

South Yonge Street Corridor Streetscape Master Plan

Yonge & Colborne Heritage Streetscape Improvements

Presentation to:
Development Services Committee

Carmen Hui, Streetscape Program Manager, York Region

Yvonne Yeung, Senior Planner, Urban Design, City of Markham

September 10, 2013

Purpose

- ❑ Update Council on the detail design development and implementation of the **Thornhill Heritage Conservation District within the *South Yonge Street Streetscape Master Plan*** and to seek endorsement on the ***Streetscape Detailed Design Guidelines***.
- ❑ Seek authorization to use the **unspent portion of Liberty's Thornhill heritage streetscape contribution** from the World on Yonge Development being **\$77,347.04** for the streetscape improvements within Thornhill heritage district.
- ❑ Seek authorization to apply to **York Region's Municipal Streetscape Partnership Program (MSPP)** for the balance of the improvements: **\$38,096.30**
- ❑ Seek authorization for the Director of Planning and Urban Design to **finalize any future revisions to the streetscape plans**.

Streetscape Master Plan Overview

- ❑ **Establish a bold Vision**
- ❑ **Detailed Design Guidelines and Standards**
- ❑ **Implementation and Phasing Strategy**
- ❑ **Adopted by Regional Council: January 2012**
- ❑ **Endorsed by City of Markham Council: April 2012**

Policy Context

- ❑ 3 Municipalities
- ❑ 6 Planning Policy/Infrastructure Plans
- ❑ 17 Urban Design and Special Studies
- ❑ 7 Transportation Studies



Stakeholder Consultation

Project Core Team

Region and Local Staff



Stakeholders

*Powerstream, MTO/407ETR,
City of Toronto, Local Politicians*



Public

Public Information Sessions

Stakeholder Consultation Dates

- ❑ **Regional Committee:** March 2, 2011
- ❑ **Local Committees:**
 - ❑ Richmond Hill: March 21, 2011
 - ❑ Markham: March 22, 2011
 - ❑ Vaughan: March 29, 2011
- ❑ **Meetings with Local Ward Councillors:**
 - ❑ Richmond Hill: August 26, 2011
 - ❑ Vaughan: August 26, 2011
 - ❑ Markham: August 31, 2011
- ❑ **Public Information Meetings/Festival:**
 - ❑ Richmond Hill: September 9, 2011
 - ❑ Markham/Vaughan: September 15, 2011
 - ❑ Thornhill Village Festival: September 17, 2011

Vision: Bold, Sustainable, Achievable



Contextual Planning

- *Time – short / medium / long term*
- *Transit decisions, funding, and on-going development*
- *York Region and local municipalities will collaborate and take ownership on implementing the vision*



***“Plan for tomorrow,
build for today”***

Bloor Street Viaduct
Designed / built – 1913 -1918
subway added - 1966

Pre-Subway/Subway Phasing

Phase 1 – Short Term: Pre-Subway



Condition B: Use Existing Curbs



Condition C: Implement Ultimate in Pre-Subway Period



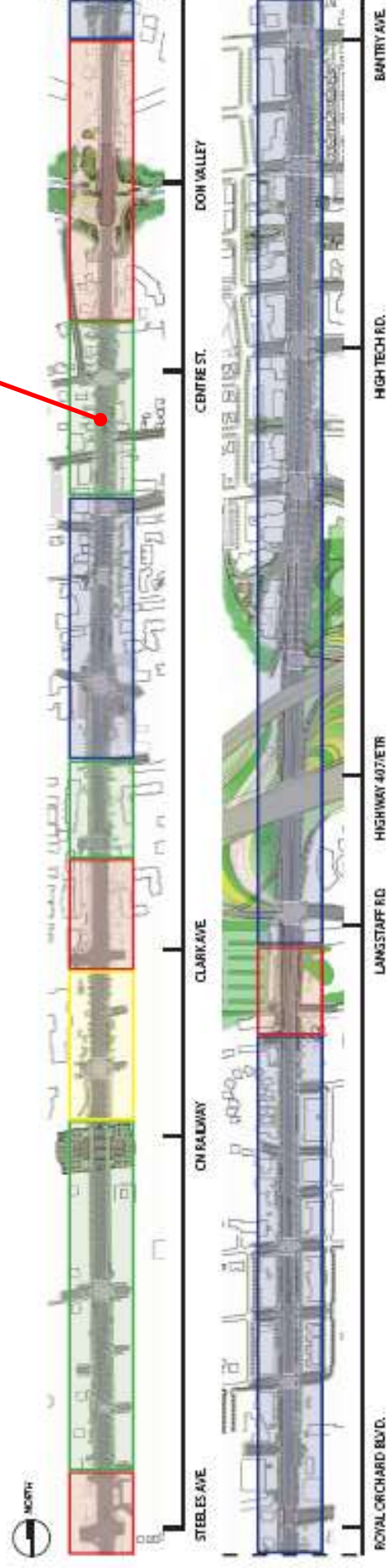
Condition D: Wait until Road Narrowing Possible

