

Date:	Tuesday, November 21, 2023		
Application Type:	Draft Official Plan Amendment for the Milliken Centre Secondary Plan		
Owner:	N/A		
Agent:	City of Markham		
Proposal:	City-initiated official plan amendment to update the Main Street Milliken Secondary Plan (Official Plan Amendment 144) and establish a secondary plan for Milliken Centre in the 2014 Official Plan		
Location:	See Figure 1		
File Number:	PR 23 127618	Ward:	8
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PURPOSE

This report considers the draft Official Plan Amendment for the Milliken Centre Secondary Plan. The draft Milliken Centre Secondary Plan establishes a comprehensive policy framework to support the development of a vibrant, mixed use, transit oriented, complete community that will add three new public parks, a new elementary school, and a comprehensive transportation system that emphasizes walking, cycling and transit. The secondary plan area is planned to accommodate a minimum of approximately 17,000 -19,000 residents and 4,800 jobs at build out and a density of approximately 300 residents and jobs per hectare.

PROCESS TO DATE

On November 7, 2017, Markham Council [passed a resolution](#) to release the draft development concept for public comment as input towards the preparation of the Milliken Centre Secondary Plan. Since the release of the draft development concept, City staff held a Community Information Meeting on November 22, 2017.

City staff provided status updates to the Milliken Subcommittee in November [2020](#) and [2021](#) on ongoing studies and development of the Secondary Plan.

In [January 2022](#), City staff recommended an approach that included area and site specific policies for the southwest and northwest quadrants to enable the secondary plan to move forward without delay, support comprehensive and integrated planning of land use, transportation and municipal infrastructure, and to advance the vision of a walkable, transit supportive community.

On September 12, 2022, Markham Council endorsed a [staff presentation](#) that outlined next steps to finalize the development concept, technical studies and bring forward a draft secondary plan.

On May 31, 2023, Markham Council received the draft Milliken Centre secondary plan and [authorized](#) staff to schedule this statutory public meeting to receive input on the draft Milliken Centre Secondary Plan policies.

In July 2023, City staff circulated the draft Secondary Plan and associated planning studies to prescribed public bodies for comment. City staff also [launched a Your Voice Markham page](#) for Milliken, to provide information on the Secondary Plan including the draft official plan amendment for comment, technical studies in support of the Secondary Plan, minutes from past meetings and to provide opportunity to receive input on the draft Secondary Plan

NEXT STEPS

1. Consider input received at the statutory public meeting for potential revisions to the draft Milliken Centre Secondary Plan, where appropriate;
2. Target a Recommendation Report for adoption of the Milliken Centre Secondary Plan by Council in Q1 2024

BACKGROUND

2014 Official Plan Provides Direction to Update the Main Street Milliken Secondary Plan

The 2014 Official Plan identifies the need for an update to the Main Street Milliken Secondary Plan and establishes an expanded secondary plan boundary to ensure future development for the area is planned in a comprehensive manner. As a result of the expanded boundary, the name of the secondary plan was changed to Milliken Centre.

The intent of the secondary plan update is to guide development in the Milliken Centre Secondary Plan study area and to provide detailed direction on land use, infrastructure, transportation, community services and the environment beyond the general policies provided for in the Official Plan. Until a new secondary plan is approved for Milliken Centre, the provisions of the 1987 Official Plan and OPA 144 continue to apply.

The Milliken Centre Secondary Plan Area is planned to accommodate growth through intensification at transit supportive densities

Milliken Centre is identified as a Local Centre in the 2014 Official Plan. Local Centres are served by transit offering connections to higher-order transit and contain GO stations. Local Centres are intended to serve as important neighbourhood focal points and provide for intensification in the form of a range and mix of housing, shopping, employment and recreation opportunities, as well as personal and human services, with appropriate built forms and scale that complement the surrounding community.

A portion of the Milliken Centre Secondary Plan area is within the Milliken GO Major Transit Station Area (MTSA) boundary as identified in the 2022 York Region Official Plan (YROP) (see Figure 2). MTSA's are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing a 10-minute walk. The 2022 YROP establishes a growth hierarchy within Strategic Growth Areas that includes MTSA's with minimum density requirements assigned to them. The portion of the MTSA within the Secondary Plan area is required to achieve a minimum density of

250 residents and jobs per hectare. The YROP also identifies Denison GO as a GO rail station that is subject to further study. The draft Secondary Plan supports transit supportive redevelopment opportunities within the Milliken Go MTSA, and additional intensification should the potential GO station at Denison be realized.

