

Milliken Community Meeting

March 11, 2009

Location:
Council Chamber
Civic Centre
101 Town Centre Blvd
Markham

Summary Notes

Attendance:

There were 18 participants at the community meeting.

Open House (6:00 pm to 7:00 pm)

- Participants were invited to walk around, view informative panels and ask questions to available staff.

Opening Remarks (7:00 to 7:15 pm)

- Welcome by Amanda Kennedy, DPRA
 - Introduction to the Town of Markham's Growth Management Strategy and the Transportation Strategic Plan.
- Councillor Alex Chiu welcomed the audience and provided opening remarks.

Presentation – Growth Management Alternatives (7:15 pm to 7:45 pm)

- Presentation by Valerie Shuttleworth, Town of Markham
 - The provincial, regional and local context for growth
 - The approach that Markham has taken to plan for residential and employment growth
 - Some of the options that the Town has been examining, including potential strategies for intensification

The presentation is available on-line at:

http://www.markham.ca/NR/rdonlyres/40639712-ADB1-4304-AB6C-F78A9D4747D7/0/GMS_communitypres_090311.pdf.

Questions and Answers

Note: Questions and answers were not recorded verbatim

Question

I have a medium density residential home. Are there any provisions for renters in Markham? Not everyone in Markham has to own a house. I do not see any rental provisions and they are really needed in Markham.

Answer:

I agree that this is lacking. There is very little rental housing available in the Town of Markham. The Town of Markham recognizes this and we understand that we have to create an affordable housing strategy. The problem is that developers are not interested in building rental homes.

Through the development of an affordable housing strategy we have to make the developers in Markham interested in developing more affordable housing options. We have to develop a strategy to get the market going and make it attractive for developers to fill this gap.

Response

There are many renters living in basement apartments. The Town should do more to ensure that they have decent homes. Markham has to think about this.

Question

With respect to the 52% residential intensification, is this growth/intensification all in the urban centres? Would this occur mostly in the Markham Centre or Langstaff centre? Would all this be new growth?

Answer

There are other intensification areas as identified on the slide. This includes areas around transit hubs and Go Train stations. This intensification would not be limited to just Markham Centre and Langstaff, however the majority of intensification would be in Markham and Langstaff growth centres.

Question

Are you referring to community plazas for re-development?

Answer

We are possibly considering redeveloping something like community plazas. The density would be lower in these areas.

Audience Polling Activity (7:45 to 8:00 pm)

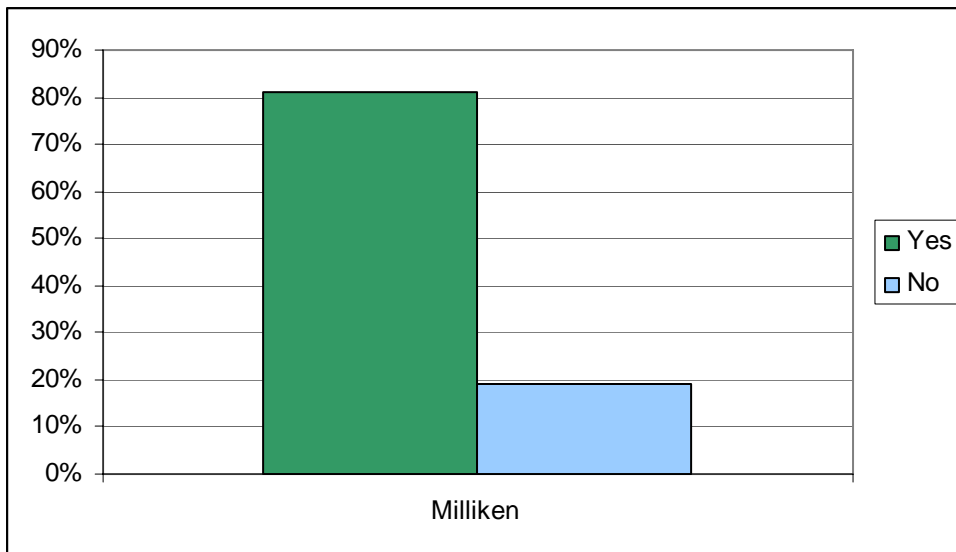
- Participants were provided with a hand-held polling device to respond to the list of questions posed. Questions included:

Polling Questions

Note: An interactive and innovative polling technology was used at the community meetings to elicit feedback from the participants. The polling tool allowed participants to answer multiple-choice question immediately followed by a presentation of the results. This polling exercise was one method used to gather feedback from participants attending the public events. The sample sizes were small and therefore, the results of the polling exercise are *not statistically significant*.

