

# Yonge Corridor Secondary Plan

DSC Meeting – Tuesday, February 20, 2024

# Presentation Outline

1. Project Team
2. Project Background, Context, and Overview
3. Approach and Workplan
4. Opportunities and Considerations
5. Next Steps

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**Project Team**

# Project Team

**URBAN  
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**Parcel**



Chris White  
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**Robinson Gore**



Pamela Robinson  
Strategic Advisor

# We will draw on our experiences with you and elsewhere

The team has collaborated on a range of relevant secondary planning exercises, with a particular focus on transit-adjacent areas that are expecting significant growth.

The team also have long-standing and excellent working relationships with the City and the Region.



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**Project Background,  
Context and Overview**

# Ambitions & Overview

This is a **generational city-building opportunity** to leverage the investment in transit and the resulting development to advance a broad range of City objectives...

- A diverse mix of uses, including employment.
- New and expanded parks.
- Space for community facilities.
- Preserving heritage resources.
- A greater focus on walking, cycling, and transit.

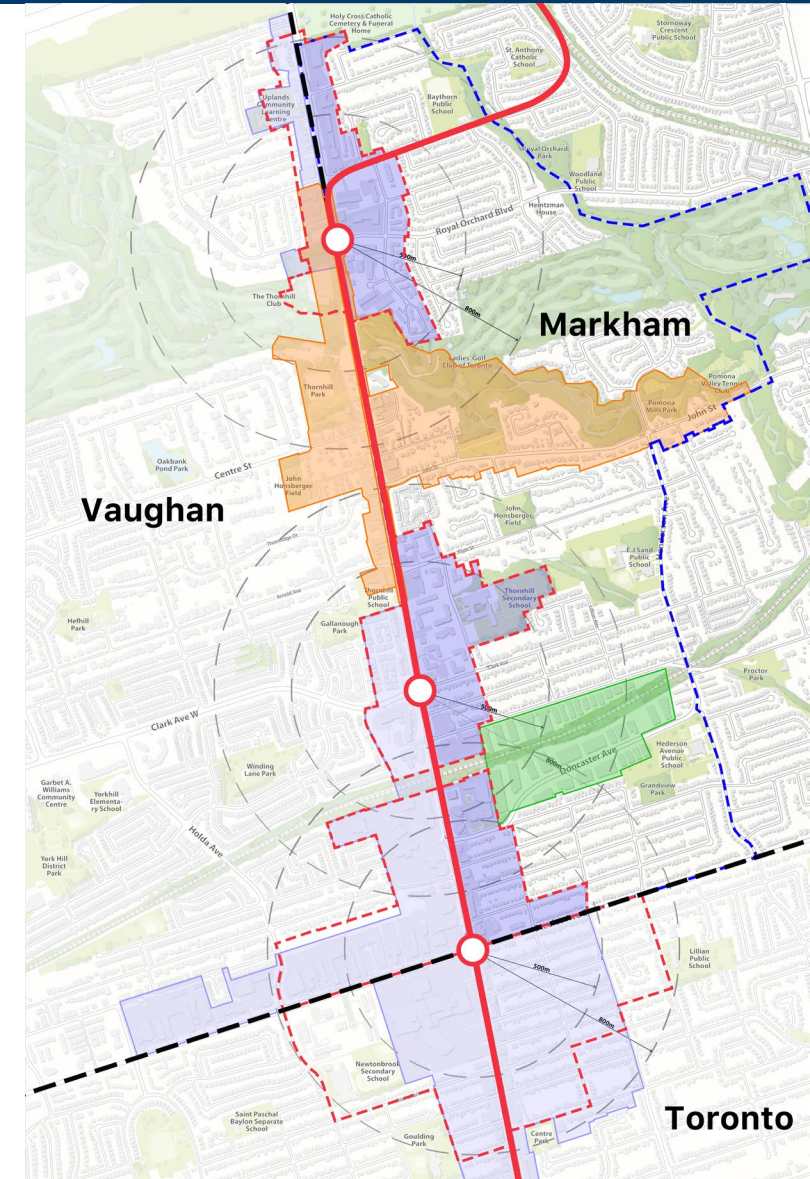
While responding to the corridor's distinct development, public realm and land use characteristics.



