



# **Provincial Bridge Station Transit Oriented Community Proposal**

**Development Services Committee**

**May 26, 2022**



## Agenda

- Bridge Station Transit Oriented Community (TOC) Overview
- Relationship to Langstaff Secondary Plan
- Implementation
  - Enhanced Minister's Zoning Order
  - More Homes for Everyone Act (Bill 109)
  - TOC Agreements
- Next Steps

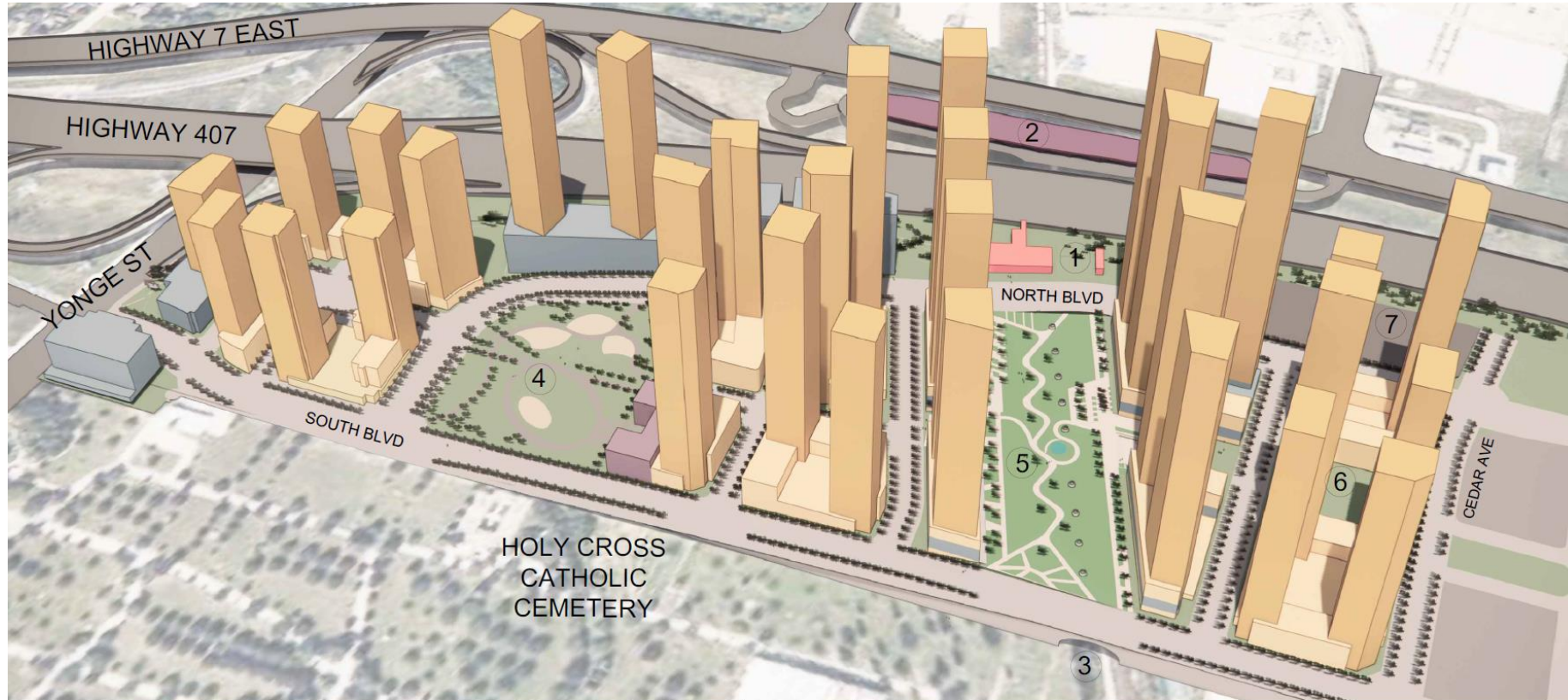


## Provincial TOC Program

- TOCs are part of the Province's plan to build new, sustainable transit
- Seeks to bring more jobs and housing near transit stations through negotiating agreements with developers
- Province announced Bridge (Markham) and High Tech (Richmond Hill) TOCs in September 2021
  - Provincial virtual open house on Bridge Station TOC held in December 2021



