



# Yonge North Subway Extension Update

**Special Development Services Committee Meeting**  
**April 26, 2021**



## Purpose

- Overview of growth planning in Markham
- Overview of Yonge Street Corridor and Langstaff Gateway
  - Planning
  - Development activity
  - Development potential



# Planning for Growth in the GTHA



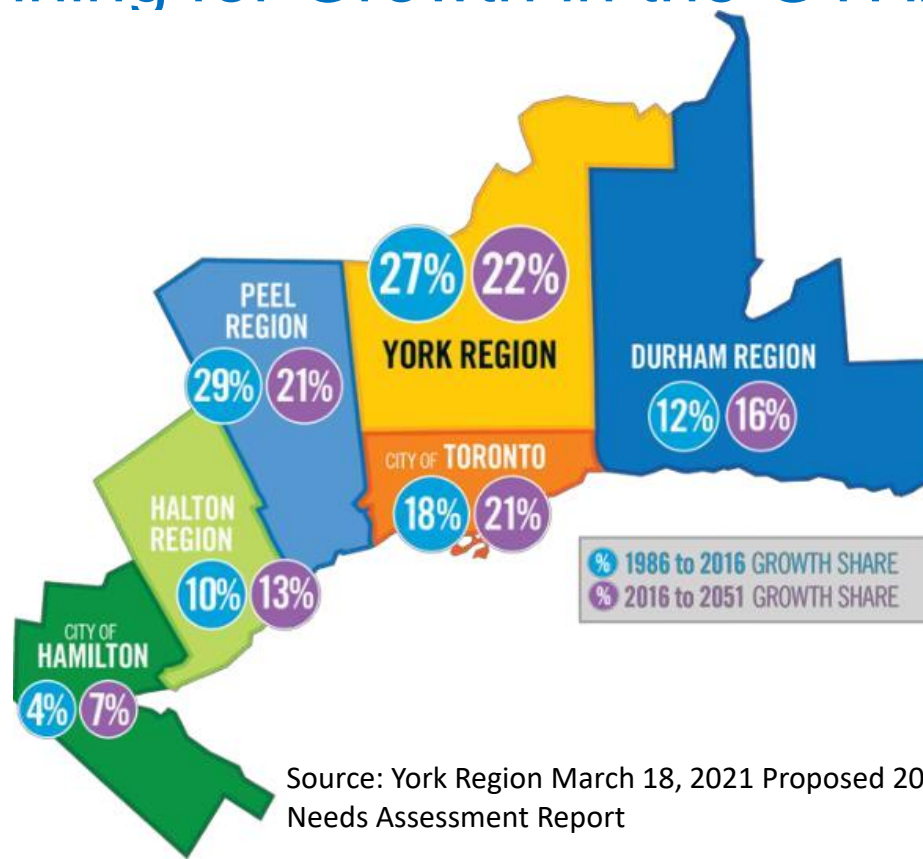
Distribution of Population and Employment for the Greater Golden Horseshoe

	2051 Population	% 2051 Population	2051 Employment	% 2051 Employment
Toronto	3,650,000	33%	1,980,000	37%
Peel	2,280,000	20%	1,070,000	20%
<b>York</b>	<b>2,020,000</b>	<b>18%</b>	<b>990,000</b>	<b>18%</b>
Durham	1,300,000	12%	460,000	9%
Halton	1,100,000	10%	500,000	9%
Hamilton	820,000	7%	360,000	7%
<b>GTHA Total</b>	<b>11,170,000</b>	<b>100%</b>	<b>5,360,000</b>	<b>100%</b>

Source: Schedule 3, A Place to Grow, Growth Plan for the Greater Golden Horseshoe



## Planning for Growth in the GTHA

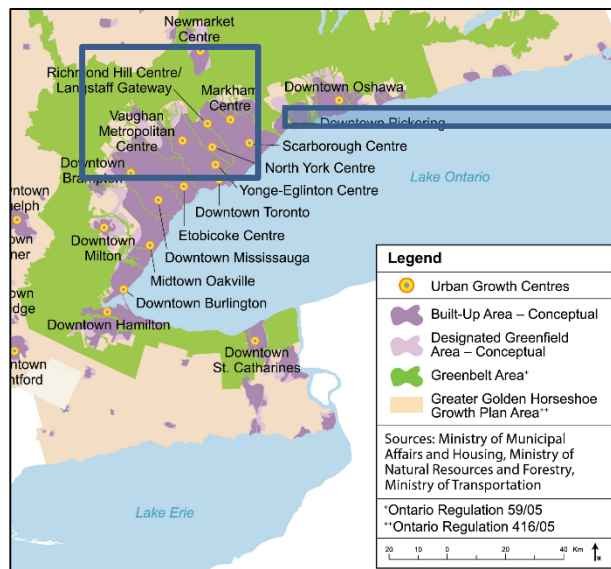


Source: York Region March 18, 2021 Proposed 2051 Forecast and Land Needs Assessment Report



# Focusing Development in Urban Growth Centres

## Urban Growth Centres



Source: Schedule 4, A Place to Grow, Growth Plan for the Greater Golden Horseshoe



