

APPENDIX A

BAYVIEW AND JOHN

VISIONING EXERCISE

AUGUST 2023



CHAPTERS

1	STUDY OVERVIEW	1
	1.1 Introduction	1
	1.2 Demographics	2
2	BACKGROUND	5
	2.1 Planning Policy Framework	5
	2.2 Existing Conditions Analysis & Applications	6
3	LAND USE	9
	3.1 Diversity of Housing Types, Sizes & Ranges of Affordability	10
	3.2 Employment Lands	10
	3.3 Cultural Heritage Resources	10
4	PARKS AND COMMUNITY INFRASTRUCTURE	11
	4.1 Parks, Open Space & Natural Heritage	11
	4.2 Community Infrastructure & Services	13
5	TRANSPORTATION	15
	5.1 Road Network & Active Transportation	15
6	STUDY FINDINGS AND CONCLUSION	18
	6.1 Development Nodes	18
	6.2 Summary	20

1

CHAPTER 1

STUDY OVERVIEW

1.1 INTRODUCTION

The area of this visioning exercise is bound by Drake Park to the north, the CN Rail Corridor to the south, the Employment Lands and the Otto townhouse development to the east, the Shouldice Hospital and Glynnwood Retirement Residence to the west across Bayview Avenue. The boundary area includes the Tridel lands on the former Ladies Golf Club lands approved for high rise residential development on Royal Orchard Boulevard adjacent to Bayview Avenue, the Thornhill Community Centre on the east side of Bayview Avenue between Green Lane and John Street. There are three (3) residential high rise apartment buildings

(Landmark of Thornhill) that range between twelve (12) and fifteen (15) storeys in height, a fire station (Fire Hall #91) and neighbourhood plaza, fronting on the north side of Green Lane. Condominium townhouses are located to the south, in the Johnsville Village neighbourhood across John Street. There is a mixed use mid rise development consisting of at-grade commercial uses and stacked townhouses east of the Community Centre, a place of worship (St. Luke's Catholic Church), a seniors housing residence (St. Luke's Lodge), and the north leg of the CN Rail/GO corridor.



1.2 DEMOGRAPHICS

1.2.1 WARD 1 DEMOGRAPHICS & EMPLOYMENT

POPULATION

The total population of Ward 1 is 44,735 according to 2016 Census data. The majority of the population (92.4%) are Canadian citizens, while the remaining 4.4% are non-permanent residents.

HOUSEHOLDS

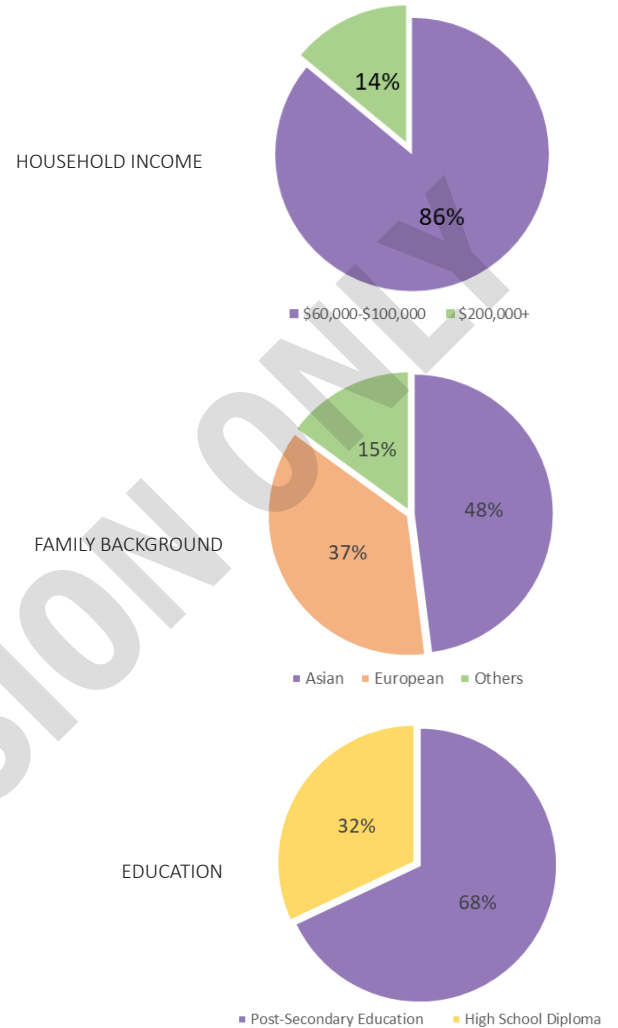
The majority of the households (54%) in Ward 1 consist of 2-3 persons. Almost 2 in 10 households consist of one person (19%), and 1 in 10 households (9%) consist of 5 or more people. The average household income in this area ranges between \$60,000-\$100,000 and almost 2 in 5 households (14%) had a household income over \$200,000.

ETHNIC ORIGINS AND RELIGION

The most frequently reported ethnic origins in Ward 1 were Asian (48%) and European (37%). Within the 75% of the population who reported a religious affiliation, the largest percentage was Christian (48%). Almost one-quarter (22%) of Ward 1 residents reported no religious affiliation.

EDUCATION

More than 2 in 3 people (68%) aged 15 and over had completed some form of post-secondary education (University certificate, diploma or degree at or above the Bachelor Level, University certificate or diploma below Bachelor level, and College diploma, CEGEP or other non-university certificate or diploma) and the remaining 32% of the population either have a High School Diploma or No certificate, diploma or degree.



1.2 DEMOGRAPHICS

1.2.1 WARD 1 DEMOGRAPHICS & EMPLOYMENT

IMMIGRANTS/LANGUAGE

The most frequently spoken mother tongue languages after French and English (45%), were Persian Farsi (12%) and Cantonese (9%). 42% of the population are categorized as non-immigrants, 56% were immigrants and the last 2% were non-permanent residents of the Ward 1 population. Almost two-thirds (69%) of the immigrant population were born in Asia.

