

# BUTTONVILLE

Presentation to Development Services Committee



Cadillac  
Fairview



ARMADALE

November 22, 2011

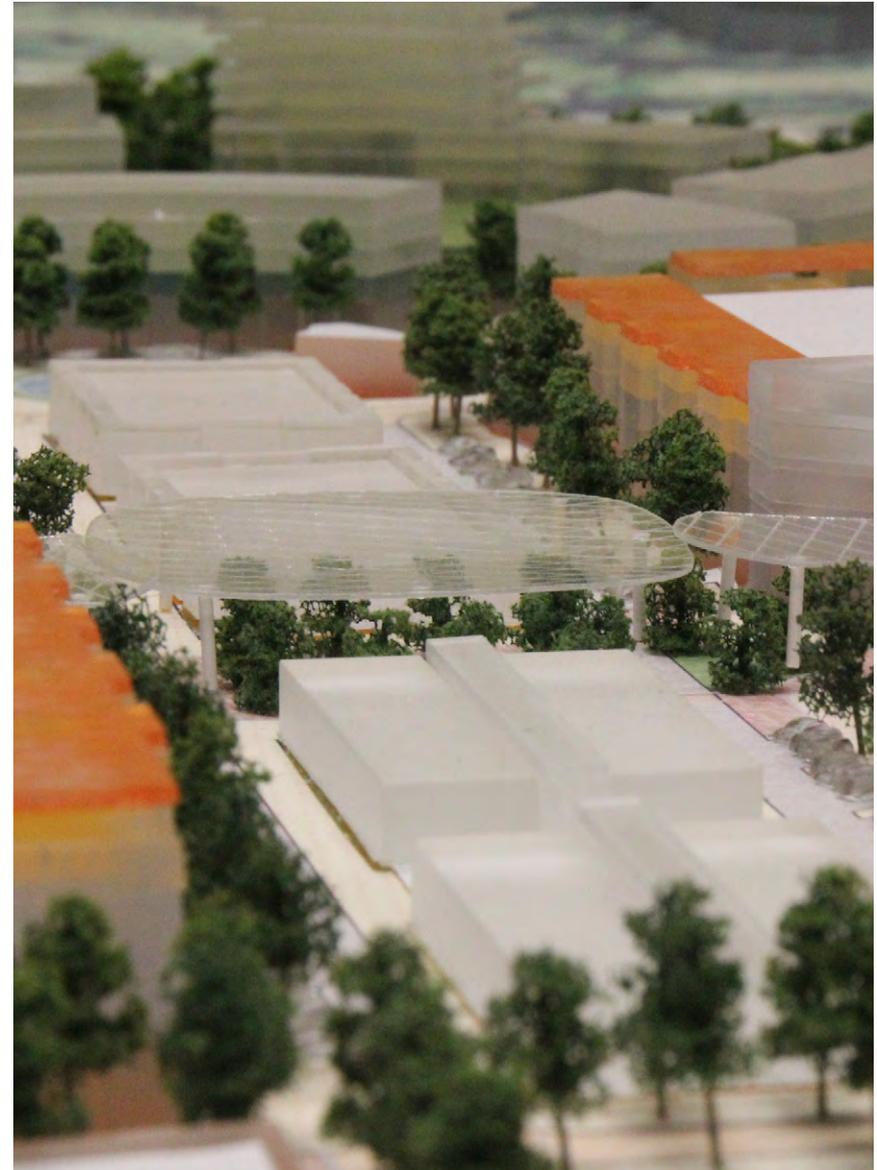
# BUTTONVILLE



Level 1

## Introduction

- Partnership between Cadillac Fairview & Armadale Properties (Sifton Family)
- 21st century employment district with a vibrant mix of uses
- Application for Official Plan / Secondary Plan amendment
- Proposed Construction Start in 2013, Occupancy by 2015



## Consulting Team

Malone Given Parsons

Elkus Manfredi Architects

Development Design Group

Cole Engineering Group

MMM Group

ARUP Group

FRP Landscape Architecture and Urban Design

Beacon Environmental

Soils Engineering Limited

Sabourin Kimble & Associates

J.D. Barnes

Archeoworks Inc.