# Bridge Station TOC Proposal – Looking North



## LEGEND

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

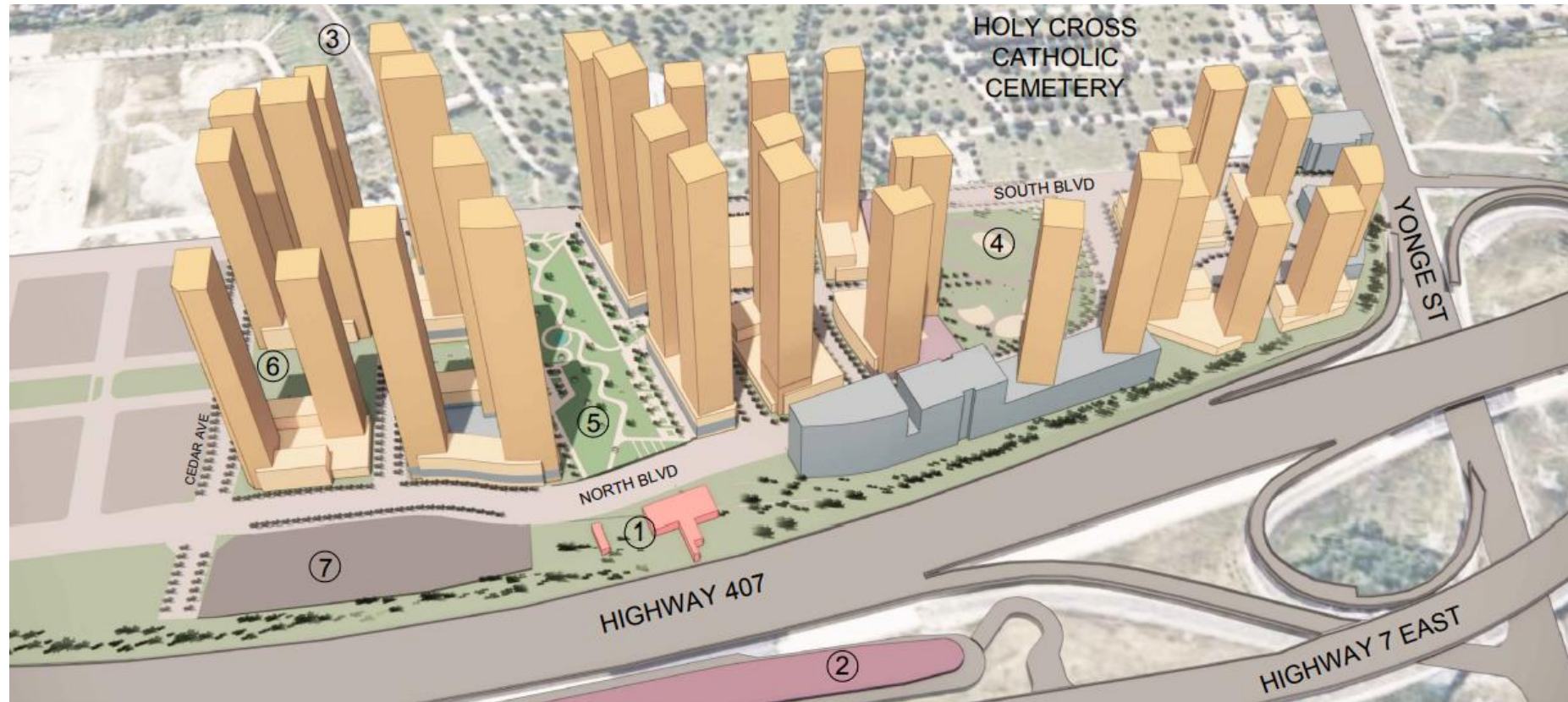
- 1) BRIDGE STATION/GO TRANSIT AND SUBWAY STATION ENTRANCE
- 2) BUS TERMINAL
- 3) CN CORRIDOR
- 4) ROMEO PARK
- 5) BRIDGE PARK
- 6) CEDAR PARK
- 7) EXISTING LANGSTAFF GO PARKING