Question 1: Do you agree with the "environment first" approach to planning for new development

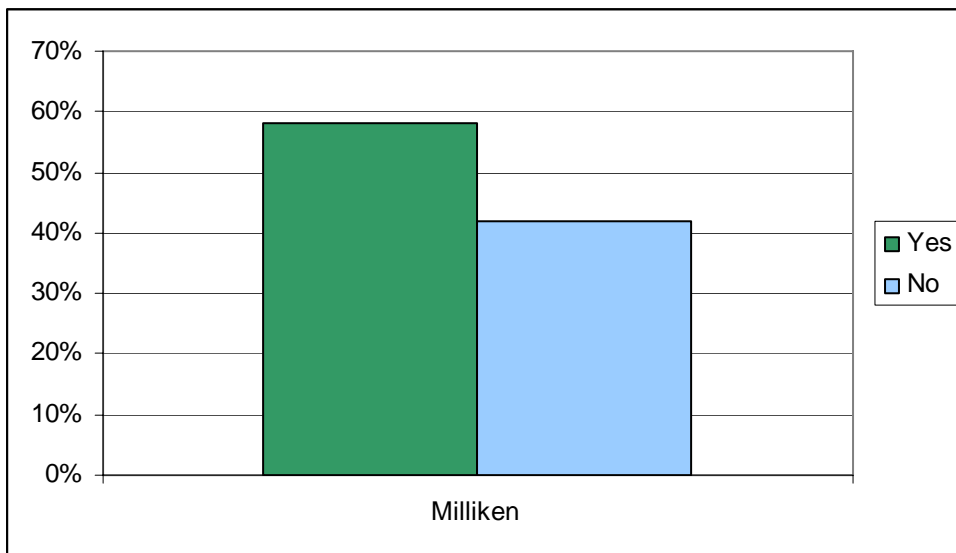
Figure 1: Milliken, n = 16



Question 2: What is the most important guiding principle: **Not Asked**

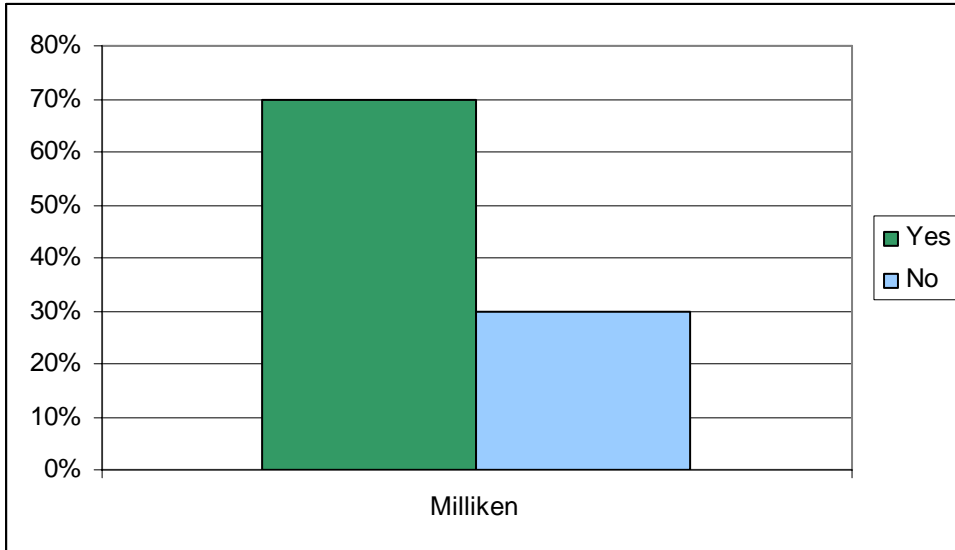
Question 3: Do you agree with accommodating the majority of new residential growth in the current urban area (Settlement Area)?

