



# **Bayview John Visioning Process, Thornhill (Ward 1)**

Final Community Information Meeting Discussion

**April 27, 2026**



## Agenda

1. Executive Summary
2. Purpose and Context
3. Communication
4. Working Session 1: Urban Design, Built Form, and Land Use
5. Working Session 2: Transportation and Mobility
6. Working Session 3: Community Uses
7. Next Steps



Markham Staff, along with the Ward 1 Councillor and Thornhill residents, participated in a visioning engagement in early 2025 involving 3 working sessions:

1. Urban Design, Land Use and Built Form
2. Transportation and Mobility
3. Community Uses

All parties agreed that the desired vision is one that is:

- an **attractive hub** for community activities, services and amenities
- provides a **place to go**, meet with others, and an opportunity for special events
- maximizes **connectivity**





# Purpose and Context

**June 7, 2021:** the Development Services Committee directed staff to report back on an estimated cost for the studies, timing and financial resources to engage consultants for a Thornhill Centre Area secondary plan study.

**February 7, 2024:** the Development Services Committee modified their direction for Staff to undertake a visioning exercise, in lieu of a secondary plan, for the Bayview and John Area with the intent to explore:

- potential new public roads
- multi-use connections (active transportation network, local trail network)
- new public parks
- and assess additional community and commercial amenities to support an appropriate mix of land uses



Bayview and John Area



The following communication methods were conducted:

- Direct outreach via registered mail and email to key stakeholders
- Information on the City's **Your Voice Markham** web page, including summaries of the 3 working sessions



# Working Session 1: Urban Design, Built Form, and Land Use



January 13, 2025



150 participants



Objective: Response to the following questions

## What are the best and least liked characteristics of the Bayview John area?



- generally content with the current facilities (Thornhill Community Centre as a focal point)
- the existing grocery and drug stores
- library
- other commercial uses



- increased traffic (Bayview and Green Lane)
- the lack of green space/parks adjacent to the community centre
- not pedestrian-friendly

## What opportunities should be considered for the future?

- improvements to the road network (connection from Royal Orchard to Green Lane via Bayview Avenue)
- pedestrian-friendly environments (promote walkability and accessibility)
- pedestrian bridge access across the CN Rail
- maintenance of existing parking supply at the community centre (underground parking)
- enhanced public transit services to support senior's
- outdoor activity spaces for concerts



# Working Session 1: Urban Design, Built Form, and Land Use

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## What is the community vision for Urban Design, Built Form, and Land Use?

- a European style piazza to create an inviting place for people to congregate (trees, enhanced public realm, artwork)
- programming of space on the Shouldice lands
- improved infrastructure for EV charging
- community gardens and more walking trails
- reductions in hard surface areas
- modernization of the Thornhill Community Centre
- Limit heights for future developments to maximum 8-storeys (per 2014 Official Plan Mixed Use Mid Rise designation)

## Key Messages:

- ❖ The area remain a **focal point** that meets the community's needs (sense of place with enhanced public spaces)
- ❖ Growth pressures may lead to taller buildings, but development should incorporate **placemaking** by enhancing local amenities
- ❖ Opportunities to **activate** the available space at the Thornhill Community Centre
- ❖ Explore establishing an **entertainment venue** on the Shouldice property



# Working Session 2: Transportation and Mobility



January 22, 2025



90 participants



Objective: Response to the following question

## **What challenges exist with transportation and mobility in the area and what are the City's priorities when planning the future of transportation and mobility in the Bayview John area?**

- overall traffic congestion in the area (Bayview and Green Lane; John between Bayview and Leslie)
- desire to install red light cameras at John Street and Porterfield Crescent
- improved pedestrian safety at Bayview and John with dedicated pedestrian traffic lights
- extend Royal Orchard through Shouldice to provide direct connection to Green Lane + other connectivity improvements
- improved bus services:
  - along John Street
  - Royal Orchard (including access to the future Yonge North Subway Extension)
  - Langstaff GO station
- improvements to the active transportation network (connection between Shouldice and Pomona Mills Park through the valley)
- opportunities to provide dedicated and protected bike lanes, away from the pavement, for safety

## Key Message 1:

- ❖ The City take the necessary action to improve linkages including a **bridge construction** between the Shouldice property and Pomona Mills Park to provide a cost-efficient and safe pedestrian connection.



## Key Messages 2 and 3:

- ❖ **Extend Green Lane** across Bayview to connect Royal Orchard Boulevard through the Shouldice property (enhance connectivity in the Bayview John area).
- ❖ City pursue **pedestrian safety enhancements** along John Street between Bayview and Leslie (including Henderson and John and Porterfield and John intersections)



FIGURE 6. STREET AND BLOCK LAYOUT MAP

### LEGEND

Region of York Arterial Road	Existing Public Local Road	Proposed Bike Lane
Major Collector Road	Existing Private Local Lane	Proposed Protected Bike Lane
Minor Collector Road	Potential Public Local Road Connections	Railway Line
Proposed Connection	Proposed Multi-Use Pathway (MUP)	



# Working Session 3: Community Uses



February 13, 2025



50 participants



Objective: Focus on overall vision of future community uses (programs and services)

## Identify the existing strengths and opportunities to improve in the Bayview John Area.

- existing Thornhill Community Centre has an appropriate level of amenities/community spaces and variety of programs including those for seniors
- an expansion, perhaps vertically, is a viable option to provide additional space for facility programs
- suggested upgrades to existing parks, more connections to green areas, and the creation of leisure and social spaces for more connections with all age groups
- Suggested conference spaces to attract visitors and an outdoor amateur theatre

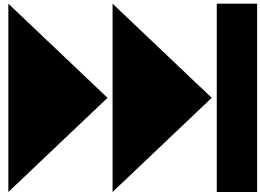
### Key Messages:

- ❖ Shouldice acquisition = opportunity to provide **outdoor facilities** (amphitheatre or similar arts and cultural venue, leisure recreation)
- ❖ Provide more **connections** to existing and unconnected parks east of Bayview
- ❖ City explore opportunities to improve the existing Thornhill Community Centre (vertical **expansion** for additional programming)



# Next Steps

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City Staff will prepare a Final Visioning Report to a future Development Services Committee that captures:

- feedback from the 3 visioning sessions
- additional feedback from the April 27, 2026, community information meeting
- recommendations as to how to proceed with implementation



**Thank you**