



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

Development Services Committee

April 23, 2024



Purpose

- Provide an update on the Markham Road - Mount Joy Secondary Plan process since the November 2023 Statutory Public Meeting; and
- Recommend adoption of the City initiated Official Plan Amendment for the Markham Road – Mount Joy Secondary Plan.



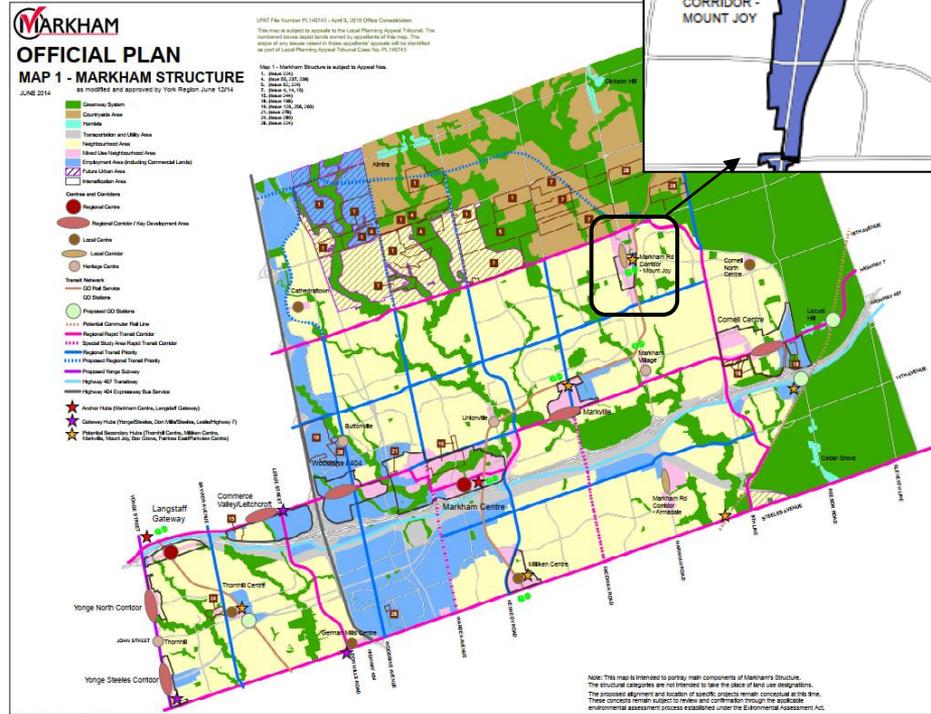
Secondary Plan Area and Context

Official Plan, 2014 Policy Direction

- Prepare a new secondary plan for the Markham Road – Mount Joy Local Corridor.
- Accommodate forecasted growth in the Local Corridor through intensification.