EMPLOYMENT/LABOUR FORCE

Approximately two-thirds of the population aged 15 and over are in the labour force. Approximately half of the total labour force was employed in sales and service, business, finance and administration, and about half were employed in the professional, scientific or technical service industries, retail trade, finance, insurance, real estate; health care or social services.

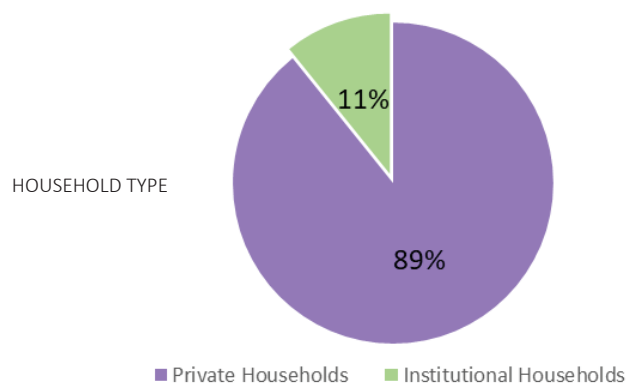
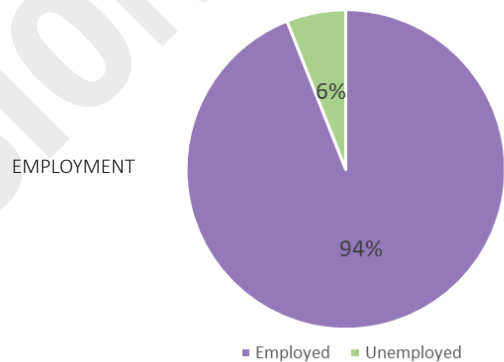
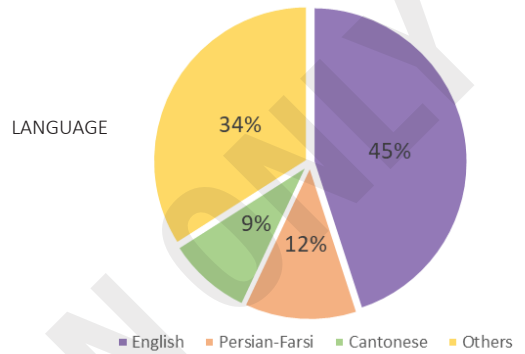
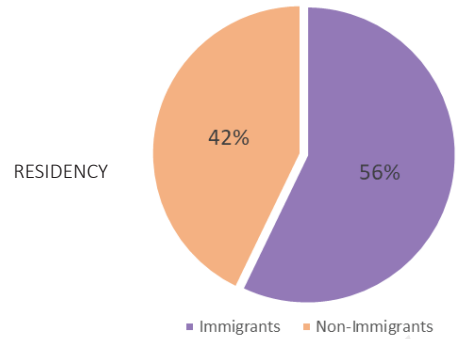
1.2.1.1 BAYVIEW AND JOHN AREA DEMOGRAPHICS & EMPLOYMENT

POPULATION

The total population of the Bayview and John Area is 9,709 (2021 Census Tract data from Highway 407 to the north, the CN Rail Corridor to the south, Lunau Lane to the east and Bayview Avenue to the West).

HOUSEHOLDS

Based on 2021 data, there were a total of 3,600 households in the above noted Census Tract areas, with an average household size of 2.7 people. The majority of households (89.2%) are private households, while the remaining 10.8% are institutional households.



1.2 DEMOGRAPHICS

1.2.2 BAYVIEW AND JOHN AREA DEMOGRAPHICS & EMPLOYMENT

EDUCATION

The majority of the population aged 15 years and over (68%) have completed post-secondary education, while 22% have completed a high school diploma or equivalent. The most common field of study for postsecondary graduates is business, management and public administration.

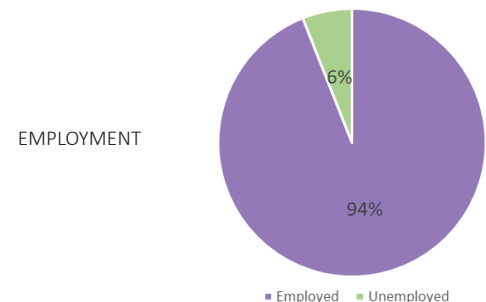
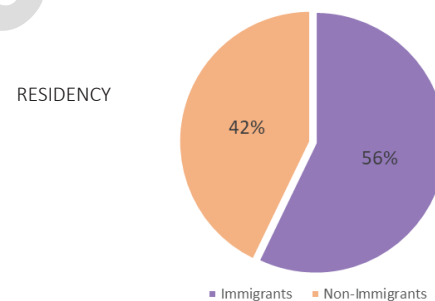
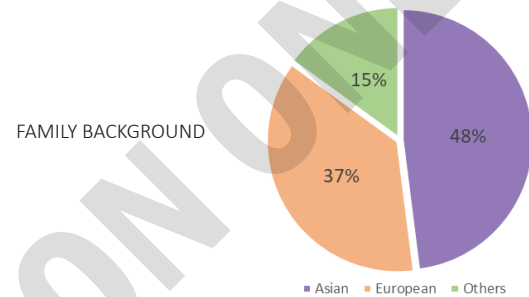
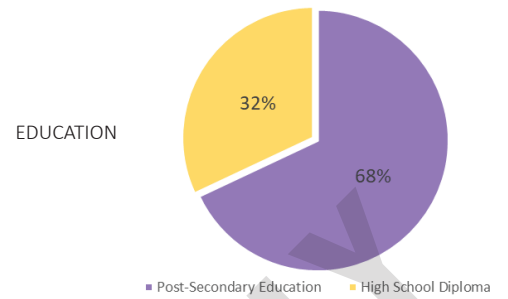
IMMIGRANTS/LANGUAGE

Of the total population, 18.8% are immigrants. The most common countries of birth for immigrants are the United Kingdom, India, and the United States. The most commonly spoken languages other than English or French are Punjabi, Spanish, and Urdu.

