



# **Provincial Bridge Station Transit Oriented Community (TOC) Proposal – Program Agreement-in-Principle**

**April 25, 2022**



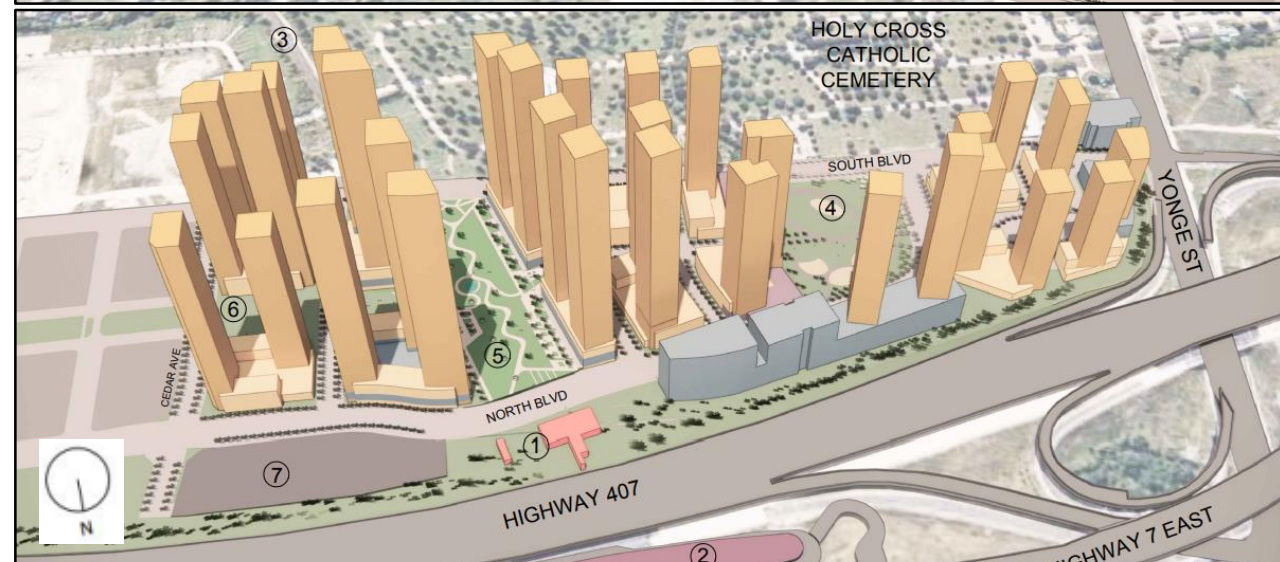
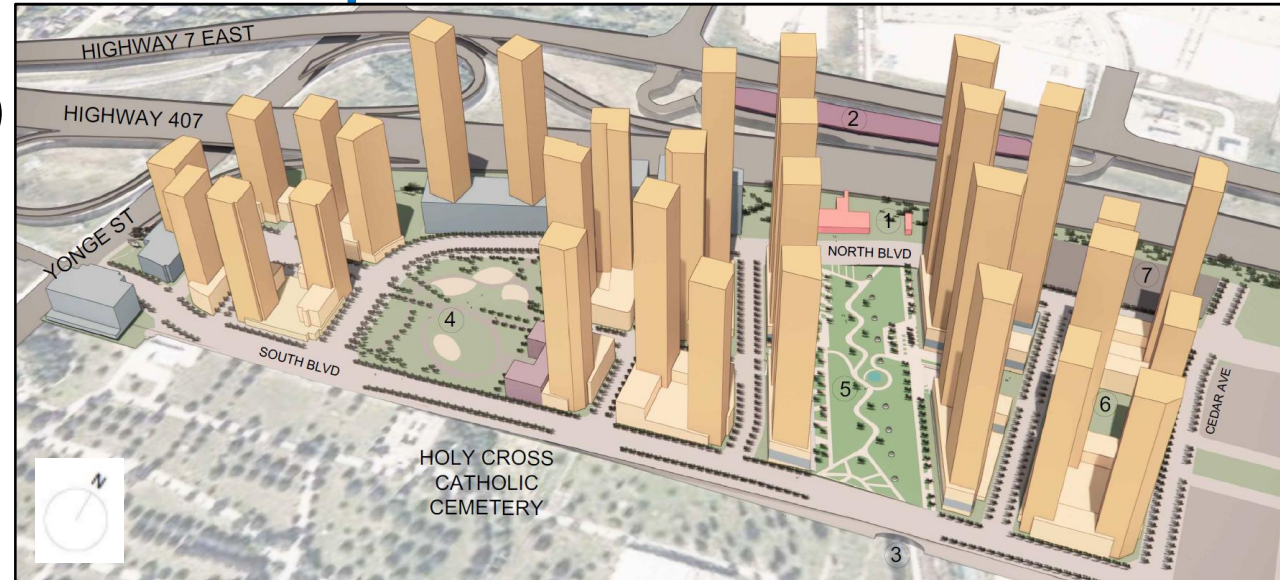
# Agenda