Figure 2: Milliken, n =12



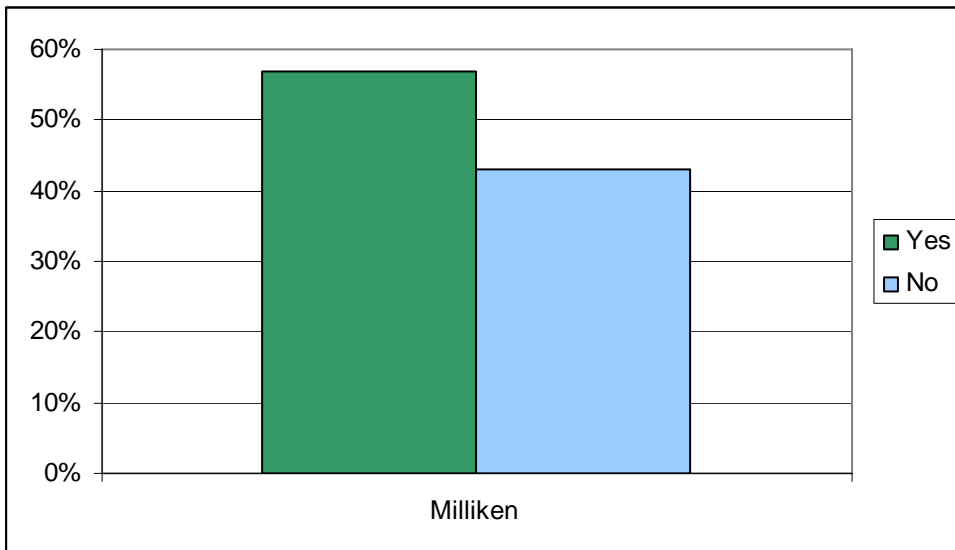
Question 4: Do you agree that the Town should balance residential intensification with the development of additional lower density housing to ensure a diverse housing mix?

Figure 3: Milliken, n =10



Question 5: Do you agree with expanding the Town's urban area into the Whitebelt to accommodate lower density residential growth?

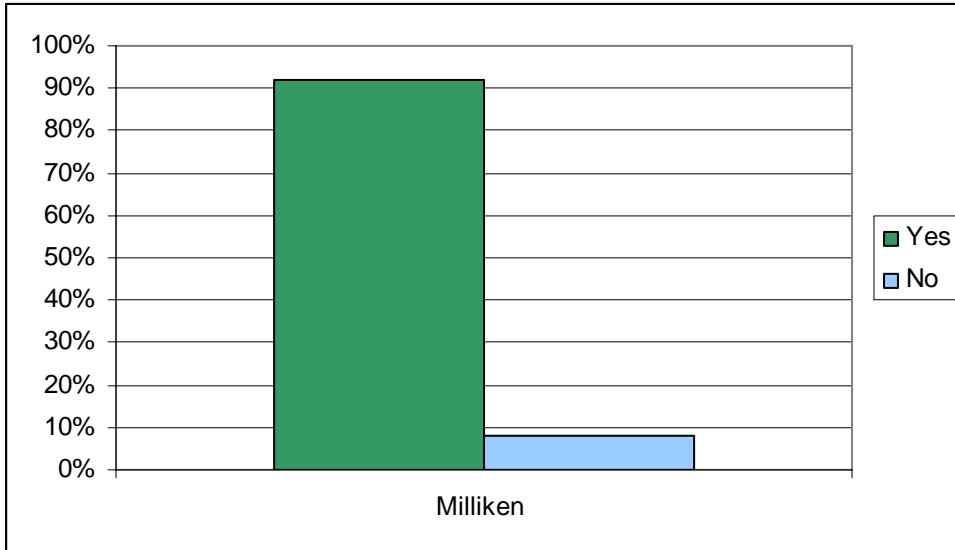
Figure 4: Milliken, n =14



Question 6: How important is it to have a mix of housing types (e.g., single-detached, semi-detached, townhouses, apartments) in new development? **Not Asked**

