

LANGSTAFF

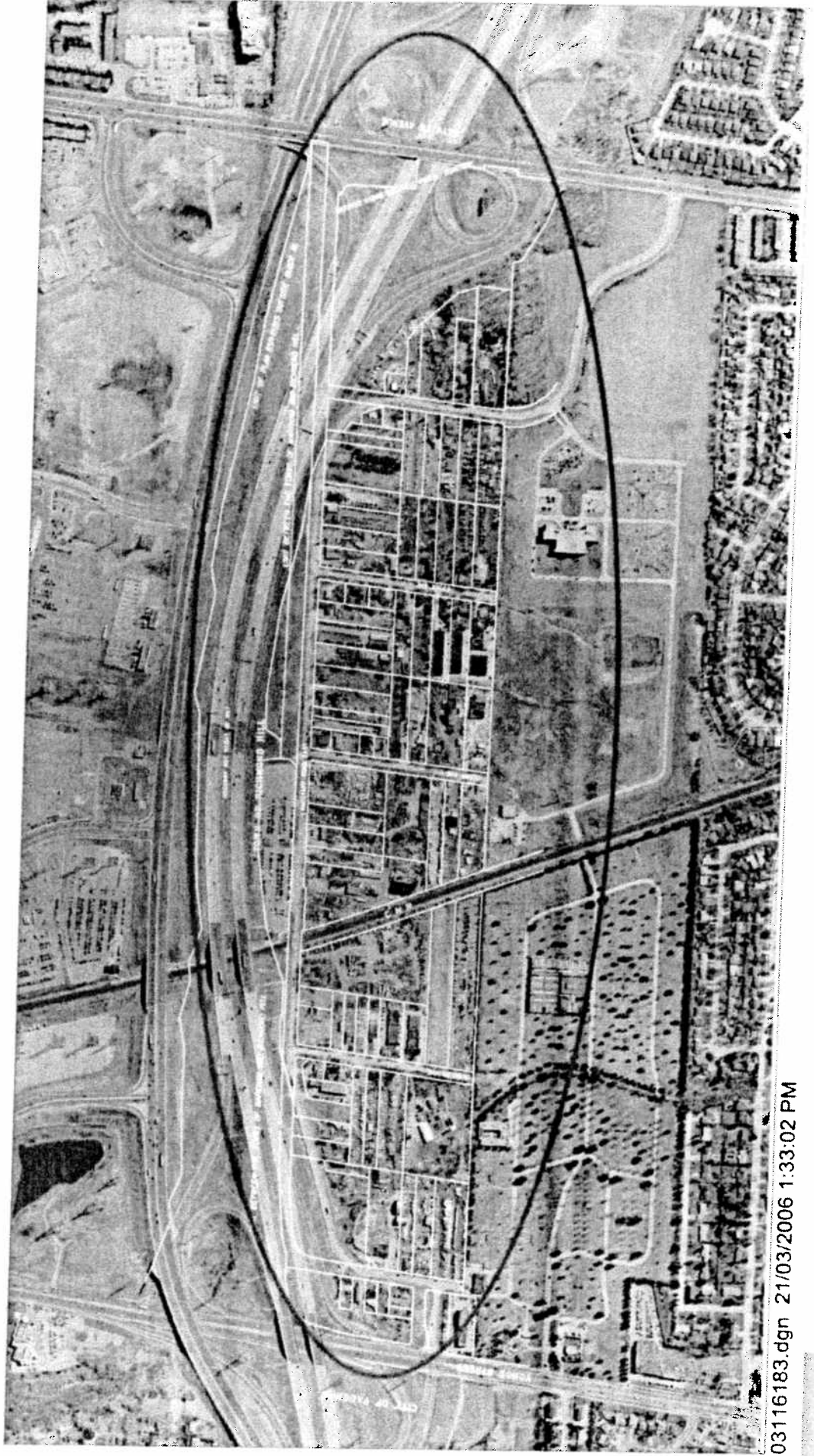
**Development Services
Committee**

September 18, 2007

Presentation Outline

1. Brief summary of the history of the planning in the Langstaff area, and the evolution of the land uses and policy context changes
2. Recommended development principles to be used to guide the preparation of a Langstaff Area Master Plan
3. Recommended process for the preparation of a Langstaff Area Master Plan

