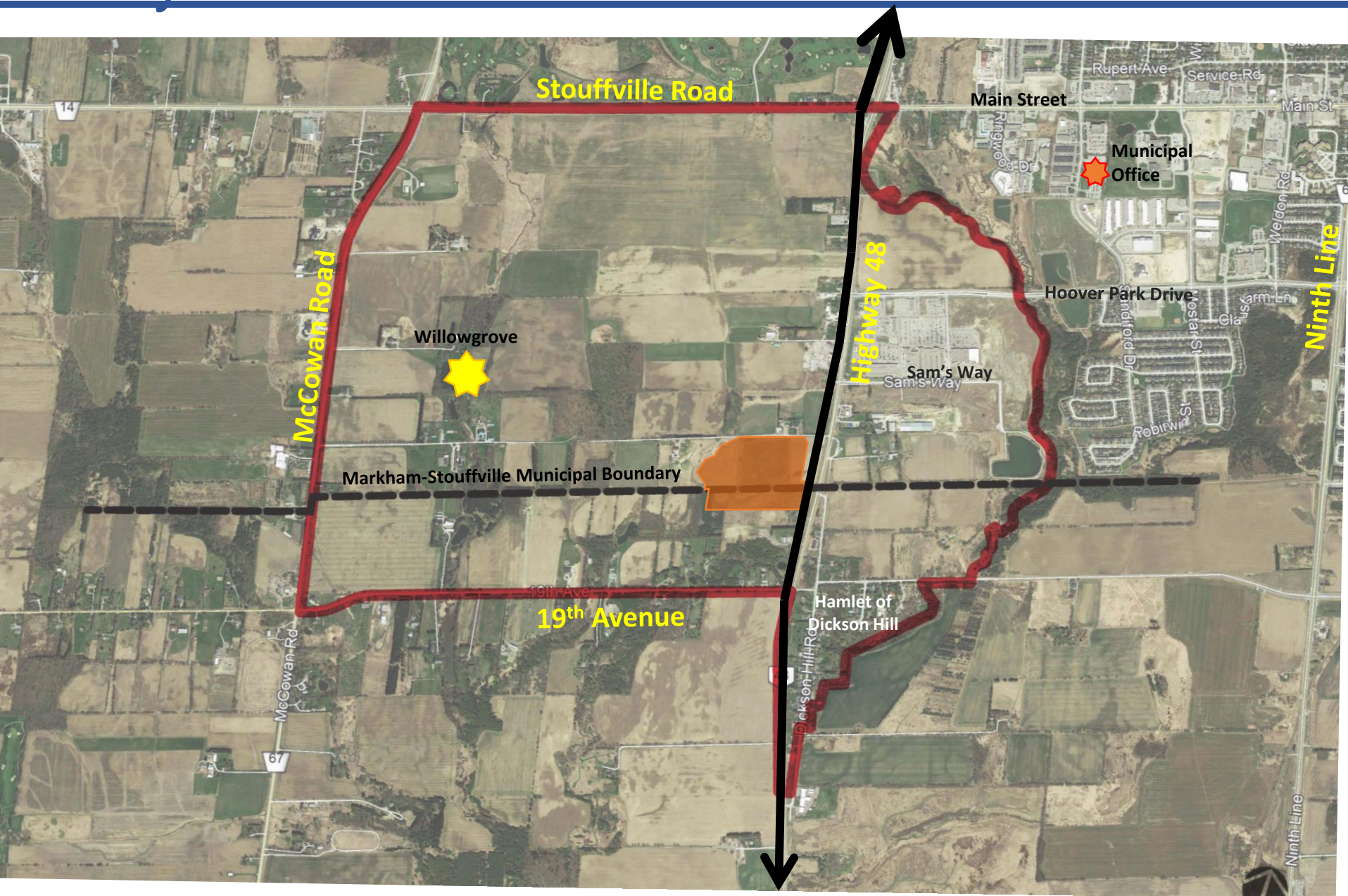




Highway 48 Corridor Vision



City of Markham
Development Services Committee
Presentation
May 25, 2020

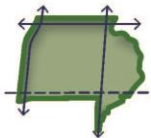


PHASE 1 background review

january

february

existing frameworks



- Land Use / Policy
- Development Area
- Natural Heritage System
- Transportation
- Servicing

initial scenarios



- Development Program
- Land Uses
- Natural Heritage System
- Transportation
 - Road Structure
 - Connectivity
- Community Structure
 - Urban Design
 - Character

PHASE 2 preliminary scenarios

march

april

workshop #1

Vision + Principles
Frameworks
Initial Options



Workshop Summary

preliminary preferred scenario



- Land Use Scenario
- Natural Heritage System
- Transportation Network
- Urban Design

PHASE 3 preferred scenario & next steps

may

june

workshop #2

Present
Emerging Preferred
Option

Workshop Summary

final preferred scenario



Master Plan:

- Vision + Principles
- Land Use Scenario
- Next Steps
- Demonstration Plan

Develop a Conceptual Land Use Vision for the study area,
including:

- **GOALS** for future development within the study area
- **POLICY RECOMMENDATIONS** for an appropriate mix of potential future uses
- **OPTIONS** for how to proceed

Draft Vision Statement

The Highway 48 Corridor is envisioned to become a vibrant, mixed-use community that is connected to its natural and built heritage.

It will build upon the social, cultural and economic assets of the community of Stouffville and bridge urban and rural areas, link neighbouring communities and extend the regional greenway systems.



