



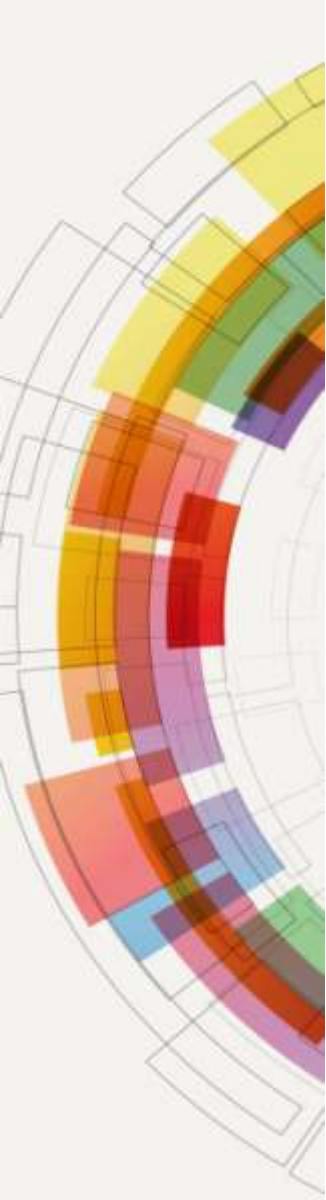
Planning Markham's Future

City of Markham Draft Official Plan

Development Services Committee
September 25, 2012

The Draft Official Plan

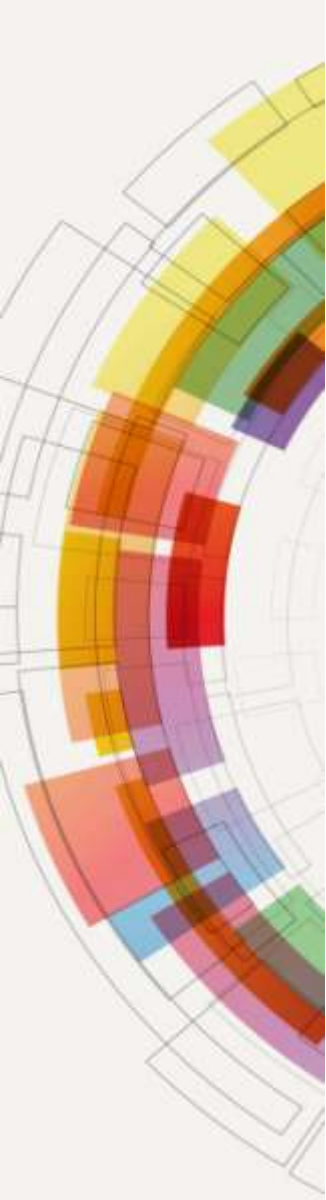
- Provides direction for development of Markham as a vibrant, liveable urban city
- Guides land use and physical development to 2031 (422,000 pop; 240,000 jobs)
- Reflects Markham's role as an innovative leader in planning, growth management, environmental sustainability and community design



Basis of the Draft Official Plan

In 2010, Council endorsed a Growth Alternative to 2031, in response to:

- Provincial policy (e.g., Greenbelt /Oak Ridges Moraine Plan, Growth Plan, Metrolinx Regional Transportation Plan, etc)
- York Region Official Plan (2010) requirements
- A need to develop a 'Made in Markham' plan for sustainable growth (BMFT)

