



Report to: Development Services Committee

Report Date: February 5, 2013

SUBJECT: City of Markham Draft Official Plan: Chapter 11 - Area and Site Specific Policies
PREPARED BY: Marg Wouters, Senior Manager, Policy and Research Division, Planning & Urban Design Department

RECOMMENDATION:

- 1) That the Report entitled “City of Markham Draft Official Plan: Chapter 11 - Area and Site Specific Policies” dated February 5, 2013, be received;
- 2) That the Draft Chapter 11 – Area and Site Specific Policies contained in Appendix ‘A’ of this report, be circulated for comment;
- 3) That staff be directed to report back on comments received regarding the Draft Chapter 11 - Area and Site Specific Policies and make final recommendations on the Official Plan;
- 4) And that staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

The new City of Markham Draft Official Plan was released for public comment in September 2012. It provides the policy framework to guide land use and physical development in Markham over a 20-year planning horizon.

Staff are proposing a new Chapter 11 – Area and Site Specific Policies be added to the draft Official Plan, Part I to contain area and site specific policies as well as interim policies regarding secondary plans. The new Chapter 11 and the corresponding Map 14 – Area and Site Specific Policies would form an operative portion of the new Official Plan, Part I.

Staff recommend that Council authorize the public release of the Draft Chapter 11 – Area and Site Specific Policies contained in Appendix ‘A’ to this report to obtain input from landowners, agencies and the public prior to finalizing the Draft Official Plan, Part I and bringing it forward for Council adoption. This material will be made available prior to the final statutory Public Meeting for the new Official Plan.

Following public consultation, all comments received will be considered by Staff in the preparation of a final version of the Official Plan to be brought forward in the Spring of 2013 for Council adoption. Once adopted by Markham Council, the Official Plan will be forwarded to York Region for approval.

PURPOSE:

The purpose of this report is to present Draft Chapter 11 – Area and Site Specific Policies of the new City of Markham Draft Official Plan, Part I and obtain authorization for public release.

BACKGROUND:

The new City of Markham Draft Official Plan was released for public comment in September 2012. It provides the policy framework to guide land use and physical development in Markham over a 20-year planning horizon.

The Draft Official Plan was initially organized as three volumes:

- Part I – containing the goals, objectives, policies and maps that apply to Markham as a whole
- Part II – containing secondary plans which provide more detailed planning policies for specific areas of Markham
- Part III – containing policies for specific sites that differ from the policies contained in Part I, reflecting previous Council decisions that are still considered relevant.

Staff are now proposing a new Chapter 11 – Area and Site Specific Policies be added to the draft Official Plan, Part I to contain area and site specific policies that were intended for the Part III volume, as well as interim policies regarding secondary plans in the absence of the completed Part II – Secondary Plans volume. The new Chapter 11 and the corresponding Map 14 – Area and Site Specific Policies contained in Appendix ‘A’ to this report would form an operative portion of the Official Plan, Part I.

OPTIONS/ DISCUSSION:

Throughout Markham there are areas and sites that require special policies that vary from one or more provisions of the Draft Official Plan, Part I. These policies generally reflect unique historic conditions for approval that must be recognized for specific development sites, or provide a further layer of local policy direction for an area. In most cases, the area and site specific policies provide direction on land use. The Official Plan, Part I policies apply to these lands except where the area and site specific policies vary from the Plan.

The area and site specific policies contained in Chapter 11 are organized by district as shown on Map 14 – Area and Site Specific Policies. The districts are alphabetically organized with a corresponding section number and subsection number for each area or site. The area or site specific policy has a description of the location, applicable land use designation, area or site specific provisions and a corresponding figure where appropriate.

Some of the area specific policies will contain provisions for study or phasing requirements to be completed prior to development approvals on the lands such as local area studies and traffic impact assessments. Other area specific policies contain provisions for applicable urban design guidelines and community design plans, developers’ group agreement(s), and securing public school, place of worship and park sites.

The area and site specific policies also include interim policy provisions for the secondary plan areas shown in Appendix F – Secondary Plan Areas of the Official Plan, Part I. The provisions of the Official Plan (Revised 1987) and relevant secondary plans will continue to apply until an update of the existing secondary plan or a new secondary plan is completed and approved, where required, to be consistent with the provisions of the new Official Plan.

The secondary plans that will eventually form Part II of the Official Plan will follow in a parallel process. Separate statutory public meetings will be held, as required, for these secondary plans as they are completed. The Draft Official Plan identifies 13 secondary plan areas, including intensification areas, for which secondary Plans are required in accordance with the Draft Official Plan. Of these, seven currently have secondary plans in place under the current Official Plan.

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.

Staff recommend that Council authorize the public release of the Draft Chapter 11 – Area and Site Specific Policies contained in Appendix 'A' to this report in order to obtain input from landowners, agencies and the public prior to finalizing the Draft Official Plan, Part I and bringing it forward for Council adoption. This material will be made available prior to the final statutory Public Meeting for the new Official Plan.

Following public consultation, all comments received will be considered by staff in the preparation of a final version of the Official Plan to be brought forward in the Spring of 2013 for Council adoption. Once adopted by Markham Council, the Official Plan will be forwarded to York Region for approval.

FINANCIAL CONSIDERATIONS:

Funding remains in the 2012 budget to complete the Official Plan program to Council adoption. Additional funding is being requested in the 2013 capital and operating budgets to defend the Plan before the Ontario Municipal Board, and to begin the implementation of the Plan through secondary plans and planning for the future urban area.

HUMAN RESOURCES CONSIDERATIONS:

The Official Plan Review will continue to require a significant effort from Policy staff through the public consultation, Council adoption and Regional approval stages. The implementation of the new Official Plan through secondary plans will also require additional staff. Up to five contract staff positions have been funded through the Growth Management and Official Plan Review budgets. Two of these positions will become full-time positions in 2013.

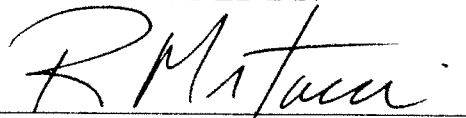
ALIGNMENT WITH STRATEGIC PRIORITIES:

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

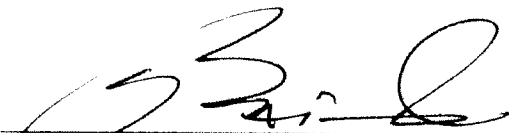
BUSINESS UNITS CONSULTED AND AFFECTED:

Staff within the Planning and Urban Design Department and the Legal Department have been consulted, and have had the opportunity to comment on the Draft Chapter 11 - Area and Site Specific Policies.

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' - City of Markham Draft Official Plan, Part I: Chapter 11 – Area and Site Specific Policies, January 2013