



City Initiated Official Plan Amendment for the Milliken Centre Secondary Plan

File Number: PR 23 127618

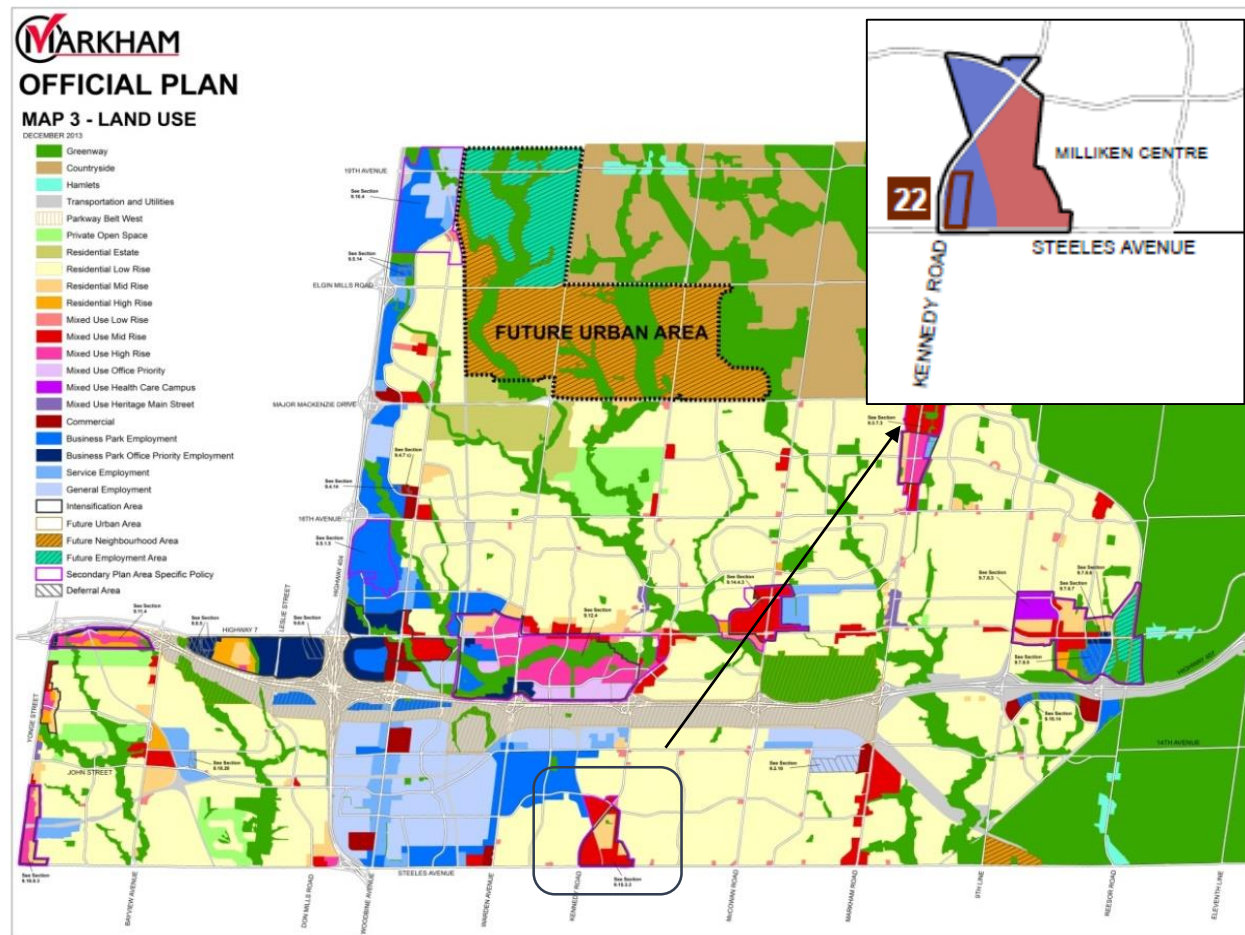
Development Services Committee

June 25, 2024

Purpose

- Provide an update on the Milliken Centre Secondary Plan process since the November 2023 Statutory Public Meeting; and
- Recommend adoption of the City initiated Official Plan Amendment for the Milliken Centre Secondary Plan.