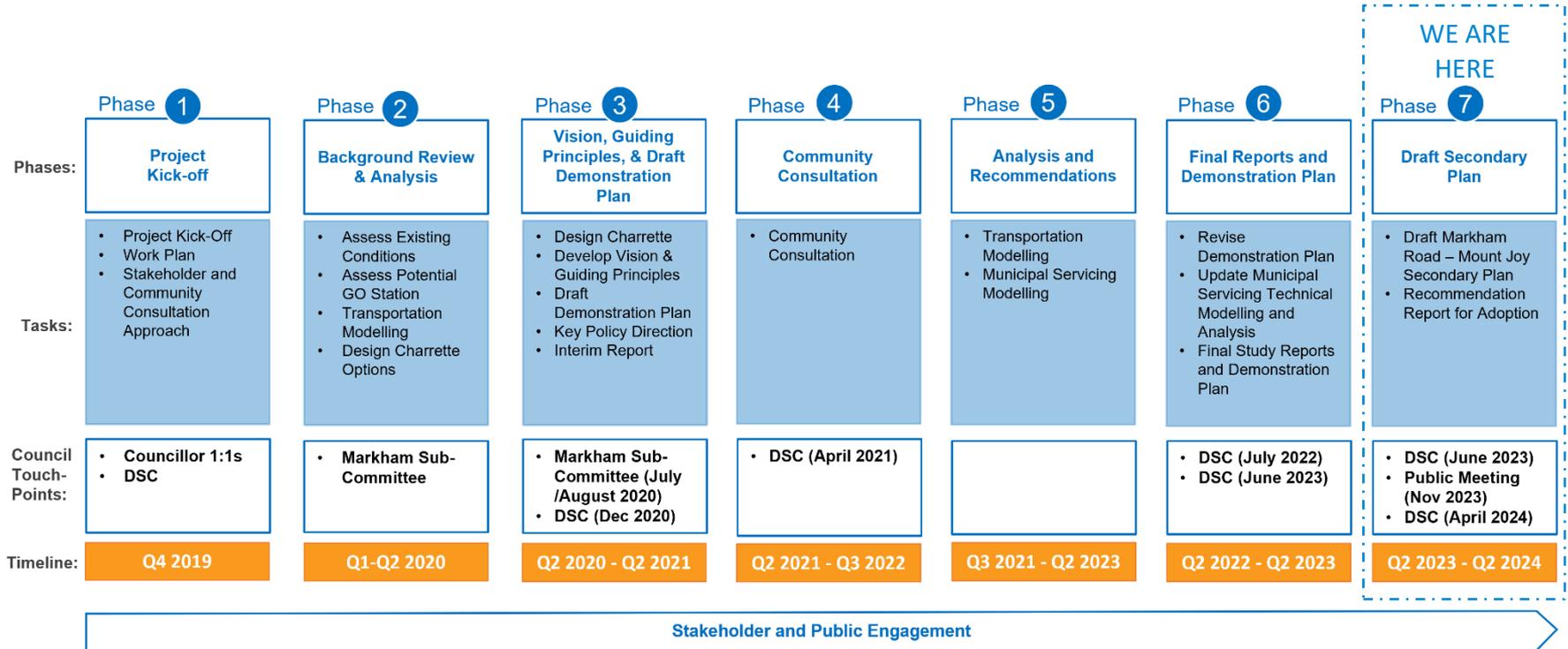
Secondary Plan Area

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





Secondary Plan Process and Status

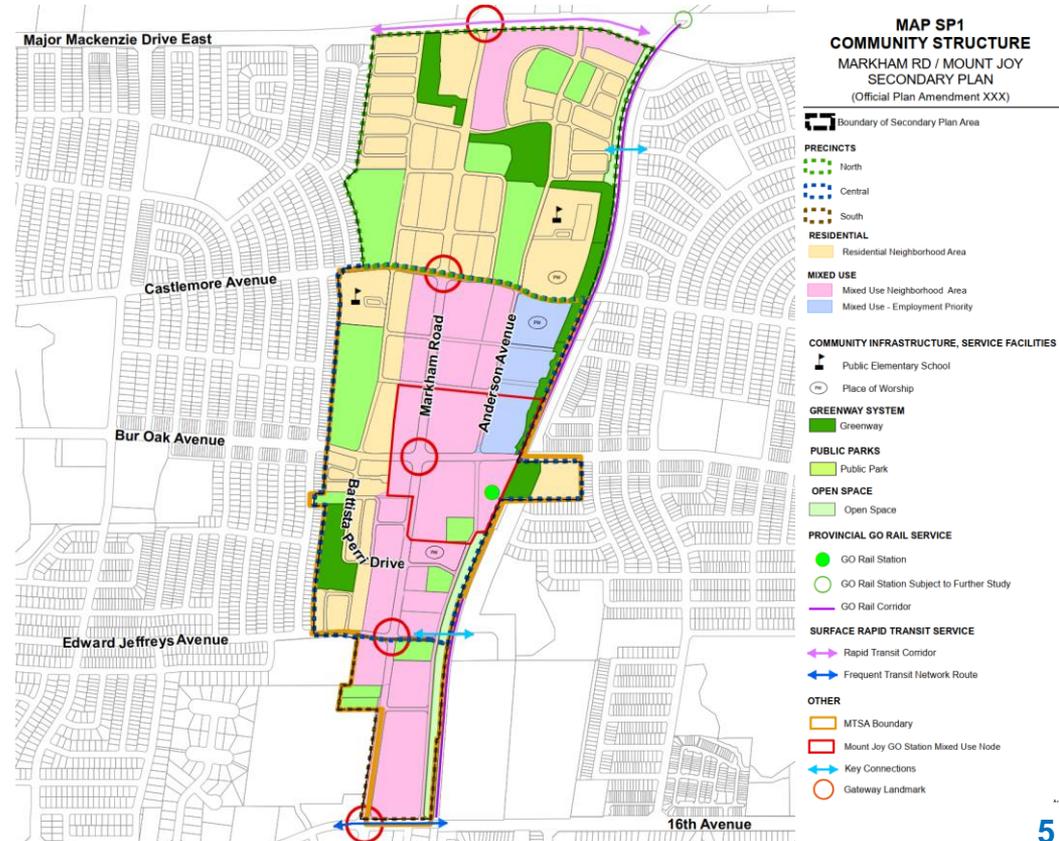




Draft Secondary Plan

Establishes a policy framework

- To support the development of a mixed use, transit oriented and complete community.
