



<b>Date:</b>	Tuesday, November 21, 2023		
<b>Application Type:</b>	Draft Official Plan Amendment for the Markham Road – Mount Joy Secondary Plan		
<b>Owner:</b>	N/A		
<b>Agent:</b>	City of Markham		
<b>Proposal:</b>	City initiated official plan amendment to incorporate a new secondary plan for the Markham Road – Mount Joy Local Corridor in the 2014 Official Plan		
<b>Location:</b>	See Figure 1		
<b>File Number:</b>	PR 20 142832	<b>Wards:</b>	4, 5, and 6
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**PURPOSE**

This report considers the draft Official Plan Amendment for the Markham Road – Mount Joy Secondary Plan. The draft Markham Road – Mount Joy Secondary Plan (“draft Secondary Plan”) introduces a comprehensive policy framework to achieve the vision of a vibrant mixed use, transit oriented, complete community with nine new public parks and two new schools. The secondary plan area is planned to accommodate a minimum of approximately 33,000 residents and 6,000 jobs at build out, and a density of approximately 400 people and jobs per hectare.

**PROCESS TO DATE**

The Markham Road – Mount Joy Secondary Plan Study (“the Study”) was initiated in late 2019 as a first step to preparing a new secondary plan for the Markham Road – Mount Joy Local Corridor. The Study was undertaken in six phases with extensive stakeholder and community engagement to develop a vision for a mixed use corridor that integrates a range of housing, employment, shopping and recreation opportunities at transit-supportive densities to guide growth in the Secondary Plan Area. Key milestones in the Study process included:

- An introduction to the Study purpose, process, key considerations and objectives, and next steps that was received by the Development Services Committee (DSC) of Markham Council on [December 9, 2019](#).
- A multi-day virtual design charrette and two virtual community information sessions held between [July and September 2020](#) to present and obtain input on the draft vision, guiding principles and emerging framework plans for the Secondary Plan Area.

- An update on the results of the virtual engagement activities, ongoing technical work, and the emerging demonstration plan that was received by DSC on [December 15, 2020](#).
- An Interim Report and a flythrough of the 3D model of the draft demonstration plan which were received by DSC on [April 21, 2021](#). The Interim Report documented the results of the technical work, and stakeholder and community engagement completed during the first three phases of the Study.
- A virtual community information session on [June 3, 2021](#), followed by a virtual stakeholder session later the same month, to obtain input on the Interim Report and draft demonstration plan.
- An update summarizing revisions to the draft demonstration plan based on feedback obtained through the third virtual community information session and virtual stakeholder workshop, as well as technical modelling and analysis undertaken since the Interim Report, received by DSC on [July 11, 2022](#).
- A report with the final Study recommendations and policy directions, as well as the draft Markham Road – Mount Joy Secondary Plan policy framework that was received by DSC on [June 26, 2023](#). DSC also authorized staff to schedule a statutory public meeting to receive input on the draft Secondary Plan policy framework.

More information about the Study process and results, as well as opportunities to provide input on the draft Secondary Plan, are available on the [Your Voice Markham project webpage](#). A copy of the draft Markham Road – Mount Joy Secondary Plan is provided as Appendix 1.

## **NEXT STEPS**

1. Consider input received at the statutory public meeting to inform revisions to the draft Markham Road – Mount Joy Secondary Plan, where appropriate;
2. Target a Recommendation Report for adoption of the Markham Road – Mount Joy Secondary Plan by Council in Q1 2024.

## **BACKGROUND**

### ***2014 Official Plan Provides Direction for a new Markham Road – Mount Joy Secondary Plan***

Section 9.3.7.2 of the City of Markham’s 2014 Official Plan provides direction to prepare a new secondary plan for the Markham Road – Mount Joy Local Corridor. The intent of the new secondary plan is to build on the policies of the Official Plan, providing detailed direction on the environment, land use, urban design, infrastructure, and community amenities to guide growth within the Markham Road – Mount Joy Secondary Plan Area, and to support the development of a complete community at transit supportive densities near the Mount Joy GO Station.