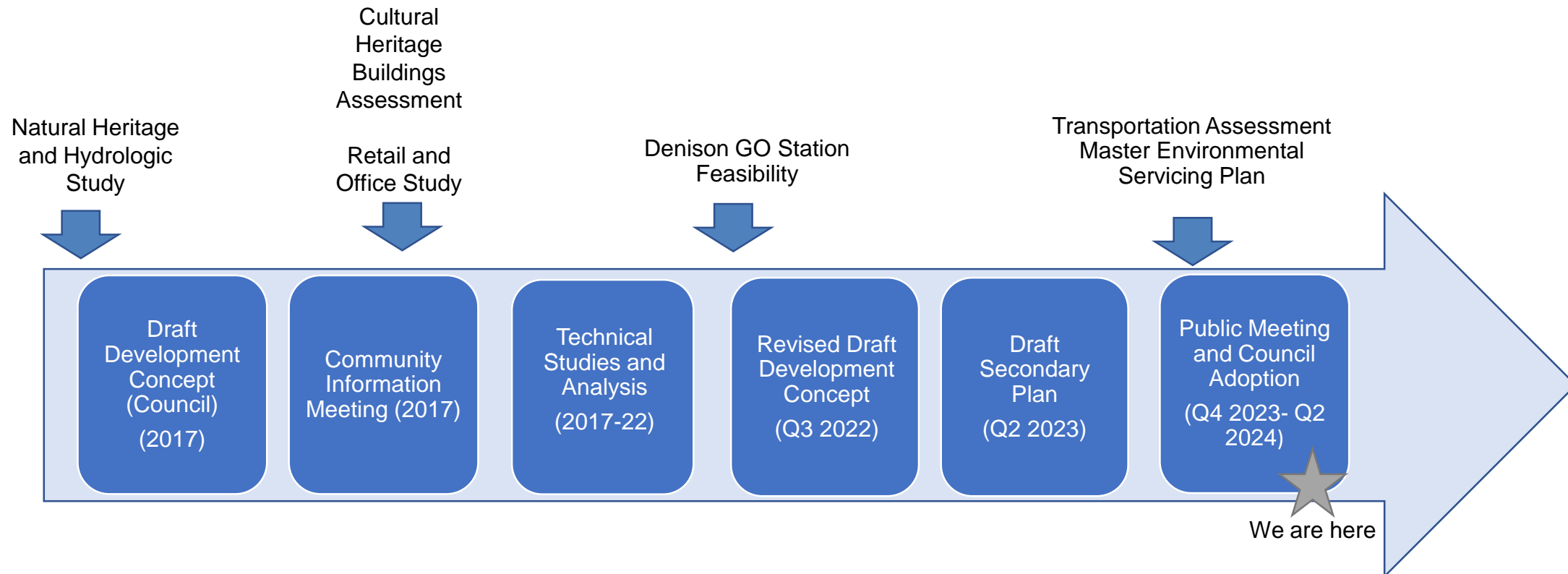
Secondary Plan Area Context



- 2014 Markham Official Plan identifies the need to update the existing Secondary Plan
- Milliken Centre Secondary Plan Area is located north of Steeles Ave. at Kennedy Road
- New Secondary Plan area is over 70 hectares and larger than Main Street Milliken Secondary Plan (OPA 144) ("Blue" illustrates additional area)
- A portion of the Milliken Go Station Major Transit Station Area (MTSA) is within the Secondary Plan Area