- On a refined community structure featuring three precinct areas, an enhanced greenway system, residential and mixed use neighbourhood areas, a parks system, open space system and improved transportation system.
- For a minimum of 33,000 residents, 14,500 units and 6,000 jobs.

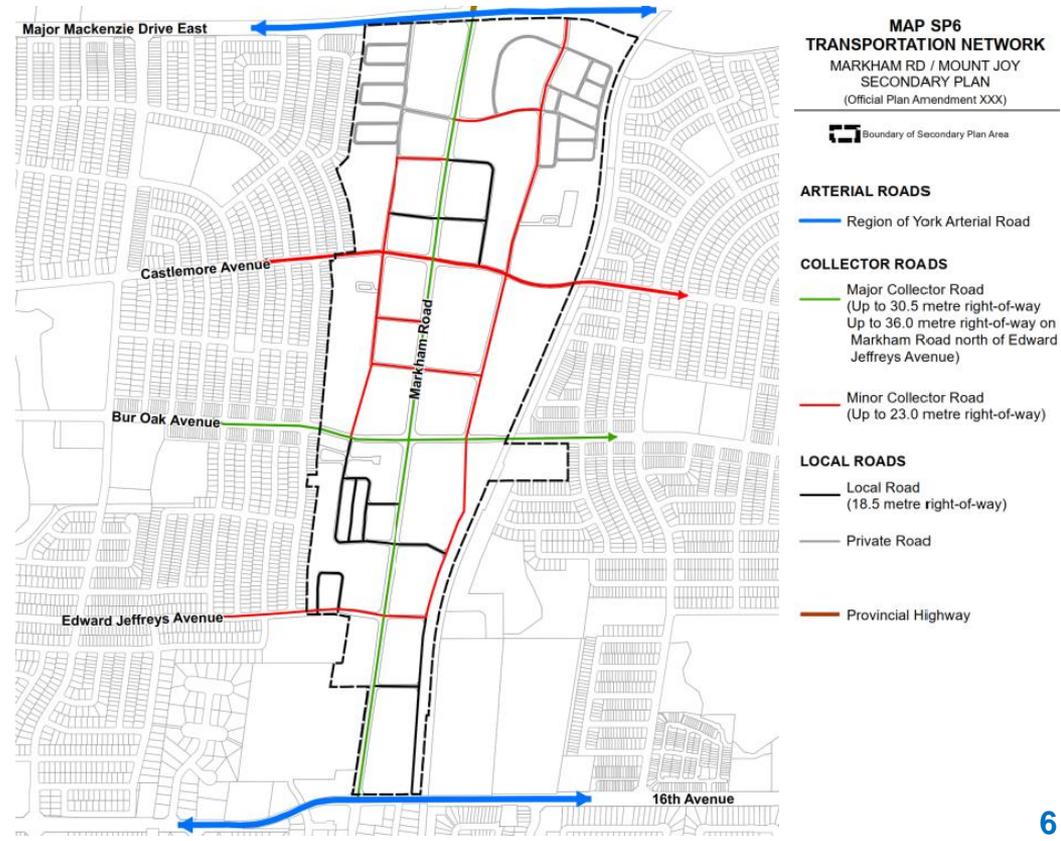




Statutory Public Meeting Feedback

Feedback received at the November 21, 2023 statutory public meeting included:

- Concerns about the impact of high density development on existing road capacity and assumptions about planned transit service levels;
- Requests to remove maximum heights and densities in the draft Secondary Plan;
- Requests to revise site specific land use designations and/or increase maximum heights and densities;

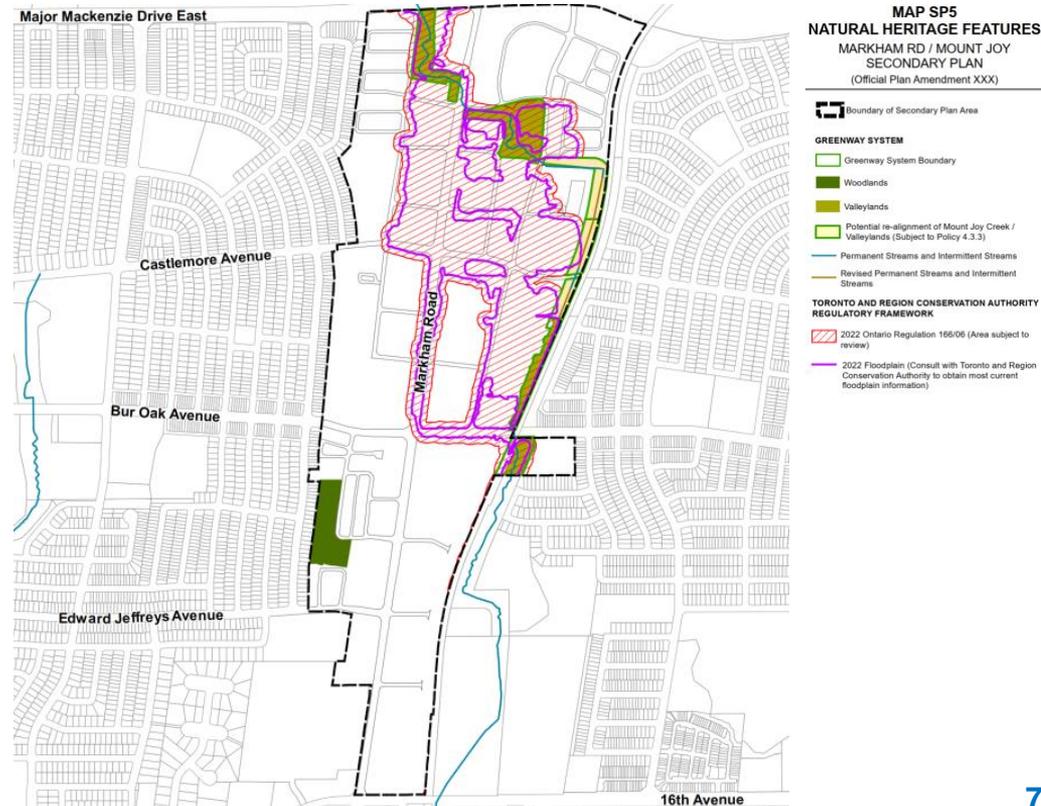




Statutory Public Meeting Feedback Cont'd

Feedback received at the November 21, 2023 statutory public meeting included:

- d) Requests to maintain the lands north of Castlemore Avenue as 'Mixed Use Neighbourhood Area';
- e) Concerns about the amount of high density development and the impact on the public realm;
- f) Concerns about the impact of the realignment of Mount Joy Creek on privately owned lands; and
- g) Requests to require the formation of a Developers' Group Agreement.

