

**Development Services Committee**  
**Public Meeting**

*Langstaff Gateway*

**Tuesday March 2<sup>nd</sup>, 2010**

Richmond Hill/Langstaff  
Urban Growth Centre

Langstaff Gateway  
Re-development Area



## Where are we now?

In December 2009 Development Services Committee endorsed Calthorpe/Ferris Master Plan and authorized holding a Public Meeting

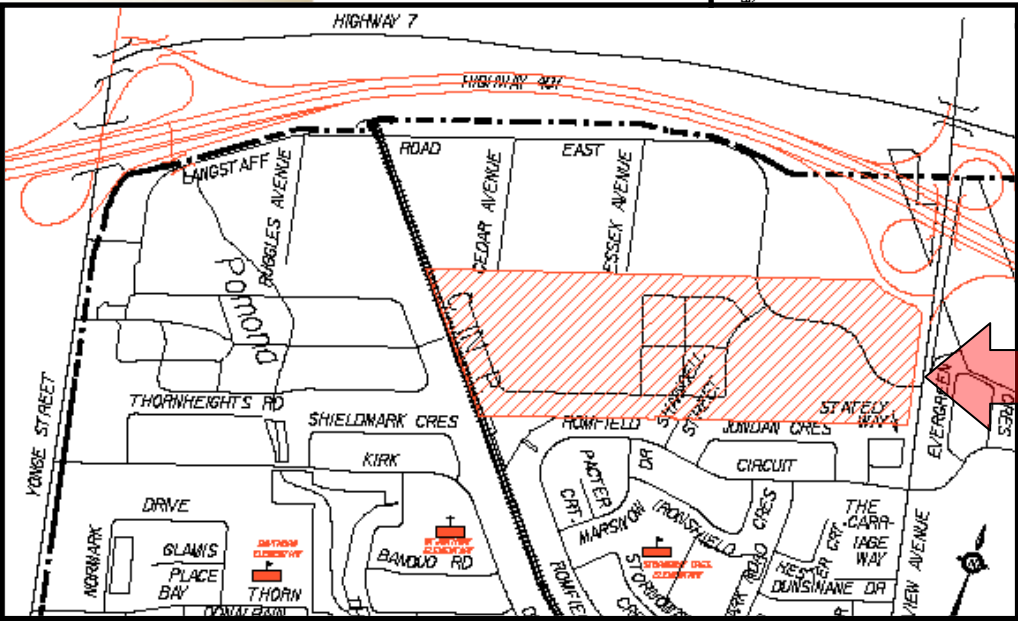
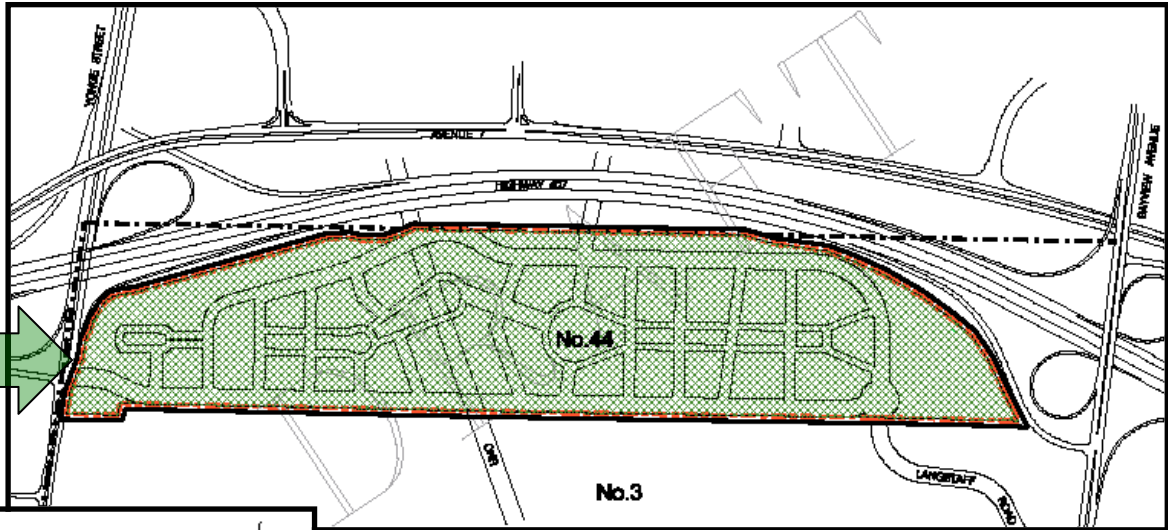
Draft Official Plan amendments and a New Secondary Plan have been prepared and released for public review and comment.

