

# Yonge-Steeles Corridor Study

## Current Status & Direction

Development Services Committee, Part A  
November 27, 2007

# Purpose of Presentation

- To provide overview of work and progress to date
- To present demonstration plans/options and staff recommendations to obtain feedback
- To outline recommendations for further study and next steps

# Yonge + Steeles Corridor Study

## Study Objectives:

- Preferred redevelopment scenario
- Parks and other community facilities
- Transportation and servicing constraints
- Coordinate redevelopment with infrastructure improvements
- Appropriate transition with existing neighbourhood;
- Pedestrian and transit-friendly street environment
- Set out an implementation strategy
- Implement Council's direction of November 2006, that staff review the Liberty application within the context of this study



**YONGE-STEELES CORRIDOR STUDY AREA**  
APPLICANT: TOWN OF MARKHAM  
LIMITS OF STUDY AREA  
LANDS SUBJECT TO REGIONAL DEFERRAL

# Public Consultation Process

Extensive public consultation has taken place to date:

- **Steering Committee:** Comprised of representatives from Markham, Vaughan, Toronto, York Region and York Region Transit (4 meetings to date)
- **Working Group:** Comprised of residents and major property owners within and adjacent to study area (3 meetings to date)
- **Open Houses:** Property owners and residents within study area invited to attend – dates posted on web-page and notices in local newspapers (3 Open Houses to date)

# Consultant Team

- **du Toitt Allsopp Hillier** – Project Lead (Urban Design)
- Sub-consultants:
  - The Butler Group Consultants Inc. (Planning, Official Plan Amendment, Zoning By-law)
  - Cansult Limited (Transportation & Servicing)
  - N. Barry Lyon Consultants Ltd. (Real Estate Consulting)

# Yonge + Steeles Corridor Study

## Study Work Program:

### Phase 1: Background Data Collection

- Review existing conditions in the corridor
- Results of this phase presented to the public at the May 31 Public Open House Meeting (#1)

### Phase 2: Land Use and Urban Design Plan

- a) Built Form and Urban Design Options for the Corridor: Presented to the public at the June 28 Public Open House Meeting (#2)

# Yonge + Steeles Corridor Study

## Study Work Program:

### **Phase 2: Land Use and Urban Design Plan**

- b) Transportation, Servicing, Open Space Components:
- Preliminary transportation and servicing study
  - Community facilities, recreation and open space study
  - Land use and Urban Design Demonstration Plan
  - Presented to the public at the October 3 Public Open House Meeting (#3)

### **Phase 3: Implementation Strategy**

- Redevelopment phasing plan
- Draft Final Report and Recommendations
- To be presented at Final Public Open House Meeting in January 2008 (#4)
- Draft Official Plan and Zoning By-law Amendments

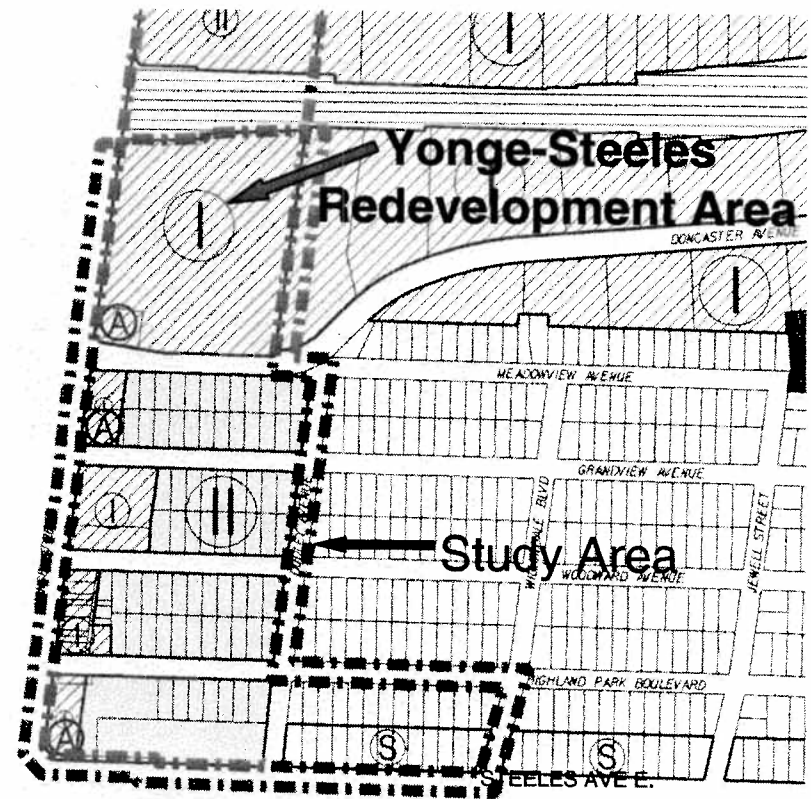
# Current Markham Official Plan Policy for Yonge-Steeles Corridor Area

Designates area as:

- COMMERCIAL
- URBAN RESIDENTIAL

Thornhill Secondary Plan – South CNR:  
“Yonge-Steeles Redevelopment Area”

- 1.5 to 2.0 FSI maximum (based on supportive comprehensive transportation study)
- Mixed use on Yonge St frontages
- High density residential to Dudley
- Land use, urban design, transportation and servicing studies to support redevelopment
- Policies were deferred as a result of appeal by Centrepoint Mall in 1997
- Comprehensive Master Plan and background studies to be approved prior to redevelopment in this area
- Steeles frontage east of Dudley: Low density residential with provision for low rise offices