## Study Area Overview

- The **Yonge North Subway Extension (YNSE)** will extend the TTC Line 1 service north from Finch Station into Markham, terminating in Richmond Hill.
- The Official Plan identifies the Yonge Steeles Corridor and Yonge North Corridor as **Key Development Areas** requiring new/updated Secondary Plans.
- The Study will **consider both sides of Yonge Street and south of Steeles Avenue**, to ensure a comprehensive understanding of the complete context area.

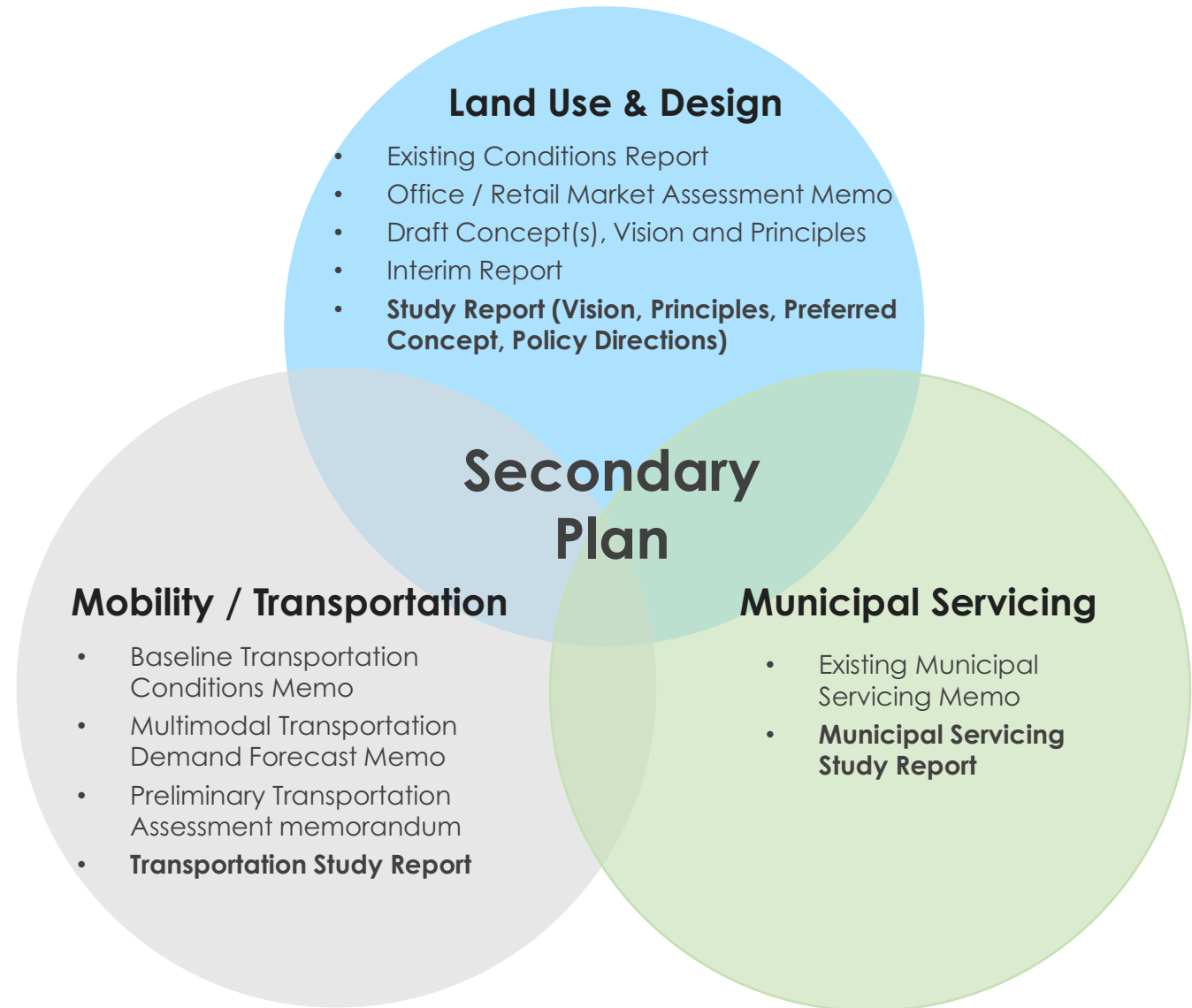
- Municipal Boundaries
- Yonge Subway Extension
- - - Study Area Boundary
- - - Major Transit Station Area
- Preliminary Secondary Plan Area
- Vaughan & CoT Secondary Plan Areas
- Thornhill Heritage Conservation District
- York Region Official Plan Employment Area





