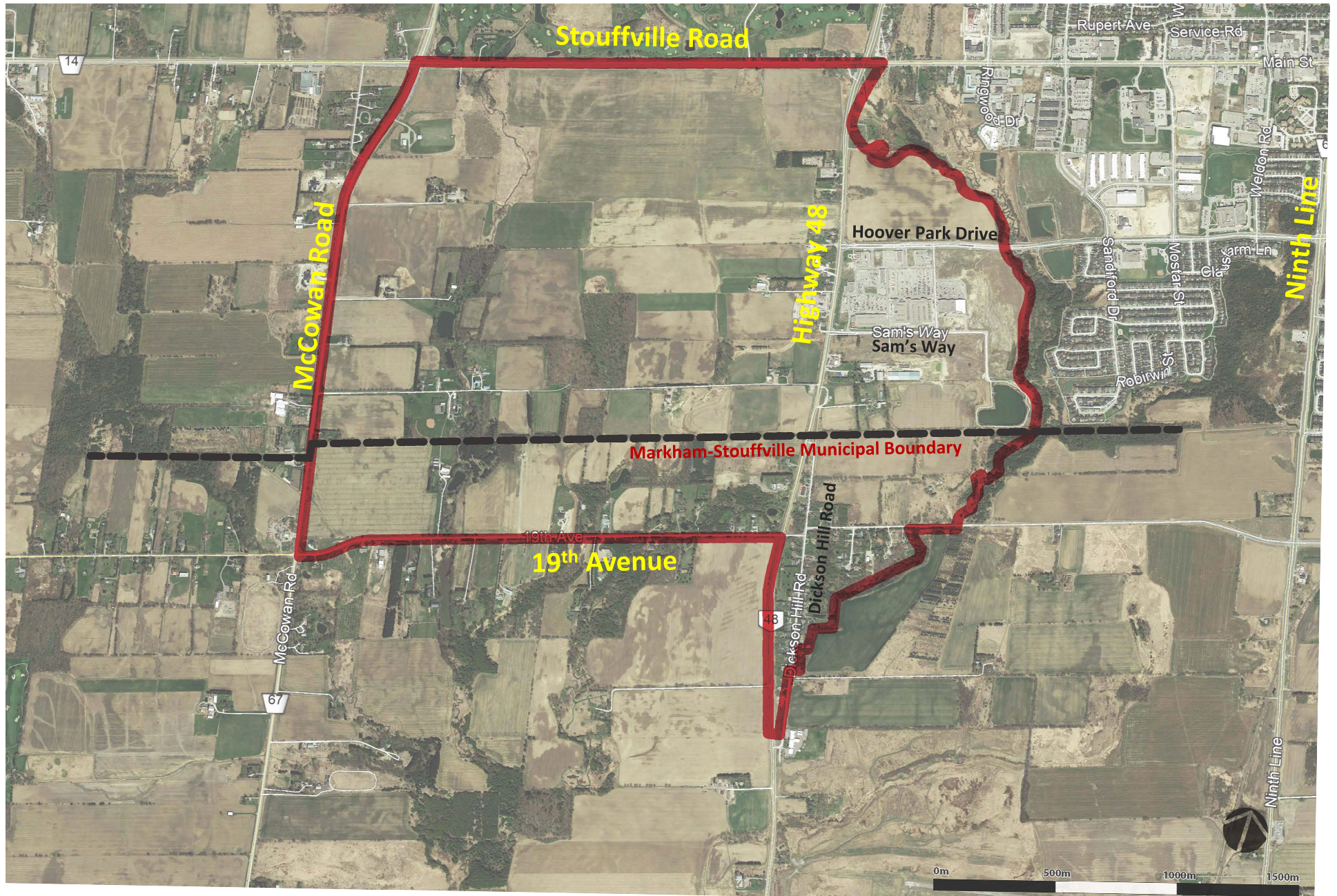




Highway 48 Corridor Vision

Workshop #1 - Public
April 30, 2020

Study Area



Work Plan



Purpose of Study

Develop a Conceptual Land Use Vision for the study area,
including:

- **GOALS** for future development within the study area
- **POLICY RECOMMENDATIONS** for an appropriate mix of potential future uses
- **OPTIONS** for how to proceed



Draft Vision Statement

The Highway 48 Corridor is envisioned to become a vibrant, mixed-use community that is connected to its natural and built heritage.

