



City Initiated Official Plan Amendment for the Milliken Centre Secondary Plan

File Number: PR 23 127618

Development Services Committee

June 25, 2024

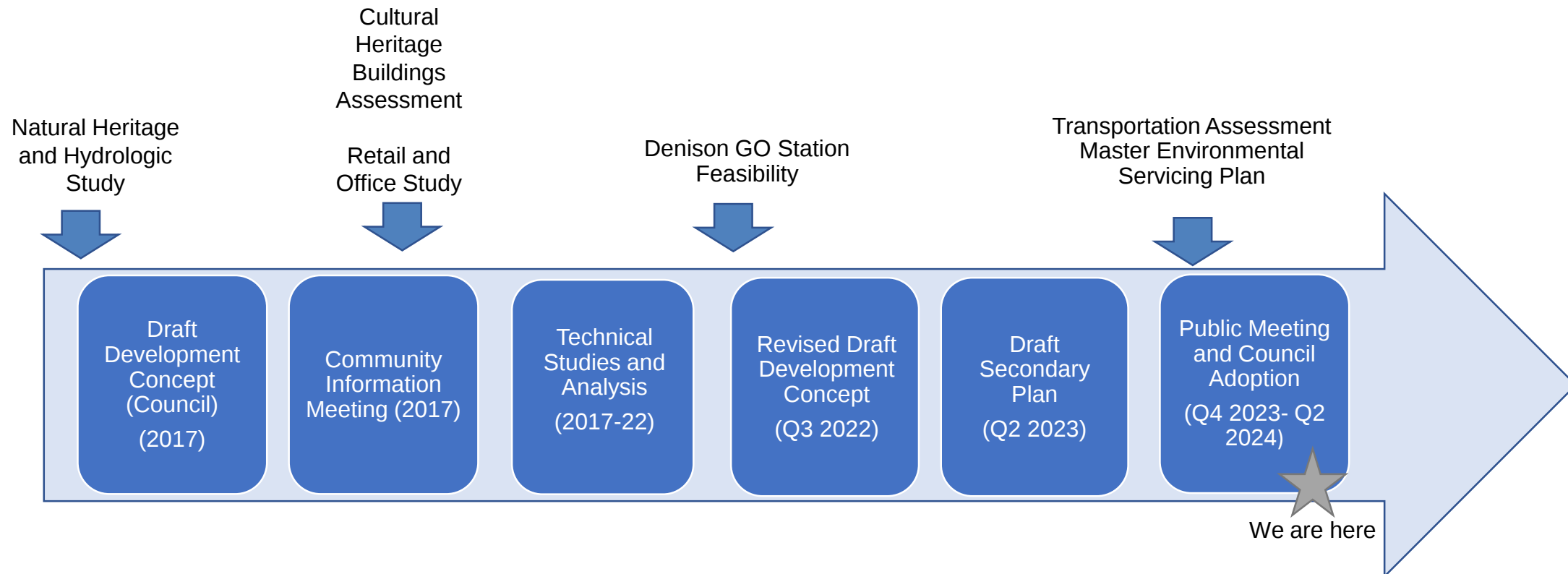
Purpose

- 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.