Phase 2 – Mid-Term: Subway Construction



Condition A: Subway Open-Cut Construction Zones

Yonge Street &
Colborne Street
will not be affected by
subway work



Phasing Plan Costs

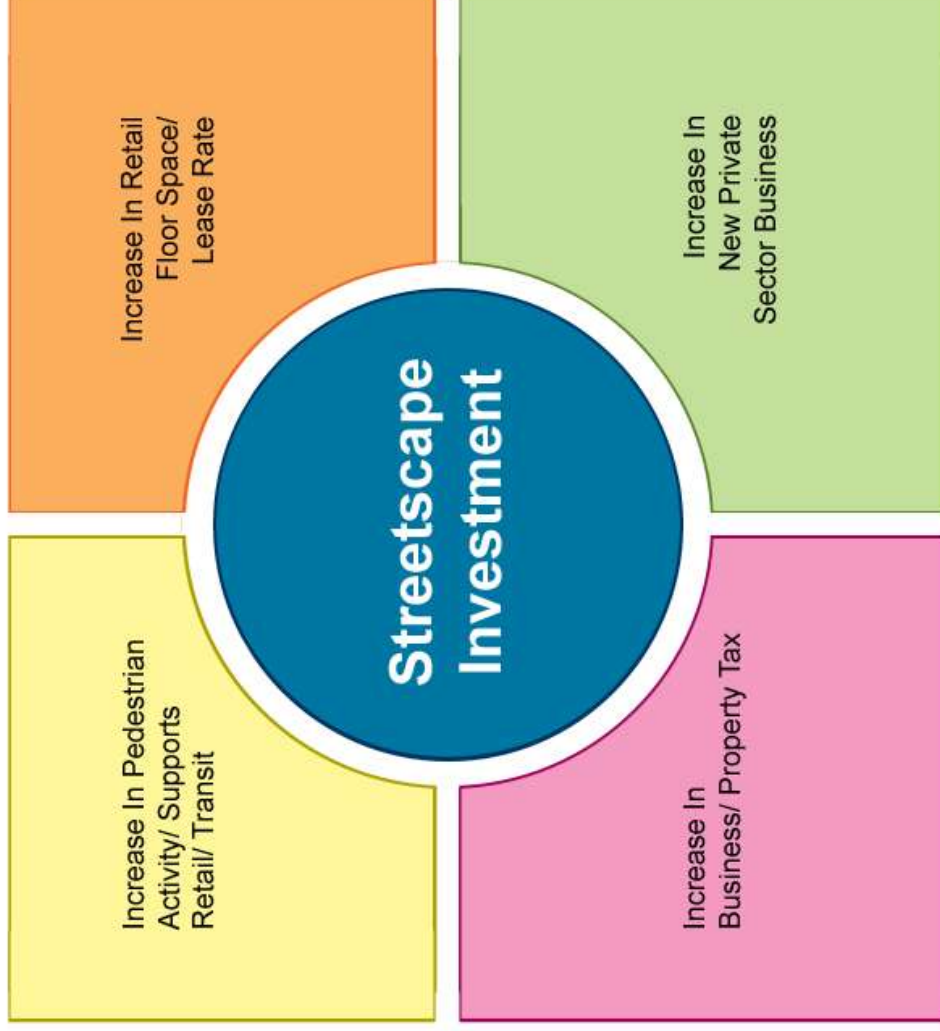
Shared Capital Costs: Local, Region, Private Sector

	<i>Streetscape Cost</i>
Pre-Subway Plan	\$38-million
Subway Plan	\$45-million

Notes:

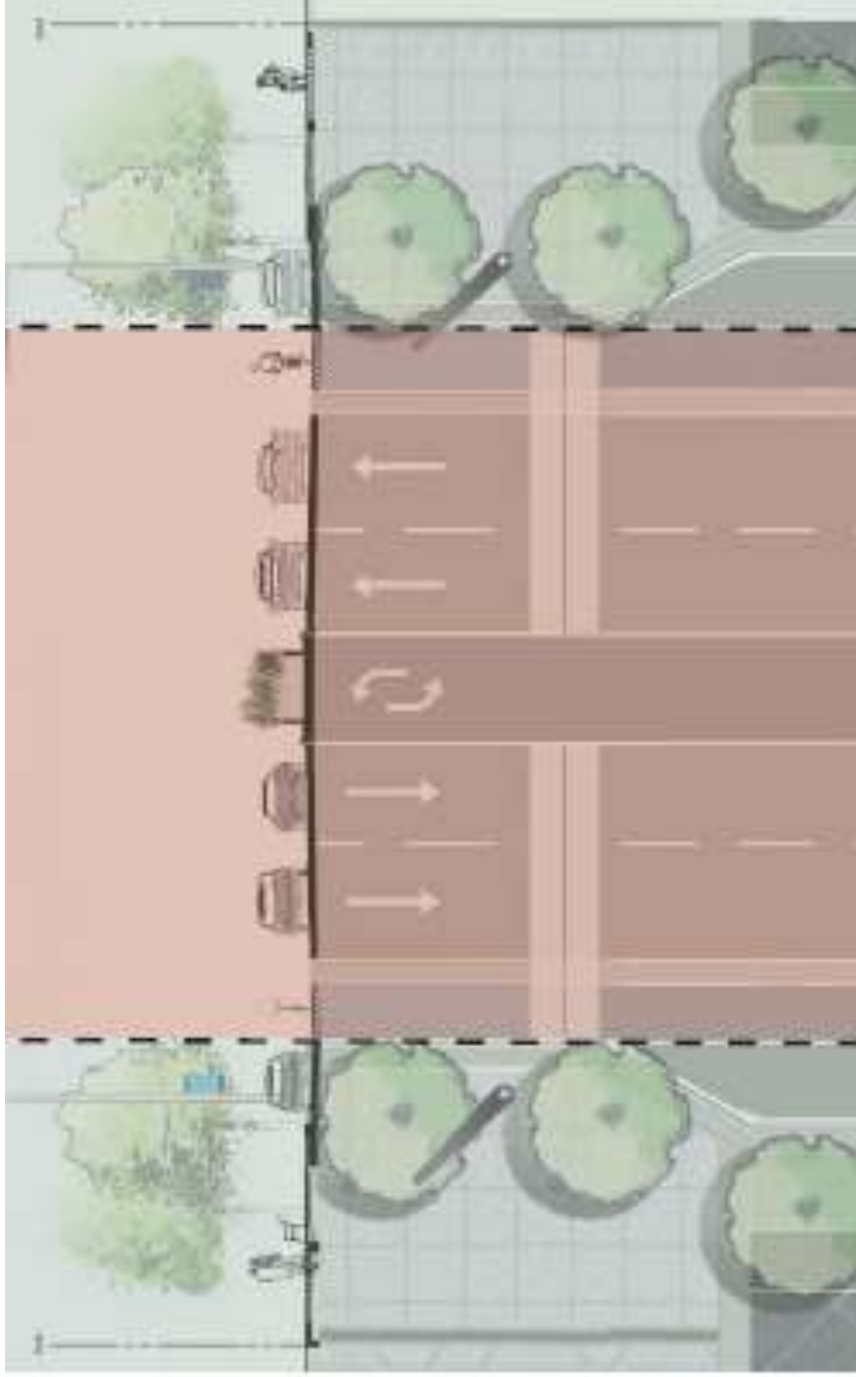
1. Subway Plan capital costs are incremental, not in addition to Pre-Subway Plan capital costs.
2. Utility duct and hydro line burial costs are not included in the Streetscape Costs