# Three Integrated Workstreams

- Undertake a multi-disciplinary study and prepare a Secondary Plan for the Yonge Street Corridor.



# Building on the Work Completed to Date

## The Land Use and Built Form Study recommendations will inform the Secondary Plan:

- Integrating density alongside established neighbourhoods, supported by appropriate infrastructure.
- Delivering consolidated parks and new community facilities.
- Determining the role of service employment lands.
- Responding to natural and cultural heritage resources.
- Exploring incentives to improve the feasibility of office/retail.



Extract from Built Form and Land Use Study (2022)

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## **Approach & Workplan**

# Meaningful Engagement – Early and Often

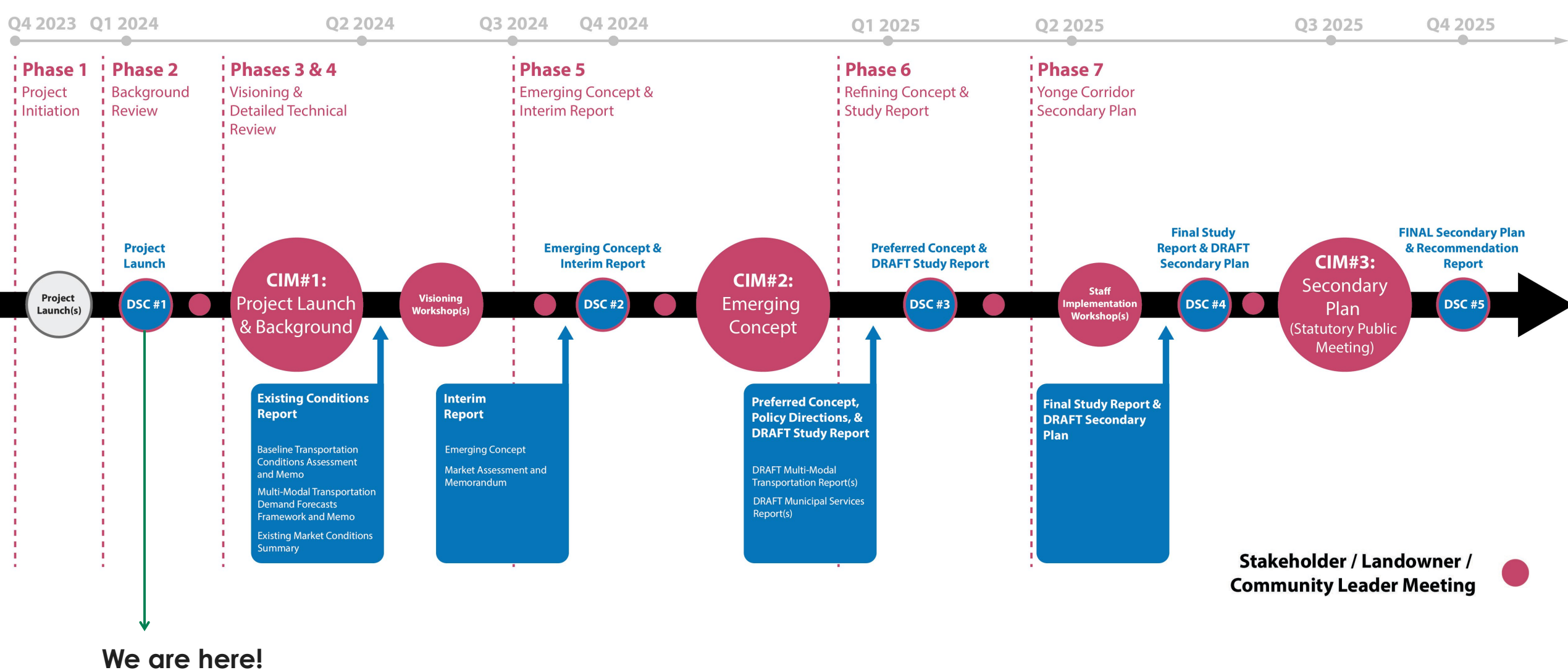
The project will include a mix of interactive hybrid, virtual, and in-person engagement:

- External **Stakeholder/Agency Sessions** to identify key issues and confirm findings/directions.
- **Community Information Meetings** to broaden information access, invite targeted feedback, and address statutory requirements.
- **Visioning** to encourage in-depth dialogue about the future of the corridor.
- **DSC Presentations** to affirm advancing materials.
- **Online engagement** hosted on Your Voice Markham.



# Project Approach

# Process Map / Work Plan



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## **Opportunities and Considerations**

## Area Context

# A Corridor with Diverse Characters



Royal Orchard Station Area features a variety of small scale, automobile-oriented retail and mid-century apartment buildings.

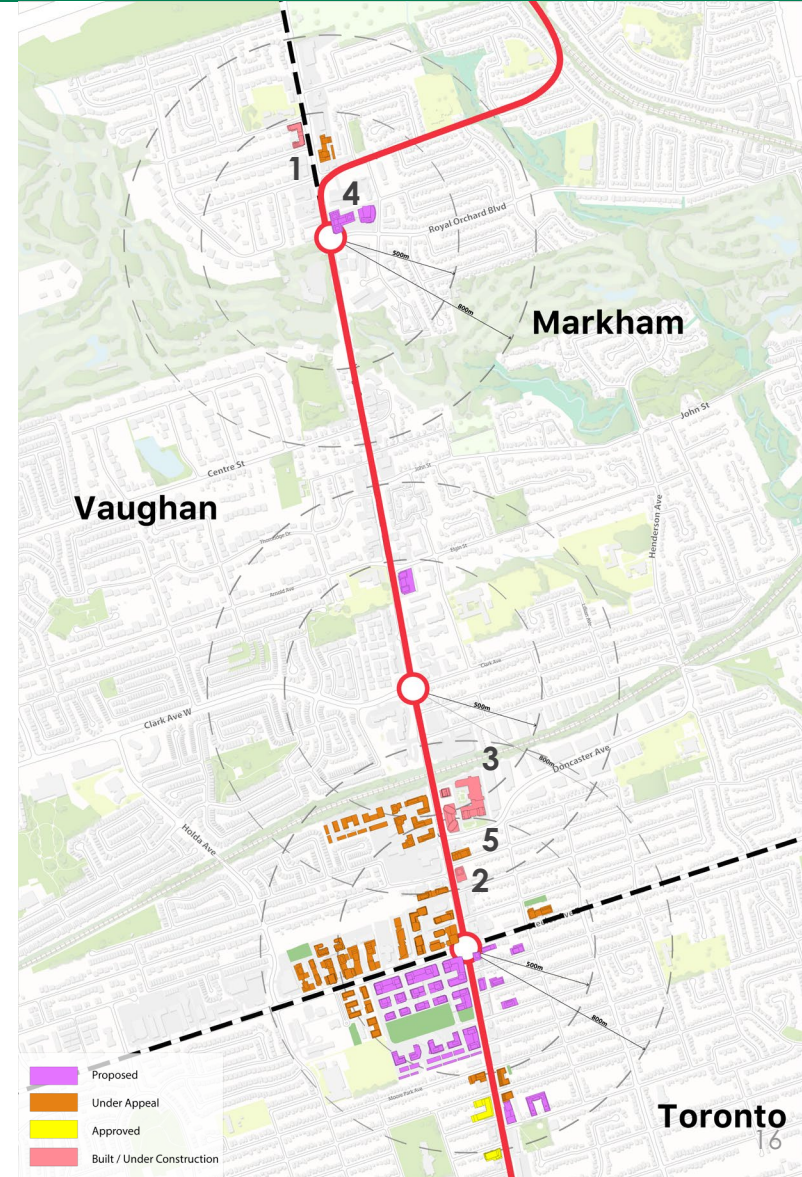
Clark Station Area has strip-mall style retail, and contains a Service Employment area along Glen Cameron, adjacent to the rail corridor.



