



# **STATUTORY PUBLIC MEETING**

**Draft Official Plan Amendment for the  
Markham Road – Mount Joy Secondary Plan  
File Number: PR 20 142832**

**November 21, 2023**



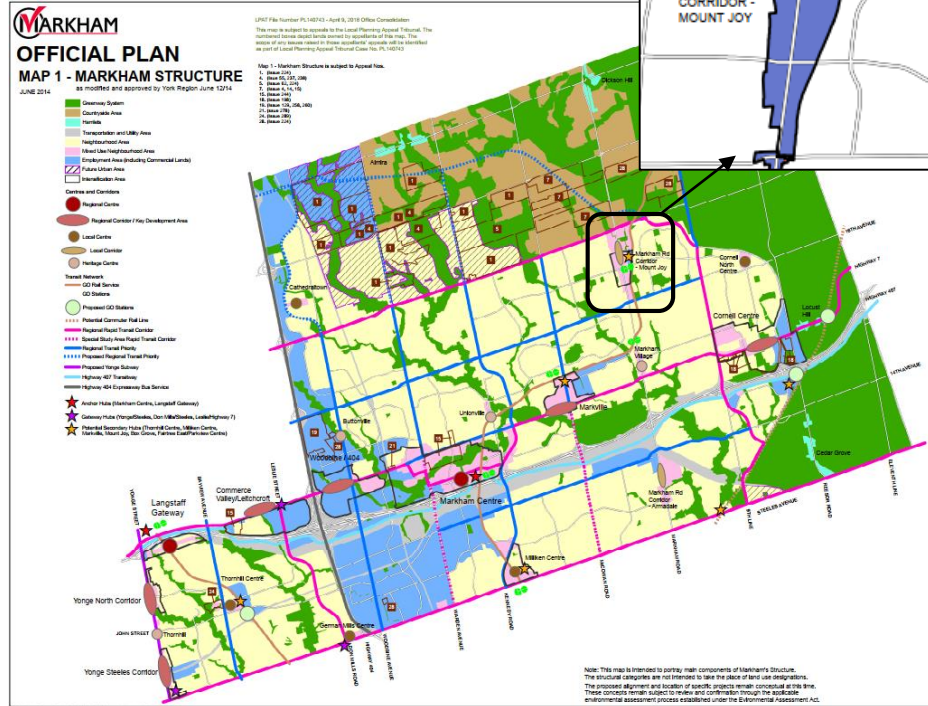
# Secondary Plan Area and Context

## 2014 Official Plan Policy Direction

- Identifies the Markham Road – Mount Joy Local Corridor as an intensification area, and provides direction to prepare a new secondary plan.

