



Report to: Development Services Committee

Report Date: September 10, 2013

SUBJECT: Yonge & Colborne Heritage Streetscape Improvements
PREPARED BY: Yvonne Yeung, Senior Planner, Urban Design ext. 2780

RECOMMENDATION:

- 1) That the staff report entitled "*Yonge & Colborne Heritage Streetscape Improvements*", dated September 10, 2013, be received;
- 2) That York Region's *South Yonge Street Master Plan: Streetscape Detailed Design Guidelines (2013)* be endorsed;
- 3) That the streetscape improvement design for Yonge & Colborne as outlined in this report be endorsed;
- 4) That staff be authorized to submit an 2014 application to York Region's *2014 Municipal Streetscape Partnership Program* (MSPP) for cost sharing of the installation and consultant fee and to assume maintenance for the enhanced streetscaping in the Yonge & Colborne heritage area;
- 5) That a 2013 capital project be created within Planning and Urban Department in the amount of \$115,443.34, funded from the unspent portion of Liberty's Thornhill heritage streetscape contribution from the World on Yonge Development being \$77,347.04 (67%), and supplemented by \$38,096.30 (33%) from the York Region's *2014 Municipal Streetscape Partnership Program* (MSPP);
- 6) That the \$115,443.34 is to be spent on Streetscape enhancements based on York Region's *South Yonge Street Master Plan: Streetscape Detailed Design Guidelines (2013)* as noted in Appendix A1, A2, D2 to D5 including upgraded sidewalks, upgraded planters, new seatwalls, new paving at crossing and intersections, new tactile paving and improved curb ramps at intersections, new inground Thornhill-Yonge heritage plaques at intersections, and minor relocation of site items, consultant fee and contingency.
- 7) That the Director of Planning and Urban Design be authorized to finalize any future revisions to the streetscape plans;

- 8) That staff report back in 2014 on the enhanced streetscaping and the final cost for Yonge & Colborne for the *2014 Municipal Streetscape Partnership Program* with the York Region;
- 9) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to:

- Update Council on the detail design development and implementation of the Region's *South Yonge Street Streetscape Master Plan* within the Thornhill Heritage Conservation District.
- To seek endorsement of the enhanced heritage streetscape plan and to apply for funding from York Region through their *2014 Municipal Streetscape Partnership Program*.
- To seek authorization to use the unspent portion of Liberty's Thornhill heritage streetscape contribution from the World on Yonge Development for the streetscape enhancements.
- To seek authorization for the Director of Planning and Urban Design to finalize any future revisions to the streetscape plans.

BACKGROUND:

In 2009, as part of the Liberty development World on Yonge, a commitment to provide a voluntary contribution in the amount of \$100,000 was made for public realm improvements within the Thornhill Heritage Conservation District. Since then, \$22,652.96 has been spent towards seasonal streetscape features within the Thornhill Heritage area.

Further to the Region's commencement of the *South Yonge Street Corridor Streetscape Master Plan (2011)*, endorsed by Regional Council and received by area municipal councils, the Region has completed the subsequent *South Yonge Street Corridor Streetscape Master Plan: Streetscape Detailed Design Guidelines (2013)* in consultation with municipal staff from Markham, Vaughan and Richmond Hill. The guidelines provide clear guidance on the streetscape treatment along Yonge Street. It is timely to utilize the remaining contribution (\$77,347.04) once it is collected from Liberty; to implement streetscape improvements on Yonge Street within the Thornhill Heritage Conservation District, subject to the Region confirming co-funding under their *2014 Municipal Streetscape Partnership Program (MSPP)* program.

Streetscape Detailed Design Guidelines (2013) aligns with Markham Policies and Studies

The *South Yonge Street Corridor Streetscape Master Plan: Streetscape Detailed Design Guidelines (2013)* [as attached as Appendix A1, A2] calls for an all-season, vibrant, attractive, pedestrian-friendly Yonge Street that aligns with Markham's *Thornhill Secondary Plan Amendment – Thornhill Yonge Street Corridor (2008)* and *Thornhill Yonge Street Studies (2005)*. The objectives are to:

- Create a vibrant, attractive, high quality, pedestrian-friendly streetscape
- Protect and enhance heritage resources and their environs
- Provide places for meeting and gathering
- Provide parking facilities for bicycles
- Establish a wide public boulevard that includes special paving and street trees
- Establish a building setback for outdoor cafes, landscaping and similar uses

