

WELCOME

Public Information Centre #1

SHINING HILL Secondary Plan & Class Environmental Assessment

LOCATION OF SHINING HILL LANDS



SECONDARY PLAN OVERVIEW

Official Plan Amendment 32 established the Shining Hill lands are suitable for the development of a new **compact and complete community** and requires a **Secondary Plan** to establish a detailed policy framework to guide future development, land use, community design and infrastructure.

LED BY A MULTI-DISCIPLINARY TEAM OF EXPERTS



Planning and Urban Design
Housing Needs and Affordability
Community Facilities Needs



Municipal Class Environmental
Assessment



Master Servicing Lead



Landscape Architecture /
Environmental Restoration and
Enhancement



Ecology
Environmental Impact Study



Multi-Modal Transportation Plan

Ward Land Economics Inc.

Retail and Service Commercial
Needs Assessment



Fiscal Impact Analysis



Sustainable Development and
Energy Plan



Archaeological Assessment and
Cultural Heritage



Hydrological Analysis



Geotechnical Analysis

Have a question about the Secondary Plan?

Allyssa Hrynyk, MCIP, RPP,
Senior Planner, MGP

140 Renfrew Drive, Suite 201, Markham, ON
905.513.0170 Email: shininghill@mgp.ca



CLASS ENVIRONMENTAL ASSESSMENT

A **Municipal Class Environmental Assessment (MCEA)** is required for the **collector roads** proposed within the Shining Hill Secondary Plan. The **Shining Hill Secondary Plan** is being integrated with a MCEA as a ‘Schedule C project’ so that both the *Planning Act* and *Ontario Environmental Assessment Act (OEAA)* are satisfied through a single process.

A SCHEDULE C MCEA IS COMPOSED OF FIVE PHASES:

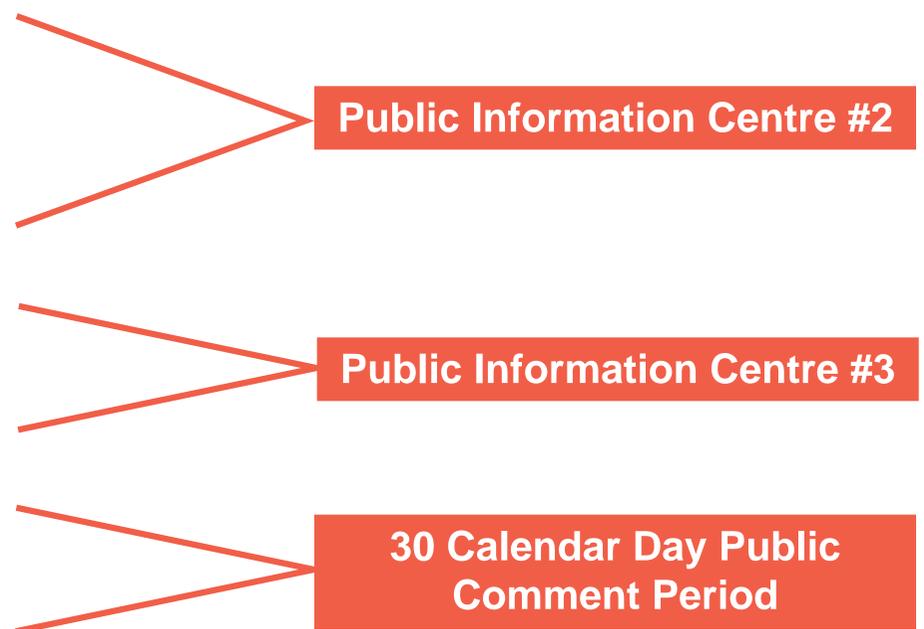
PHASE 1: Define the Problem or Opportunity

PHASE 2: Identify and Evaluate Alternative Solutions

PHASE 3: Develop and Evaluate Alternative Design Concepts for the Preferred Solution

PHASE 4: Document the Planning and Design Process in an Environmental Study Report (ESR)

PHASE 5: Implementation following approval of the ESR



Have a question about the MCEA?

