

Agenda for CIM #2

6:00 pm – 6:45 pm | Presentation

- Agenda & Meeting Objectives
- How to Participate
- Introductions
- What we Heard
- Land Use/Built Form Options

6:45 pm - 7:10 pm | Question Period

7:10 pm - 8:00 pm | Public Open House







Purpose of CIM #2

The purpose of CIM #2 is to:

- Present the Vision and Guiding
 Principles based on feedback received during CIM #1 (January) and the
 Visioning Workshop (February);
- Provide an overview of the draft land use and built form concepts; and
- Provide an opportunity for attendees to provide feedback on the draft land use and built form concepts.



How to Participate

There are three ways to participate in CIM #2.

- If you are joining in person:
 - Fill out a comment card and submit to the Project Team.
 - Ask a question during Q&A period
 - Connect with the Project Team during the Open House.
 - If you are joining virtually:
 - Submit a question through the Zoom chat.



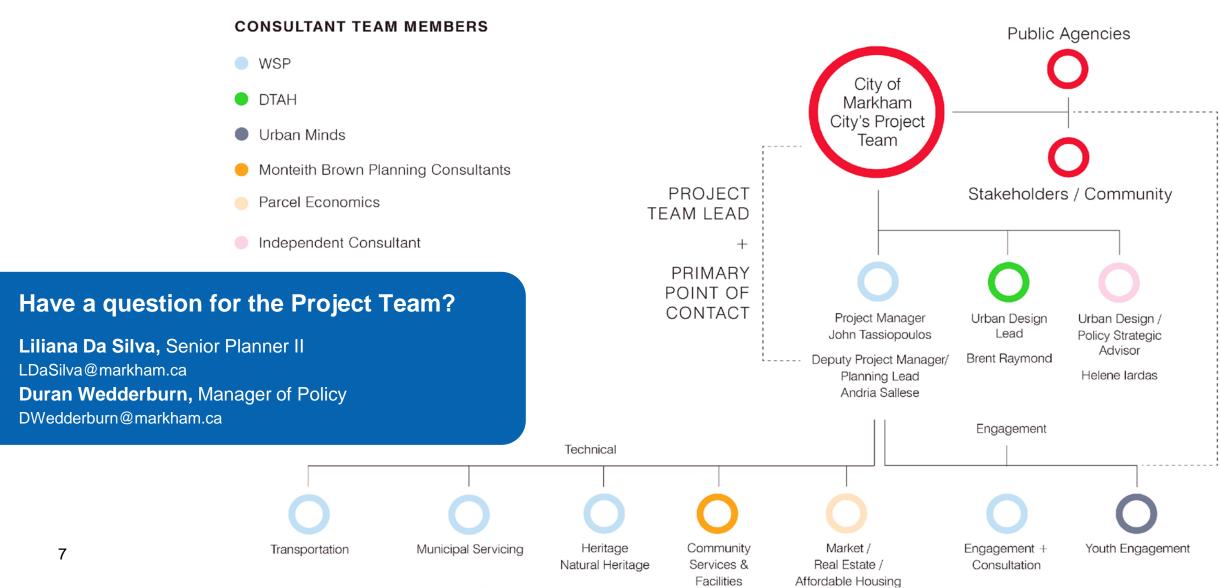
Project Overview







Project Team



Study Timeline



Q1 2022 - Q2 2022

Q2 2022 - Q4 2022

Q4 2022 - Q2 2023

Phase 1 Phase 2 Phase 3

Project Initiation

- Project Initiation Meeting
- Meeting with Communications
- Meeting with CAO & Commissioner
- Draft Communications& Engagement Plan
- Kick-off presentation to DSC (#1)

Background Review, Data Collection & Assessment

- Final Communications &Engagement Plan
- Existing Conditions Report
- Study Webpage Launch

Vision & Guiding Principles, Draft Development Concept, & Interim Report

- Community Information Meeting #1 and Visioning Workshop
- Draft Development Concepts
- Community Information Meeting #2
- Agency/Stakeholder Meetings
- Interim Report & Engagement Summary
- Presentation to DSC (#2)

Draft Transportation & Municipal Services: Analysis & Recommendations

Phase 4

- Transportation Assessment
- Multi-modal Transportation Analysis
- Municipal Servicing Analysis
- Agency/Stakeholder Meetings

Phase 5

Final Development Concept(s) and Reports

- Final Study Report & Development Concepts & Urban Design Guidelines
- Community Services & Facilities Strategy
- Multi-modal Transportation Report & Servicing Report
- Final Study Report to DSC (#3)

What is a Secondary Plan?