The *South Yonge Street Corridor Streetscape Master Plan: Streetscape Detailed Design Guidelines (2013)* establishes a cohesive public realm along the Yonge Street corridor while recognizing and complementing heritage assets. Streetscape components of Old Thornhill include:

- A minimum 2.5 metre wide raised tree planter with seat walls
- A minimum 2.5 metre wide pedestrian concrete sidewalk with accent paving
- In-ground heritage district identification stone paver at crossings
- Tactile indicator paving at curb ramps
- Heritage character unit paving at intersections and splash strips
- Space between planters for bicycle racks and light standards defined by unit paving
- High contrast coloured thermoplastic pavement marking at street crossings

OPTIONS / DISCUSSIONS:

Proposed streetscape improvement location will not be impacted by future development(s)

In consultation with the Region, staff recommends the intersection of Yonge Street and Colborne Street as the streetscape improvement location for the following reasons:

- The *South Yonge Street Corridor Streetscape Master Plan (2011)* confirms that the intersection of Yonge Street and Colborne Street will not be affected by future subway development [Appendix B].
- The *Thornhill Yonge Street Study (2005)* identifies that the two heritage buildings that bound the intersection of Yonge Street and Colborne Street will remain in situ. There will be no opportunity for redevelopment. [Appendix C]
- The intersection of Yonge Street and Colborne Street is within a 1 minute walk to the Thornhill Village Library. [Appendix C].

Streetscape improvement at Yonge & Colborne is supported by Heritage Markham

In consultation with the Region and Heritage Markham, staff has prepared an enhanced streetscape concept for the section of Yonge Street fronted by two heritage properties at Colborne Street. The enhanced streetscape is based on the Region's *South Yonge Street Corridor Streetscape Master Plan: Streetscape Detailed Design Guidelines (2013)* and will improve the area's accessibility, sustainability, walkability, sense of community and heritage resources. Heritage Markham supports the proposal as

presented on June 12, 2013 [Appendix D1, D2, D3, D4, D5] and recommends Heritage Markham Committee members representing Thornhill to participate in the detail design phase. Planning and Urban Design's Heritage section has committed to provide a heritage plaque to be incorporated as part of the enhanced streetscape.

Streetscape improvement at Yonge & Colborne is supported by the Region and Markham Community Services

This streetscape improvement implementation will be unique in that it is located in a heritage area and is one of the first projects that demonstrate the realization of *South Yonge Street Corridor Masterplan (2011)*. The Region's Natural Heritage and Forestry Department has committed to provide trees, silva cells, and the associated planting soils for this implementation as well as to assume the maintenance of street trees at no charge to the City. Markham's Community Services Commission has committed to provide plant materials for the planting bed, heritage style street furniture, and the maintenance of the enhanced streetscape.

MSPP funding opportunity for streetscape improvement implementation

The intersection of Yonge Street & Colborne Street is within a designated Community Improvement Area which under Section 28 of the *Planning Act* would permit Council to target the area for enhancement including streetscape improvement. In 2006, York Region established a partnership funding program called the *Municipal Streetscape Partnership Program (MSPP)* which enables municipalities to apply for cost sharing on streetscape enhancements on Regional roads; Yonge Street is classified as a Regional Road. Yonge & Colborne falls in the Type "B" Category of the MSPP which entitles Markham to a 33% Regional contribution. With the approval of \$77,347.04 City funding, and \$38,096.30 from the Region, a total funding of \$115,443.34 would be available for the streetscape enhancement.

It is a Regional requirement to receive a *preliminary application* of the *Municipal Streetscape Partnership Program* by the end of July 2013 and *final design submission* by September 16, 2013. Final design submission requires tender-ready construction plans and detailed cost estimate. As a condition of the funding, the Region requires the local municipality to assume the operation and maintenance of the streetscape enhancement with the exception of street trees which will be maintain by the Region.

In order to comply with the above conditions, City staff have submitted the *Preliminary Application* to the Region. A landscape consultant has been retained to prepare the *Final Design Submission* and contract administration of the implementation. Commitment from Community Services has been obtained to assume operation and maintenance of the streetscape enhancement. This report seeks approval of the streetscape implementation project and its associated funding, and to provide a Markham Council resolution with the report to Regional Council.

It is recommended that the streetscape improvement design for the Yonge & Colborne streets intersection be endorsed and that \$77,347.04 (67%) be allocated from the unspent portion of Liberty's Thornhill heritage streetscape contribution from the World on Yonge Development subject to approval of an application for the Region's Streetscape Municipal Partnership Program.

