



Markham Road – Mount Joy Secondary Plan – Draft Policy Framework

Development Services Committee

June 26, 2023



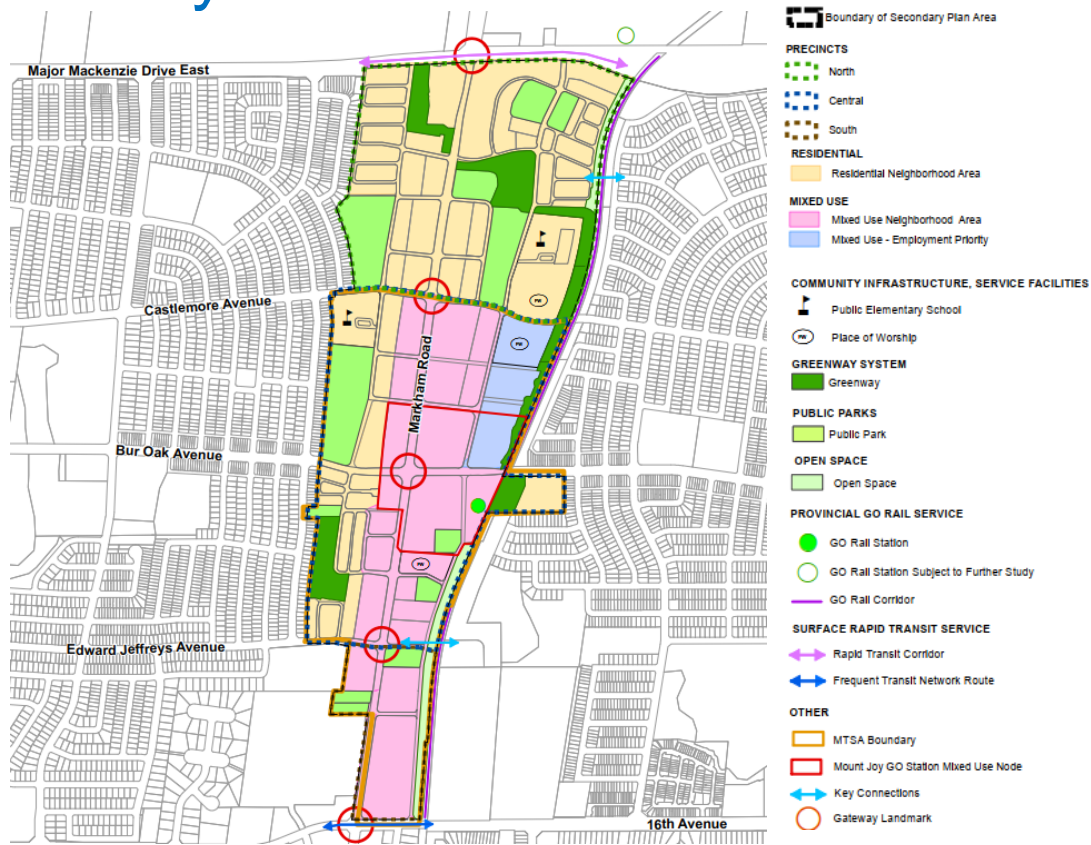
Agenda

1. Draft Markham Road – Mount Joy Secondary Plan Policy Framework;
2. Development Applications in the Secondary Plan Area; and,
3. Next Steps.