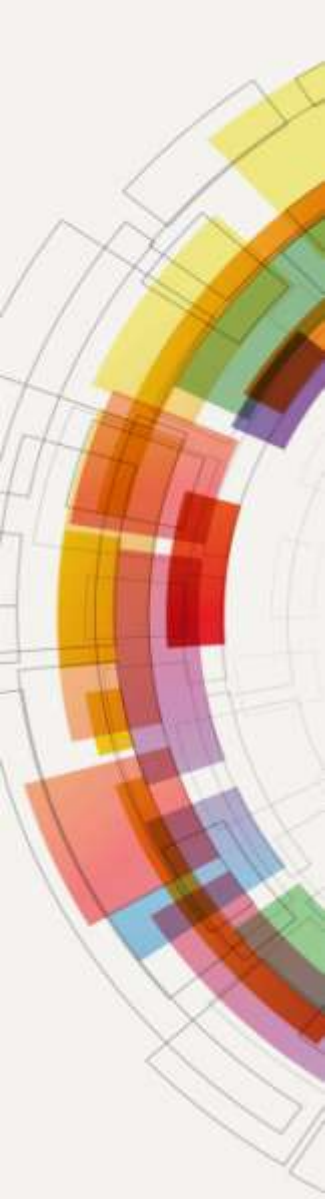


York Region Official Plan (ROP)

- ROP 2010 implements the policies of the Growth Plan
- Assigns Growth Plan population and employment forecasts to local municipalities in York Region
- Identifies Regional requirements for managing growth:
 - Directs intensification to centres and corridors serviced by rapid transit
 - Identification of urban expansion areas (ROPA3)
 - Minimum densities for intensification and greenfields growth
- Other requirements related to:
 - Providing a mix of housing types, including affordable housing targets
 - Protection of existing employment lands from conversion to other uses
 - Implementation of the Regional Greenlands System
 - Phasing, etc

Markham Growth Alternative to 2031

- Continuing environmental protection and enhanced context for agricultural activity
- Emphasis on intensification (60% of residential growth); limited urban expansion
- Intensification strategy – centres and corridors served by higher order transit (Markham Centre, the Langstaff Gateway, Cornell Centre, etc)
- Expansion of approx 900 ha (600 res + 300 emp)



Official Plan Review Program

4 components:

- ✓ Initial public consultation
- ✓ Development of policy framework and draft policies
- ✓ **Draft Official Plan document**
- Reconciliation of Secondary Plans

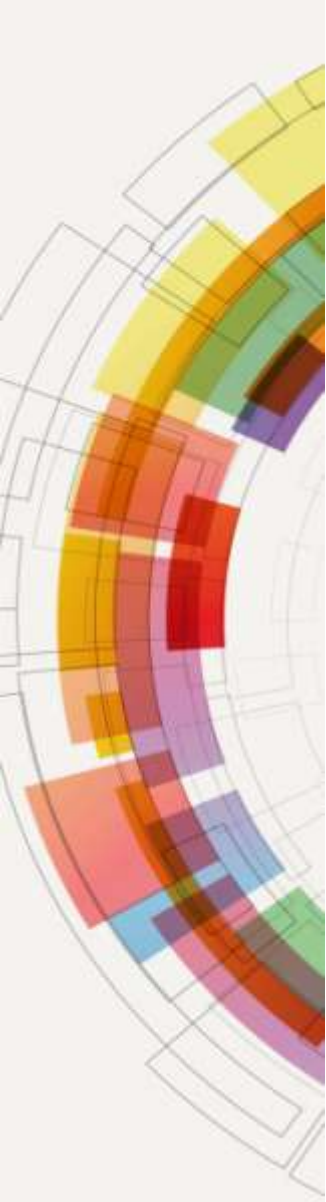
City of Markham Draft Official Plan

3 volumes:

Part I: City-wide goals, objectives, policies and maps

Part II: Secondary Plans (area-specific policies)