Secondary Plans establish local policies to **guide growth** and change in a defined area, resulting in the **creation of complete communities**, which may include employment areas, while ensuring adequate **public infrastructure** and **environmental protection**.

Secondary Plan policies **implement** the **objectives** and **policies** of the Official Plan to **fit local contexts** and are adopted as amendments to the Official Plan. The Markville Secondary plan will reflect the aspirations of the community and will be founded on technical analysis and studies to support the **Secondary Plan policy framework**.

What We Heard



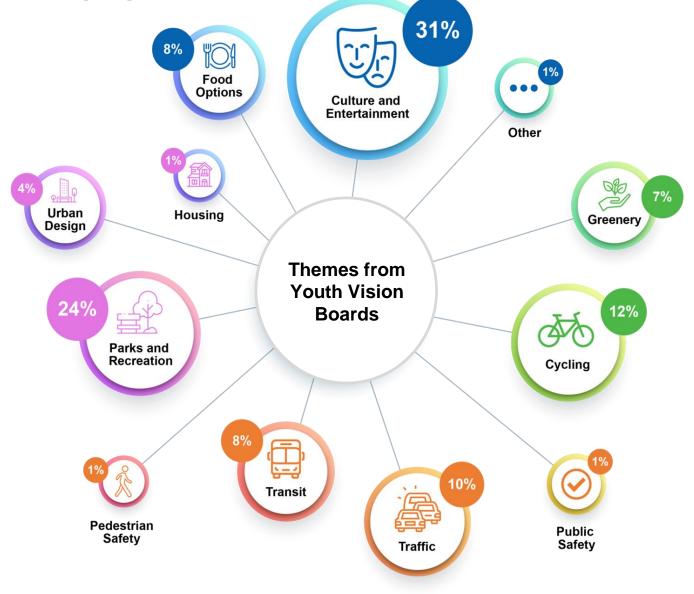




What We Heard from Youth Engagement

A Youth Visioning Workshop was hosted on November 17th, 2022 at Markville Secondary School.

Students were asked to sketch their observations of the Study Area.
Recording their observations on Vision Boards. Feedback included more entertainment and recreational spaces and facilities, more trails, better traffic calming, as well as better access to transit & food options.



What We Heard at CIM #1

CIM #1 was **hosted virtually** on January 19th, 2023 and was attended by **over 100 participants**



We asked questions to the public using the **digital tool Mentimeter** and heard that Markville is an important location for **recreation**, **transportation**, and **shopping**, specifically the **Markville Mall**.

We also heard there is a desire for better connectivity and safe transportation options, and emphasis on protection of the natural environment and employment opportunities.



What We Heard at the Visioning Workshop

The Visioning Workshop was **hosted virtually** on February 3rd, 2023 and was attended by **over 90 participants**