EMPLOYMENT/LABOUR FORCE

The labour force participation rate for the population aged 15 years and over is 69.8%. The unemployment rate is 6.1%, while the employment rate is 65.6%. The most common occupations are in management, business, finance, and administration. Please note that these statistics are based on data collected during the 2021 Census and are subject to change over time.

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2.1 PLANNING POLICY FRAMEWORK

2.1.1 PROVINCIAL POLICY

Planning in Markham is directly influenced by senior levels of government. The Province provides legislation and plans to provide guidance and direction regarding planning and growth management in the City.

The Planning Act is the most control by the Province as it defines the City's authority in land use planning matters.

The Province's Growth Plan for the Greater Golden Horseshoe provides a framework for implementing the Province's vision for building strong, prosperous communities within the Greater Golden Horseshoe. It encourages the development of complete communities by promoting intensification within built-up areas.

The Province is currently undertaking a review of the Growth Plan and the Provincial Policy Statement. The Province intends to form a new provincial planning policy instrument.

The Ministry of Municipal Affairs and Housing is consulting on proposed policies for an integrated province-wide land use planning policy document. The document is intended to support the achievement of housing objectives. The policies of the proposed new Provincial Planning Statement will focus on generating an appropriate housing supply, make land available for development, provide infrastructure and support development. The proposed policies would require municipalities to provide for a broad range and mix of housing types, facilitating development of a full range of housing options and affordability levels to meet local needs.

2.1.2 YORK REGION OFFICIAL PLAN

The 2022 Regional Official Plan describes how to accommodate future growth and development while addressing the needs of existing residents and businesses in York Region. The Plan provides policies for economic, environmental and community planning decisions that are to be included into the local Municipal Official Plans.

The Regional Official Plan recognizes York Region as one of the largest and fastest growing municipalities in the Province and also the importance of managing growth over the coming decades. The Region anticipates its population to grow to approximately 2.05 million people and 991,000 jobs by 2051.

The Regional Official Plan designates the Bayview/John Visioning Area west of the CN Rail Corridor as Urban System – Community Area. Community Areas are defined as areas where most of the housing required to accommodate forecasted population will be located, as well as most population-related jobs and most office jobs.

The lands east of the CN Rail Corridor are designated as Urban System – Employment Area and are further identified as being located within the Region's Highway 404 and Highway 407 Employment Zone.

2.1.3 CITY OF MARKHAM OFFICIAL PLAN

The Official Plan sets out land use policy to guide future development and to manage growth. It provides a policy framework for Markham Council decisions regarding the use of land, and provision of municipal services required to support growth. The focus of the Plan is to achieve a more urban, sustainable and complete City where the daily needs of residents are provided for including an appropriate mix of jobs, shopping, personal services, housing, recreation and open spaces.

The Bayview/John Visioning Area contains a mix of land use designations including:

- Residential High Rise on north side of Green Lane between the west leg of Royal Orchard Boulevard adjacent to Bayview Avenue, and the north leg of the CN Rail Line
- Mixed Use Mid Rise on the north side of John Street between Bayview Avenue and the north leg of the CN Rail Line, as well as the Shouldice Hospital property on the west side of Bayview Avenue
- Residential Low Rise on the south side of John Street between Bayview Avenue and the North-South and East-West legs of the CN Rail Line
- Service Employment

2.1.3.1 LOCAL CENTRE & POTENTIAL SECONDARY HUB

The Bayview/John Visioning Area contains lands that are designated as a Local Centre. The Local Centre designation in Thornhill Centre comprises mixed use and high rise residential designated lands north of John Street and west of Bayview Avenue. These lands are intended to serve as an important focal point for the surrounding community providing a broad range of housing, employment, shopping and recreational opportunities, as well as personal and human services.

2.2 EXISTING CONDITIONS ANALYSIS & APPLICATIONS

2.2.1 REDEVELOPMENT SITES

The Bayview/John Visioning Area serves as an important focal point for the surrounding community as it currently provides a range of housing, employment, shopping and recreational opportunities.

The recently approved Tridel site plan application on the former Ladies Golf Club at 399 Royal Orchard Blvd proposes two residential towers between 12 and 14 storeys in height with a total of 168 dwelling units

A Zoning By-law amendment application submitted by HCN-Revera Inc. proposes an 8 storey addition for a total of 323 dwelling units for the existing Glynnwood Retirement Residence at 7750 Bayview Avenue

Official Plan and Zoning By-law Amendment applications submitted by Timbercreek 4 Quadrant GP2 Inc., proposes a mixed use high rise development between 7 and 19 storeys consisting of 615 dwelling units and at grade retail commercial uses at 288, 298 and 300 John Street. A 0.69 ha public park fronting on to John Street is also proposed.



Tridel Ladies Golf Club Site



Revera Glynnwood Site

2.2.2 KEY OPPORTUNITIES & CHALLENGES

There are key opportunities for intensification of this area as there is potential for mixed use high rise development along the south side of Green Lane between Bayview Avenue and Porterfield Crescent (the north side of the Thornhill Community Centre and Thornhill Shopping Centre properties). These areas largely contain surface parking to service the Community Centre and Shopping Centre. There is potential for high rise development with ground related commercial uses fronting Green Lane.



300 John Street Site

2.2 EXISTING CONDITIONS ANALYSIS & APPLICATIONS



FIGURE 1. EXISTING CONDITIONS & APPLICATIONS

Development Interest Statistics

Tridel Ladies Golf Club		Revera Glynnwood		300 John St.	
Site Area	8,926m ²	Site Area	28,200m ²	Site Area	27,559m ²
Residential GFA	34,227m ²	Existing GFA	13,500m ²	Residential GFA	55,045m ²
TOTAL GFA	34,227m ²	Proposed GFA	23,200m ²	Commercial GFA	14,248m ²
FSI	3.19	TOTAL GFA	36,700m ²	TOTAL GFA	69,393m ²
		FSI	1.1	FSI	2.21
Max Bldg. Height	14 ST	Max Bldg. Height	8 ST	Max Bldg. Height	19 ST
Total Units	168	Total Units	323	Total Units	615
Total Parking	323	Total Parking	147	Total Parking	1160