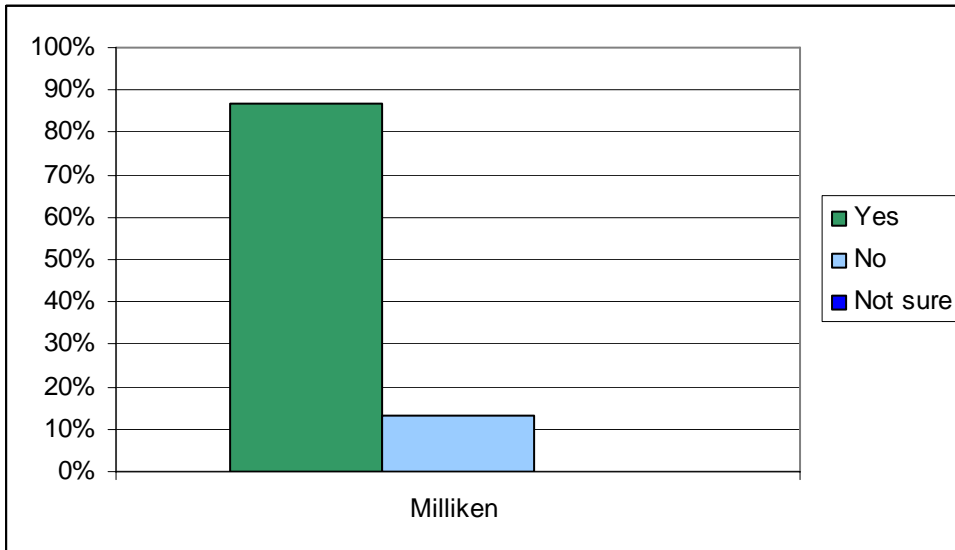
Question 7: Do you agree generally with the approach of distributing residential intensification to key locations with proposed rapid transit services?

Figure 5: Milliken, n =13



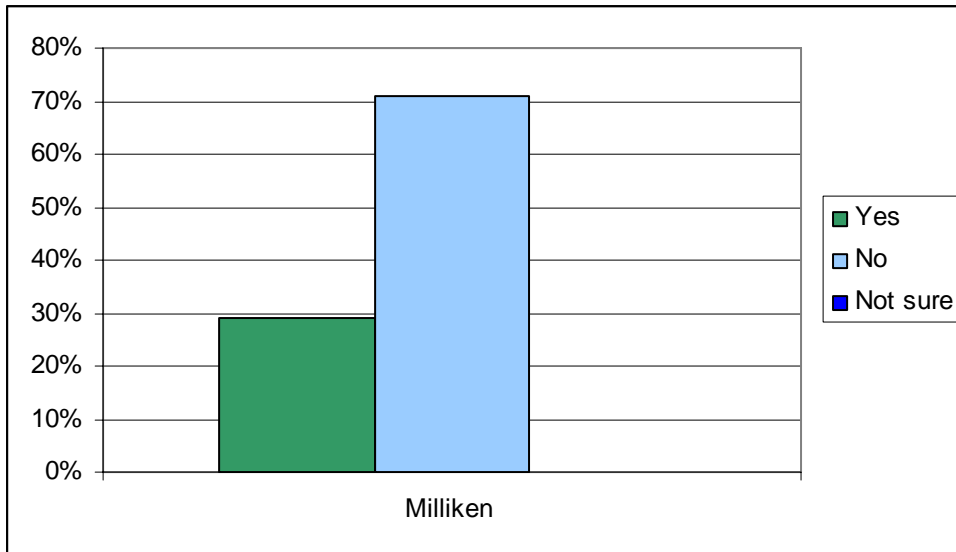
Question 8: Do you agree with the intensification areas identified?

Figure 6: Milliken, n =15



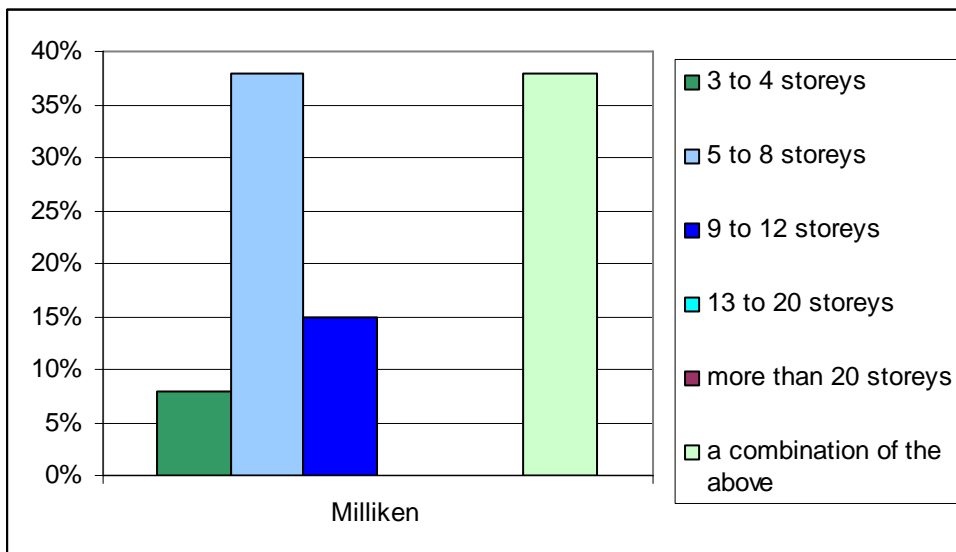
Question 9: Are there any additional intensification areas that should be considered?