## **Official Plan amendments (OPA) & new Secondary Plan are based on:**

- Land Use & Built Form Master Plan,
- Technical background transportation and servicing reports,
- Public, landowners, agencies, departments, adjacent municipalities, and York Region input
- York Region Planning Coordination for the Richmond Hill Centre/Langstaff Gateway Regional Centre and Provincial Urban Growth Centre

## OPA:

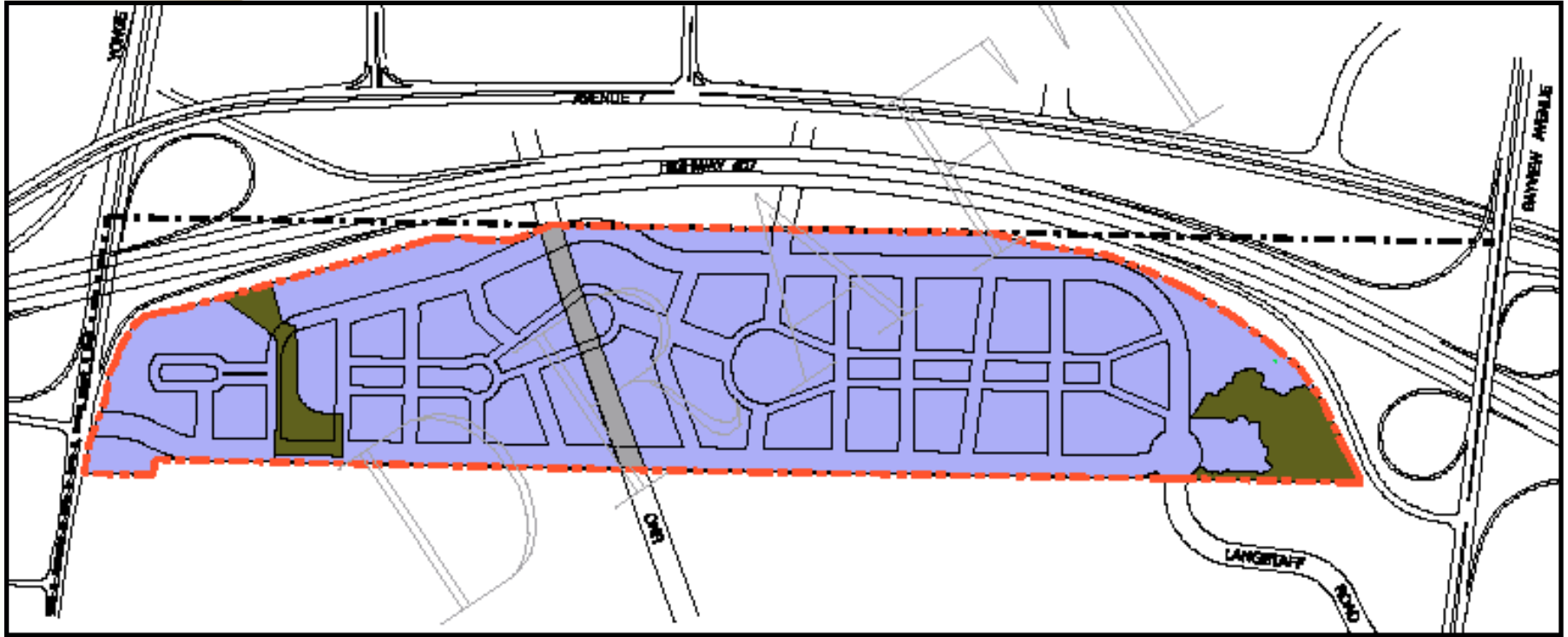
Creates the Langstaff Gateway Planning District



Technical amendment separates policies related to the Cemetery  
No re-development or intensification proposed