2.2 EXISTING CONDITIONS ANALYSIS & APPLICATIONS

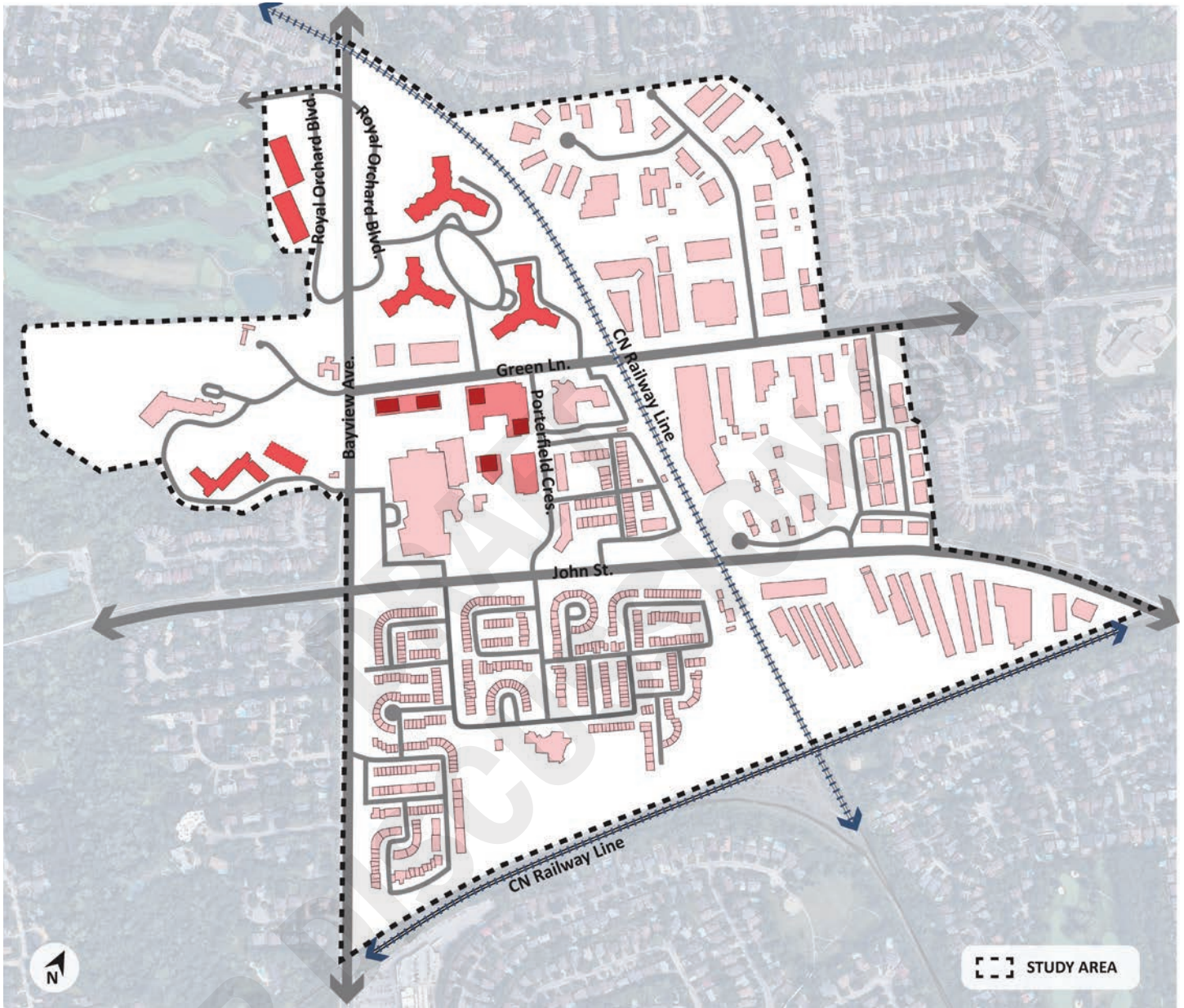


FIGURE 2. DENSITY MAP

LEGEND

- 1 to 3 storeys
- 3 to 6 storeys
- 6 to 15 storeys
- 15 storeys +

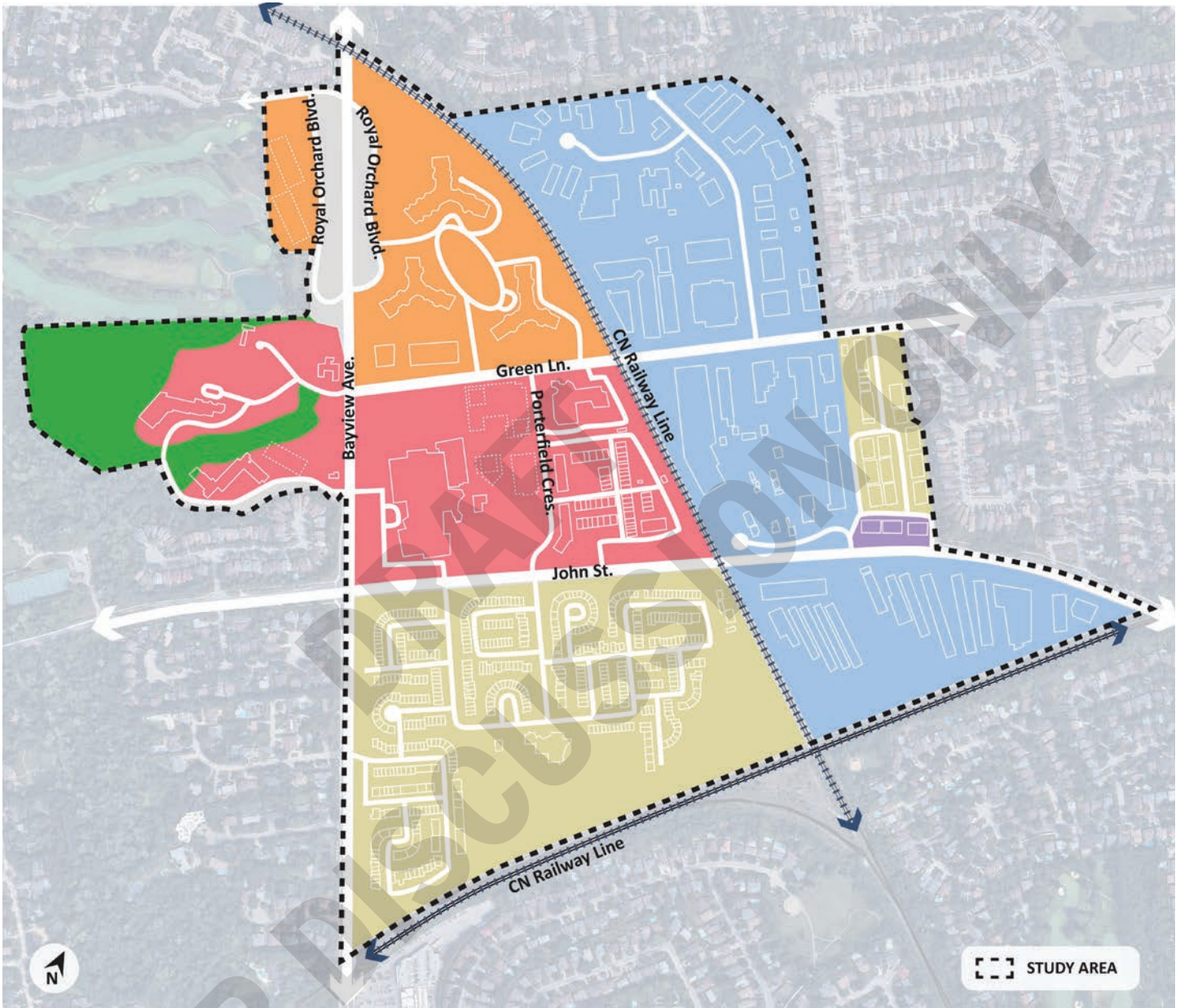


FIGURE 3. LAND USE MAP

LEGEND

- Low-Rise Residential
- Mixed-Use Low-Rise
- Mixed-Use Mid-Rise
- Residential High-Rise
- Service Employment
- Greenway

3.1 DIVERSITY OF HOUSING TYPES, SIZES & RANGES OF AFFORDABILITY

The Bayview/John Visioning Area contains a mix of land use designations including:

- Residential High Rise on north side of Green Lane between the west leg of Royal Orchard Boulevard adjacent to Bayview Avenue, and the north to south leg of the CN Rail Line
- Mixed Use Mid Rise on the north side of John Street between Bayview Avenue and the north leg of the CN Rail Line, as well as the Shouldice Hospital property on the west side of Bayview Avenue
- Residential Low Rise on the south side of John Street between Bayview Avenue and the North-South and East-West legs of the CN Rail Line
- Service Employment between the easterly boundary of the Bayview/John Visioning Area and the north to south leg of the CN Rail Line

3.2 EMPLOYMENT LANDS

The Thornlea Employment Area east of the CN Rail Line is 26 hectares in size and it is strategic and vital to the City's economy. These lands are planned for service and limited retail uses with light industrial, warehousing, and office uses. The Thornlea Employment Area recognizes the variety of employment and service uses within the employment area and encourages the gradual evolution of the area by narrowing the range of permitted industrial uses and to broaden the range of non-industrial uses to include certain institutional and commercial uses. In addition, the Thornlea Employment Area lands are essential to achieve appropriate levels of employment and should be protected to provide sufficient land to accommodate opportunities for future employment growth.

The Thornlea Employment Area provides approximately 1,020 jobs to. The distribution of employment by sector includes 24% manufacturing, 10% construction, and the remaining employment devoted to other services, health care and social assistance and educational services. The current employment density is 41 jobs per hectare.

3.3 CULTURAL HERITAGE RESOURCES