### ***The Markham Road – Mount Joy Secondary Plan Area is planned to accommodate growth through intensification at transit supportive densities***

The Markham Road – Mount Joy Secondary Plan Area includes the Local Corridor identified on Map 1 – Markham Structure in the 2014 Official Plan. Local Corridors are intended to serve as main streets that provide a mix of uses and services to surrounding communities, as well as connections to higher order transit, and are part of the City’s strategy for accommodating forecasted population and employment growth to 2031. Lands within the Markham Road – Mount Joy Secondary Plan Area centred around the Mount Joy GO Station are also delineated as an intensification area on Map 2 – Centres and Corridors and Transit Network in the 2014 Official

Plan, and are planned to accommodate development at higher densities.

A portion of the lands within the Markham Road – Mount Joy Secondary Plan Area are also within the Mount Joy GO Major Transit Station Area (MTSA) delineated in the 2022 York Region Official Plan (“2022 YROP”), and included here as Figure 2. MTSA’s are generally defined as the area within an approximate 500 to 800 metre radius of a transit station, representing about a 10-minute walk. Lands within the Mount Joy GO MTSA are required to achieve a minimum density of 200 people and jobs per hectare. The 2022 YROP also identifies a GO Rail Station subject to further study just north of the Markham Road – Mount Joy Secondary Plan Area where Major Mackenzie Drive East intersects with the Stouffville GO rail corridor.

***The draft Markham Road – Mount Joy Secondary Plan establishes a comprehensive policy framework with flexibility to support the long-term development of a vibrant mixed use, transit oriented complete community***

A key component of the draft Secondary Plan policy framework is a refined Community Structure featuring an enhanced Greenway System; three Precinct Areas; Residential Neighbourhood Areas; Mixed Use Neighbourhood Areas (which includes the Mount Joy GO Station Mixed Use Node); Mixed Use – Employment Priority Lands; a Parks System with approximately 10 hectares of parkland; an Open Space System, and an improved and integrated Transportation System. Refer to Figure 3 for a map of the refined Community Structure, and Figure 4 for the Detailed Land Use.

The draft Secondary Plan provides for increased heights and densities, subject to technical criteria, in site specific locations to support the business case for the GO Station subject to further study at Major Mackenzie Drive East. It also takes a flexible approach to density, and provides for Floor Space Index (FSI) as a general policy direction. Additional densities above the identified FSIs may be considered, subject to technical criteria, without an official plan amendment.

Full build out of the Secondary Plan Area will be achieved over the long-term. Development and redevelopment will be coordinated and phased with the provision of infrastructure and community facilities (e.g., the realignment of Mount Joy Creek, the development of two new public schools and nine public parks, the reconfiguration of Markham Road and new roads and active transportation facilities, etc.). Developers’ Group Agreements are also encouraged to ensure all property owners contribute equally to the provision of community amenities and infrastructure required to support growth.

***Comments received to date on the draft Official Plan Amendment from prescribed bodies and stakeholders include comments ranging from general support to concerns about site specific matters***

**Prescribed Bodies**

A request for comments on the draft Official Plan Amendment was circulated to prescribed bodies in July 2023. The majority of prescribed bodies responded indicating that they do not have comments on the draft Official Plan Amendment. Comments from York Region, Toronto and Region Conservation Authority (TRCA), and the York Region District School Board were generally supportive of the draft Official Plan Amendment. The comments from York Region noted that the draft Markham Road – Mount Joy Secondary Plan generally

conforms with the 2022 York Region Official Plan and recommended minor policy revisions. Comments from the TRCA recommended revisions to the environmental systems policies and mapping.

#### Landowners and Developers

Written submissions were also received from five (5) landowners and/or developers with lands in the Secondary Plan Area. The key comments include revising the proposed land use designations, increasing the maximum heights and densities on specific sites; extending the Mount Joy GO Station Mixed Use Node boundary; and using stronger language to require Developers' Group Agreements.