Return on Investment

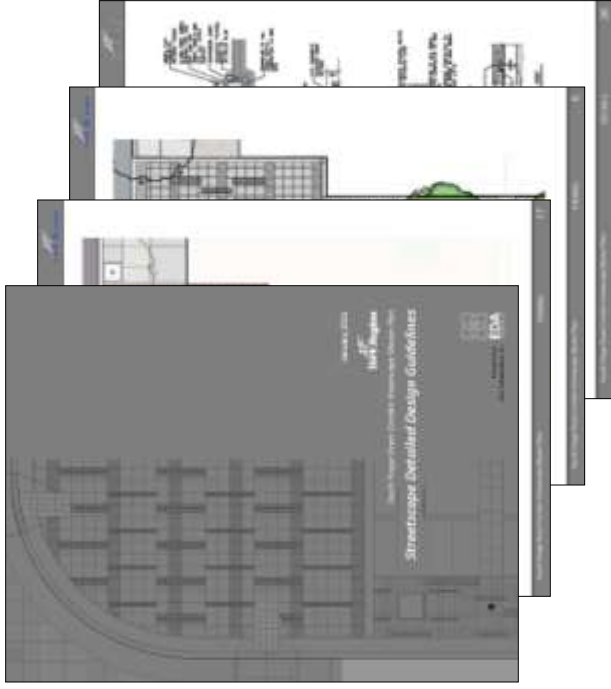


Jurisdictional Responsibilities

*Local Municipality/
Private* *York
Region* *Local Municipality/
Private*



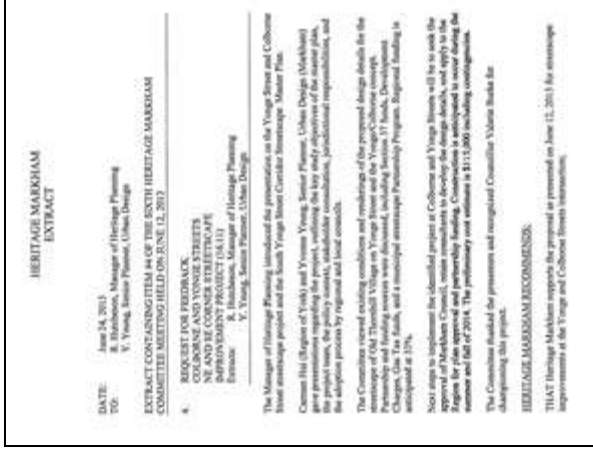
Review / Recommendations



South Yonge Street Corridor Streetscape Master Plan,
Streetscape Detailed Design Guidelines, January 2013

Incorporated inputs from staff representing:

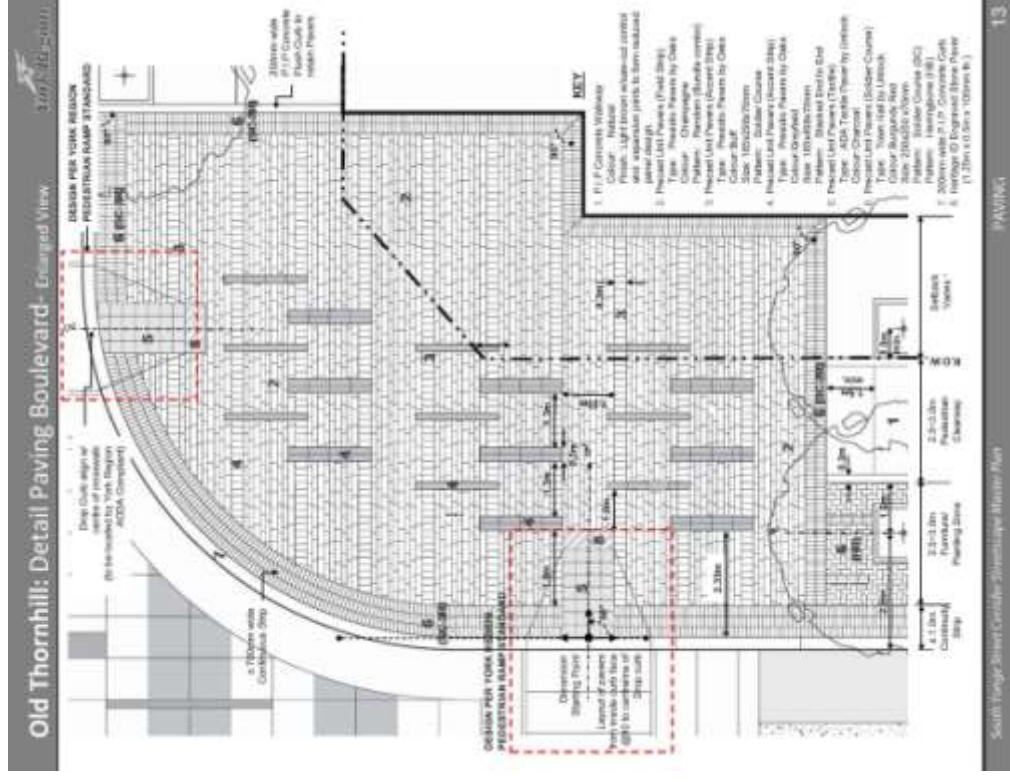
Town of Richmond Hill
City of Vaughan
City of Markham
Heritage Markham



Extract from Heritage Markham Committee Meeting.
June 12, 2013

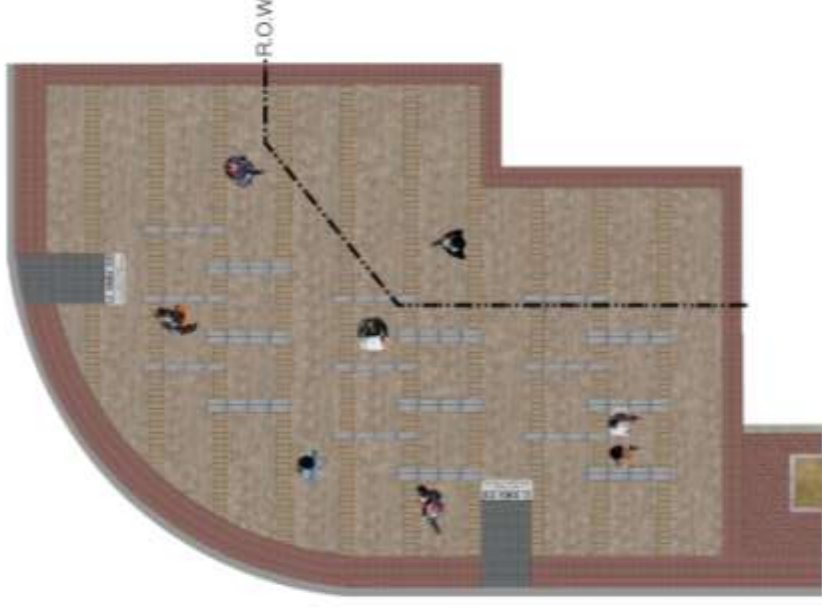
“Heritage Markham supports the proposal as presented on June 12, 2013 for streetscape improvements at the Yonge & Colborne Streets intersection”

