



City Comments on Provincial Bridge Station Transit Oriented Community Proposal

Special Development Services Committee

January 24, 2022

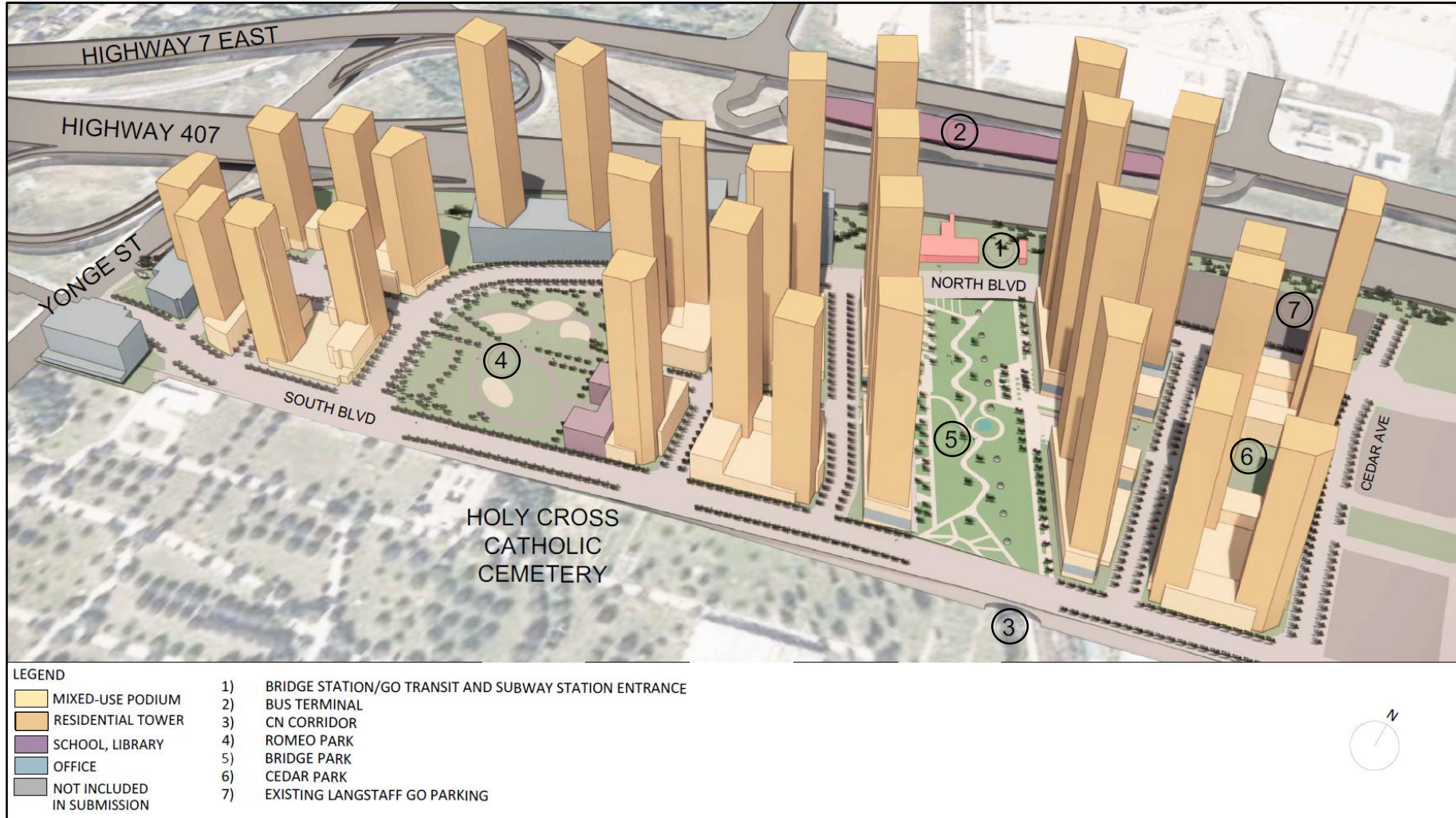


Agenda

- Bridge Station Transit Oriented Community (TOC) Context
- Relationship to Langstaff Secondary Plan
- Staff Recommendations