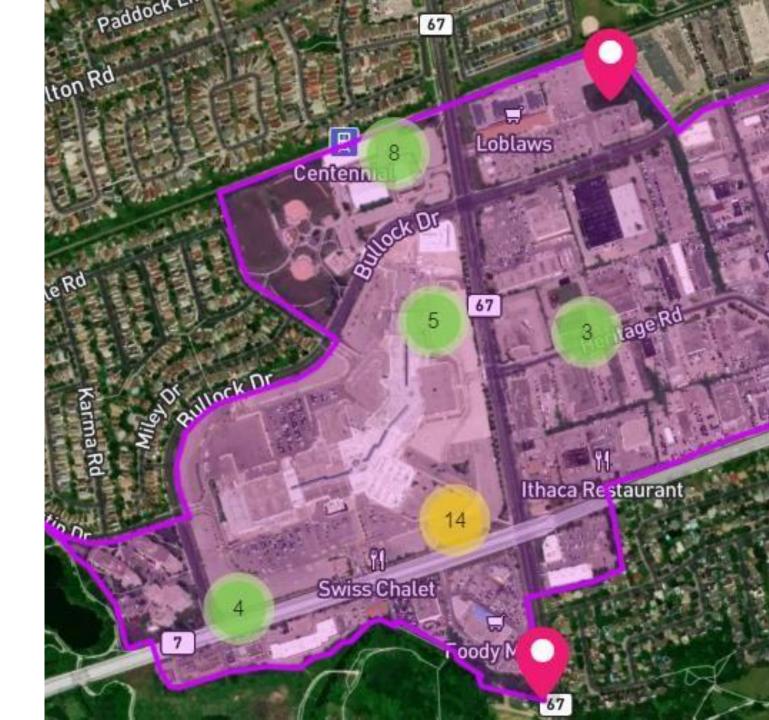
We heard that transportation, mobility, connectivity and environmental sustainability are important opportunities, and that there is a need for spaces to strengthen social connections and encourage active transportation.



What We Heard Online

The Your Markville Places Tool is an interactive map on the project webpage used to collect feedback from the public.

The project webpage has received over 2,500 visitors, with 30+ visitors to the guestbook and 500+ visitors to the Your Markville Places tool.



Vision & Guiding **Principles** for Markville







"Markville will be a vibrant destination for culture and entertainment in a connected community with a mix of uses and access to frequent transit and active transportation options. The area will offer important community amenities and public spaces, and preserve employment lands and economic landmarks that are an important part of the community while enhancing green spaces and sustainability."







8 Guiding Principles provide direction for the development of concept plans and policy

- Create a complete community with a range of mixeduse housing appropriately integrated with employment land uses
- 2. Integrate Markville Mall through connectivity with mixed-use residential in key Secondary Plan locations





Guiding Principles

- 3. Create pedestrian and cycling friendly streetscapes throughout the Markville Secondary Plan area
- 4. Connect and enhance parks, green spaces and the public realm to existing parks and adjacent open spaces for future and current residents and visitors
- 5. Ensure interconnected and permeable complete streets that accommodate active transportation





Guiding Principles

- 6. Support the establishment of Markville as a node and key development area in Markham and York Region
- 7. Leverage present and future higher order transit facilities and connections to them
- 8. Create fiscally viable development and **affordable housing** opportunities







Draft Land Use and Built Form Options







Approach to Developing Options

Public Realm Plan

Overall Intensity

- Streets and Blocks
- · Parks and Open Spaces
- Active Transportation Network

Distribution of Mixed Use, Employment Built form and site arrangement tests:

Land Use + Built Form

- Organization of Buildings
- Location of Tall Buildings
- Building Shapes
- Tower Separation

To consider:

- MTSA minimum growth target: 200 ppj/ha
- Extent of redevelopment
- Relationship between density, parks/open spaces, CSF, infrastructure, other variables