Part III: Site-Specific Policies



Part I - Content

1 – Introduction/context

2 – Vision to 2031

3 – Environment

4 – Healthy communities

5 – Strong economy

6 – Urban design

7 – Transportation/servicing

8 – Land use

9 – Implementation

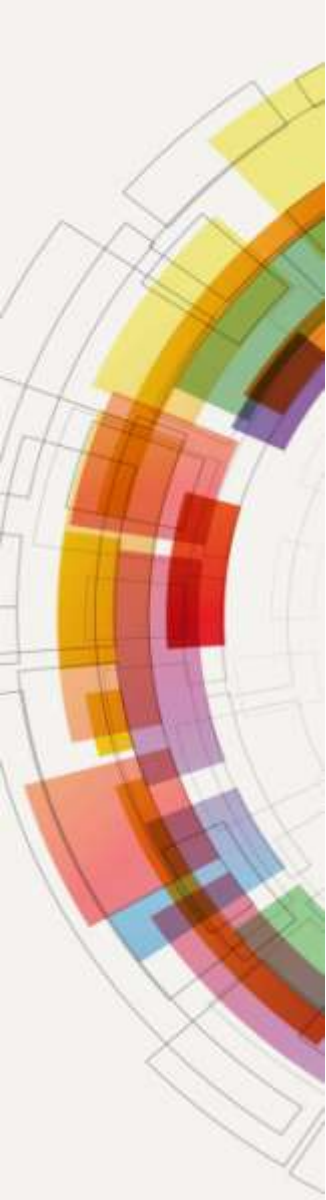
10 – Interpretation

Maps

Vision for Markham to 2031

4 themes:

- **Protecting the natural environment**
 - Identification of protected Greenway system (watercourses, valleylands, wetland, woodlands, wildlife habitat, agricultural lands in Greenbelt)
- **Building complete communities**
 - Providing for the day-to-day needs of residents; range of housing, jobs, services and open space; accessible by transit, walking or cycling; high level of urban design; sustainable building practices



Vision for Markham to 2031

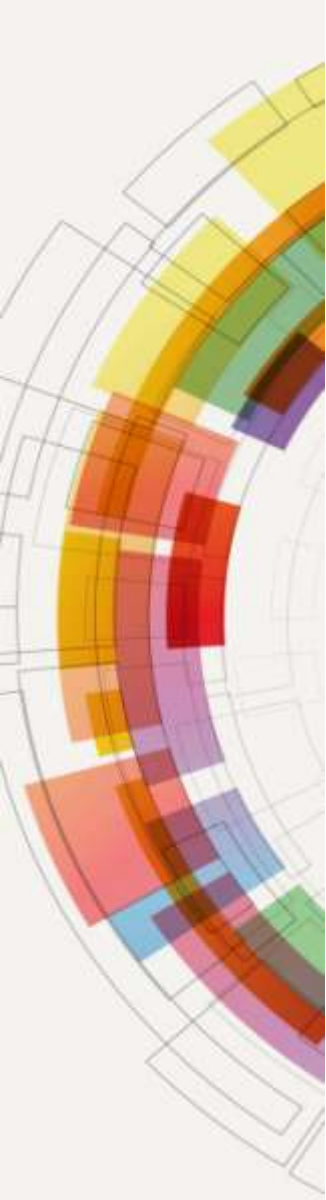
4 themes (cont'd):

- **Increasing mobility/travel options**
 - Transform culture from automobile dependency to alternative modes of travel (transit, cycling, walking); reduce number/length trips by providing for jobs/services close to where people live; create walkable streets
- **Maintaining a vibrant and competitive economy**
 - Continue to build on success as major employment centre in GTA; protect employment areas from non-employment uses; focus office development in areas well-served by rapid transit; plan for retail in a transit-supportive, pedestrian-oriented, mixed-use context; maintain healthy and vibrant main streets

'Key Moves' in new Draft OP

Key changes include:

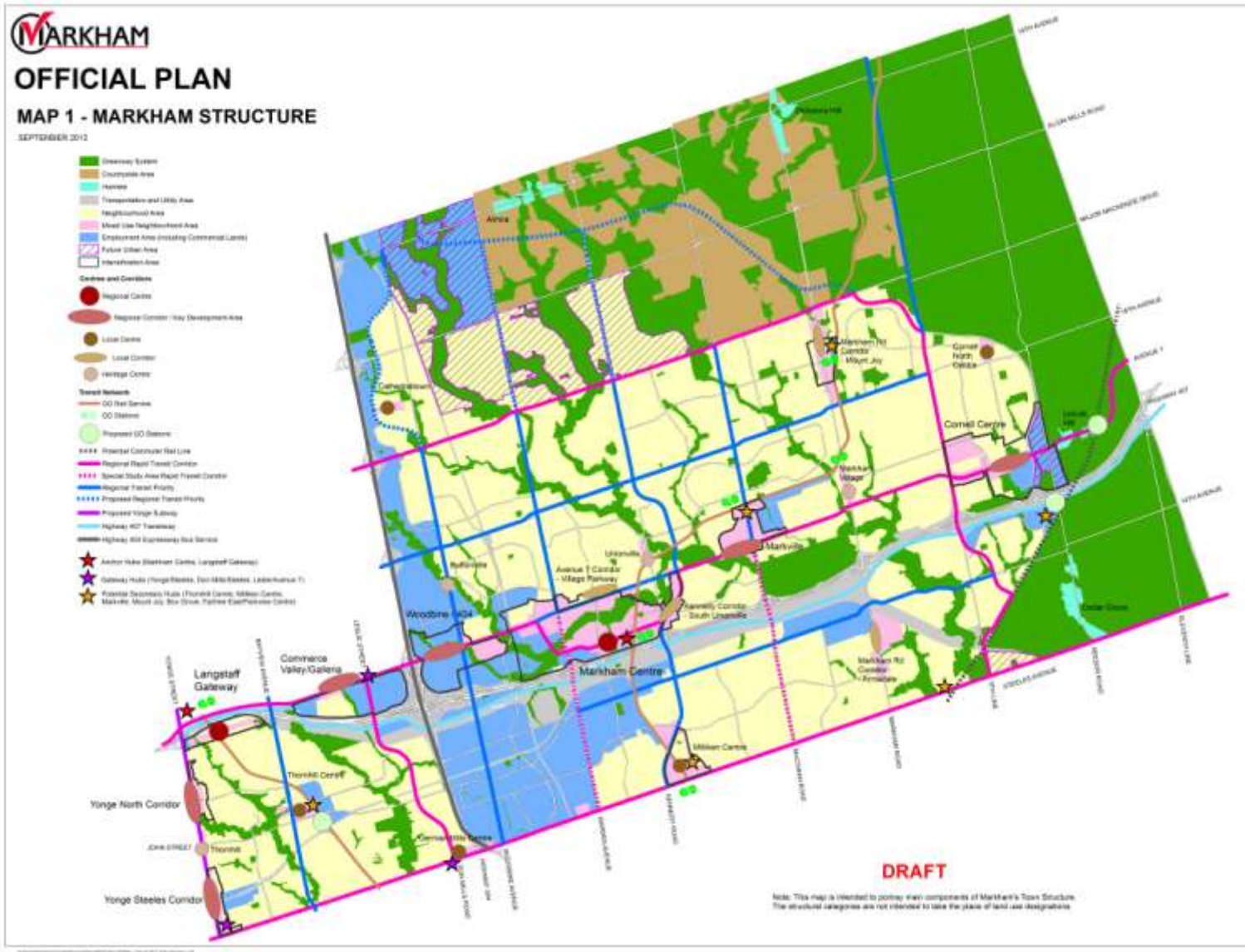
- Identification of Markham structure
- Identification of intensification areas (centres and corridors)
- Updated land use designations and identification of 'Future Urban Area' lands



Planning Markham's Future

Components:

- Greenway System (green)
- Countryside/Hamlets (brown/turquoise)
- Employment Areas (blue)
- Neighbourhood Areas (yellow)
- Mixed Use Neighbourhoods (pink)
- Transportation/Utility (grey)
- Centres & Corridors (brown/red circles and ovals)
- Transit Network (pink and blue lines)