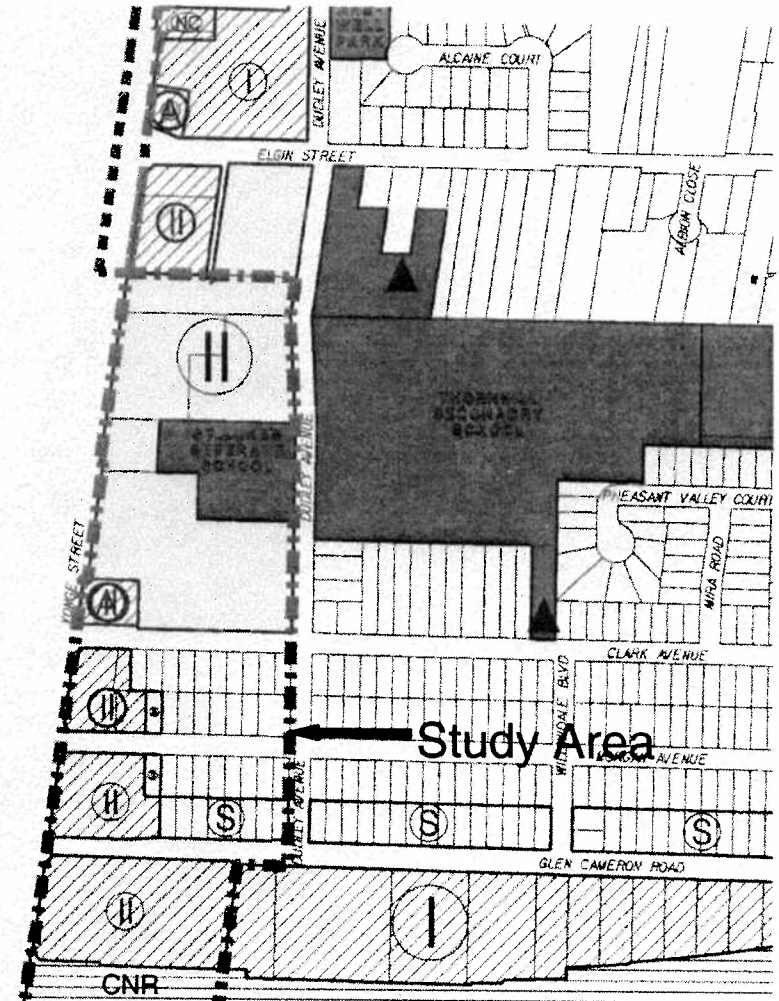




# Current Markham Official Plan Policy for Yonge-Steeles Corridor Area

## Thornhill Secondary Plan north of CNR

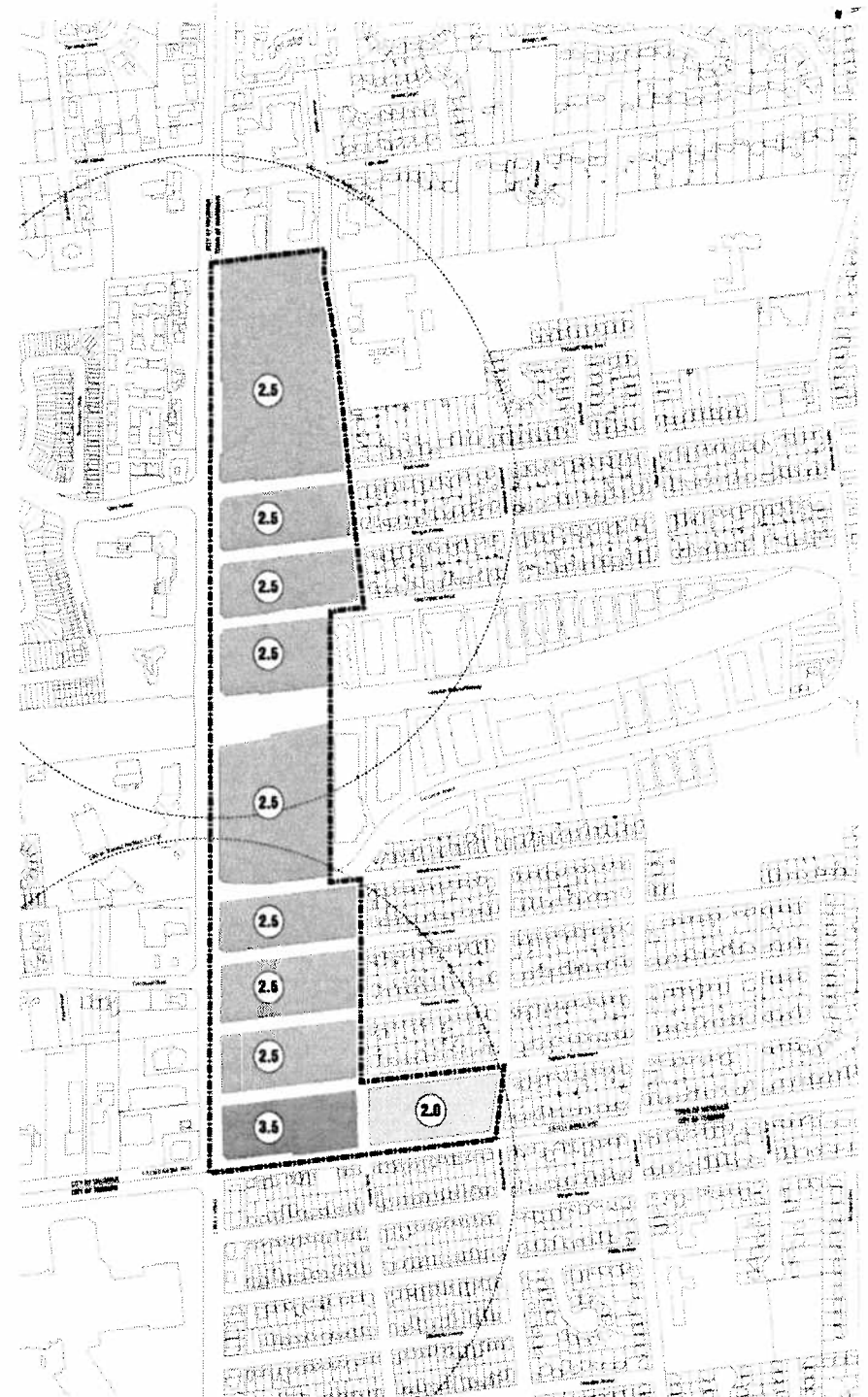
- Medium density mixed use south of Clark
  - maximum height of 4 storeys
  - maximum 1.0 FSI
  - Redevelopment site north of CN also subject to deferral
- No change to apartments, school sites and church north of Clark
- Retain existing low density residential uses between Yonge St frontages and Dudley
- Limited commercial redevelopment in 2 storey buildings on north side of Glen Cameron



# Proposed Plan: Density Option

## Program

- New development:
  - Yonge Corridor: 2.5 FSI
  - Yonge and Steeles: 3.5 FSI
  - Steeles east of Dudley: 2.0 FSI
- 3700 new residential units
- 7500 new residents
- 3200 new jobs
- New Parks: range of 2.1 to 3.1ha (9 to 13% of total study area)