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**

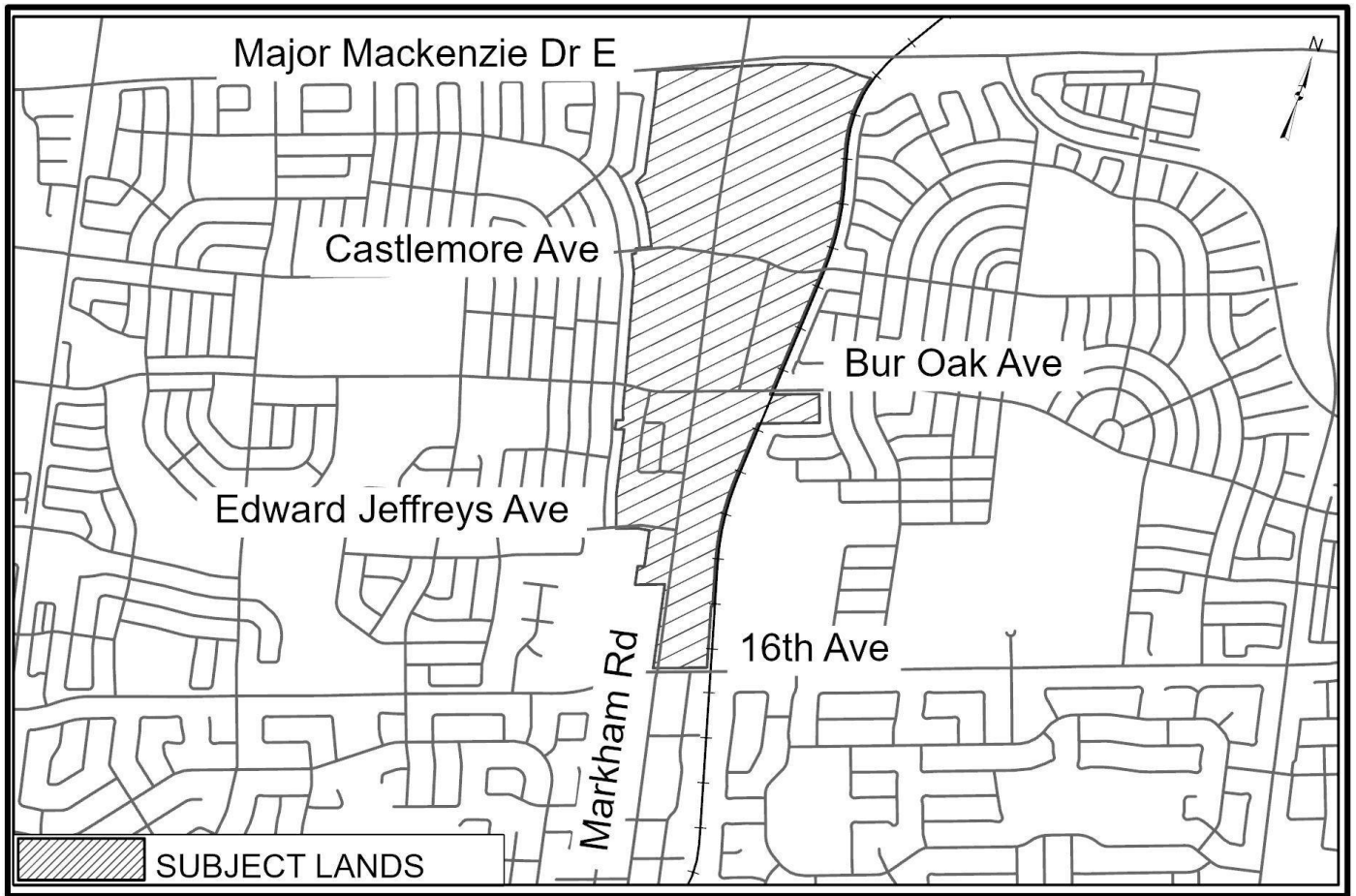
Figure 1 – Location Map

Figure 2 – Mount Joy GO Major Transit Station Area (excerpt from 2022 York Region Official Plan) Figure 3 – Map SP1 – Community Structure

