



**BUILDING MARKHAM'S  
FUTURE TOGETHER**  
2015-2019 Strategic Plan



# **AWRA Annual General Meeting**

**Councillor Keith Irish**

**January 22, 2024**



# Agenda

**1 GENERAL NEIGHBOURHOOD UPDATE**

---

**2 YNSE UPDATE**

---

**3 DEVELOPMENT UPDATE**

---

**4 Q & A / DISCUSSION**

---

# 7750 Bayview Avenue

- Thornhill's "newest" public park
- Under the current legislative framework...*steady as she goes* considering the city's pending 2024 budget cycle and the implications of "strong mayor powers"
- Next steps: a visioning exercise with opportunities for public input, timing TBD

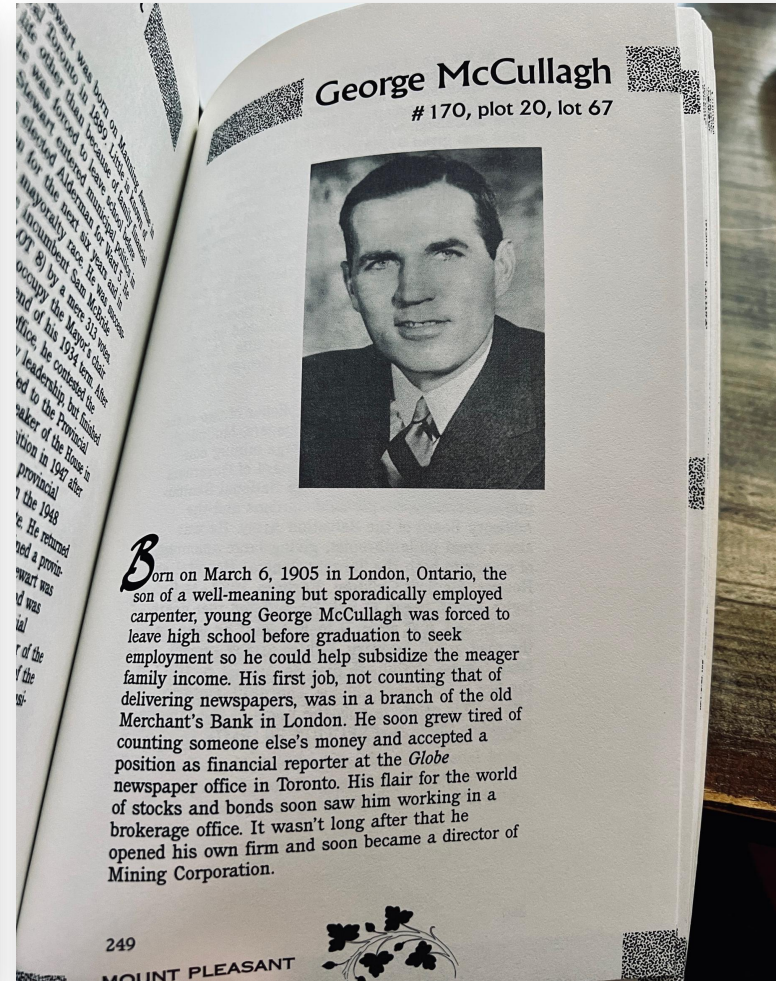
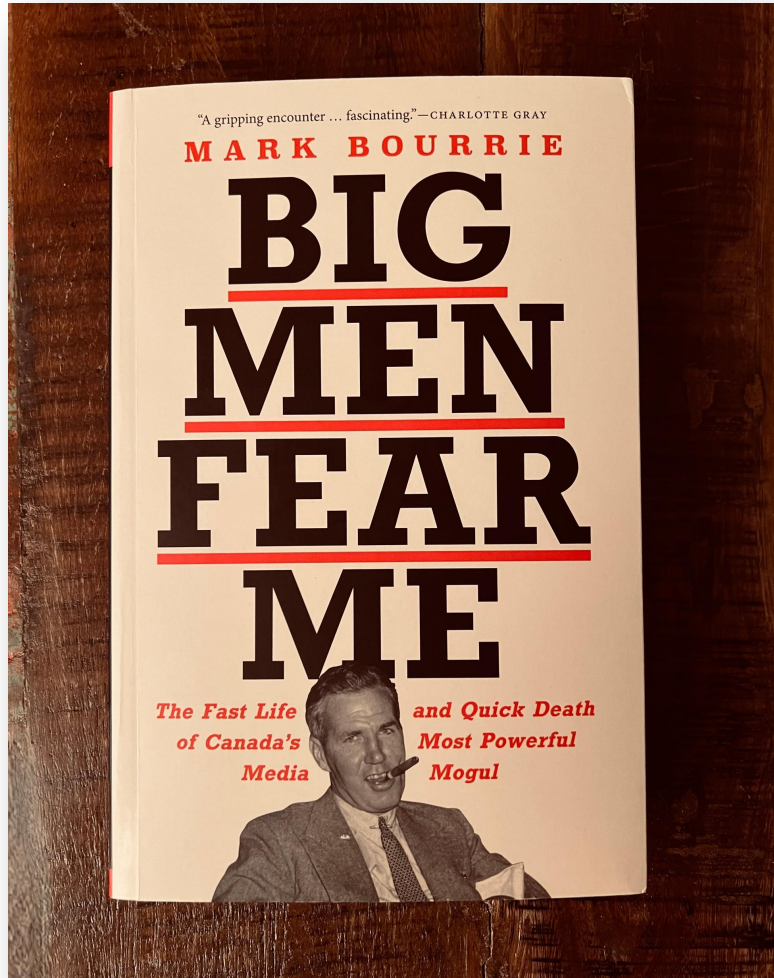