It will build upon the social, cultural and economic assets of the community of Stouffville and bridge urban and rural areas, link neighbouring communities and extend the regional greenway systems.

Guiding Principles form the Foundation of all Options



Protect and enhance the **natural environment**



Provide opportunities for a **mix and diversity of uses**

including commercial/retail, employment, residential, community and institutional



Enhance **connectivity**

of new and existing communities through streets and the open space system



Promote **active transportation and transit-supportive** development



Create a **sense of place**

reinforce the character of the community + highlight the presence of natural areas



Promote **design excellence**

in built form and the public realm

High Level Analysis

A high-level / desktop analysis was carried out by the team to understand opportunities and constraints with respect to:

Relevant Background Documents

- Provincial Policy Statement
- Greenbelt Plan and Oak Ridges Moraine Conservation Plan (2017)
- York Region Official Plan (2010)
- York Region Transportation Master Plan (2016)
- Town of Whitchurch-Stouffville Official Plan
- City of Markham Official Plan
- Town of Whitchurch-Stouffville Transportation Master Plan (2017)
- Community of Stouffville Gateway Mixed Use Area / Western Approach Study

Natural Environment

Transportation

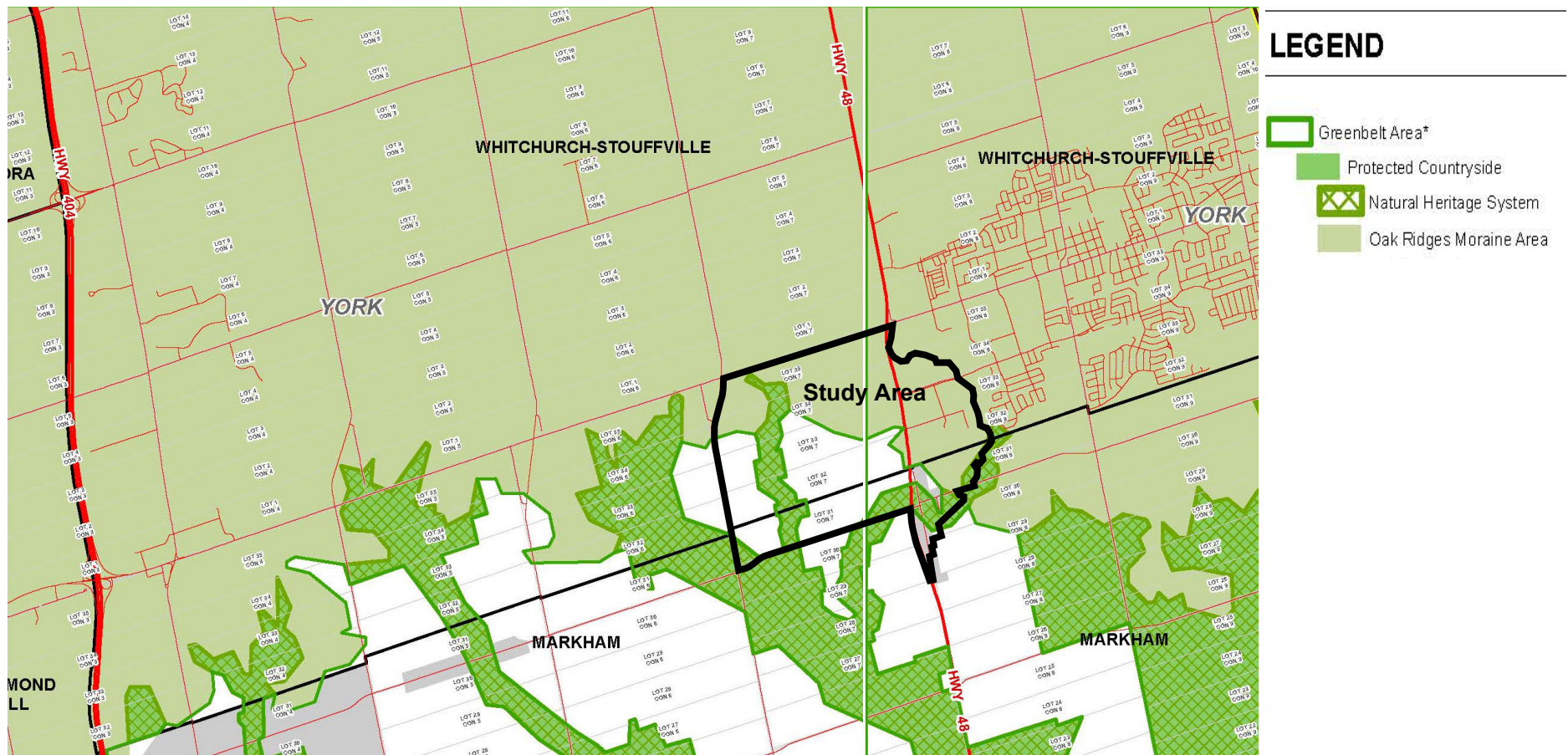
Planning

The same exercise will be carried out to identify infrastructure servicing considerations for the preferred option.

Planning Considerations

The visioning exercise is a high level consideration for a potential long term plan. The visioning exercise is not an exercise intended to achieve development approvals.

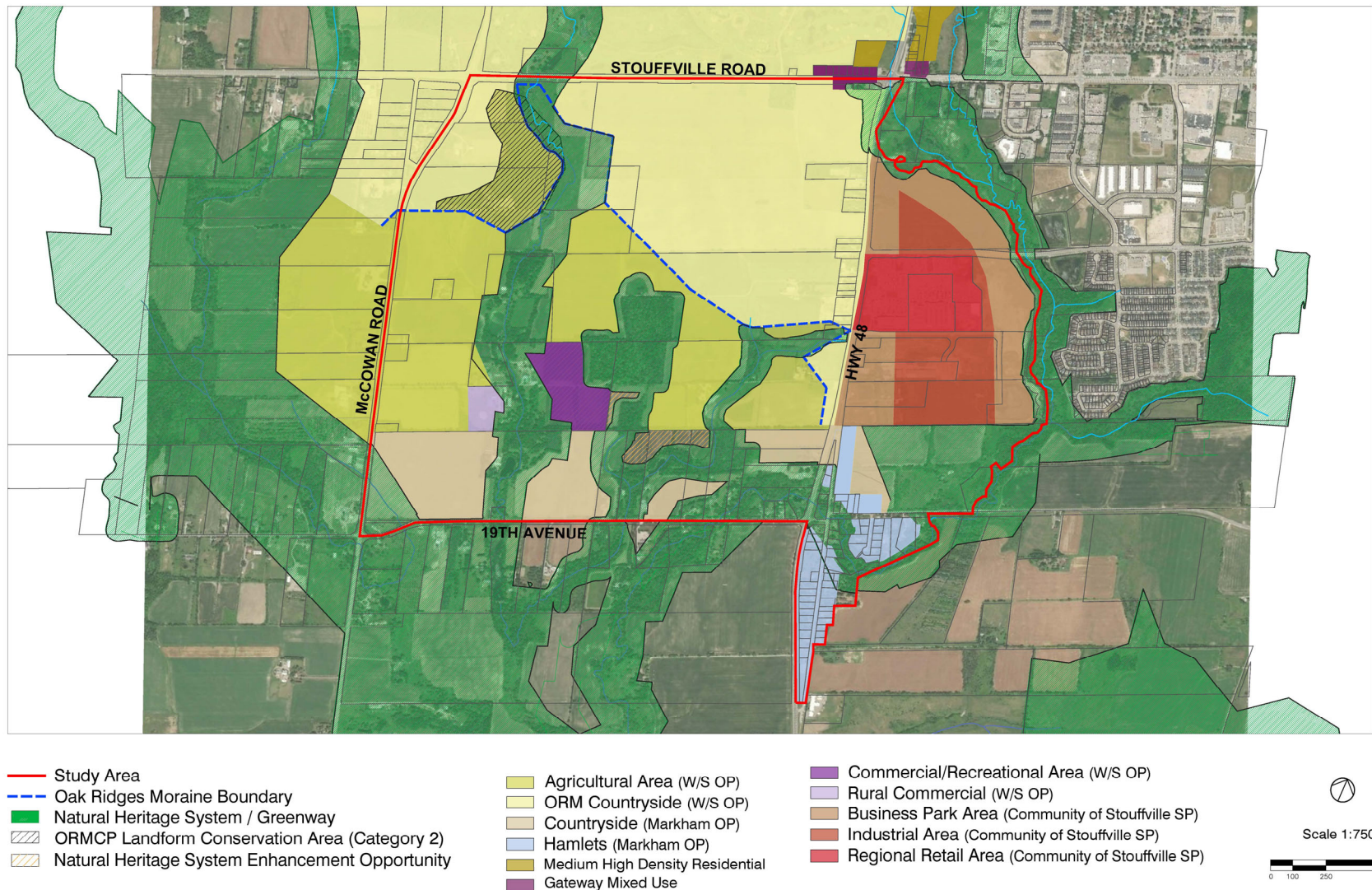
One outcomes of the visioning exercise will be an outline of the policies that need to be addressed in order for any of the options, in part or in whole, to be implemented. It will be Council's decision on how to proceed.