Community Structure

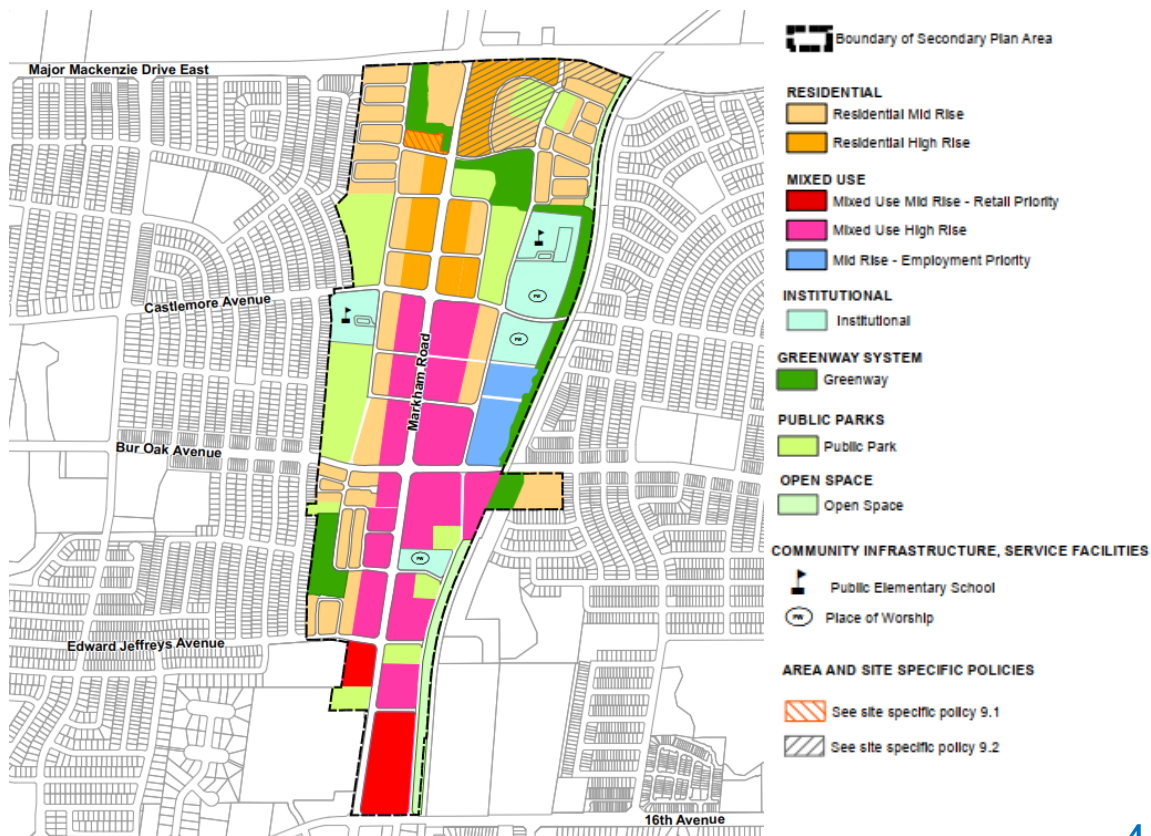
- Greenway System
- Precinct Areas
- Residential Neighbourhood Areas
- Mixed Use Neighbourhood Areas
- Mixed Use – Employment Lands
- Parks System
- Open Space System
- Transportation System
- Gateway/Landmarks