As one of the oldest communities in Ontario, the City of Markham has several notable cultural resources within its boundaries including heritage buildings, stately homes or workers cottages.

The Bayview/John Visioning Area also contains several cultural heritage resources which are essential to the character of the community.

The Thornhill Shopping Centre lands located east of the Thornhill Community Centre contains a heritage building circa 1858 (The John Welsh House "Thornlea", 288 John Street). This stately home building is listed on the Markham Register of Property of Cultural Value or Interest and has been designated as a heritage building under By-law 66-94. It is currently occupied by a restaurant (Santorini Estiatorio).

The Shouldice Hospital property located at 7750 Bayview Avenue features several cultural heritage resources including:

- The McCullagh Estate House (houses part of Shouldice Hospital);
- A 1 ½ storey vinyl cladded Gatehouse and Stables (adjacent to Bayview Avenue);
- Formal Gardens;
- Stone Gates and Pillars;
- Gardener's Cottage;

PARKS AND COMMUNITY INFRASTRUCTURE

The City of Markham recognizes that the provision of a wide range of community facilities and services for its residents such as community centres, parks, day care centres and libraries as well as fire and emergency services facilitates the building of community networks, promotes community pride and enhances the overall quality of life.

4.1 PARKS, OPEN SPACE & NATURAL HERITAGE

4.1.1 PARKS & OPEN SPACE

The Bayview/John Visioning Area is serviced by several existing and proposed parks:

- Drake Park is an existing park located at the northerly boundary of the Bayview/John Visioning Area along the east leg of Royal Orchard Boulevard, east of Bayview Avenue
- Johnsvie Park is an existing park located at the southerly boundary of the Bayview/John Visioning area between the Johnsvie neighbourhood and the east/west leg of the CN Rail Line.
- William Cox Park is a new park located on the south side of Green Lane, just east of Harold Lawrie Lane
- As part of a mixed use high rise redevelopment proposal for the Thornhill Shopping Centre, a public park is proposed on the north side of John Street between the Thornhill Community Centre and Porterfield Crescent

There are Open Space Areas contained within the Bayview/John Visioning Area including:

- Open Space buffers are provided adjacent to Bayview Avenue between the east leg west legs of Royal Orchard Boulevard
- Open Space buffers are provided along the CN Rail Line in all four directions

4.1.2 NATURAL HERITAGE

The Shouldice property on the west side of Bayview Avenue contains two watercourses (Pomona Creek and an associated tributary which form part of the Upper East Don River Subwatershed of the Don River), an associated floodplain as well as valleyland along the western and southwestern portions. The watercourses provides habitat for aquatic species known to frequent the area including Blacknose Dace and Blacknose Shiner, Northern Redbelly Dace. The valleyland contains several vegetation communities including coniferous, deciduous and mixed forest communities. In addition, there are approximately 28 species of birds that have been recorded and these wooded areas provide a habitat for breeding birds



Johnsvie Park Site





Toronto's Ladies Golf Course

4.1 PARKS, OPEN SPACE & NATURAL HERITAGE



FIGURE 4. PARKS, OPEN SPACE, NATURAL HERITAGE MAP

LEGEND

- | | | | |
|---|-------------------------------|---|------------------------------------|
|  | Natural Heritage |  | Existing Trails |
|  | Open Space & Buffer |  | Greenway Linkages |
|  | Existing & Proposed Parks |  | Thornhill Community Centre Linkage |
|  | Private Outdoor Amenity Space | | |

4.2 COMMUNITY INFRASTRUCTURE & SERVICES

4.2.1 COMMUNITY CENTRE, DAYCARE & LIBRARY

The Thornhill Community Centre is located on Bayview Avenue between Green Lane and John Street. The original facility was constructed in 1980 and has undergone expansions and renovations over the years including the addition of a Wellness Centre and Seniors Centre in 2005. It contains dedicated youth space, twin ice rinks, a therapy pool, two squash courts and a cycle studio. It also contains a gym, one of three City of Markham Health and Fitness Centres, a dance and wellness studio, and the largest of the city's halls for rent, which can hold up to 500 people. The facility is also home to the Thornhill Seniors Club and Library.

The facility has been updated over the years to reflect the needs of Thornhill residents. Further exterior enhancements were added in 2018 including a new pollinator garden, lush planters, new benches, picnic tables and bicycle racks to further enhance the public space. The facility is surrounded by extensive surface parking areas which provides future opportunities for new buildings to be erected and future at grade retail space, especially along the Green Lane frontage.



EarlyON Child and Family Centre



Thornhill Library

4.2.2 SCHOOLS

Green High School is located at the Thornhill Shopping Centre. It is a private school that offers courses to students from Grade 9 to Grade 12.

Johnsview Public School is located on the south side of Porterfield Crescent, just east of Johnsview Park.



Johnsview Village Public School

4.2 COMMUNITY INFRASTRUCTURE & SERVICES



FIGURE 5. COMMUNITY INFRASTRUCTURE MAP

DAYCARES

- 1 Rocking Horse Montessori School
- 2 EarlyON Child and Family Centre
- 3 Le Club Childcare (to be demolished)

SCHOOLS

- 1 Johnsvie Village Public School

LIBRARIES

- 1 Thornhill Library
- 2 Thornhill Communit

5.1 ROAD NETWORK & ACTIVE TRANSPORTATION

5.1.1 PUBLIC & PRIVATE LOCAL STREETS

New public and/or private streets shall be planned to provide access and more connectivity for pedestrian, cycling and vehicular movements when considering redevelopment opportunities of lands, namely the Thornhill Community Centre and 300 John Street. The street pattern and design will be subject to further technical studies.

5.1.2 ROYAL ORCHARD BOULEVARD - RAMP RECONFIGURATION

Future planning shall consider opportunities to extend and reconfigure the Royal Orchard Boulevard west ramp to align with Green Lane at Bayview Avenue to:

- Consolidate access points and to improve traffic operations on Bayview Avenue;
- Improve east-west road network connectivity, from Yonge Street to Leslie Street for transit, cycling and vehicular traffic.

This improvement was previously considered as part of the redevelopment of Shouldice Hospital. In November 2020, Regional Council has agreed and recommended to transfer the jurisdiction of the Royal Orchard Boulevard ramps at Bayview Avenue from York Region to the City of Markham. The transfer of these ramps was requested so the collector road network can be reconfigured and provide improvements to planned developments in the area.

The reconfiguration of the west ramp will also eliminate the need for the east ramp and the road allowance may be repurposed.

5.1.3 BAYVIEW AVENUE WIDENING

Bayview Avenue is envisioned to be widened from Steeles Avenue to Elgin Mills Road. According to the Environmental Assessment Study completed

in 2017, the preferred plan is to widen Bayview Avenue to six through lanes, with the additional lanes purposed as transit and HOV lane. The implementation is subject to funding and as such, the timeline is to be determined by York Region.

5.1.4 JOHN STREET GO STATION

John Street GO Station is identified as a potential station on the Richmond Hill Line in the City's 2014 Official Plan, and the Region's 2022 Official Plan. Previous high-level GO Station Assessments have contemplated potential station located on a private property occupied by an existing storage facility (in the southeast of the vision area). However, Metrolinx' latest Regional Transportation Plan does not include any new station in this area. Any contemplation of a new station will necessitate a feasibility review to better understand based upon Metrolinx' initial business case criteria whether further advancement is needed. This includes considerations for:

- Ridership;
- Connectivity to key destinations;
- Travel time;
- Potential for surrounding area land value uplift;
- Affordability;
- Constructability.

The following summarizes the planned active transportation with the Visioning Area (as shown in the Active Transportation Master Plan):

- Multi-use Path (MUP) on both sides of John Street;
- Protected bicycle lanes or cycle track on Green Lane west of the CN Railway Line and bicycle
- MUP on east side of Bayview Avenue (as part of future widening plan);
- Future extension of Pomona Mills Park trail east to Bayview Avenue through the Shouldice Hospital lands. lanes on Green Lane east of the CN railway Line.

