



Special Meeting of Council: Official Plan Review

January 23, 2025



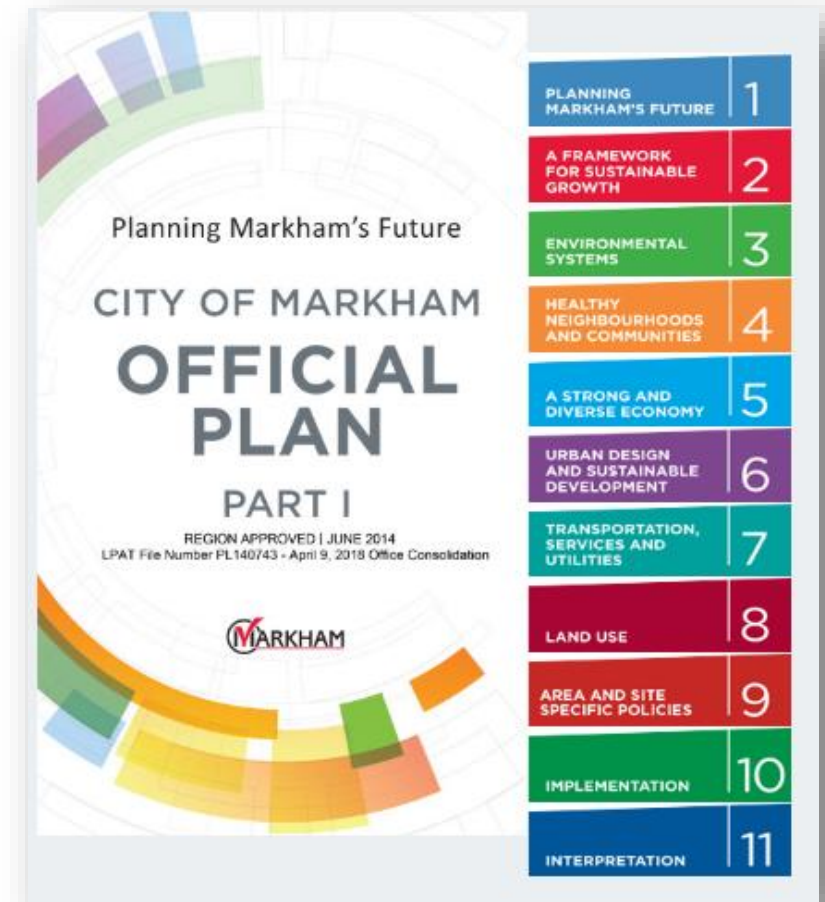
Purpose

- 1) Learn about the Official Plan and why an update is needed
- 2) Take a look at the review process and proposed work timelines
- 3) Start a discussion about what you want to see as part of the Official Plan Review



What is an Official Plan?

- Legal document required by the Planning Act
- Sets the vision for the future of Markham
- Affects every resident, business and landowner in Markham
- An official plan provides a guide on how land is used and helps manage growth and development.
- The plan provides direction on key areas such as:
 - Housing
 - Employment
 - Natural Areas
 - Transportation
 - Parks
 - Services (Roads, Sewers, etc.)





Why review the Official Plan?