Land Use

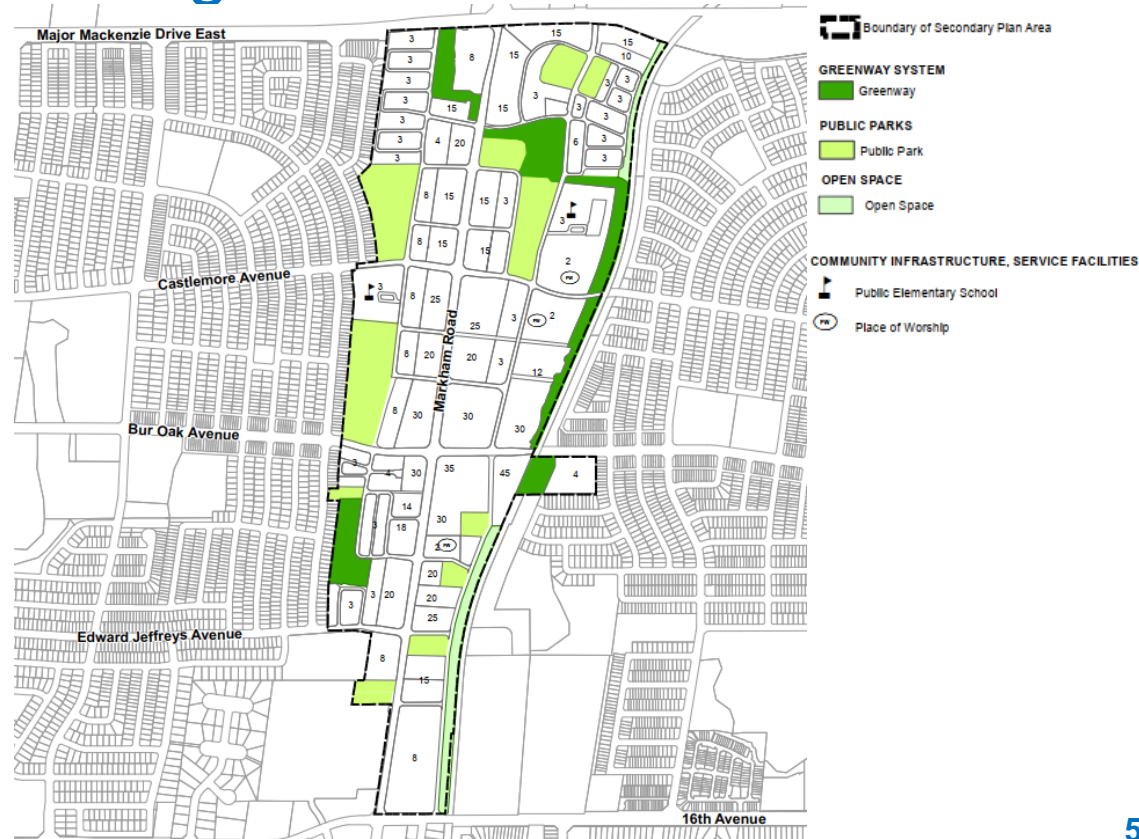
- Forecasted Population and Jobs:
 - ~33,000 residents (14,500 units), and 6,000 jobs
- Designations include:
 - Residential and Mixed Use
 - Greenway System
 - Public Parks
 - Institutional
 - Open Space
- Area and Site Specific Policies