The Community Structure for Milliken Centre Supports the Development of a Healthy and Complete Community

The community structure for Milliken Centre builds upon the existing network of streets, surrounding land uses and rail corridor. The key structural elements of the Milliken Centre community include Residential and Mixed Use Neighbourhood Areas, 3 new public parks totaling 4.6 hectares, an Open Space and Greenway System, Community Infrastructure and Service Facilities, and three landmark gateways to serve as focal points of Milliken. Refer to Figure 3 for a map of the Community Structure, and Figure 4 for Land Use.

The draft Secondary Plan permits the consideration of increased heights and densities in strategic areas through comprehensive block planning where matters such as infrastructure capacity, the road and active transportation network, location of parks, built form and massing, and provisions for affordable and purpose built rental housing can be addressed.

For details on the above elements, refer to the [staff report](#) from May 30, 2023, to Development Services Committee.

Comments Received to date are Generally Supportive of the Draft Secondary Plan

Since the release of the draft Secondary Plan, the City received comments from two landowners at the May 30, 2023 DSC meeting, and subsequently from the Milliken Landowners' Group, Bell, Alectra, Enbridge, the York Catholic District School Board, the York District School Board, Metrolinx, the Toronto and Region Conservation Authority (TRCA), Canada Post, TransCanada Pipelines, Markham District Energy, Canadian National (CN) Rail, and York Region.

Based on comments received to-date the draft Secondary Plan is generally supported by the prescribed bodies and York Region has provided comments that the draft secondary plan generally conforms to the 2022 York Region Official Plan.

The Milliken Landowners' Group, comprised of landowners to the east of the rail tracks have also provided comments and are generally supportive of the Secondary Plan, with comments relating to more flexibility around parkland dedication in the Secondary Plan, allowing for a more permissive approach to heights and requesting stronger policy language requiring landowners to enter into a Developers' Group and Master Parkland Agreement.

All comments received to date and at the public meeting will be considered comprehensively and inform revisions, where appropriate, to the draft Secondary Plan.

Accompanying Figures and Appendix

Figure 1 – Location Map

Figure 2 – Milliken GO Station Major Transit Station Area (excerpt from 2022 York Region Official Plan)

Figure 3 – Map SP1 – Community Structure

Figure 4 – Map SP2 – Land Use

Appendix 1 – Draft Official Plan Amendment for the Milliken Centre Secondary Plan