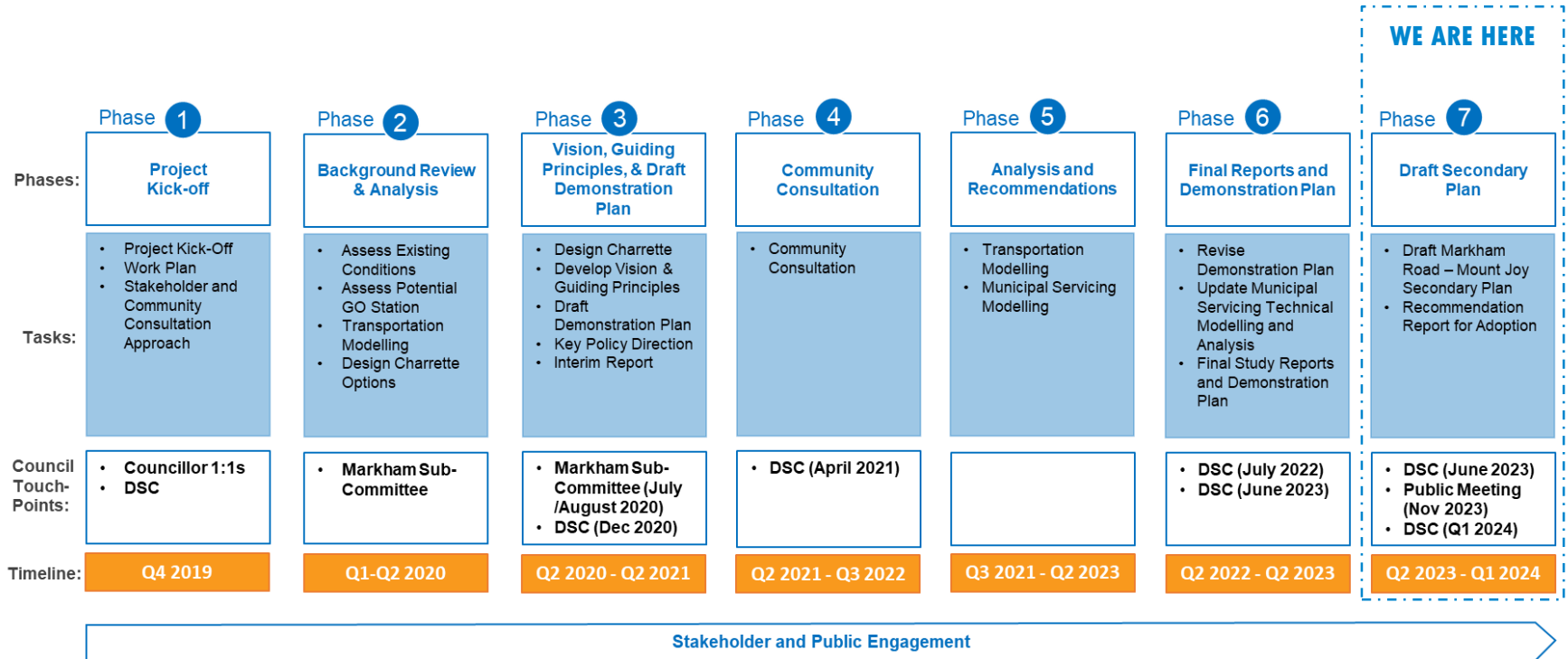
## Secondary Plan Area

- Comprises ~97 hectares of land along Markham Road between 16<sup>th</sup> Avenue and Major Mackenzie Drive East, including the Mount Joy GO Station lands; and