Heights

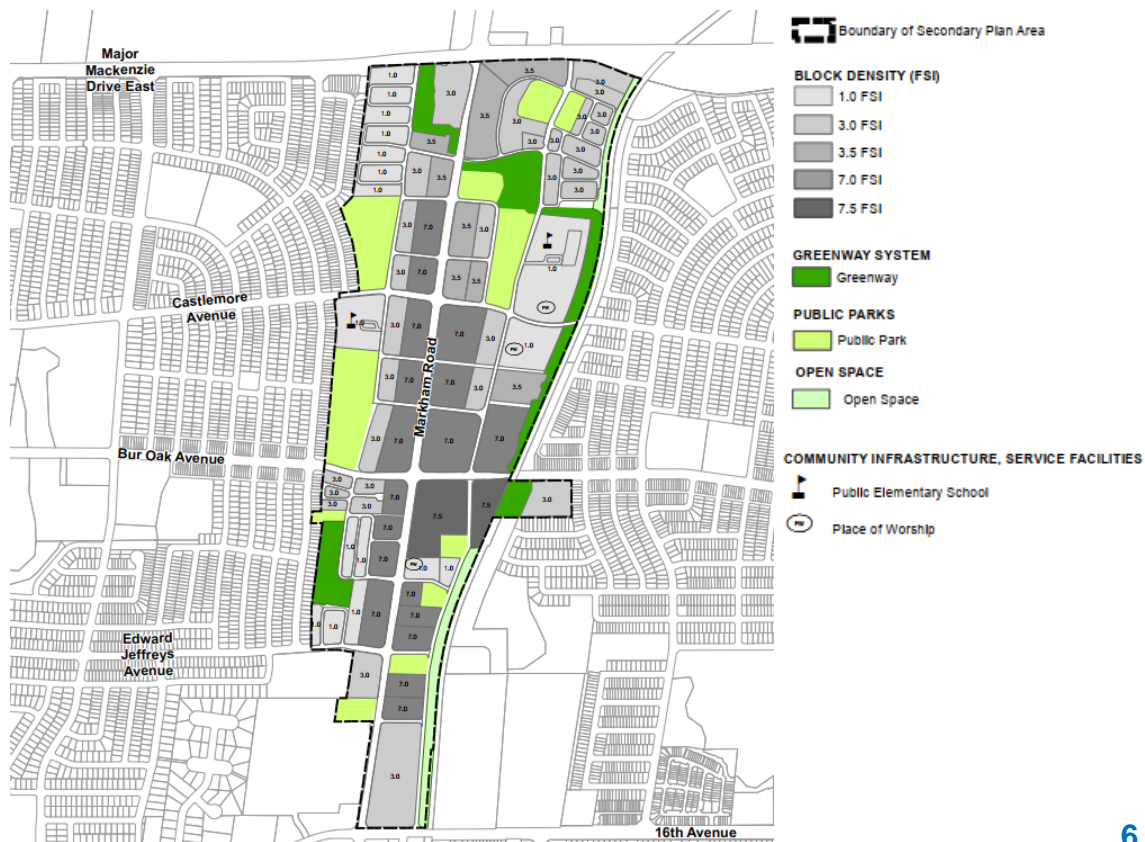
- Primary height peaks around Mount Joy Go Station
- Secondary height peaks along Markham Road
- Heights will transition to neighbourhood areas
- Some additional height may be permitted in the Mount Joy GO MTSA subject to criteria





Densities

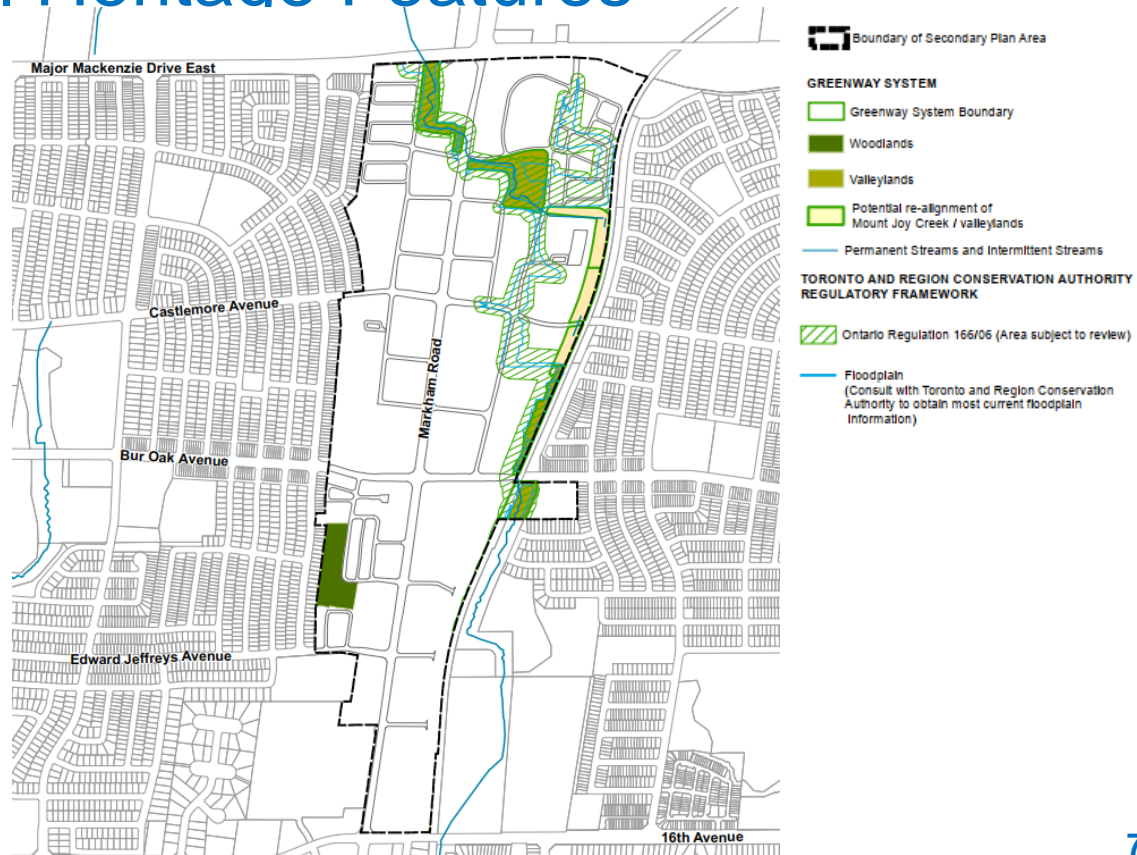
- Densities guide the pattern of development and support a range of built forms
- Densities generally follow the peaks and transitions in height
- Additional density may be considered, subject to criteria, without an amendment to the Secondary Plan