Ian Dobrindt, MCIP, RPP, EP
Senior Environmental Planner, GHD
140 Allstate Parkway, Suite 210, Markham, ON
1.416.721.8206 Email: shininghill@mgp.ca



PROCESS AND TIMELINE

PHASE
1

BACKGROUND & VISION

- Data Collection
- Existing Conditions Analyses
- Opportunities & Constraints
- Define Vision & Goals
- EA Notice of Commencement

CONSULTATION:

1. *Public Information Centre #1*
2. *Online Visioning Survey*
3. *Environmental Working Group*
4. *Diverse Thinkers Workshop #1*

MARCH - JUNE 2023

PHASE
2

IDEAS & OPTIONS

- Draft Vision & Guiding Principles
- Exploration of Ideas & Concepts
- Prepare Alternative Solutions
- EA Problem / Opportunity Statement & Alternative Collector Road Solutions & Evaluation

CONSULTATION:

1. *Public Information Centre #2*
2. *Online Survey of Options*
3. *Diverse Thinkers Workshop #2*

JULY - SEPTEMBER 2023

PHASE
3

DRAFT SECONDARY PLAN

- Prepare Demonstration Plan(s) & Policy Framework
- EA Identification of a Preferred Plan
- EA Collector Road Design Concepts

CONSULTATION:

1. *Public Information Centre #3*
2. *Online Survey on Draft Secondary Plan*

SEPTEMBER - OCTOBER 2023

PHASE
4

SECONDARY PLAN APPROVAL & EA COMPLETION

- OPA application submission to Town of Newmarket
- Final MCEA Report to the Ministry of the Environment
- 30-day public review period

CONSULTATION:

1. *Statutory Public Meeting*
2. *EA Report Public Review Period*

TBD

PUBLIC INFORMATION CENTRE #1 OBJECTIVES:

1. Introduce the project and project team
2. Advise of notice of study commencement
3. Provide an overview of the approach and timeline
4. Highlight future engagement opportunities
5. Review existing conditions and work undertaken to date
6. Collect feedback and provide opportunity to ask questions



OFFICIAL PLAN AMENDMENT 32

OPA 32 requires the secondary plan be prepared based on the following three **guiding principles**:

- 1 Housing Affordability by providing for a mix of unit types, sizes, ownership models and tenures.**
- 2 Address Climate Change through environmentally progressive housing and sustainable design.**
- 3 Community Focused Design to reduce car dependency.**

Additionally, the Shining Hill Secondary Plan must support the following six **policy directives**:

- 1. Protect and enhance the natural environment**
- 2. Build a compact, complete and diverse community**
- 3. Promote efficient development patterns and standards**
- 4. Strive for design excellence through intentional placemaking and urban design**
- 5. Plan for active mobility options including the provision of complete streets**
- 6. Set high standards for sustainability, waste reduction, energy efficiency, and water conservation**



CAPITAL FACILITIES AGREEMENT

The Shining Hill Secondary Plan will be planned and designed based on the **highest standard of complete and sustainable communities** in accordance with the Capital Facilities Agreement.

SHINING HILL WILL FEATURE:

- Green Environmental Funding
- Mulock House Heritage Funding
- Public Art Funding
- 32 ha/80 acres of Natural Heritage System land
- 5,000 trees in the reforestation area
- Tennis Club relocation
- >1 acre community garden + >1 acre Dog Park(s)
- 6 km walking trails within the NHS
- 2.5 acres (~1 ha) to Housing York
- 30 ground-related Discovery Homes
- Range of housing including condo and rental
- 25 dwelling units with basement secondary suites.
- Seniors Housing
- Develop a complete community where residents can work, shop and access services near housing.
- Implementation of Low Impact Development measures
- All dwelling units will meet or exceed Energy Star
- Grade related dwellings to include energy or heat recovery ventilator, solar ready conduit, EV supply outlet, drain water heat recovery systems, and native species
- Geothermal for mid-rise / multi-tenanted buildings

“I believe this agreement will represent a new standard in sustainable community building and environmental stewardship.”
Mayor John Taylor



NATURAL HERITAGE

40% of the area (32 ha) of the secondary plan area has been preliminarily identified as natural heritage. The Shining Hill Secondary Plan process will **confirm natural heritage features, functions, impact mitigation and enhancement** approaches.