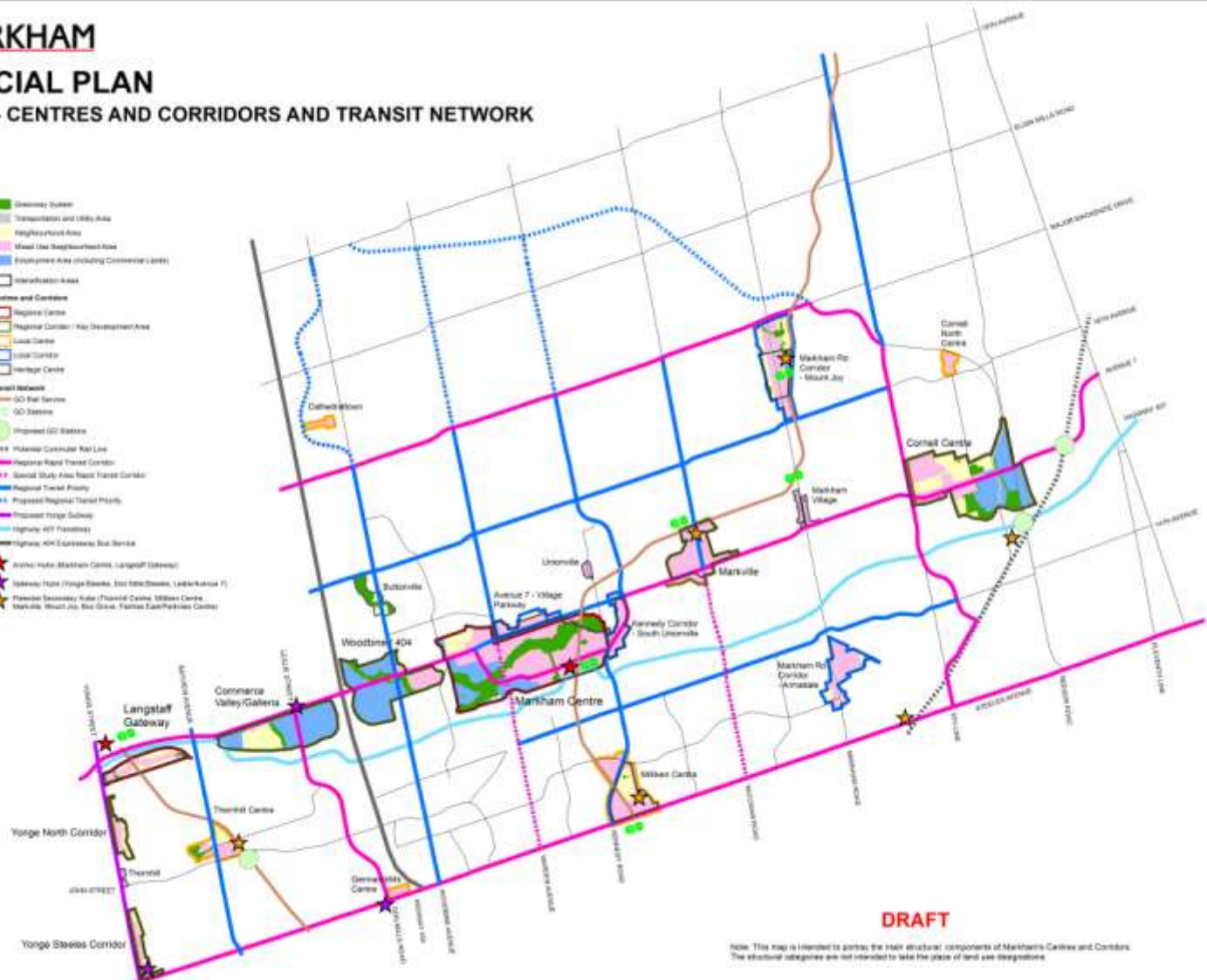


OFFICIAL PLAN

MAP 2 - CENTRES AND CORRIDORS AND TRANSIT NETWORK

SEPTEMBER 2012

- Greenway System
- Transportation and Utility Area
- Right-of-Way Area
- Mixed Use (Neighbourhood Area)
- Employment Area (Including Commercial Centre)
- Interurban Area
- Centres and Corridors**
- Regional Centre
- Regional Corridor / Key Development Area
- Local Centre
- Local Corridor
- Heritage Centre
- Transit Network**
- GO Rail Service
- GO Station
- Proposed GO Station
- Major Transit Corridor
- Regional Rapid Transit Corridor
- Special Study Area Transit Corridor
- Regional Transit Priority
- Proposed Regional Transit Priority
- Proposed Rapid Transit