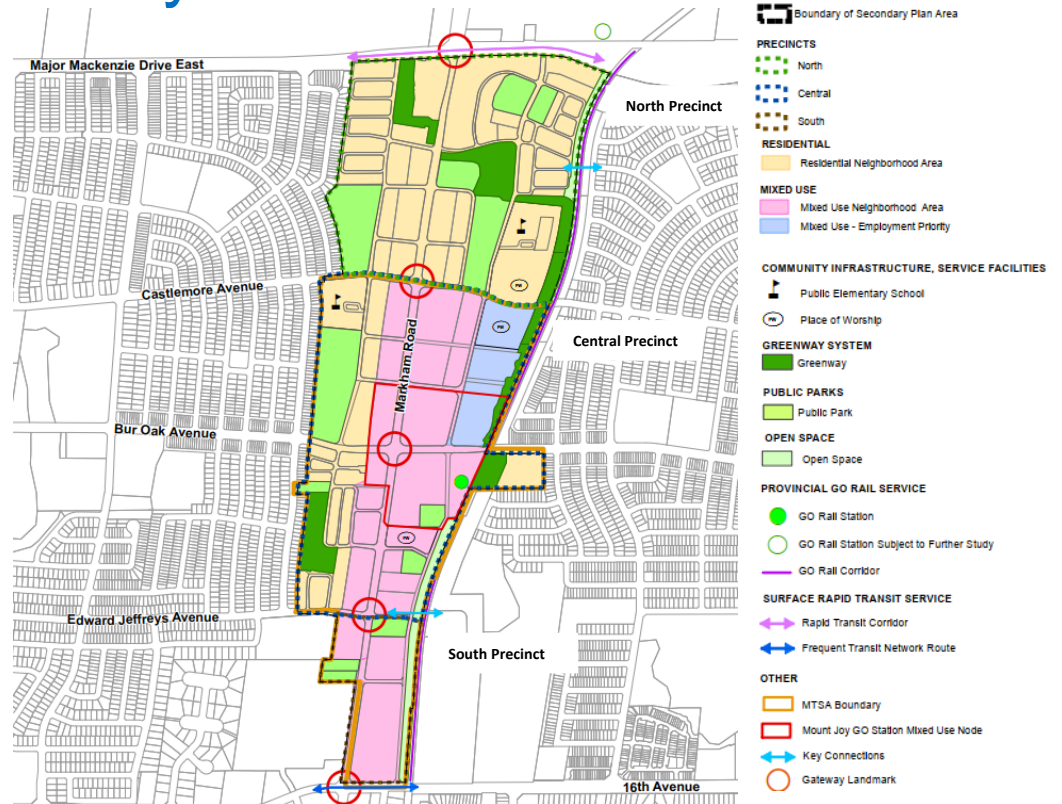
# Secondary Plan Process and Status





# Community Structure

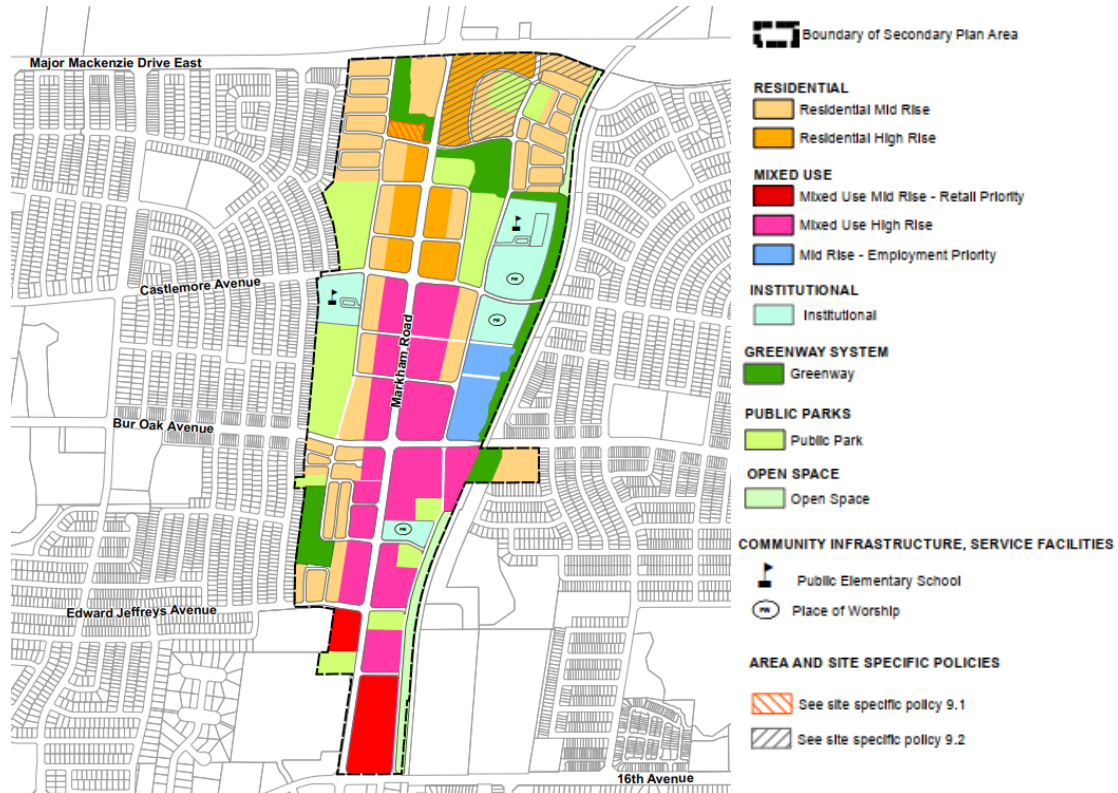
- Greenway System
- Precinct Areas
- Residential Neighbourhood Areas
- Mixed Use Neighbourhood Areas
- Mixed Use – Employment Lands
- Parks System
- Open Space System
- Transportation System
- Mount Joy GO Station Major Transit Station Area
- Mount Joy GO Station Mixed Use Node
- Gateway/Landmarks