- 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

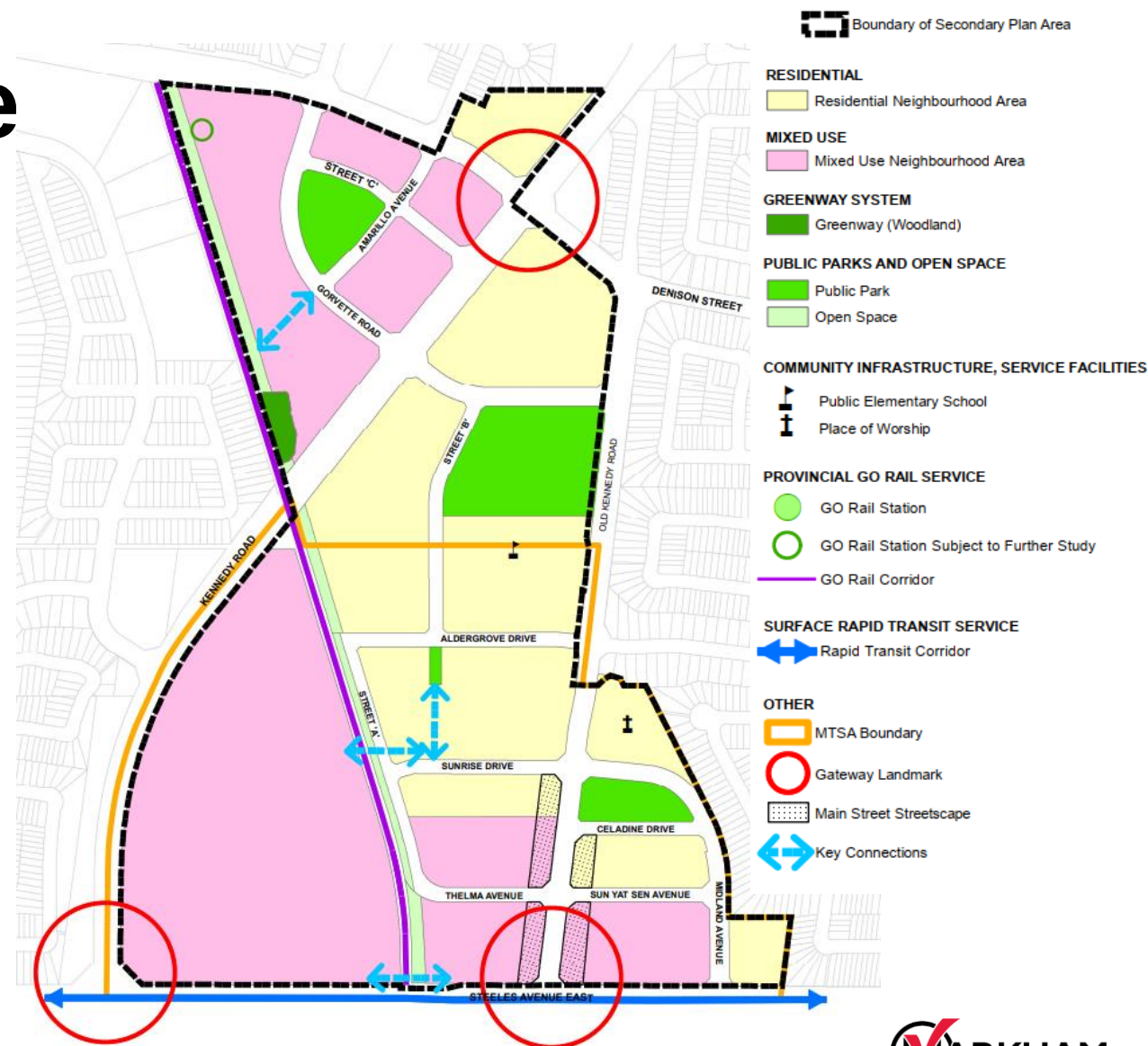