Detailed Design Guidelines



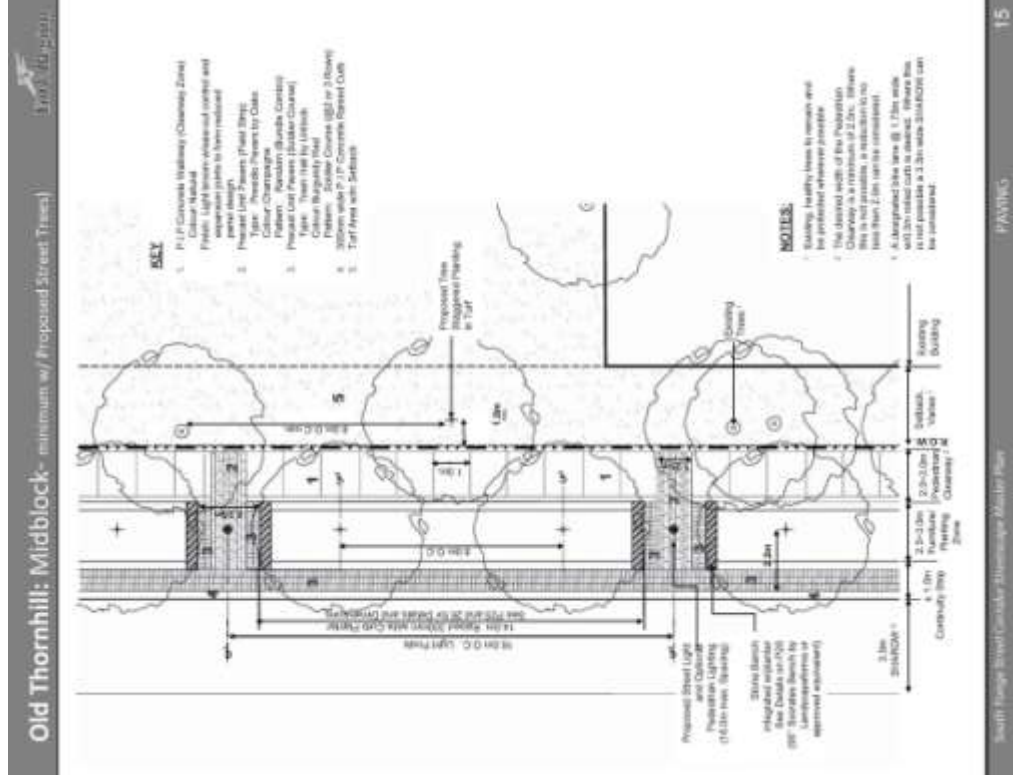
Old Thornhill: Intersection Boulevard

Detailed Design Guidelines

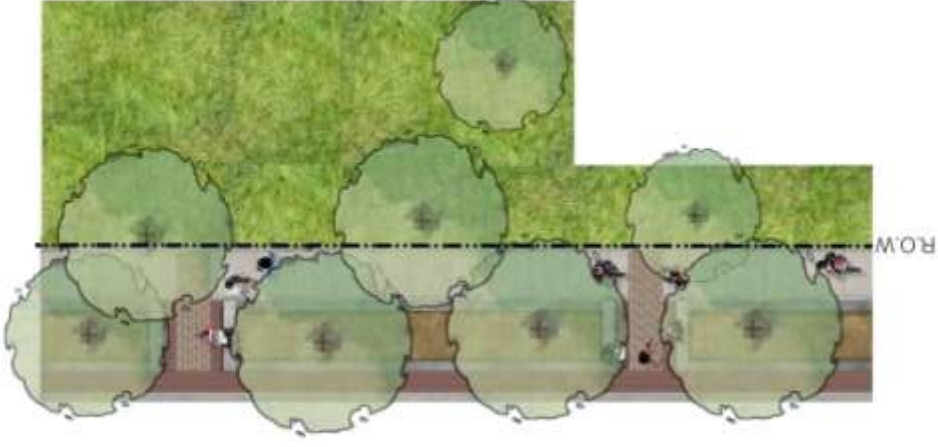


Old Thornhill: Intersection Boulevard

Detailed Design Guidelines

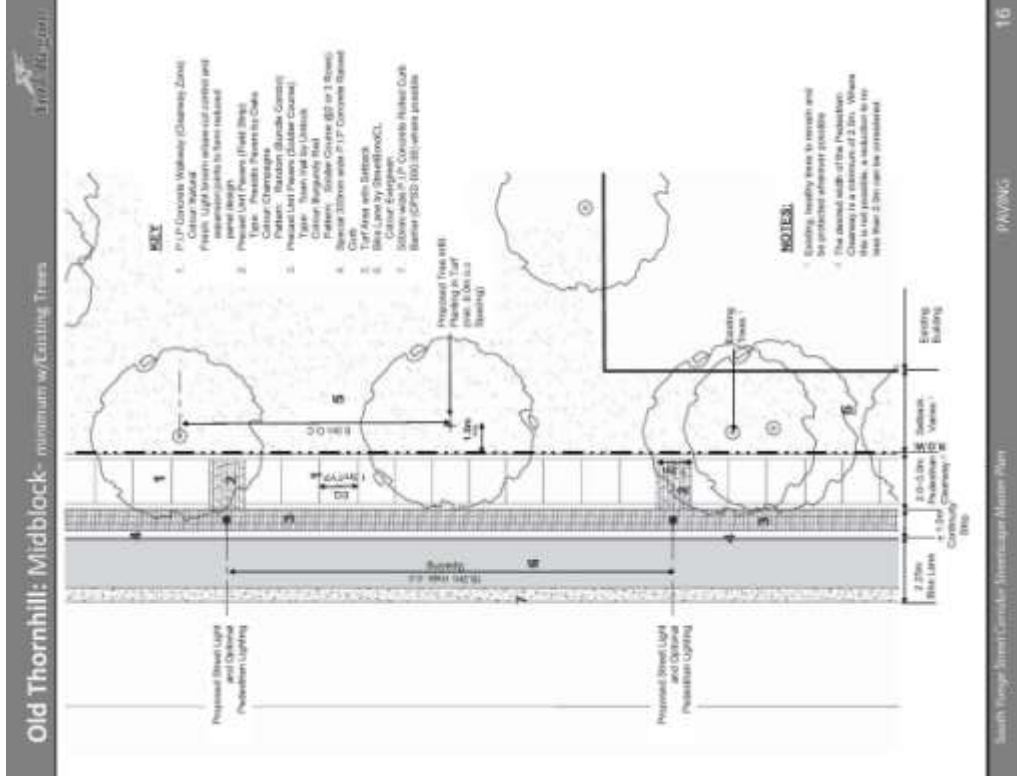


Detailed Design Guidelines



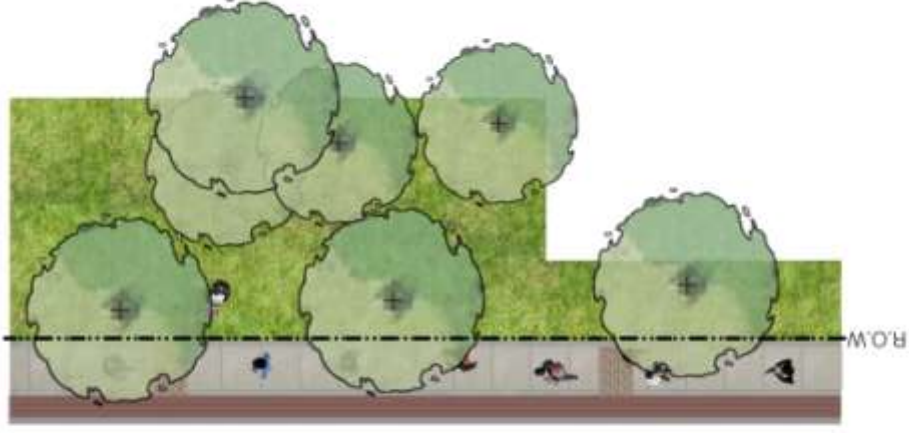