Planning Considerations

This plan shows the land use designations from the Official Plans of the Town of Whitchurch-Stouffville and City of Markham, and include the Stouffville Gateway Mixed Use Area, Western Approach.

There are no plans to redesignate these lands, other than the... at this time.



Common Elements for all Options



Each Option Explores Different Scenarios for:

Character of Highway 48

Street Pattern and Connections

Natural Heritage System Enhancement Opportunities

Park and Green Space:

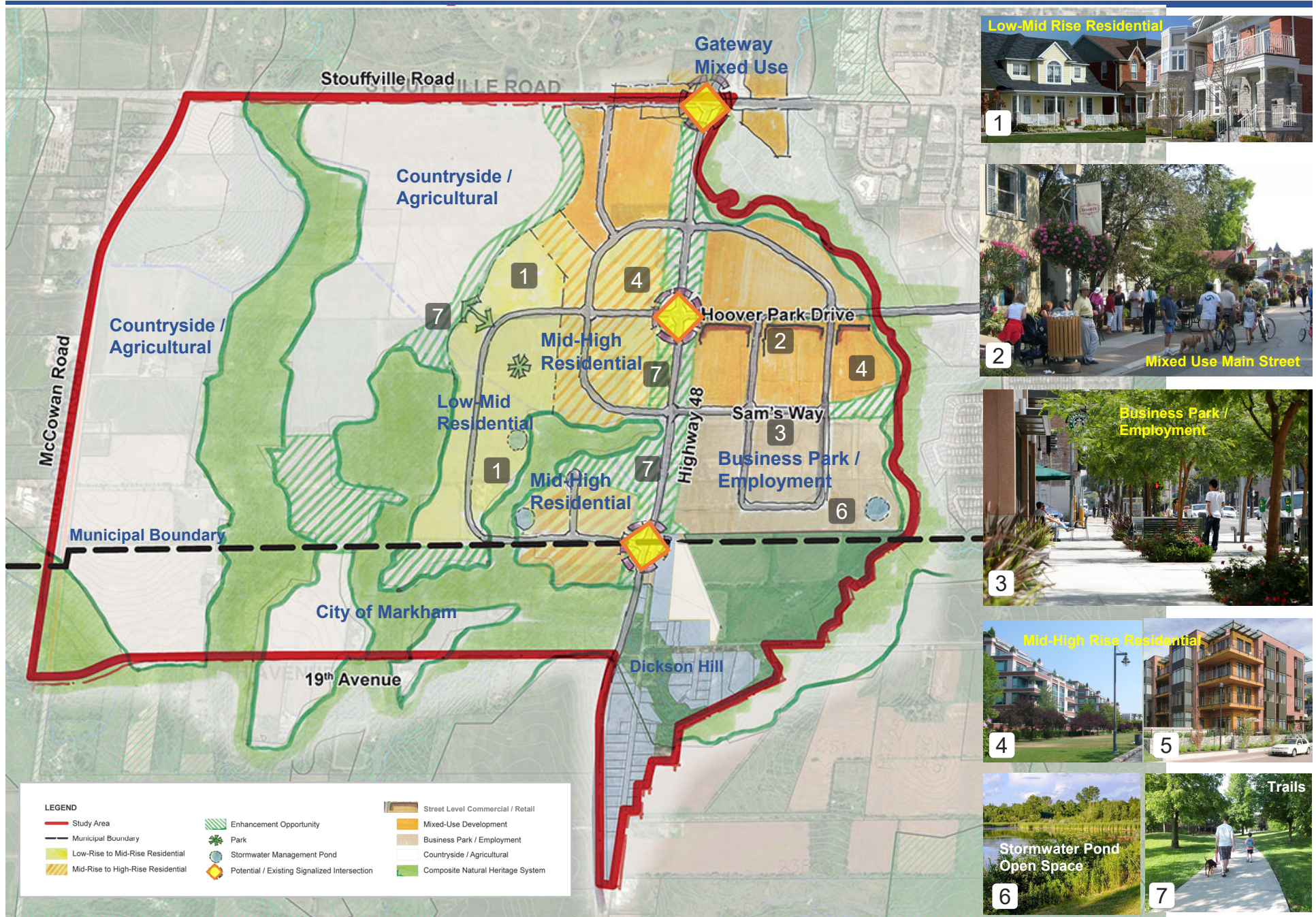
Types, Locations, Pedestrian Linkages

Land Uses:

Location and Character of Mixed Use Areas, Residential Areas, Business Park / Employment Area, Gateway Mixed Use