The Yonge corridor north of Steeles includes a variety of retail characters – including large pad-style employment and commercial uses, auto dealerships, and some more recent mixed-use development.

The Thornhill Heritage Conservation District and a Natural Heritage System bifurcate the corridor – in between Royal Orchard and Clark Station Areas – providing areas of both cultural and natural heritage.

# A Corridor Experiencing Development Pressure





# Responding to a Changing Context

- Establish a strong vision with flexible policies that enable appropriate responses to growth.
- Evaluate and communicate different approaches to delivering density and transitioning from established to growing neighbourhoods.
- Identify and consider alternative areas of change, areas of transition, and areas of relative stability.



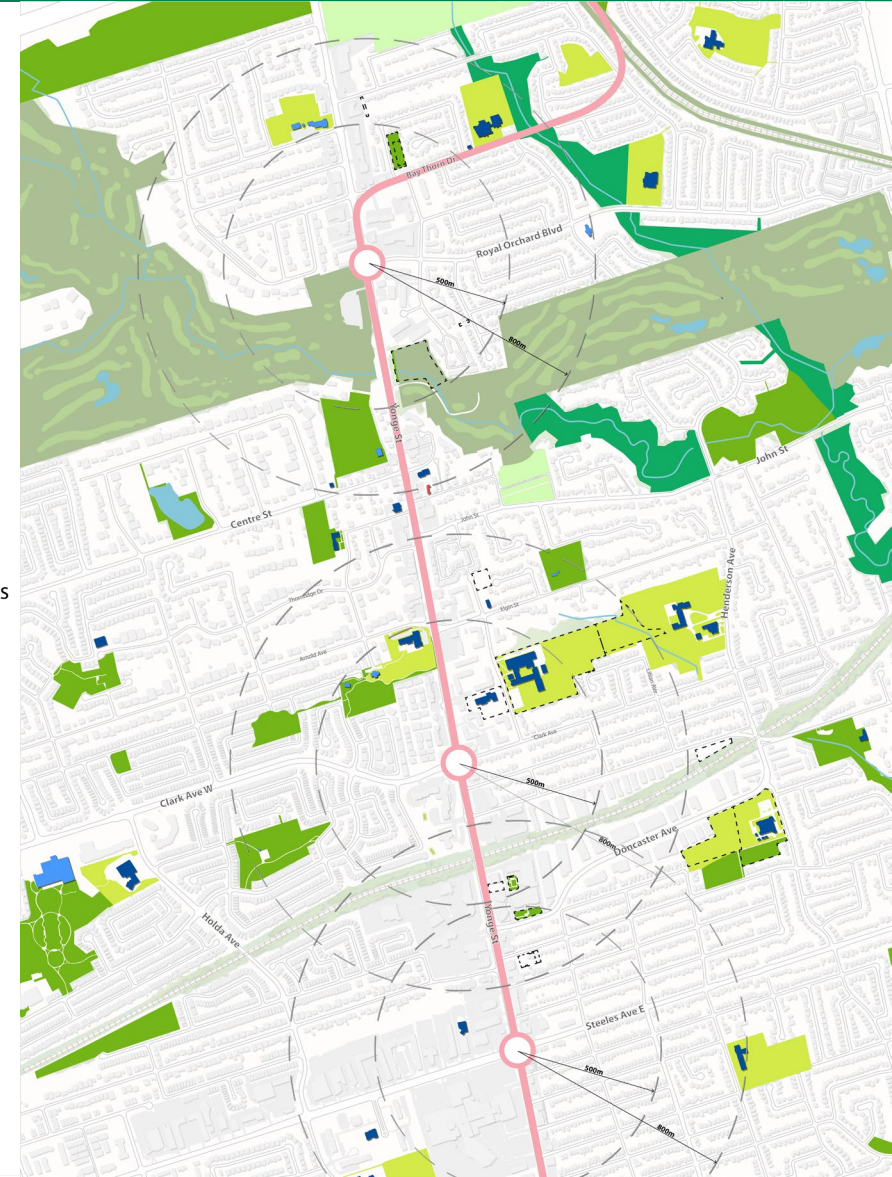
# Region-Wide Changes to Employment Markets

