



Draft Vision:

The Markham Road - Mount Joy Secondary Plan area will evolve into a walkable, compact, and vibrant mixed-use community. It will also function as a gateway, main street, workplace, and social and cultural hub serving this community and the surrounding communities of Berczy Village, Wismer Commons, Greensborough, Swan Lake, and Markham Village.

To do so, a range of housing, employment, shopping and recreation opportunities are integrated and provided at transit-supportive densities that are compatible with the established low-rise residential neighborhoods. The greatest intensity of development and activity are near rapid transit stations, complimented by animated parks, schools, community and recreation facilities, and other amenities.

All these elements are tied together and enriched with a vibrant public realm that drive the appeal, livability, resilience and distinct sense of place of the Markham Road – Mount Joy area.

Draft Guiding Principles:

Building Compact and Complete Communities

- a) To redefine Markham Road from 16th Avenue to Major Mackenzie Drive East as a main street that provides for the daily needs of residents, businesses and visitors
- b) To promote the health and wellbeing of residents and visitors, through active living, access to the natural environment, local food and connection to a vibrant, inclusive and caring community
- c) To encourage an efficient use of land at transit-supportive densities and with good urban form that reinforces a coherent urban structure through coordinated and appropriately scaled infill development
- d) To provide for a range of housing types and tenures, including affordable and rental housing options, and shared housing, and to provide opportunities to age in place
- e) To create a sense of community identity through the establishment of a high quality public realm, placemaking and a high standard of urban design (distinctive built form, streetscapes, parks and open space, landmarks and views, public art, etc.), ensuring the community is designed to be accessible by all, regardless of age or physical ability

Protecting and Enhancing the Natural Environment

- a) To delineate an effective Greenway System associated with Mount Joy Creek as one of the main organizing elements of the community, with the objective of protecting and enhancing the features, functions and water resources associated with the natural heritage network
- b) To integrate the Greenway System and associated natural heritage features into planned communities in a manner that protects and bolsters natural features through design
- c) To develop new communities to be safe from flooding and to be resilient from the effects of climate change



Increasing Mobility Options

- a) To enhance the existing transportation network to emphasize walking, cycling and transit as increasingly viable and attractive alternatives to the automobile
- b) To improve access and circulation, as well as parking amenities that will allow people to easily visit the Markham Road- Mount Joy area
- c) To plan for transit improvements to connect to, and enhance, existing transit infrastructure and amenities
- d) To balance multi-modal users in the public rights-of-way, with adequate allocation of space and functional design that ensure the safety of all users

Maintaining a Vibrant and Competitive Economy

- a) To plan for employment opportunities that serve the community and that are accessible by transit and active transportation, including live/work opportunities
- b) To plan for an appropriate range and mix of uses within the Mount Joy Business Park
- c) To enhance the competitiveness of existing employment lands by providing opportunities for new and innovative business types to grow and flourish
- d) To provide flexibility in built form and land uses to support changing market conditions and foster economic growth and versatility

Adopting Green Infrastructure and Development Standards

- a) To identify best management practices and approaches to stormwater management systems/facilities, floodplain management, water and wastewater systems, and the transportation network to maximize water and energy conservation and climate change resilience at the community level
- b) To identify best management practices for green buildings to reduce demands on energy, water and waste systems
- c) To incorporate infrastructure for transportation powered by renewable energy (i.e., electric vehicle plug-in stations)

Facilitating Public Input and Long-Range Planning and Implementation

- a) To promote public engagement through various stages of the planning and development of the Markham Road – Mount Joy community and encourage involvement of all stakeholders
- b) To identify key criteria and thresholds to proceed with a business case for the potential GO Station at Major Mackenzie Drive East