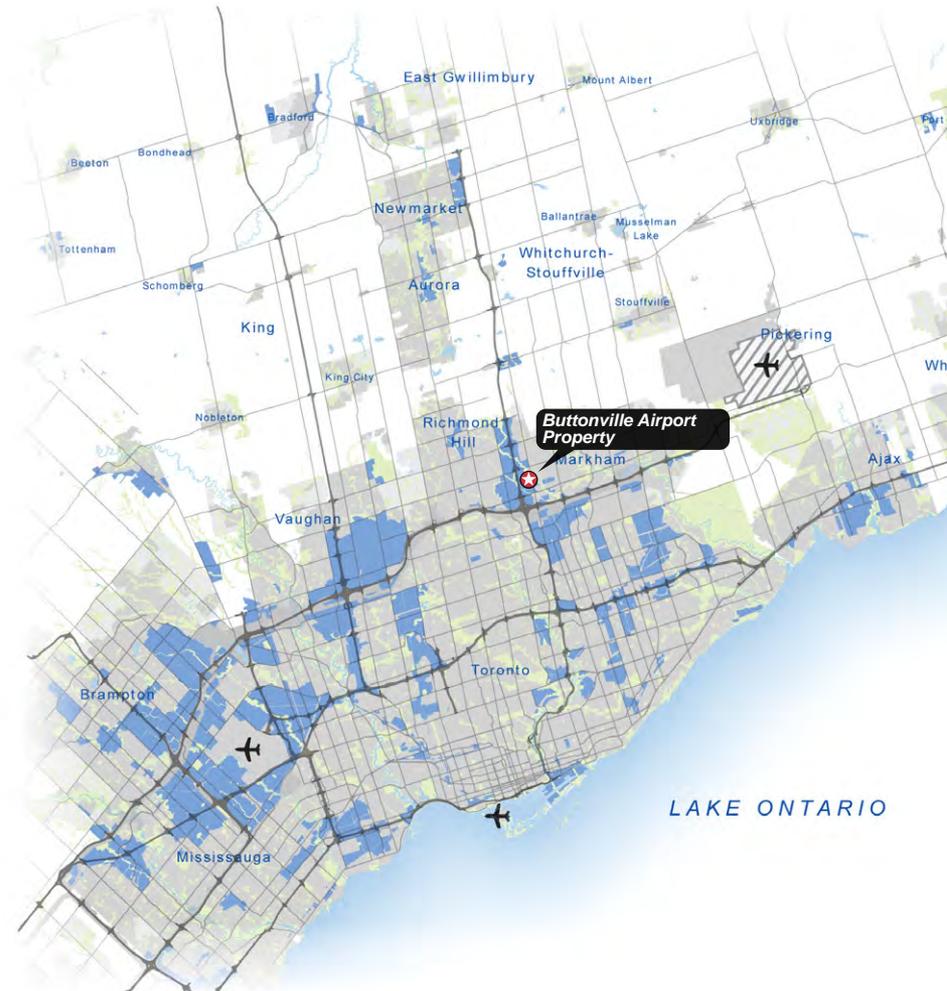
Wayne Morgan

HGC Engineering



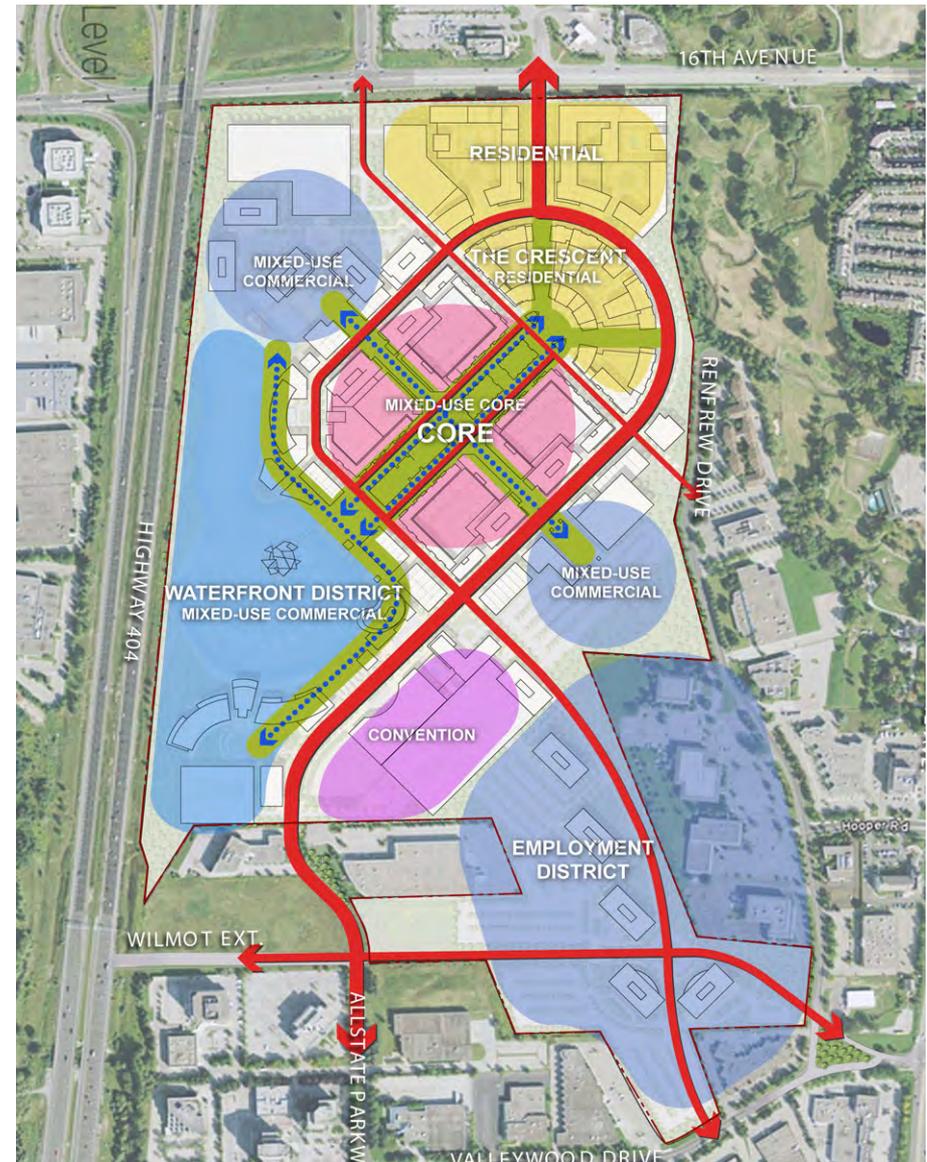
## Introduction

- One of the prime locations for development in the GTAH
- 170 acres of strategically located, vacant land within the urban boundary
- Surrounded by the largest concentration of creative knowledge jobs in the GTAH