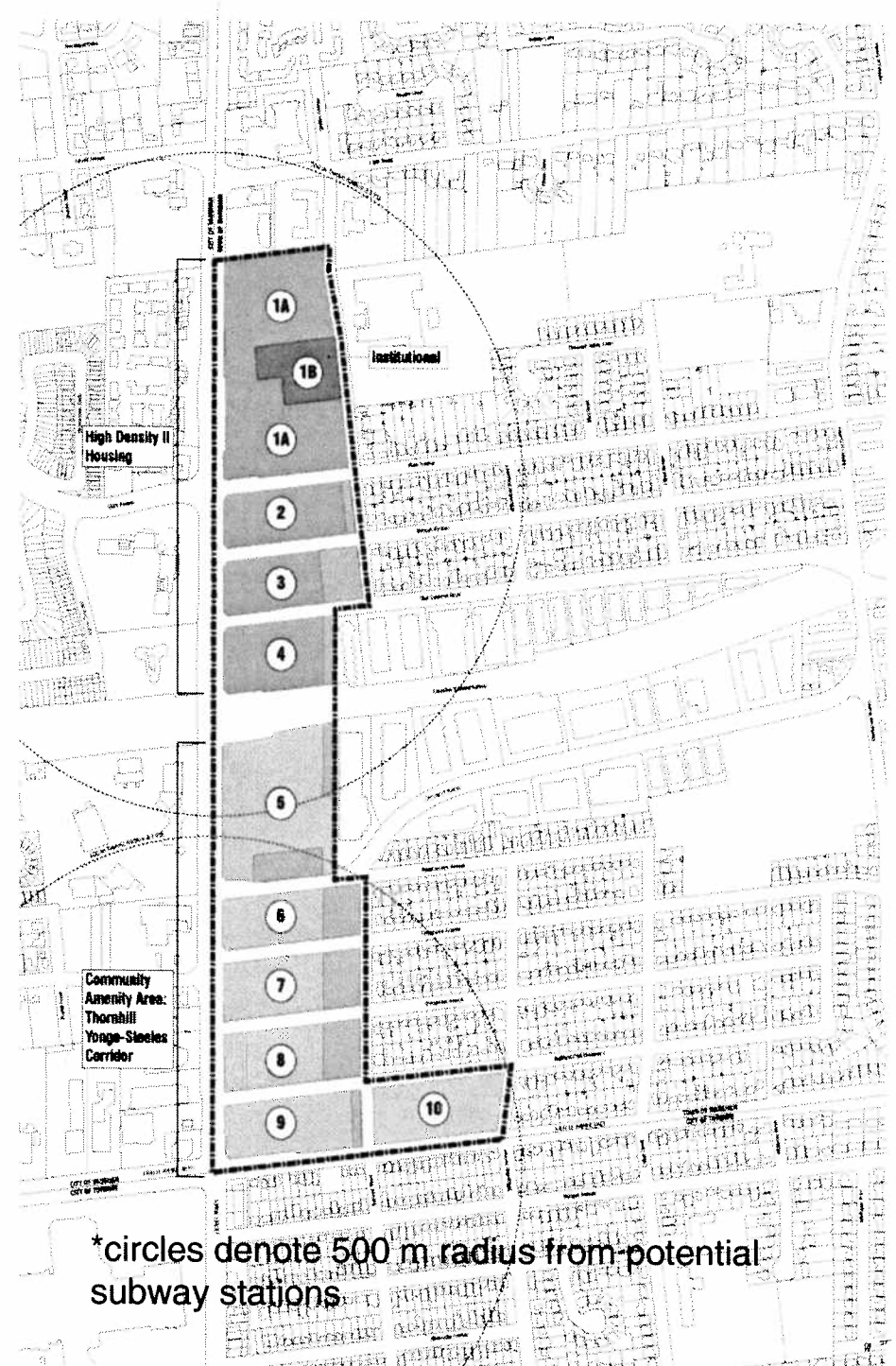


# Proposed Plan: Land Use Option

## Land Use Plan: Simplified Designations

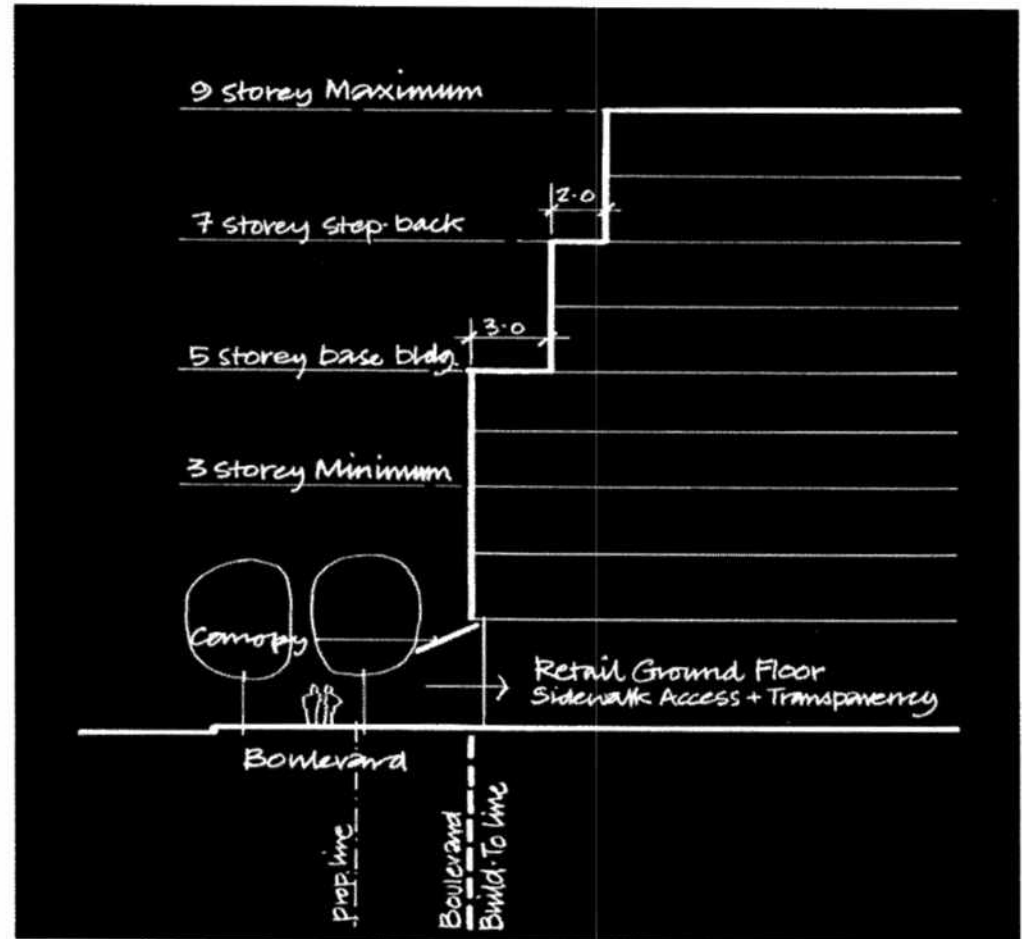
- High Density Housing II  
North of Rail- Primarily  
Residential
- Community Amenity Area  
South of Rail- Primarily Mixed  
Use
- Institutional on Existing School  
Site
- Open Space

