

What We Heard

Milliken

Transit-Oriented Community
(TOC) Proposal

Engagement Summary Report

Prepared for The Remington Group & Infrastructure Ontario
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1. Introduction

The Transit-Oriented Community (TOC) Program will build vibrant, mixed-use communities that will bring more housing, jobs, retail, public amenities and entertainment within a short distance of transit stations. These transit-oriented communities and other transit development opportunities, will be located along the province's 4 priority subway projects, GO Transit and Light Rail Transit (LRT) projects.

The Transit-Oriented Communities Program will:

- Increase transit ridership and reduce traffic congestion
- Increase housing supply and jobs
- Stimulate the economy through major projects
- Bring retail and community amenities (for example, community centres) within a short distance of transit stations
- Offset the cost of station construction, saving taxpayers money

The benefits of transit-oriented communities are determined on a site-by-site basis and are subject to negotiations and with input from the local municipality, the public and indigenous communities.

Public Engagement is an important part of the TOC process. This Engagement Summary Report provides a background on the proposed Milliken TOC development application, the types of engagement conducted, and a detailed summary of the feedback received throughout the engagement period.

2. Project Background

Site Information

The proposed Milliken TOC is a 23-acre (9 hectare) site located at 4350 Steeles Avenue East in the City of Markham, Ontario. The site is generally bound by Kennedy Road in the north and west, the Stouffville GO Train Line in the east, and Steeles Avenue East (Toronto / Markham border) in the south. The Pacific Mall retail complex is located to the west of the proposed TOC and is identified as a "Neighborhood Commercial Centre".

The existing Milliken GO Train Station (Stouffville Line) is located immediately to the south of the proposed TOC, providing direct connections to TTC and York Region's VIVA Rapid Transit. Bicycle and pedestrian friendly routes would also be incorporated into the community to encourage active transportation options rather than car dependence.

The proposed TOC is located within an established “Protected Major Transit Station Area” (PMTSA), as established by the province and proposes a high-density, mixed use community that contemplates the construction of eight (8) high rise residential buildings that will range in height from 15 to 50 stories providing for 5,500 new homes that will be a diverse mix of unit types and tenures.

Economic Activity

The creation of compact TOCs fosters positive economic growth and development. The proposed Milliken TOC will support economic growth and development through:

- Provision of new employment opportunities (up to 250 new jobs created)
- Introduction of new commercial uses including office, retail uses such as restaurants and shops, and health, social and cultural facilities, that will provide for a vibrant local economy
- Potential for live / work opportunities supported by the integration of a diverse mix of uses including a full range of commercial and community-based spaces, with residential spaces
- Possibility of an Entertainment District that will serve local residents plus draw visitors as patrons to event venues, restaurants and shops
- Build and strengthen a new local tax-base through the creation of a thriving, multi-use community that is a cost-effective use of existing and planned infrastructure over both the short and long term

The proposed Milliken TOC includes a 10,100 m² of ground-related commercial, community and employment uses are anticipated along with 4.88 acres of public park and open space uses, all of which will be interconnected to form a compact, walkable and transit-supportive community.

Sustainability

A number of key factors are being incorporated into the planning and design of the proposed Milliken TOC to ensure that it is sustainable:

- Ensuring highest and best use of a currently underutilized site
- Maximizing use of existing and planned infrastructure
- Creating buildings that are high-performance and energy efficient

- Incorporating Active Transportation and Walkability where daily needs (home / work/ school / shopping / community facilities) can all be met within a short distance, reducing car dependency and maintaining a healthy and active lifestyle
- Creating a series of interconnected public open spaces that provide a wide range of passive and active parks and open spaces that are home to a wide variety of natural elements, with a variety of resilient, native species are self-sustaining for residents to enjoy
- Implementing Low Impact Design (LID) standards for stormwater management that improve climate resilience and encourage biodiversity
- Promoting the use of green infrastructure, such as permeable pavers, within streetscapes, to reduce heat island effect and reduce / filter rainwater run off
- Improving local microclimate by encouraging tree planting that will increase local shade canopy and improve air quality

Housing

The proposed Milliken TOC will deliver a total of 5,500 new homes with a full range of sizes and layouts are contemplated to suit the needs of individuals and families.

At present, the anticipated unit mix is:

- 1 Bedroom – 70%
- 2 Bedroom – 20 %
- 3 Bedroom – 10%

Purely residential uses are proposed along the north and easterly portions of the proposed TOC.

Additional new homes are to be incorporated into the Mixed-Use areas of the TOC that are proposed for the southeast portion of the site, adjacent to existing Mixed Use and Employment Uses which have direct connection to the Milliken GO Station.

Connectivity

The proposed Milliken TOC will create a vibrant, compact community that will directly connect housing, employment, commercial, institutional, community and open space uses to one another through a variety of transit-oriented and pedestrian friendly connections across the site.