Background

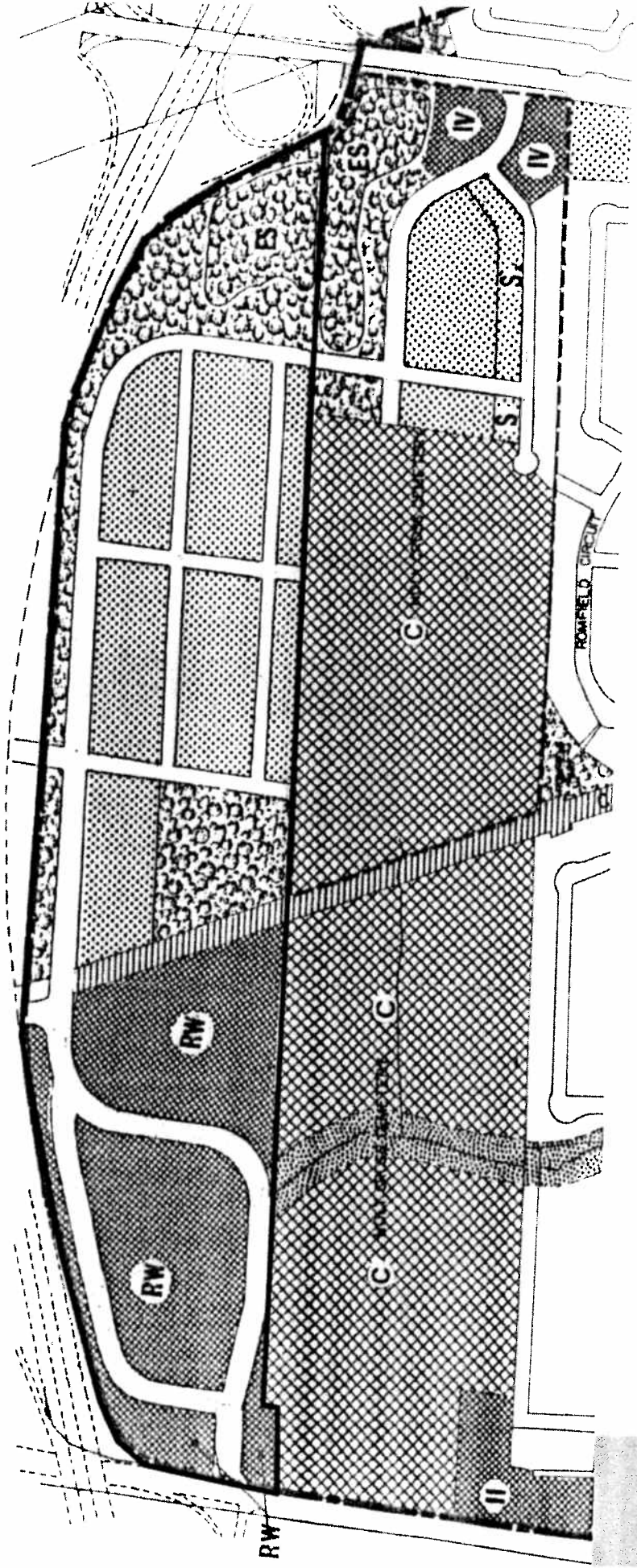


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Background (continued)

- Thornhill Secondary Plan adopted in 1991;
- Tertiary Plan approved in June of 1997 as an Amendment to the Thornhill Secondary Plan.