Process and Status



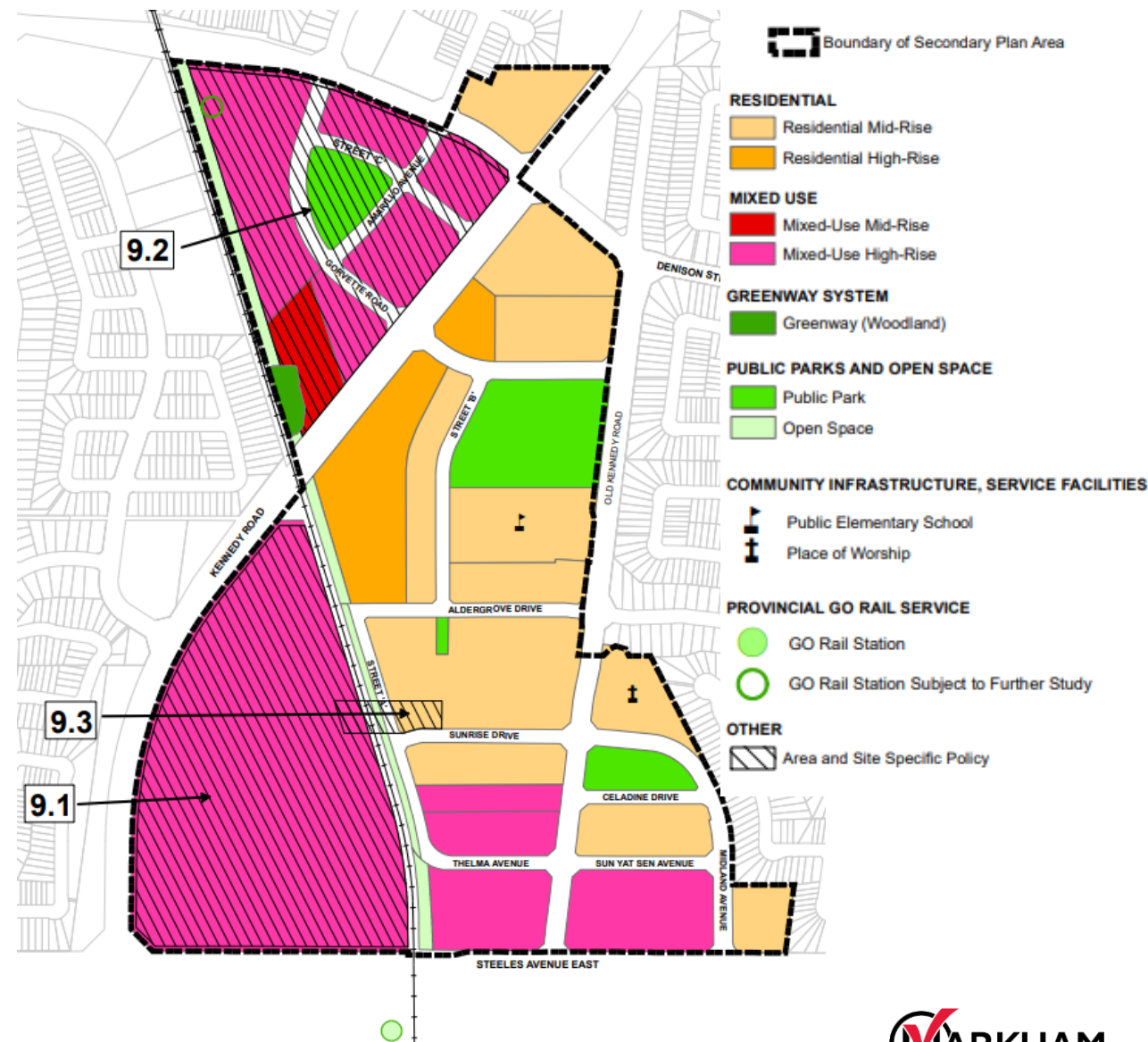
Community Structure

- 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