Natural Heritage Features

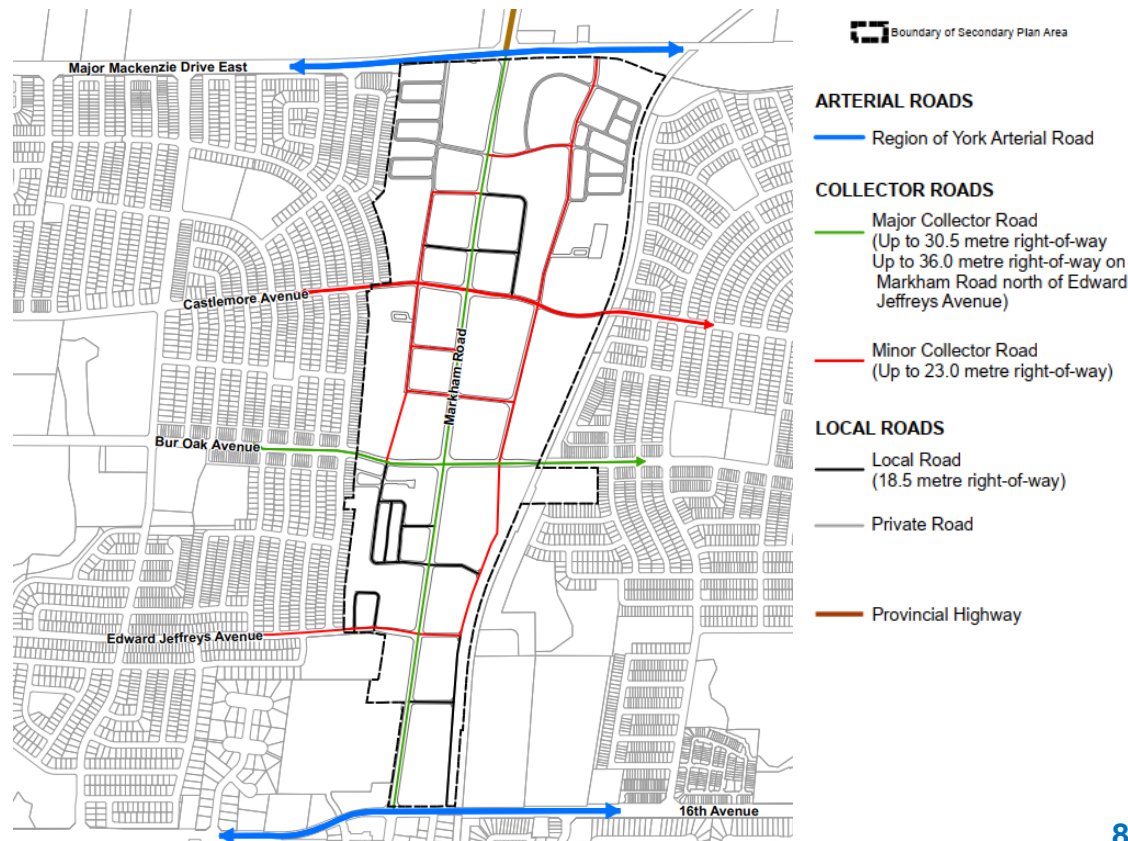
- Includes Mount Joy Creek and the Hammersley Woodlot
- Includes alignment of Mount Joy Creek based on Municipal Servicing Study results to remove flood hazards
- Provides direction to implement the alignment through a future comprehensive study such as a Municipal Class Environmental Assessment