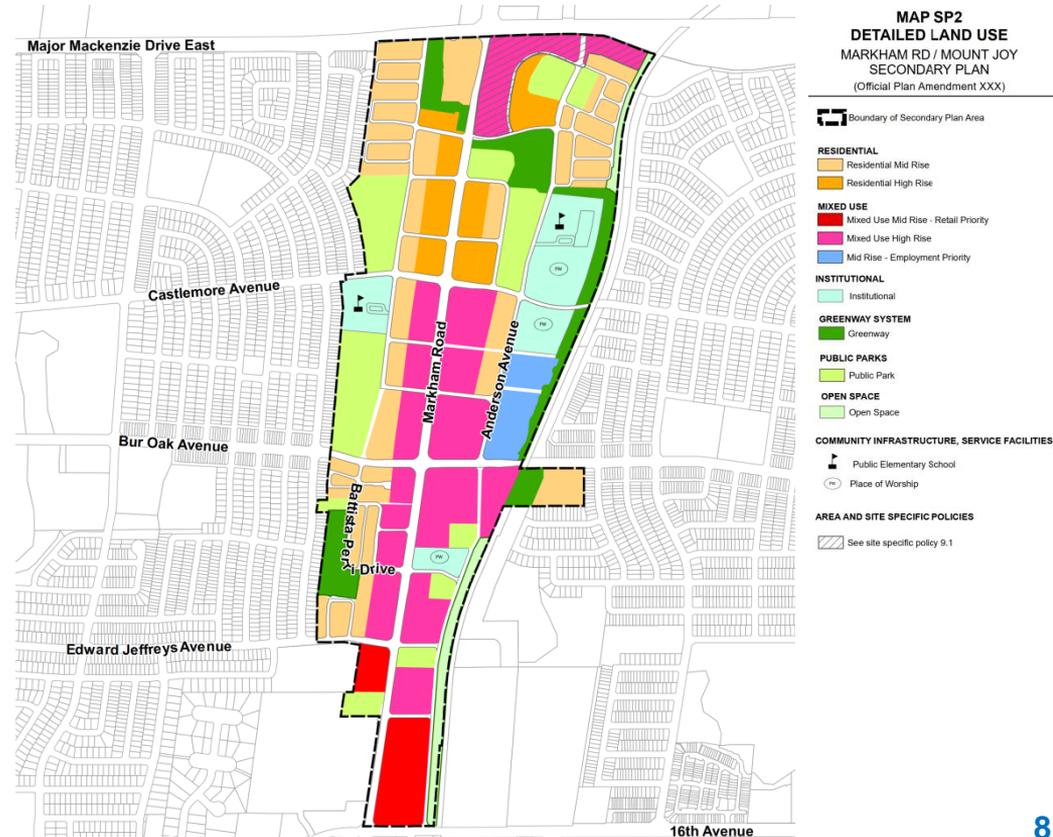




Staff Modifications to the Draft Secondary Plan

Feedback Informed Modifications

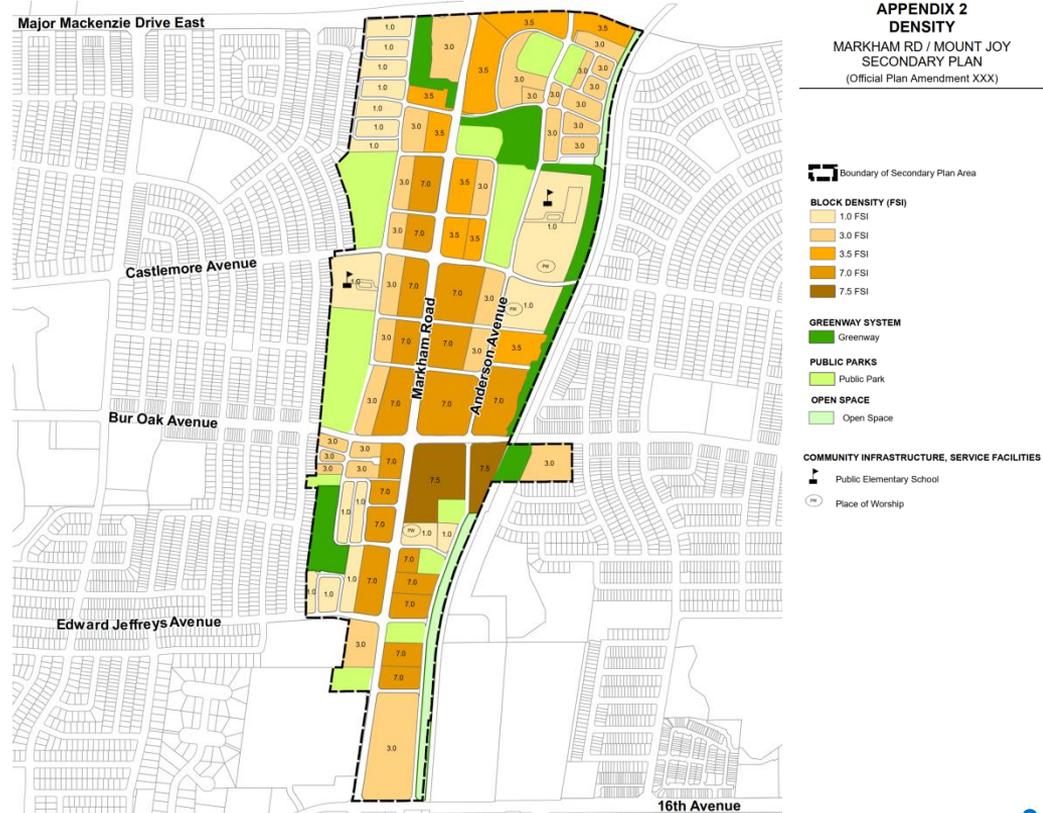
- Feedback received through deputations and written correspondence informed revisions to the draft Secondary Plan. Key modifications include:
 - Removing the area and site specific policy for additional land use permissions at 9900 Markham Road (former Policy 9.1);