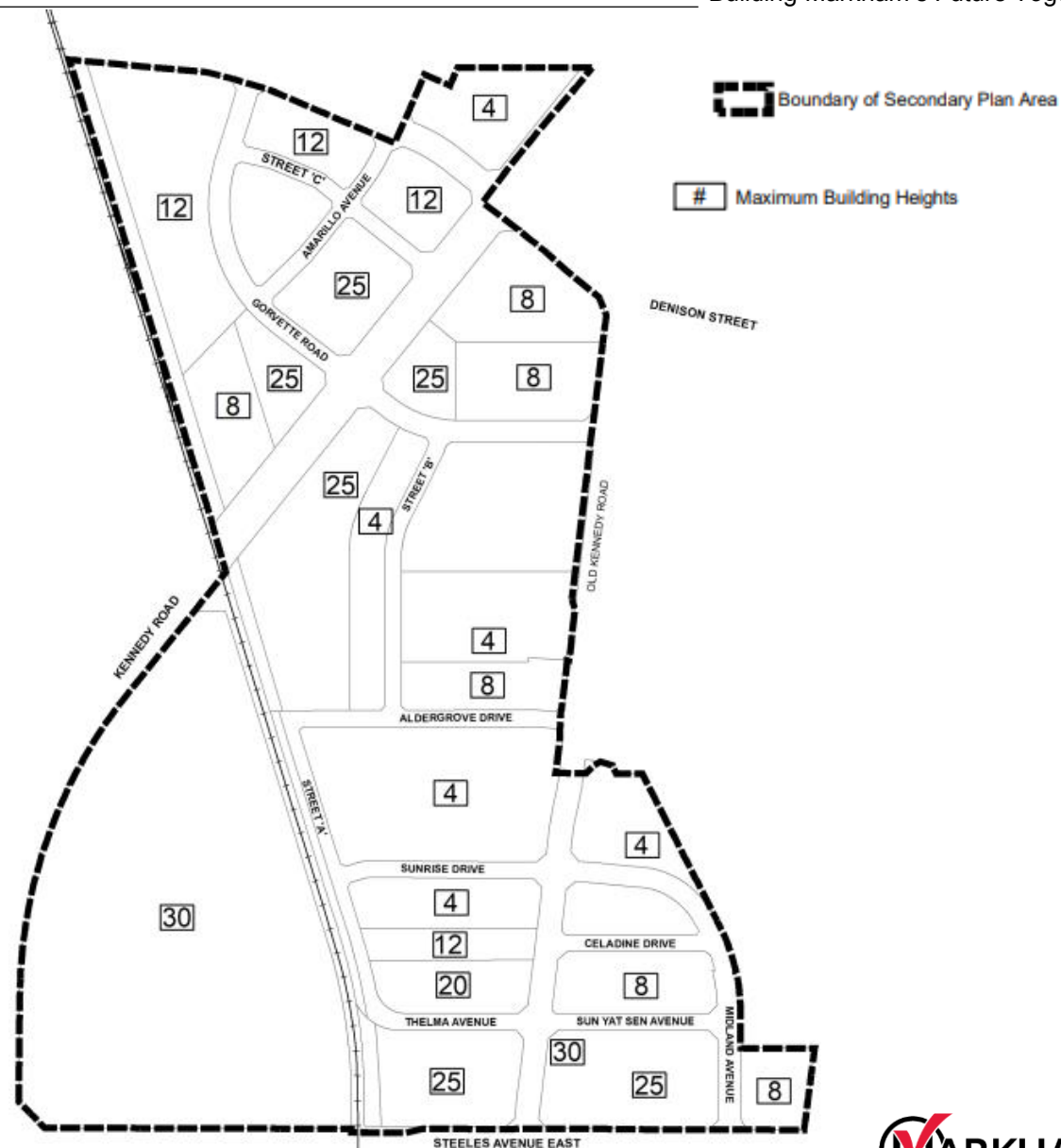
Land Use

- 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