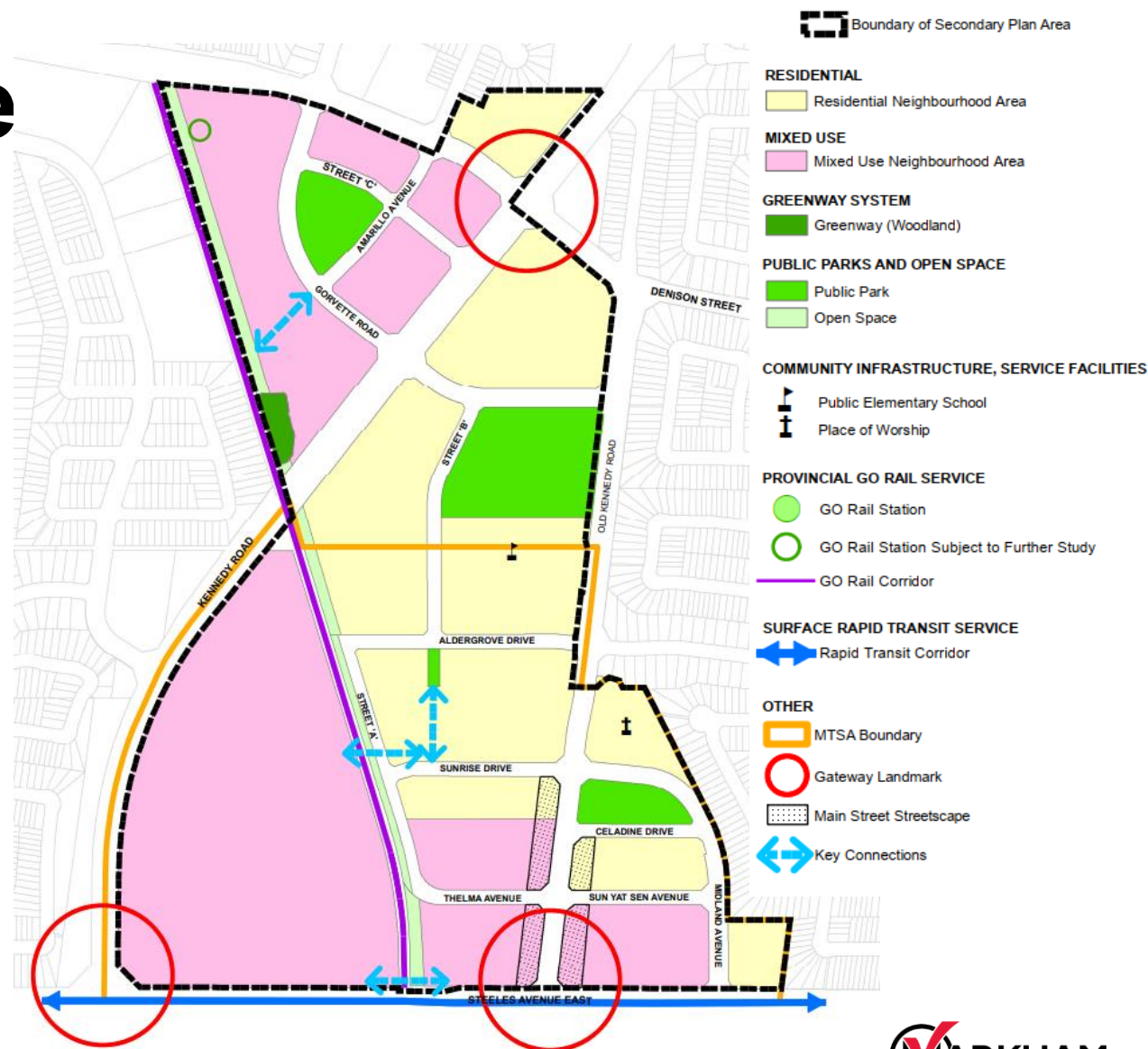


Process and Status



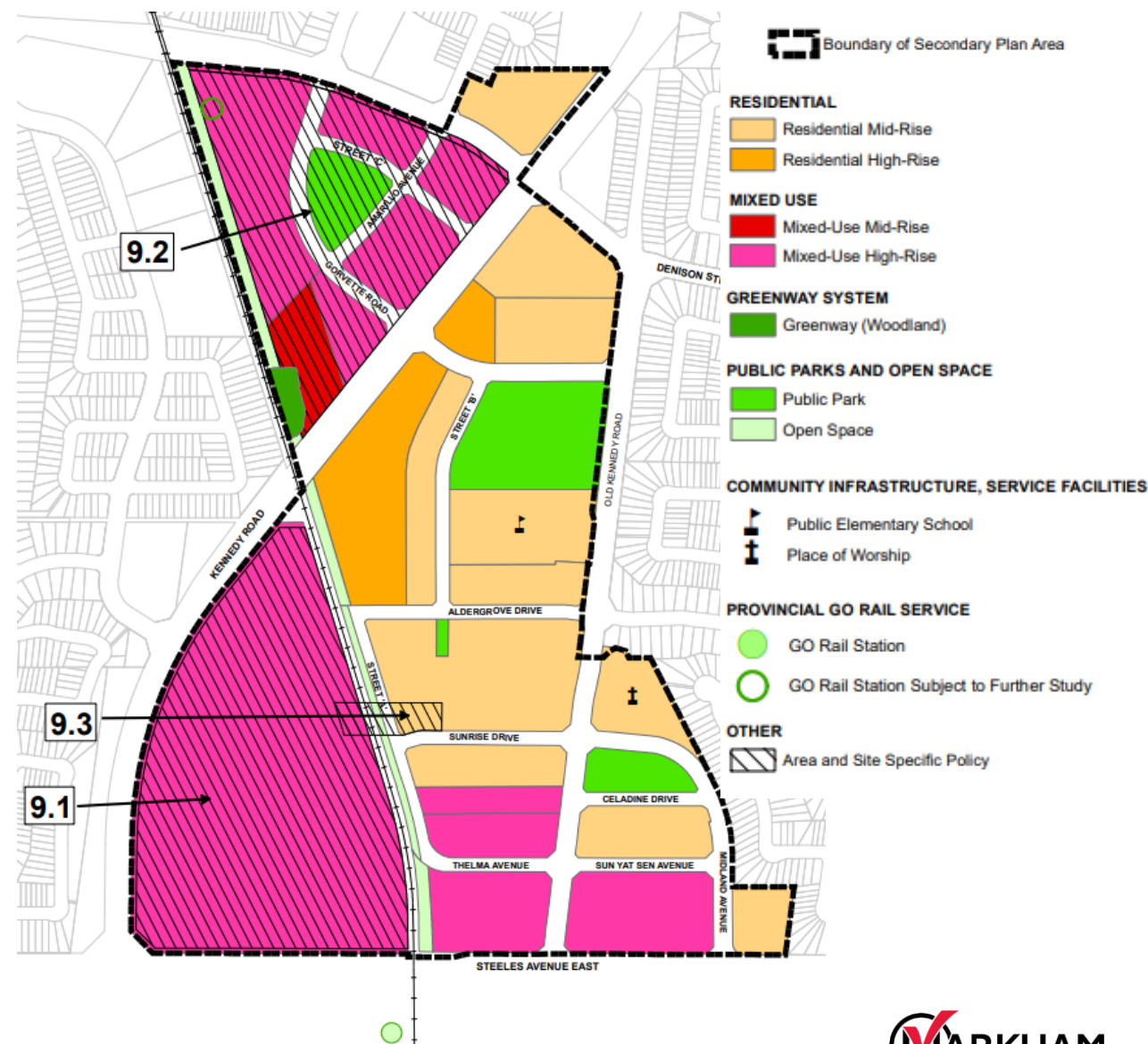
Community Structure

- Residential Neighbourhood Area
- Mixed Use Neighbourhood Area
- Public Parks and Open Space System
- Community Infrastructure and Service Facilities
- Transportation System
- Landmark Gateways
- Main Street Streetscape
- Milliken GO Major Transit Station Area