 - Updating the area and site specific policy for additional land use permissions at 9999 Markham Road (now Policy 9.1);





Staff Modifications to the Draft Secondary Plan Cont'd

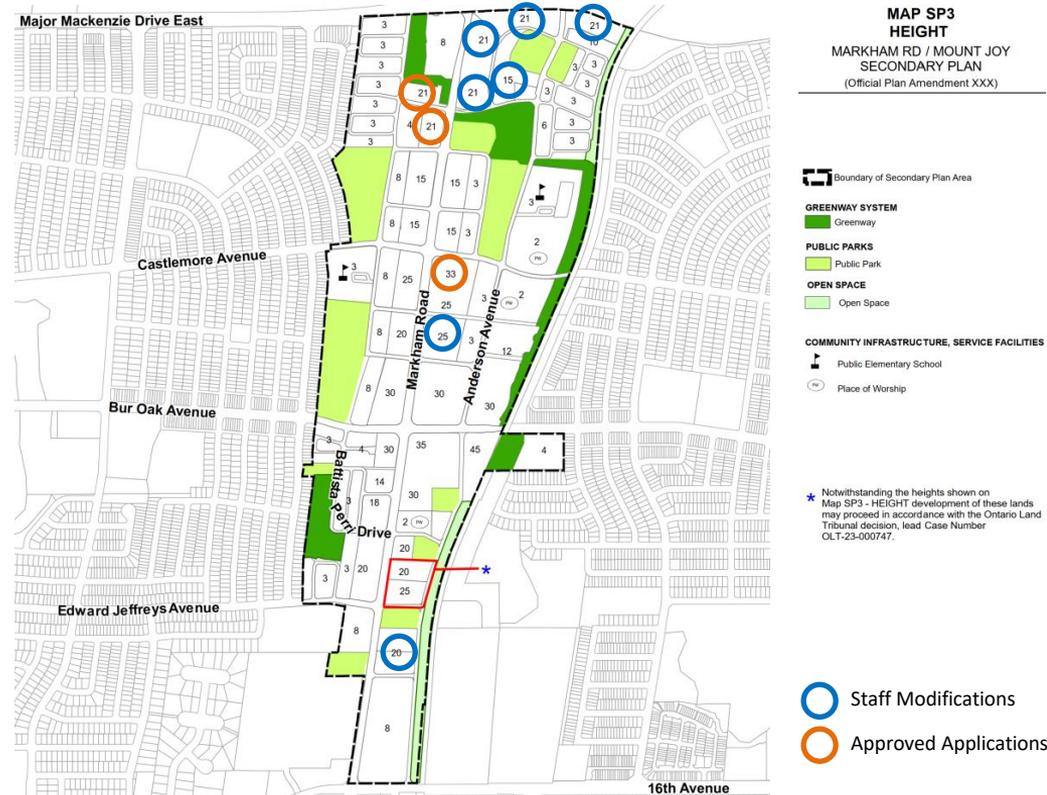
- Key modifications cont'd:
 - Moving Map SP3B - Density to the appendix as Appendix 2; and
 - Adding a new policy to encourage the development of affordable housing by exempting the units from height and density calculations (Policy 8.7.5).