Opportunities

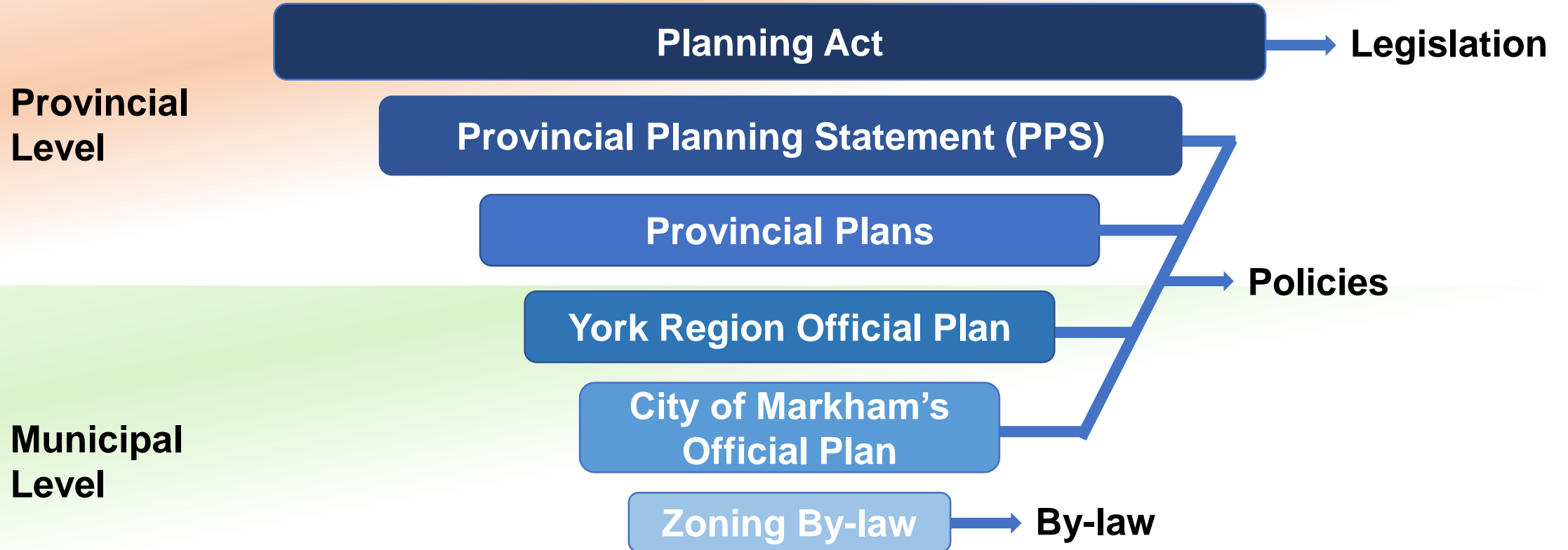
- Build upon the existing Markham Official Plan (2014).
- Merge policies from York Region's Official Plan (2022) into our Official Plan
- Ensure that the vision for Markham continues to meet the City's evolving needs to the year 2051.
- Coordinate with other strategic plans completed or underway

Requirements

- S. 26 of the *Planning Act* legally requires us:
 - To review the Official Plan at least every 10 years,
 - Conform with Provincial Plans; and
 - Be consistent with the policy statements.
- The review will incorporate changes to provincial and regional policies



Land use Planning Framework





Vision and Strategic Directions

There are six strategic priorities for the City of Markham to ensure that Markham continues to be a vibrant, successful and sustainable community. This includes:

- 1) Managing growth
- 2) Improving transportation and transit
- 3) Protecting the natural environment
- 4) Providing municipal services
- 5) Providing for recreational and cultural services and facilities, and ensuring public safety
- 6) Celebrating diversity



Since Markham's Official Plan 2014...

The population growth is forecasted to reach 610,500 by 2051 and 301,600 jobs.



Over the last 10 years, the City's intensification rate has averaged 60%

Past
(2011)



Future





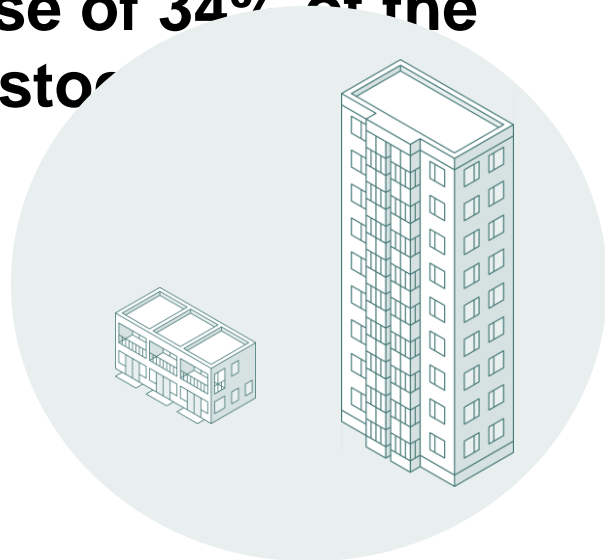
Since 2019, there has been a total increase of 38.3km of shared roadways, bike lanes, cycle tracks, multi-use pathways and off-road trails.