EXISTING CONDITIONS ANALYSIS OF:

- Terrestrial and Wetland Resources
- Vegetation Communities
- Wildlife Habitats
- Aquatic Resources, Seeps & Wetlands
- Rare & Sensitive Species
- Natural Heritage Systems

PRELIMINARY NATURAL HERITAGE SYSTEM



 Natural Heritage System



MUNICIPAL INFRASTRUCTURE

A Master Environmental Servicing Plan (MESP) will be prepared to understand **existing site and infrastructure conditions** and to identify opportunities to extend municipal infrastructure and employ low impact development measures.

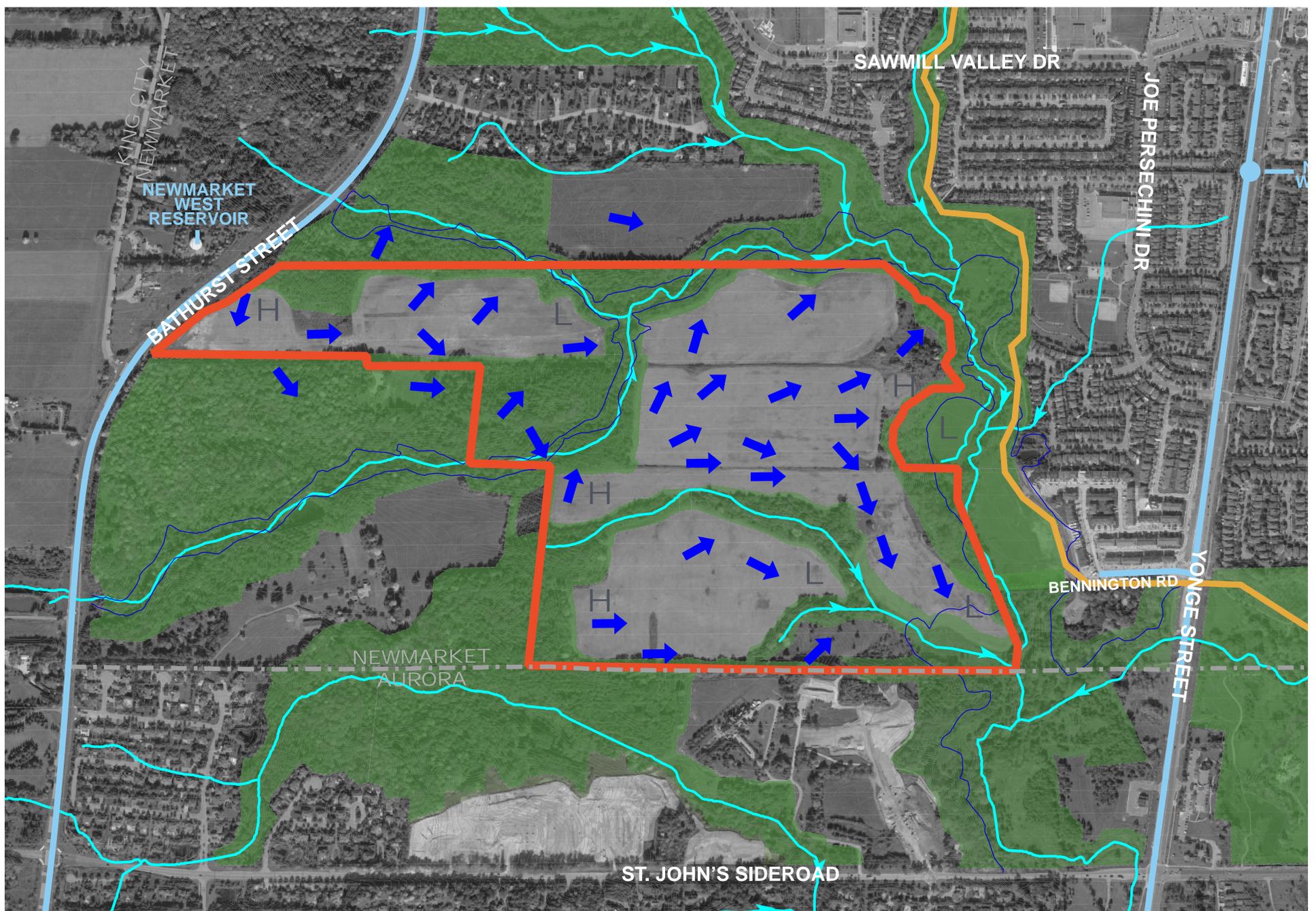
ESTABLISH CURRENT CONDITIONS:

- Topography
- Ground Water Conditions
- Surface Water

DEFINE A SUSTAINABLE PLAN FOR:

- Stormwater Management
- Existing Water Service
- Existing Sanitary Infrastructure

TOPOGRAPHY AND EXISTING INFRASTRUCTURE



- | | | |
|---------------------------|----------------------------------|--------------------------|
| Natural Heritage System | Surface Water Drainage Direction | Existing Water Service |
| Tannery Creek Tributaries | Topographical High or Low Point | Existing Sanitary Sewers |



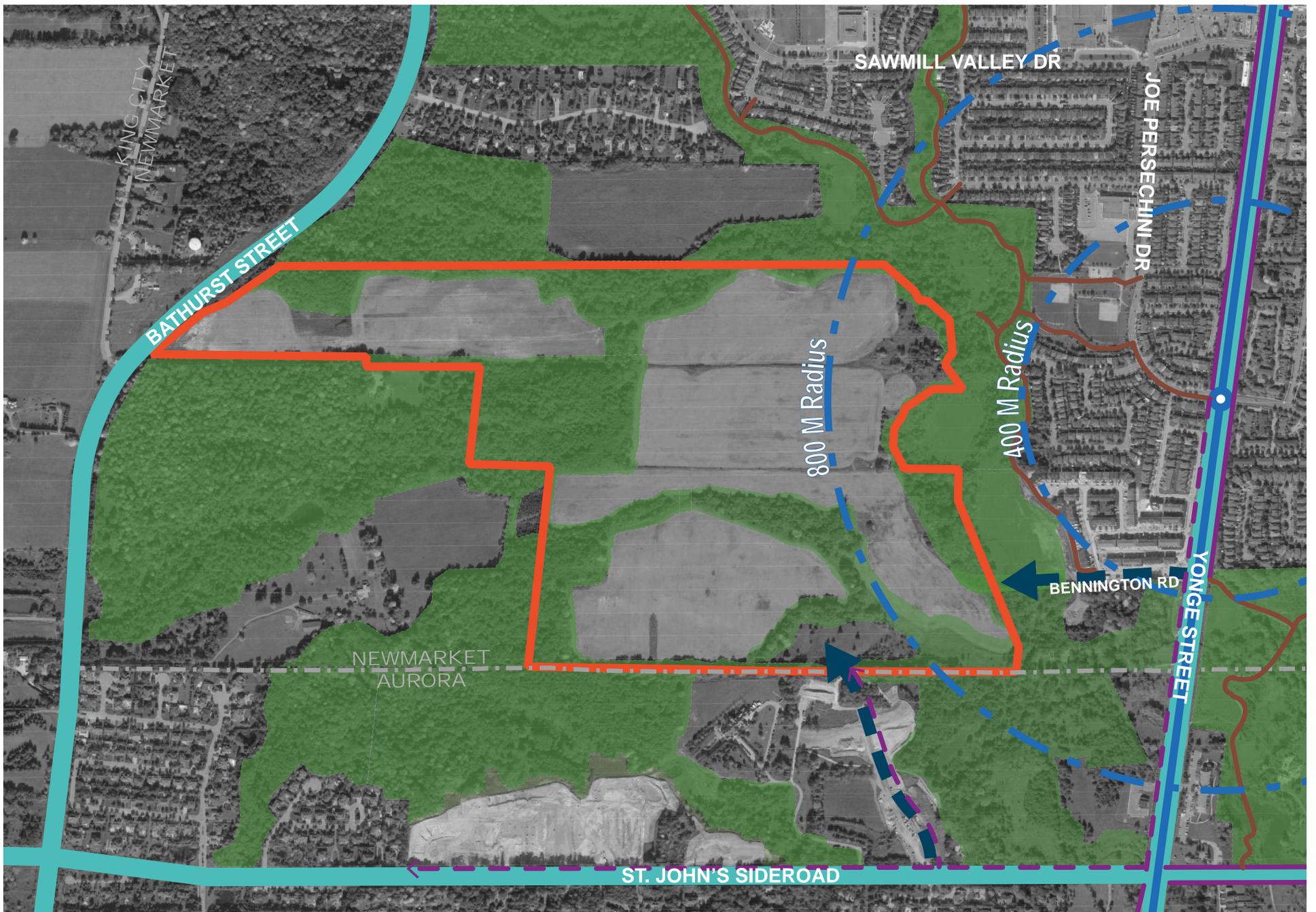
TRANSPORTATION

The existing transportation system of roads, transit, multi-use paths and trails provide opportunities to **connect** Shining Hill to the existing community and **establish a multi-modal transportation** system.