Draft Land Use and Built Form Options

Product of the above

Public Realm

Streets and Blocks





Parks and Open Space





Plazas





Built Form

Low-Rise





Mid-Rise





High-Rise



Land Use

Residential





Retail





Community

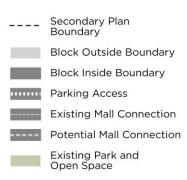




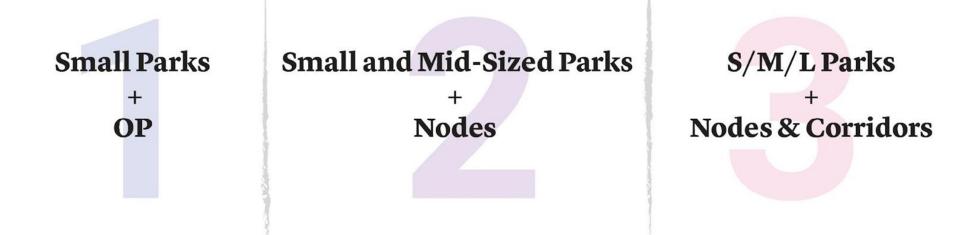
Employment

Transportation Network and Connections

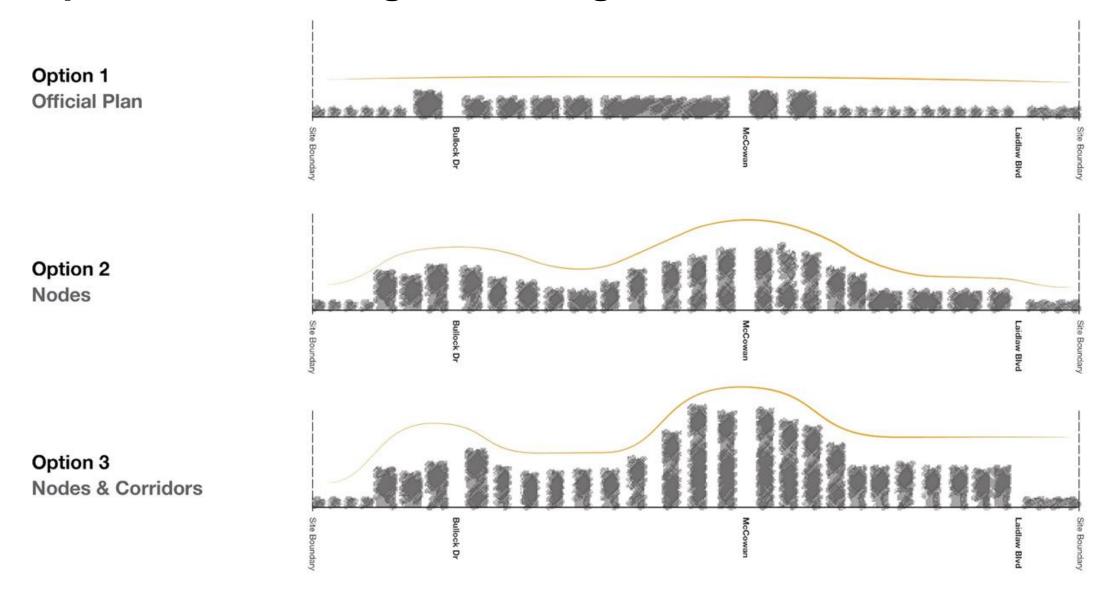
Existing Mid-Range Full Build Out



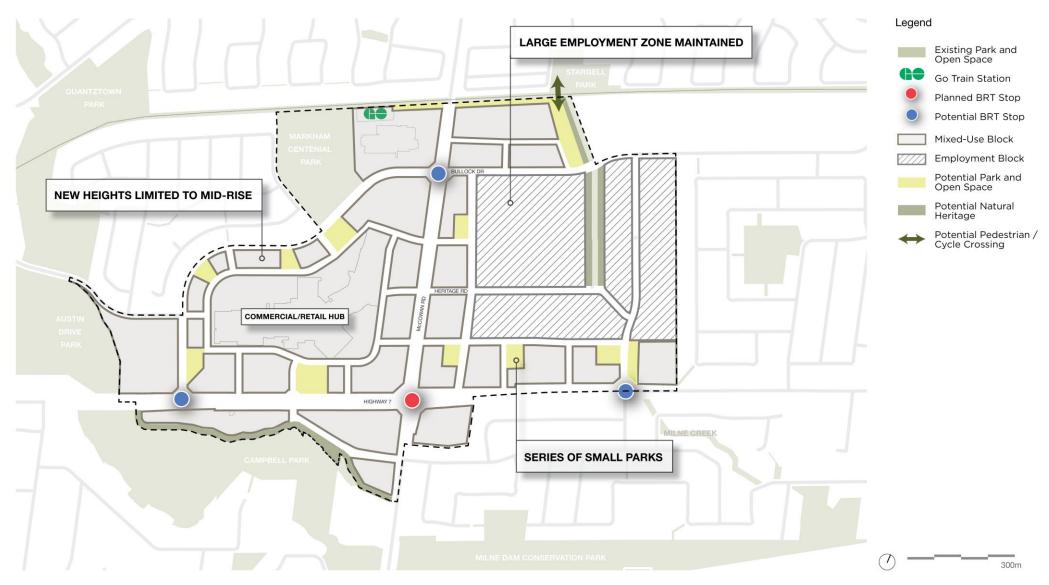
Draft Land Use and Built Form Options



"Napkin Sketch" Heights Strategies



Option 1 – Official Plan (Baseline)