Road Network

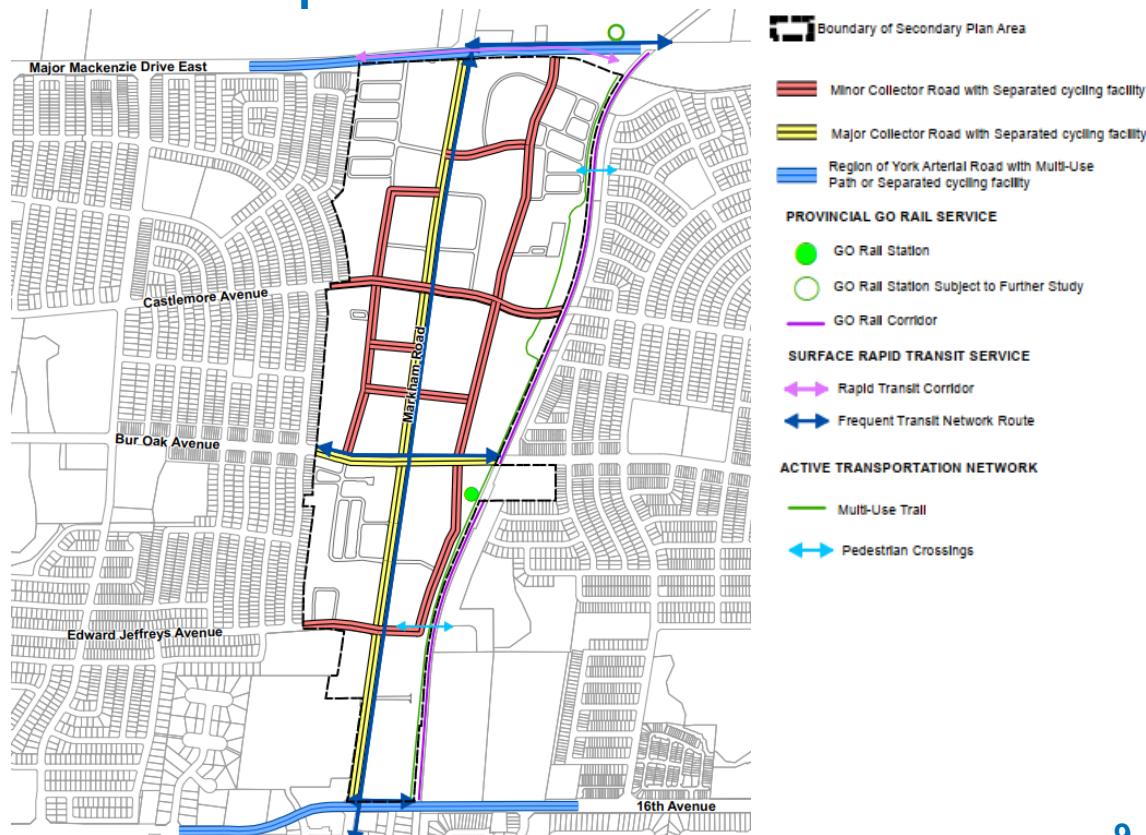
- Refined road network based on a grid pattern that will accommodate pedestrian, cycling, vehicular and transit service traffic
- Street and block hierarchy and provides alternate routes to Markham Road
- Increased opportunities for connections between active transportation facilities and transit service