FINANCIAL CONSIDERATIONS:

The required \$115,443.34 is to be funded from the unspent portion of Liberty's Thornhill heritage streetscape contribution from the World on Yonge Development \$77,347.04 (67%), and \$38,096.30 (33%) from the York Region's 2014 *Municipal Streetscape Partnership Program* (MSPP). A commitment of municipal funding is required in order to meet the September 16, 2013 deadline for approval of funding from the Region's 2014 program.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

Growth management: The proposed undertaking promotes cultural heritage, quality of life and environmental protection objectives.

Transportation/Transit: The installation of bike rack and wider sidewalk will support active transportation.

Environment: Xeriscape landscape and solar compressor waste receptacles will enhance Markham's streetscape and promote a greener and more sustainable environment.

BUSINESS UNITS CONSULTED AND AFFECTED:

Heritage Markham Committee was consulted as well as Planning and Urban Design's Heritage Section and Community Services staff.

RECOMMENDED BY:



Rino Mostacci, MCIP, RPP
Director of Planning & Urban Design



Jim Baird, MCIP, RPP
Commissioner of Development
Services

ATTACHMENTS:

Appendix A1, A2 – Extract from *South Yonge Street Corridor Streetscape Master Plan: Streetscape Detailed Design Guidelines (2013)*

Appendix B – Extract from *South Yonge Street Corridor Streetscape Master Plan (2011)*

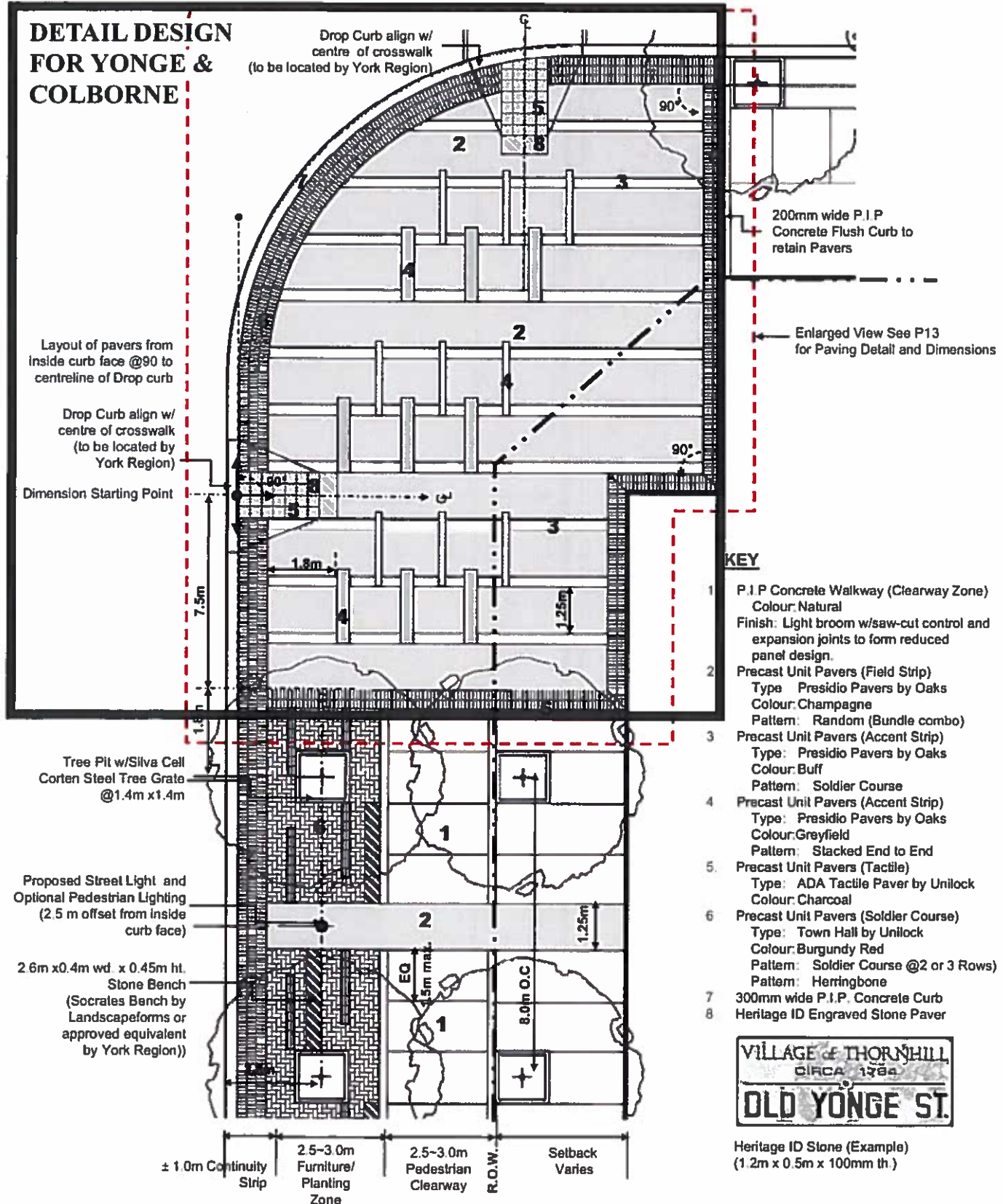
Appendix C – Extract from *Thornhill Yonge Street Study (2005)*