Old Thornhill: Intersection Boulevard

Detailed Design Guidelines



Old Thornhill: Intersection Boulevard

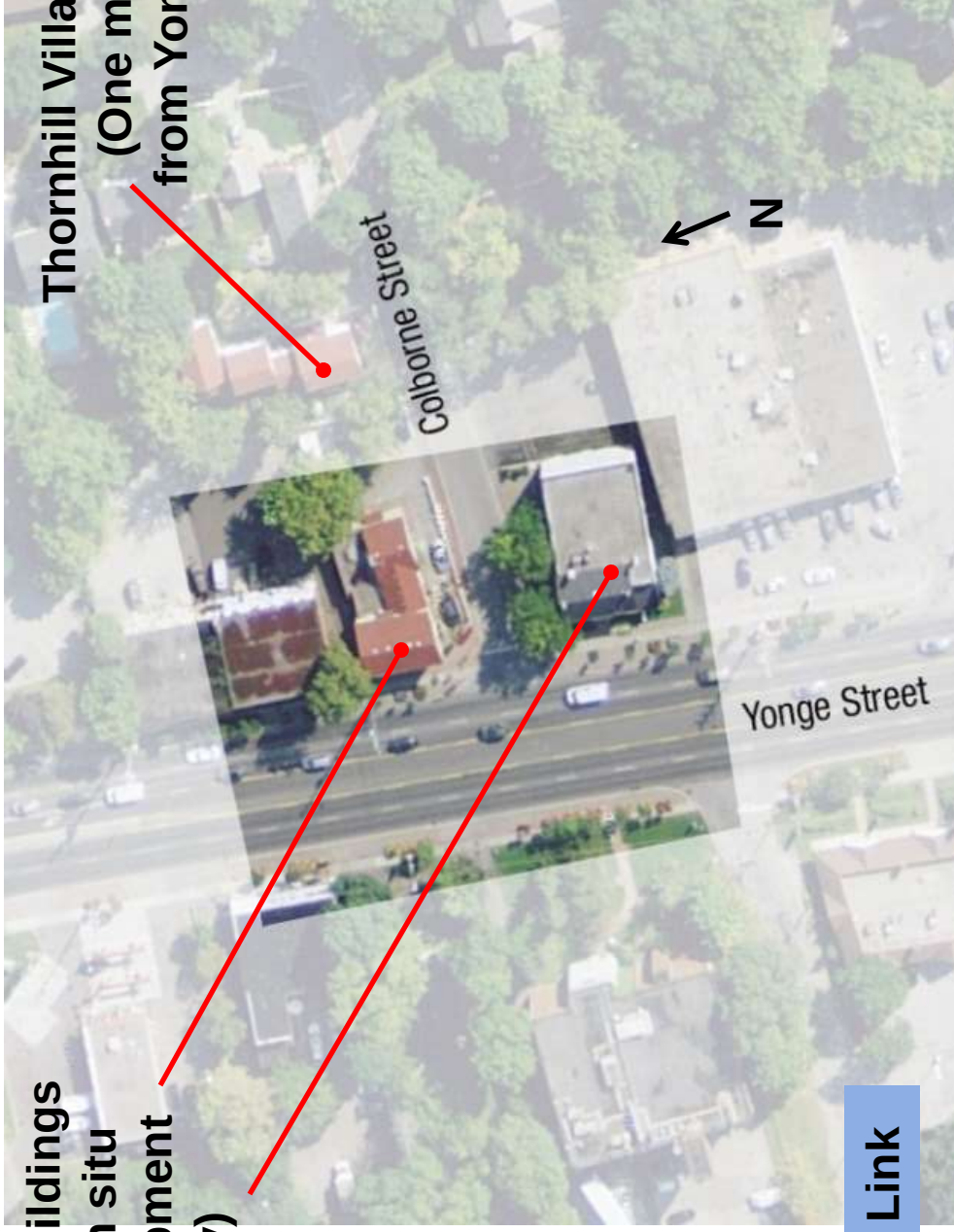
Detailed Design Guidelines



Old Thornhill: Intersection Boulevard

Yonge Street & Colborne Street

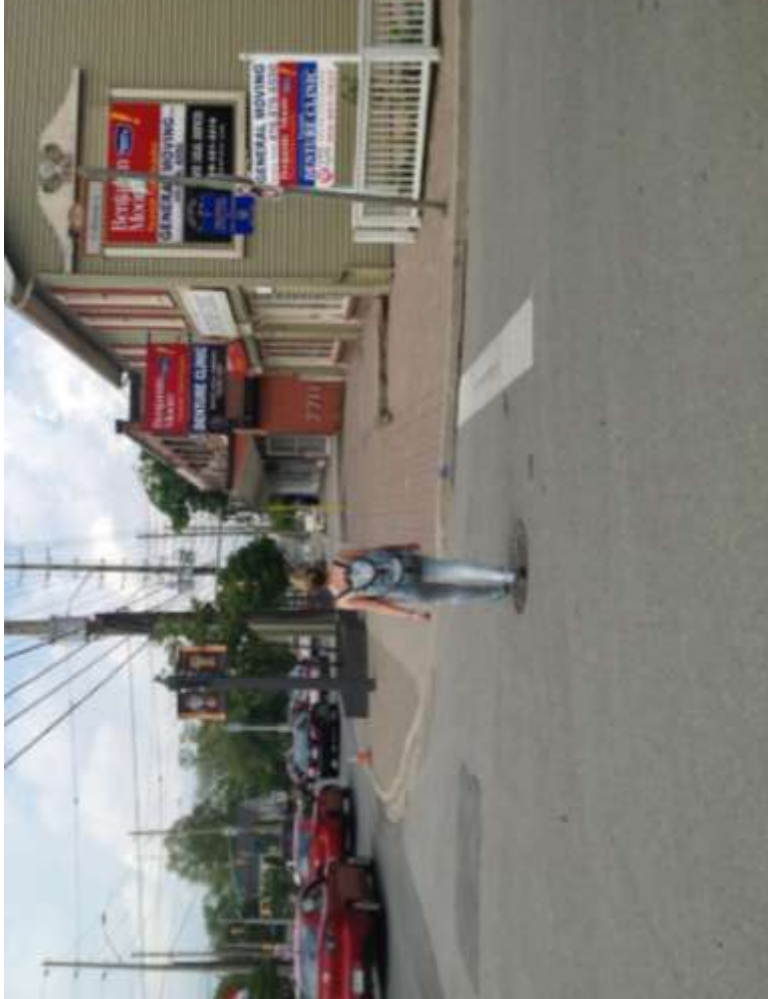
Heritage buildings
to remain in situ
(no development
opportunity)