- 400 series highway adjacency and direct routes to economic corridors



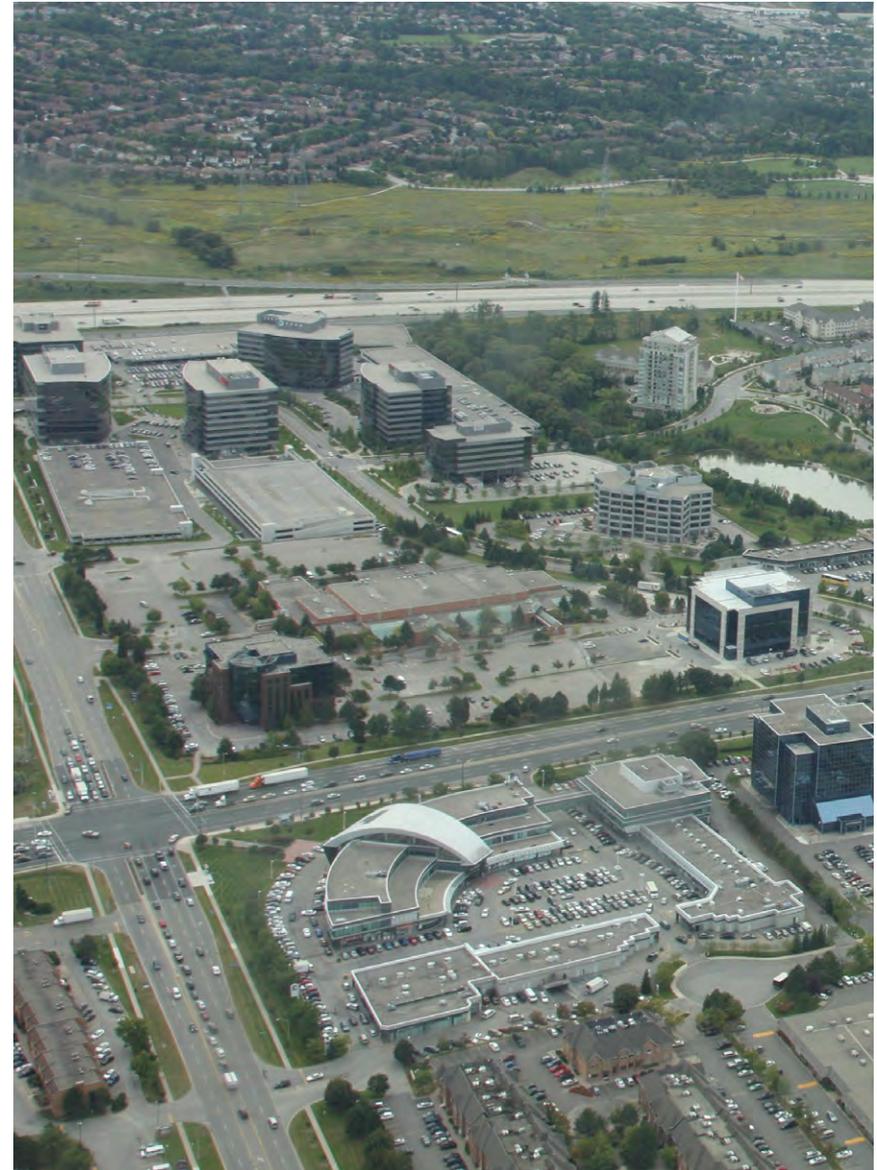
## Vision and Master Plan

Office	2,800,000 Sq.ft
Retail	1,000,000 Sq.ft
Residential	3,550,000 Sq.ft
Hotel (3) 800 rooms	530,000 Sq.ft
Health Club	30,000 Sq.ft
Cinema	40,000 Sq.ft
Convention	75,000 Sq.ft
<hr/>	
Total	8,015,000 Sq.ft