# 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



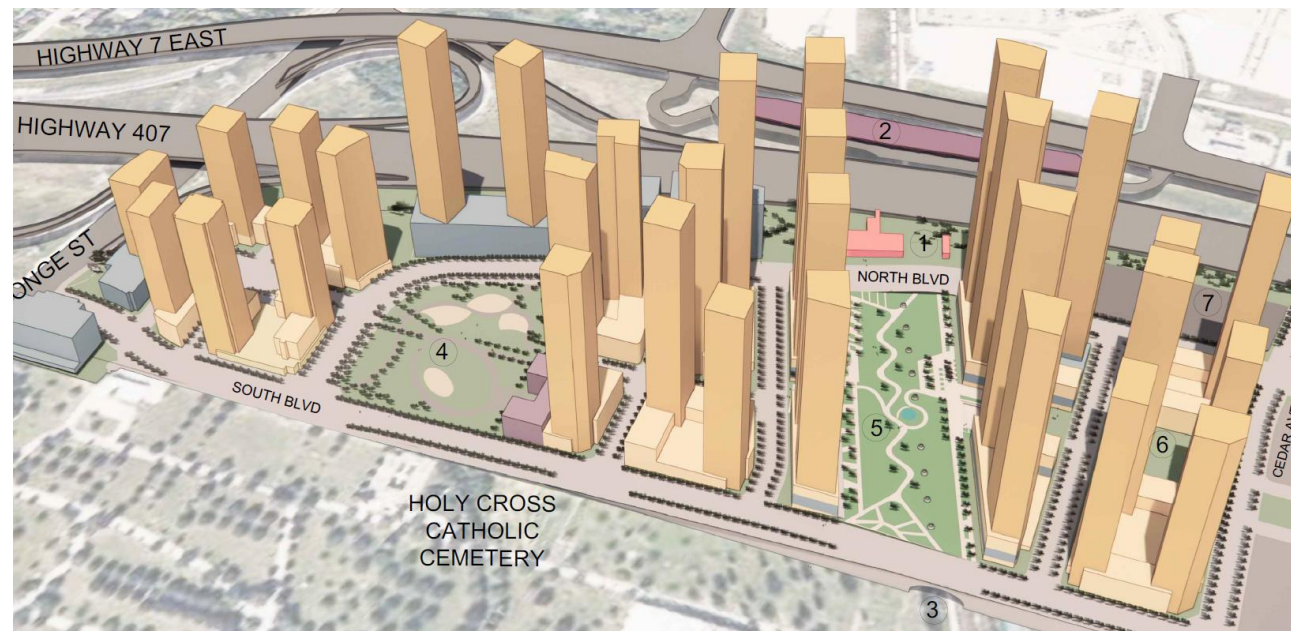




# Markham Langstaff Gateway Secondary Plan and Bridge Station TOC Proposal



**Markham Langstaff Gateway  
Secondary Plan**



**Bridge Station TOC Proposal**



## 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



## Bridge Station TOC Update

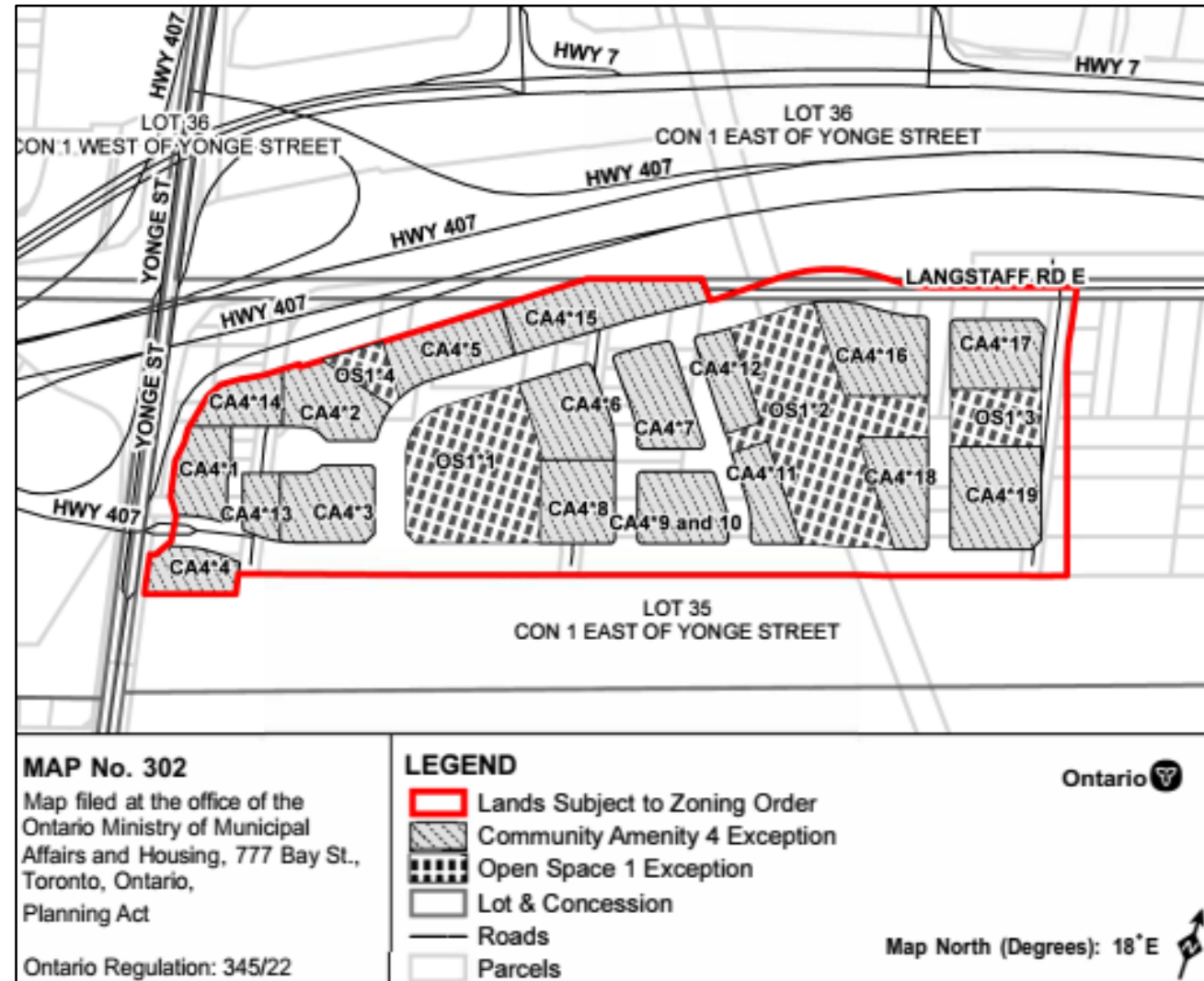
- Staff reported to Development Services Committee (DSC) (January 2022)
- Markham Council resolutions:
  - Do not support this TOC proposal and requested withdrawal of the proposal (January 2022)
  - Requested comprehensive planning and undertake Blue-Sky Planning Exercise (March 2022)
- Provincial response to Markham Council resolutions (April 8, 2022) resulted in no change to the TOC proposal





## Enhanced Minister's Zoning Order (eMZO)

- Province issued eMZO on April 14, 2022
  - provides zoning
  - prevails over local by-laws
  - removes traditional site plan approval and restricts inclusionary zoning
- Council requested withdrawal of eMZO on April 26, 2022