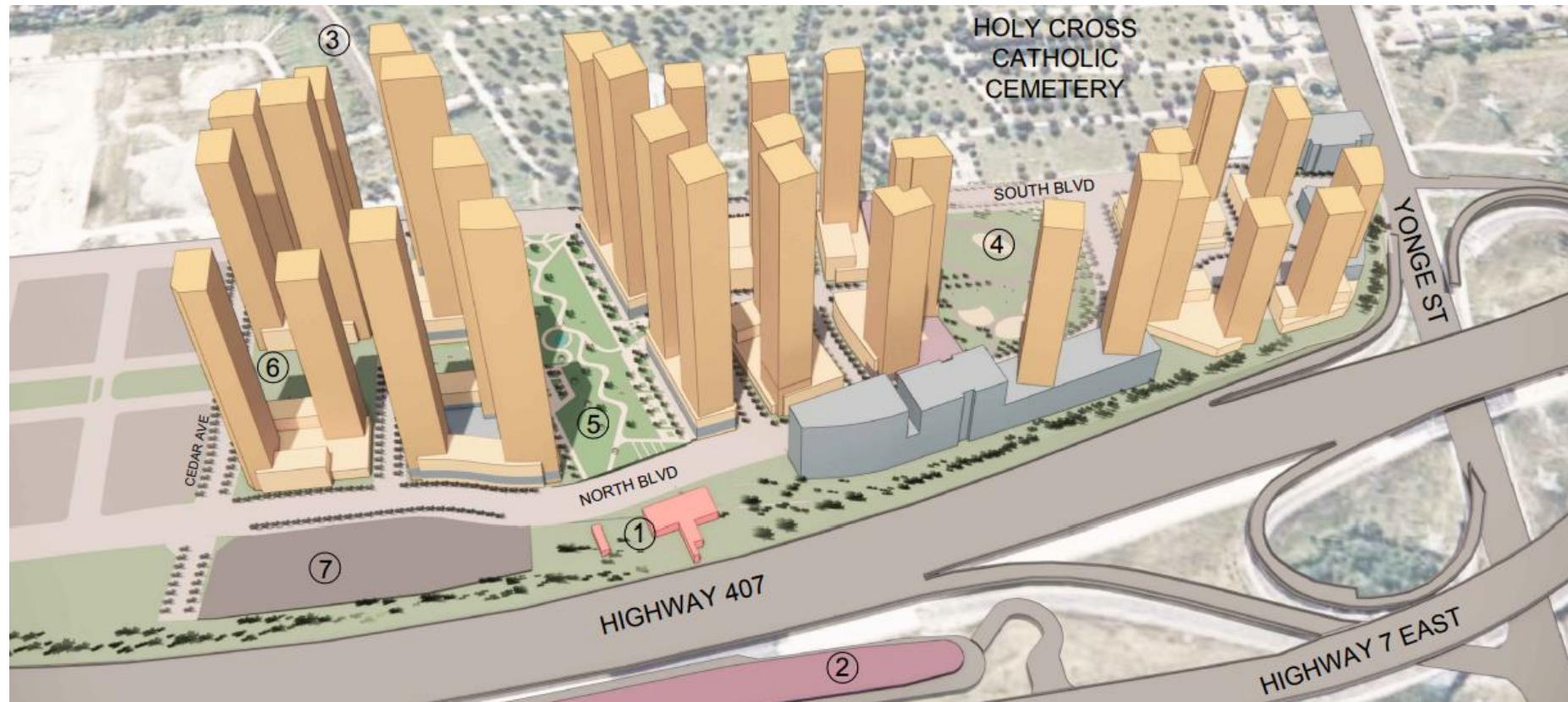


Bridge Station TOC Proposal – Looking North





Bridge Station TOC Proposal – Looking South



LEGEND

- MIXED-USE PODIUM
- RESIDENTIAL TOWER
- SCHOOL, LIBRARY
- OFFICE
- NOT INCLUDED IN SUBMISSION

- 1) BRIDGE STATION/GO TRANSIT AND SUBWAY STATION ENTRANCE
- 2) BUS TERMINAL
- 3) CN CORRIDOR
- 4) ROMEO PARK
- 5) BRIDGE PARK
- 6) CEDAR PARK
- 7) EXISTING LANGSTAFF GO PARKING

