



April 14, 2022

**Christopher Raynor**  
Regional Clerk  
York Region  
17250 Yonge Street  
Newmarket, ON L3Y 6Z1

**RE:** [CITY OF MARKHAM COMMENTS ON THE DRAFT YORK REGION OFFICIAL PLAN](#) (10.0)

Dear Mr. Raynor;

This will confirm that at its April 12, 2022 meeting, Markham City Council adopted the following resolution:

1. That the staff report entitled, “City of Markham Comments on the draft York Region Official Plan” dated April 11, 2022, be received; and,
2. That Council requests that:
  - a. The delineations of the Langstaff GO and Royal Orchard Subway Major Transit Station Areas (MTSA) in Appendix 2 of the draft Regional Official Plan (ROP) be revised to add adjacent lands from the Langstaff-Longbridge Subway MTSA, that has been moved from Yonge Street to a new Bridge Station in the selected Yonge North Subway Extension alignment, as shown in Figure 1; and,
  - b. All MTSA in Markham be identified as protected Major Transit Station Areas to enable implementation of inclusionary zoning; and,
  - c. Map 1A be updated to reflect Regional Council approved employment area conversion request M3 1628740 Ontario Inc. and 1628741 Ontario Inc. (Tucciarone) in the Cathedral Employment Area, from Employment Area to a Community Area; and,
  - d. The Markham Centre employment area mapping west of Warden Avenue in the draft ROP be amended to reflect the in-effect employment designations of Official Plan Amendment (OPA) 21 to the 1987 Markham Official Plan as shown in Figure 4; and,

- e. That the draft Regional Official Plan be amended to define purpose-built rental and request York Region to provide programs and incentives to support achievement of the targets.
- f. The affordable housing targets be further reviewed in consultation with local municipalities and supported with Regional programs and incentives; and,
- g. The new definition of affordable housing be revised to provide municipalities the flexibility to use local average market rent, where available, and if there are local official plan policies to support this to be more reflective of local market conditions;
- h. The two parcels shown in Figure 3 be removed from the new community area designation in Map 1C of the draft ROP; and,
- i. The following changes be made to the draft Regional Official Plan policies to further strengthen phasing in existing and new community areas:
  - i. Policy 2.2.5 be updated so that infrastructure required to support growth to 2051 be phased based on the direction in the Region's intensification hierarchy;
  - ii. Policy 4.2.2.4 be revised so that local municipal population and intensification targets as identified in Tables 1 and 6 of the draft ROP be used in the criteria for approval of secondary plans in new community areas;
  - iii. Policy 4.2.2.4 (h) i. be deleted given the uncertainty on how the policy will be implemented;
  - iv. Policy 6.2.3 be revised to clarify the Region will work with local municipalities to co-ordinate the required Regional transportation and servicing infrastructure, especially for new community areas and including the approved Minister's Zoning Orders.
- j. Regional staff work with City staff to address the matters highlighted from the November 9, 2021, Markham Council resolution on the Region's Water and Wastewater Master Plan Update; and,
- k. The Future Urban Area lands identified in Markham in Map 1B of the draft ROP be removed and maintained as agricultural system in Map 1, as these lands are not needed to accommodate growth to 2051; and,

- I. A new policy be added, or an existing policy be revised, to encourage area-specific community energy plans to be developed for secondary plans and major development; and,
3. That the Region review the potential implications of the 2021 Census on the forecasts being assigned to local municipalities in the draft Regional Official Plan; and,
4. That Markham Council not support the request by Cornell Rouge Development Corporation, Varlese Brothers et al to convert 17.0 hectares north of Highway 7 and west of Reesor Rd (M4), and the request by Norfinch Group (M7) to convert 0.75 hectares at the southwest corner of Highway 7 and Reesor Rd from employment area to non-employment area uses; and,
5. That this staff report, figures and appendices be forwarded to York Region as the City of Markham's comments on the draft ROP; and further,
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Should you or your staff have any questions, please contact Darryl Lyons, Senior Manager, Policy and Research at [DLyons@markham.ca](mailto:DLyons@markham.ca)

Sincerely,



Kimberley Kitteringham  
City Clerk

[Appendix 'A': City of Markham Staff Comments on the draft York Region Official Plan](#)

[Appendix 'B': Summary of Stakeholder Submissions and Staff Response](#)

[Appendix 'C': Stakeholder Submissions](#)

[Figure 1 - Recommended Revisions to Royal Orchard Subway and Langstaff GO MTSA Boundaries](#)

[Figure 2 - Cornell Rouge Development Corporation, Varlese Brother et al and Norfinch Group Requests - Area Context](#)

[Figure 3 - Recommended Adjustments to New Community Area Boundaries](#)

[Figure 4 - Recommended Adjustments to Regional Employment Areas in Official Plan Amendment](#)



**8.2 REPORT NO. 16 - DEVELOPMENT SERVICES COMMITTEE (APRIL 11, 2022)**

**8.2.2 [CITY OF MARKHAM COMMENTS ON THE DRAFT YORK REGION OFFICIAL PLAN](#) (10.0)**

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  - j. Regional staff work with City staff to address the matters highlighted from the November 9, 2021, Markham Council resolution on the Region's Water and Wastewater Master Plan Update; and,
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Kimberley Kitteringham  
City Clerk

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Cc:     A. Prasad  
          B. Karumanchery  
          D. Lyons  
          L. Da Silva  
          C. Raynor, Regional Clerk, Regional Municipality of York