## OPA (con't)

Primarily a Mixed Use Designation

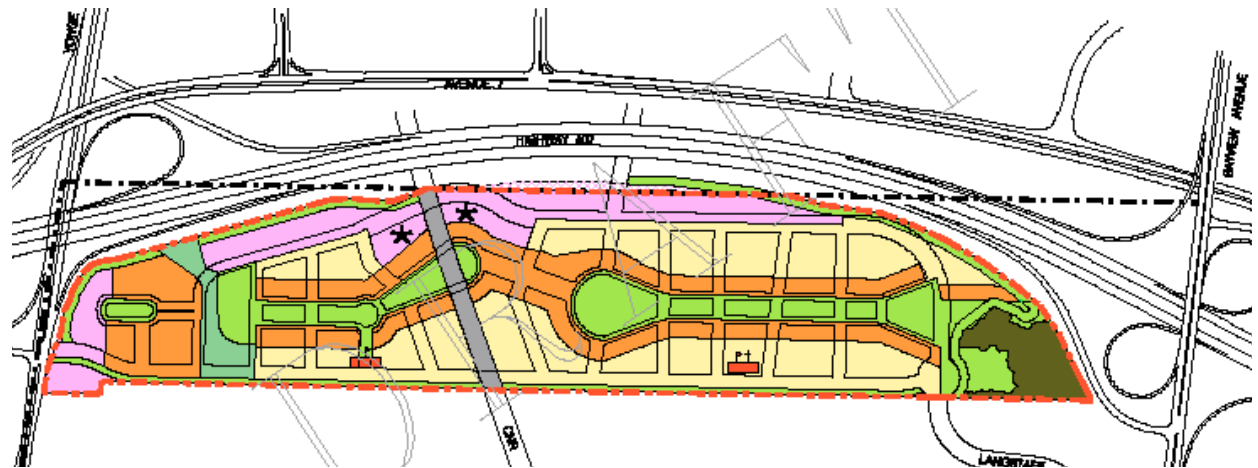


Amendment to Town of Markham Official Plan  
Schedule 'A' – Land Use

## New Secondary Plan

The new Secondary Plan provides for:

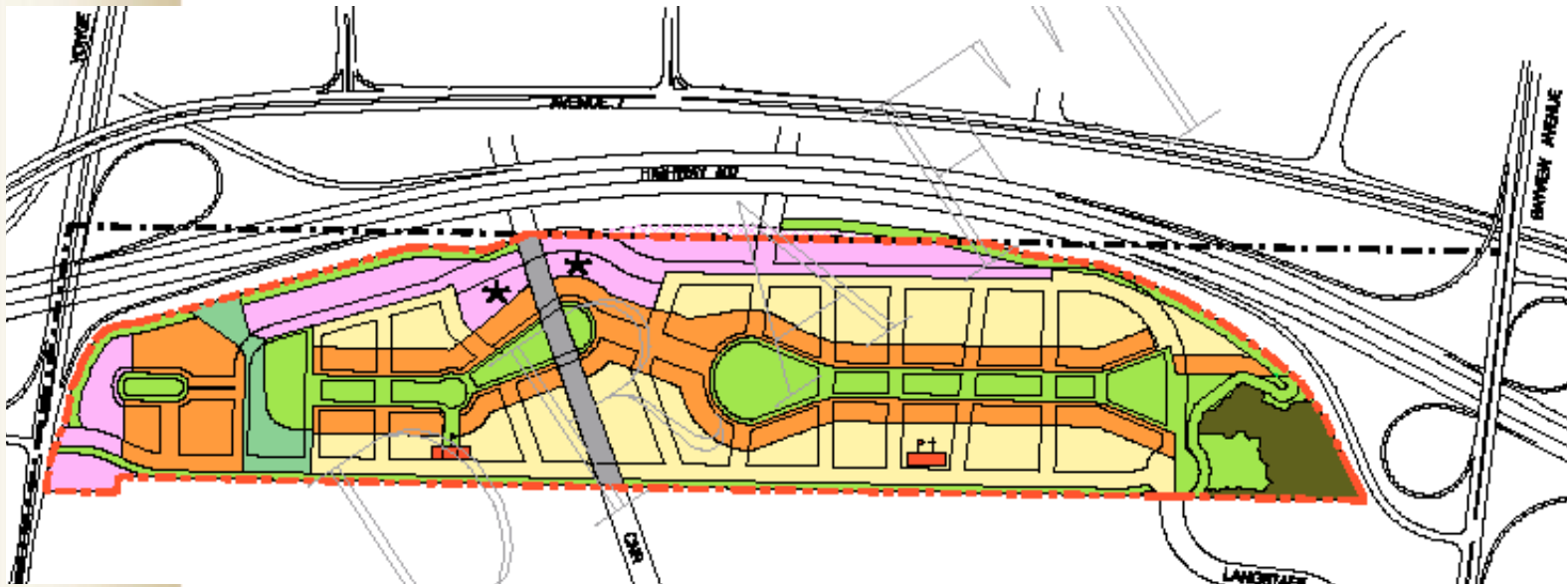
- a compact, complete, integrated, sustainable, vibrant, well designed, transit oriented, high density urban centre
- variety of housing options, employment, cultural/community facilities, shopping, and connections to higher order transit
- up to 32,000 residents (15,000 dwelling units) and 15,000 jobs, to be phased and linked to transit.