Appendix D1, D2, D3, D4, D5 – Extract from *Yonge & Colborne Streetscape Presentation to Heritage Markham: Key Map, Existing Condition, Streetscape Concept Plan, Before and After Views*

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Yonge & Colborne Heritage Streetscape Improvement Recommendation Report
Appendix A1 – Extract from *South Yonge Street Corridor Streetscape Master Plan:*
Streetscape Detailed Design Guidelines (2013)

Old Thornhill: Major Intersection Boulevard

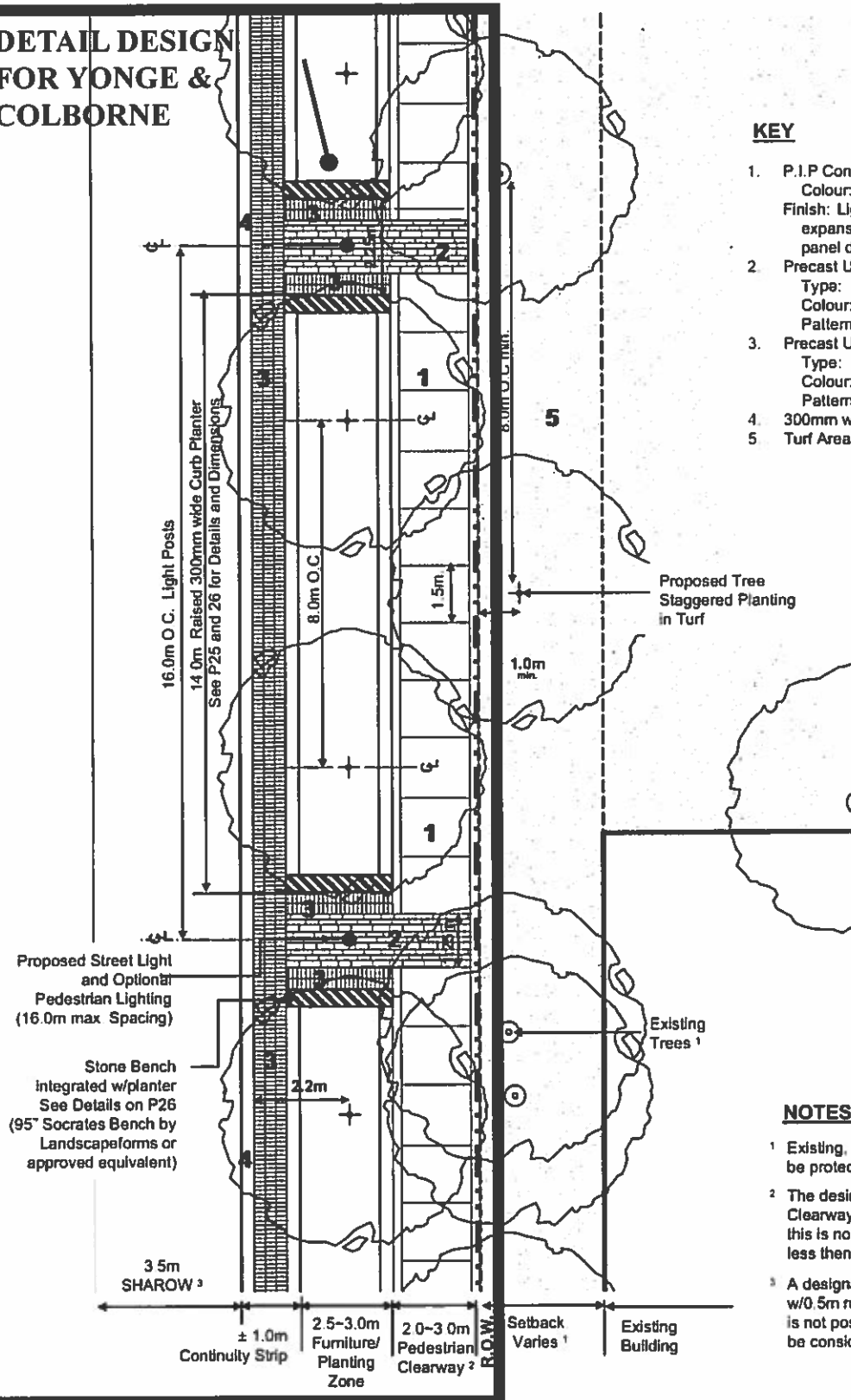


Yonge & Colborne Heritage Streetscape Improvement Recommendation Report
Appendix A2 – Extract from *South Yonge Street Corridor Streetscape Master Plan:*
Streetscape Detailed Design Guidelines (2013)

Old Thornhill: Midblock- minimum w/ Proposed Street Trees)



**DETAIL DESIGN
FOR YONGE &
COLBORNE**



KEY

1. P.I.P. Concrete Walkway (Clearway Zone)
Colour: Natural
Finish: Light broom w/saw-cut control and expansion joints to form reduced panel design.