Option 1 – Parks and Open Spaces

- Dispersed small-sized parks
- Natural heritage improvements around Campbell Park and Milne Creek
- 3.7 ha of new parks







Option 1 – Built Form

- Mainly mid-rise building heights
- Employment up to 4 storeys
- Lands south of Highway 7
 & East of McCowan
 subject to height
 provisions in the Special
 Policy Area



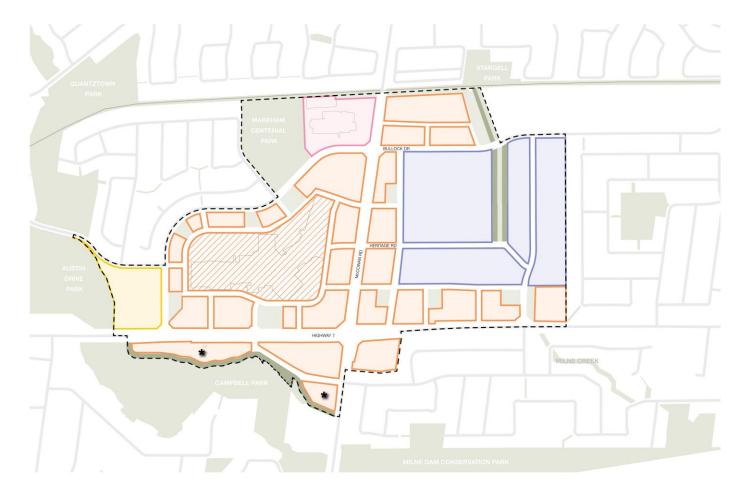




Option 1 – Land Use

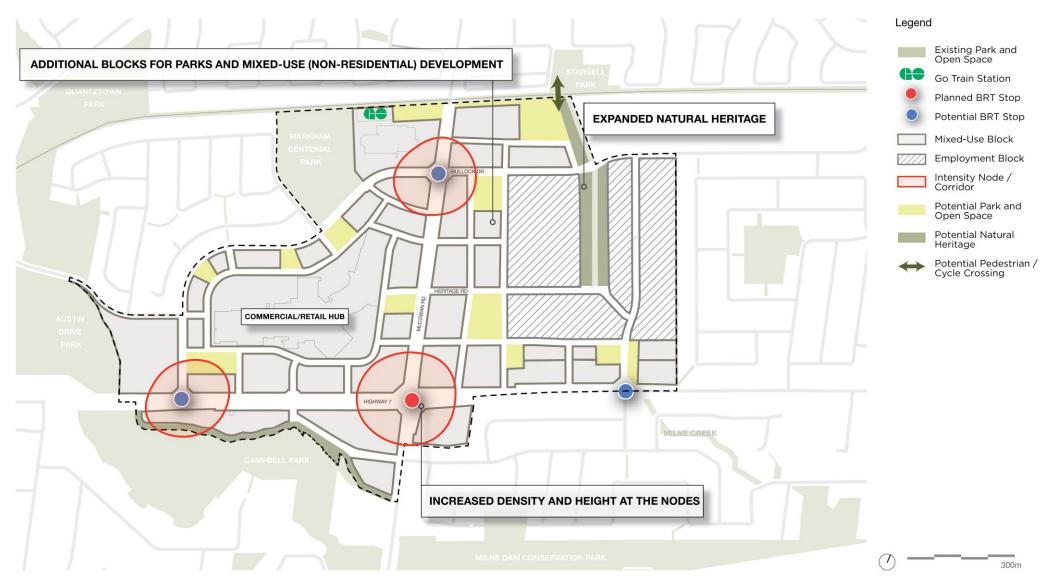
 Large service employment area maintained