## Opportunities

- Creative and knowledge based employees decide where to live and work based on quality of life factors
- The typical suburban business park offers few of the value-added amenities of Toronto's core
- Single-use business parks are not as competitive as they have been in the past
- Focus transit investment and provide density to make it successful
- Removal of airport height restrictions



## Opportunities

- Attract and retain employees in an increasingly competitive market
- 4 billion dollar capital investment and 20,000 work years of construction
- Distinct benefits to the Town of Markham:
  - Job creation
  - Facilitate transit improvements
  - Energy-efficient development
  - Creation of new amenities

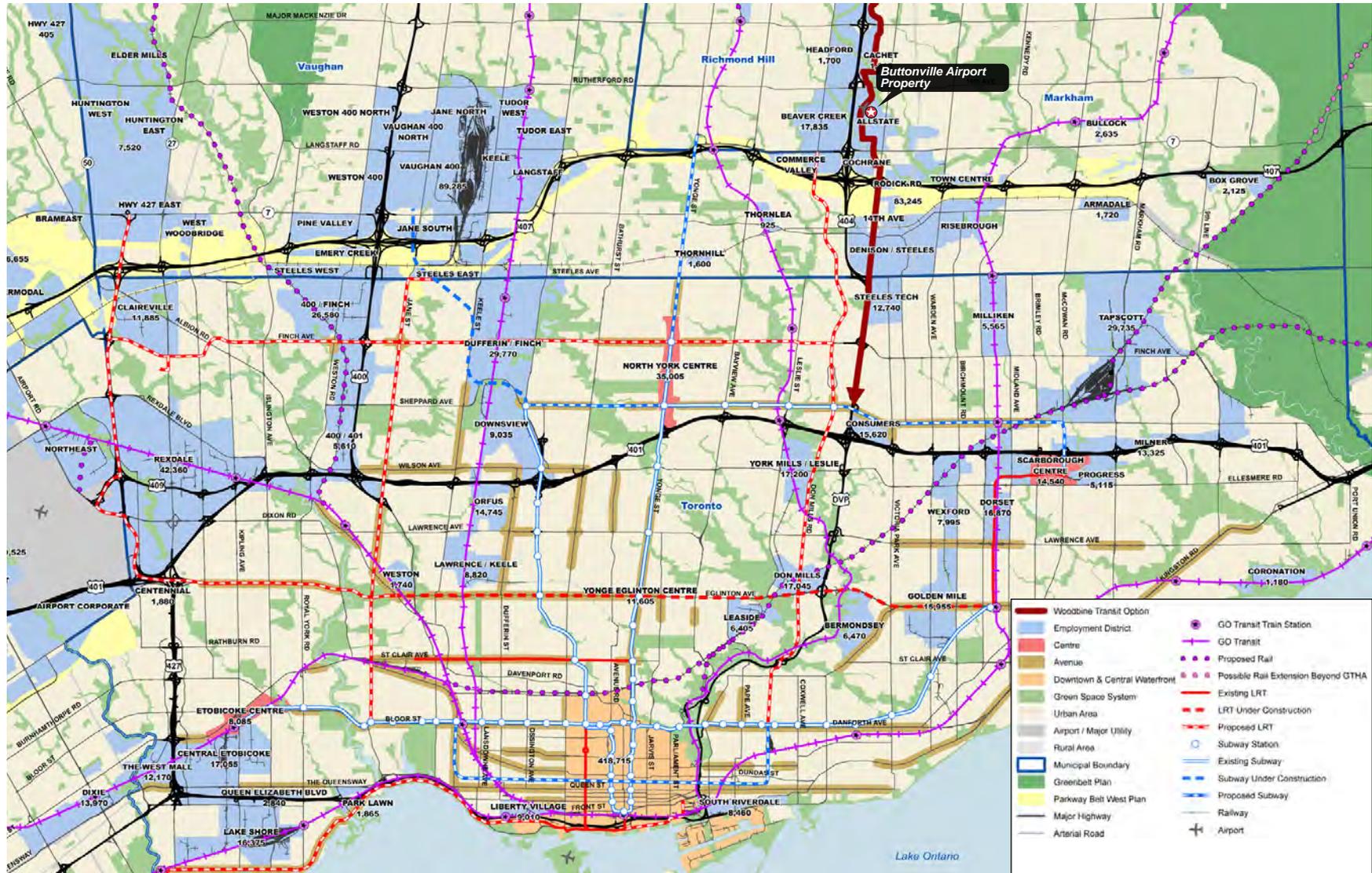


## Vision and Master Plan

- Continue the Town's tradition of leading edge urban design and development
- Develop a world-class employment and regional draw
- Create a vibrant, compact and walkable urban form with amenities for those that live and work in Markham

