



TO: Mayor and Members of Council

FROM: Alan Brown

CC: John Livey, Jim Baird, Valerie Shuttleworth, Sheila Birrell

DATE: April 29, 2008

**Re: East Markham Transit Terminal**

---

As requested at the April 22, 2008 Development Services Committee, this memo provides an update on the issues related to a potential East Markham Transit terminal near the junction of Highway 407, CP Havelock line, and Donald Cousens Parkway in the Box Grove Community in Markham.

## **Box Grove Secondary Plan**

### **1. Requirement/Provision in the Secondary Plan**

- The Box Grove Secondary Plan identifies lands as per Attachment A on the southwest corner of Highway 407 and Ressor Road as a potential transit terminal. As stated in the Box Grove Secondary Plan, Section 5.3.2c) *"The lands located within the area bounded by the Highway 407/Transitway right-of-way, the Town Arterial Road, Reesor Road and the CPR Havelock Line are designated 'Business Park Area' and are denoted with the Regional Gateway symbol on Schedule 'AA' (attached)...These lands have been identified by the Province as a potential site for regionally scaled transportation gateway, intended to become a transfer point among various modes of local regional and interregional transit facilities. Development on the subject lands will be consistent with the requirements for a Regional Gateway facility. Development of the Regional Gateway shall be integrated with, and include employment generating land uses and shall be planned on a comprehensive basis with zoning approval based on an urban design concept satisfactory to the Town. Notwithstanding required comprehensive planning, development on the subject lands may occur in phases.*

The subject lands are owned in parts by the Ontario Realty Corporation, Merle Highcock and Box Grove Developments Inc. as per Attachment B. The Planning Department has confirmed that there are no current or pending applications for the subject lands.

## **Transit Initiatives**

### **1. Highway 407 Transit Corridor**

- A '407 Transitway System Plan and Station Site Plan Study' was conducted by Entra Consultants on behalf of MTO in 1997. The study area was from Highway 48 in the west to Courtice Road, east of Oshawa in the east. This study identified lands for property protection for local and regional transit service facilities along the future Highway 407 Transitway so that municipalities could structure routes and amenities at the station locations. The study identified the potential location at Reesor Road, Highway 407 and CP Havelock as a 'Gateway Facility'. The proposed gateway could accommodate significant modal transfers among auto, local transit, Highway 407 service, potential intercity transit, commuter rail, and a potential higher order transit service into the proposed Pickering Airport. The report also suggested mixed land uses integrated into the station development creating origin and destination opportunities which will support transit attractiveness. The report recommended the Town and the Province protect sufficient lands for this transit gateway facility.
- MTO is currently undertaking an environmental assessment of the 407 Transitway that will lead to planning & preliminary design from east of Highway 400 to Kennedy Road. Staff previously requested the MTO to extend the scope of the Environmental Assessment to Highway 407 and the Donald Cousens Parkway. Markham's request was not implemented by the Ministry of Transportation.

### **2. CP Havelock Line**

- Further to a recent announcement of federal funding to restore a high-speed railway link between Toronto and Peterborough via the Havelock line, the Province and the Federal Government are conducting a "Joint Study" to determine the feasibility of the proposed rail link.
- Additionally, Metrolinx has identified a new GO rail line on the Havelock line from Agincourt to North Pickering as one its initiatives in the MoveOntario 2020 projects as part of the Provincial government's \$17.5 Billion transit initiative for the GTHA.

### **3. Metrolinx**

- Metrolinx is currently in the process of developing a Regional Transportation Plan for the GTHA. As part of the Plan, Metrolinx recently distributed its Green discussion Papers for public input.

Markham has requested Metrolinx to amend Green Papers #2 and #7 to identify a higher order transit hub in Box Grove.

#### **4. VIVA/YRT**

- York Region completed an environmental assessment for the Highway 7 corridor that was approved in 2006. Within Markham, the bus rapid transit will largely run within dedicated lanes on Highway 7.
- Metrolinx 'Quick-Win' approved projects for the first tranche includes a \$5.6 Million investment for the Cornell Transit Terminal at Bur Oak and Highway 7 for new platforms and passenger amenities. Viva is currently negotiating the property acquisition and has started preliminary design of the station.
- VIVA has advised that they foresee two terminals in the area, (i.e. the 'Cornell Terminal' and the 'Box Grove Terminal'). The Cornell Terminal will accommodate most of the Highway 7 transit corridor commuters, and serve mainly Markham and Southern York commuter requirements. The Box Grove Terminal will mainly serve the interregional traffic through the commuter rail and the 407 Transitway services with Viva/YRT feeder service.

#### **Transit Hub Site Assessment**

In order to finalize the requirements for the Box Grove Transit hub, staff will arrange meetings with MTO, Region of York/VIVA and GO Transit to discuss the work program, timing, funding requirement and schedule.

Discussion with the land owners as to joint development opportunities will also take place at the appropriate time.

Staff will update Council as to the action plan agreed to and advise of any funding requirements from Markham in this regard.