- Highway 407 Transitway
- Highway 404 Expressway Bus Service
- ★ Anchor Node (Markham Centre, Langstaff Gateway)
- ★ Secondary Node (Village Steeles, East Birchmount, Lakeview/16)
- ★ Tertiary Secondary Node (Thornhill Centre, Milliken Centre, Markham, Mount Joy, Blue Grove, Tannis East/Parkeville Centre)



DRAFT

Note: This map is intended to portray the main structural components of Markham's Centres and Corridors. The structural categories are not intended to take the place of land use designations.

Intensification Areas:

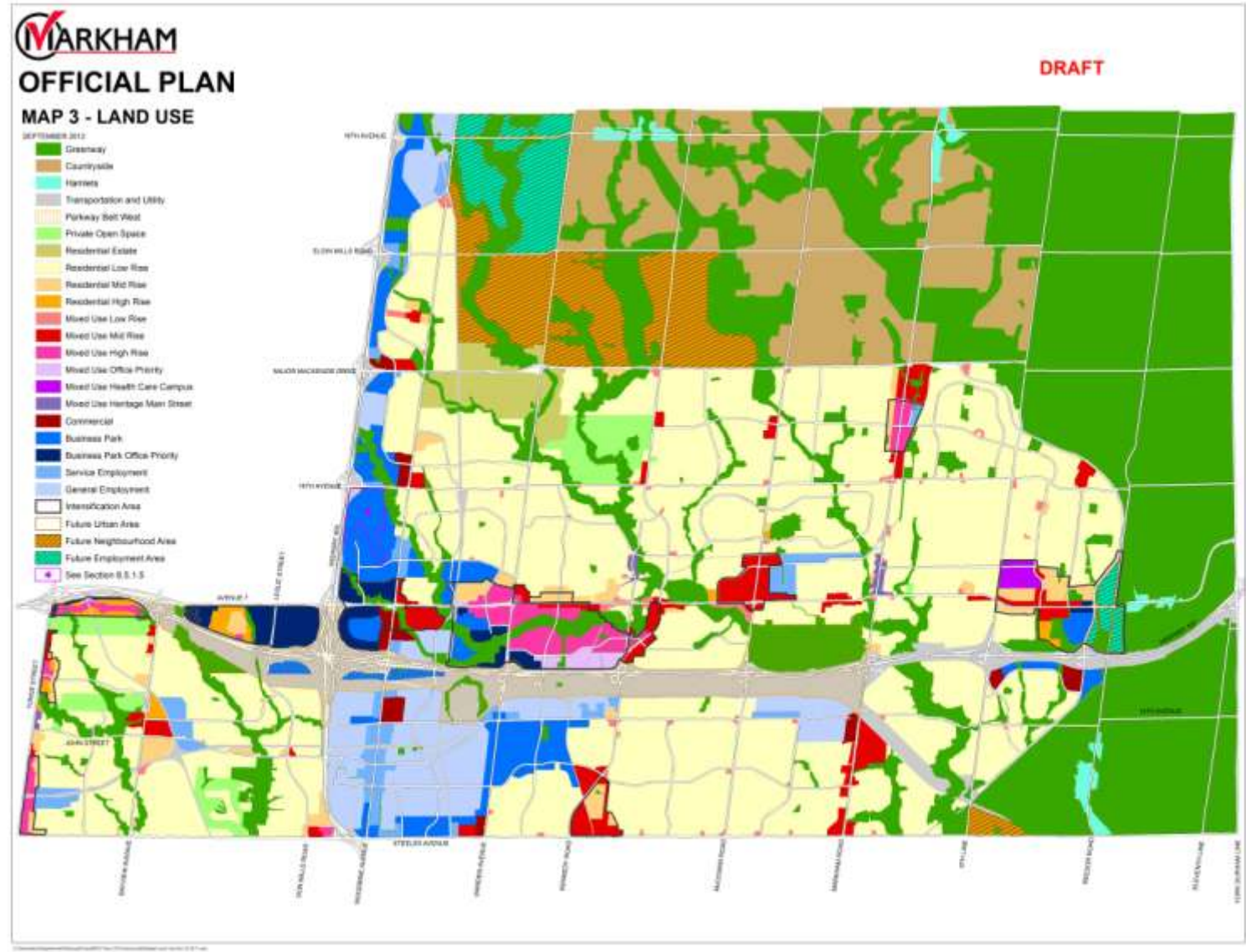
- Regional Centres
- Regional Corridors/ Key Development Areas (KDAs)
- Local Centres and Corridors