# York Region's Proposed Forecasts to 2051

**MUNICIPAL COMPREHENSIVE REVIEW**  
TARGETED WORK PLAN

**2021 REPORTS** (Targeted Quarter)

- REGIONAL OFFICIAL PLAN UPDATE - HOUSING CHALLENGES and OPPORTUNITIES (Q1)
- THE REGIONAL OFFICIAL PLAN UPDATE POLICY DIRECTIONS REPORT (Q1)
- PROPOSED 2051 FORECAST and LAND NEEDS ASSESSMENT REPORT (Q1)
- MUNICIPAL COMPREHENSIVE REVIEW UPDATE REPORT (Q2)
- DRAFT REGION OFFICIAL PLAN (Q4)

**CONTINUAL ENGAGEMENT**

Extensive consultation will occur following Council being presented the Draft Official Plan in Q4 2021, and is expected continue into 2022. Engagement with the public, stakeholders, indigenous communities and local municipalities is ongoing during the Municipal Comprehensive Review (MCR) process.

Visit [york.ca/haveyoursay](http://york.ca/haveyoursay) for opportunities to get involved and have your say in the MCR.

UPDATED: APRIL 8, 2021

**York Region**

Source: York Region Municipal Comprehensive Review website

Municipality	Population	% Population	Employment	% Employment
<b>Markham</b>	<b>619,200</b>	<b>31%</b>	<b>309,200</b>	<b>31%</b>
Vaughan	568,700	28%	352,000	36%
Richmond Hill	317,000	16%	122,600	12%
Newmarket	110,700	5%	57,600	6%
East Gwillimbury	105,100	5%	37,400	4%
Whitchurch-Stouffville	92,900	5%	31,900	3%
Aurora	84,900	4%	41,000	4%
Georgina	71,900	4%	21,900	2%
King	49,600	2%	16,400	2%
<b>York Region Total</b>	<b>2,020,000</b>	<b>100%</b>	<b>990,000</b>	<b>100%</b>

Source: York Region Council Meeting Report March 18, 2021



# Markham Official Plan, 2014

## Regional Centres:

Markham Centre (MC)  
Langstaff Gateway (LG)

## Regional Corridors/Key Development Areas:

Yonge Steeles Corridor  
Yonge North Corridor  
Commerce Valley/ Galleria  
Woodbine/404  
Markville  
Cornell Centre