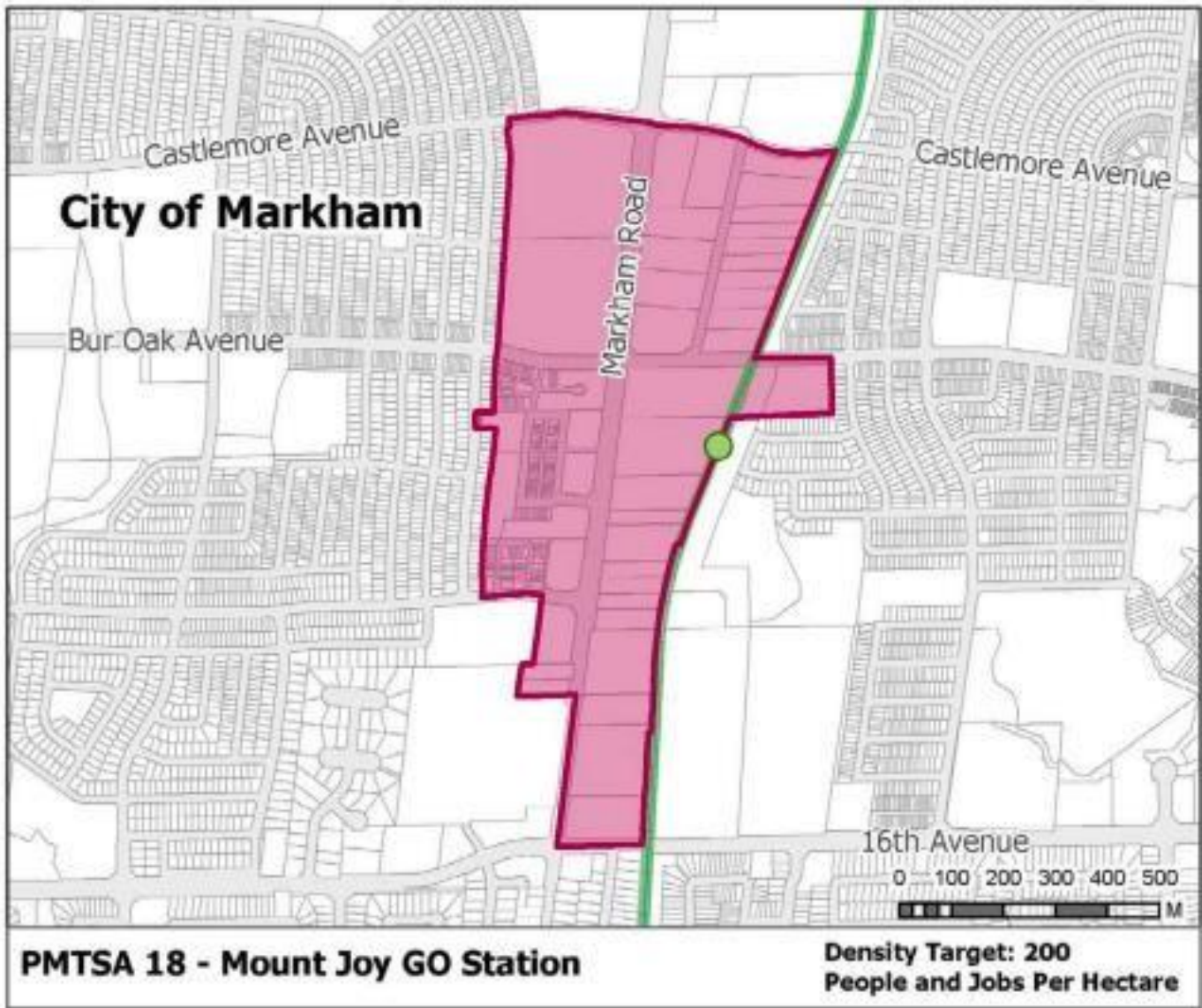
Figure 4 – Map SP2 – Detailed Land Use

Appendix 1 – Draft Official Plan Amendment for the Markham Road – Mount Joy Secondary Plan