Staff Modifications to the Draft Secondary Plan Cont'd

- Site Specific Revisions
 - The maximum heights on Map SP2 – Height were increased on specific sites based on a technical review in response to stakeholder comments.
- Note: Lands within the Secondary Plan Area are under appeal, as documented in Appendix “1”, and will be subject to the Ontario Land Tribunal decision.





Implementation and Phasing

Build out of the Secondary Plan Area will occur over the long-term

- The draft Secondary Plan identifies several tools to support implementation:
 - Development Phasing Plan;
 - Developers' Group Agreements; and
 - Master Parkland Agreement.



Conformity with the Land Use Planning Framework

The draft Secondary Plan conforms to the provincial, regional and local land use planning framework

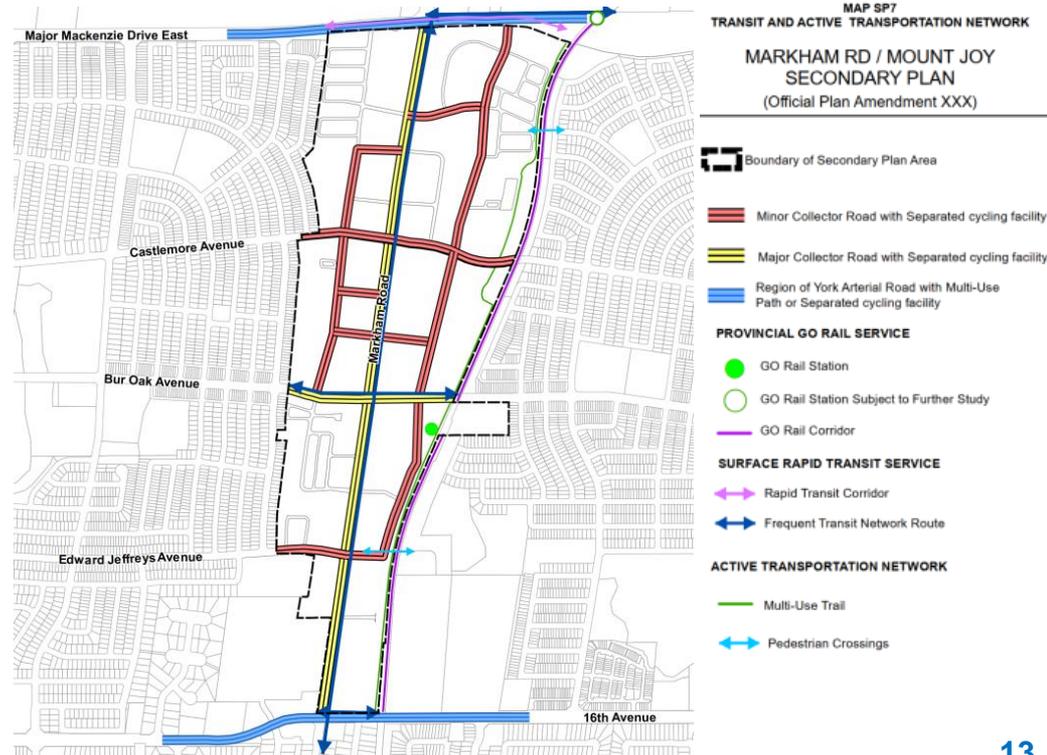
- The draft Secondary Plan provides direction to:
 - Efficiently use land, infrastructure and resources;
 - Remove the existing flood hazard in the Secondary Plan Area, enhance the natural heritage system and protect public safety;
 - Align growth with existing and planned transit infrastructure and services;
 - Accommodate growth through intensification and higher density development within and adjacent to a major transit station area;
 - Incorporate a mix of residential and non-residential uses, services and community facilities; and
 - Achieve the vision of a vibrant, transit supportive, compact and complete community.
- New zoning by-law to be prepared to implement the Secondary Plan.