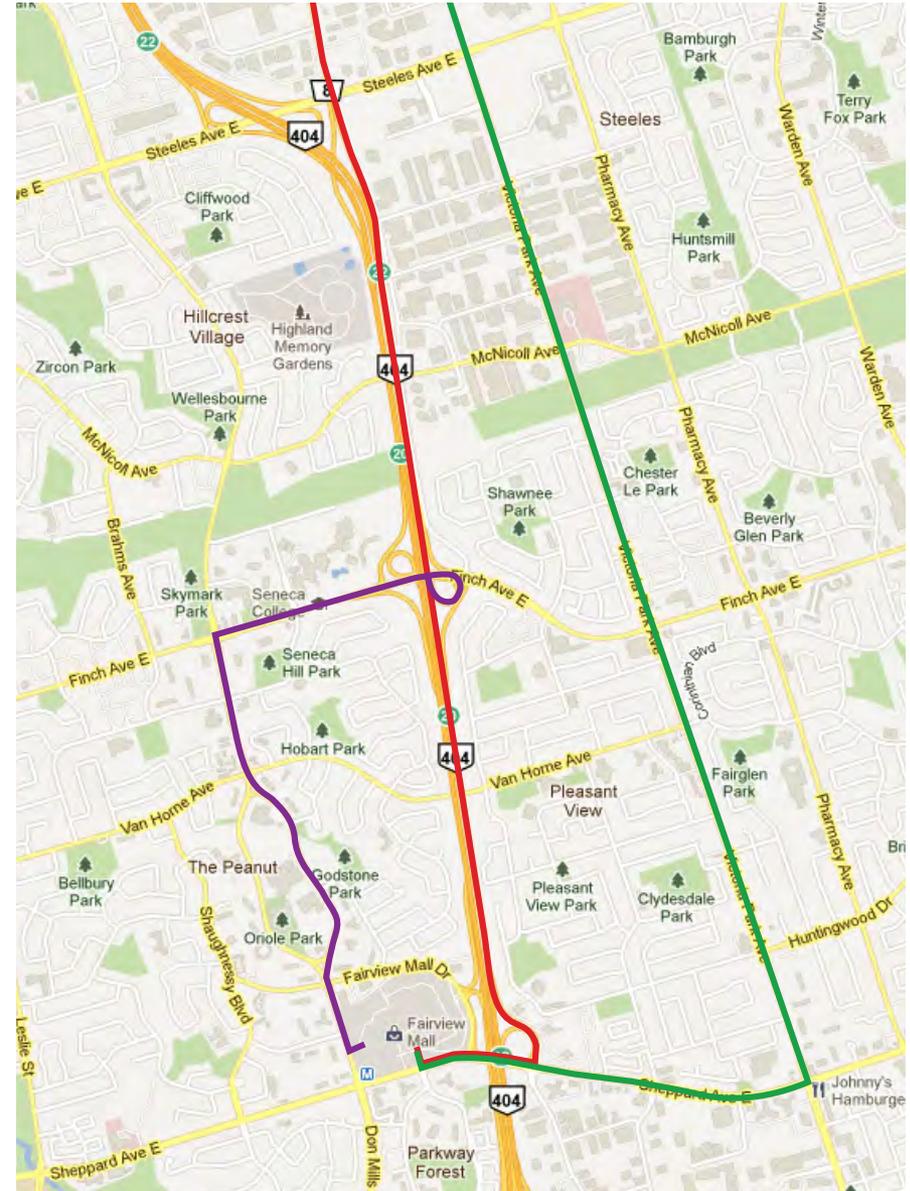


## Future Transit Initiatives



## Menu of Transportation Improvements

### VIVA Routing Options to Don Mills Station



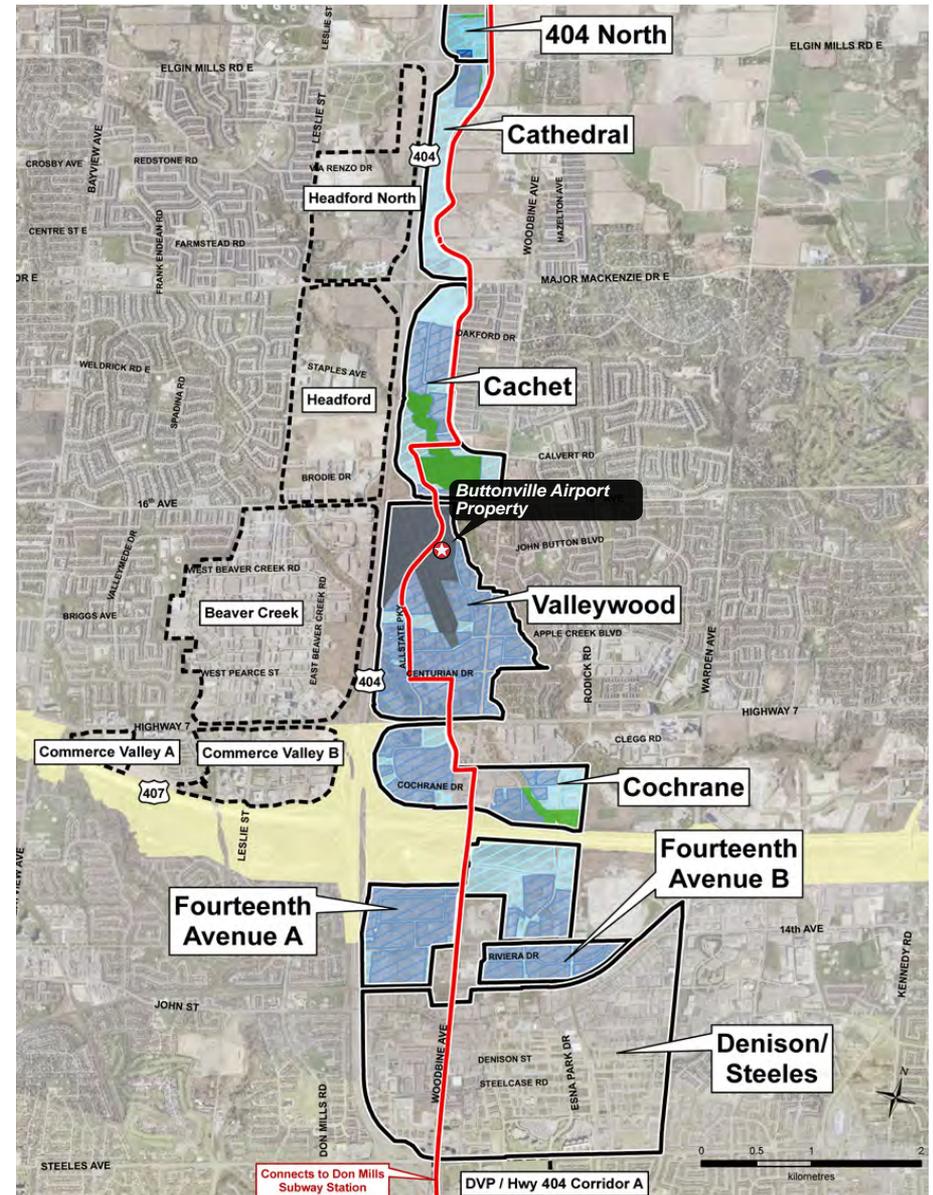
## Menu of Transportation Improvements

### Boundary

- Study Area
- Other Employment Areas
- Open Space
- Airport
- Parkway Belt
- Woodbine - Sheppard Subway Transit Option