[Google Map Link](#)

Yonge Street/Colborne Aerial Photo

Existing Boulevard Conditions

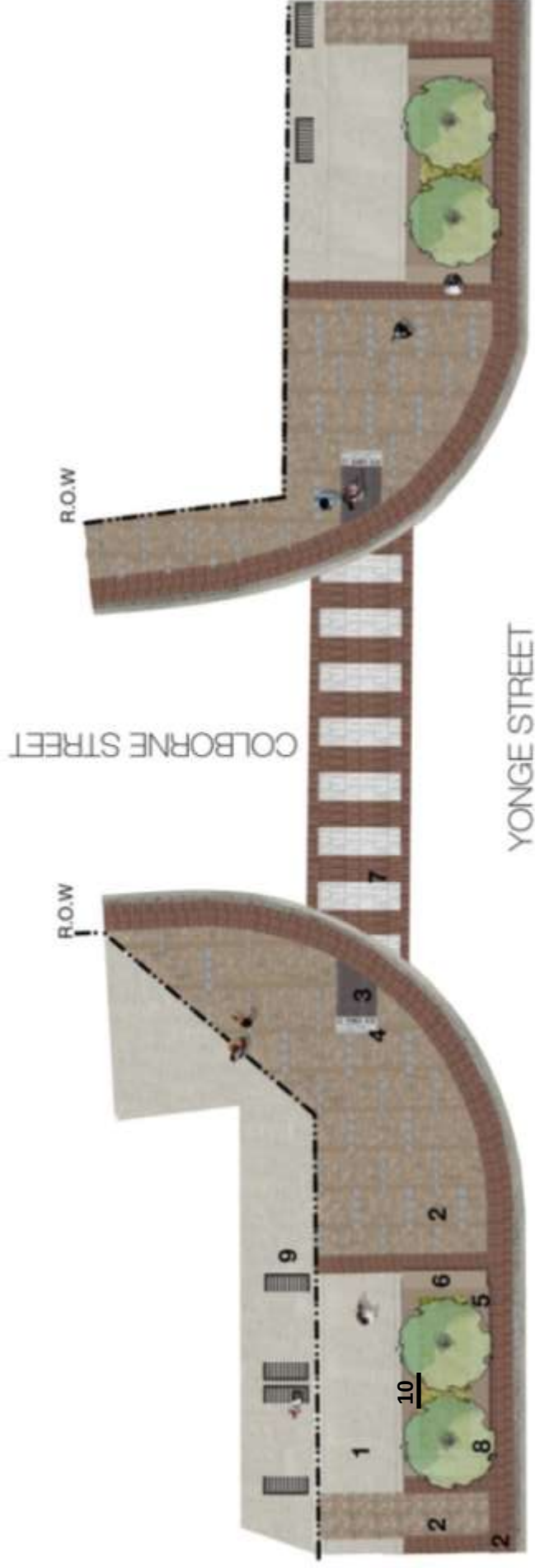


NE Quadrant: Yonge Street boulevard



SE Quadrant: Yonge Street boulevard

Yonge / Colborne Design



- | | | | |
|---|--------------------------------------|----|--------------------------------------|
| 1 | 2.5m WIDE CONCRETE SIDEWALK | 6 | SEAT WALL |
| 2 | ACCENT UNIT PAVING | 7 | PAVEMENT MARKING – CROSSWALK |
| 3 | PRECAST UNIT PAVERS (TACTILE) | 8 | SMALL ORNAMENTAL TREES |
| 4 | HERITAGE ID ENGRAVED STONE PAVER | 9 | MARKHAM HERITAGE BENCH & RECEPTACLES |
| 5 | HERITAGE STYLE CONCRETE CURB PLANTER | 10 | HERITAGE PLAQUE |