## New Secondary Plan

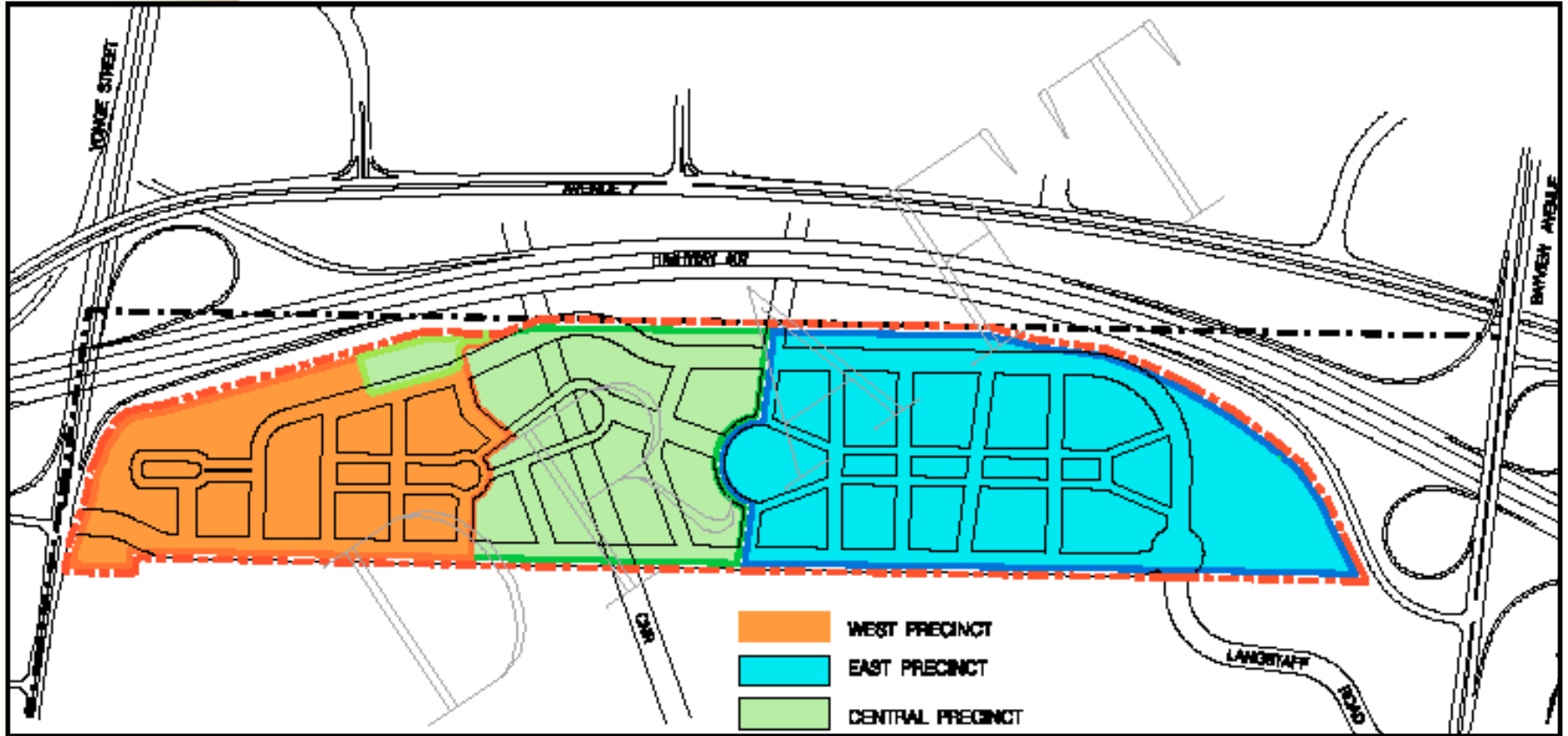
The new Secondary Plan provides for:

- +/- 15% (7 ha.) of the lands are to be dedicated as parkland.
- +/- 11% (5 ha.) of open space



## New Secondary Plan (con't)

### West, Central and East Precinct Plans

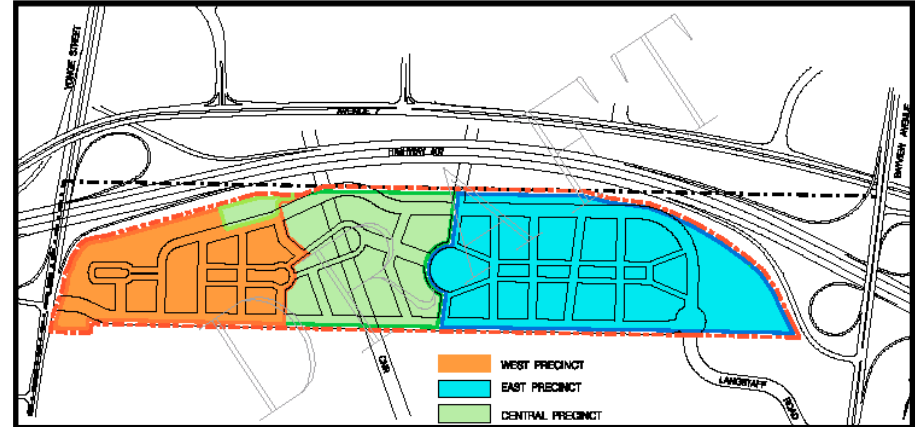


## New Secondary Plan (con't)

### West, Central and East Precinct Plans

#### Studies & Reports Required

- affordable housing implementation strategy,
- environmental impact study,
- servicing implementation plan,
- detailed financial strategy,
- green development standards
- stormwater management and monitoring study,
- detailed land use and urban design concept,
- phasing justification and monitoring study,
- transportation impact study.



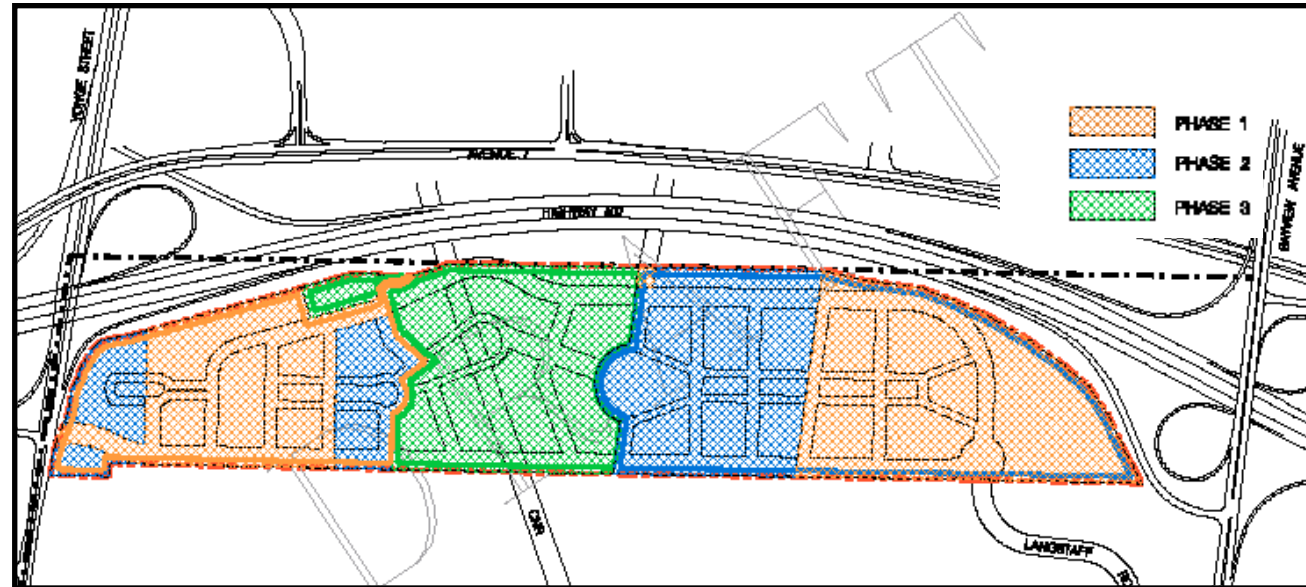
## New Secondary Plan (con't)

To ensure that the elements to create a complete community are included at every stage of development.