2. Precast Unit Pavers (Field Strip)
Type: Presidio Pavers by Oaks
Colour: Champagne
Pattern: Random (Bundle Combo)
3. Precast Unit Pavers (Soldier Course)
Type: Town Hall by Unilock
Colour: Burgundy Red
Pattern: Soldier Course (@2 or 3 Rows)
4. 300mm wide P.I.P. Concrete Raised Curb
5. Turf Area w/in Setback

NOTES:

- ¹ Existing, healthy trees to remain and be protected wherever possible
- ² The desired width of the Pedestrian Clearway is a minimum of 2.5m. Where this is not possible, a reduction to no less than 2.0m can be considered.
- ³ A designated bike lane @ 1.75m wide w/0.5m rolled curb is desired. Where this is not possible a 3.5m wide SHAROW can be considered.

Pre-Subway/Subway Phasing

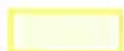
Phase 1 – Short Term: Pre-Subway



Condition B: Use Existing Curbs **YONGE & COLBORNE**



Condition C: Implement Ultimate in Pre-Subway Period



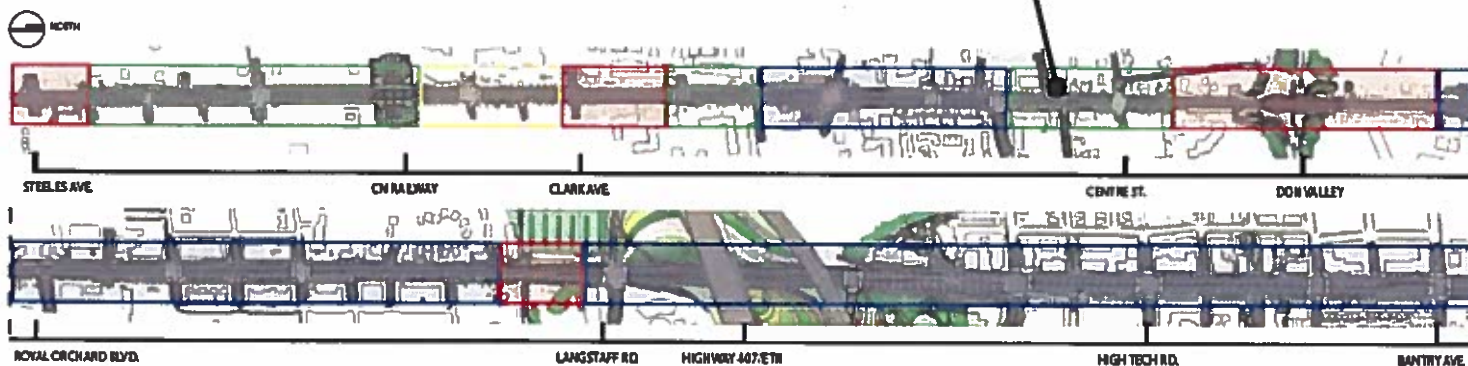
Condition D: Wait until Road Narrowing Possible