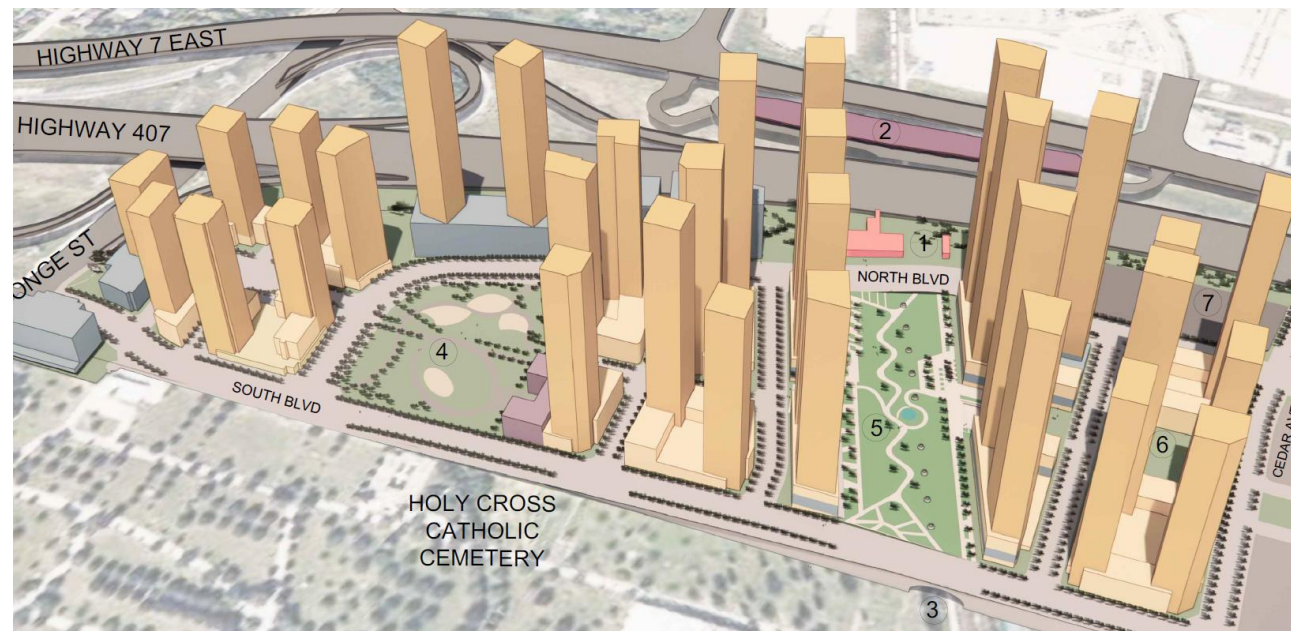




Markham Langstaff Gateway Secondary Plan and Bridge Station TOC Proposal



**Markham Langstaff Gateway
Secondary Plan**



Bridge Station TOC Proposal

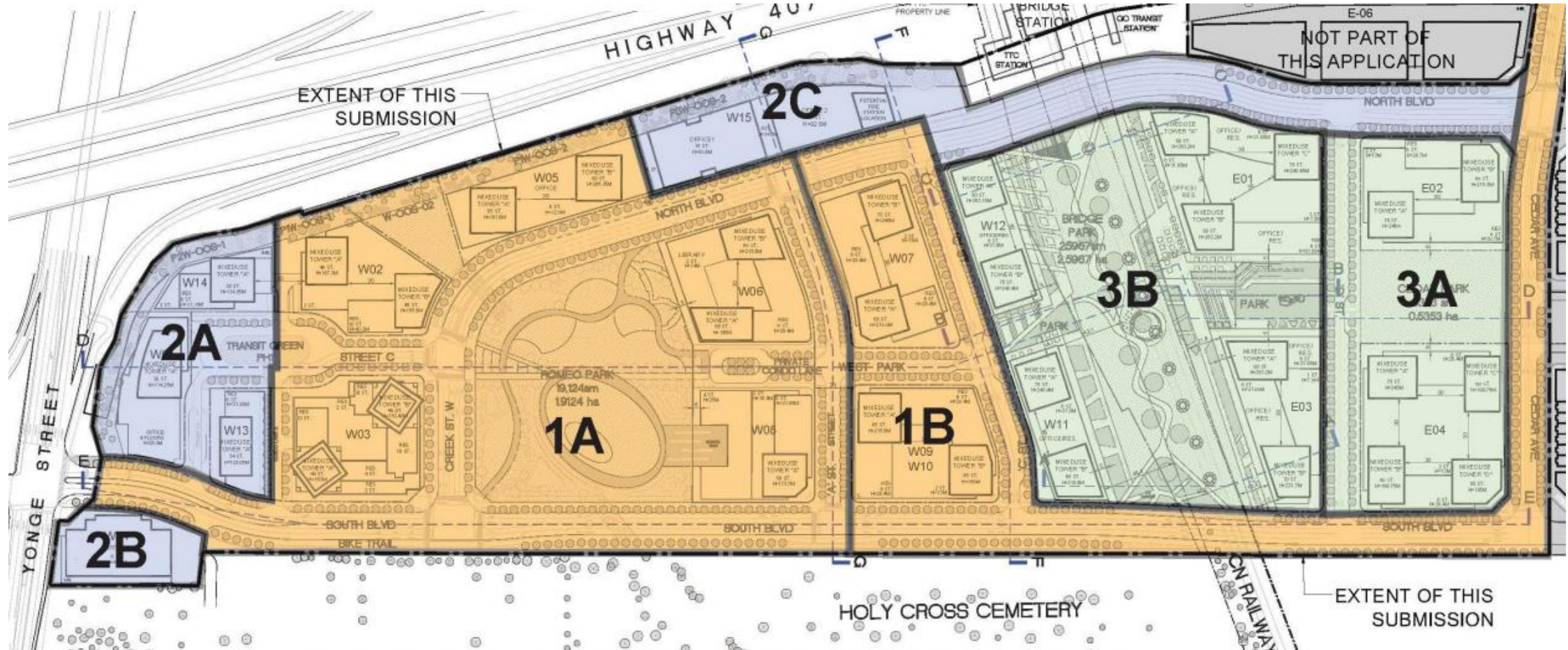


Markham Langstaff Gateway vs TOC Proposal

	Markham Langstaff Gateway Master Plan (West side)	Bridge Station TOC Proposal
Site area (ha)	25.4	25.4
Population	22,259 @ 2.13 persons per unit	34,304-35,653 @1.74 persons per unit 41,993-43,644 @ 2.13 persons per unit
Jobs	10,615-19,181	9,405-12,322
People & jobs per ha	1,294-1,631 @ 2.13 persons per unit	1,774-1,836 @1.74 persons per unit 2,089-2,138 @ 2.13 persons per unit
Housing Units	10,450	19,715- 20,490
Building Height	3-50 storeys	5-80 storeys Includes 24 towers (50+ storeys)
Floor Space Index	5.4-15.9	3.4-25.7
Parks	3.03 ha (~36% encumbered)	5.04 ha (~62% encumbered)
Civic Uses	1 school 1 library + 1 community centre	1 school 1 library/community centre



Bridge Station TOC Proposal - Phasing





Staff Recommendations

1. That the report titled “City Comments on Provincial Bridge Station Transit Oriented Community Proposal, (Ward 1)” be received
2. That the City does not support the Bridge Station Transit Oriented Community (TOC) proposal as currently proposed



Staff Recommendations

3. That the City request the Province to revise the Bridge Station TOC Proposal to address the matters outlined in this staff report and in particular the following:
 - a) Align the Bridge Station TOC Proposal with the vision of the Langstaff Gateway Secondary Plan to create a complete and sustainable community
 - b) Comprehensively plan for the entire Langstaff Gateway Secondary Plan area
 - c) Correct the imbalance of land uses by achieving a jobs to residents ratio of closer to 1:2 as outlined in the Langstaff Gateway Secondary Plan



Staff Recommendations

3. That the City request the Province to revise the Bridge Station TOC Proposal to address the matters outlined in this staff report and in particular the following:
 - d) Provide a minimum of 6 hectares of parkland and confirm that Bridge Park is financially and technically feasible
 - e) Provide a minimum of one library at 2,415 m² and one community centre at 4,273 m² to serve the community