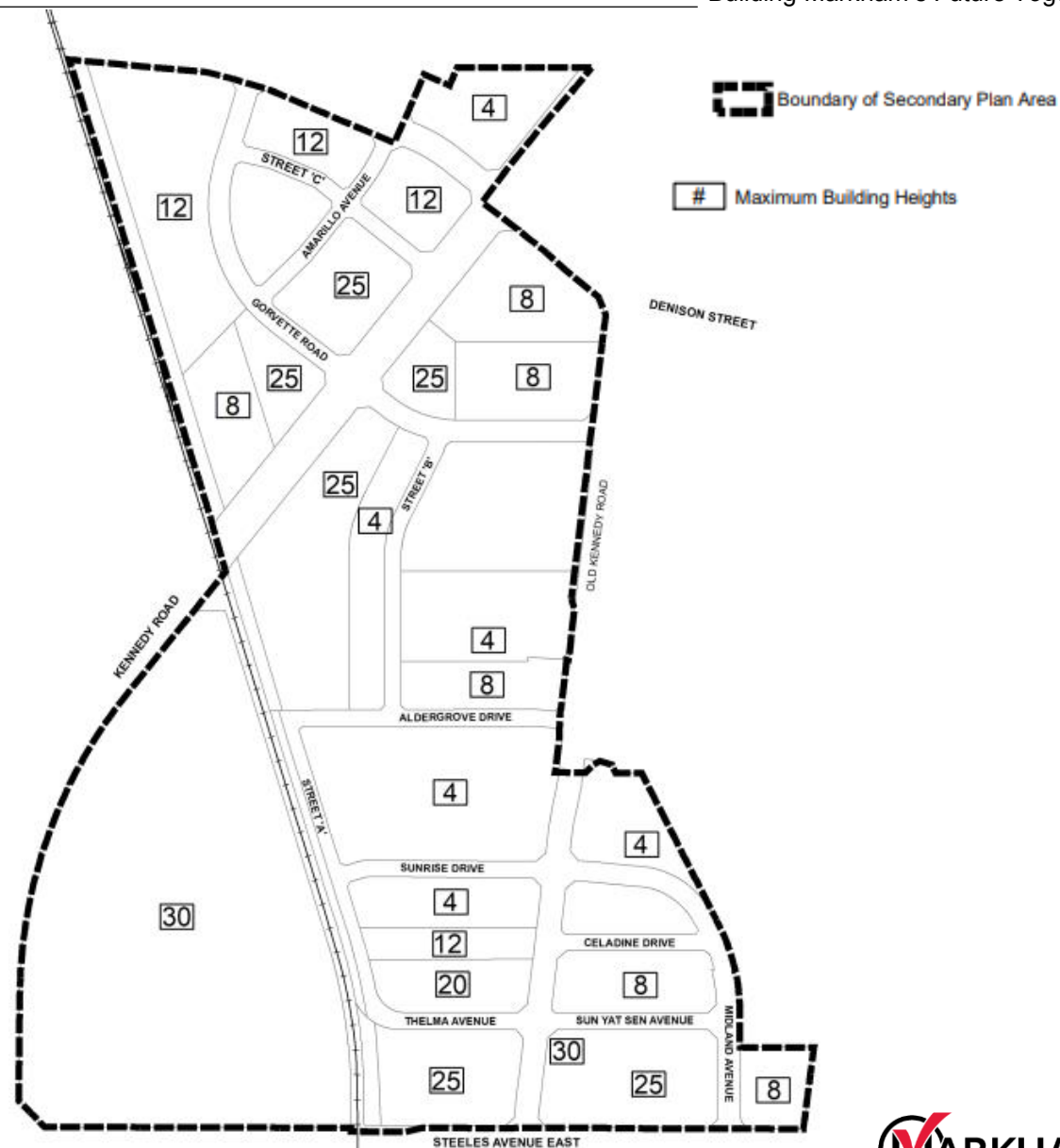
Land Use

- Minimum Population and Jobs: 17,000 people and 4,800 jobs
- Designations
 - Residential and mixed use
 - Greenway system
 - Public Parks and Open Space
- Overlays/Symbols
 - School
 - Place of Worship
 - Provincial Go Rail Service
- Area and Site-Specific Policies to allow flexibility for increased heights and densities at strategic, transit supportive locations



Heights

- Tallest buildings generally located along arterial roads (Steeles and Kennedy) followed by collector roads
- Building heights to transition downward towards established residential neighbourhoods and parks