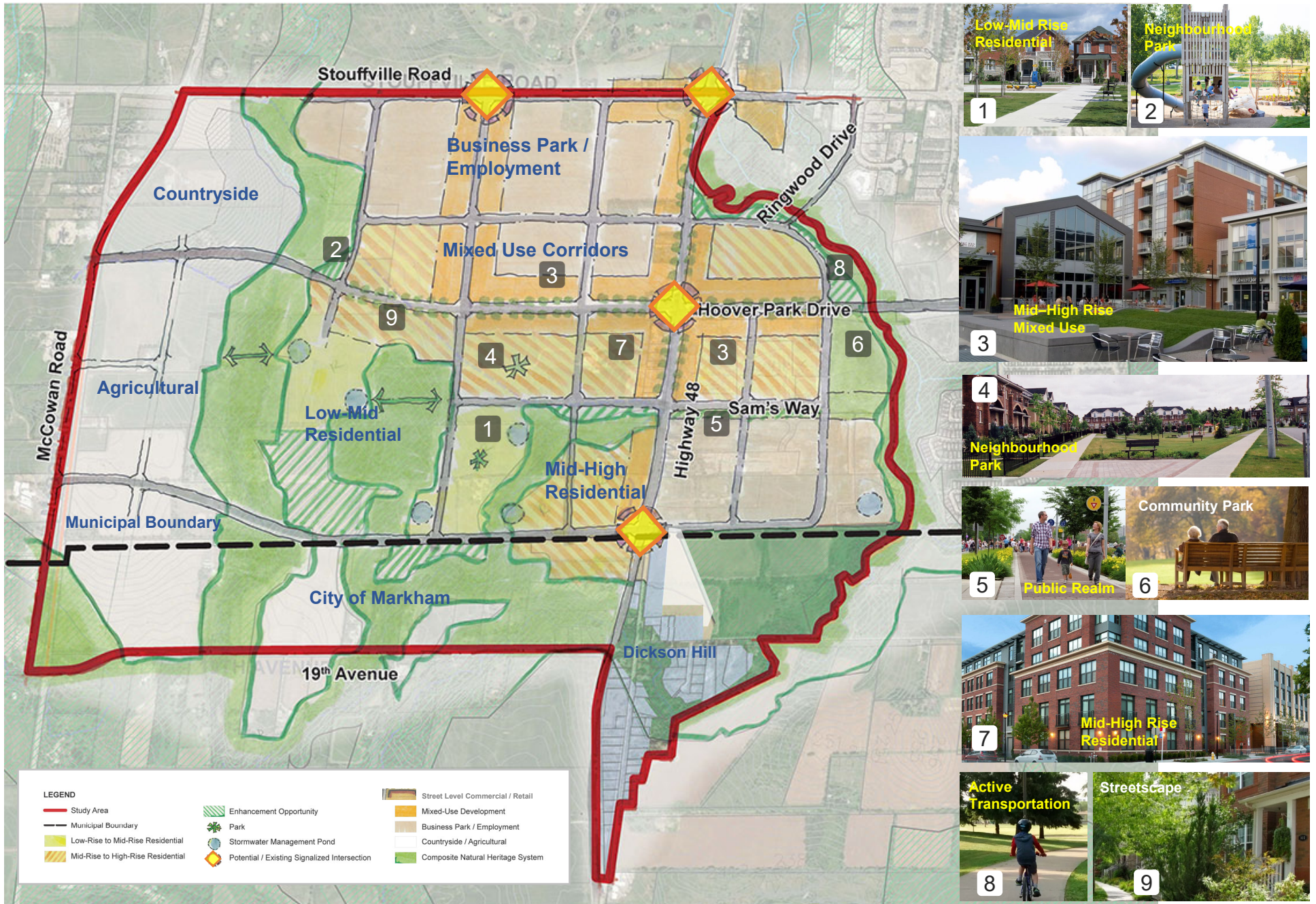
Option 1 – Hoover Park Main Street

Example photos of key aspects of the options



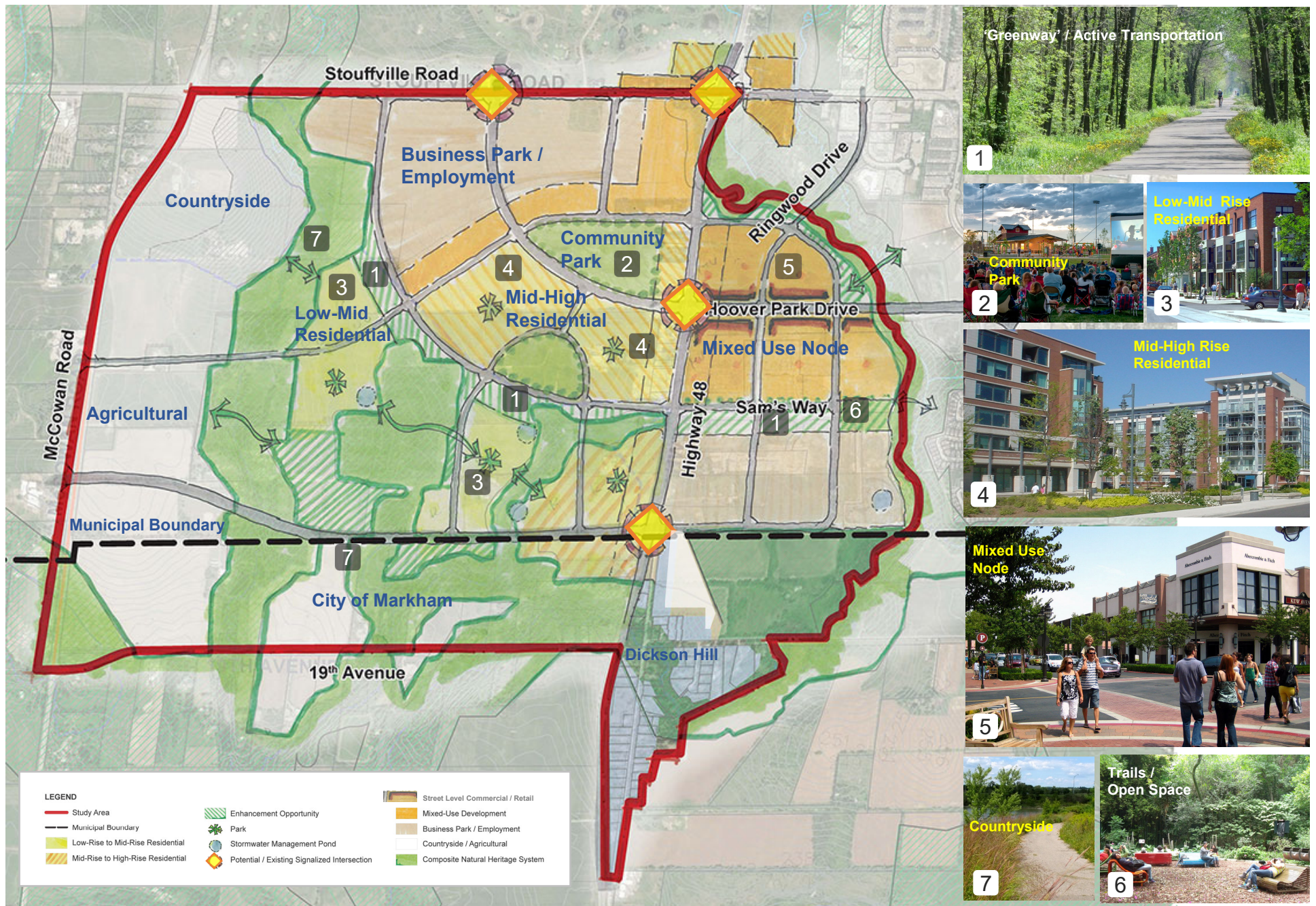
Option 2 –Avenue 48

Example photos of key aspects of the options



Option 3 – Hoover Park Village

Example photos of key aspects of the options



Consultation

Many inputs to the evaluation of Options:

Stakeholder Meetings

- Ministry of Transportation
- Toronto Region Conservation Authority
- York Catholic District School Board
- York Region District School Board

Virtual Public Meetings

Joint Working Group

- City of Markham
- Staff
- York Region

Developers in the Study Area

Online Survey (Metroquest)

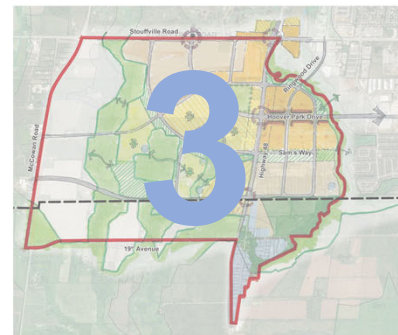
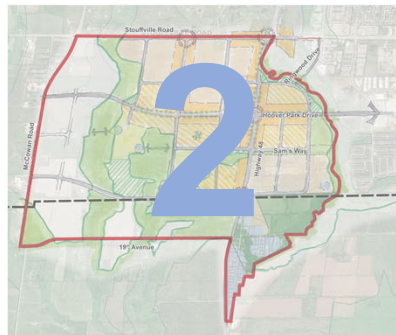
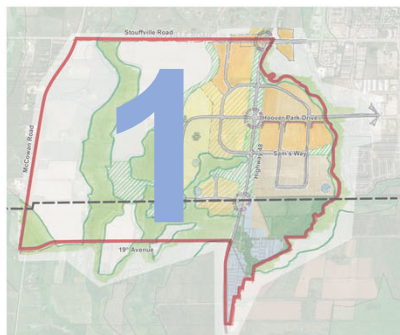
Project Webpage

- Fillable forms for comments
- Voice over presentation

Paper Survey

- Printed copies available at the Town offices

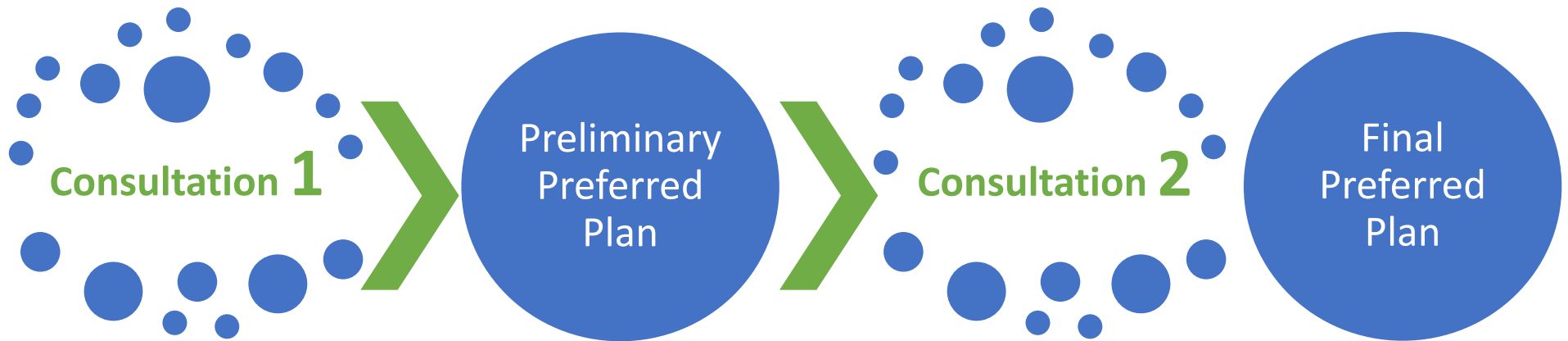
April



May

www.cometogetherws.ca/highway48

Next Steps



April

May

'What We Heard'
Report

June

'What We Heard'
& Final Report

July

www.cometogetherws.ca/highway48

For more information contact:

Zahrah Khan
Town of Whitchurch-Stouffville
Development Services
Zahrah.khan@townofws.ca

John Yeh
City of Markham
Development Services Commission
Jyeh@markham.ca