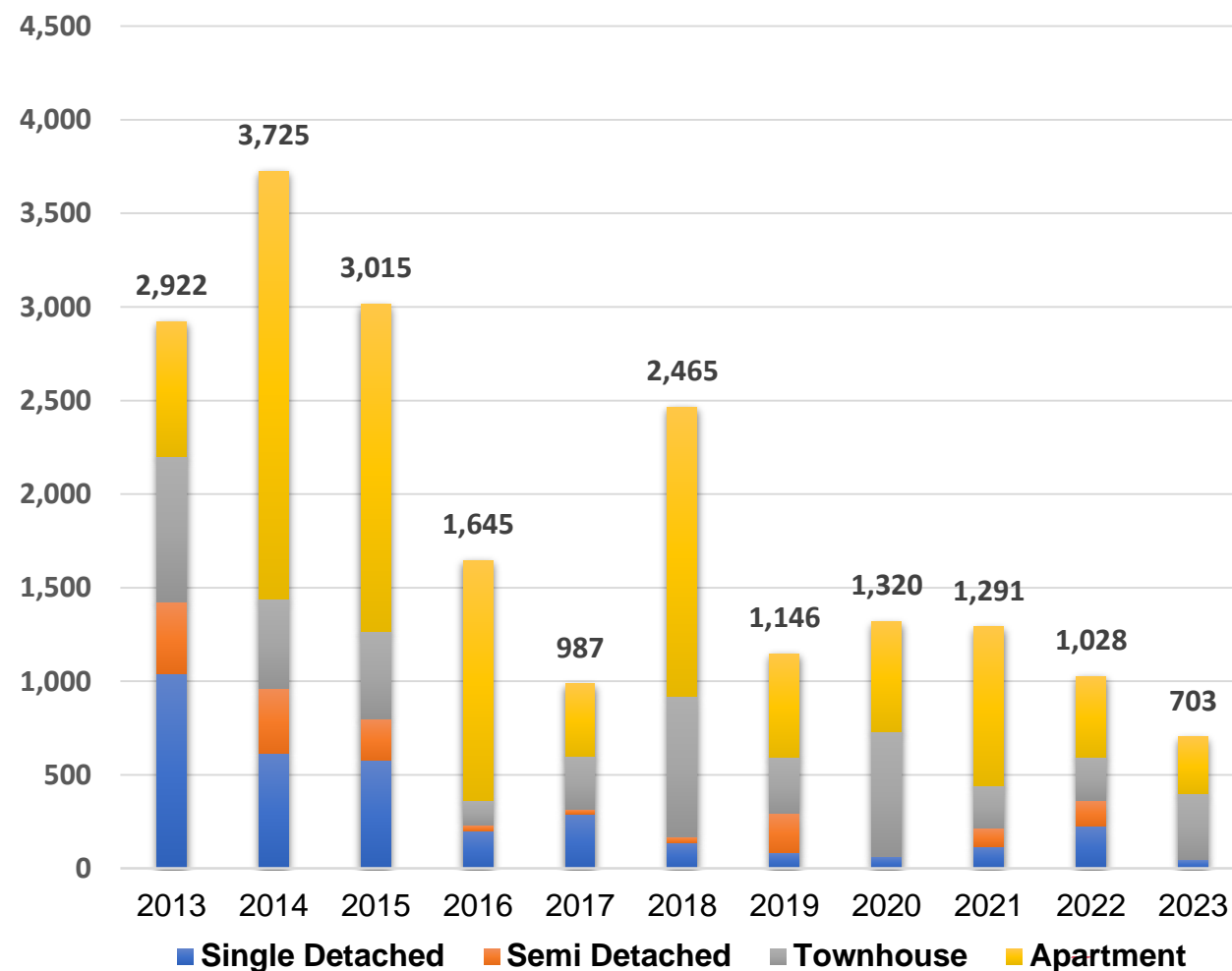


From 2019 to 2023, there were 4,504 higher density units (82% of all new units in that period).

As of June 2023, a total of 39,682 higher density units which comprise of 34% of the total housing stock.



City of Markham Annual Housing Completion by Unit Type





Markham's Initiatives

There are a number of cross-city divisional initiatives, plans and future master plans which have been completed, are underway, or will advance concurrently with the Official Plan Review. These studies may inform Markham's updated official plan.

These projects/programs/plans include, but are not limited to:

- Markham's Transportation Master Plan (ongoing)
- Water and Wastewater Master Plan (Winter 2025)
- Natural Heritage Inventory and Natural Assets Study
- Urban Forest Management Study (underway)
- Sustainability Metrics Program
- Integrated Leisure Master Plan
- Parks Plan, 2022
- Off-leash Dog Park policy (ongoing)
- Urban Parks Strategy (ongoing)
- Parkland Dedication Bylaw Update
- Municipal Energy Plan
- 2022 Development Charges Background Study
- Economic Development and Culture Strategy, 2023 to 2027



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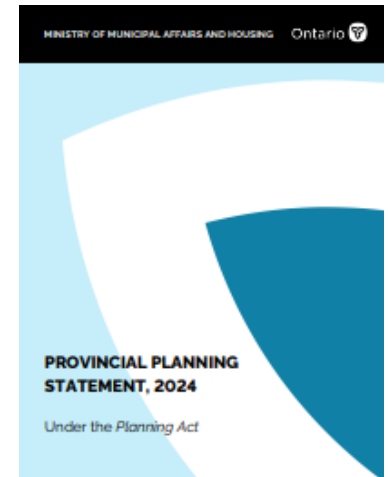


Provincial and Regional Policy Initiatives

Updates to Markham's 2014 Official Plan will conform and align with a number of provincial and regional changes.