- Explore the potential to integrate office uses into mixed-use developments.
- Respond to softening demand for commercial with policy incentives, corridor branding strategies, and other creative approaches to attract employment uses.
- Deliver community-serving retail to satisfy the needs of a growing population and encourage vibrancy and placemaking.
- Explore the ability to integrate alternative employment types, including live-work arrangements and land-intensive uses (tech, labs, R&D, advanced production).
- Leverage existing employment lands along the rail corridor to grow jobs and address other City priorities.



## Leveraging Existing Community Assets

- Leverage existing assets by improving pedestrian/cyclist connectivity to existing open spaces and community facilities located throughout the Study Area.
- Identify opportunities to enhance or expand existing community assets.
- Plan comprehensively to identify opportunities for consolidated open spaces.
- Support vertically integrated community facilities, such as schools, with development to enable the delivery of facilities with development.
- Identify strategies for securing community benefits, including open space and schools.



# Improving Access and Connectivity to Natural Heritage

- Improve access and connectivity between open space amenities to fully utilize these lands for public use – balancing both public access with conservation.
- Identify support natural heritage systems and valley areas that cross the study area.
- Identify opportunities to enhance the health and condition of the natural heritage system, including through the City's restoration and tree planting initiatives.



## Integrating Respectfully with Existing Heritage

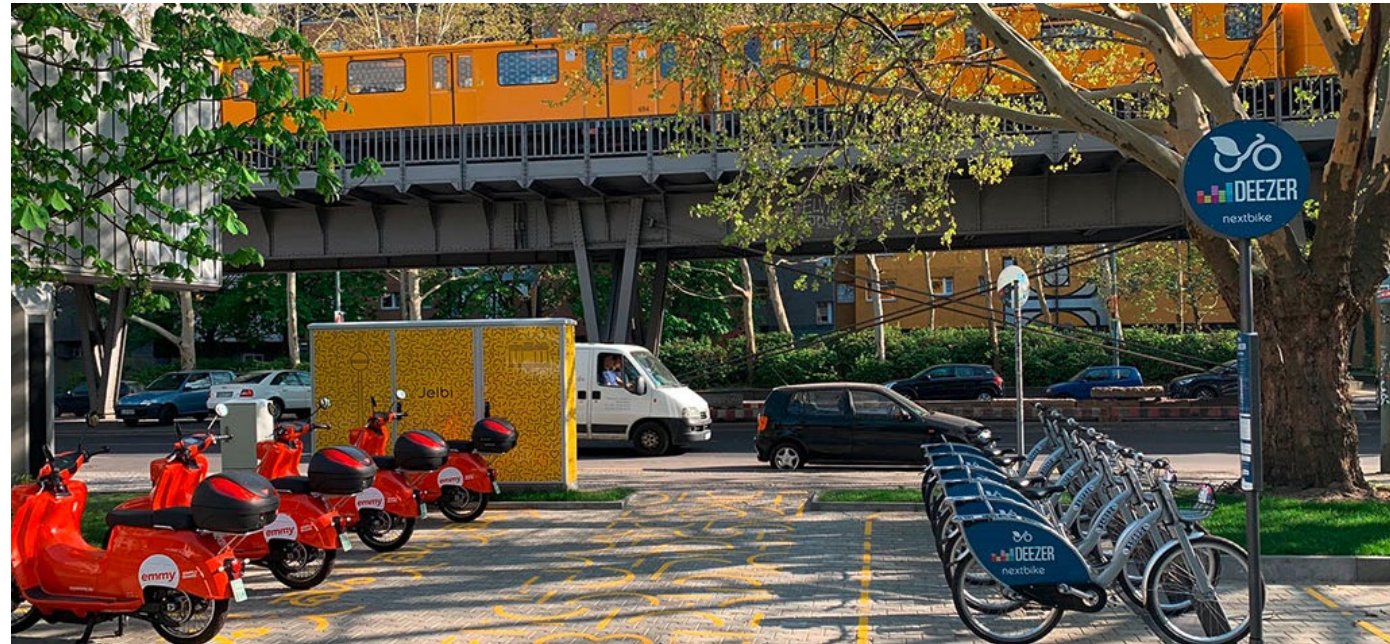
- Advance concepts that respond to and respectfully integrate into the existing heritage context including the Thornhill HCD which crosses the Study Area in both Markham and Vaughan
  - The HCD is located outside the DRAFT Secondary Plan boundary.
  - Vaughan set to launch an update to their HCD in the coming months.
- Support sympathetic development within the HCD, with appropriate transition to heritage properties.