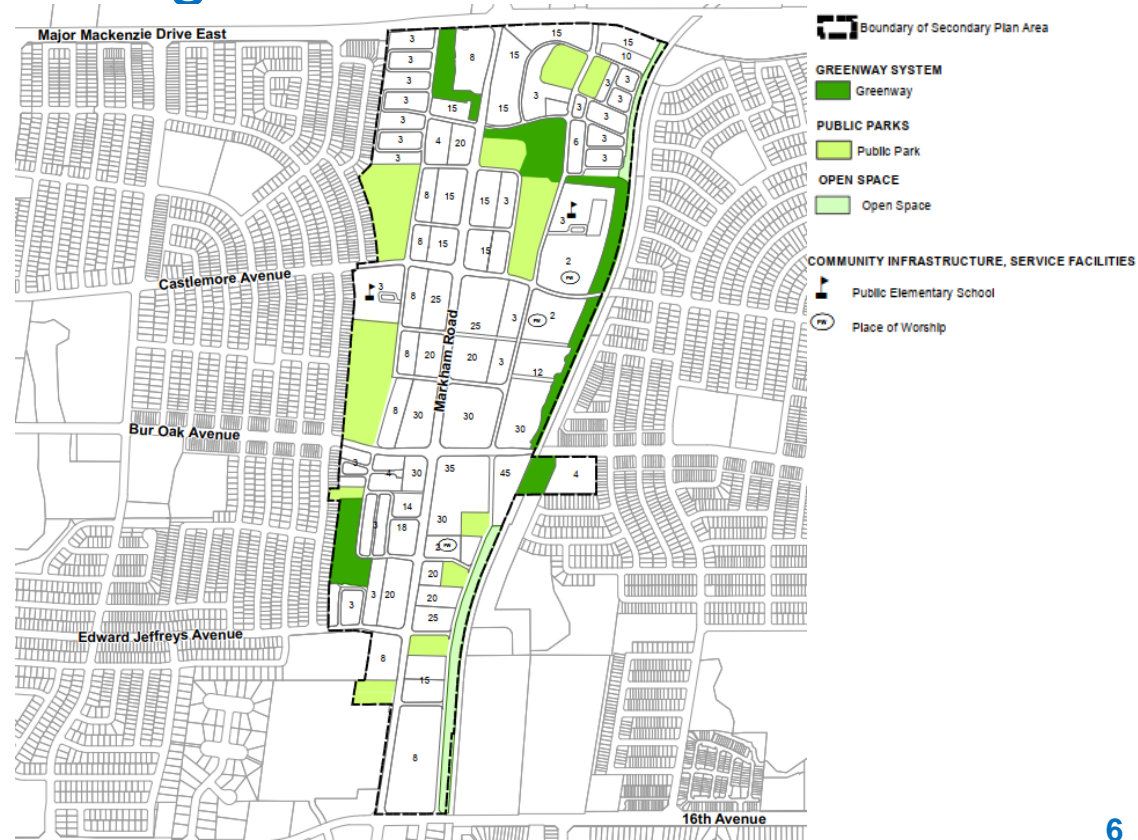
# Land Use

- Forecasted Population and Jobs:
  - ~33,000 people and 6,000 jobs.
- Designations include:
  - Residential;
  - Mixed Use;
  - Institutional;
  - Greenway; and
  - Public Parks.
- Area and Site Specific Policies.





# Heights



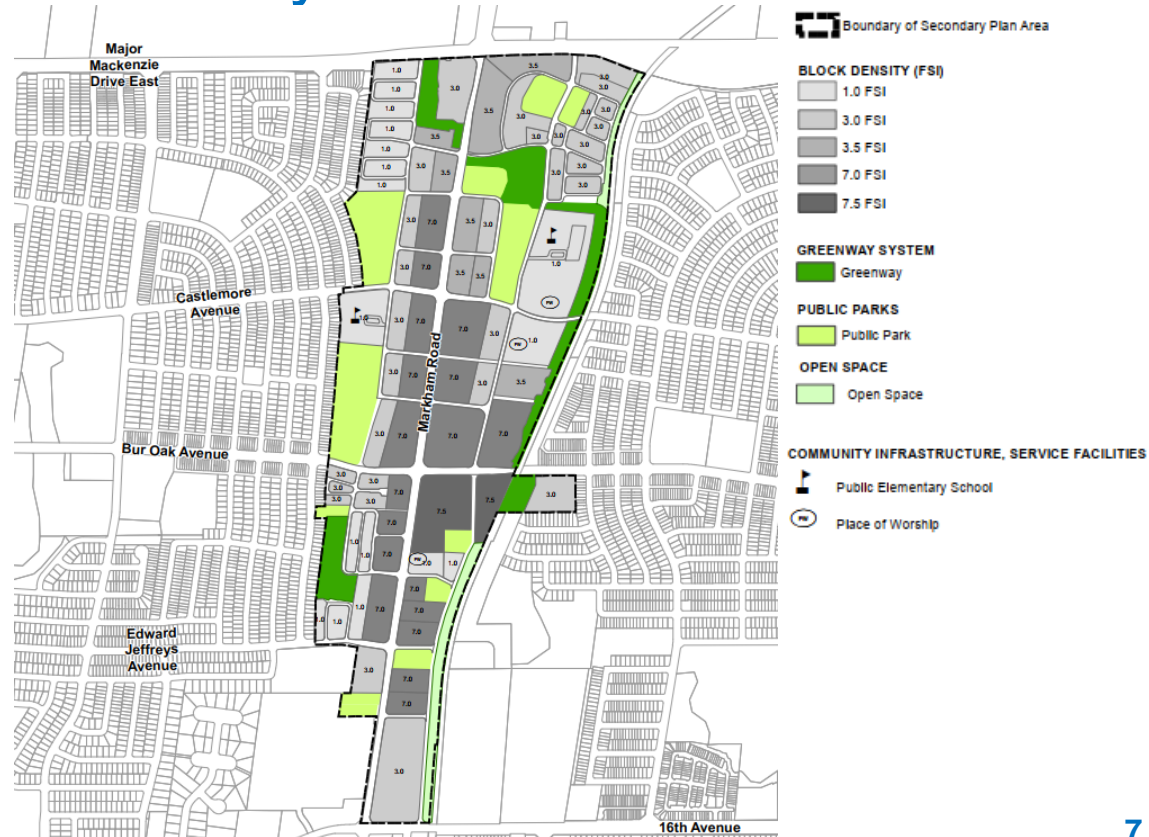
- Primary height peaks around Mount Joy Go Station.
- Secondary height peaks along Markham Road.
- Heights will transition to neighbourhood areas.
- Additional heights may be permitted in the Mount Joy GO MTSA subject to criteria.