## Local Centre:

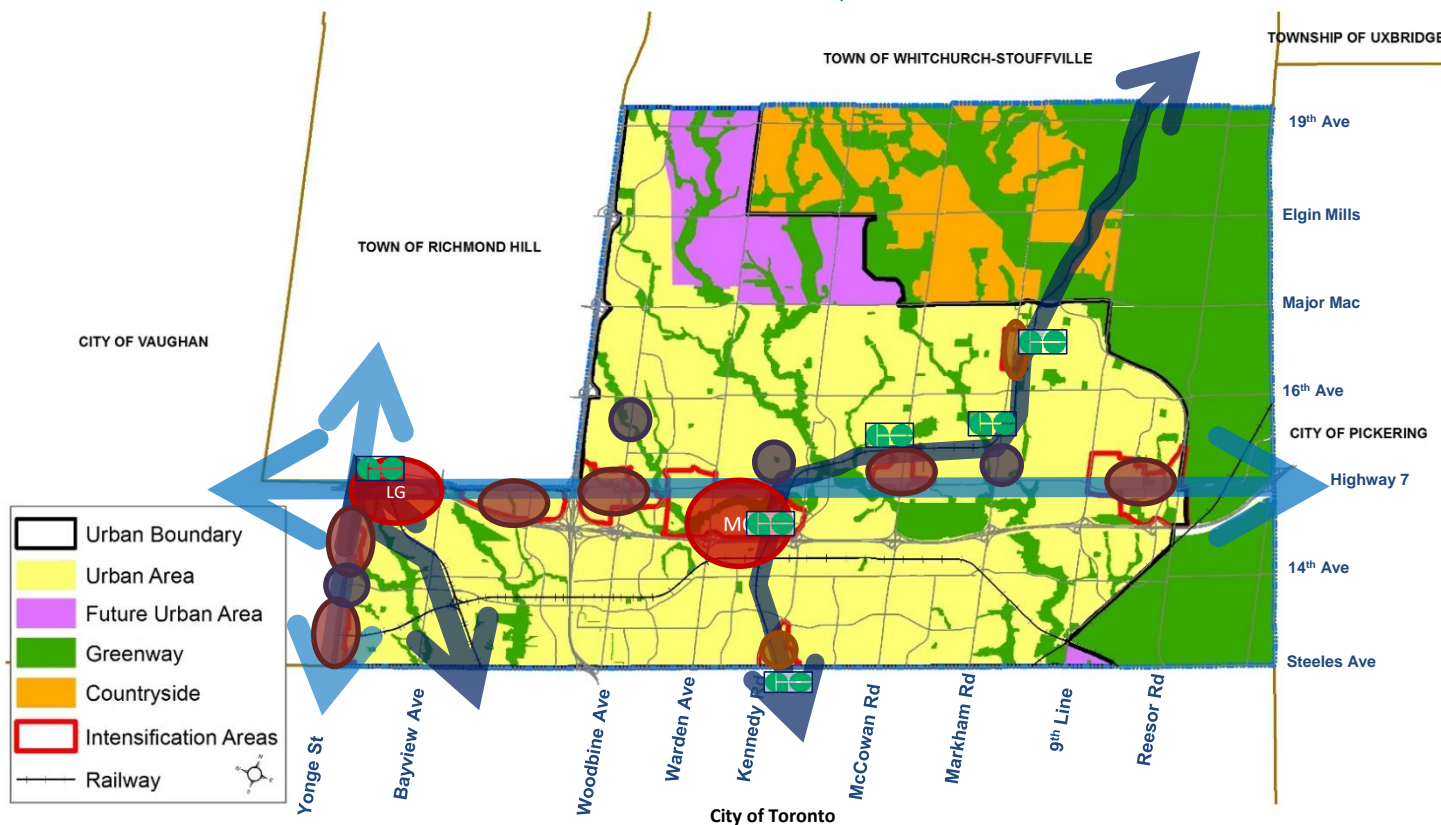
Milliken Centre

## Local Corridor:

Markham Rd/Mount Joy

## Heritage Centres:

Thornhill  
Buttonville  
Unionville  
Markham Village







# Langstaff Gateway







## Current Development Applications



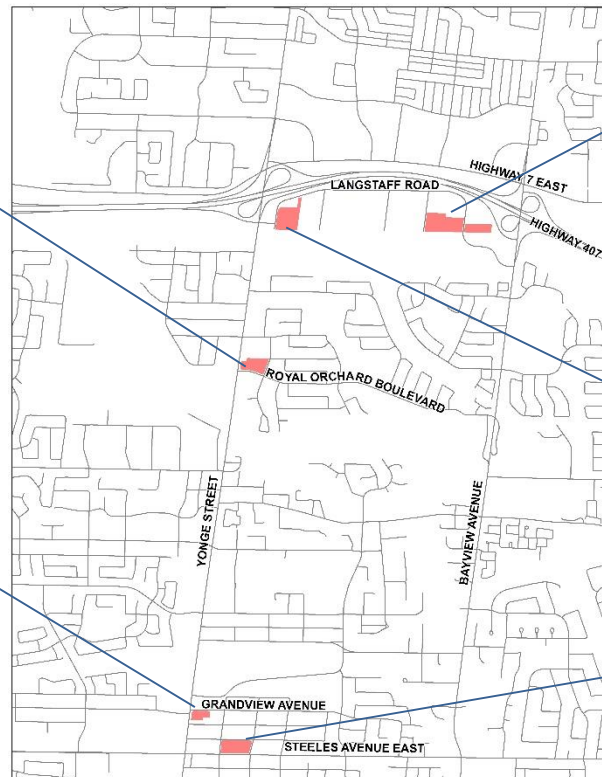
### 10 Royal Orchard Blvd Greencapital Limited Partnership

- OPA and ZBA, 4 buildings, 25 to 59 storeys, 1560 units



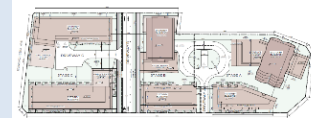
### 7089 Yonge St Yonge Grandview Corp.

- Site Plan, 27 storeys, 212 units



### 201-206 Langstaff Rd E Langstaff Land Holdings Ltd.

- ZBA & Subdivision, 6 buildings, 7 to 49 storeys, 1668 units



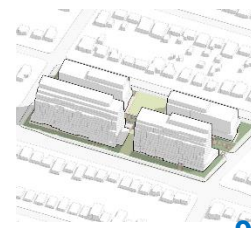
### 5-25 Langstaff Rd E Condor Properties

- ZBA & Subdivision, 50 & 45 storeys, 1090 units



### 36-60 Steeles Ave E Zonix Group Inc.

- OPA & ZBA, 4 buildings, 8 to 13 storeys, 877 units





# Input to Metrolinx's Initial Business Case

- Markham's 2020 intensification analysis indicates Royal Orchard, Clark, Steeles, and Langstaff support a subway station at build-out
- The analysis is consistent with development applications in process

	500 Metre Radius from Station	800 Metre Radius from Station
Station	Population / Employment Estimate	Population / Employment Estimate
Steeles	32,500	43,000
	5,000	8,500
Clark	12,300	22,900
	2,700	5,100
Royal Orchard	13,500	19,200
	1,500	2,000
Langstaff	10,000	17,800
	4,000	6,700

Royal Orchard – Intensification Scenario with Floor Space Index



Source: 2020 City of Markham and Sajecki Planning





# Input to Metrolinx's Initial Business Case Cont'd

Clark – Intensification Scenario with Lands South of Rail Corridor



Source: 2020 City of Markham and Sajecki Planning

Steeles – Intensification Scenario



Source: 2020 City of Markham and Sajecki Planning



Thank You