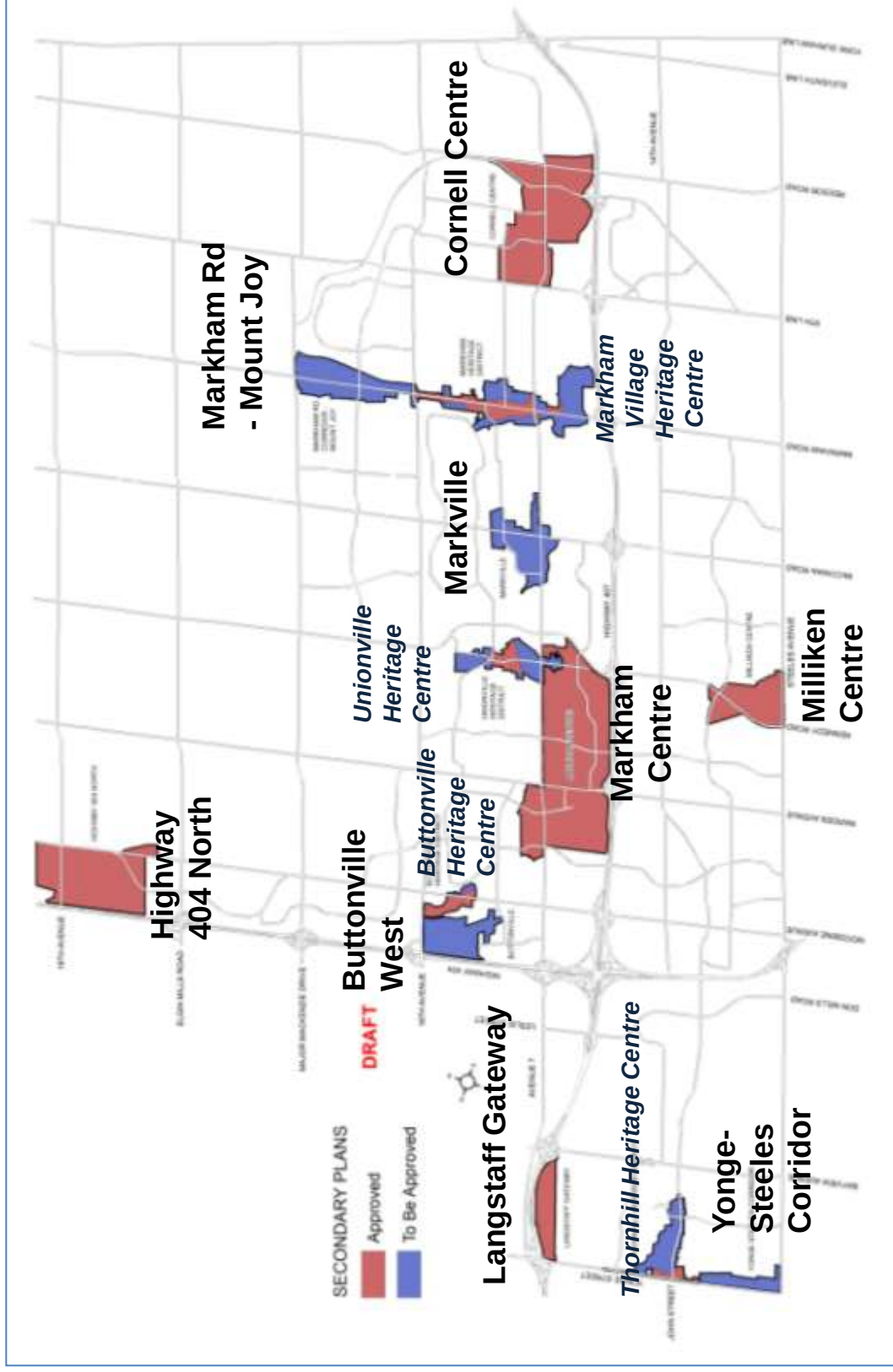
Secondary Plans

Detailed land use policies for smaller areas

Plans of Subdivision/Building Permits



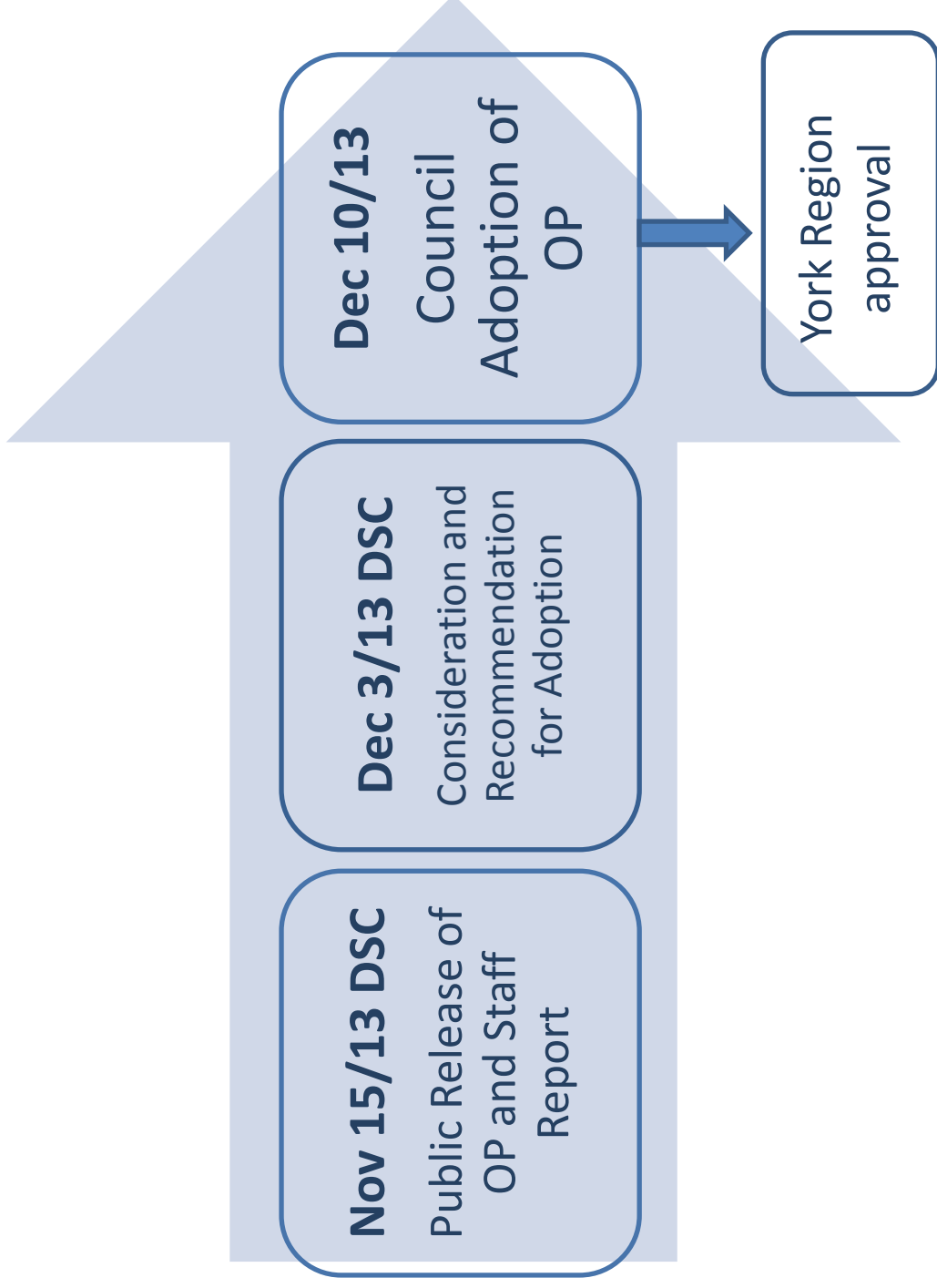
Secondary Plan Program



Parkland Dedication Study

- Review of parkland dedication by-law, policies and practices initiated in November 2011
- June 2013 recommendation report to DSC 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 expected to report back to DSC in early 2014
- Future recommendations not likely to affect wording of parks policies in new OP, although they may result in modification to the parkland dedication by-law

Next Steps: Adoption and Approval



Next Steps: Transition Practices for Development Applications

Upon Council adoption of new Official Plan:

- Complete development applications submitted prior to the date of Council adoption will continue to be processed under the current OP (1987), but the review of the application will consider the new Official Plan policies
- Complete development applications submitted after Markham Council adoption, but prior to Regional Council approval, will be processed for conformity with the new Official Plan - however, 1987 OP would continue to apply in the case of an OMB appeal
- Complete development applications submitted after Regional approval must conform with the new Official Plan (except for any policies that are under appeal)

Next Steps: After Adoption

- Continue processing Council supported conversion applications as individual Official Plan amendments
- Continue planning for Future Urban Area and continue with Secondary Plan work program

Discussion