Phase 2 – Mid-Term: Subway Construction

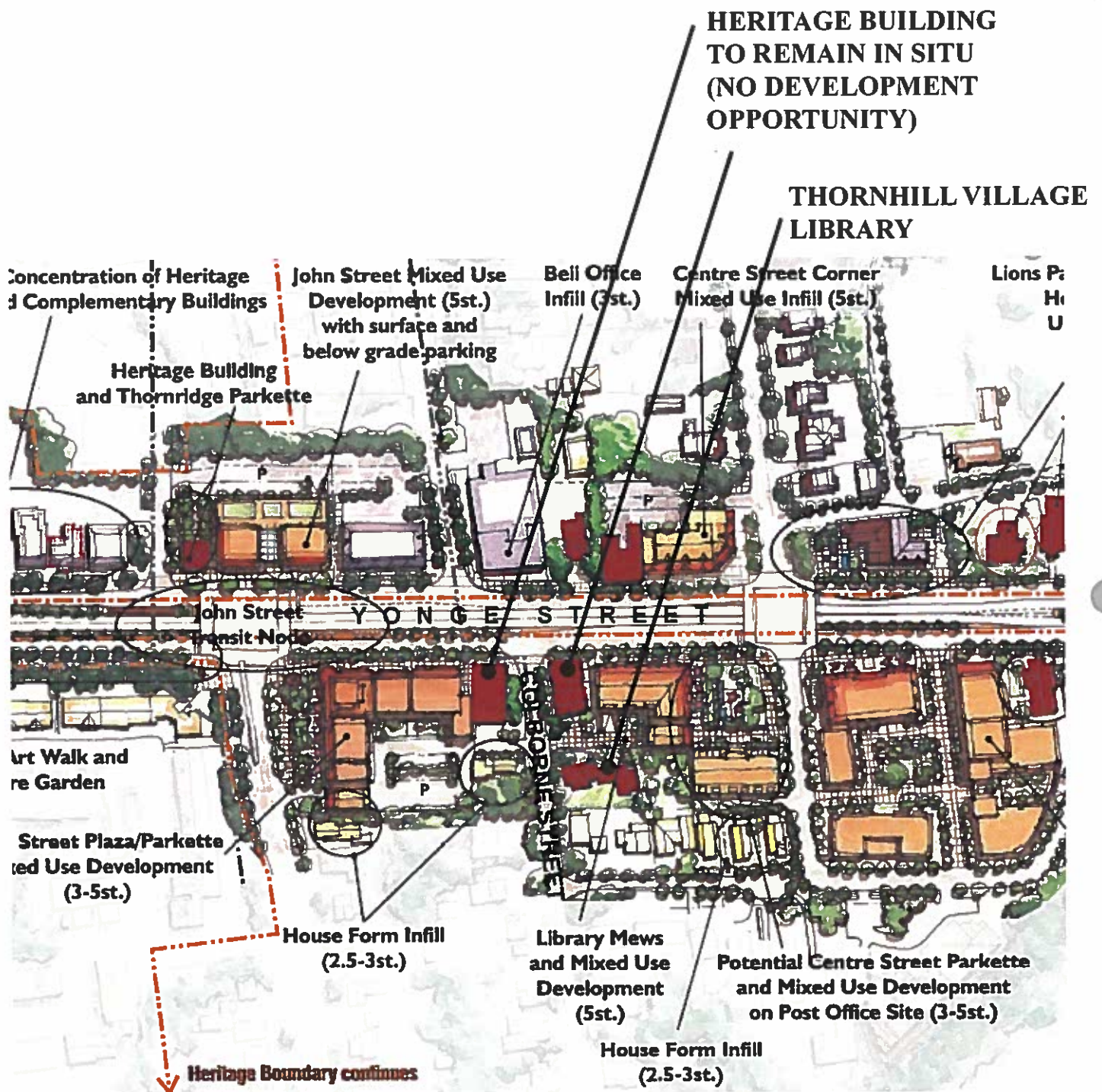


Condition A: Subway Open-Cut Construction Zones

YONGE & COLBORNE



Yonge & Colborne Heritage Streetscape Improvement Recommendation Report
Appendix C – Extract from *Thornhill Yonge Street Study* (2005)