### Category

- Occupied
- Vacant



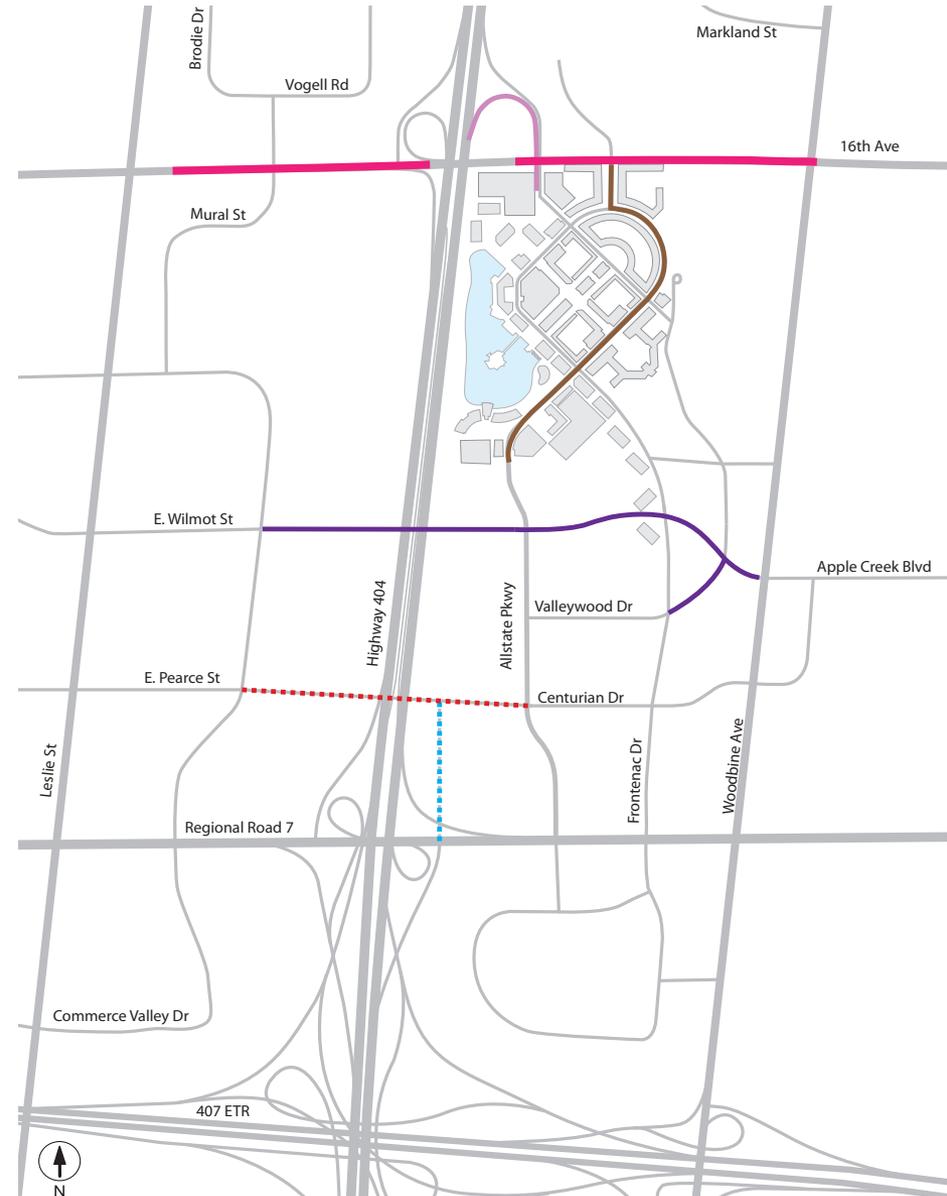
## Planned Roadway Improvements:

- Centurian Drive Highway 404 Flyover