Option 2 – Nodes



Option 2 – Parks and Open Spaces

- Mix of small and medium-sized parks
- Natural heritage improvements around Campbell Park and broader improvements around Milne Creek
- 6.9 ha of new parks







Option 2 – Built Form

- Higher density at major nodes (3) with high-rise buildings
- Mainly mid-rise building heights outside the nodes
- Employment up to 4 storeys







Option 2 – Land Use

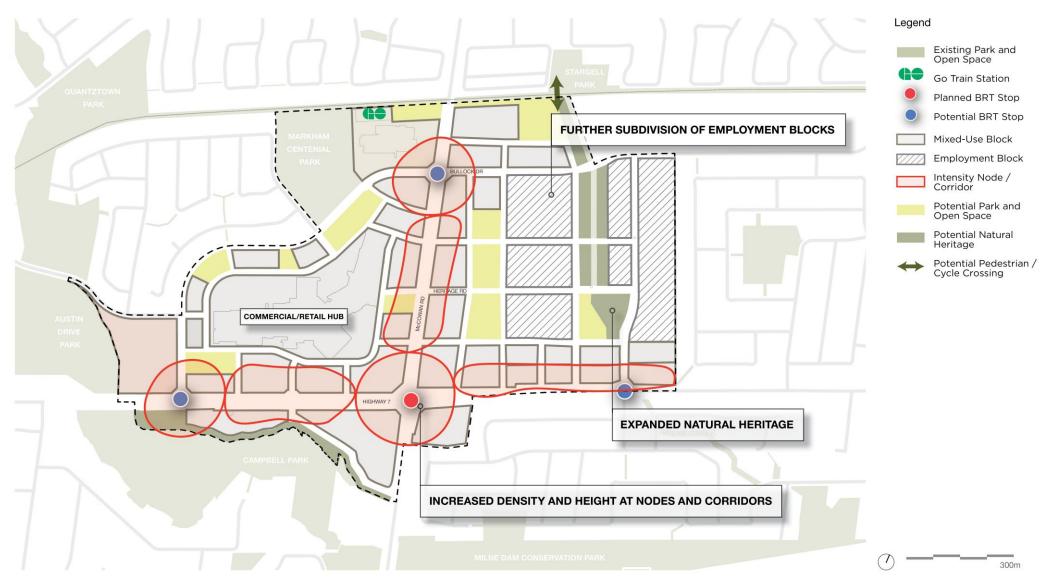
- Introduction of nonresidential mix-use and park blocks to create buffers between service employment and residential
- Service employment area size maintained as per MTSA







Option 3 – Nodes and Corridors



Option 3 – Parks and Open Spaces

- Mix of small and mediumsized parks and one consolidated large park
- Broader natural heritage improvements around Campbell Park and major improvements around Milne Creek
- 7.4 ha of new parks







Option 3 – Built Form

- Higher density at major nodes (3) and corridors (Highway 7 and McCowan) with high-rise buildings
- Mainly mid-rise building heights outside the nodes
- Employment up to 4 storeys







Option 3 – Land Use

- Introduction of nonresidential mixed-use and park blocks to create buffers between service employment and residential
- Service employment area slightly reduced compared to MTSA





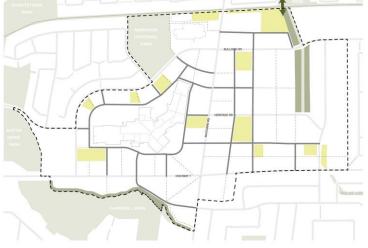


Comparison – Parks and Open Spaces

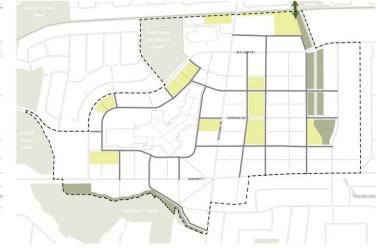
Option 1 - Official Plan (Baseline)