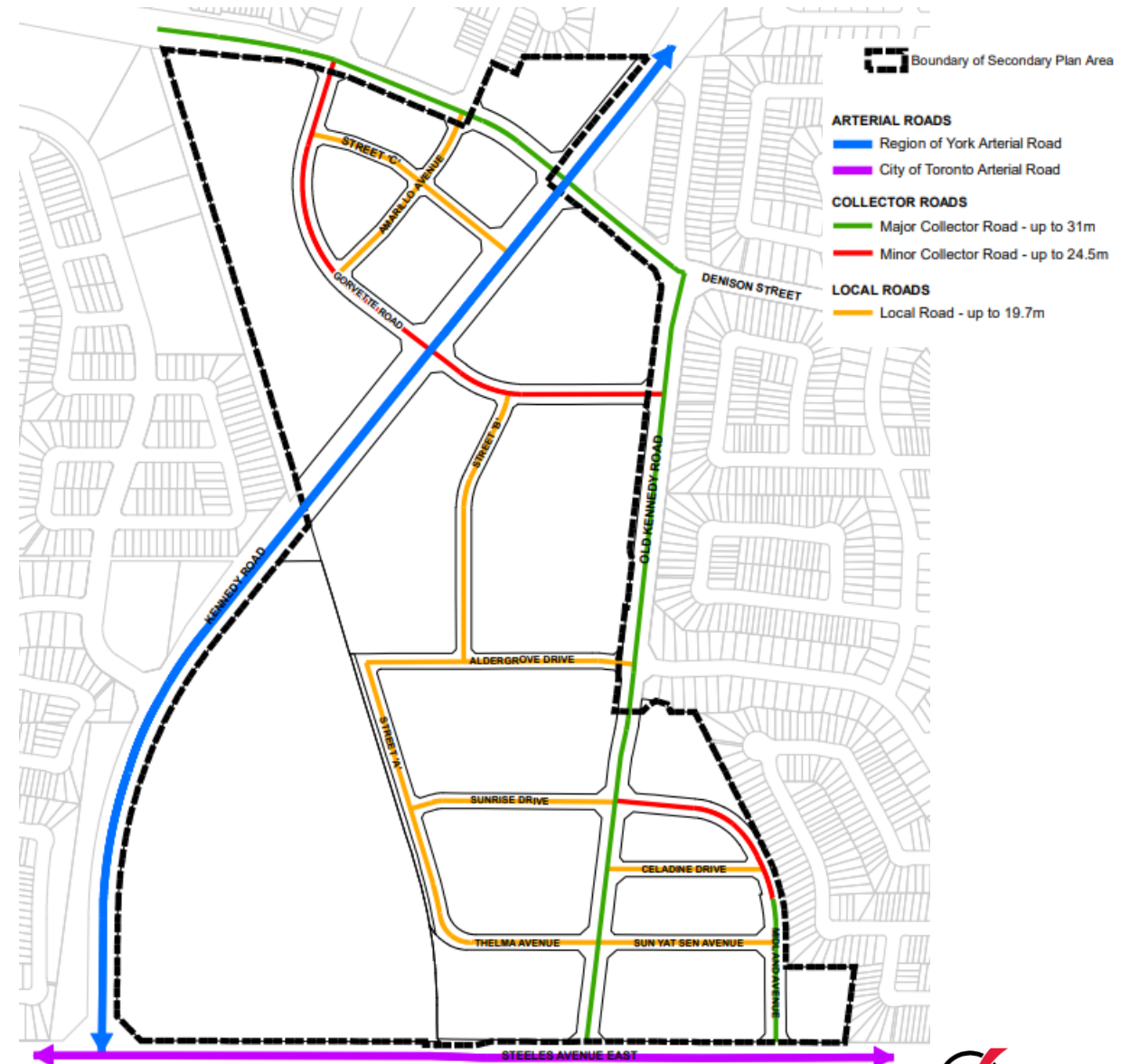
Public Parks, Open Space and Natural Heritage