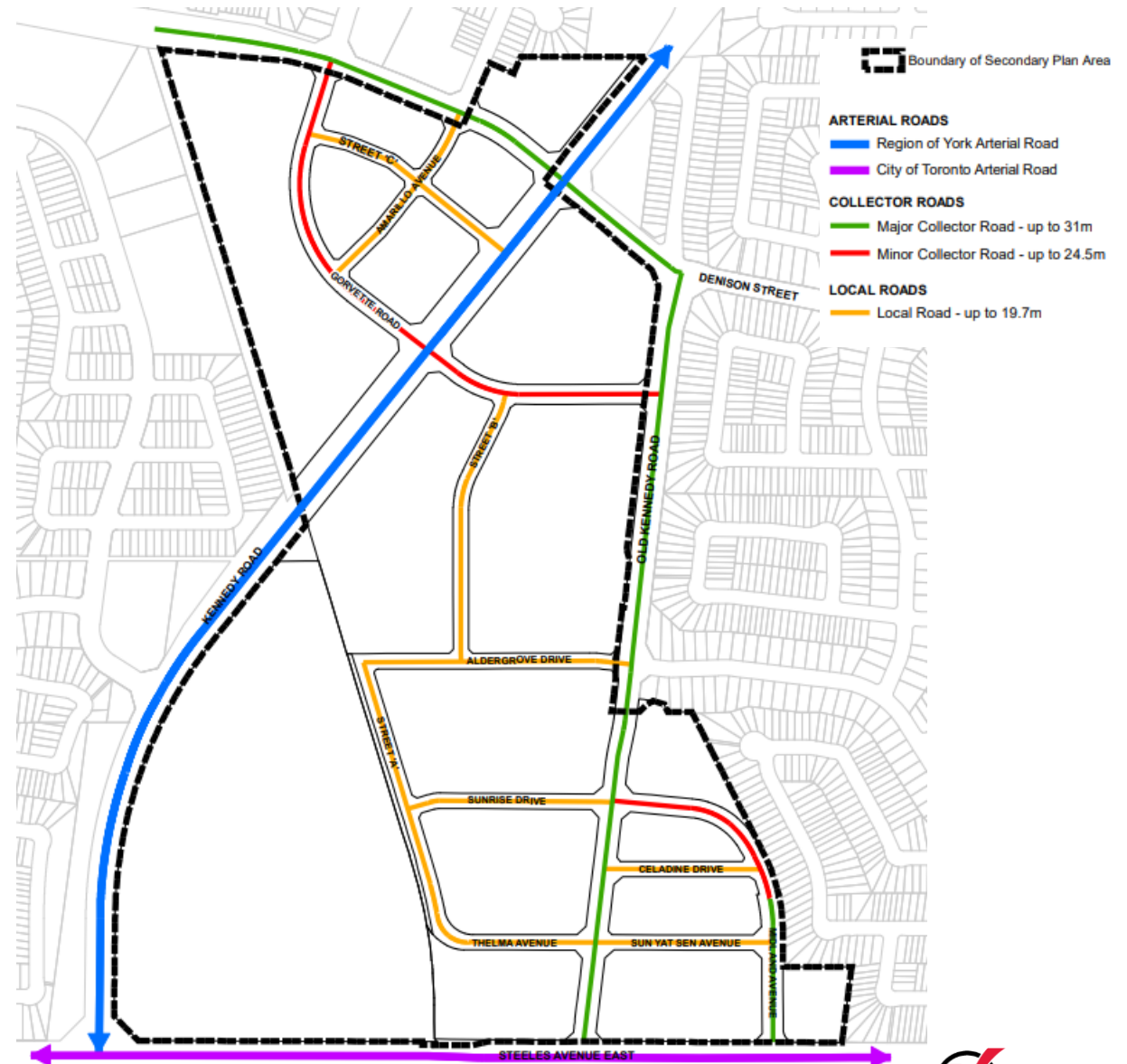
Public Parks, Open Space and Natural Heritage

- Existing natural heritage features for protection and enhancement
- Public parks provide opportunities for walkable and diverse recreational and leisure activities
- 4.6 hectares are new parkland