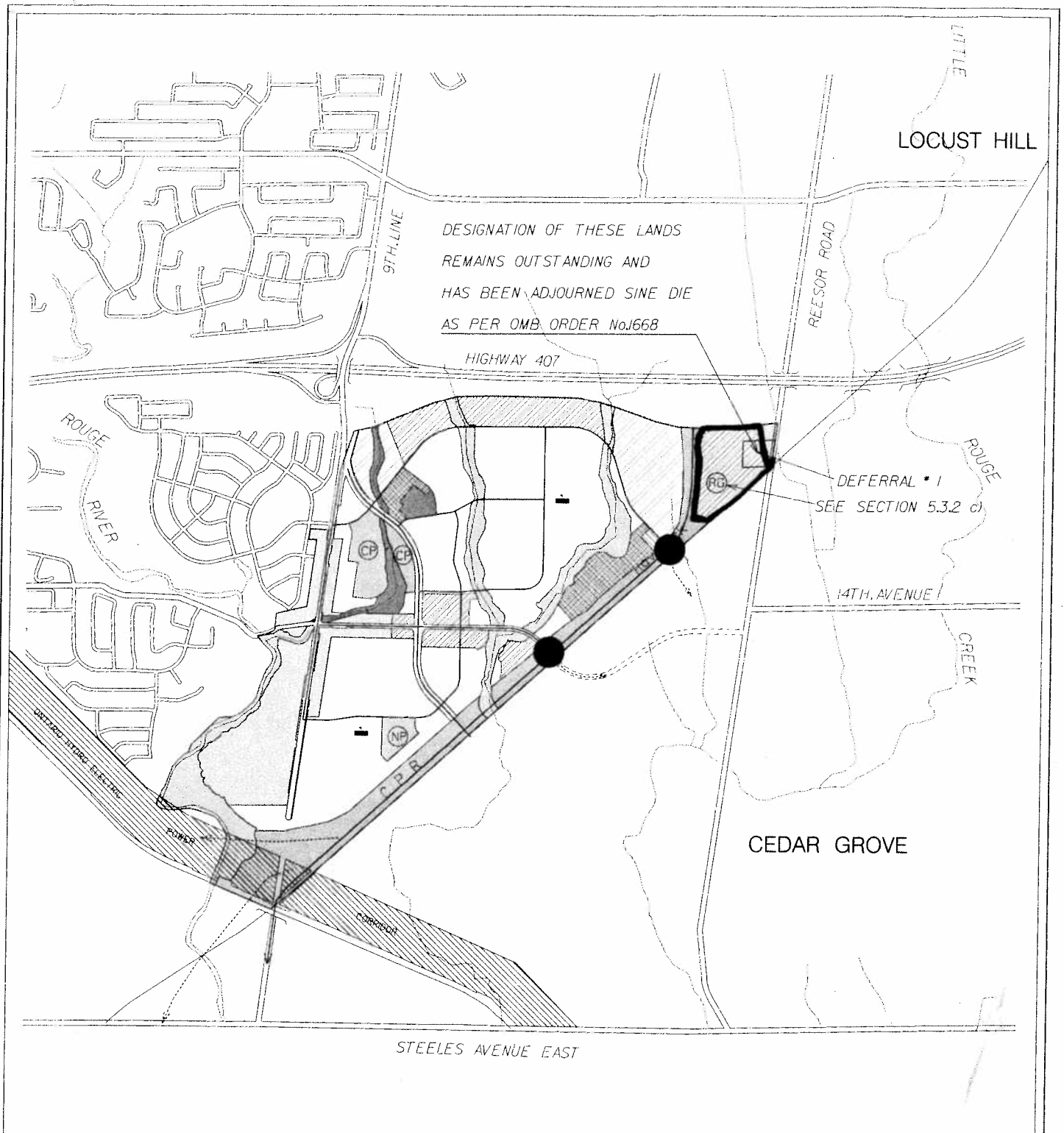


Alan Brown, C.E.T.  
Director of Engineering


















#### **ATTACHMENTS:**

Attachment A: Box Grove Secondary Plan Schedule 'AA'

Attachment B: Lands Ownership in the vicinity of the subject site



# **SCHEDULE "AA" – DETAILED LAND USE PLAN** **Secondary Plan for the Box Grove Planning District (P.D. 18-1)** **Official Plan Amendment # 92**

 BOUNDARY OF PLANNING DISTRICT			
 URBAN RESIDENTIAL -LOW DENSITY HOUSING I	 COMMUNITY AMENITY AREA II	 PARKLAND	 ENVIRONMENTAL PROTECTION AREA -HAZARD LANDS
 URBAN RESIDENTIAL -LOW DENSITY HOUSING II	 BUSINESS PARK AREA	 COMMUNITY PARK	 ENVIRONMENTAL PROTECTION AREA -MINOR TRIBUTARY
 COMMUNITY AMENITY AREA-VILLAGE CENTRE	 BUSINESS CORRIDOR AREA	 NEIGHBOURHOOD PARK	 ELEMENTARY SCHOOL
 COMMUNITY AMENITY AREA I	 TRANSPORTATION AND UTILITIES	 ENVIRONMENTAL PROTECTION AREA - WOODLOT	 INTERSECTION IMPROVEMENT AREA



DEVELOPMENT SERVICES COMMISSION

DRAWN BY: DD CHECKED BY: SH

SCALE 1 :  
DATE: NOV. 18, 03

Highway 407

Box Grove Hill  
Developments  
Inc.

Ontario Realty Corporation

Reesor Road

Merle Highcock

14th Avenue

Box Grove By-Pass

9th Line

Lands to be conveyed to Box Grove Hill Developments Inc.  
(Parts 2 & 3, Plan 65R-24196)

Lands to be conveyed to the Region of York  
(Parts 1 & 2, Plan 65R-30497)

Attachment 'B'