5.1 ROAD NETWORK & ACTIVE TRANSPORTATION

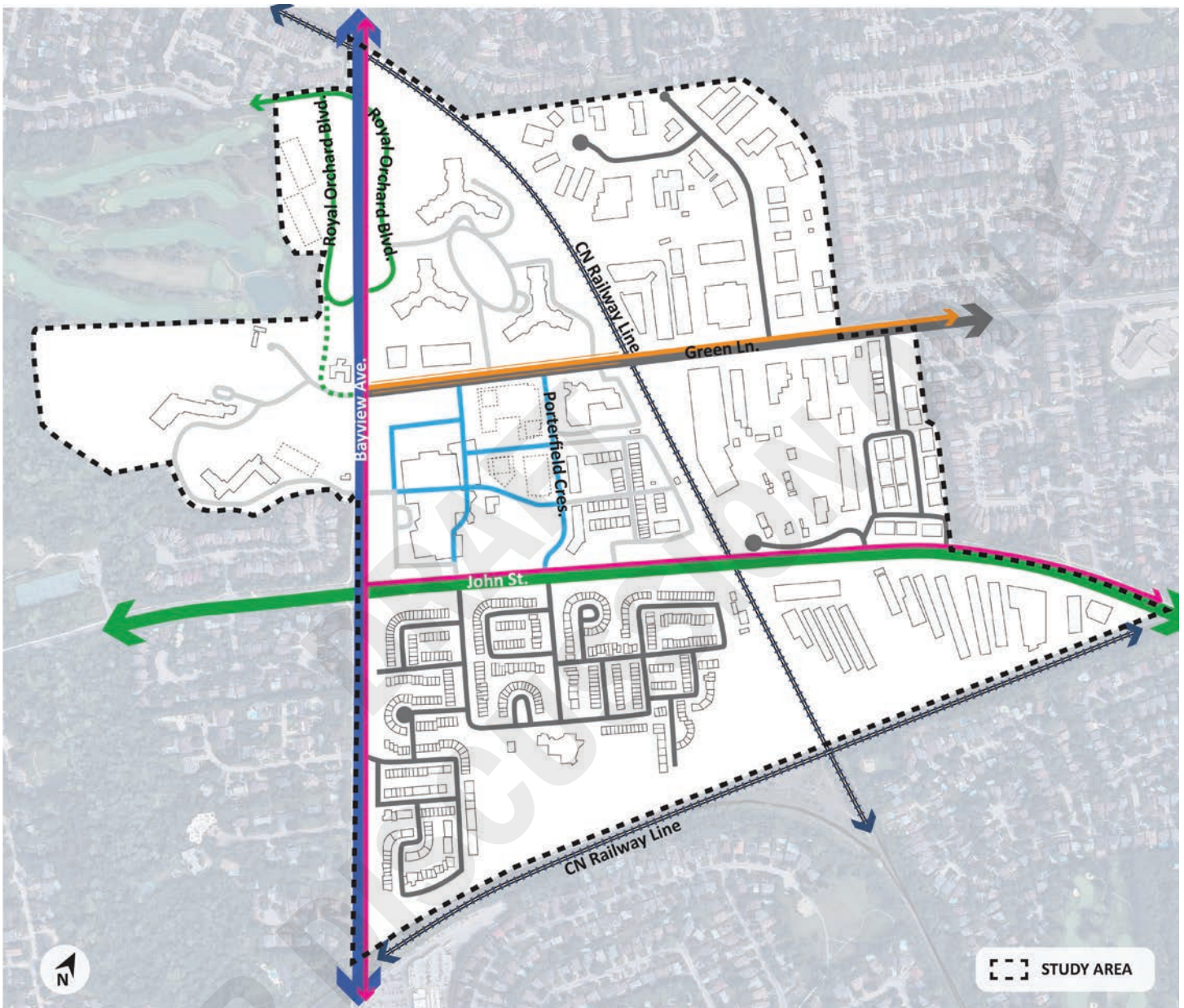


FIGURE 6. STREET AND BLOCK LAYOUT MAP

LEGEND

- | | | | | | |
|--|------------------------------|--|---|--|------------------------------|
| | Region of York Arterial Road | | Existing Public Local Road | | Proposed Bike Lane |
| | Major Collector Road | | Existing Private Local Lane | | Proposed Protected Bike Lane |
| | Minor Collector Road | | Potential Public Local Road Connections | | Railway Line |
| | Proposed Connection | | Proposed Multi-Use Pathway (MUP) | | |

