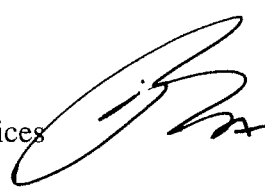




DATE: June 20, 2016

TO: Development Services Committee

FROM: Jim Baird, Commissioner of Development Services 

PREPARED BY: Stephen Corr, Planner II, East District

REVIEWED BY: Sally Campbell, Manager, East District

SUBJECT: York Region Rapid Transit Corporation (YRRTC)
Proposed York Region Rapid Transit Terminal, north of Highway 7,
Cornell Centre
File Number PRE 16-109259

RECOMMENDATION:

1. That the Memorandum dated June 20, 2016, entitled York Region Rapid Transit Corporation (YRRTC), Proposed York Region Rapid Transit Bus Terminal, north of Highway 7, Cornell Centre, File Number PRE 16-109259, be received;
2. That the presentation provided on behalf of York Region Rapid Transit Corporation, regarding a Proposed York Region Rapid Transit Bus Terminal, north of Highway 7, Cornell Centre, File Number PRE 16-109259, be received.

PURPOSE

In accordance with Site Plan delegation By-law 2002-202 the approval authority for this site plan application is delegated to the Director of Planning and Urban Design, as it proposes a new institutional development on lands not located on an arterial road. However, given that the proposed bus terminal will be an important and prominent facility within the Cornell community, and will provide a transit link between York Regional Transit and other transit providers, York Region Rapid Transit Corporation (YRRTC) were asked by staff to provide a presentation to Development Services Committee (DSC) for information purposes. This memorandum provides additional information to accompany the YRRTC presentation.

The site plan application will be submitted in late June 2016. The formal submission of the site plan application will initiate the technical review by staff and external agencies (including the Region of York and Toronto Region Conservation Authority). This memorandum and YRRTC presentation are being provided in advance of the site plan submission in order that comments from DSC can be obtained prior to Council and Committee summer recess and taken into consideration during the site plan review process. YRRTC has tight timelines to deliver this

infrastructure project, related to Federal funding conditions and therefore their target is to obtain site plan approval in the Fall of 2016.

BACKGROUND

The vacant subject lands have an area of approximately 1.4 ha (3.5 ac) and are located north of Highway 7 on the south side of Rustle Woods Avenue between 9th Line and Bur Oak Avenue (See Figures 1, 2 & 3). Surrounding land uses include Markham Stouffville Hospital and the Cornell Community Centre & Library to the north, and vacant lands to the south, east and west anticipated to be developed with mid and high rise mixed-use developments in accordance with the Cornell Secondary Plan.

PROPOSAL

The proposed transit terminal comprises 11 bus bays surrounding an island platform. The structure is largely unenclosed, comprising a two-tiered semi-permeable roof structure to provide shelter while still allowing for the natural circulation of air through the facility. The waiting areas for passengers will be enclosed and heated, and the facility will include washrooms and a potential convenience store or coffee shop. No onsite parking is proposed as part of the development. With respect to transit operations, seven of the bus bays will be allocated to standard YRT buses, two will be allocated to VIVA buses, and the remaining two will be reserved for other transit providers, which may include TTC, GO Transit and Durham Region Transit. YRRTC has provided preliminary information regarding the proposal, including renderings of conceptual site plan and elevations which are provided as Appendix 'A'.

COMMENTS

As noted, the purpose of this memo is to provide preliminary information on the site plan application to be submitted by YRRTC for a proposed transit terminal in Cornell Centre. The use of the subject lands is consistent with the draft land use policies in the update to the Cornell Secondary Plan, which designates the lands 'Community Amenity Area – Mixed Use 9th Line' providing for a range of office and high density residential uses in proximity to the community facilities and health care campus. It is also intended that Rustle Woods Avenue be developed as a secondary main street providing an animated pedestrian-oriented connection between the primary Bur Oak Avenue main street and the transit terminal.

In terms of zoning, the proposed transit terminal is categorized as a public use by a public authority and therefore is permitted in any zone subject to the applicable development standards without the requirement for a zoning by-law amendment application.