Design elements supporting connectivity through the proposed Milliken TOC include:

- Improvements to the existing Milliken GO Station including increased pedestrian connections which may include a potential pedestrian overpass

- Management of new / additional vehicular traffic (private streets / pick up / drop off zones)
- Access to existing transit including TTC and YRT bus service along Steeles Avenue and Kennedy Road, offering convenient connections for future residents to the City of Toronto, City of Markham, and the rest of York Region
- Introduction of Active Transportation routes (Bike / scooter lanes)
- Provision of new cycling infrastructure (paths, parking and storage facilities)
- Provision of multiple pedestrian connections to parks and open space as well as neighbourhood commercial uses

3. Engagement Overview

In the Fall of 2025, Infrastructure Ontario (IO), an agency of the Province acting on behalf of the Ministry of Infrastructure (MOI), and building partner, Remington Group launched a community engagement initiative for the proposed Milliken TOC.

A project webpage was created by IO at the start of the project, providing a place for community members to learn about the TOC program and opportunities for engagement. The IO project webpage for the proposed Milliken TOC can be reached through the following link: [Milliken GO – Transit-Oriented Community](#).

In addition to the IO project webpage, a project website was launched by the Milliken TOC Building Partner (Remington Group). The Milliken TOC website provides an overview of the proposed development including a description of what is being proposed, preliminary design drawings, and a 3D flyover video rendering of the proposed development to allow members of the public to visualize the proposed built form and layout of the Milliken TOC and how it will fit in with the existing community. The Milliken TOC website can be reached through the following link: millikentoc.ca.

This first round of public engagement was conducted through a combination of virtual and in-person meetings / open houses as well as an online survey, all of which will be described in detail below.

Public notice of the proposed Milliken TOC engagement events was provided in September 2025 through postcards delivered to properties within a 200-metre radius of the proposed TOC, IO's project webpage, and subsequently through the Building Partner's Milliken TOC project website.

This report reflects the first round of public engagement. There is potential for a second round of public engagement later in the year.

Municipal Briefing

As part of the engagement for the proposed Milliken TOC, Municipal Councilor Isa Lee was briefed by IO. Councilor Lee was supportive of the project and appreciated the session.

Councillor Lee stated that she thought the distribution radius for postcards should be larger. The radius can be increased for the second round of Public Engagement. IO shared a digital version of the postcard with Councillor Lee to distribute to constituents that may not have received a physical copy.

Local Advisory Committee (LAC)

As a part of this initiative, IO and Remington formed a Local Advisory Committee (LAC) consisting of local community members and representatives who are to be included in both targeted and broader public consultation surrounding the proposed Milliken TOC.

Councillor Lee's staff was consulted to assist with the formation of the LAC. They provided additional stakeholders that IO invited to the LAC meeting.

The LAC meeting occurred on October 9, 2025, from 2:00 PM to 3:30 PM.

LAC Members for the proposed Milliken TOC include:

- City of Markham Ward 8 Councillor (Isa Lee)
- Markham Welcome Centre Immigrant Services
- Pacific Mall (Property Management and Condominium Corporation)
- Milliken Wesleyan Methodist Church
- Markham Mon Sheong Court
- Logos Baptist Church

The project team presented to the LAC Members, providing a comprehensive overview of the proposed Milliken TOC followed by a Q&A / Discussion to give LAC Members an opportunity to provide any comments and ask any questions.

The meeting was attended by 6 LAC Members. Representatives for the Welcome Centre Immigrant Services at Markham and Pacific Mall (Property Management and Condominium Board) were part of those in attendance.

Open House Sessions

In October 2025, the Milliken TOC Project Team hosted a Virtual and In Person Open House regarding the conceptual plan for the proposed Milliken GO Station Transit Oriented Community:

- Virtual Open House #1 – October 15, 2025 – 6:30 PM to 8:00 PM
- In-Person Open House #1 – October 23, 2025 – 6:00 PM to 8:00 PM

Both Virtual and In-Person Open Houses were open to the public and provided the opportunity to learn about the proposal and ask any questions or share any comments.

A comprehensive presentation providing an overview of the proposed Milliken TOC was provided by the project team at the Virtual Open House and presentation boards were on display at the In-Person Open House where members of the project team were available to discuss the TOC, receive comments and answer questions.

The Virtual Open House was attended by 15 members of the public including 1 member of the LAC.

The In-Person Open House was attended by 10 members of the public comprised of area residents, local business owners and operators, as well as a range of community-based organizations.

Online Survey

As a part of the consultation process, an online survey was also launched for 30 days for the public to provide feedback on the project (www.millikentoc.ca/survey).

4. Summary Report / What We Heard

The following is a summary of participant feedback gathered through the Local Advisory Committee Meeting (LAC), Virtual and In-Person Open Houses and an online survey.

Please note that there was limited participant feedback obtained from the engagement sessions. There were two participant questions/comments from the LAC, no questions / comments from the Virtual Open House, and one piece of feedback from the survey.

As such, most of the participant feedback referenced in this report was obtained from the In-Person Open House on October 23, 2025, unless otherwise noted in **(bold)**. This feedback is aggregated and organized thematically and has been summarized for reporting purposes and is provided below.