## More Homes for Everyone Act (Bill 109)

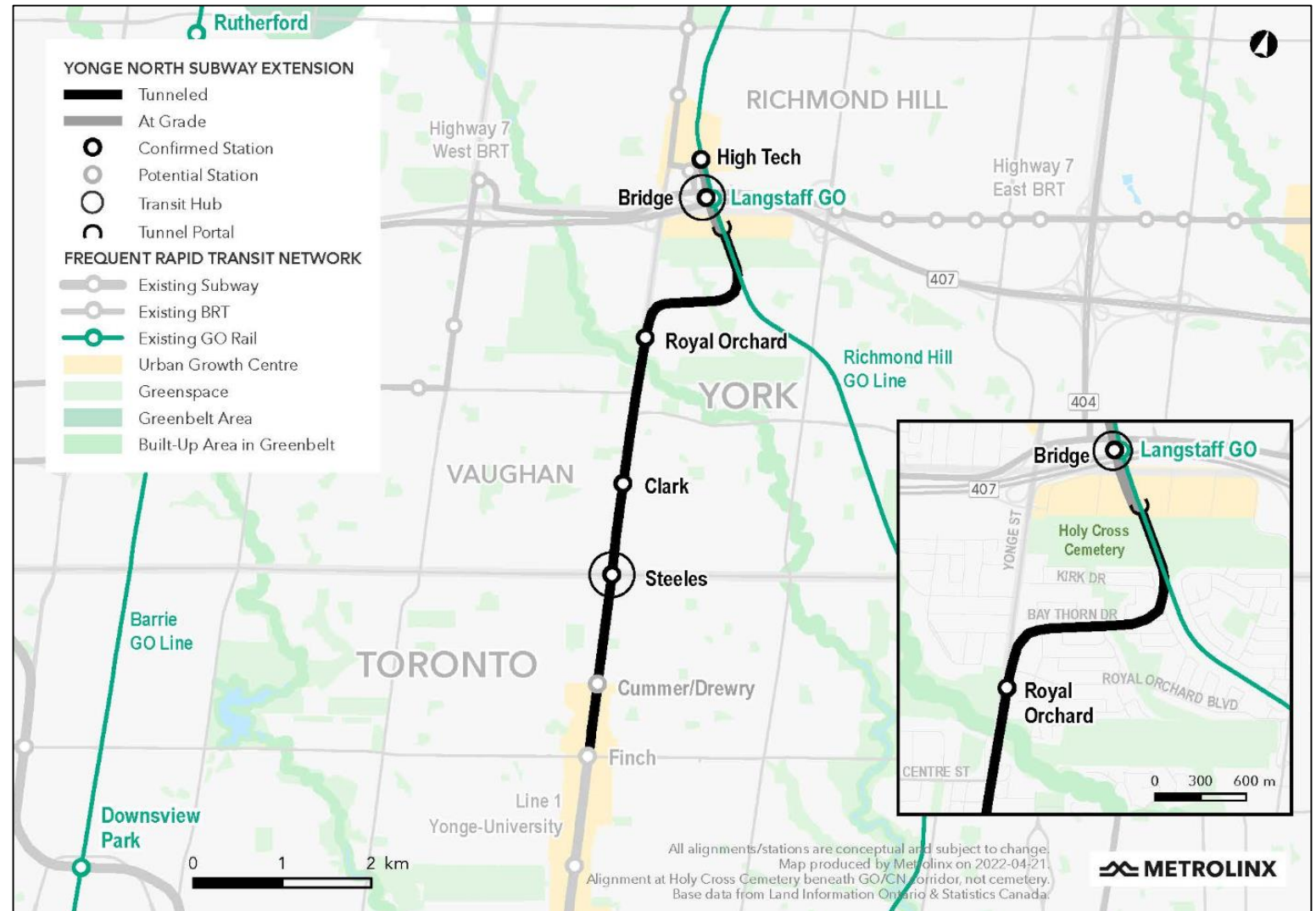
- Bill 109 changed the Planning Act parkland requirements in Provincial TOCs:
  - 10% of land or value for sites 5 ha or less
  - 15% of land or value for sites greater than 5 ha
  - Allows encumbered land

	City's Parkland By-law	Bill 109	Parkland Acquisition Study (Option 1)
<b>TOC Area</b>	25.4 ha	25.4 ha	25.4 ha
<b>Proposed Units</b>	20,490	20,490	20,490
<b>Parkland Calculation</b>	1ha/500 units + 25% CIL Reduction	15% of Site Area	0.5ha/1,000 new residents
<b>Parkland Obligation</b>	30.74 ha	3.81 ha	21.82 ha
<b>Parkland Conveyance in Bridge TOC</b>	5.04 ha	5.04 ha	5.04 ha
<b>Balance of Parkland Conveyance</b>	25.70 ha	0 ha	16.78 ha
<b>Estimated Average Land Value</b>	\$85 million/ ha	-	\$85 million/ ha
<b>Estimated CIL Owed</b>	\$2.2 billion	\$0	\$1.4 billion



## Royal Orchard Station

- On April 20, 2022, Province announced Royal Orchard subway station
- Markham has three confirmed stations:
  - Steeles
  - Clark
  - Royal Orchard





## TOC Agreements and Next Steps

- 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
    - April 26, 2022, Markham Council resolution:
      - Do not support current TOC Agreement
      - Directed staff to continue negotiating with Province
  2. Site-Specific Memorandum of Understanding for detailed implementation of Bridge Station TOC





# Thank you



# Appendices



## Provincial Response to Council Resolutions

Topic	Summary of Provincial Response
<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

Topic	Summary of Provincial Response
Consultation	<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>
Transportation/ Planning Studies	<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

Topic	Summary of Provincial Response
<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

Topic	Summary of Provincial Response
Parkland	<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>
Burying Hydro Lines	<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>