Development tied to benchmarks, triggers & prerequisites

Provision of:

- community facilities,
- employment,
- retail,
- services, &
- infrastructure.

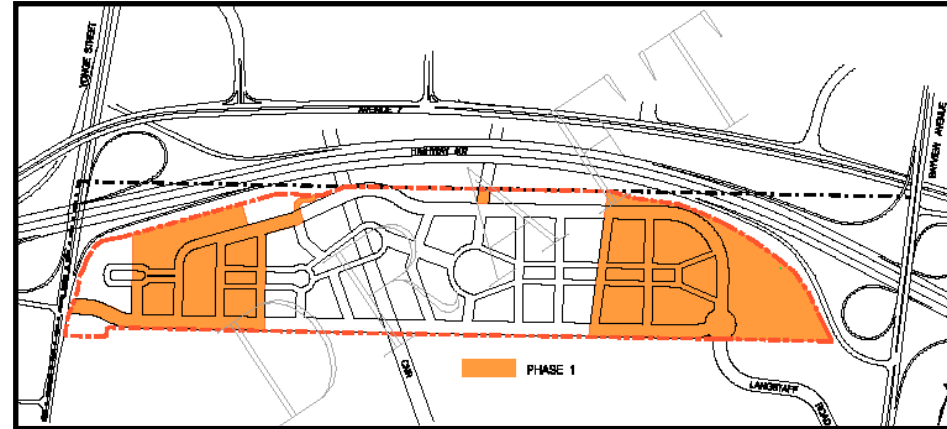


**Schedule II – Development Phasing & Precinct Plan**

## New Secondary Plan (con't)

### Phase 1 includes:

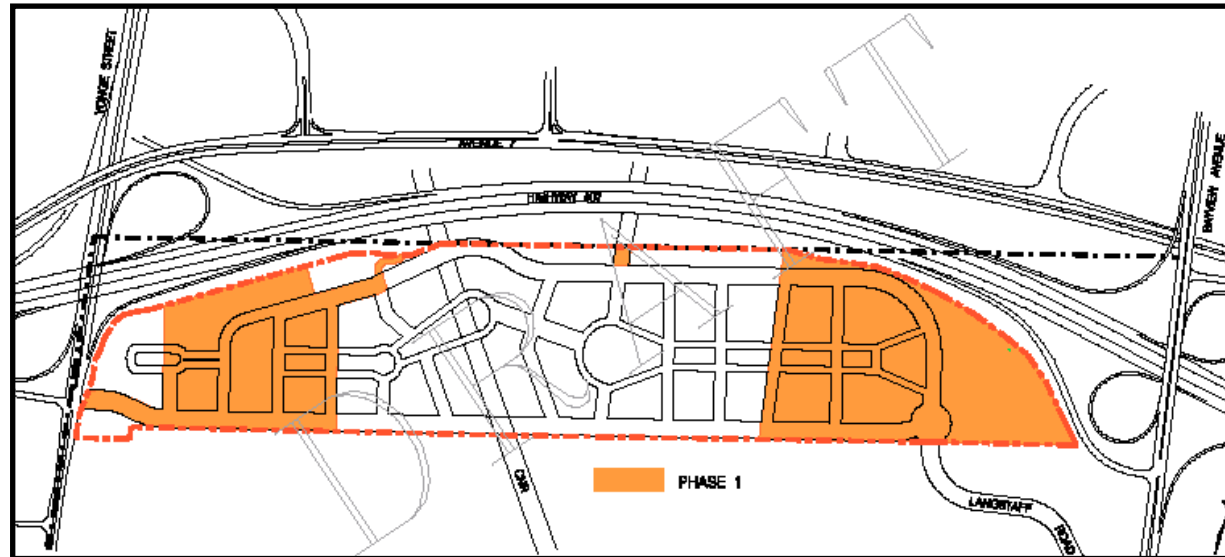
- Up to 5,000 residential units,
- Approx. 1,790 jobs,
- \*Min. 21,600 m<sup>2</sup> of retail and service commercial floor space,
- \*Min. 6,100 m<sup>2</sup> of community services and facilities (civic uses) floor space,
- \*Min. 33,600 m<sup>2</sup> of office floor space, and
- \*Approx. 4.8 hectares (12 acres) of parks and open space