* Items located in private property are subject to approval by owner



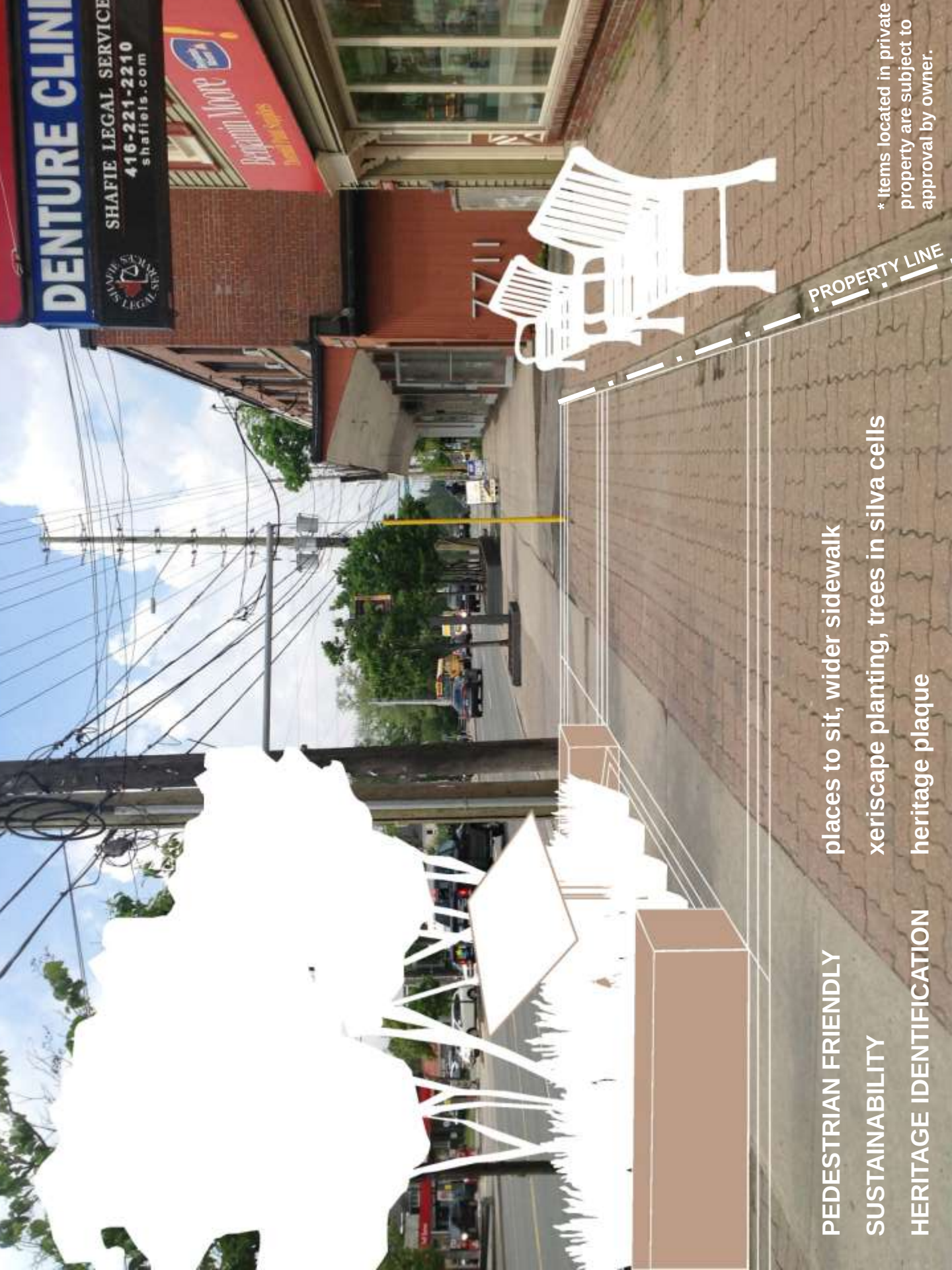
DENTURE CLINIC

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416-221-2210
shafielegal.com



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Barclay's
Barclay's

PEDESTRIAN FRIENDLY
SUSTAINABILITY
HERITAGE IDENTIFICATION

places to sit, wider sidewalk
xeriscape planting, trees in silva cells
heritage plaque

PROPERTY LINE

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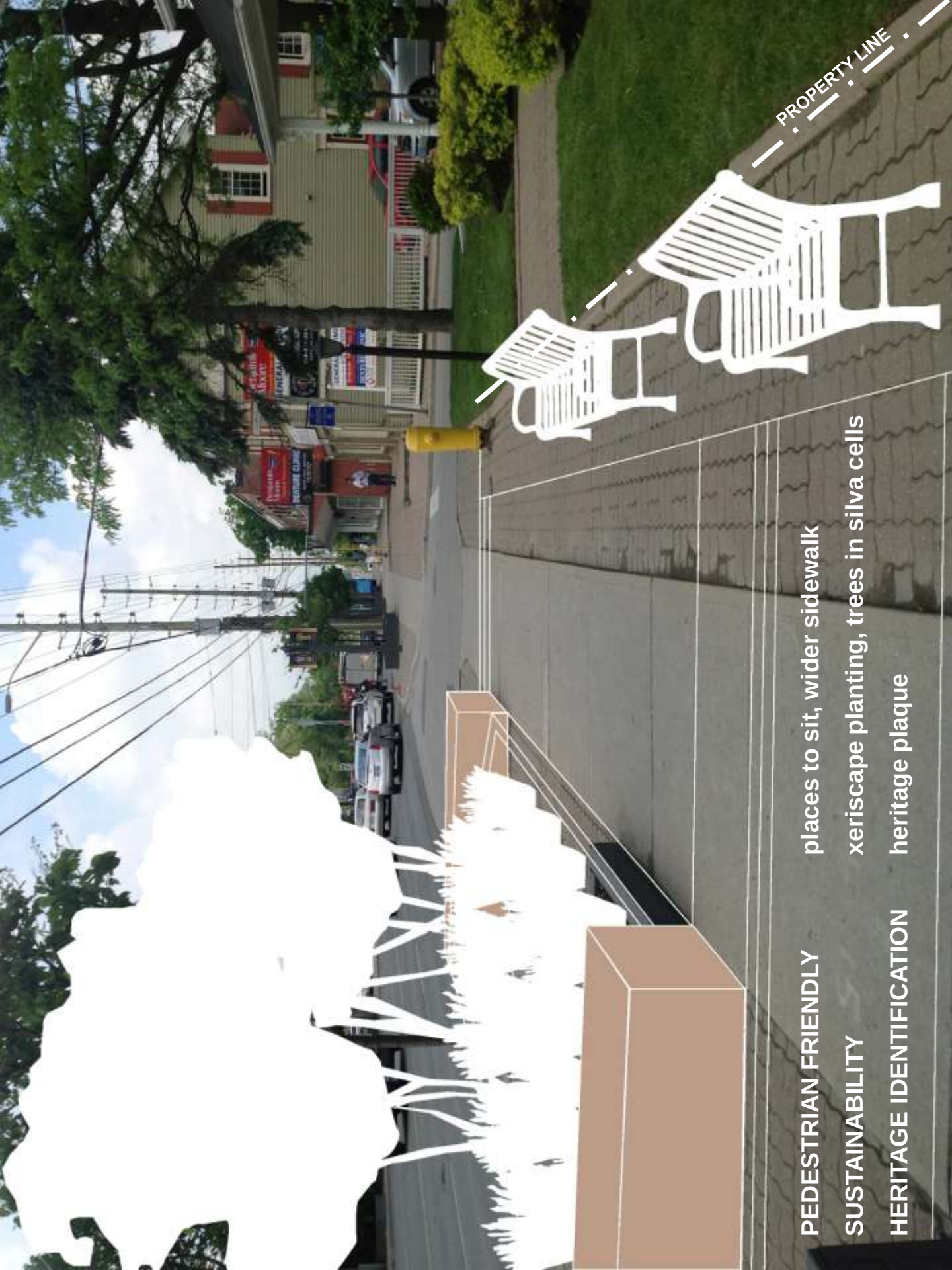


PEDESTRIAN SAFETY
clear delineated crossing marking

ACCESSIBILITY
tactile indicator paving at curb ramp

HERITAGE IDENTIFICATION
in-ground heritage district identification
stone paver at crossing





PEDESTRIAN FRIENDLY

SUSTAINABILITY

HERITAGE IDENTIFICATION

places to sit, wider sidewalk

xeriscape planting, trees in silva cells

heritage plaque

PROPERTY LINE

Municipal Streetscape Partnership Program

Type 'A' Streetscape Proposal [50%]

- i. Project is designated as an Urban Area, Town, or Village in the OP and,
- ii. Road construction is on the 10-Year Capital Plan.

TYPE A



Type 'B' Streetscape Proposal [33%]

- i. Project is designated as an Urban Area, Town, or Village in the OP and,
- ii. Road construction is not on the 10-Year Capital Plan.