THE EXISTING TRANSPORTATION CONTEXT INCLUDES:

- Regional Arterial Roads
- Collector Road Network
- Local Street Network
- Existing and Planned Transit
- Multi-Use Paths and Trails
- Traffic Conditions & Volumes

EXISTING TRANSPORTATION CONTEXT



- Natural Heritage System
- VIVA BRT Transit and Stations
- Existing Paved Trails & Sidewalks
- Regional Arterial Roads
- New Collector Roads
- Existing / Proposed Multi-use Paths



SUSTAINABILITY & ENERGY CONSERVATION

A Community Energy and Sustainable Development Plan will be prepared to identify opportunities to integrate measures to **conserve energy and water use and reduce carbon emissions** in an effort to be a more resilient community.

Shining Hill is committed to showcasing innovative and **environmentally progressive housing** technologies through the Discovery Homes project and other **community-wide initiatives**.

COMMUNITY-WIDE OPPORTUNITIES



Bio-retention in Boulevard



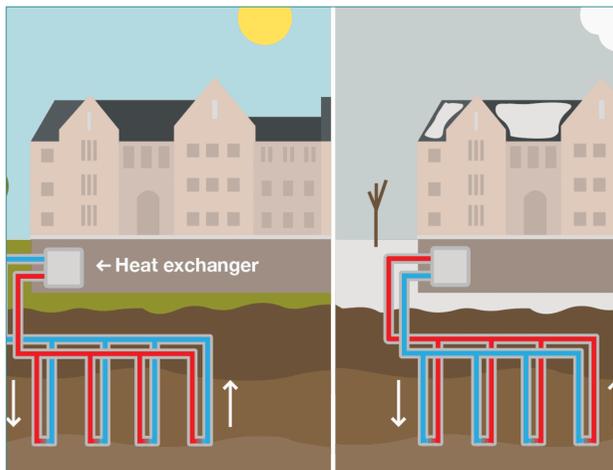
Underground SWM Chamber



Underground SWM Storage Facility



Swale in Boulevard



Geo-thermal Energy Concept



Solar Panels on Houses and Buildings



SHARE YOUR IDEAS FOR HOW TO MAKE YOUR HOME AND COMMUNITIES MORE SUSTAINABLE AND RESILIENT!

WHAT FEATURES IN YOUR HOME OR COMMUNITY WOULD HELP YOU REDUCE YOUR ENERGY AND WATER USE AND LOWER CARBON EMISSIONS?



COMPLETE, COMPACT & DIVERSE

The Shining Hill Secondary Plan will provide the **full range and mix of housing** opportunities, a variety of mobility options, community facilities, parks and open spaces, and shops and services to meet daily needs through an efficient land use pattern that promotes walking and active mobility and reduces the demand for cars, land and infrastructure.



High-rise Apartments (12 + Storeys)



Mid-rise Apartments (5 - 11 Storeys)



Low-rise Apartments (4 Storeys)



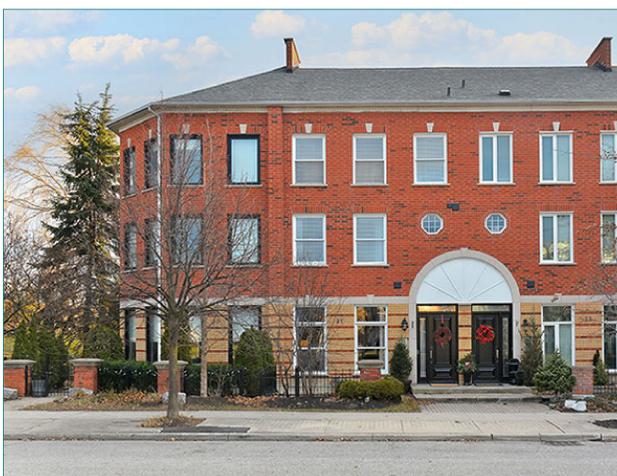
Low-rise Apartments (4 Storeys)



Stacked & Back-to-Back Townhomes



Laneway Accessed Townhomes



Laneway Accessed Townhomes



Laneway Accessed Single Detached



Coach House & Laneway Suite



WHEN ASKED TO DESCRIBE A GREAT PLACE TO LIVE, WHAT KEY WORDS COME TO MIND?