Protect and enhance the **natural environment**



Provide opportunities for a **mix and diversity of uses**
including commercial/retail, employment, residential, community and institutional



Enhance **connectivity**
of new and existing communities through streets and the open space system



Promote **active transportation and transit-supportive**
development



Create a **sense of place**
reinforce the character of the community + highlight the presence of natural areas



Promote **design excellence**
in built form and the public realm

A high-level / desktop analysis was carried out by the team to understand opportunities and constraints with respect to:

Relevant Background Documents

- Provincial Policy Statement
- Growth Plan (2019)
- Greenbelt Plan and Oak Ridges Moraine Conservation Plan (2017)
- York Region Official Plan (2010)
- York Region Transportation Master Plan (2016)
- Town of Whitchurch-Stouffville Official Plan
- City of Markham Official Plan
- Town of Whitchurch-Stouffville Transportation Master Plan (2017)
- Community of Stouffville Gateway Mixed Use Area / Western Approach Study

Natural Environment

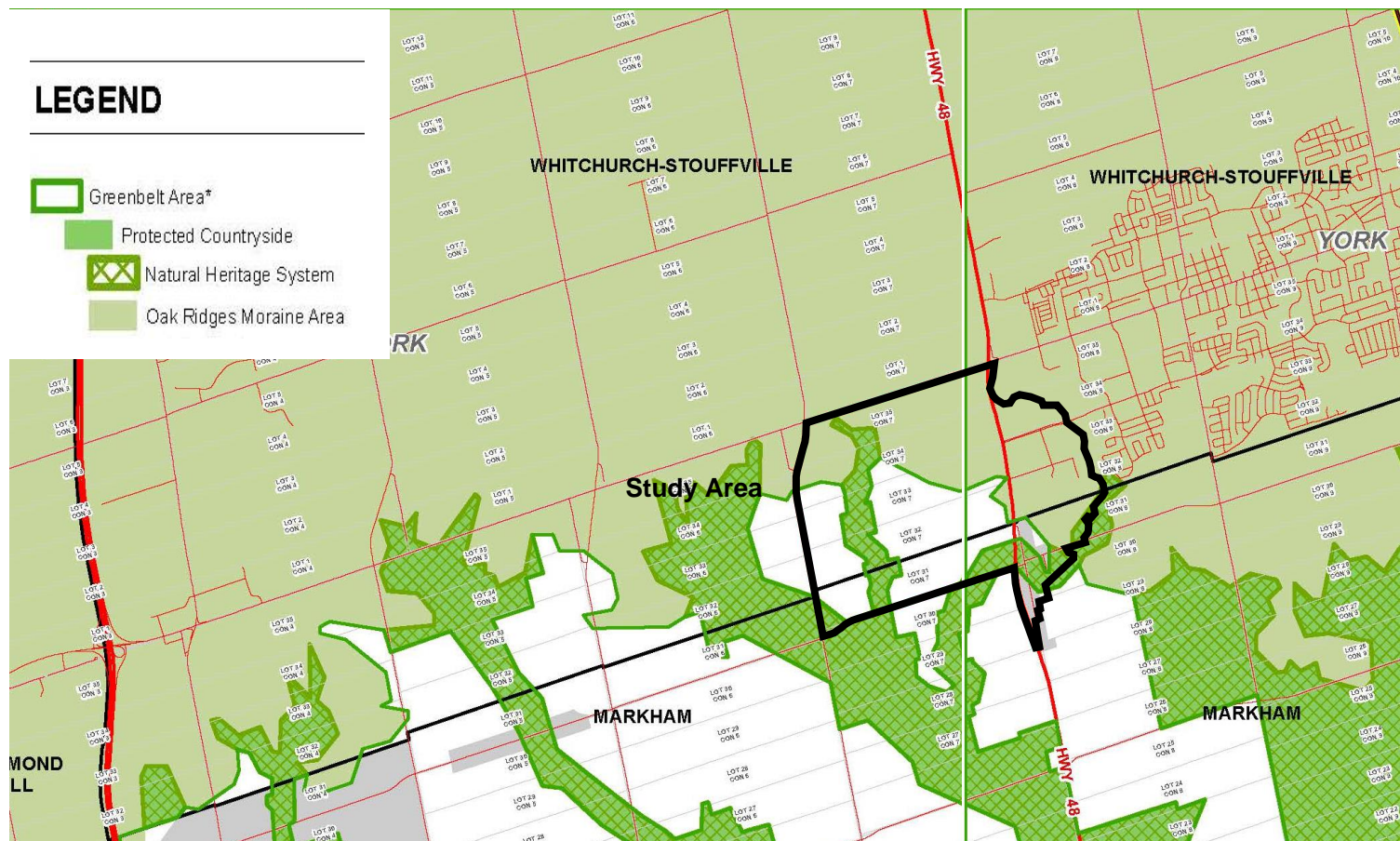
Transportation

Planning

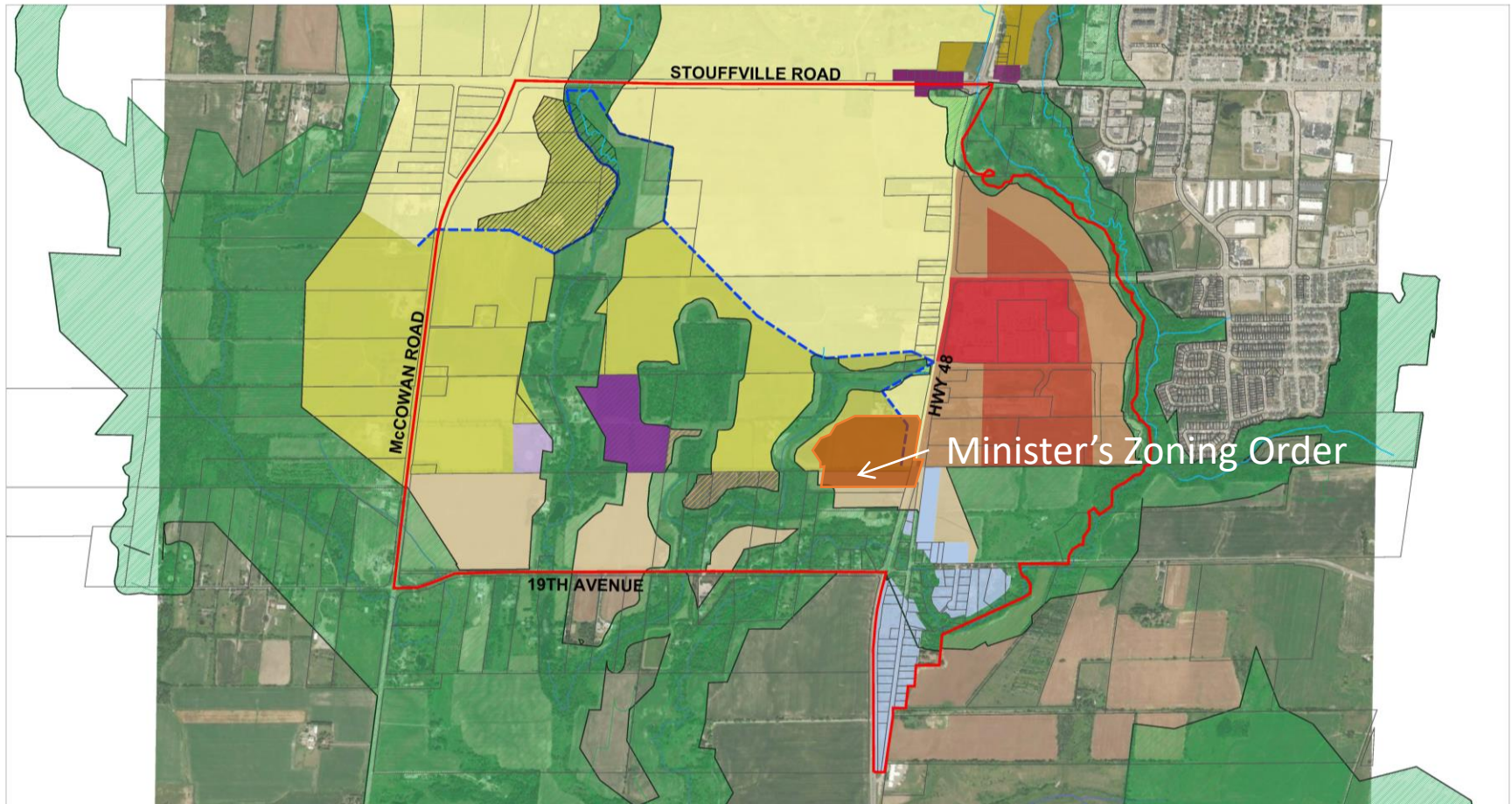
The same exercise will be carried out to identify infrastructure servicing considerations for the preferred option.