Land Use Designations:

- Non-Urban:**
- **Greenway** (dk green)
 - **Countryside** (brown)
 - **Hamlets** (turquoise)

- Urban:**
- **Residential** (yellow/orange)
 - **Mixed Use** (pink/red)
 - **Employment** (light to dark blue)
 - **Commercial** (dark red)
 - **Private Open Space** (light green)

- Future Urban Area:**
- **Future Neighbourhood Area** (orange hatched)
 - **Future Employment Area** (aqua hatched)



Additional 'Key Moves'

- Greater emphasis on:
 - Built form
 - Reflecting shift in defining development by height, massing and building types rather than by density; reflected in designation names (e.g, 'Residential Low Rise', 'Residential Medium Rise', etc)
 - Urban design and sustainable development principles
 - to address the public realm, street and block patterns, streetscapes, etc; and to be implemented through secondary plans, precinct plans, comprehensive block plans and urban design guidelines
 - Accommodating retail in a mixed-use, multi-storey format
 - To increase accessibility and decrease travel times
 - Most retail and service uses to be provided in a 'Mixed Use' designation including large format retail

Additional 'Key Moves'

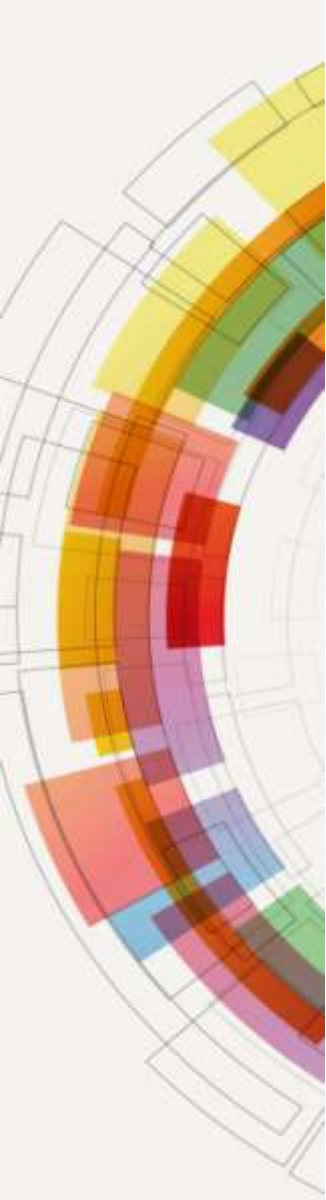
- Consideration of community infrastructure in planning communities
 - Ensure facilities such as schools, libraries, community centres, arts and culture are provided in mixed use and intensification areas
- Protection of employment lands
 - Policies define employment conversion
 - Allow applications for conversion only during a municipal comprehensive review of the Official Plan
- More robust cultural heritage and archaeological policies
 - Reflecting the extensive policies and practices that are currently in use
- Reduction in number of secondary plans

Part II: Secondary Plans

- Currently 49 Secondary Plans:
 - 30 statutory (legal amendments to Official Plan)
 - 19 non-statutory (policy documents only)
- Propose to repeal Secondary Plans that are outdated or built out; bring forward policies still relevant as site-specific policies
- 13 Secondary Plan areas identified for intensification areas (7 existing SPs to be updated; 6 new SPs to be prepared)
- Secondary Plans to be prepared for 'Future Urban Area'