# Density

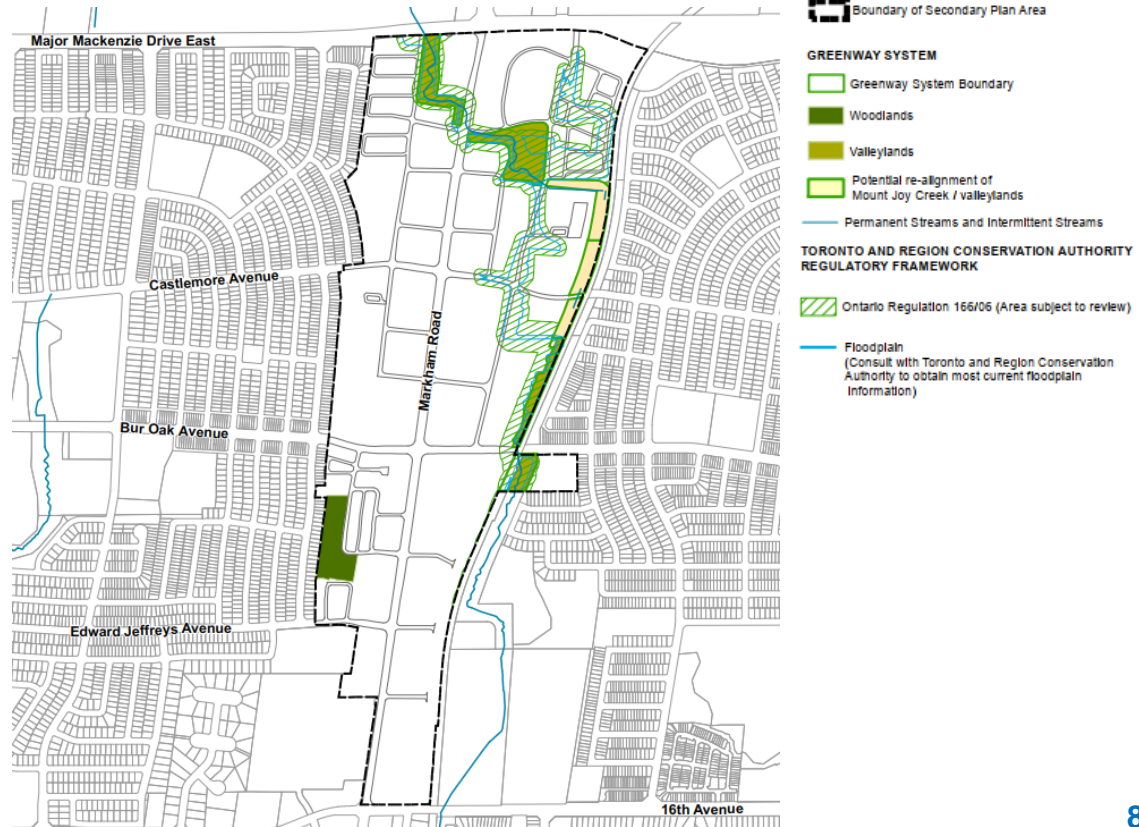
- Densities guide the pattern of development and support a range of built forms.
- Densities generally follow the peaks and transitions in height.
- Additional density may be considered, subject to criteria, without an amendment to the Secondary Plan.





# Natural Heritage Network

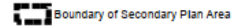
- Includes Mount Joy Creek and the Hammersly Woodlot.
- Includes alignment of Mount Joy Creek based on Municipal Servicing Study results to remove flood hazards.
- Provides direction to implement the alignment through a future comprehensive study such as a Municipal Class Environmental Assessment.