The visioning exercise is a high level consideration for a potential long term plan of the area and not intended as an exercise to achieve development approvals.

One of the outcomes of the visioning exercise will be an outline of the Provincial, York Region and Local Municipal plans and policies that need to be addressed for any of the options, in part or in whole, to be implemented. It will be Whitchurch-Stouffville and Markham's Council's decision on how to proceed.



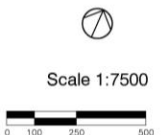
The map shows the land use designations from the Official Plans of the Town of Whitchurch-Stouffville and City of Markham, and include the Community of Stouffville Gateway Mixed Use Area, Western Approach. Other than the properties subject to the Minister's Zoning Order, there are no plans to re-designate these lands at this time.



- Study Area
- - - Oak Ridges Moraine Boundary
- Natural Heritage System / Greenway
- ORMCP Landform Conservation Area (Category 2)
- Natural Heritage System Enhancement Opportunity

- Agricultural Area (W/S OP)
- ORM Countryside (W/S OP)
- Countryside (Markham OP)
- Hamlets (Markham OP)
- Medium High Density Residential
- Gateway Mixed Use

- Commercial/Recreational Area (W/S OP)
- Rural Commercial (W/S OP)
- Business Park Area (Community of Stouffville SP)
- Industrial Area (Community of Stouffville SP)
- Regional Retail Area (Community of Stouffville SP)