- Bridge Station TOC Update
- Provincial Response to Council Resolutions
- TOC Agreements
- Next Steps



## Bridge Station TOC Update

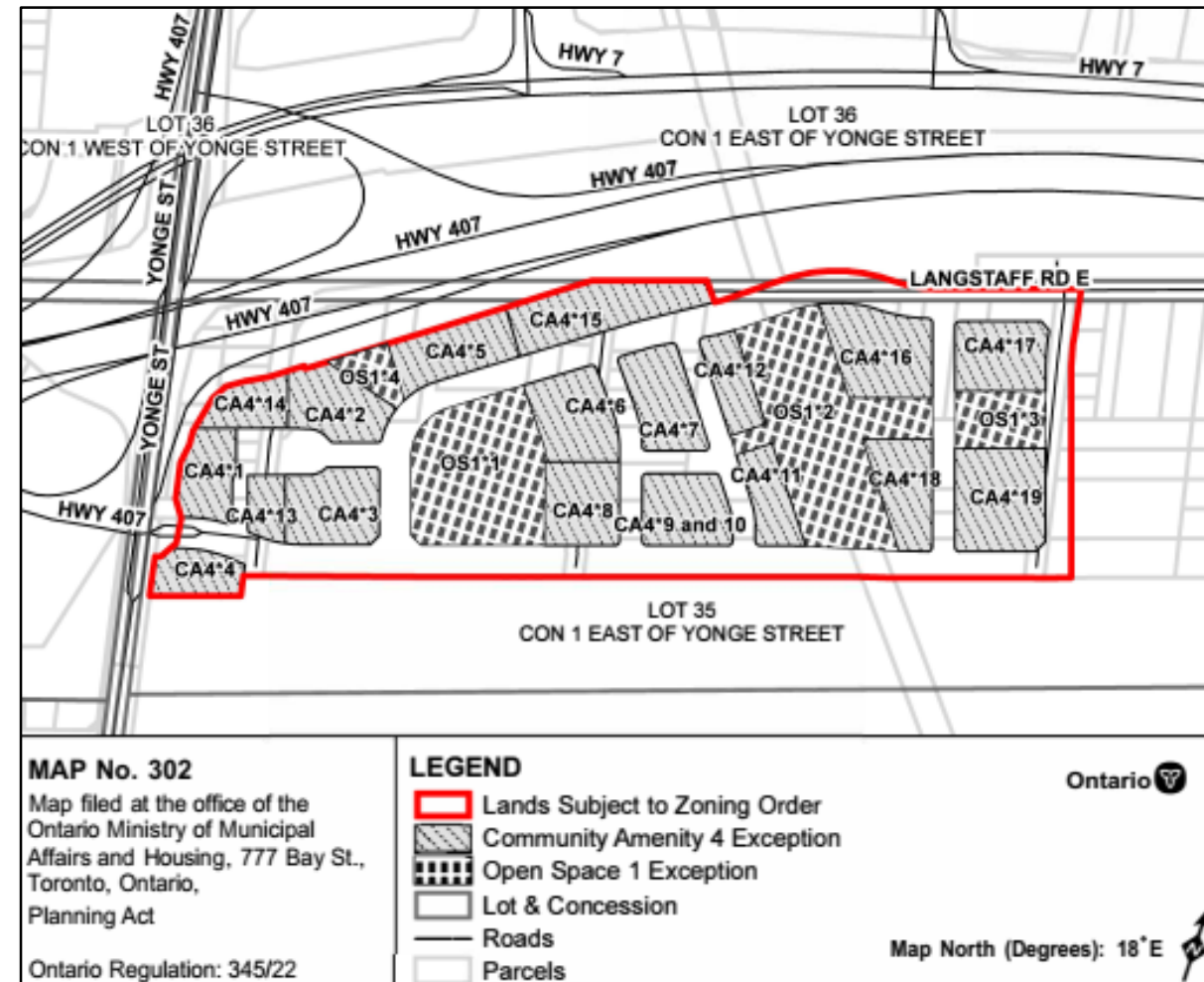
- Provincial Open House (December 2021)
- Markham Council resolutions:
  - Do not support TOC and requested withdrawal (January 2022)
  - Requested Province to comprehensively plan area and undertake Blue-Sky Planning Exercise (March 2022)
- Staff met with Province regularly since January 2022 to advance direction