Option 02 - Nodes



Option 03 - Nodes and Corridors

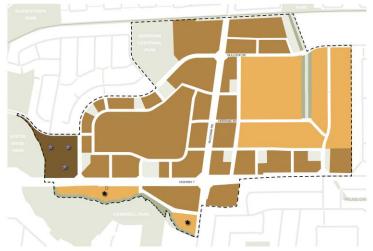


- Dispersed small-sized parks (3.7 ha)
- Natural heritage improvements around Campbell Park and Milne Creek (2.5 ha)
- Mix of small and medium-sized parks (6.9 ha)
- Natural heritage improvements around Campbell Park and broader improvements around Milne Creek (3.9 ha)
- Mix of small and medium-sized parks and one consolidated large park (7.4 ha)
- Broader natural heritage improvements around Campbell Park and major improvements around Milne Creek (5.3 ha)



Comparison – Built Form

Option 1 - Official Plan (Baseline)



Option 02 - Nodes



Option 03 - Nodes and Corridors



- Mainly mid-rise building heights
- Employment up to 4 storeys
- Lands south of Highway 7 & East of McCowan subject to height provisions in the Special Policy Area
- Higher density at major nodes (3) with high-rise buildings
- Mainly mid-rise building heights outside the nodes
- Employment up to 4 storeys

- Higher density at major nodes (3) and corridors (Hwy 7 & McCowan) with high-rise buildings
- Mainly mid-rise building heights outside the nodes
- Employment up to 4 storeys



Comparison – Land Use

Option 1 - Official Plan (Baseline)

Option 02 - Nodes



Option 03 - Nodes and Corridors



 Large employment area maintained

- Introduction of non-residential mix-use and park blocks to create buffers between employment and residential
- Employment area size maintained

- Introduction of non-residential mixed-use and park blocks to create buffers between employment and residential
- Employment area slightly reduced compared to Options 1 & 2

Q&A







Next Steps

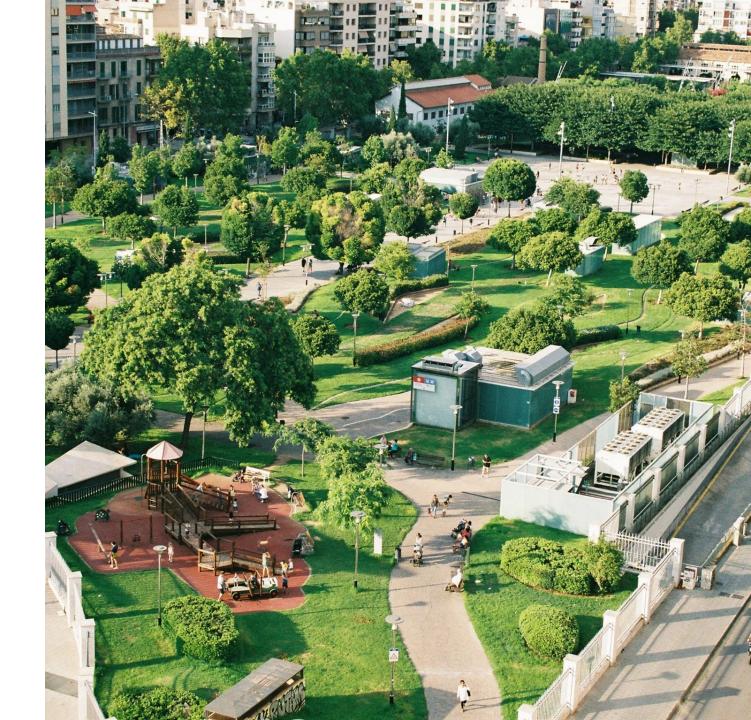






Next Steps

- Continue to engage and consult with the community
- 2. Review input and prepare preferred Development Concept
- Present preferred Development concept and interim report to Development Services Committee



Thank You!



Visit www.markham.ca/markville to stay up-to-date and provide feedback on the Secondary Plan Study



Markville Secondary Plan Project Team

yourmarkville@markham.ca