During the preparation of the site plan, City staff worked with YRRTC and its consulting team at a workshop and a number of technical meetings and a number of items were identified that will be addressed and considered through the site plan application process. These include but are not limited to the following:

- Compliance with the City of Markham Bird Friendly Guidelines and Trees for Tomorrow Streetscape Manual;
- Incorporating sustainable features such as green roofs or photo-voltaic solar panels, connecting to District Energy, infiltration galleries, use of native planting material, etc;
- Provisions for passenger pickup and drop-off, i.e. 'kiss and ride';

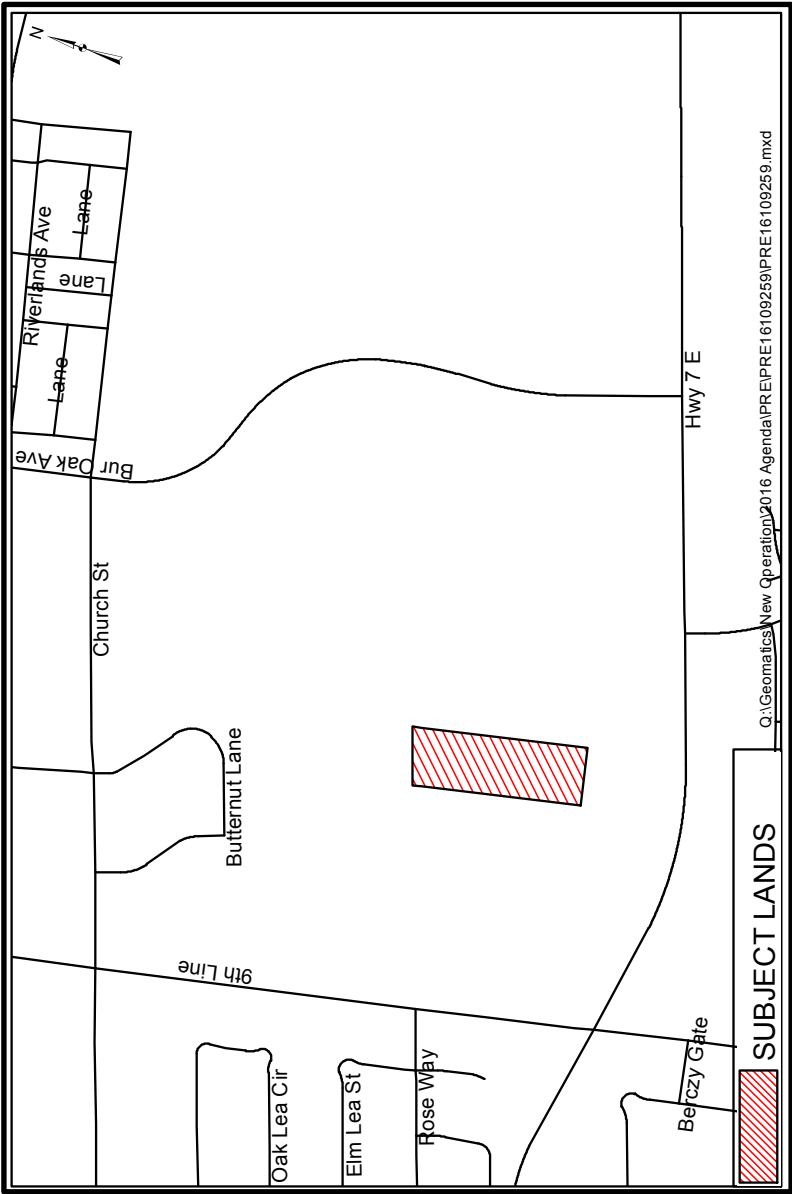
- Traffic circulation;
- Provisions for Active Transportation, including onsite bicycle storage and parking.
- Assessment of potential impacts on adjacent development in terms of noise, light and air quality.

Figure 1 – Site Location

Figure 2 – Area Context

Figure 3 – Aerial Photo

Appendix 'A' – YRRTC Information Package



Cornell Bus Terminal Project Description

Site Location:

PT LOT 11, CON 9 Markham PTS 1 & 2, PL 65R-35199

Site Dimensions:

70m W x 200m L

Design:

11 Bus Bays in an island platform configuration

- 7 Bus Bays for YRT Standard 40' (12m) buses
- 2 Bus Bays for Viva 60' (18m) buses
- 2 Bus Bays for Standard 40' buses for other carriers
- Design to allow for use of 80' Double Articulating Buses
- 5 Layover bays along west elevation (to accommodate 4 – standard 40' and 1 Viva 60')
- No onsite parking will be provided
- Heated passenger waiting areas
- Public Washrooms
- Controlled Pedestrian Crossing
- Cycling Support
- Bird friendly design
- Possible retail area – (Tim Horton's, Gateway or Starbucks)

Sustainability Options:

YRRTC aims to incorporate energy efficiency and sustainability features into the design.