TYPE B



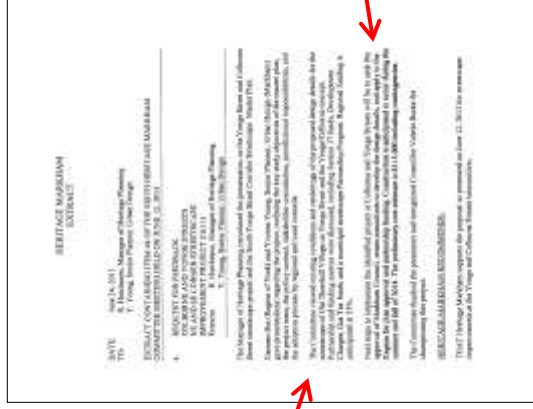
Yonge Street & Colborne Street is a Type 'B' proposal

Partnership Funding Includes...

- Upgraded sidewalks
- Upgraded planters
- New seatwalls
- New paving at crossing and intersections
- New tactile paving and improved curb ramps at intersections
- New inground Thornhill-Yonge heritage plaques at intersections
- Minor relocation of site items
- Consultant fees

Funding Sources

“The preliminary cost estimate is \$115,000 including contingencies”



“Heritage Markham supports the proposal as presented on June 12, 2013 for streetscape improvements at the Yonge & Colborne Streets intersection”

Extract from Heritage Markham Committee Meeting, June 12, 2013

\$77,347.04 + **\$38,096.30** = **\$115,443.34**

Unspent portion of Liberty’s Thornhill heritage streetscape contribution from the World on Yonge Development

York Region’s Municipal Streetscape Partnership Program

\$115,443.34 Preliminary cost estimate including contingency

MSPP Application Cycle

PHASE 1	PHASE 2	PHASE 3	PHASE 4
Submit by June	Submit by September	October / November	January/February
Preliminary Design • Application form • Local Council Resolution • Map {scope of proposal} • Local Council endorsed plans, studies, guidelines. • DRAFT cost estimate • Presentation to Streetscape Review Team by applicant	Final Design • Tender-ready construction plans • Cross sections/elevations • Hardscape/planting details • Planting plans • Specifications • FINAL cost breakdown • Proposed Maintenance City of Markham is here in the Application Cycle	Streetscape Review Team Approved by Commissioner of Transportation & Community Planning Annual Report to Council	Release of funds

MSPP Mandatory Criteria

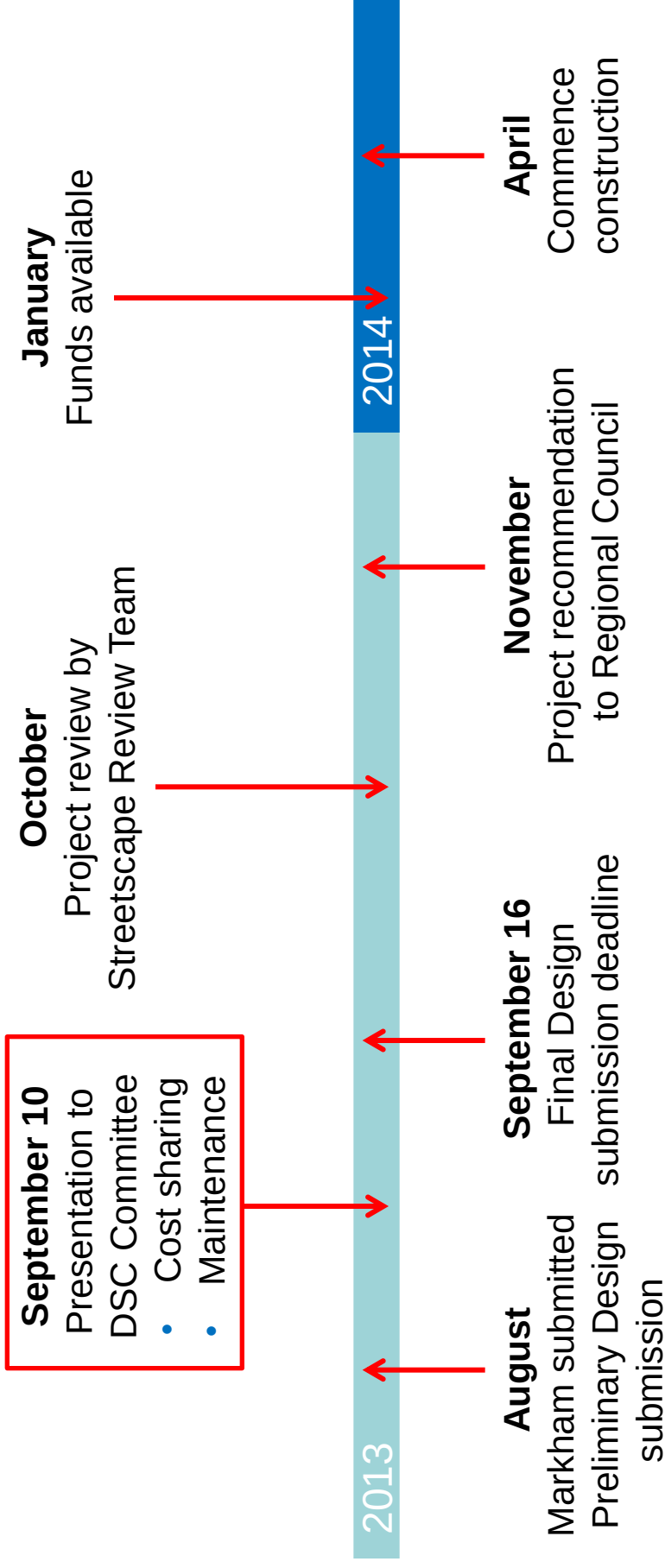


Mandatory Criteria

- ☒ Within York Region's Right-of-Way
- ☒ Supports policy objectives of York Region
- ☒ Local Council endorsed plans or studies
- ☐ Local Council resolution to cost share
- ☐ Local Council resolution to maintain

City of Markham status in meeting mandatory criteria

Project Timeline



Recommendations

- ❑ Endorse the York Region's *South Yonge Street Corridor Streetscape Master Plan: Streetscape Detailed Design Guidelines*
- ❑ Endorse the **streetscape design** for the intersection of Yonge Street & Colborne Street
- ❑ **Create a 2013 Capital project within Planning and Urban Design Department**, funded by the unspent streetscape contributions from the Liberty development to fund 67% of the **streetscape improvements: \$77,347.04**
- ❑ Authorize staff to **apply to York Region's Municipal Streetscape Partnership Program (MSPP)** for the balance of the improvements: **\$38,096.30**
- ❑ **City to assume maintenance for the streetscape improvements** in perpetuity. (Street trees to be maintained by York Region.)

Thank you!