# Road Network



## ARTERIAL ROADS

Region of York Arterial Road

## COLLECTOR ROADS

Major Collector Road  
(Up to 30.5 metre right-of-way  
Up to 36.0 metre right-of-way on  
Markham Road north of Edward  
Jeffreys Avenue)

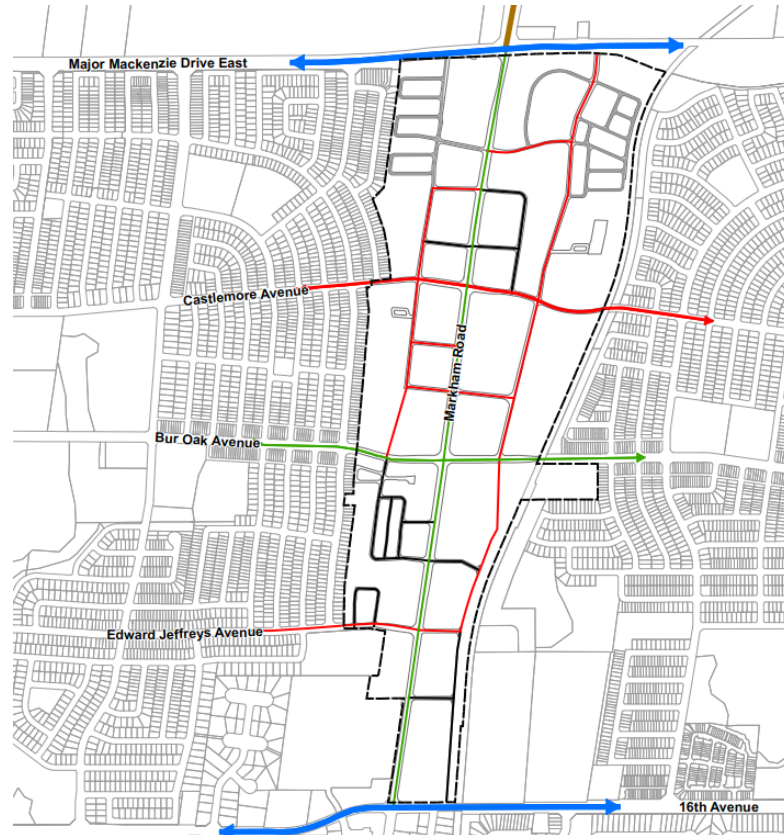
Minor Collector Road  
(Up to 23.0 metre right-of-way)

## LOCAL ROADS

Local Road  
(18.5 metre right-of-way)