Staff Recommendations

3. That the City request the Province to revise the Bridge Station TOC Proposal to address the matters outlined in this staff report and in particular the following:
 - f) Confirm the appropriate amount of space required for schools with the York Region District School Board, York Region Catholic School Board, Conseil scolaire Viamonde, and Conseil scolaire catholique MonAvenir
 - g) Engage with the City to meet the 35% target for affordable housing as established in the Langstaff Gateway Secondary Plan



Staff Recommendations

3. That the City request the Province to revise the Bridge Station TOC Proposal to address the matters outlined in this staff report and in particular the following:
 - h) Revise the Transportation Plan to comprehensively plan for the entire Richmond Hill Centre/ Langstaff Gateway Urban Growth Centre and account for the change in the subway location, significant increase in travel demand from the population increase and reduced opportunity for local travel due to the low ratio of non-residential uses proposed



Staff Recommendations

3. That the City request the Province to revise the Bridge Station TOC Proposal to address the matters outlined in this staff report and in particular the following:
 - i) Provide a detailed Phasing Plan for the City's review that appropriately aligns development with the delivery of subway, transportation, infrastructure and civic uses (such as schools, parks and community amenities)
 - j) Provide information on how automated vacuum waste system (AVAC) and District Energy can be accommodated



Staff Recommendations

4. That the City request the Province to provide details regarding the financial framework for the Bridge Station TOC proposal
5. That the City request the Province to consult with appropriate external agencies, including, but not limited to: Toronto and Region Conservation Authority, Canadian National Railway, and 407 ETR
6. That the Ministry of Municipal Affairs and Housing be requested to consult with the City of Markham should a Minister's Zoning Order be considered for the Bridge Station TOC lands



Staff Recommendations

7. That Council direct staff to continue working with the Province and Region to align the vision of the Bridge Station TOC with the Langstaff Gateway Secondary Plan through *Planning Act* implementation tools (e.g. plan of subdivision, site plan) and other mechanisms, including potential agreements with participating parties
8. That the City Clerk provide a copy of this resolution and report to the Ministries of Infrastructure, Municipal Affairs and Housing, and Transportation; and Infrastructure Ontario, as well as York Region and the City of Richmond Hill