FIGURE 1 – LOCATION MAP

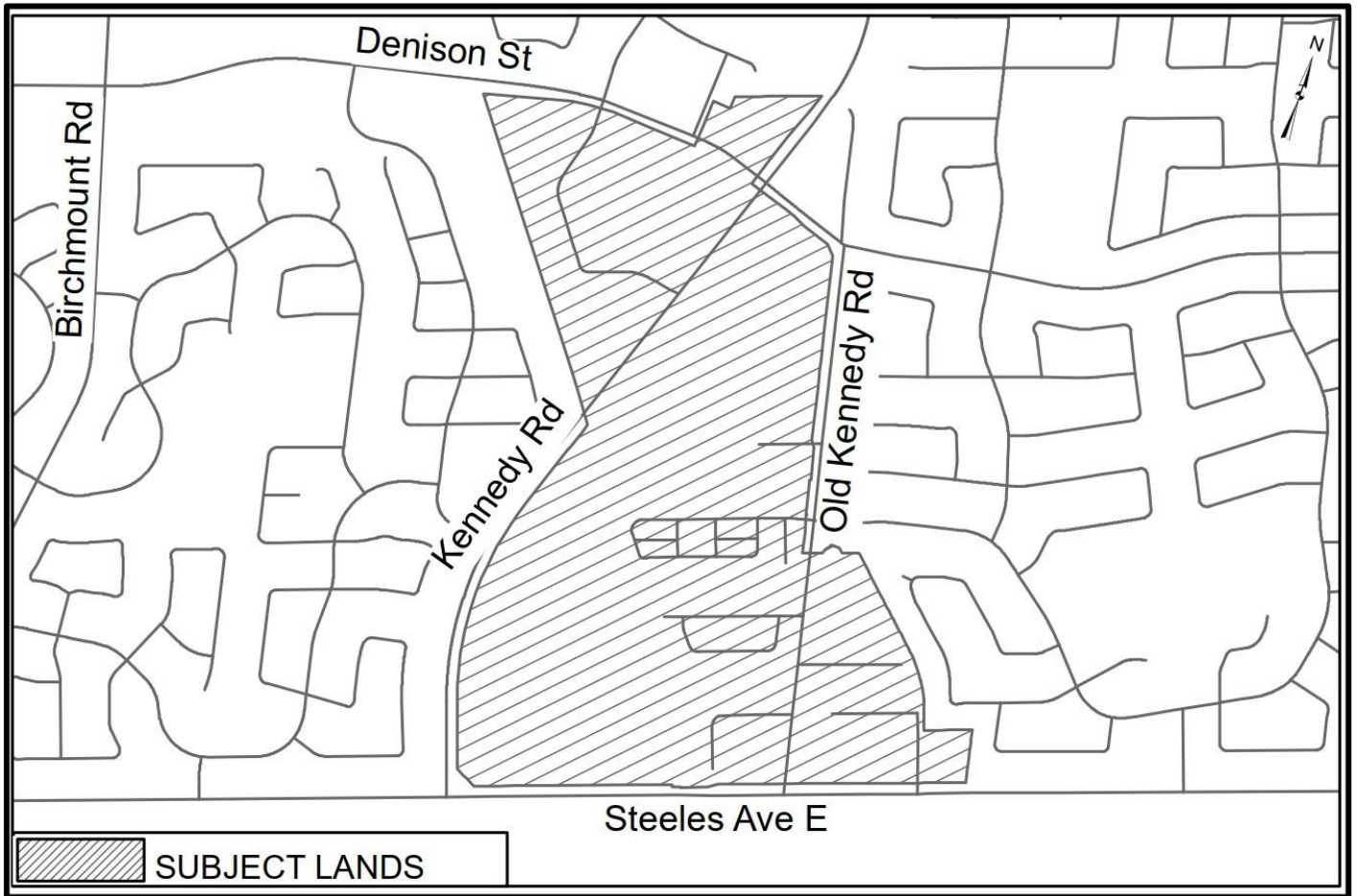
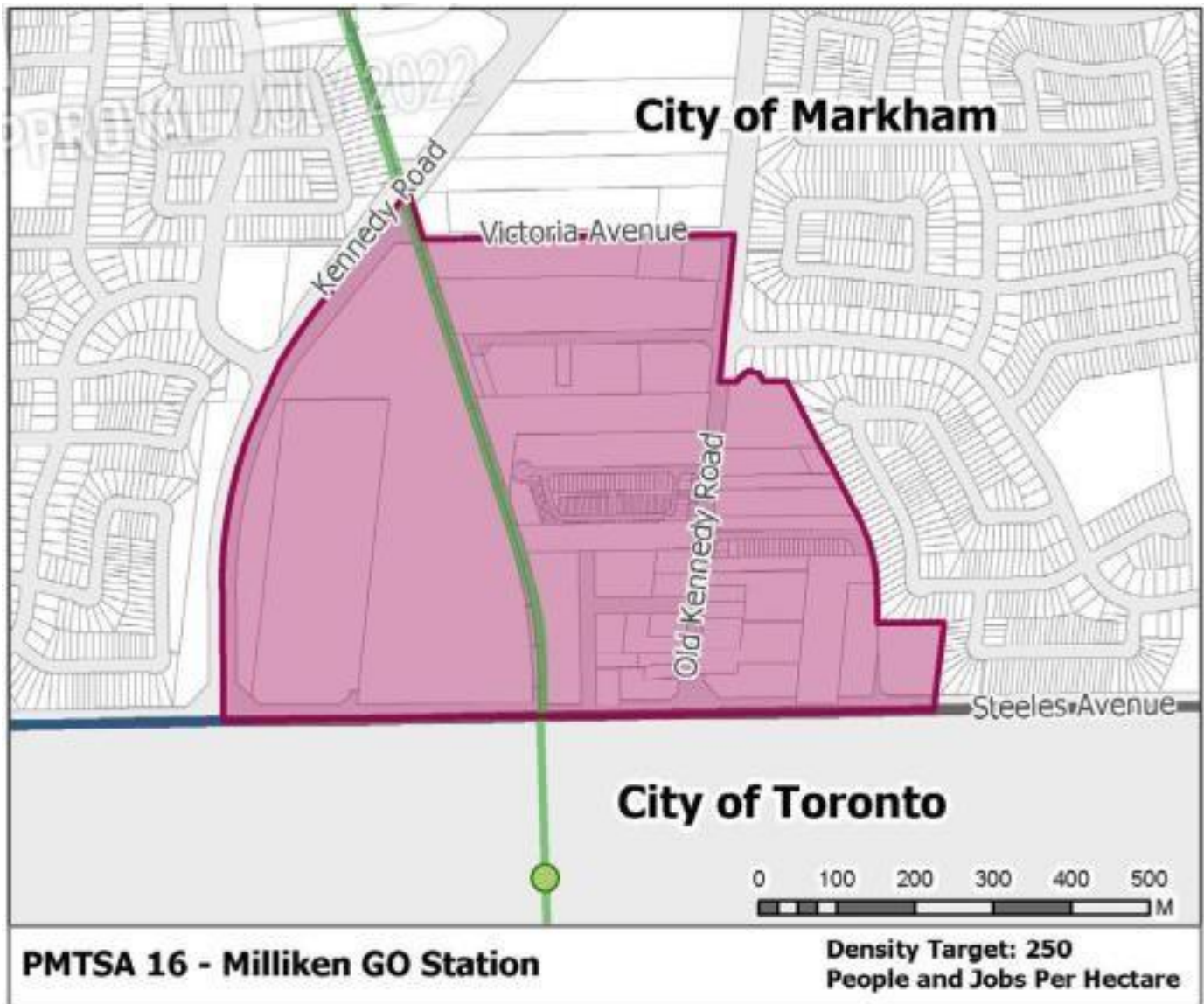