- Highway 404 Northbound Off-Ramp Extension from Highway 7 to Centurian Drive



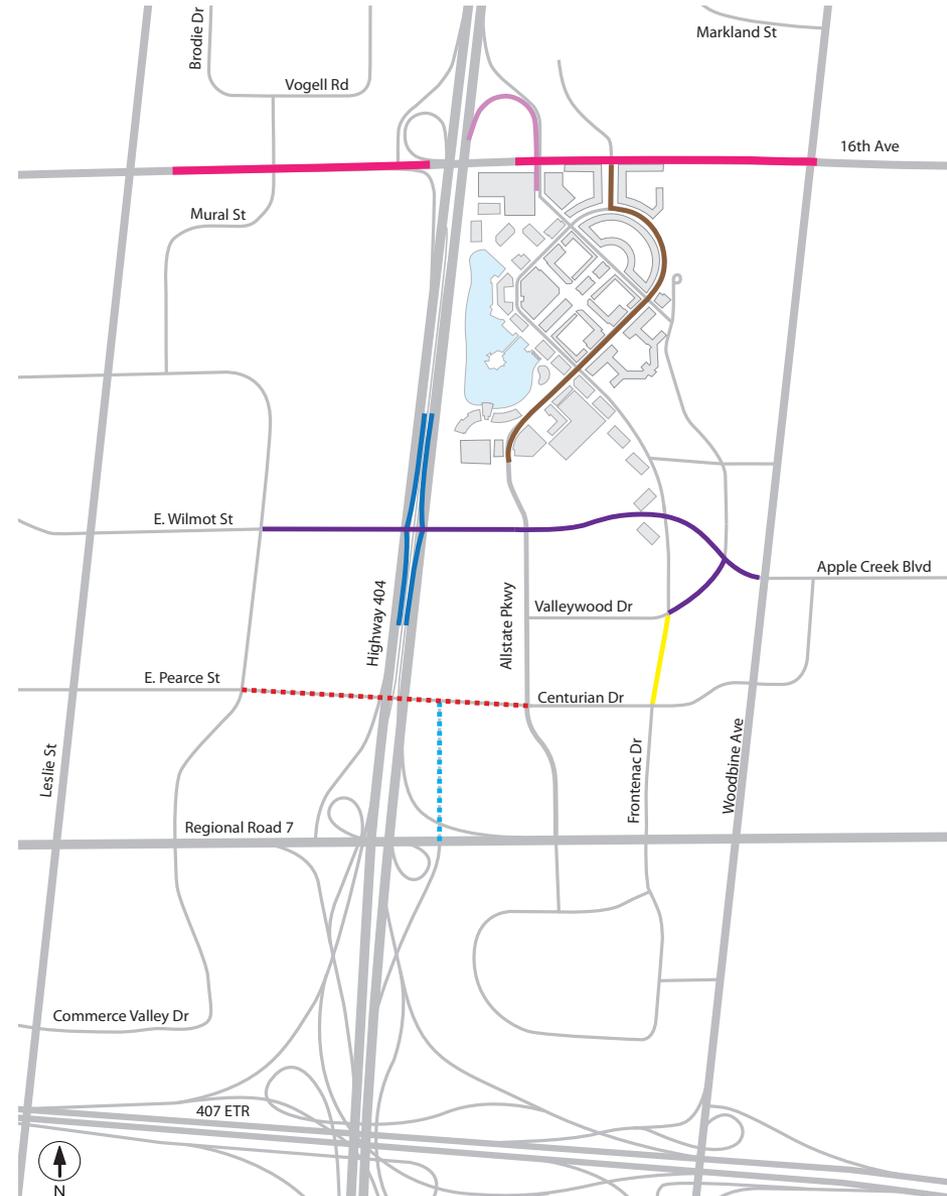
## Transportation Improvement Options:

-  Allstate Parkway Extension
-  Widening of 16th Avenue to
-  Highway 404 at 16th Avenue Interchange (S-EW) - Parclo B
-  Apple Creek Flyover and Valleywood/Renfrew realignment



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-  Highway 404 at 16th Avenue Interchange (S-EW) - Parclo B
-  Apple Creek Flyover and Valleywood/Renfrew realignment
-  Point Diamond Interchange connecting to 404 HOV lanes
-  Frontenac Drive Extension



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- Highway 404 at 16th Avenue Interchange (S-EW) - Parclo B
- Apple Creek Flyover and Valleywood/Renfrew realignment
- Point Diamond Interchange connecting to 404 HOV lanes
- Frontenac Drive Extension
- Cachet Woods Court Extension over Rouge River
- Allstate Parkway / Cachet Woods Court Connection to Northbound Highway 404 On-Ramp
- Highway 404 at 16th Avenue Interchange - Parclo A Upgrade with direct connection into site
- Renfrew Drive Tunnel Connection to 16th Avenue
- Flyover Connection to Highway 404 Northbound
- New East-West Connection from Woodbine Avenue



## Sustainability

- District energy
- Waste water recycling
- Municipal water conservation
- Waste reduction
- Meet or exceed Town's requirement for LEED



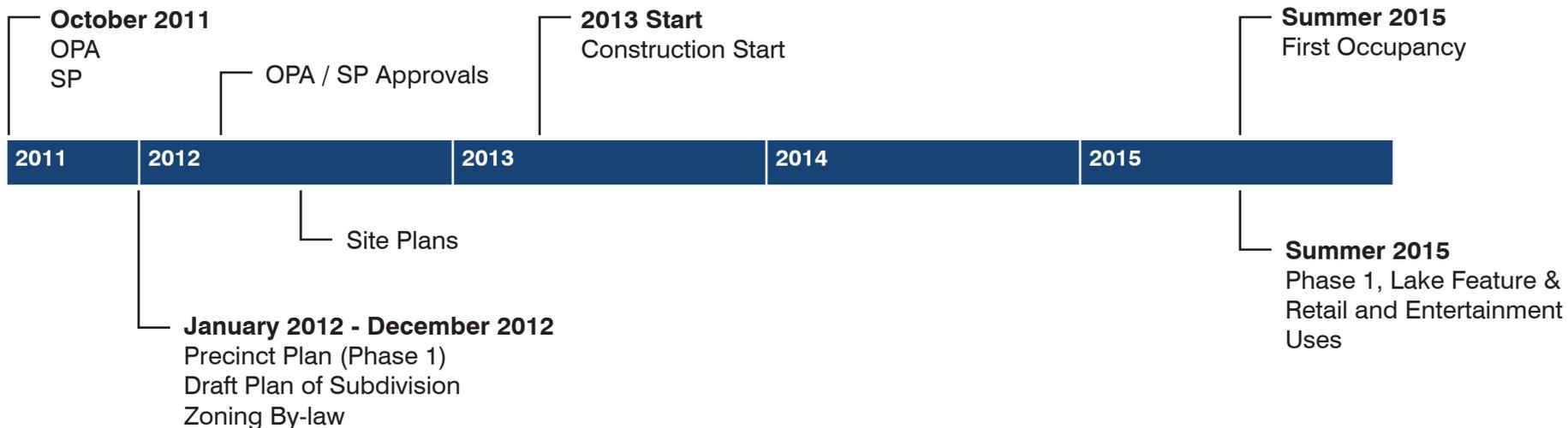
## Timing

- Settle the big picture
- OPA / SPA
- Detailed reports to follow as part of the implementation phase
- We will be moving quickly with ZBA and subdivision applications



## Next Steps

- Memorandum of Understanding
- Working Group to resolve issues and refine plan
- Provide regular updates to Development Services Committee



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