Housing

- Will both market and rental housing be provided?
- Desire for purpose-built rental that centres around transit

Response provided:

The proposed development is likely to include both ownership and rental units, the nature and extent of which is to be determined. Remington Group have successfully delivered both tenures recently in Markham and throughout the Greater Toronto Area.

Transportation

- Project is about more than just expansion to existing transit opportunities, it is about building community around transit and the importance of that kind of connectivity
- Importance of the opportunity to improve overall quality of life for residents as they are able to live, work, move and play within a compact community

Response provided:

The proposal has considered both community and connectivity as major elements. The street system is designed to promote easy access, a park linking all development through the heart of the community and an active retail and potential entertainment district to provide the focal point for mixed use and community building have all been incorporated into the plan.

- Desire for as much connectivity as possible throughout the site, including Active Transportation options such as Bike / Scooter Lanes and Pedestrian Friendly paths
- Appreciation for the proposed Active Transportation components and a design for more Bike Lanes to be included in the design (new bike lanes on Steeles being provided as positive example)
- Pedestrian and bicycle connections through the TOC are desired and essential

Response provided:

The proposal includes both formal and informal active transportation options, from bike lanes on the public streets to potential recreational paths through the park providing connectivity through the site.

- Concern over how parking demand will be accommodated in an PMTSA – despite being a TOC, there is still high demand for transportation by car in the area.

Response provided:

Remington Group is acutely aware of parking requirements as it relates to similar developments. Parking rates may be determined on a phase-by-phase basis and depends on a number of factors, but it is expected that parking will be provided in each building.

Amenities

- Support for flexible and/or revolving commercial opportunities such as “Pop Up” markets and/or flexible retail spaces that can accommodate temporary retail installations
- Support for Mixed-Use as well as Residential (not just Residential only)
- Importance of Pacific Mall being integrated as a recognized destination

Response provided:

The mixed-use retail and entertainment district in the south of the proposed development and closest to the GO Station is envisioned as the commercial hub for the area and may accommodate flexible spaces that can be programmed for the types of activities noted. Consideration for the existing Pacific Mall site has been incorporated into the design of the proposed Milliken TOC development.

In addition, the placement of public streets has been carefully planned to maintain potential future access to the proposed Milliken TOC development should the Pacific Mall site be subject to future redevelopment.

Development and Design

- Inquiries as to whether or not there will be a Minister's Zoning Order (MZO) as a part of the process?

Response provided:

An MZO is an option for the implementation.

- Does proposed TOC align with the Vision of the local Secondary Plan and/or will there be changes required to it?

Response provided:

The proposed layout of public and private streets and building elements is generally consistent with the Milliken Centre Secondary Plan (which is adopted by Markham Council but not yet in effect). The height and density do exceed the permissions outlined in the Secondary Plan.

- Is there sufficient existing and/or future servicing capacity for the new TOC?

Response provided:

Functional Servicing (which includes servicing and grading) and Stormwater Management Studies have been prepared in support of the proposal. Subsequent development applications will also review these matters on a phased basis. Major servicing elements are available for the proposed development.

- Curiosity around how TOC will integrate and/or complement the existing Pacific Mall? If there is a need for overflow parking for the Mall, how will be integrated into the new community? Will lack of new parking in TOC result in drivers using Pacific Mall lands as a Parking Lot?

Response provided:

As noted above, the Pacific Mall site has been incorporated as is, and its redevelopment has also been considered carefully through the placement of public

streets and potential for future access. Each of the sites is privately held and it is not expected that either site is expected to provide overflow parking for the other.

Public Realm Improvements

- Inquiries as to the nature and ownership of the central park – will it be publicly or privately owned? And will it be designed by the City of Markham or Remington?

Response provided:

The central park is proposed as a public park. The design of the park is part of discussions between the City and Remington Group, but who will complete the final design is to be determined.

- Request for consideration of pedestrian overpass options over Train Station / Line

Response provided:

A pedestrian overpass is being protected for as part of the proposal, the ultimate delivery is to be determined.

Community Engagement

- What is the project timeline / phasing between now and 2031?

Response provided:

The process for the Transit Oriented Community will be followed by detailed engineering design for infrastructure elements and site plan approval processes through the City and ultimately building construction in the first phase.

- Will there be additional opportunities for consultation and what will the mechanisms be for stakeholders and community members to provide further input on the Project? **(LAC)**

Response provided:

A second round of public consultation is expected in 2026.

- Is it possible for stakeholders / community members to obtain copies of existing and future reports / plans / drawings for further review? **(LAC)**

Response provided:

Requests for documents and community engagement resources can be made on the building partner-led project website at www.millikentoc.ca. The public can also share questions or comments with The Remington Group through the project website.

5. Next Steps

The proposed TOC is a long-range planning exercise that is anticipated to be multi-year, multi-stage process.

Next steps are as follows:

- Revise Milliken TOC submission to incorporate the feedback discussed in this report
- Project team to work towards addressing comments received through the municipal planning approval process and finalizing zoning for the Subject Site
- Second round of engagement is anticipated for Spring 2026

Community input is an important part of the process, and we would like to thank everyone who has participated in this TOC engagement.