## Bridge Station TOC Update - Continued

- Province issued enhanced Minister's Zoning Order (eMZO) (April 14, 2022)
- Province announced Royal Orchard subway station (April 20, 2022)
- Provincial response to Markham Council resolutions (April 8, 2022) resulted in no direct change to the TOC





# Provincial Response to Council Resolutions

<b>Topic</b>	<b>Summary of Provincial Response</b>
<b>Alignment with Langstaff Gateway Secondary Plan</b>	<ul style="list-style-type: none"><li>• Province began planning for the Bridge TOC site by looking to existing Langstaff Gateway Secondary Plan and incorporating many of the key features into the proposal (i.e. Bridge Park)</li><li>• TOC Program mandate primarily focuses on development of land required for transit purposes, and therefore, including the entirety of the Langstaff Gateway Secondary Plan area as part of the Bridge Station TOC is outside scope of program</li></ul>
<b>Phasing</b>	<ul style="list-style-type: none"><li>• Province will work with Markham to create a detailed phasing plan for the site as development progresses</li></ul>
<b>Employment Use</b>	<ul style="list-style-type: none"><li>• Province will take advice of Markham into consideration as TOC site proposal is reviewed and will revise mix of uses, if required, as development progresses</li></ul>





# Provincial Response to Council Resolutions

<b>Topic</b>	<b>Summary of Provincial Response</b>
<b>Consultation</b>	<ul style="list-style-type: none"><li>• Province has engaged with stakeholders and public</li><li>• Province will continue to engage with Ministry of Education to determine school site requirements and with Markham, stakeholders and public as site develops</li></ul>
<b>Transportation/ Planning Studies</b>	<ul style="list-style-type: none"><li>• Province worked with two consultants to complete initial transportation studies based on available data and plans</li><li>• Province understands that Markham wishes to commission a “blue sky planning exercise” and would be pleased to review the results</li></ul>



# Provincial Response to Council Resolutions

<b>Topic</b>	<b>Summary of Provincial Response</b>
<b>Design Standards</b>	<ul style="list-style-type: none"><li>• Province is committed to building TOC sites to prevailing standards at time of construction, with appropriate and feasible solutions for waste systems</li><li>• Building partner is exploring district energy solutions</li></ul>
<b>Affordable Housing</b>	<ul style="list-style-type: none"><li>• Province committed to looking for opportunities to include affordable housing into TOC Program and will work with all parties on how programs are designed and implemented for Bridge TOC site</li></ul>
<b>Forthcoming Agreements and Municipal Requirements</b>	<ul style="list-style-type: none"><li>• TOC Program Agreement-in-Principle outlines developments charges, taxes and community benefit charges will be provided to municipality</li><li>• Province and lower-tier municipality, through site-specific MOU, will specify a maximum parkland contribution and it will be provided by land conveyance and/or cash-in-lieu</li></ul>



# Provincial Response to Council Resolutions

<b>Topic</b>	<b>Summary of Provincial Response</b>
<b>Parkland</b>	<ul style="list-style-type: none"><li>Province will only provide approximately 5 hectares of parkland within site boundary and not the requested 6 hectares</li></ul>
<b>Burying Hydro Lines</b>	<ul style="list-style-type: none"><li>At this time, burying the hydro transmission lines is outside the scope of the TOC Program mandate</li></ul>





# Agreements

- Province proposing two TOC Agreements with municipalities:
  1. Program Agreement-in-Principle to confirm broad approach for implementing Bridge, High Tech, and potential future TOCs along subway in York Region
  2. Site-Specific Memorandum of Understanding for detailed implementation on Bridge Station TOC



## Next Steps

- Province seeking:
  - Program level agreement in principal to be executed by end of April 2022
  - Site-Specific Memorandum of Understanding to be executed within 6-9 months



# Thank you



# Appendix: 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 <b>41,993-43,644 @ 2.13 persons per unit</b>
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 <b>2,089-2,138 @ 2.13 persons per unit</b>
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