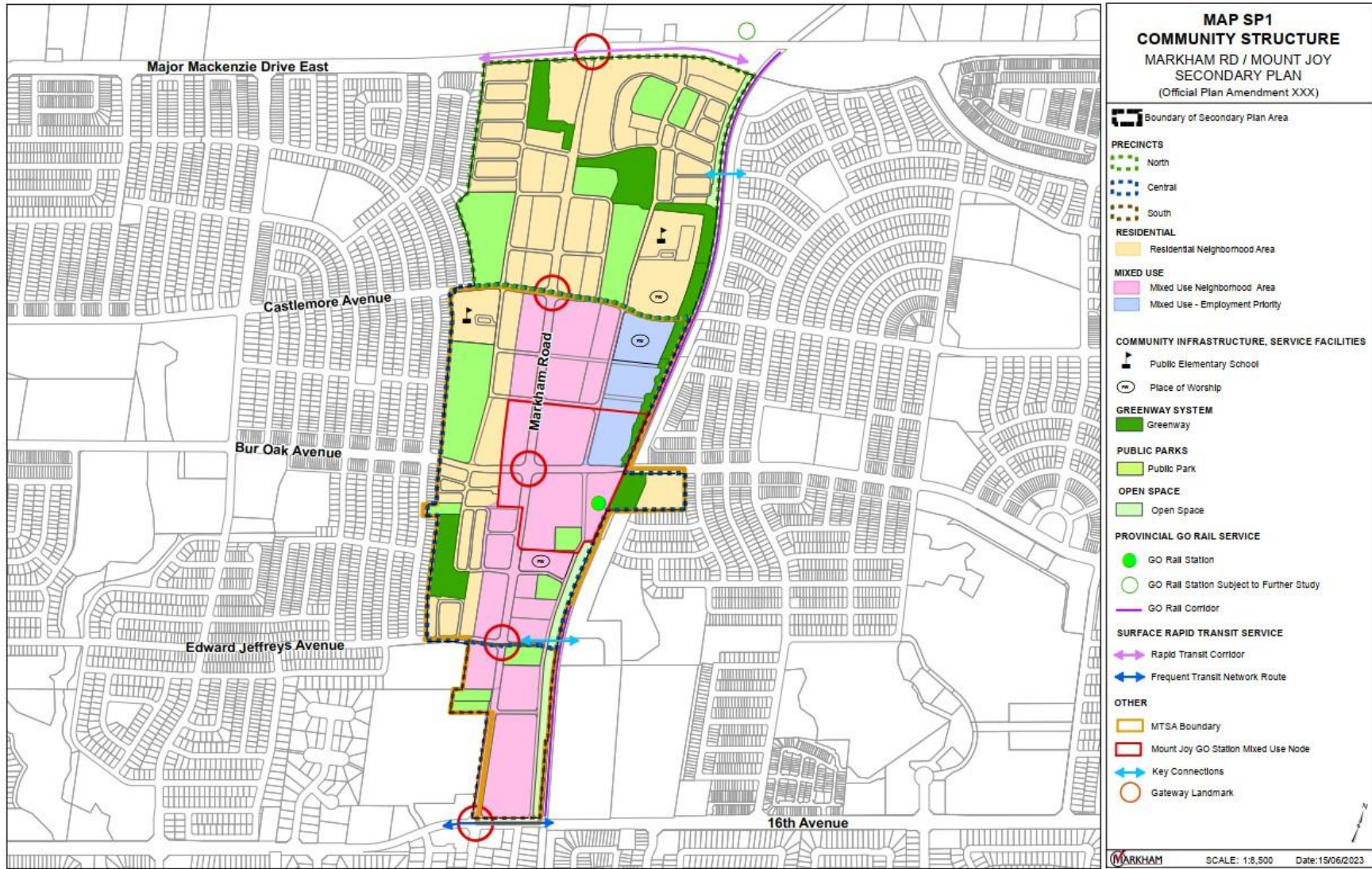
FIGURE 1 – LOCATION MAP



**FIGURE 2 – MOUNT JOY GO STATION MAJOR TRANSIT STATION AREA**



**FIGURE 3 – MAP SP1 – COMMUNITY STRUCTURE**



**FIGURE 4 – MAP SP2 – DETAILED LAND USE**