Private Road

Provincial Highway

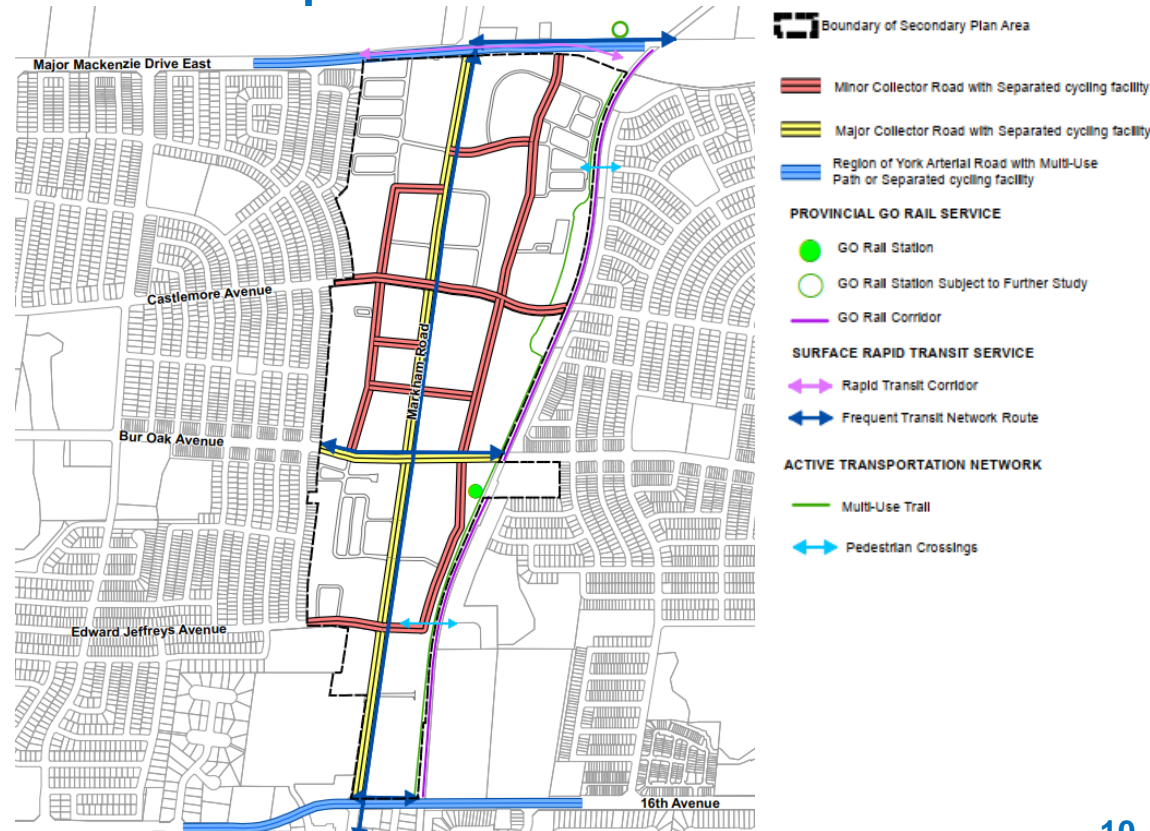


- Expand the road network with new roads based on a grid pattern that will accommodate pedestrian, cycling, vehicular and transit service traffic.
- Refine the street and block hierarchy to provide alternate routes to Markham Road.
- Increase opportunities for connections between active transportation facilities and transit service.



# Transit and Active Transportation Network

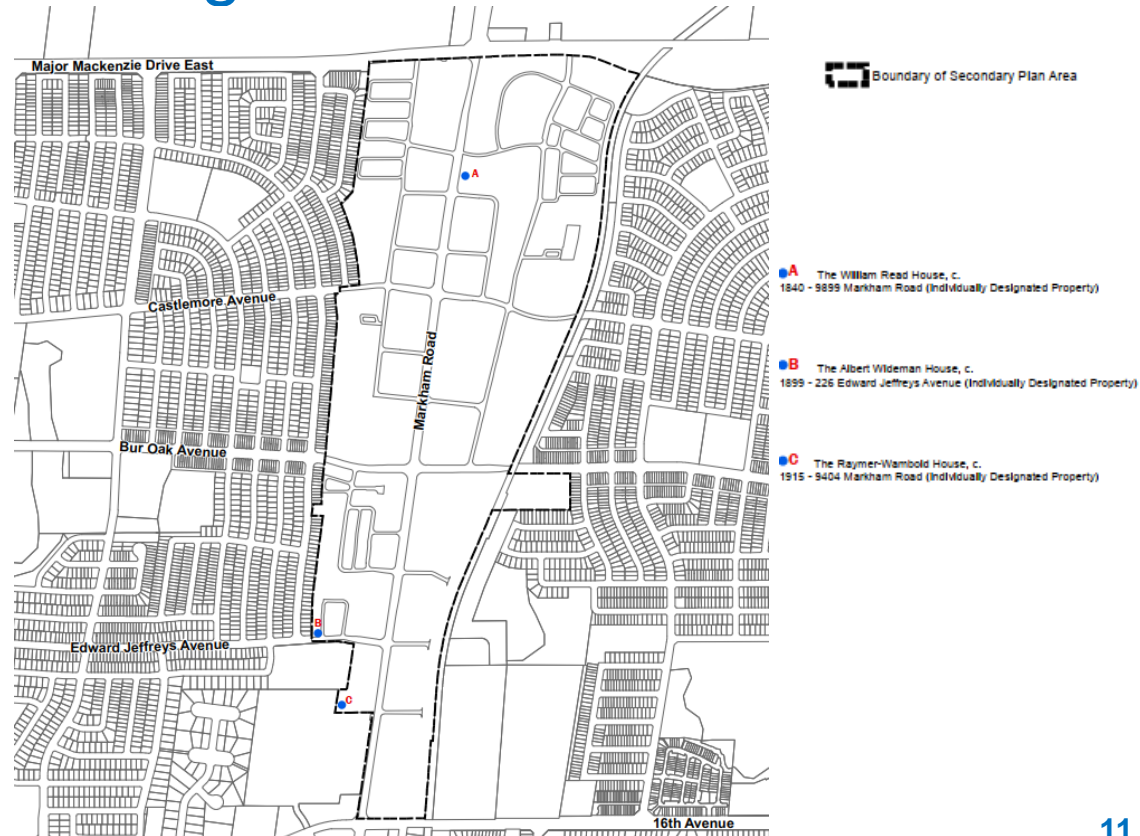
- Enhance connections between the transit network and cycling and walking facilities.
- Enhance bus and GO Train Service at Mount Joy GO Station.
- Plan for a transit and mobility hub at the GO Rail Station subject to further Study at Major Mackenzie Drive East.
- Achieve an interconnected active transportation network.