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CORRIDOR STUDY



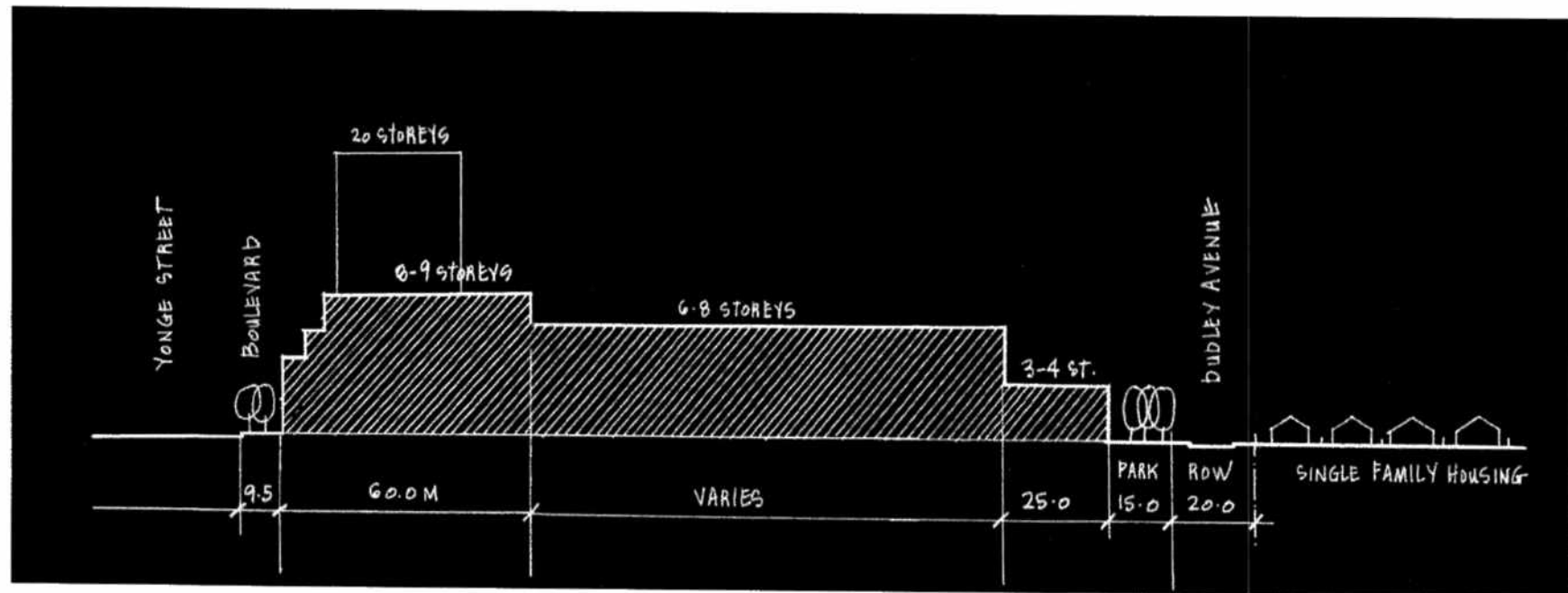
# Proposed Plan: Built Form Option

## Yonge Street Built Form- Street Wall



# Proposed Plan: Park Option (Linear)

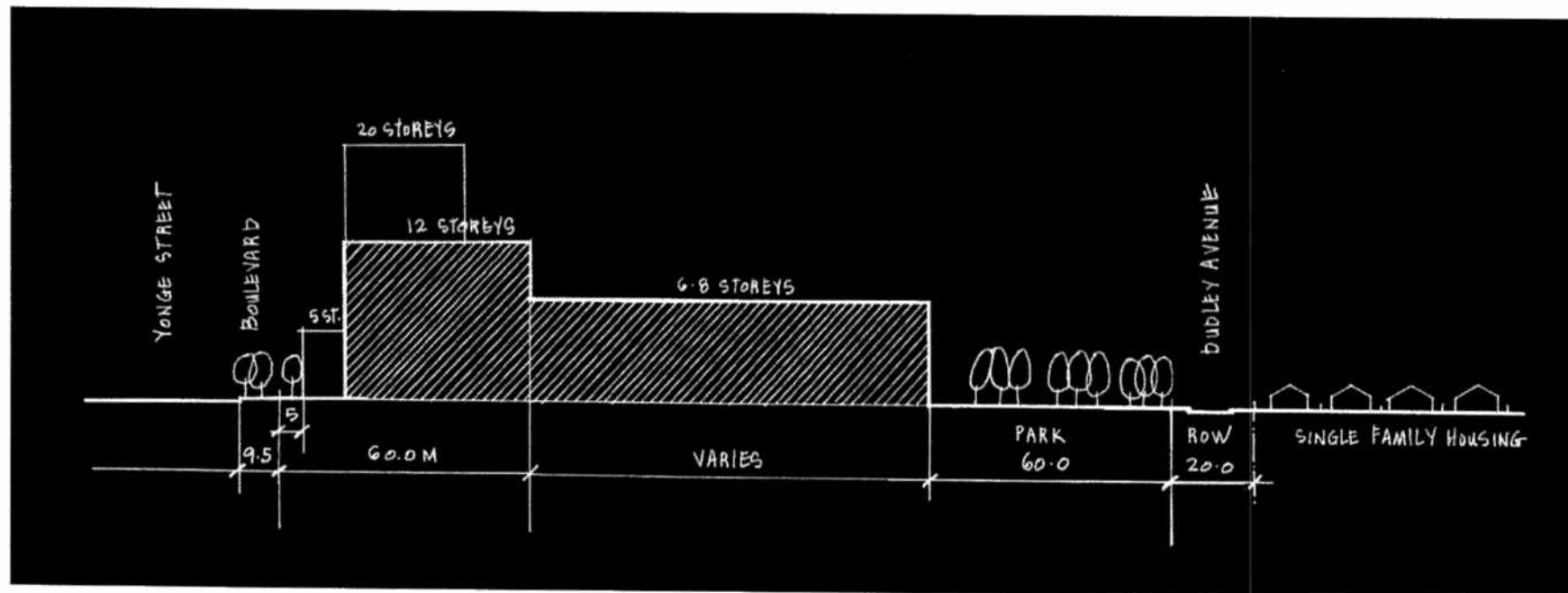
Transition with Adjoining Neighbourhoods  
with Linear Park