Character of Highway 48

Street Pattern and Connections

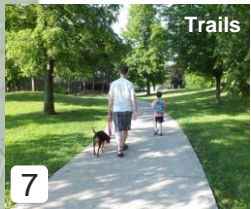
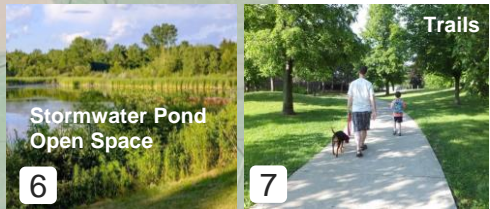
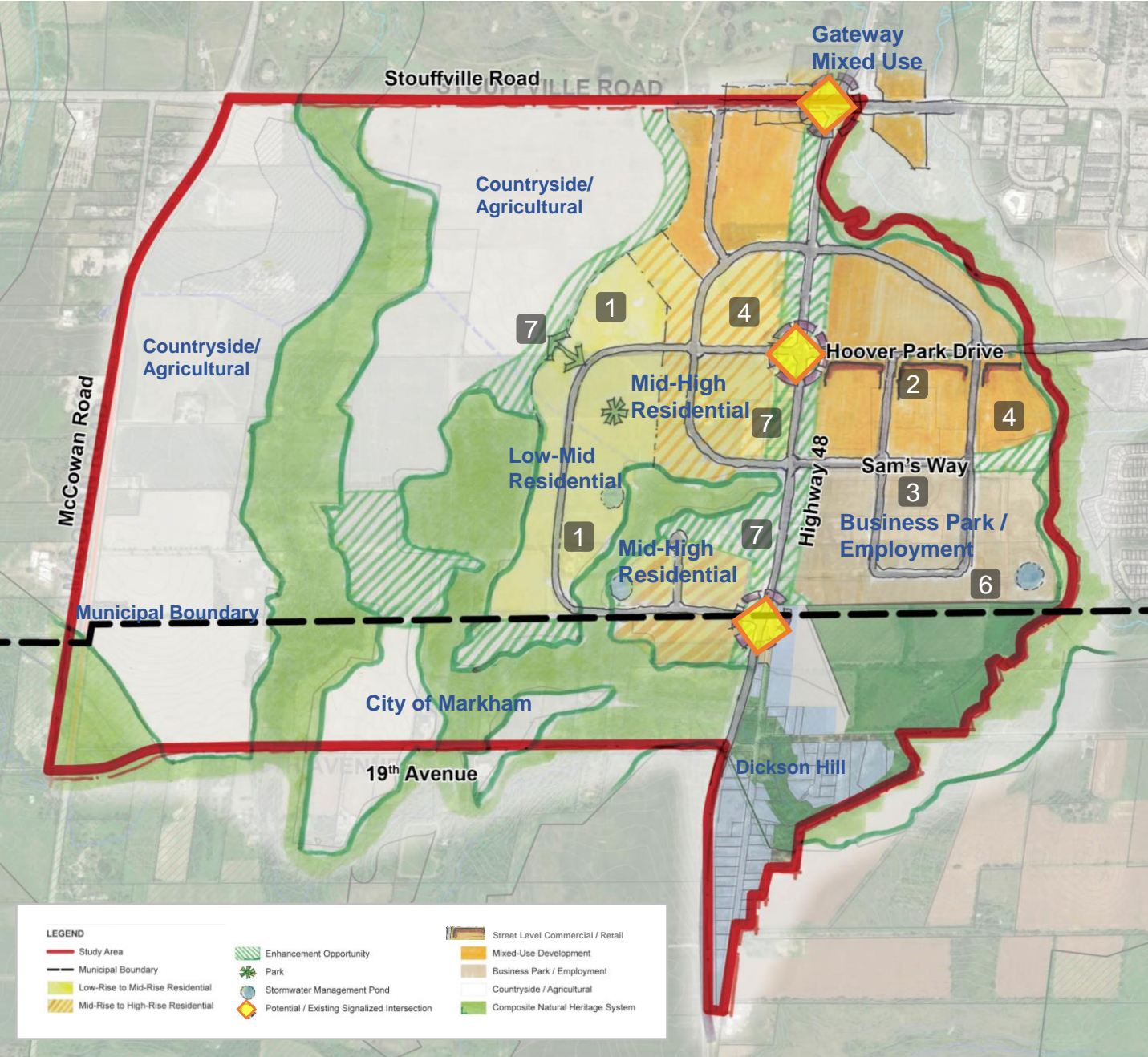
Natural Heritage System Enhancement Opportunities

Park and Green Space:

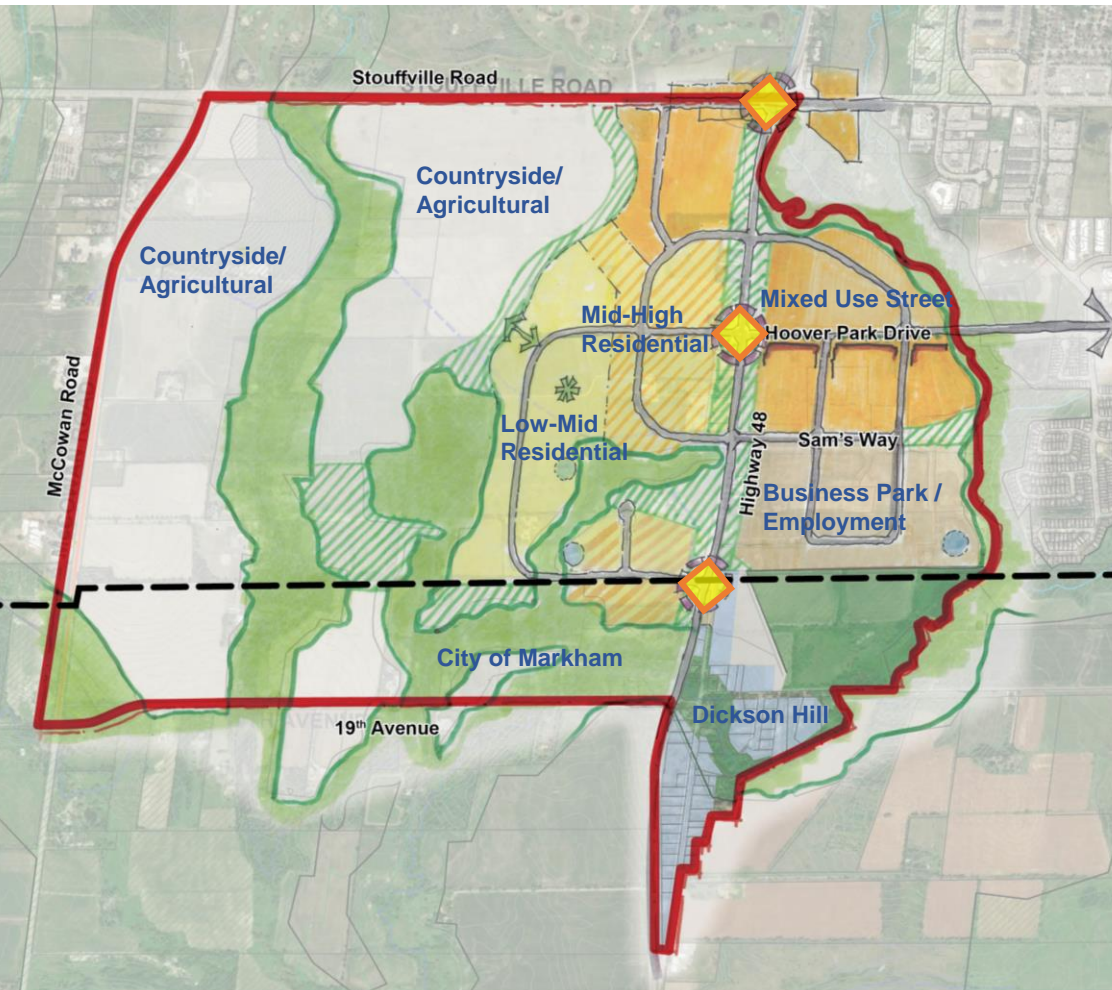
Types, Locations, Pedestrian Linkages

Land Uses:

Location and Character of Mixed Use Areas, Residential Areas, Business Park / Employment Area, Gateway Mixed Use



The public is asked to weigh in on the Options with respect to:



Do you agree with these directions?



Highway 48

- 'Green' planted corridor, with trails

Street Pattern

- 'Ring Road' connecting east and west side of Hwy 48
- Maintain the Dickson Hill Road/ Hwy 48 intersection, as existing

Natural Heritage

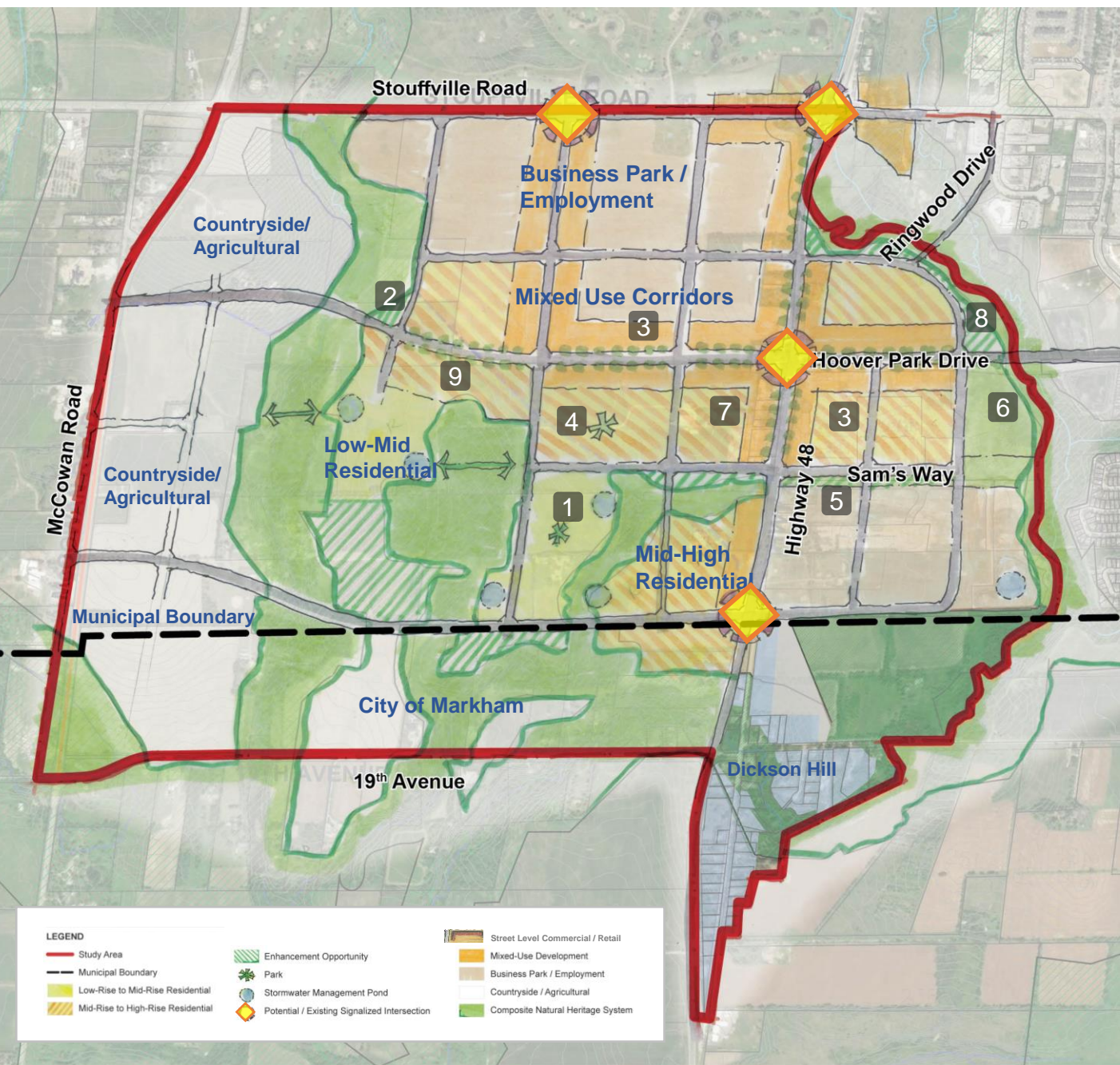
- Natural enhancement areas from a 'Greenway' to frame urban development
- Locate and connect trails in the natural heritage buffers