Figure 7: Milliken, n =14



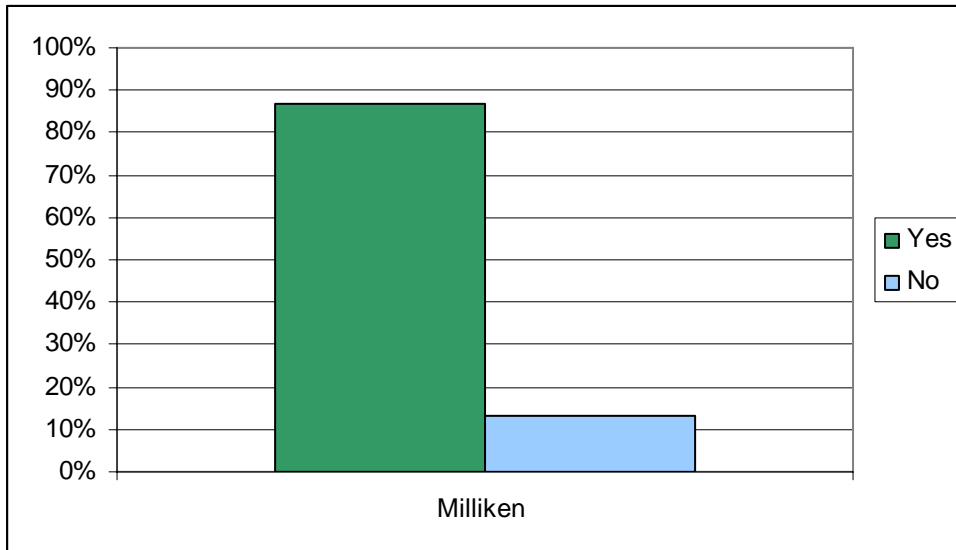
Question 10: If a significant amount of intensification were to be in the form of apartment buildings, what building height would you prefer?

Figure 8: Milliken, n =13



Question 11: Do you agree with reserving land to accommodate employment growth over the long term?

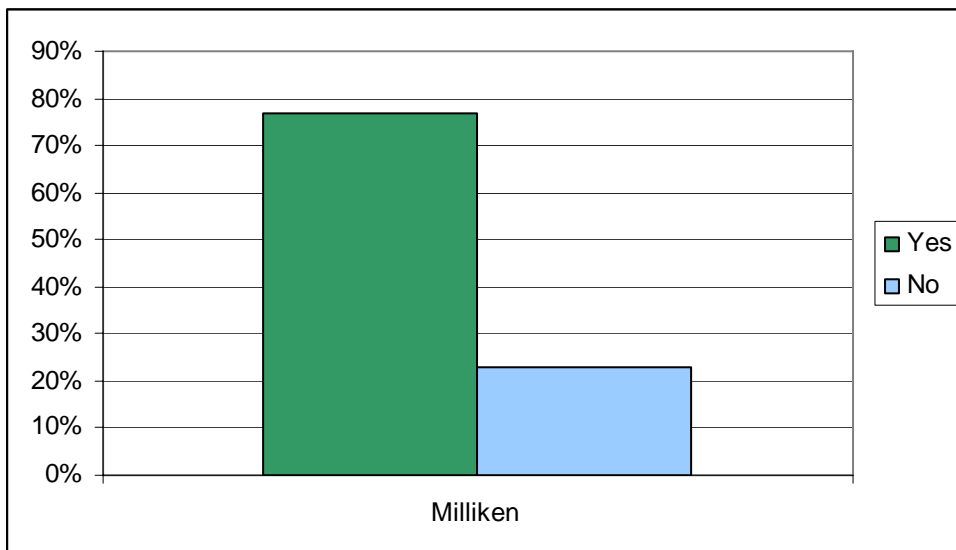
Figure 9: Milliken, n =15



Question 12: Do you agree, that in addition to intensification, employment should be accommodated in the Whitebelt to ensure an adequate supply of land? **Not Asked**