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CORRIDOR STUDY

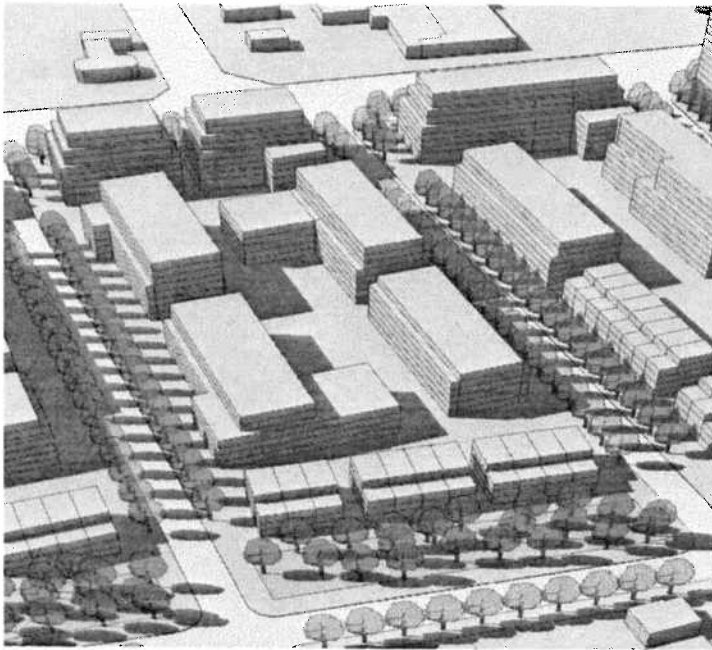
# Proposed Plan: Park Option (Large)

Transition with Adjoining Neighbourhoods  
with Larger Park

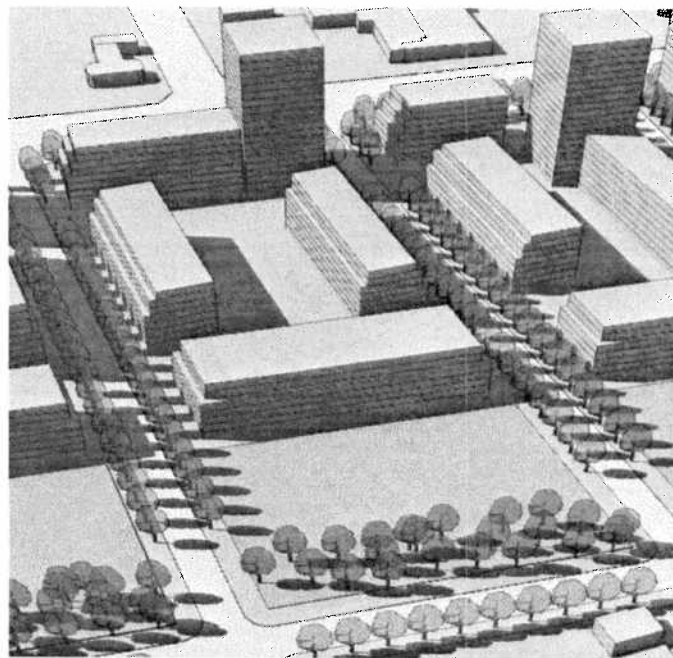


# Demonstration Plans

- 3 options
- Same density for each
- Varied in amount of park space and massing/height of buildings