- Class A Heritage Properties
- Class B Heritage Properties
- Thornhill Heritage Conservation District



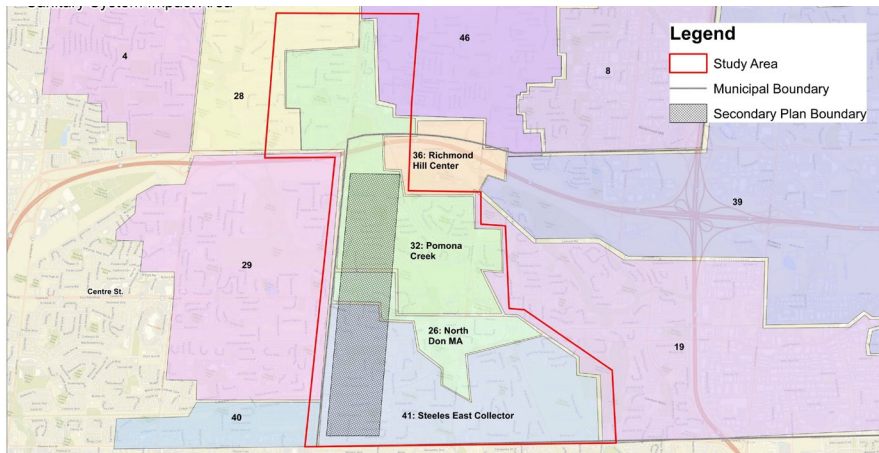
# Supporting a Shift in Mobility Behaviour

- Leverage incoming subway to support a shift towards more sustainable travel modes such as transit, walking, cycling.
- Identify improvements to the public realm network.
  - A finer-grain street network and placemaking.
  - Pedestrian and cycling corridors.
- Consider how technology and Travel Demand Management (TDM) measures may improve network efficiency and reinforce preferred travel behaviour.