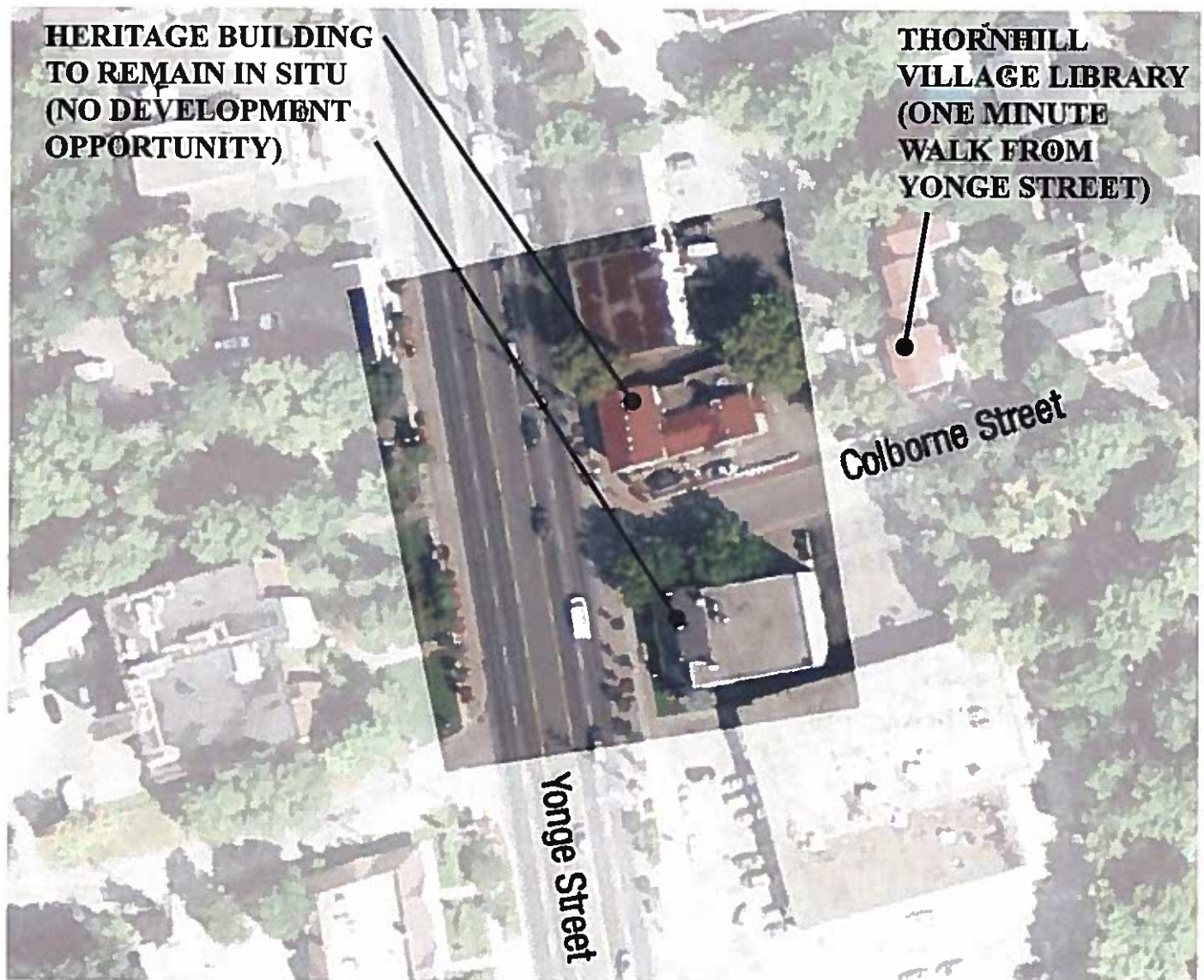
Existing Development:

-  Office
-  Mixed Commercial - Office / Retail
-  Free-Standing Significant Heritage Buildings:
Mixed Commercial - Office / Retail