Linear Park, Lower Buildings

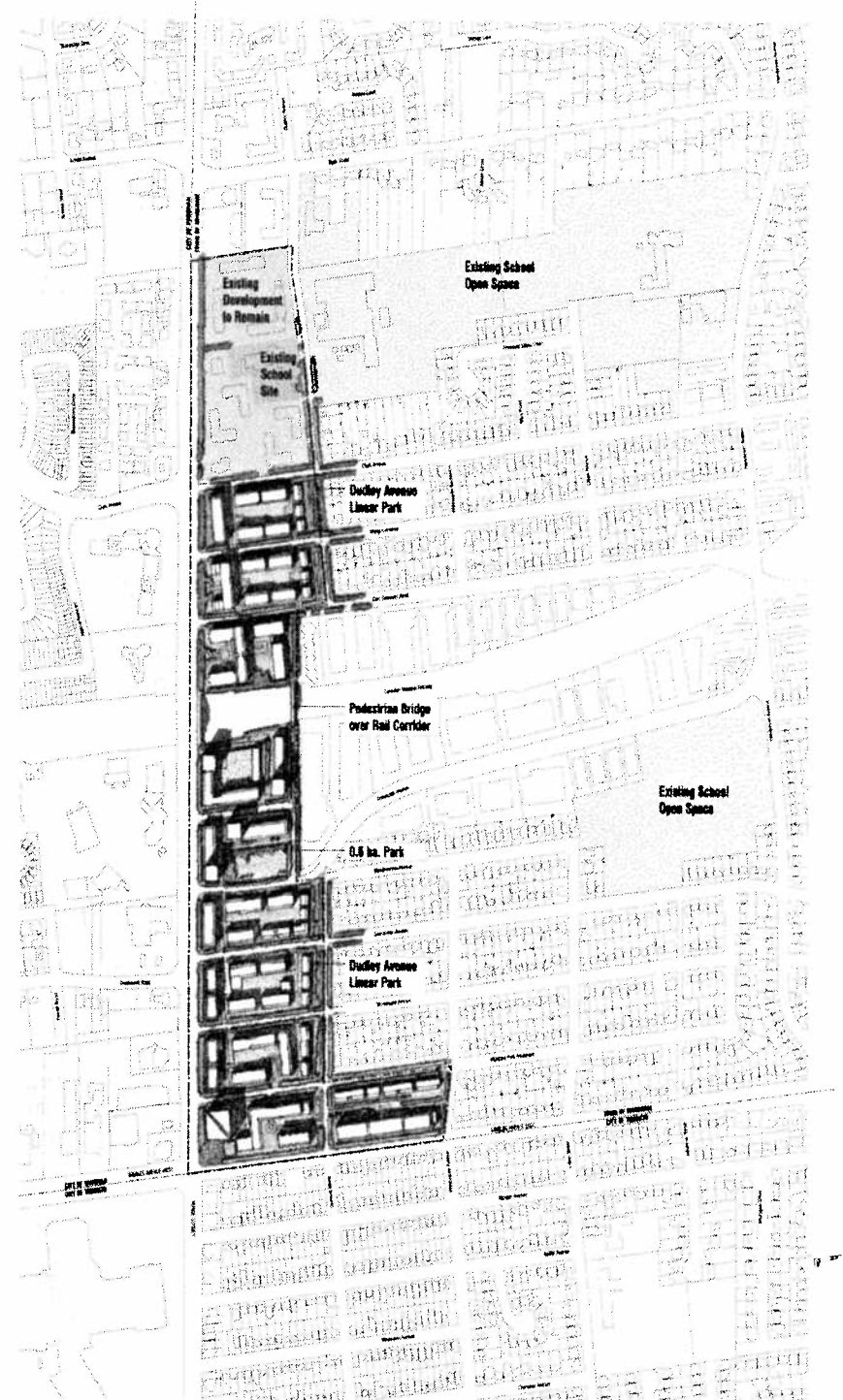


Larger Park, Taller Buildings

# Demonstration Plan

## Option A: Linear Park, Lower Buildings

- Dudley Avenue as transition
- Dudley linear park buffer
- Use existing block pattern as template for redevelopment
- Scale development from existing residential towards Yonge
- Focus higher density at Yonge/Steeles - Transition development north of railway towards Thornhill Heritage District
- Pedestrian and bicycle connection over rail corridor



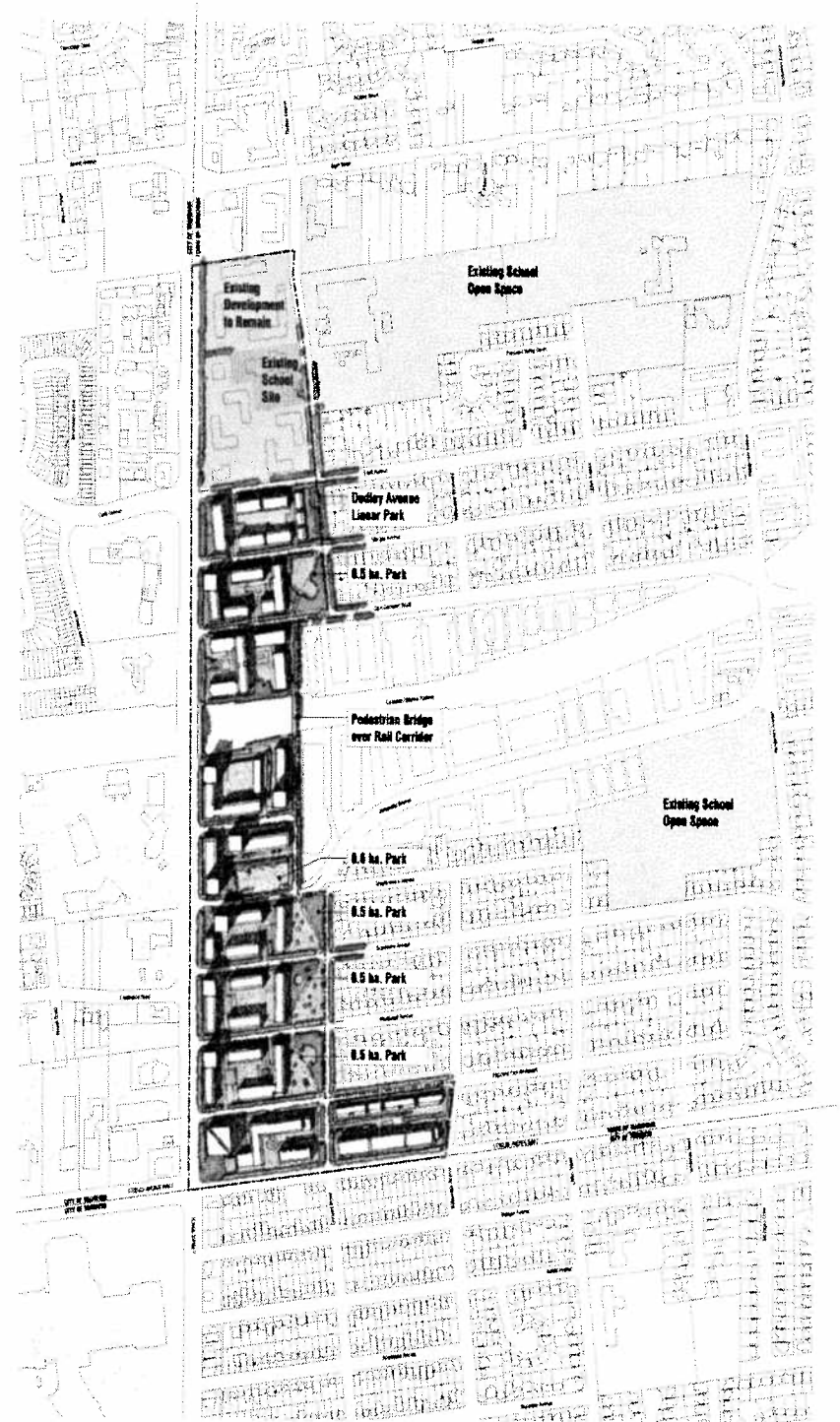


# Demonstration Plan

## Option C: Larger Parks, Taller Buildings

- Dudley Avenue as transition
- Dudley linear park buffer
- Use existing block pattern as template for redevelopment
- Scale development from existing residential towards Yonge
- Focus higher density at Yonge/Steeles - Transition development north of railway towards Thornhill Heritage District
- Pedestrian and bicycle connection over rail corridor
- **4 large parks south, 1 large park north**