Key items to be included in the design:

- Micro bio retention
- Living Walls
- Provision for solar
- Green Roof
- Pedestrian Crossing to Hospital



York Region Transit Operations:

Daily Projected Ridership:

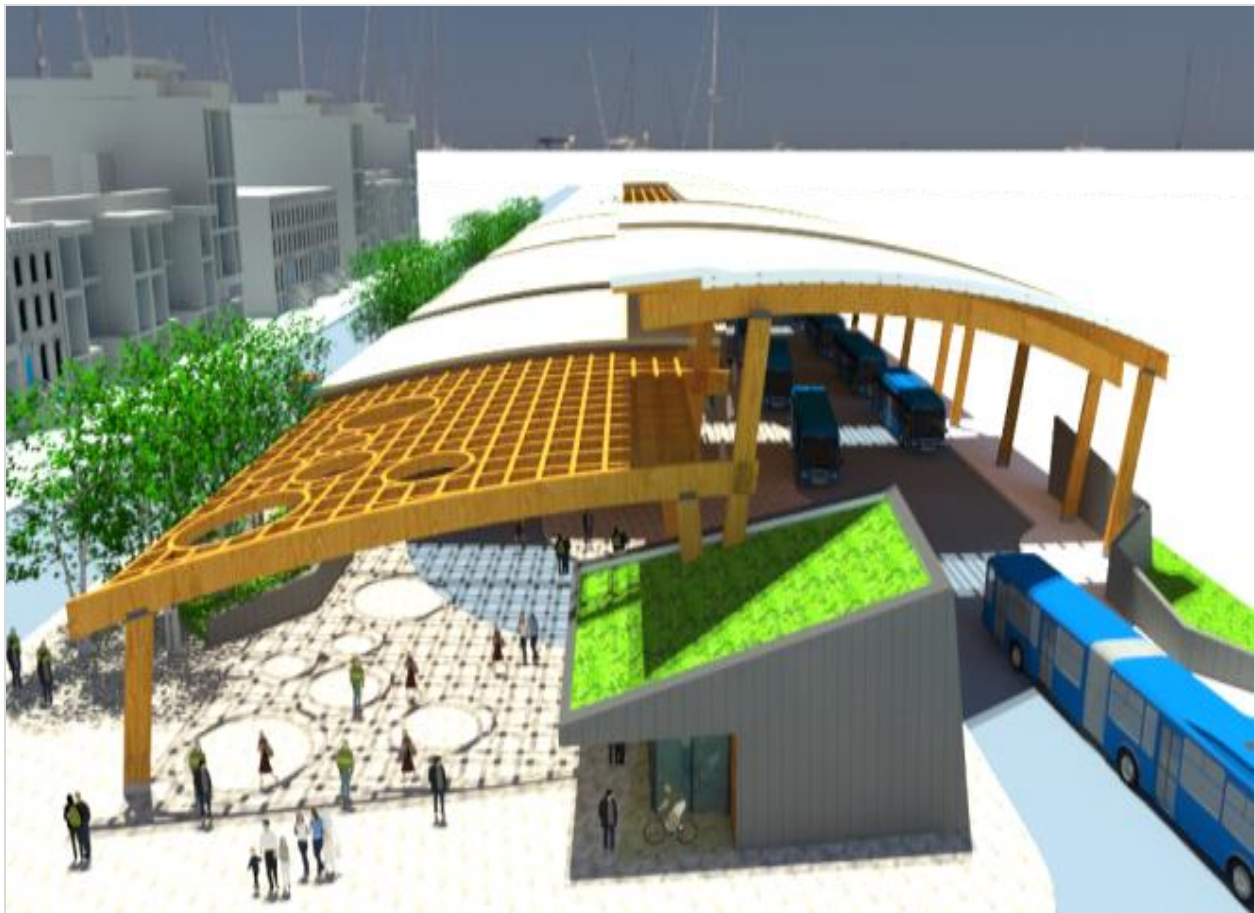
600 Boardings

770 Alightings (disembarking)

Projected Number of buses:

16 Buses per hour plus 1-2 for other carriers

Cornell Bus Terminal Renderings



Interior West Elevation



Pedestrian Plaza