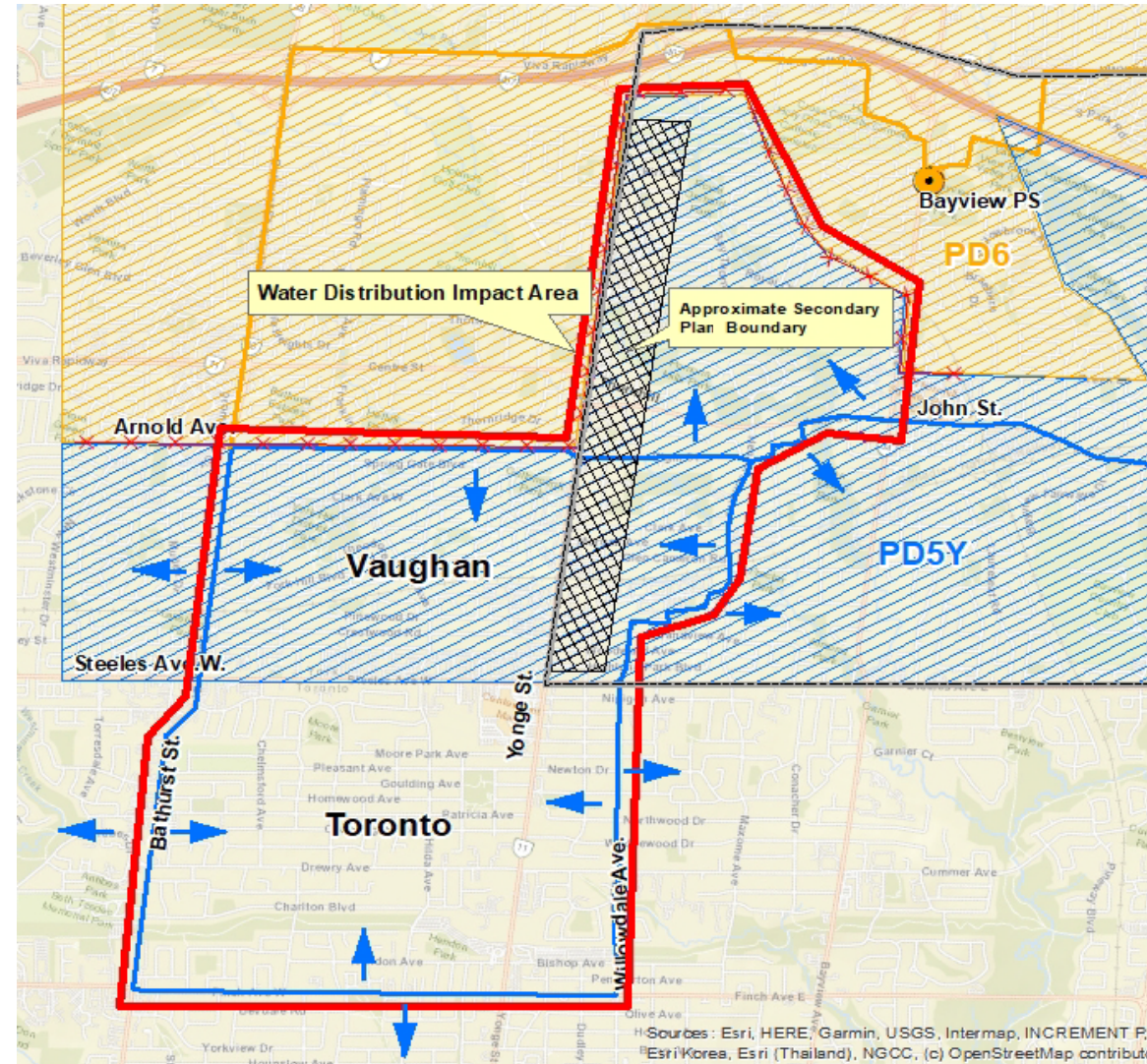


## Coordinating with Partners to Service Growth

- Assess the existing and planned servicing within the Study Area.
- Plan densities, land use and roads with consideration for servicing requirements.
- Take advantage of existing / planned capacity to make best use of infrastructure.
- Coordinate with municipal partners to advance an appropriate response to intensification over time.



Wastewater Servicing



Water Servicing

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**Next Steps**



# Next Steps

- Project Launch with Stakeholders/Agencies/Landowners (Q1 2024)
- Launch Project Website: Your Voice Markham (Q1 2024)
- Community Information Meeting #1 (Q2 2024)
- Visioning Workshop (Q2 2024)
- Interim Report to Development Services Committee (Autumn 2024)