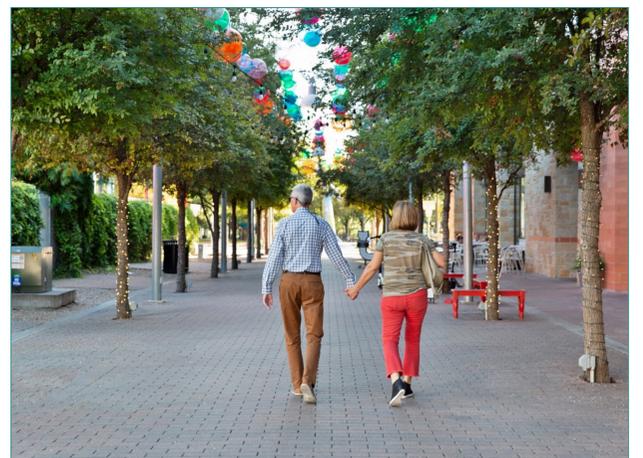
ACTIVE TRANSPORTATION & MOBILITY

Shining Hill will be designed to promote a high level of active mobility through **complete streets** and an **extensive trail network** that are designed to encourage walking and active transportation modes.

COMPLETE STREETS:

- Employ a well-connected, grid street network
- Prioritize sidewalks that are accessible for all
- Minimize vehicle interruptions along pedestrian ways
- Reduce traffic lane widths
- Use design to control speed control & calm traffic
- Integrate transit service and stations
- Integrate Low Impact Development measures
- Establish streets that are beautiful and enjoyable to use
- Integrate with the fabric of the community

EXAMPLES OF COMPLETE STREETS



WHAT MAKES A STREET GREAT? CAN YOU PROVIDE ANY LOCAL EXAMPLES? WHAT IS IT ABOUT THAT STREET YOU LIKE?

WHAT WOULD MAKE A MAIN COLLECTOR STREET MORE COMFORTABLE FOR WALKING AND BIKING? WHAT SHOULD THE DESIGN OF THE MAIN COLLECTOR STREETS PRIORITIZE?



COMMUNITY AMENITIES & PLACEMAKING

Community amenities will be planned for and located in proximity to most residents throughout the Shining Hill Secondary Plan community as **focal points for gathering, placemaking and identity.**

COMMUNITY AMENITIES CAN INCLUDE:

- Parks and Squares
- Natural Heritage and Open Spaces
- Trails and Pathways
- Active and Passive Recreation
- Places of Gathering
- Vistas and View Points
- Community Core
- Retail and Services
- Schools
- Landmarks and Focal Points

COMMUNITY AMENITIES AND PLACEMAKING OPPORTUNITIES



- | | | | |
|-------------------------|-----------------|------------------------|-----------------------------|
| Natural Heritage System | Schools | Future Development | Potential Trail Connections |
| Parks & Open Space | Existing Retail | Community Core or Node | Significant Views or Vistas |



COMMUNITY CORE & RETAIL

An appropriately-scaled, **vibrant community core** will provide a focal point for the Shining Hill community and will provide opportunities for retail and services within a reasonable walking distance of the majority of residents.

RETAIL OBJECTIVES

- Easy access to daily needs
- Retail and services within walking distance
- Reduced car dependency

RETAIL CONSTRAINTS

- Large existing supply of retail and service commercial space
- Retail and service commercial demand is population driven
- Retail trends

CONTEMPORARY RETAIL EXAMPLES



WHAT MAKES A PLACE MEMORABLE OR VIBRANT?

BESIDES HOME AND WORK, WHAT PLACES DO YOU VISIT ON A DAILY OR REGULAR BASIS?