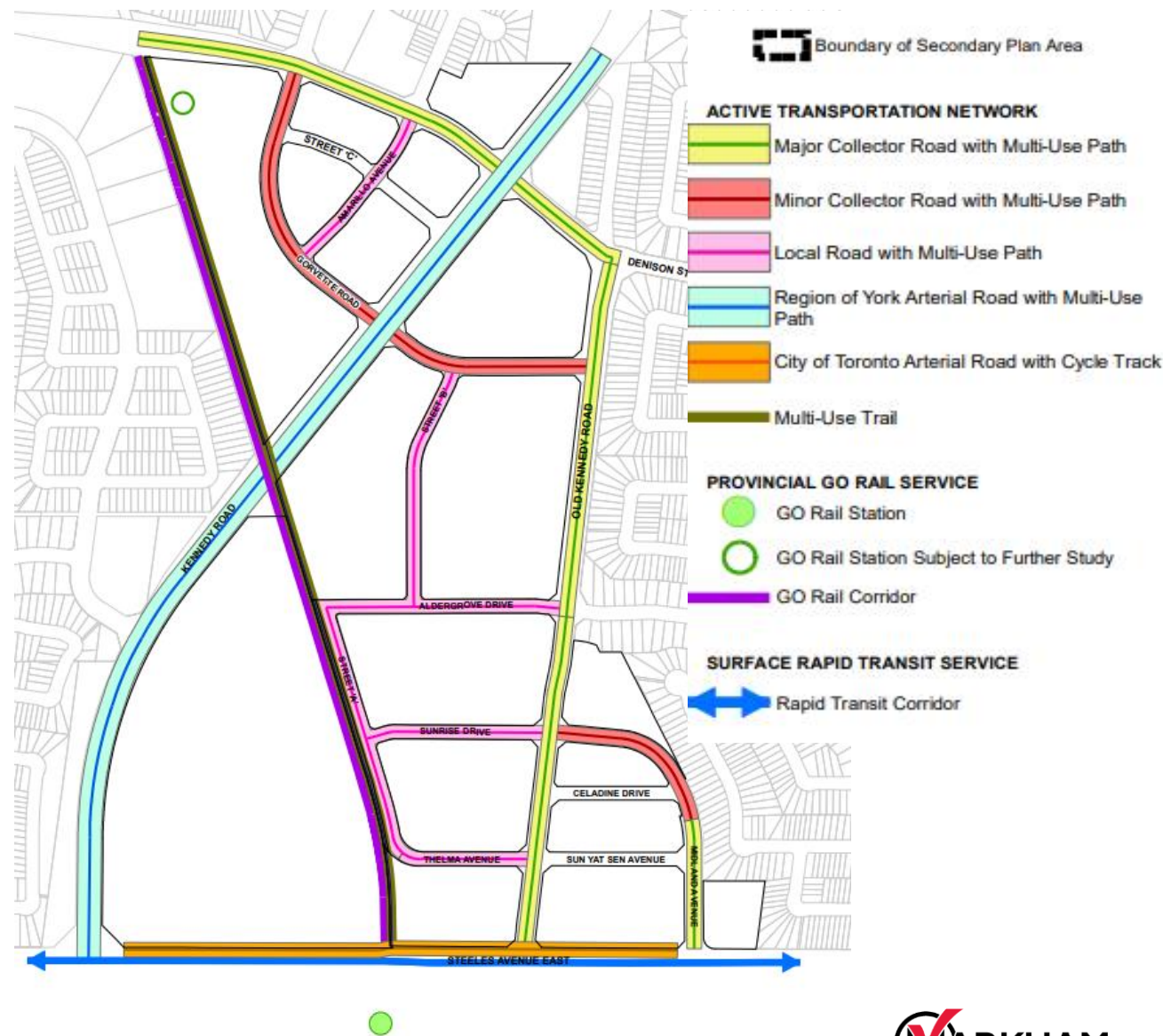
Road Network

- Road network consisting of arterial, collector and local roads to accommodate cycling, pedestrian, vehicular traffic.
- A grid of local roads to provide increased connectivity within and surrounding the secondary plan area.



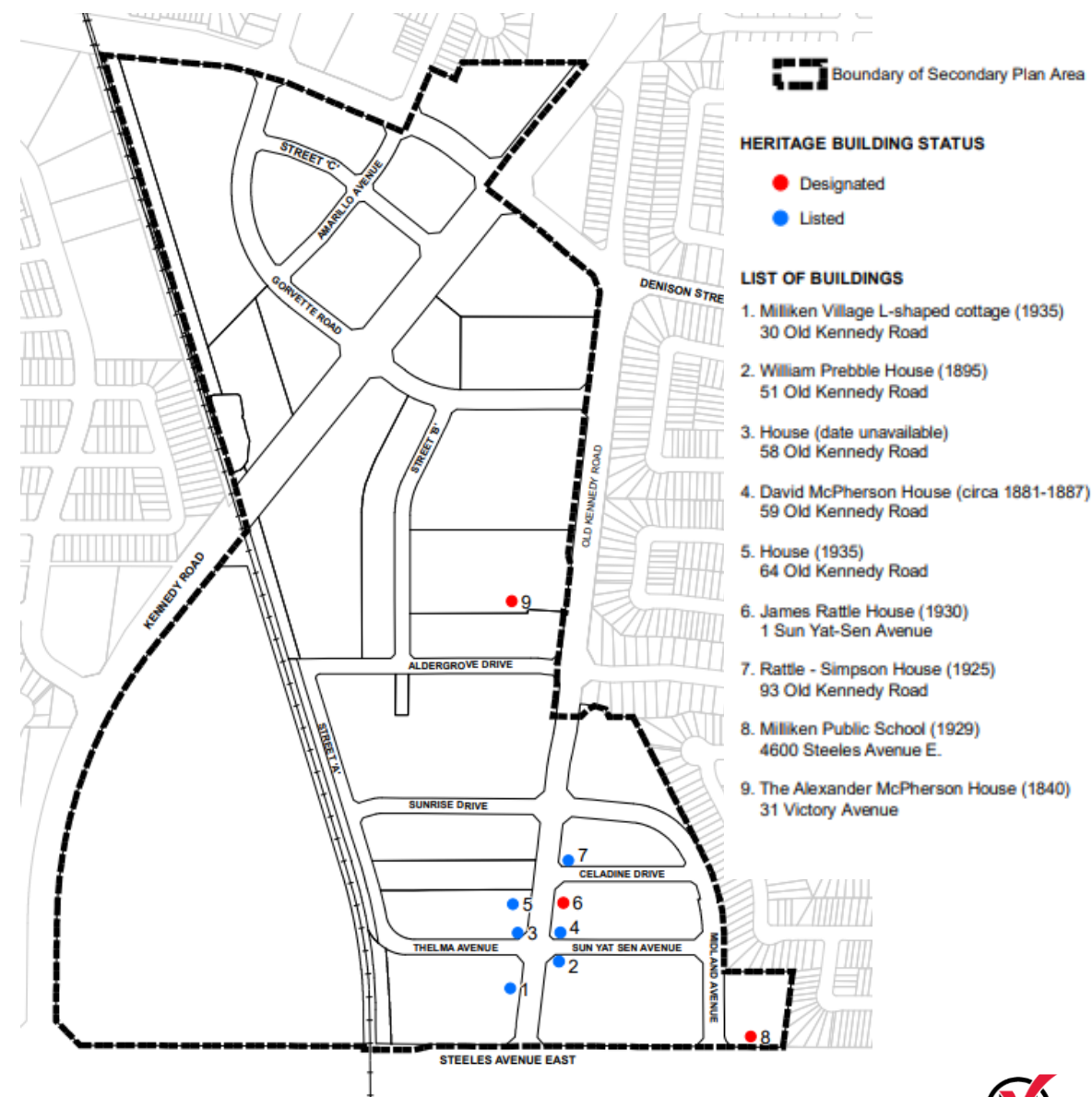
Transit and Active Transportation Network