5.1 ROAD NETWORK & ACTIVE TRANSPORTATION

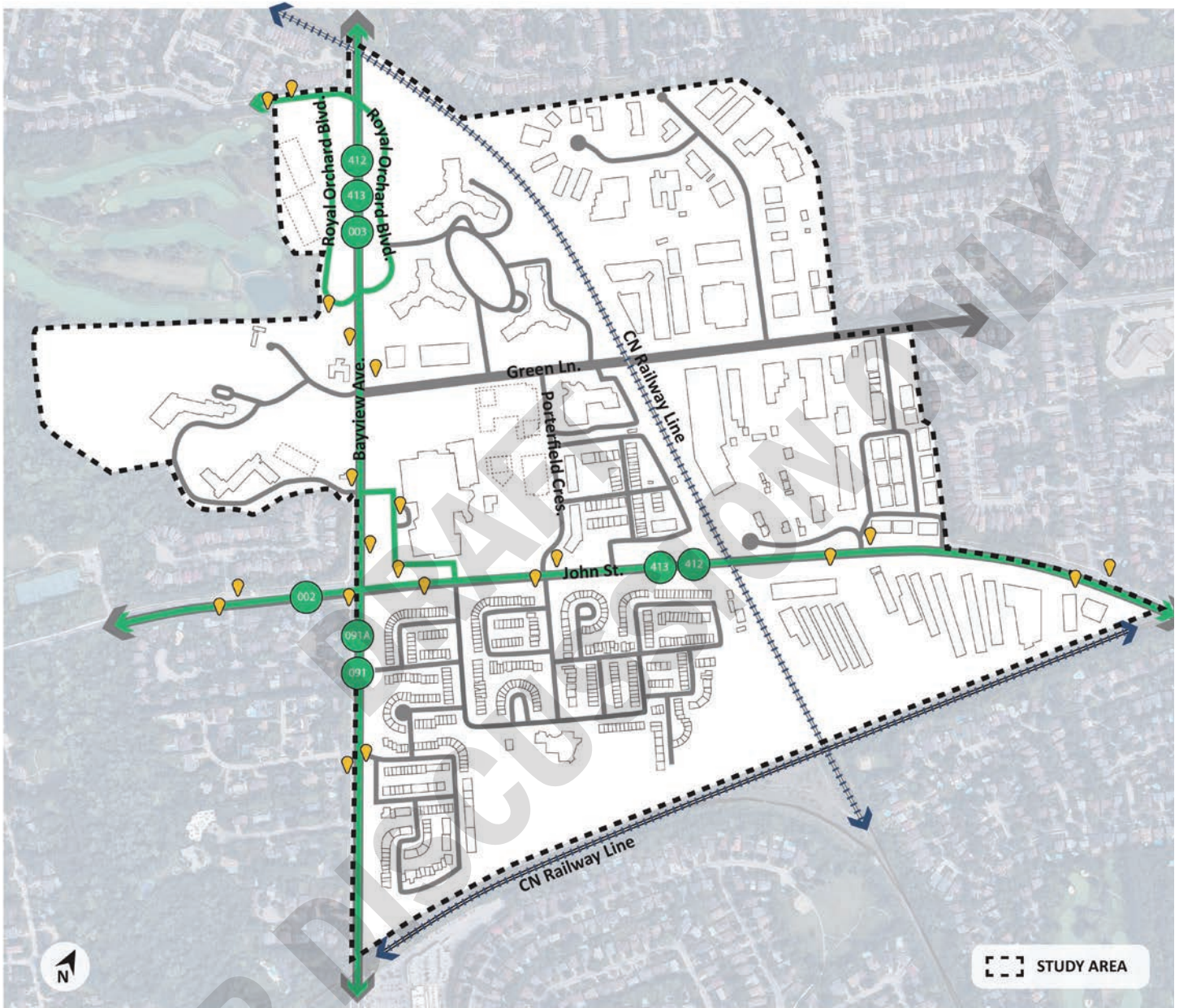


FIGURE 7. TRANSIT AND ROAD NETWORK MAP

LEGEND

- Railway Line
- YRT Bus Route
- YRT Bus Stop

6.1 DEVELOPMENT NODES

6.1.1 THORNHILL COMMUNITY CENTRE

The Thornhill Community Centre is located on Bayview Avenue between Green Lane and John Street. The original facility was constructed in 1980 and has undergone expansions and renovations over the years including the addition of a Wellness Centre and Seniors Centre in 2005. It contains dedicated youth space, twin ice rinks, a therapy pool, two squash courts and a cycle studio. It also contains a gym, one of three City of Markham Health and Fitness Centres, a dance and wellness studio, and the largest of the city's halls for rent, which can hold up to 500 people. The facility is also home to the Thornhill Seniors Club and Library. The facility has been updated over the years to reflect the needs of Thornhill residents. Further exterior enhancements were added in 2018 including a new pollinator garden, lush planters, new benches, picnic tables and bicycle racks to further enhance the public space. The facility is surrounded by extensive surface parking areas which provides future opportunities for new buildings to be erected and future at grade retail space, especially along the Green Lane frontage

6.1.2 SITE OPPORTUNITY

There are key opportunities for intensification of this area as there is potential for mixed use high rise development along the south side of Green Lane between Bayview Avenue and Porterfield Crescent (the north side of the Thornhill Community Centre and Thornhill Shopping Centre properties). These areas largely contain surface parking to service the Community Centre and Shopping Centre. There is potential for high rise development with ground related commercial uses fronting Green Lane.

Any future redevelopment of the Thornhill Community Centre should not be done in a silo – it should not be insulated from the adjoining Thornhill Shopping Centre lands located to the east. Redevelopment of both parcels should be planned in a coordinated manner with respect to land use, infrastructure and transportation.

In light of the fact that the Thornhill Shopping Centre lands is anticipated to be redeveloped prior to any redevelopment of the Thornhill Community Centre lands, any new proposal of the Thornhill Shopping Centre should provide opportunities for linkages between the two sites as well as provide for opportunities to provide activation of street frontages for existing and future roads.



Thornhill Community Centre Opportunity Site



FIGURE 8. THORNHILL COMMUNITY CENTRE OPPORTUNITIES

LEGEND

- Opportunity Site
- 300 John Street Proposal
- THCC Concept Building
- THCC Concept Towers
- Retail
- Potential Road Connections
- Proposed Parks
- Existing Buildings
- Proposed Buildings

6.2 SUMMARY

The Bayview/John Visioning Area is a key development corridor of Thornhill. It contains an important local node (Thornhill Local Centre) that serves as a focal point for the surrounding community as well as a stable Employment Area which are essential in achieving appropriate levels of employment. There are notable cultural and natural heritage resources such as those resources that currently exist on the Shouldice Hospital property. The Area has a well-developed network of parks and open space with additional park spaces to be added through proposed development applications.

The Area provides the residents of Thornhill a range of housing types, opportunities for employment, shopping, as well as personal and human services. However, there are opportunities for the Area to evolve with future intensification including mixed use high rise development, along the south side of Green Lane between Bayview Avenue and Porterfield Crescent.

Any future intensification plans will require a further analysis of the existing road and active transportation network in the Area including new public and or private streets as well as more connectivity for pedestrians and cyclists. Future planning in the Area should also take into consideration other transportation improvements such as the consolidation of access points and the southerly extension of Royal Orchard Boulevard through the Shouldice Hospital property to improve upon existing traffic conditions.

John Street has been identified a potential “TOC” Go Station on the Richmond Hill Line within the CN Rail Corridor adjacent to John Street. Should a new station in the vicinity of the Bayview/John Visioning Area be contemplated, it would be contingent upon a separate planning process to engage all stakeholders to determine the vision for the Area, including resulting land use designations and population densities.