

Markham Road – Mount Joy Secondary Plan Study

**Status Update
December 9, 2019**

Study Overview

Policy Direction

- Official Plan 2014 identifies the area as a Local Corridor and intensification area, and also identifies the need for a secondary plan to guide future development

Study Purpose

- To prepare a development concept and policy guidance that will inform the preparation of a secondary plan

Study Components

- Multi-disciplinary study that integrates Land Use & Urban Design, Transportation, and Municipal Servicing



Vision

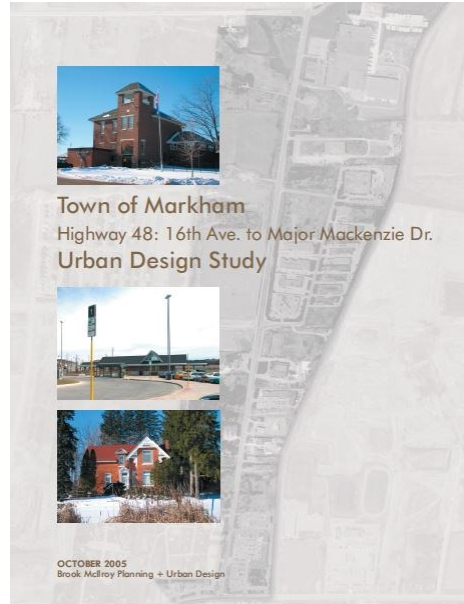
The vision for the Markham Road – Mount Joy Local Corridor is:

“... for a **mixed-use corridor that functions as a main street integrating a range of housing, employment, shopping and recreation opportunities**, at transit supportive densities adjacent to the GO station, to serve the adjacent communities of Berzcy Village, Wismer Commons, Greensborough and Swan Lake.”

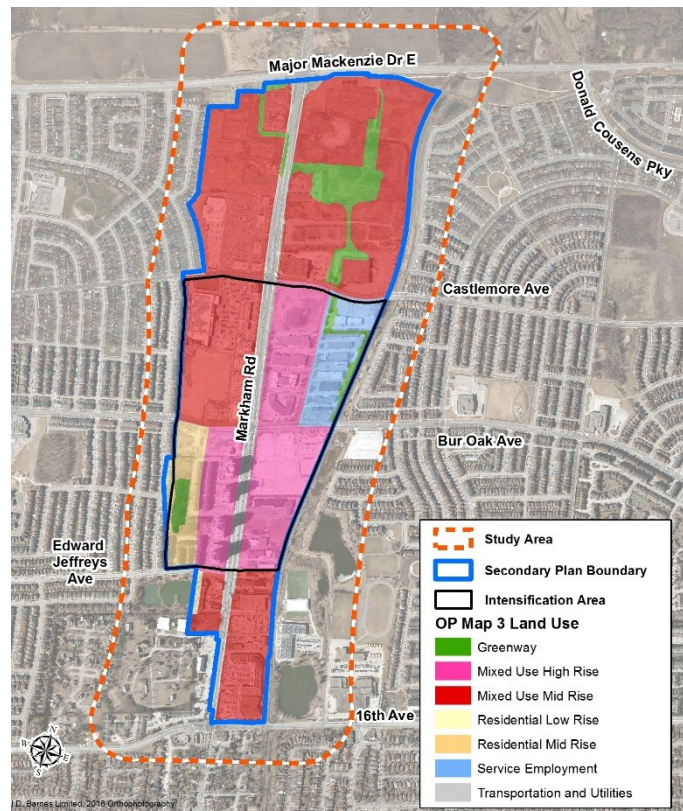
Official Plan, 2014

Previous Studies

- The Study will build on previous work in the area, including:
 - Highway 48: 16th Avenue to Major Mackenzie Drive Urban Design Study, 2005
 - Markham Road Corridor Transportation Study, 2012
 - Markham Road Corridor Servicing Study, 2012



Official Plan 2014, Map 3 – Land Use



Development Activity



Markham Road – Mount Joy Today

Markham Rd at 16th Ave looking north



Markham Rd at Bur Oak Ave looking north



Bur Oak Ave at Mount Joy GO Station looking west



Markham Rd approaching Major Mackenzie Dr



Castlemore Ave at the Rail Corridor, looking east



Study Process and Timeline

Study Process and Timeline

	WE ARE HERE					
	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6
Phases:	Project Kick-off	Background Review & Analysis	Vision, Guiding Principles & Demonstration Plan	Community Consultation	Analysis and Recommendations	Final Reports
Tasks:	<ul style="list-style-type: none">• Project Kick-Off• Work Plan• Stakeholder and Community Consultation Approach	<ul style="list-style-type: none">• Assess Existing Conditions• Assess Potential GO Station• Transportation Modelling• Design Charrette Options	<ul style="list-style-type: none">• Design Charrette• Develop Vision & Guiding Principles• Draft Demonstration Plan• Key Policy Direction• Interim Report	<ul style="list-style-type: none">• Community Consultation	<ul style="list-style-type: none">• Transportation• Municipal Servicing• Final Demonstration Plan	<ul style="list-style-type: none">• Final Study Report
Council Touch-Points:	<ul style="list-style-type: none">• Councillor 1:1s• DSC	<ul style="list-style-type: none">• Markham Sub-Committee	<ul style="list-style-type: none">• Design Charrette	<ul style="list-style-type: none">• Markham Sub-Committee• DSC		<ul style="list-style-type: none">• Markham Sub-Committee• DSC
Timing:	Q4 2019	Q1 2020	Q1/Q2 2020	Q2/Q3 2020	Q3/Q4 2020	Q4 2020



Key Considerations

Land Use & Urban Design

- **APPROPRIATE MIX AND INTENSITY OF USES** - Integrating **housing (including affordable housing), jobs, parks and open space, shopping and recreational opportunities**
- **PLACEMAKING** - Creating an **appealing, compact, vibrant and walkable community**
- **TRANSITION** – Having regard for the **Markham Village Heritage Conservation District**

Transportation

- **IMPROVED MOBILITY** – Evaluating the transportation network and integrating the findings of parallel studies to ensure **anticipated development can be supported**
- **CONNECTIVITY** - Improving connections within and through the study area for all modes of transportation
- **TRANSIT** - Assessing transit opportunities and the **potential for an additional GO Rail Station** at Major Mackenzie Drive

Municipal Servicing

- **LONG-TERM FOCUS** - Ensuring **flexibility for and future proofing** long-term servicing needs
- **NATURALIZATION** - Examining the **potential to “daylight”** buried sections of Mount Joy Creek
- **FLOODPLAIN MANAGEMENT** - Investigating options that can **address flood prone lands**

Consultant Team

Land Use & Urban Design

SvN


URBANism
by DESIGN
citybuilding & placemaking

AECOM

Transportation

HDR

Municipal Servicing

counterpoint 
ENGINEERING

Next Steps

- Q1 2020:
 - Update to Markham Sub-Committee to provide an update on the background review and analysis phase of the study, and provide options for the design charrette