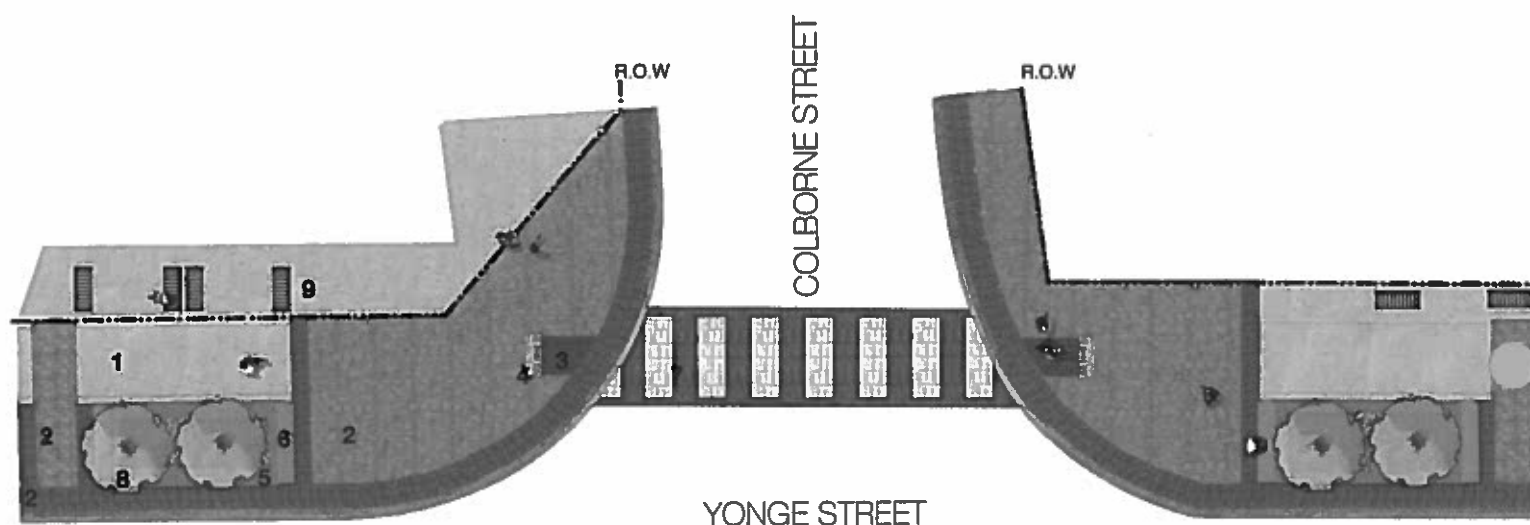
Proposed Development:

-  Low Density Residential
-  Mid Rise Mixed Use (3-5st.)
-  Mid Rise Mixed Use (6-8st.)
-  Parks

Existing Conditions



Yonge / Colborne Concept



- | | | | |
|---|----------------------------------|---|---|
| 1 | 2.5m WIDE CONCRETE SIDEWALK | 5 | 300mm WIDE CONCRETE CURB PLANTER |
| 2 | ACCENT UNIT PAVING | 6 | BENCH |
| 3 | PRECAST UNIT PAVERS (TACTILE) | 7 | COLOURED THERMOPLASTIC PAVEMENT MARKING |
| 4 | HERITAGE ID ENGRAVED STONE PAVER | 8 | SMALL ORNAMENTAL TREES |
| | | 9 | MARKHAM HERITAGE BENCH & RECEPTACLES |

*** Items located in private property are subject to approval of the owner.**



Yonge & Colborne Heritage Streetscape Improvement Recommendation Report
Appendix D3 – Extract from *Yonge & Colborne Streetscape Presentation to Heritage Markham*



EXISTING



PROPOSED IMPROVEMENT

PEDESTRIAN FRIENDLY
places to sit, wider sidewalk

SUSTAINABILITY
xeriscape planting, trees in silva cells

HERITAGE IDENTIFICATION
heritage plaque

*** Items located in private property are subject to approval of the owner.**

Yonge & Colborne Heritage Streetscape Improvement Recommendation Report
Appendix D4 -- Extract from *Yonge & Colborne Streetscape Presentation to Heritage Markham*



EXISTING



PROPOSED IMPROVEMENT

PEDESTRIAN SAFETY

Clear delineated crossing marking

ACCESSIBILITY

tactile indicator paving at curb ramp

HERITAGE IDENTIFICATION

in-ground heritage district identification
stone paver at crossing

Yonge & Colborne Heritage Streetscape Improvement Recommendation Report
Appendix D5 – Extract from *Yonge & Colborne Streetscape Presentation to Heritage Markham*



EXISTING



PROPOSED IMPROVEMENT

PEDESTRIAN FRIENDLY
places to sit, wider sidewalk

SUSTAINABILITY
xeriscape planting, trees in silva cells

HERITAGE IDENTIFICATION
heritage plaque