Transit and Active Transportation Network

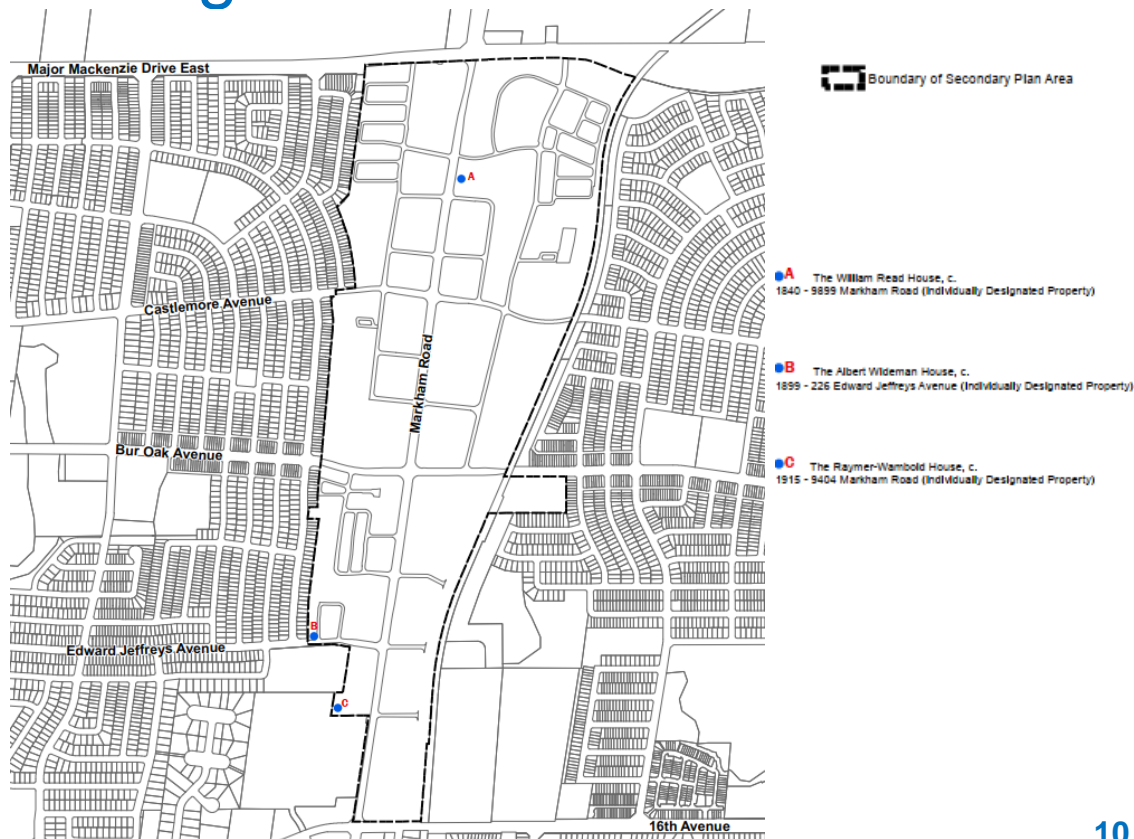
- Connections between the transit network and cycling and walking facilities
- Bus and GO Train Service at Mount Joy Station, and a GO Rail Station subject to further study at Major Mackenzie Drive East
- A convenient and continuous active transportation network with multi-use paths, cycle tracks and a multi-use trail beside the rail corridor