Staff Recommendations

9. That Staff be authorized and directed to do all things necessary to give effect to this resolution

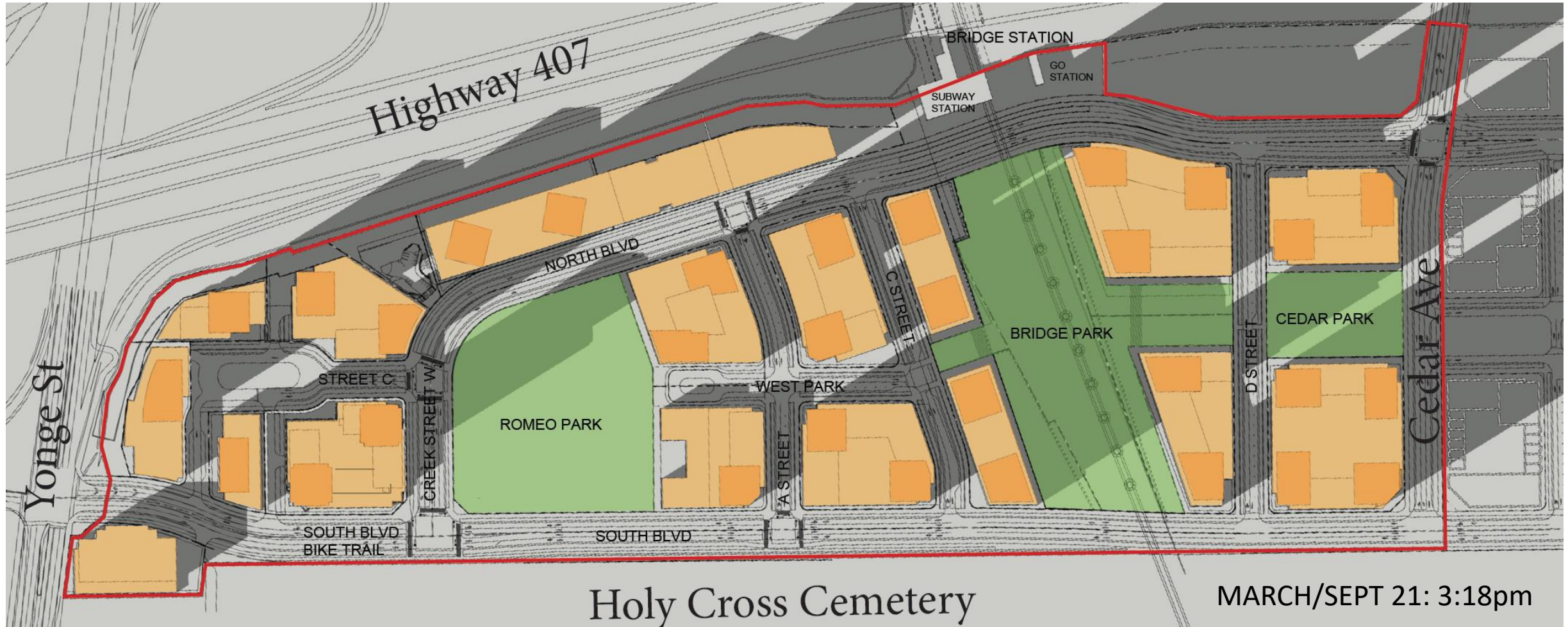


Appendices Slides





Bridge Station TOC Proposal - Shadow





YNSE TOC Proposals

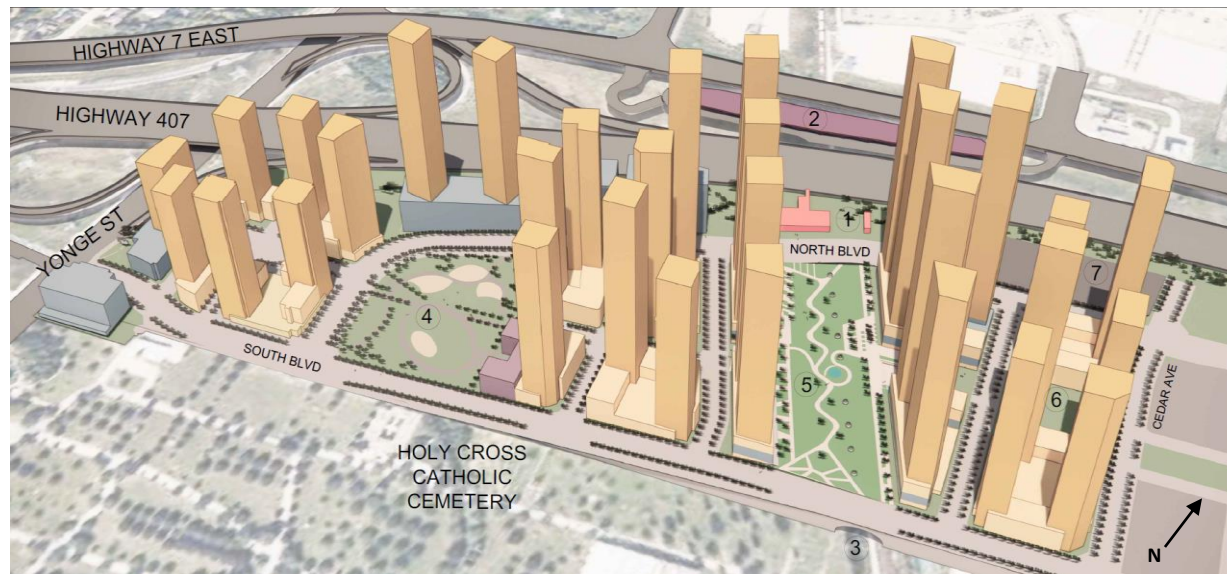


High Tech Station TOC Proposal

- 20.1 Hectares
- 35,335 to 36,743 People*
- 9,565 to 12,612 Jobs
- 2,303 to 2,385 People + Jobs/Hectare
- 20,307 to 21,116 Units

*Population at 1.74 persons per unit

**Population at 2.13 persons per unit



Bridge Station TOC Proposal

- 25.4 Hectares
- 34,304 to 35,653 People*
- **41,993 to 43,644 People****
- 9,405 to 12,322 Jobs
- 1,774 to 1,836 People + Jobs/Hectare
- 19,715 to 20,490 Units