GO Rail Station Subject to Further Study at Major Mackenzie Drive East

Further Analysis Needed

- Secondary Plan Study Recommended:
 - Continuing to protect for the GO Rail Station subject to further study at Major Mackenzie Drive East, and
 - Engaging Metrolinx in further discussions to advance planning for the station.
- Staff to reach out to Metrolinx regarding the necessary analysis for the additional stations at Major Mackenzie Drive East and Denison Street for efficiency and cost-effectiveness.

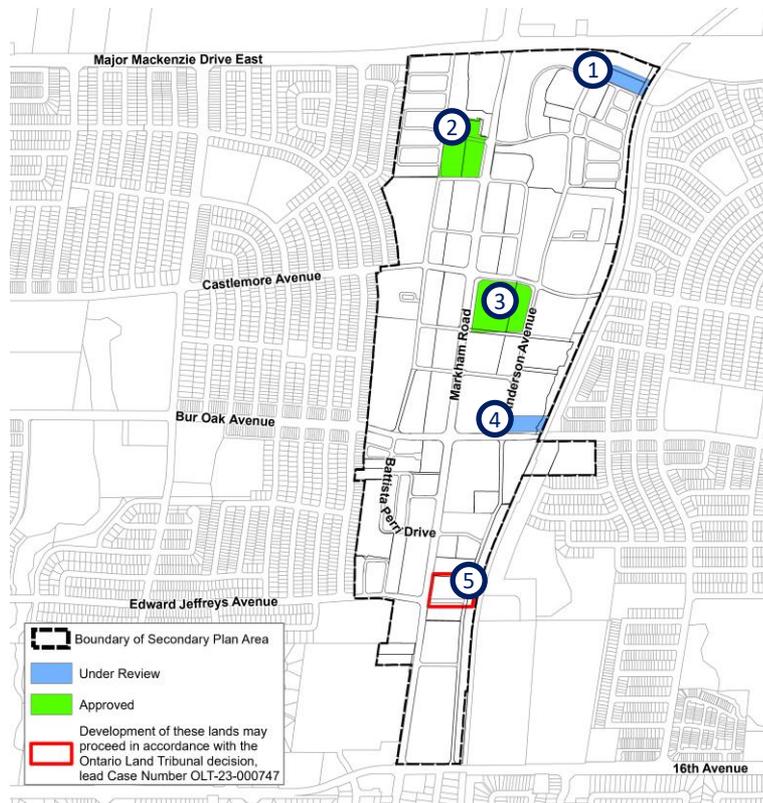




Development Applications in the Secondary Plan Area

Status of Applications

- Two development applications in the Secondary Plan Area are currently under review.
- Two development applications were recently approved.
- One application was appealed to the Ontario Land Tribunal.



1. 9999 Markham Road
Proposed: One 12-storey building

2. 9900 Markham Road
Approved: Two 21-storey buildings, and four blocks of townhomes

3. 9781 Markham Road
Approved: Three buildings 22-, 27-, and 33-stores respectively, and two blocks of townhomes

4. 77 Anderson Avenue
Proposed: One 45-storey building

5. 9331 to 9399 Markham Road
Appealed: One 42-storey building and one 37-storey building



Next Steps

- Council Adoption of the draft Official Plan Amendment for the Markham Road – Mount Joy Secondary Plan.
- Submission of the adopted Official Plan Amendment for the Markham Road – Mount Joy Secondary Plan to York Region for approval.



Thank You