Part III: Site-Specific Policies

- Part III volume containing site-specific policies is being prepared
- Site-specific policies to be included are being identified from:
 - Current site-specific amendments in Parent OP; and
 - Secondary Plans to be repealed, and as required as result of new OP policies
- Part III volume to be brought forward to Committee in time for statutory Public Meeting



Outstanding Matters

- Planning matters still under review:
 - Parkland policies:
 - New parks classification system
 - Parkland dedication policies
 - Proposed Rouge National Urban Park – policies, boundaries to be updated as required
 - Thornhill Revitalization Working Group
- Policies resulting from these studies to be incorporated in new OP

Public Consultation on Draft OP

- Staff recommend public release of Draft OP to obtain comments from public, agencies and stakeholders
- *Planning Act* requires at least one Open House and a Statutory Public Meeting prior to Council adoption of Plan
- 4 Community Open Houses being scheduled in October/November
 - Thornhill, Unionville, Markham and Milliken
- Statutory Public Meeting to be scheduled in late 2012/early 2013

Public Consultation (cont'd)

In addition:

- Development of a summary 'Guide to the Draft Official Plan' for residents
- Posting of Draft Official Plan and Guide to web site
- Circulation of Draft Official Plan to Region, TRCA, and other agencies
- Meetings with individual stakeholder groups (First Nations and Metis, ratepayer groups, advisory groups, etc)

Adoption, Approval and Implementation

- Following public consultation, staff report to be prepared outlining comments received and recommended revisions to the Official Plan
- Final Official Plan to be brought forward to Council for adoption
- Following Council adoption, Official Plan will be forwarded to York Region for approval

Adoption, Approval and Implementation

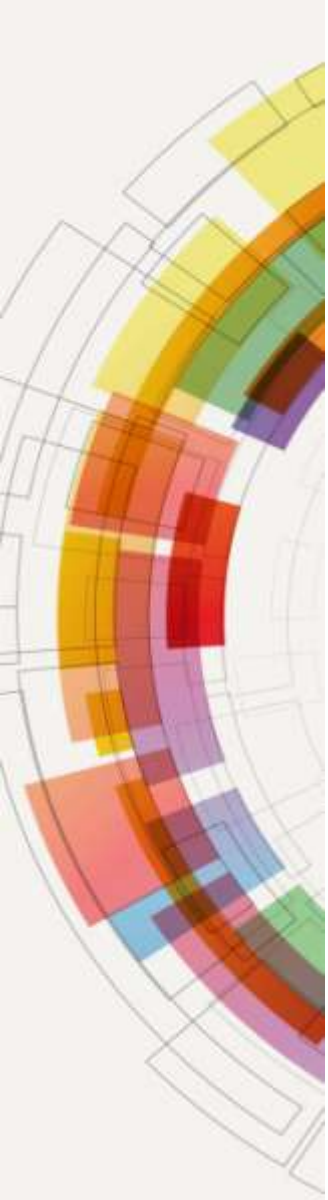
Planning for Future Urban Areas:

- Region has identified a 5-7 year supply of grade-related housing units in Markham
- 'Future Neighbourhood' lands will accommodate approximately 10,000 additional ground-related units
- Comprehensive planning framework for bringing 'Future Neighbourhood Area' and 'Future Employment Area' lands on-stream outlined in Draft Official Plan
- Subwatershed plans, transportation, servicing and other background studies needed to develop Conceptual Master Plan for Future Urban Areas prior to Secondary Plans (~ 5 years)
- 2013 Budget request to begin planning work

Adoption, Approval and Implementation

Planning for Intensification Areas:

- Work will also commence on updating existing Secondary Plans and preparing new Secondary Plans for intensification areas
- Public engagement to be key element in planning for the Future Urban Areas and Intensification Areas



Discussion