# Cultural Heritage Resources

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





# Implementation Tools

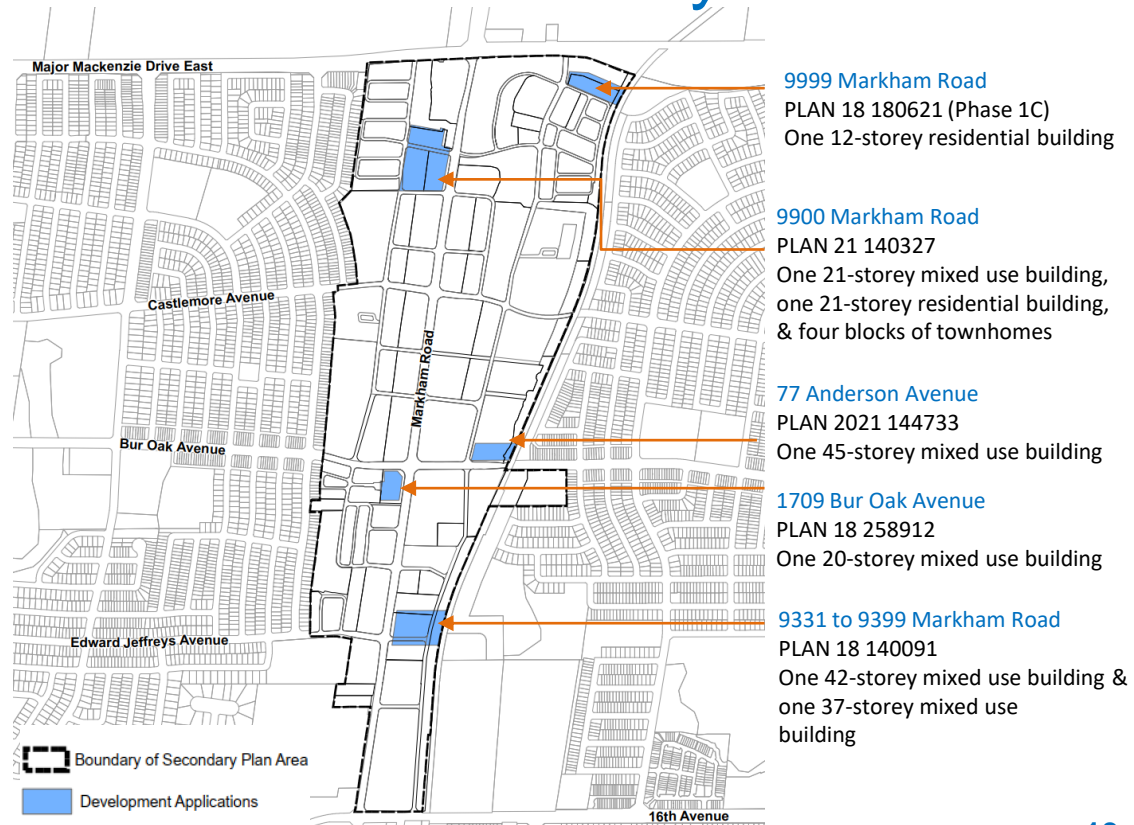
- Development Phasing Plan
- Developer's Group Agreements
- Master Parkland Agreement



# Development Applications in the Secondary Plan Area

## Applications Under Review

- Five properties in the Secondary Plan are the subject of development applications currently under review.
- Applicants were engaged throughout the Secondary Plan Study Process.
- Staff continue to work with applicants as the proposals are assessed through the development approval process.







# Comments Received to Date

## Prescribed Bodies

- Draft Secondary Plan supported by York Region, Toronto and Region Conservation Authority, Metrolinx, and York Region District School Board.
- Draft Secondary Plan conforms to the 2022 York Region Official Plan.

## Landowners and Developers

- Written submissions from landowners and/or developers included requests to:
  - revise proposed land use designations, maximum heights, and densities on specific sites;
  - extend the Mount Joy GO Station Mixed Use Node Boundary, and;
  - use stronger language to require Developers' Group Agreements.



## Next Steps

- Consider comments and feedback received on the draft Markham Road Mount Joy Secondary Plan.
- Target recommendation report for adoption of the Markham Road – Mount Joy Secondary Plan by Council (Q1 2024).



Thank You