These plans and studies include, but are not limited to:

- Provincial Planning Statement, 2024
- York Region's Official Plan, 2022
- Greenbelt Plan and Oak Ridges Moraine Conservation Plan,
- Connecting the GGH Transportation Plan, 2022
- Metrolinx's Regional Transportation Plan
- York Region's Water and Wastewater Master Plan
- York Region Transportation Master Plan

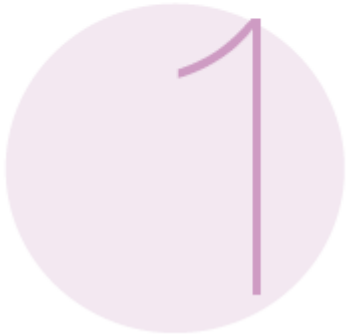




Thematic Areas



**Growing
Markham**



Key Items for Considerations:

- Growth Forecasts and Targets
- Markham Structure
- Residential and Mixed-Use Designations and Densities
- Settlement Area Boundary Expansions/Minister's Zoning Orders
- New Urban Area Policies
- **Employment & Commercial Areas (including employment conversions)**
- Major Transit Station Areas Implementation Policies
- Housing



**Resilient
Markham**



Key Items for Consideration:

- Integrate a Climate Change Planning Framework
- Support, strengthen current policies to protect and enhance the Natural Environment including:
 - Updating Greenway System polices, definitions and mapping
 - Revised direction for ecosystem compensation, restoration and stewardship
 - Update direction and mapping for water resources, watershed planning, stormwater and groundwater
- New and revised policy, definitions and mapping for Markham's Agricultural Areas and Rural Lands (including Hamlets)
- Clarifying Markham's policies for uses within Greenbelt and address Greenbelt Plan conformity.



Moving & Servicing Markham



Key Items for Consideration:

- Advance transportation's role in fostering healthy communities
- Enhance transit integration and accessibility
- Develop a robust and adaptive multimodal transportation system
- Encourage adoption of zero-emission mobility
- Support equitable access to transportation
- Leverage emerging technologies to enhance transportation systems and future mobility options
- Update policy to enhance safe and sustainable travel options for current and future needs



Healthy & Complete Markham



Key Items for Consideration:

- Assess and update existing parks and open space policies, as well as built form policies to best reflect Markham's needs
- Policy updates to support healthy, strong and resilient communities
- Foster efficient and sustainable development
- Conserve and promote cultural heritage resources to support social, economic and cultural well-being of all communities
- Integrate policies that support age-friendly communities
- Review need for policy direction to preserve and enhance the character of former Hamlet communities



Secondary Plans

There are a number of secondary plans ongoing that will advance concurrently with the Official Plan Review. The City of Markham plans to bring forth the following secondary plans through the OPR:

- Yonge Corridor Secondary Plan
- Markham Centre Secondary Plan
- Markville Secondary Plan
- Cornell Centre Secondary Plan



Official Plan Review Process



Official Plan Review Proposed Timeline

We Are Here



Phase 1: Project Initiation Tasks



- OP Legislative Requirements
- Special Meeting of Council
- Retain Consultants

Phase 2: Thematic Area Review and OPAs

Growing
Markham

Resilient
Markham

Moving
and
Servicing
Markham

Healthy
and
Complete
Markham

New/Updated Secondary Plans

- Engagement and Consultations
- Discussion Papers
- Background Studies
- Draft Recommendations and Policy Directions
- Official Plan Amendments

Part 3: Housekeeping OPA Work and Approval



- Consolidate Approved OPAs



Engagement Opportunities





Engagement Metrics Snapshot...

Engagement Source	Total Visits
Website	756
Email	55
Search Engines	72
Social Media Channels	52
Project Subscribers	59
Submitted Comments	20

“Policies should support intensification along corridors”

“Explore updates to employment designations to ensure the city's vision for sustainable growth and future needs”

“Strategic Growth Area and MTSA policies should be consistent with the York Region Official Plan”



Next Steps

After today's meeting, staff will be taking feedback heard from you that will:

- Update the scope and workplan for the Official Plan Review
- Meet with Province and Agency Stakeholders
- Issue RFP and retain consultant by Q2 2025



Discussion Questions

- What are we already doing well and how can we build on it?
- What issue do we need to address in the Official Plan Review?
- What matters to you most as we plan to 2051?
- How would you like to participate in the Official Plan review (e.g. in-person, virtually, surveys, daytime/evening)?



Stay Involved!

Contact Information

We value your input.

Contact us to share your ideas or keep up to date with this project:

Email: officialplanreview.@markham.ca

Website: www.yourvoicemarkham.ca/markhamopr



Thank you!