- 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



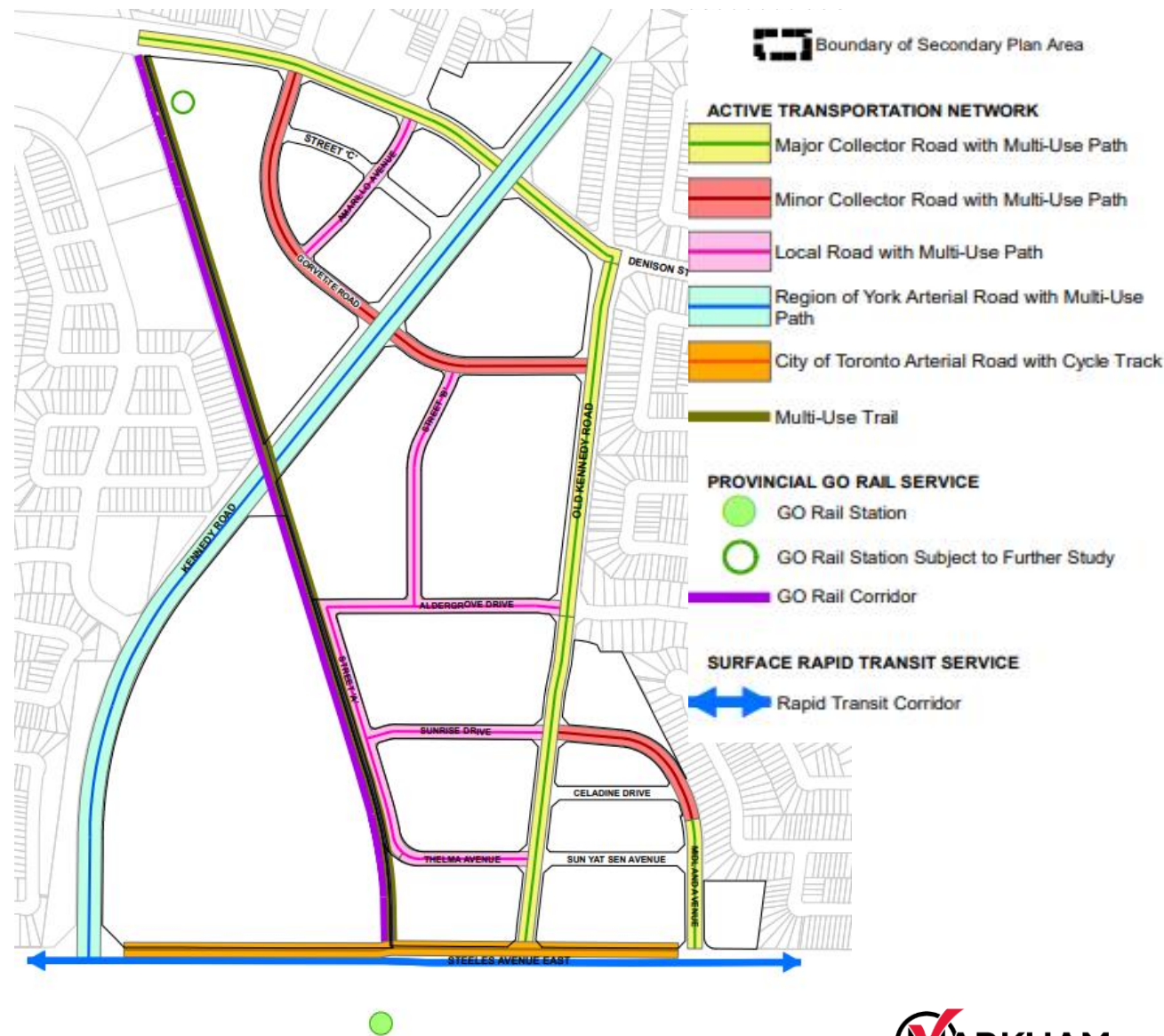
Road Network

- 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.