Parks & Green Space

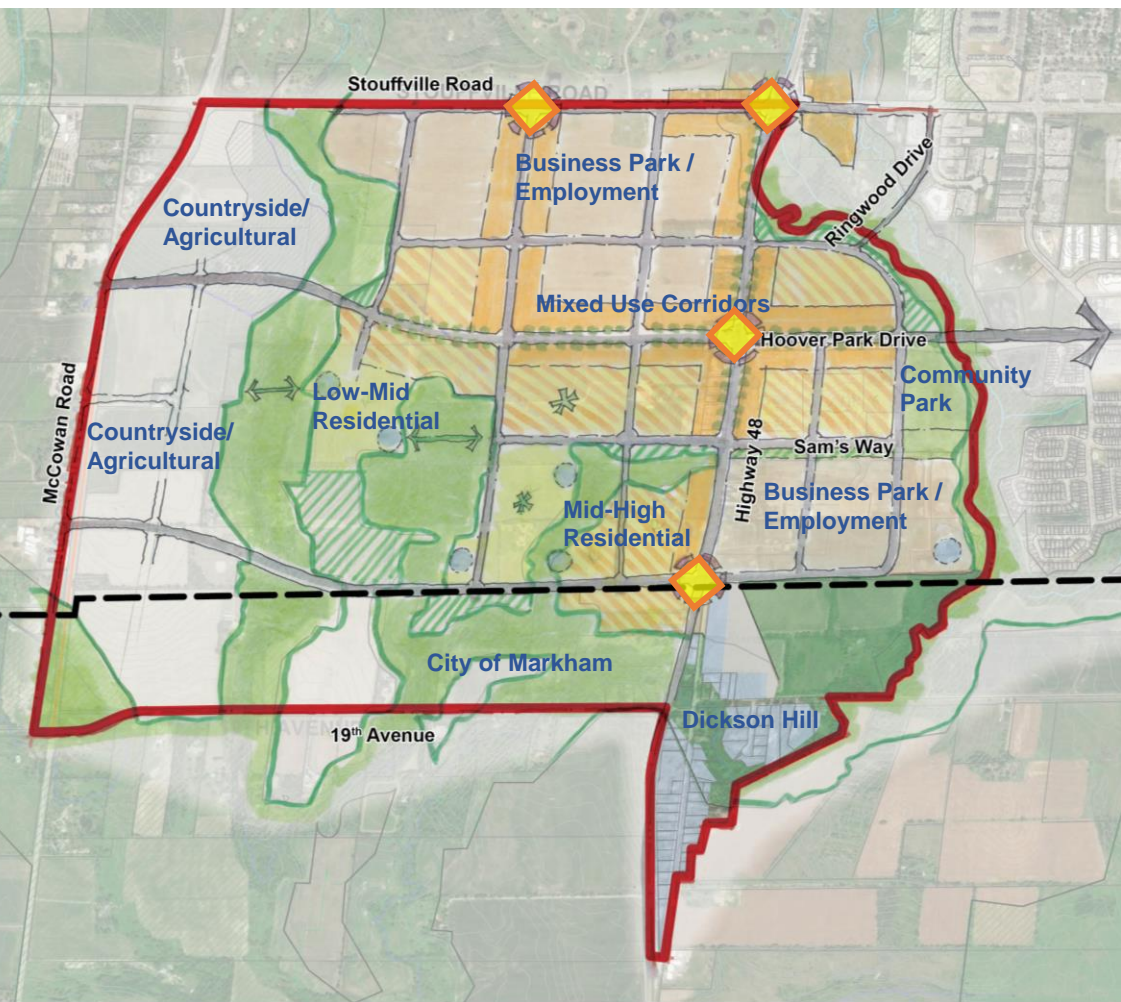
- Series of neighbourhood parks and parkettes in each neighbourhood linked to the natural heritage system