John Street bridge over  
East Don River





## 7750 Bayview Avenue



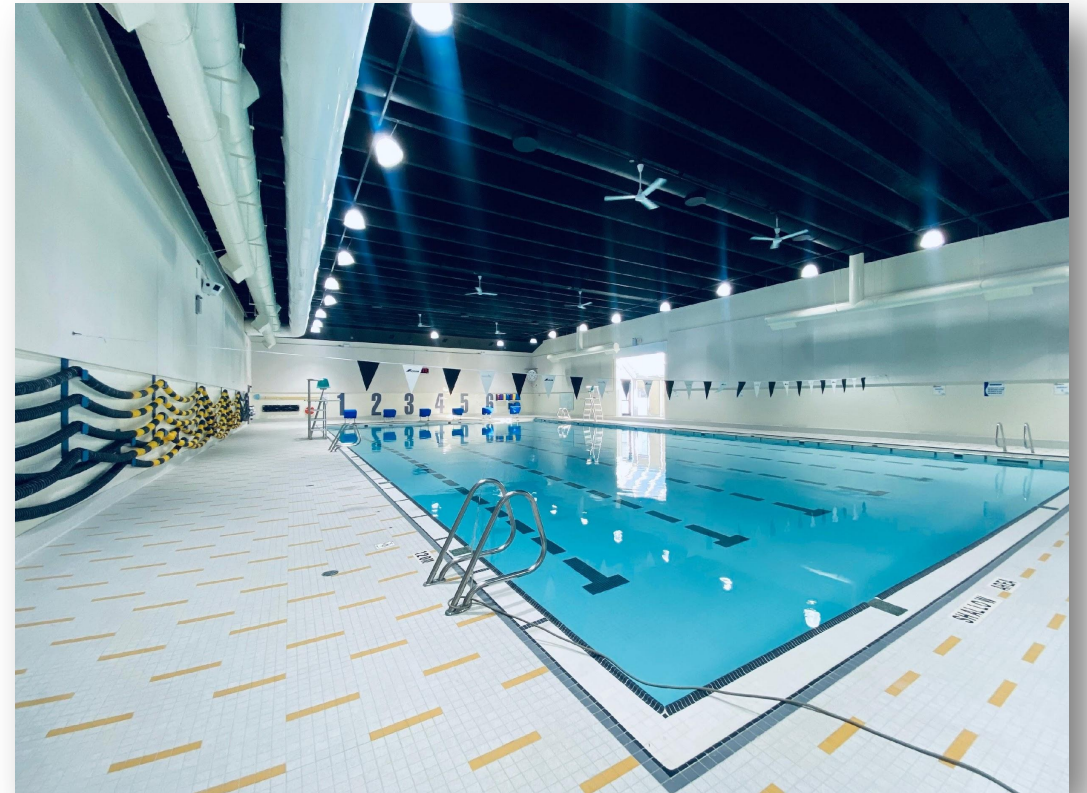
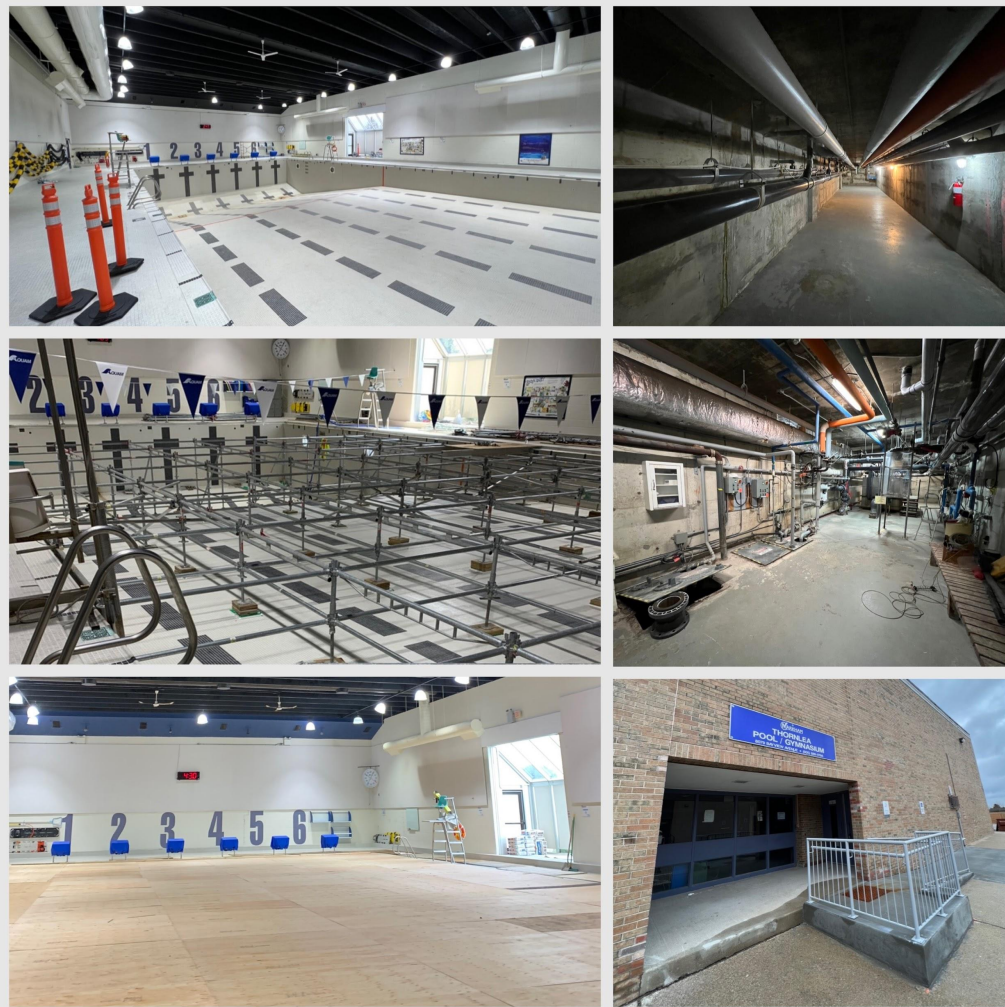
- Visit “Keith’s Notebook” at <https://markhamward1.ca/big-men-feared-thornhills-george-mccullagh/> for my review of the book



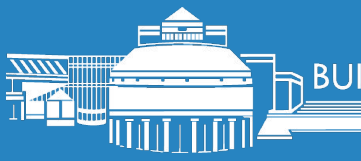




# Thornlea Pool







# Huntington Park Bridge





# Agenda

**1 GENERAL NEIGHBOURHOOD UPDATE**

---

**2 YNSE UPDATE**

---

**3 DEVELOPMENT UPDATE**

---

**4 Q & A / DISCUSSION**

---





## Yonge North Subway Extension Update

- **Preparatory work at Finch station** has been completed.
- In April 2023 Metrolinx issued a **Request for Qualifications** seeking interest.
- A shortlist of qualifying companies received a **Request for Proposals** in December 2023. It will take approximately 12 months to complete procurement and award a contract.
  - The work includes tunnel design, supplying the tunnel boring machines, and building the launch/extraction shaft (in Langstaff) to be used to lower the machines into the ground and bring them to the surface again.
  - It also includes design and construction of the walls that will support the underground stations and emergency exit buildings, as well as relocating utilities along the route.
- **Tunneling will begin** after the contract process is complete.  
**Best case: sometime in 2025 (underground from Langstaff south to Clark)**