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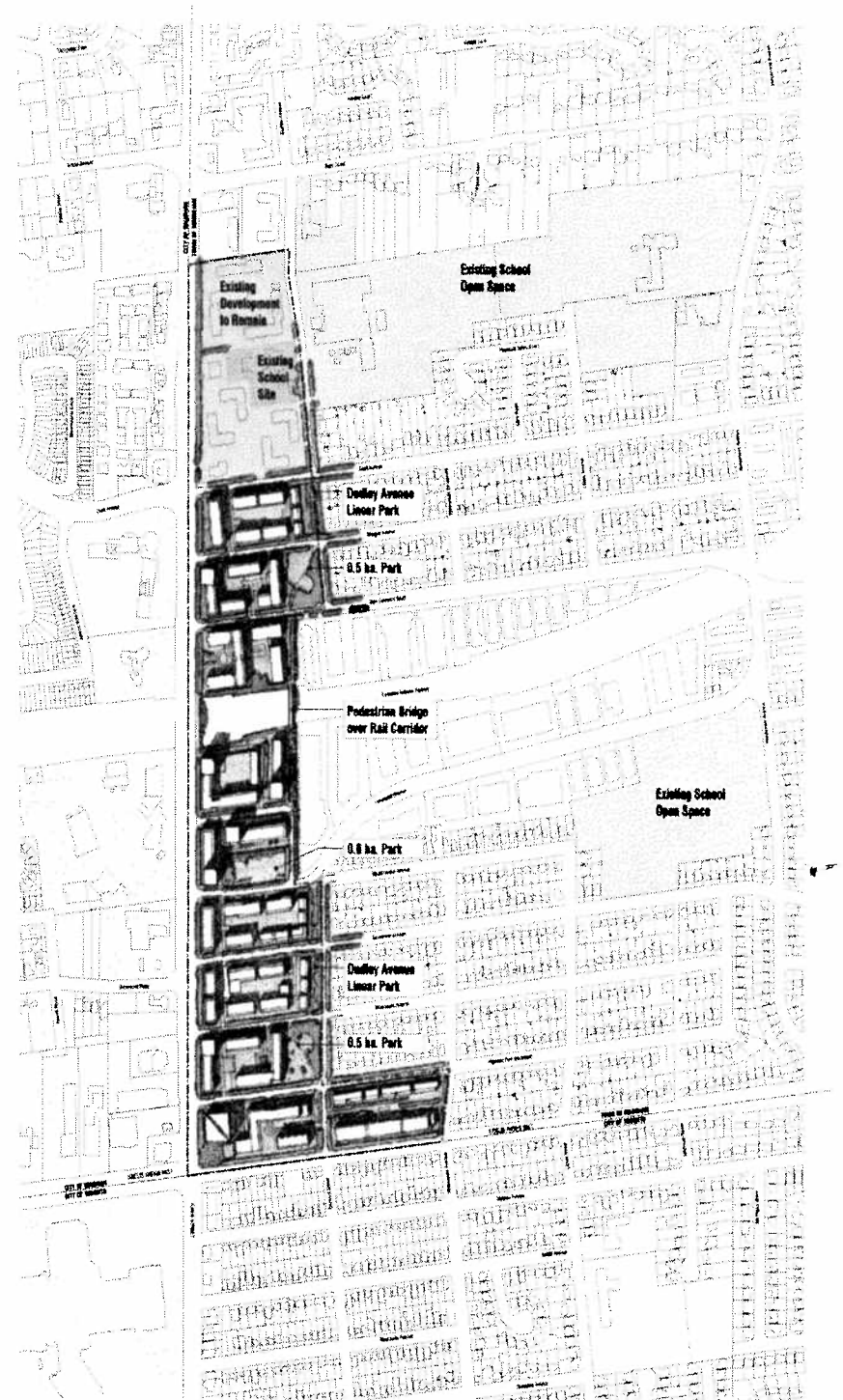


# Recommended Demonstration Plan

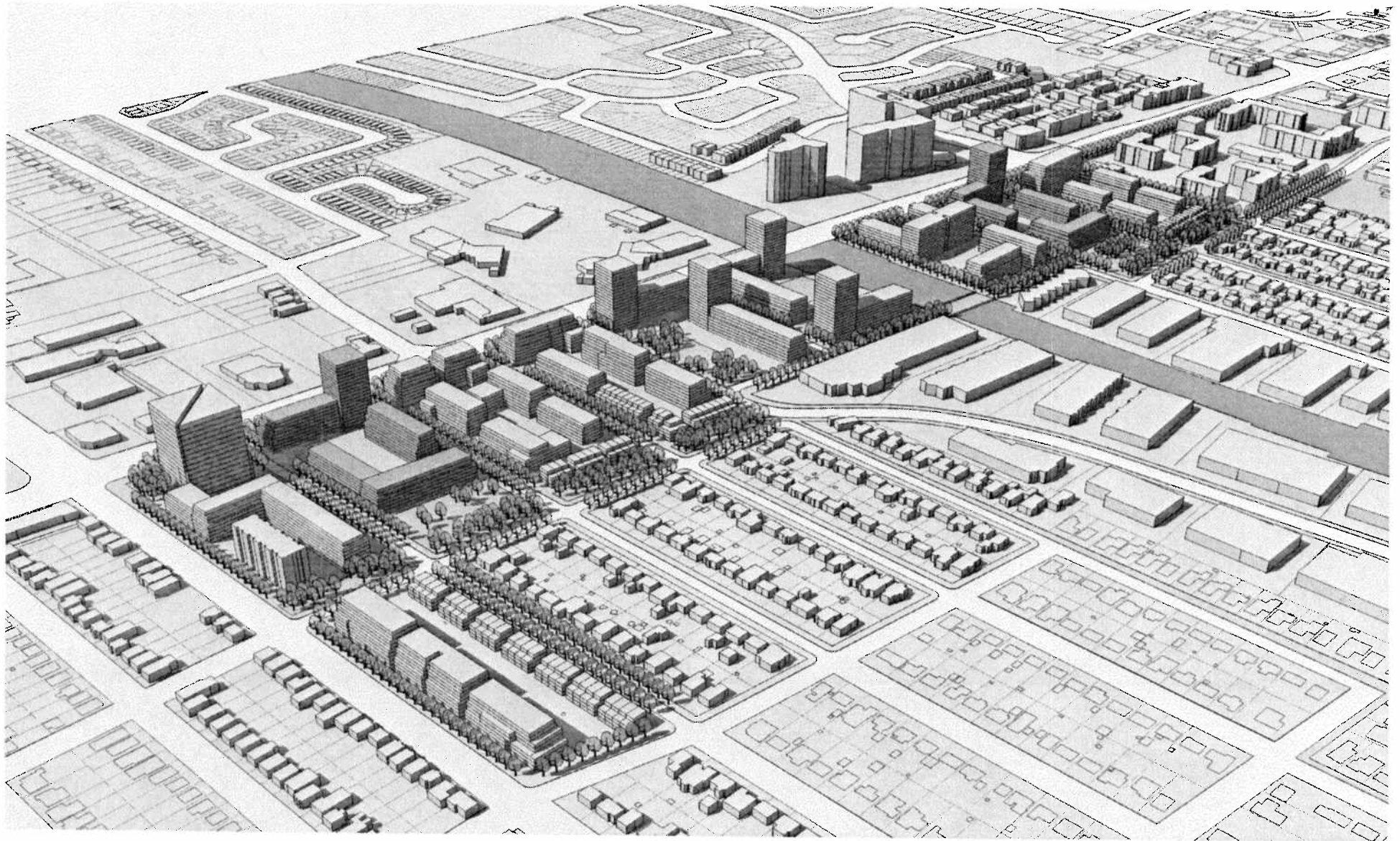
## Option B: Combination of Larger Parks and Additional Building Heights