Cultural Heritage Resources

- Three properties designated under the Ontario Heritage Act:
 1. The William Read House
 2. The Albert Wideman House
 3. The Raymer-Wambold House
- Direction to conserve, enhance, and restore these cultural heritage resources





Implementation Tools

- Development Phasing Plan
- Developer's Group Agreements
- Master Parkland Agreement



Development Applications in the Secondary Plan Area

9999 Markham Road, Phase 1C

One 12-storey building

9900 Markham Road

Two 21-storey mixed use buildings and four blocks of 4-storey townhomes

77 Anderson Avenue

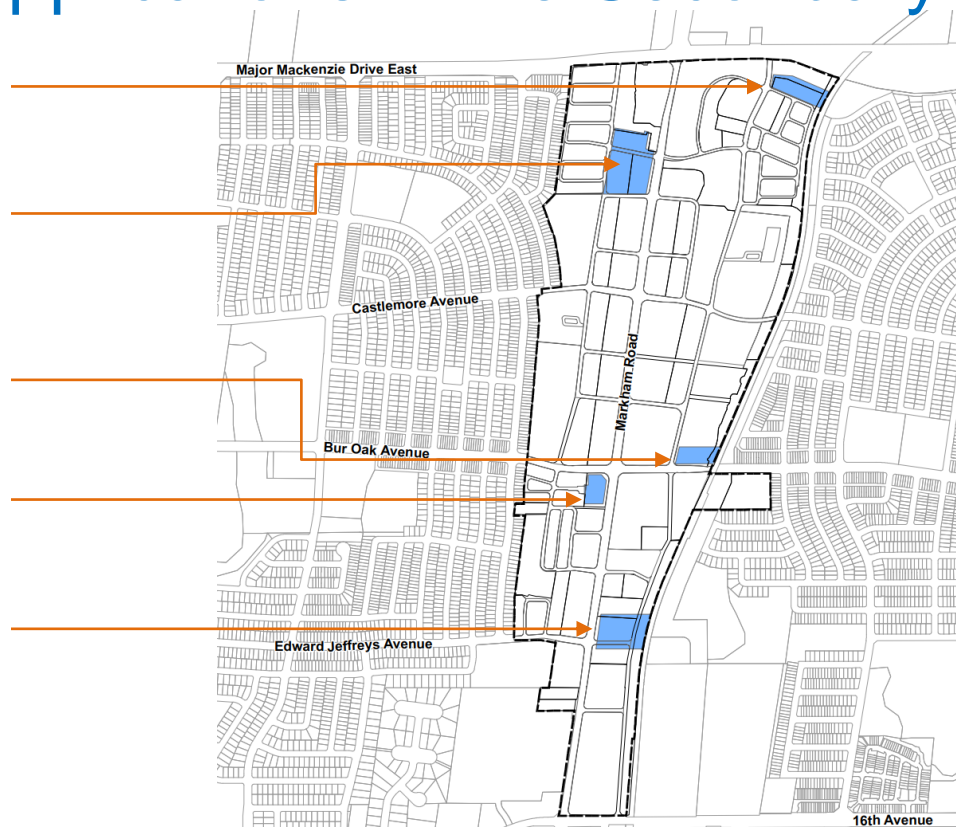
One 45-storey mixed use building

1709 Bur Oak Avenue

One 20-storey mixed use building

9331 to 9399 Markham Road

One mixed use building with one 42-storey tower and one 37-storey tower



Boundary of Secondary Plan Area

Development Applications



Next Steps

- Release Final Study and Technical Reports (Summer 2023)
- Upload the draft Secondary Plan to Your Voice Markham for public feedback and engage stakeholders on the draft policy framework (Summer / Fall 2023)
- Host a Statutory Public Meeting, and target adoption of the Secondary Plan (Fall 2023)



Thank You