# Agenda

**1 GENERAL NEIGHBOURHOOD UPDATE**

---

**2 YNSE UPDATE**

---

**3 DEVELOPMENT UPDATE**

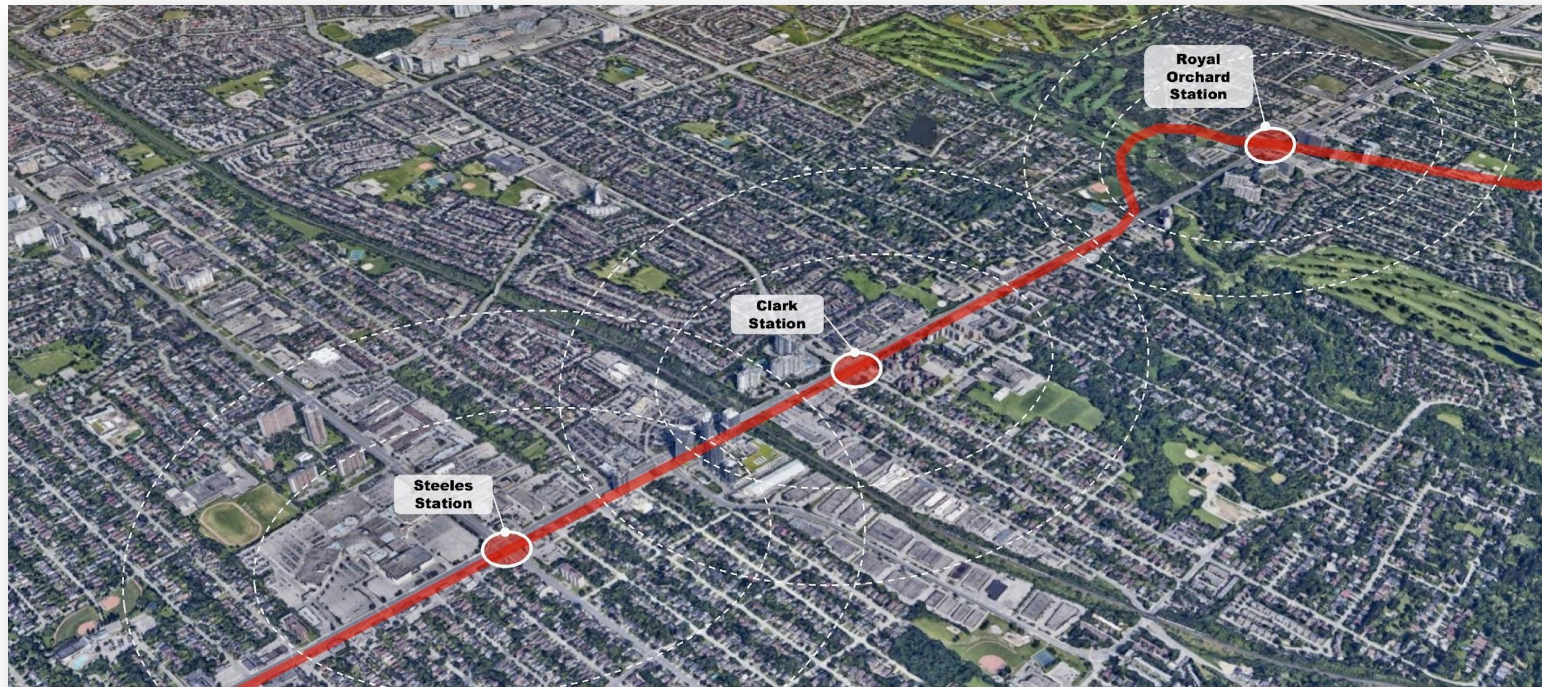
---

**4 Q & A / DISCUSSION**

---



# Major Transit Station Areas & Transit Oriented Communities

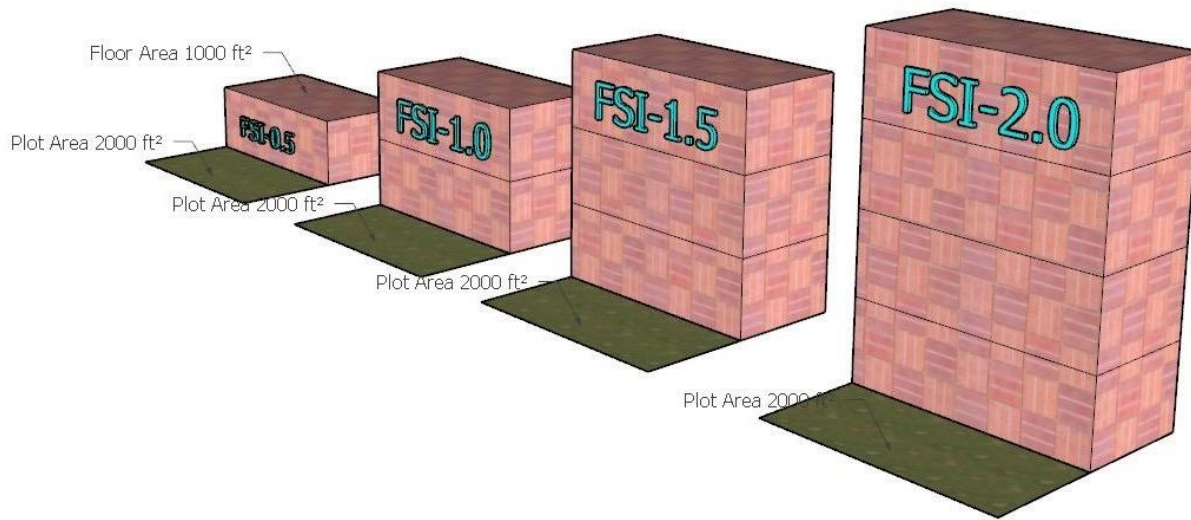


- **MTSAs** are generally defined as the area within a 500 to 800 metre radius of a higher order transit station representing a 10-minute walk
- **TOCs** are a provincial program led by Infrastructure Ontario and/or Metrolinx to deliver mixed-use high-density developments that are connected to, integrated with or nearby major transit stations to increase ridership and reduce traffic congestion





## Floor Space Index



An indicator of density

Derived from the total floor area of the buildings divided by the area of the property

- Landmark I, II, III: 2.61
- Avignon (Bayview & Steeles): 2.06
- World On Yonge: 3.5
- The Vanguard: 3.75
- Tridel at Ladies Golf Club: 3.7
- Thornhill Square: 2.3
- Dollarama Plaza (on Bayview): 4.76
- Greenpark at Yonge & Royal Orchard: 10.4
- Farmers Market & Octagon: 15.3

$$\text{FSI} = \frac{\text{Floor space covered in all floors}}{\text{Area of the plot}}$$



## Development Update: Yonge Corridor Secondary Plan

- Yonge Corridor **Land Use and Built Form Study** was first step in the process
  - More information about it can be found here: [www.markham.ca/YongeCorridor](http://www.markham.ca/YongeCorridor)
- 
- The **Yonge Street Corridor Secondary Plan** project launched late 2023 and will take over a year to complete
    - Led by city Planning staff with an urban planning firm under contract
    - Opportunities for public input throughout the process
  - It will not stop current “in flight” development applications, but it should at least slow or stop those that follow now the process has begun





## Development Update

- **Here's what we are seeing:**
  - Land sales and redevelopment applications coincident with construction of the subway
  - Developers taking advantage of changes to planning legislation made by the province in 2022. Specifically, enormous reductions in development charges, community benefit charges and parkland dedication funding that **reject the notion that “growth should pay for growth” / Why? Because they can.**
  - Some too are simply launching appeals to the Ontario Land Tribunal on the basis of decisions not made by the city and Council within 120 days of deeming applications complete
  - Some appeals include revisions completely disconnected from feedback they have received from planning staff, Council and the community



- **Bad and uncoordinated urban planning**
- **Traffic congestion and infiltration** especially that resulting from YNSE tunnelling and station construction
- Location of the **subway Emergency Exit Buildings (EEBs)** from Steeles to Langstaff/Richmond Hill Centre
- **Dangerous driving** and ways to address it effectively
- **Vehicle thefts**





# Q & A / Discussion