- An interconnected transit and active transportation network
- Multi-use paths, cycle track and a multi-use trail along the GO rail corridor
- GO rail station at Milliken and a GO Rail station subject to further study at Denison



Cultural Heritage Resources

- 3 designated properties under Ontario Heritage Act
- 6 listed properties on Markham Register of Property of Cultural Heritage Value or Interest



Key Comments Received to Date

Prescribed Bodies

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

Landowners and Developers

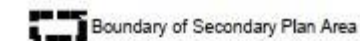
- General support of Draft Secondary Plan from Landowner Group
- More permissive approach to heights
- Flexibility in the following policy areas:
 - parkland network
 - urban design criteria for all buildings
- Stronger language to require landowners to participate in developers' group agreements and master parkland agreement.



Staff Modifications

- More Permissive Approach to Densities
- Incentivizing Affordable Housing
- Updated Phasing Policies
- Site-specific permissions 35-51 Old Kennedy Road
- Minimum parkland requirement for Pacific Mall lands
- Permissive Urban Design Policies
- Additional uses in Mixed Use-High Rise Designation





Development Applications

- 3 development applications endorsed by Development Services Committee (2,3,9)
- 2 are under review (1,4)
- 4 development applications at pre-consultation stage (5-8)

DEVELOPMENT STATUS

- Preconsultation
- Under Review
- Endorsed

LIST OF APPLICATIONS

1. SUIZA 18 149630
W Garden Corporation
186 Old Kennedy Road,
31 and 51 Victory Avenue
2. SC 18 172987
2753129 Ontario Inc.
168 Old Kennedy Road
3. SC 18 138057
2804967 Ontario Inc.
146 Old Kennedy Road
4. SC 17 160401
Neamsby Investments Inc.
130 Old Kennedy Road
5. PRCN 20 111103
5008830 Ontario Inc.
20 Thelma Avenue and 58,
76 and 82 Old Kennedy Road
6. PRCN 21 118976
Bachar Al-Ghreiwati
30 and 48 Old Kennedy Road
7. PRCN 21 135778
1933038 Ontario Inc.
4440 Steeles Avenue East
8. PRCN 21 104800
Kennedy Corners
7077 Kennedy Road
9. PRCN 22 110245
Dragon Gate (c/o Lance Gao)
35 and 51 Old Kennedy Road



Next Steps

- Council Adoption of the draft Official Plan Amendment for the Milliken Centre Secondary Plan.
- Submission of the adopted Official Plan Amendment for the Milliken Centre Secondary Plan to Planning Authority for approval.



Thank you!