Land Uses

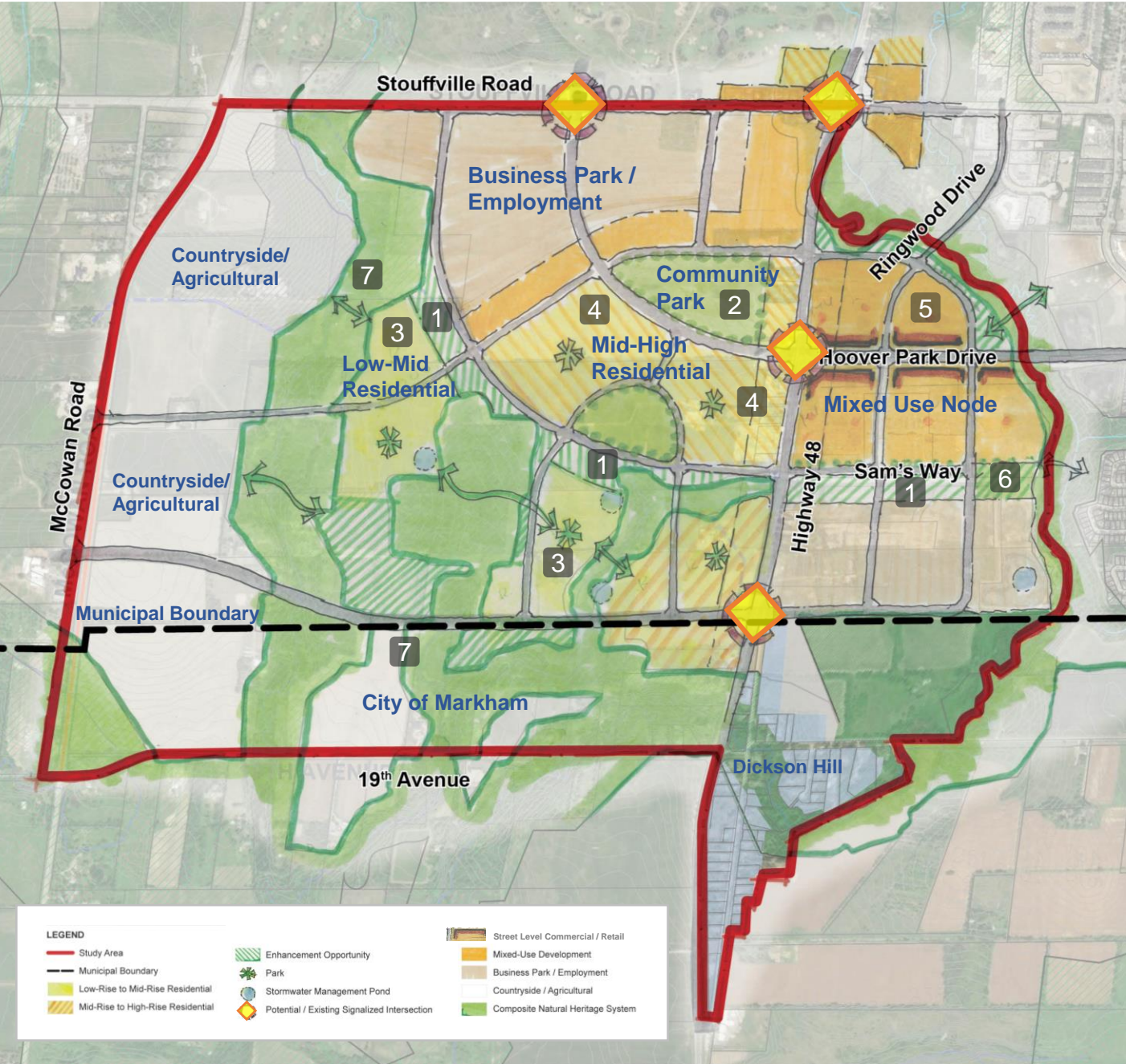
- Mixed Use with street-related commercial / retail along Hoover Park Drive
- Medium-High Density Residential transitions to Low-Medium Density Residential towards the 'Greenway'
- Expand Gateway Mixed Use Node to the southwest



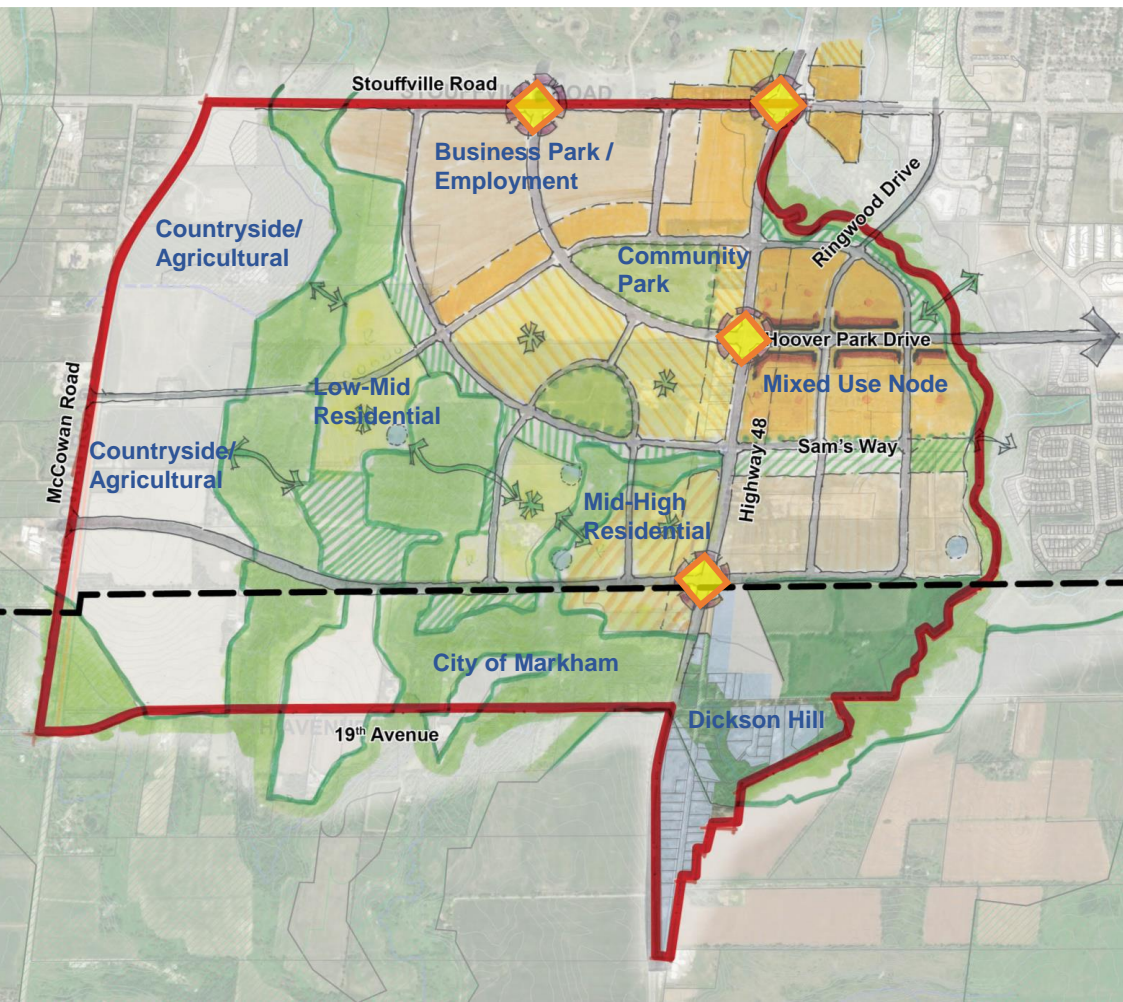
The public is asked to weigh in on the Options with respect to:



Do you agree with these directions?	
 	
Highway 48	<ul style="list-style-type: none">• Medium-High Density Mixed Use Corridor• Highway is transferred to the Region and becomes pedestrian-oriented
Street Pattern	<ul style="list-style-type: none">• ‘Connected Grid’ connecting McCowan Road to Ninth Line and 19th Avenue• Reconfigure the Dickson Hill Road / Hwy 48 intersection• Extend / connect Ringwood Drive to the new grid
Natural Heritage	<ul style="list-style-type: none">• Locate and connect trails within the natural heritage buffers
Parks & Green Space	<ul style="list-style-type: none">• Parkettes at the centre of each neighbourhood• Community park at the east terminus of Sam’s Way and Hoover Park Drive
Land Uses	<ul style="list-style-type: none">• Medium-High Density Mixed-Use with street-related commercial / retail along Hoover Park Drive• Low-Medium Density Residential pockets framed by the natural heritage• Expand Gateway Mixed-Use Node to corridor along the corridor• Locate a Business Park / Employment area along Stouffville Road



The public is asked to weigh in on the Options with respect to:



Do you agree with these directions?	
<div><div></div><div></div></div>	
Highway 48	<ul style="list-style-type: none">• Medium-High Density Residential Corridor• Highway is transferred to the Region and becomes pedestrian-oriented
Street Pattern	<ul style="list-style-type: none">• 'Radial Grid' connecting east of Hwy 48 to Stouffville Road• Reconfigure the Dickson Hill Road/ Hwy 48 intersection• Extend/connect Ringwood Drive to the Markham-Stouffville boundary
Natural Features	<ul style="list-style-type: none">• Connect natural heritage through parks• Locate and connect trails in the natural heritage buffers
Parks / Green Space / Trails	<ul style="list-style-type: none">• Linear 'Greenway' park follows the curved road• Community parks located in the east and west (of Hwy 48) neighbourhoods
Land Uses	<ul style="list-style-type: none">• Medium-High Density Mixed Use with street-related commercial / retail along Hoover Park Drive• Low-Medium Density Residential pockets west of the Greenway• Expand Gateway Mixed Use corridor southwest into the new community• Create a Business Park / Employment area along Stouffville Road

Many inputs to the evaluation of options:

Stakeholder Meetings

- Ministry of Transportation
- Toronto Region Conservation Authority
- York Catholic District School Board
- York Region District School Board

Virtual Community Workshop

Joint Working Group

- City of Markham
- Town of Whitchurch-Stouffville

Developers in the Study Area

Online Survey

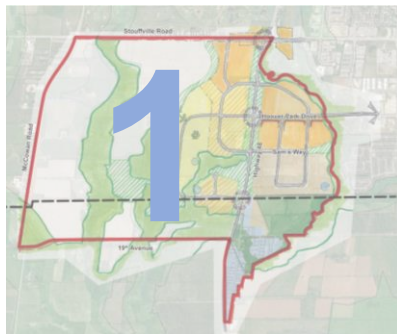
Project Webpage

- Fillable forms for comments
- Voice over presentation

Paper Survey

- Printed copies available at the Town offices

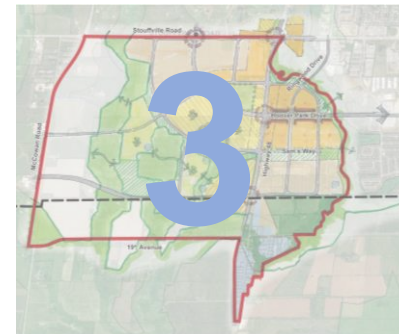
April



2



3



May

www.cometogetherws.ca/highway48

DEVELOPERS Meetings
April 29

Community Workshops– April 30, 2020

Session 1

3:00 – 4:30

- Residents
- Developers
- Elected Officials
- Markham Staff
- Whitchurch-Stouffville Staff
- Agencies

+50 Participants

+50 Questions / Chats

Session 2

6:30 – 8:00

- Residents
- Developers
- Elected Officials
- Markham Staff
- Whitchurch-Stouffville Staff
- Agencies

+50 Participants

+50 Questions / Chats

What does “Composite Natural Heritage” mean?

How will traffic issues relating to Dickson Hill be managed?

What does “enhancement opportunity” mean?

What’s the time frame for development?

What is the ultimate use of the Countyside / Agricultural area?

What uses are envisioned for mixed use?

Isn’t the Oak Ridges Moraine land untouchable for development?



www.cometogetherws.ca/highway48

For more information contact:

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Development Services Commission
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