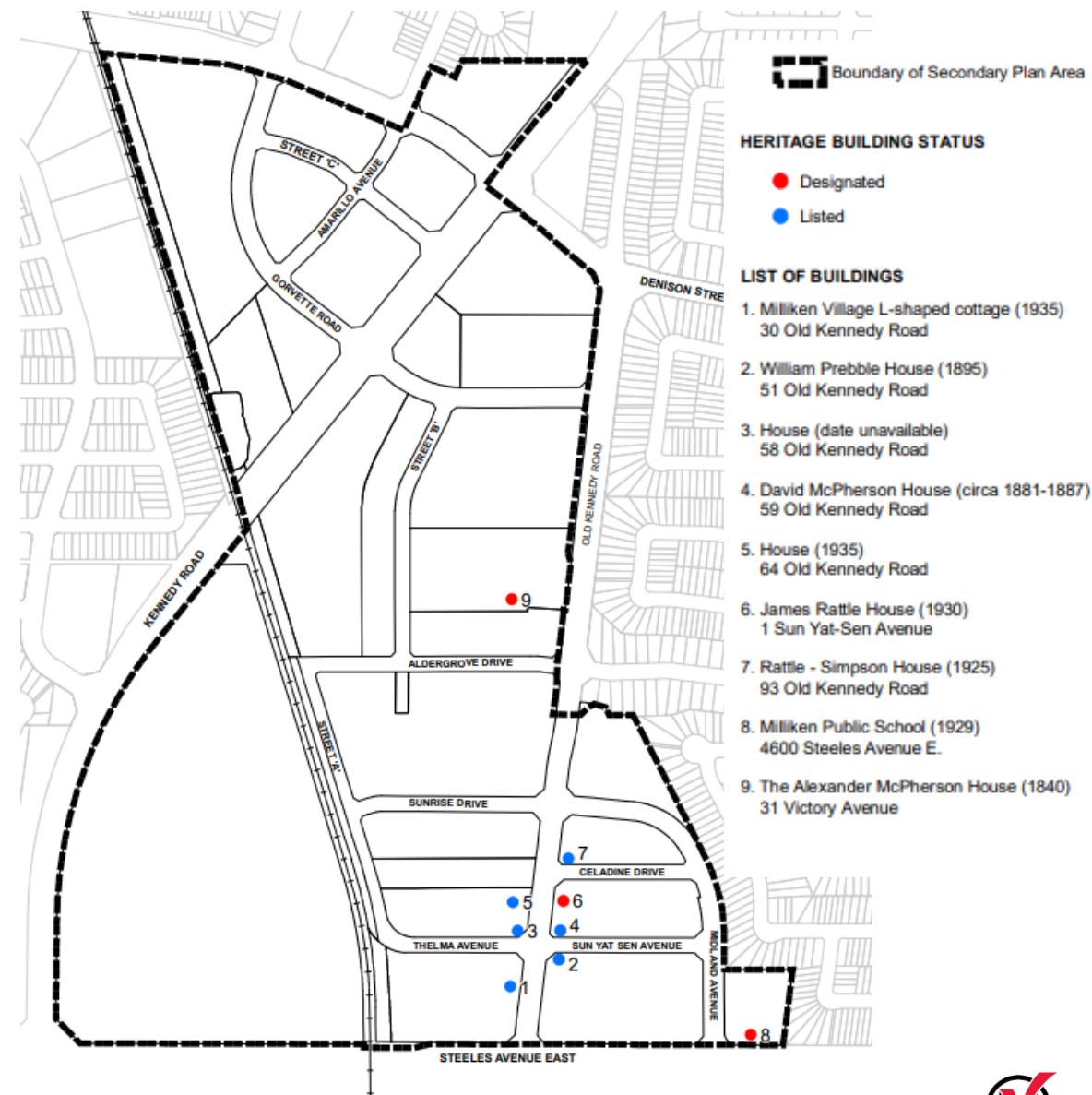
Transit and Active Transportation Network

- 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

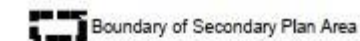
- General support of Draft Secondary Plan from Landowner Group
- More permissive approach to heights
- Flexibility in the following policy areas:
 - parkland network
 - urban design criteria for all buildings
- Stronger language to require landowners to participate in developers' group agreements and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

- SUIZA 18 149630
W Garden Corporation
186 Old Kennedy Road,
31 and 51 Victory Avenue
- SC 18 172987
2753129 Ontario Inc.
168 Old Kennedy Road
- SC 18 138057
2804967 Ontario Inc.
146 Old Kenned Road
- SC 17 160401
Neamsby Investments Inc.
130 Old Kennedy Road
- PRCN 20 111103
5008830 Ontario Inc.
20 Thelma Avenue and 58,
76 and 82 Old Kennedy Road
- PRCN 21 118976
Bachar Al-Ghreiwati
30 and 48 Old Kennedy Road
- PRCN 21 135778
1933038 Ontario Inc.
4440 Steeles Avenue East
- PRCN 21 104800
Kennedy Corners
7077 Kennedy Road
- 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!