- Dudley Avenue as transition
- Dudley linear park buffer
- Use existing block pattern as template for redevelopment
- Scale development from existing residential towards Yonge
- Focus higher density at Yonge/Steeles - Transition development north of railway towards Thornhill Heritage District
- Pedestrian and bicycle connection over rail corridor
- **Three larger park spaces**

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CORRIDOR STUDY

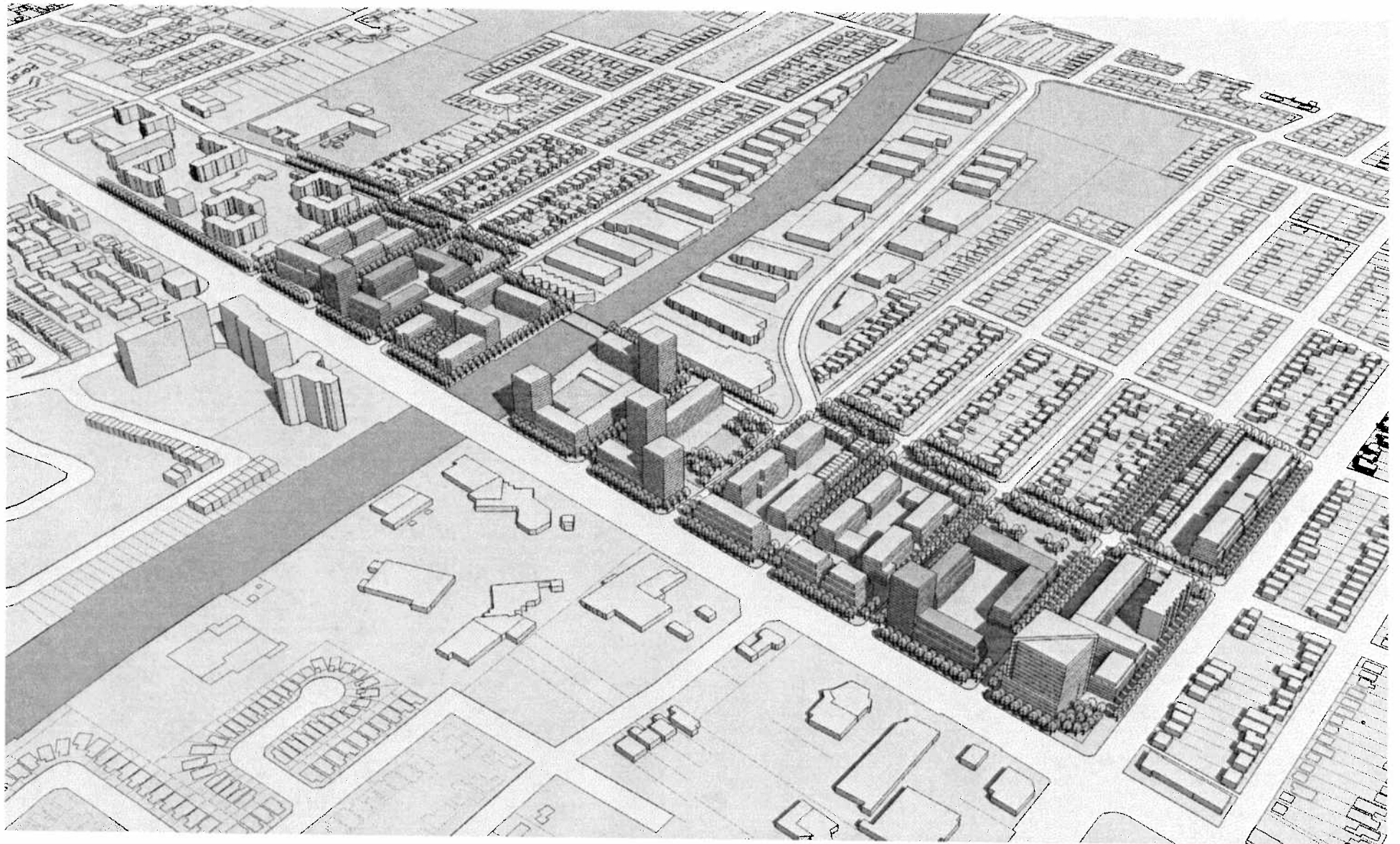


# Recommended Demonstration Plan B: Looking Northwest





# Recommended Demonstration Plan B: Looking Northeast



# Transportation Analysis: Preliminary Conclusions

## Key Examination Results – Yonge Street Corridor Analysis

1. Existing Yonge Street at Steeles:  
near or at capacity during peak AM southbound
2. 'Reverse flow' capacity is available for study area attractions (e.g., employment)
3. Some local intersection / corridor capacity exists at Yonge Street to accommodate minor redevelopment
4. Substantial transit improvements are required to accommodate significant additional development (York BRT/ TTC Subway)

# Subway Ridership

- “Rule of Thumb” along subway corridor: 200 – 300 residents + employees per ha within 500 m of station
- Yonge and Clark: potential for +/- 500 residents + employees per ha
- Yonge and Steeles: more than 500 residents + employees per ha
- Large existing catchment area (southern York Region) to justify subway extension to Highway 7

# Servicing Analysis: Conclusions

- Little or no capacity available at this time (in local system)
- Redevelopment cannot proceed until strategy is in place for dealing with servicing infrastructure constraints
- No Regional allocation assigned or available

# Recommendations for Further Study

- Traffic Infiltration Analysis to be undertaken
- Sewer Servicing Study to be undertaken
- Stormwater System Study (in progress)
- Detailed Implementation Strategy (Spring 2008)
- Detailed review of proposed Liberty development in the context of study recommendations



# Next Steps

- Working Group Meeting #4, Steering Committee #5 & Open House #4 targeted for January 2008
- Final Report and Recommendations to be presented to Development Servicing Committee in February 2008 (with draft OPA)
- Meeting with Liberty, Staff and Town Consultant to review proposal in context of study
- Statutory public meeting for proposed Liberty development to be held in early 2008