Thornhill Secondary Plan - Langstaff



Area Context has Evolved

- Construction of Highway 407;
- Partial realignment of Langstaff Road East;
- Proposal by MTO for a Hwy 407 Transitway;
- Relocation of the GO Station north to Richmond Hill;
- Proposals by the YRTP for Yonge Street (BRT and/or subway) & Hwy 7 Transitways;

Area Context has Evolved (continued)

- Mixed-use large format retail warehouse centre with low, medium and high density residential in Richmond Hill;
- Protection of motor vehicular access under Highway 407 to link Richmond Hill and Markham; and
- Further development of the adjoining Cemetery lands by the Catholic Archdiocese.

Evolution of the Policy Context

- approval of the Town's Strategic Plan and Corporate Goals
- The Sewer and Watermain Design Study was completed in March 2006;
- adoption of the Markham Transportation Planning Study;
- endorsement of rapid transit corridor planning principles for the Hwy 7 corridor;

Evolution of the Policy Context

(continued)

- Growth Plan for the Greater Golden Horseshoe;
- Regional Official Plan 43;
- new Provincial legislation respecting Brownfields redevelopment, and TIF financing;
- revision to the Town's Community Improvement policies;

Evolution of the Policy Context

(continued)

- Proposal review of lands under Provincial ownership by the Ontario Realty Corporation; and
- MoveOntario 2020, which includes an extension to the Yonge subway.

Advancement of Landowner & Developer Interest

Town has received redevelopment applications, for large scale, mixed use redevelopment, including office, retail and high density residential uses, for lands west of the CN railway line, and there has been some developer interest for the lands east of the CN railway line.

Town to Lead Master Plan Exercise

Town needs to provide clear direction regarding the appropriate course of action and specifically guide the development of the area in consultation with area landowners and the public.

Town to Lead Master Plan Exercise

(continued)

Town to create development principles and practices to create an attractive, efficient and liveable self-contained community with compact neighbourhood(s), designed to promote pedestrian activity and social interaction.

Master Plan exercise to start with adoption of guiding development principles

Development principles should be endorsed by Council and incorporated into the Town's Official Plan

The Official Plan amendment will also re-designate Langstaff as an Urban Growth Centre, consistent with Provincial and Regional policies.

Development Principles

The principles and the designation of the Langstaff Area as part of an Urban Growth Centre should be framed to promote consideration of the Town's Economic, Environmental and Social goals

Principles to be refined

The Economic, Environmental and Social principles will be refined as specific policies, setting out criteria for the development of the public and private realm, that will be articulated in the Master Plan and Secondary Plan documents.

Master Planning Process

- Process directed by the Thornhill Sub-committee;
- Town will manage the process;
- Major land owners will finance the fees paid by the Town and will be given a credit against future development charges (subject to the approval of costs in and Area Specific Development Charge By-law;
- Town Project Manager also funded by land owners.

Master Planning Process

(continued)

- Pre-qualification proposals from candidate firms, to act as the lead consultant for the multi-disciplinary Master Plan process, will be requested;
- Draft Terms of Reference & Proposals from the consultants, for the hiring by the Town, to undertake the preparation of the Master Plan will be prepared and reviewed with the Thornhill Sub-committee;

Master Planning Process

(continued)

- The candidate firms will be interviewed by a selection committee, comprised of the Thornhill Sub-committee, funding landowners and staff;
- Staff will report back to Development Services Committee with recommendations regarding consultant selection, the recommended Master Plan study process and timelines including the public consultation program.

Continued role for The Butler Group

- The Butler Group Consultants Inc. will provide ongoing consulting services related to the evaluation of the redevelopment proposal and Master Plan concepts for the Langstaff Area, on a peer review basis.
- The Town will retain sub-consultants to provide technical support to the Master Plan Process, as required. (e.g. transportation, servicing, environmental, planning & facilitation etc.)

Next steps

- Amend Official Plan;
- Thornhill Sub-committee to Guide the Process;
- Request Pre-qualification proposals from select candidate firms to prepare Master Plan;
- Staff will report back to DSC with recommended consultant selection & Master Plan process and timelines.