FIGURE 2 – MILLIKEN GO STATION MAJOR TRANSIT STATION AREA



Source: Regional Council Adopted York Regional Official Plan, June 2022

FIGURE 3 – MAP SP 1- COMMUNITY STRUCTURE

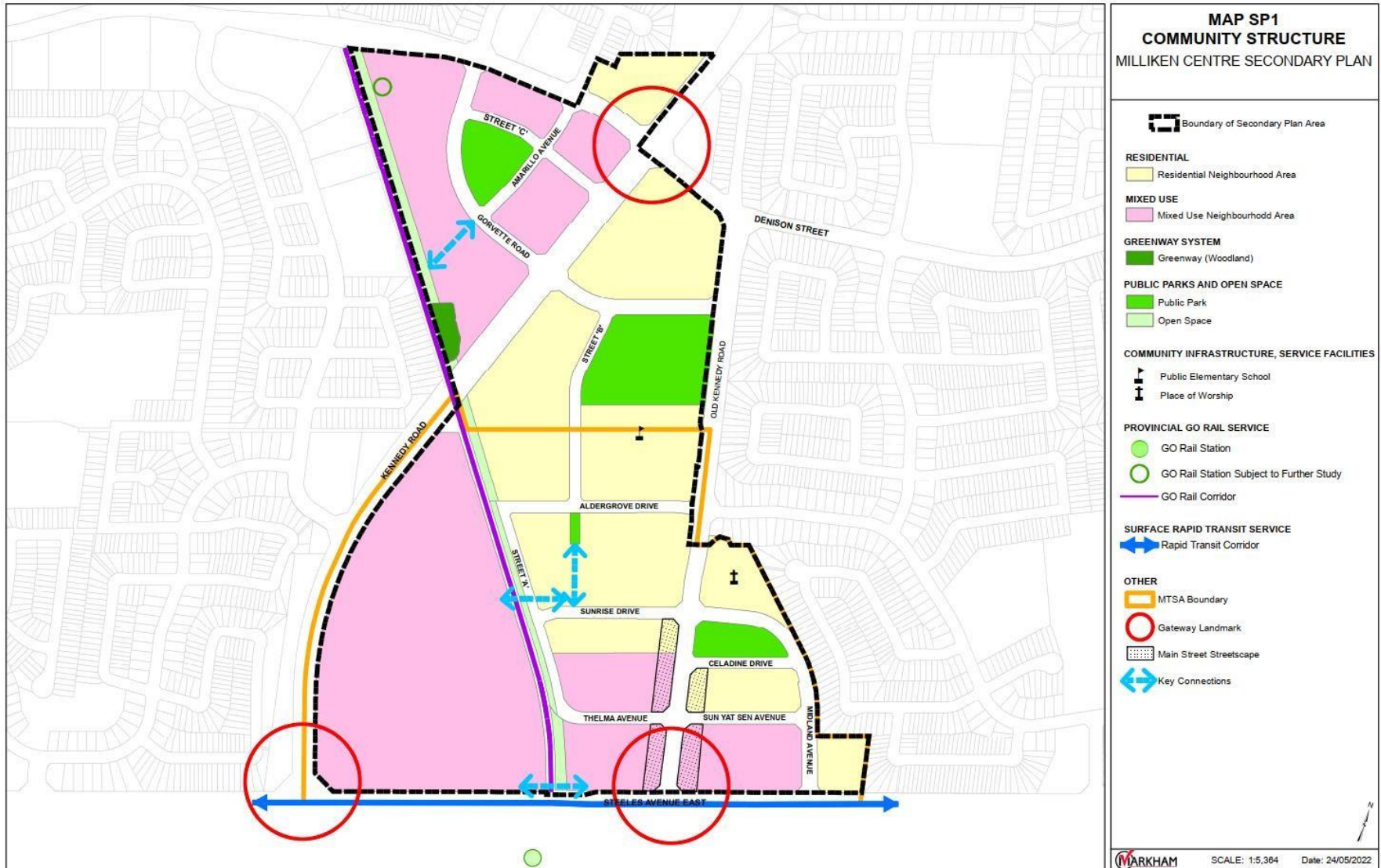


FIGURE 4 – MAP SP2 – LAND USE