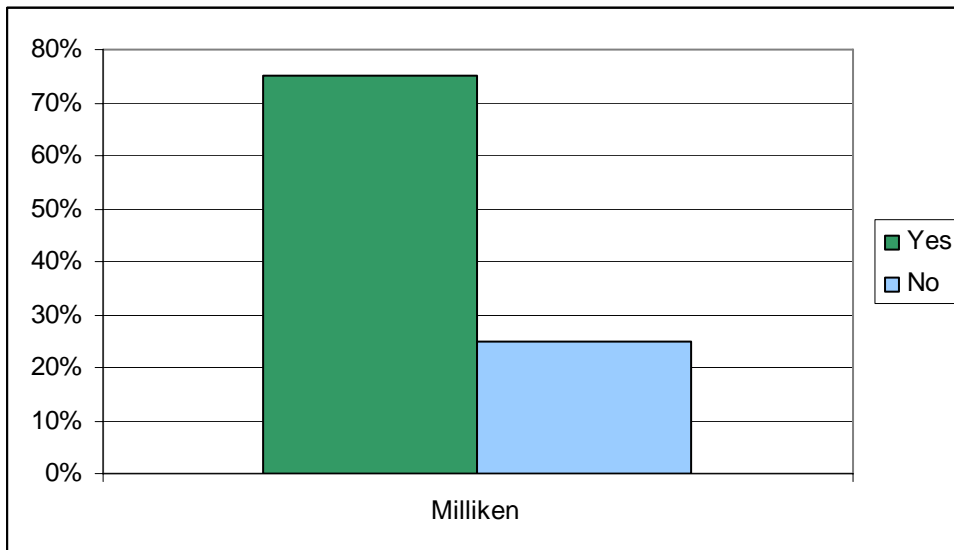
Question 13: Do you support adding more jobs within the current urban area (Settlement Area) through intensification in existing business parks?

Figure 10: Milliken, n =13



Question 14: Do you support adding more jobs within the current Settlement Area by having some types of employment in new residential development (e.g., ground floor commercial uses in apartment buildings)?

Figure 11: Milliken, n =16



Presentation – Master Servicing Study (8:00 pm to 8:10 pm)

- Presentation by Allen Wu (Senior Development Engineer, Town of Markham)
 - Update on the Master Servicing Study

The presentation is available on-line at:

http://www.markham.ca/NR/rdonlyres/E210A2C6-5D6A-4C48-AAF1-B3624DB133E8/0/GMS_servicingstudy_090311.pdf.

Questions and Answers

[No questions posed by the audience]

Presentation – Markham Transportation Strategic Plan (8:10 pm to 8:30 pm)

- Presentation by Brian Hollingworth, IBI Group
 - Update on the status of the Transportation Strategic Plan

The presentation is available on-line at:

http://www.markham.ca/NR/rdonlyres/EF429246-6356-4E64-8195-6FB88E22BF7C/0/GMS_transportationplan_090311.pdf.

Questions and Answers

[No questions from the audience]

Audience Polling Activity (8:30 pm to 8:45 pm)

- Audience was asked to continue with the growth questions for the polling exercise
- Audience was asked to answer polling questions on transportation

Additional Questions & Answers

[There were no additional questions or comments]

Closing Remarks (8:45 pm to 8:50 pm)

Amanda Kennedy (DPRA) provided closing remarks about:

- Workbooks
- Comment forms
- Timeframes for engagement
- Next steps

Comments

This section includes hand-written comments that were received at the Community Meeting.

Comment Sheet #1:

Other areas for development:

- Markham Road and Steeles
- Kennedy Road and Steeles
- Hwy 7 and Markham Road
- Hwy 7 and Kennedy Road

Comment Sheet #2:

Intensification need not be restricted to identified areas