## New Secondary Plan (con't)

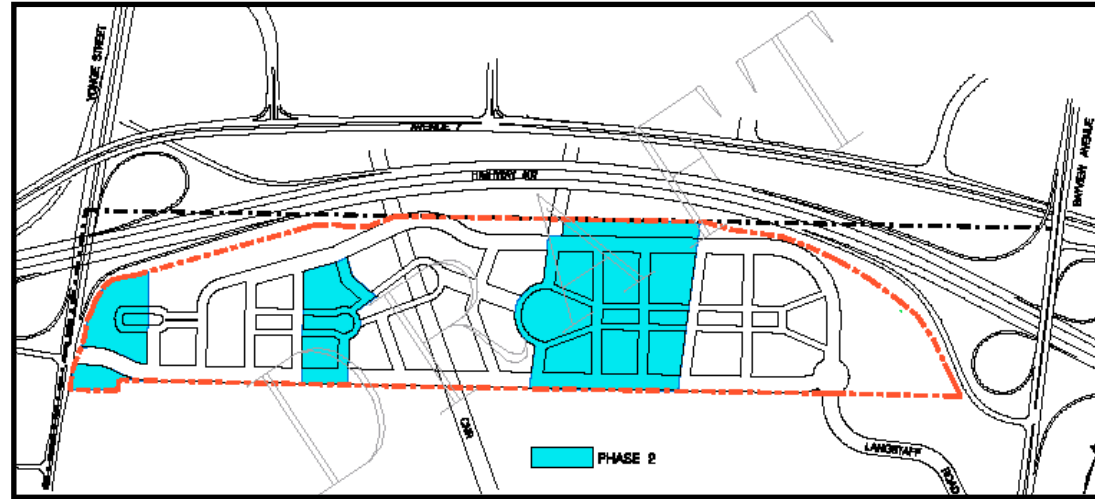
### Key benchmarks for advancement of Phase 1, include:

- restoration of Pomona Mills Creek,
- dedication of the woodlot,
- transit circulator connection to Richmond Hill VIVA station, and
- completion of the Cedar Avenue underpass.



**Phase 2 includes:**

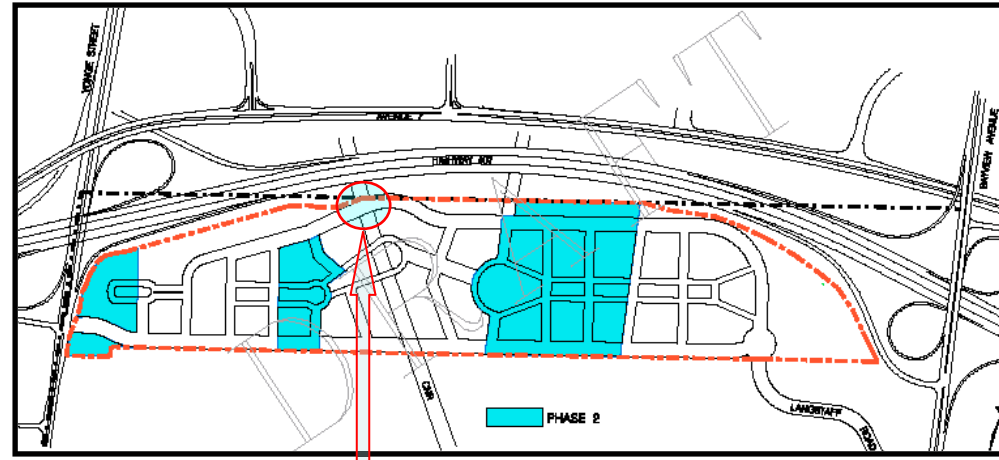
- Up to 3,650 additional residential units,
- Approximately 6,432 additional jobs,
- \*Min. 20,300 m<sup>2</sup> of additional retail and service commercial floor space,
- \*Min. 5,350 m<sup>2</sup> of additional community services & facilities (civic uses) floor space,
- \*Min. 132,700 m<sup>2</sup> of additional office floor space, and
- \*1.6 hectares (4 acres) of public parks and open space



## New Secondary Plan (con't)

### Key benchmarks for advancement of Phase 2, include:

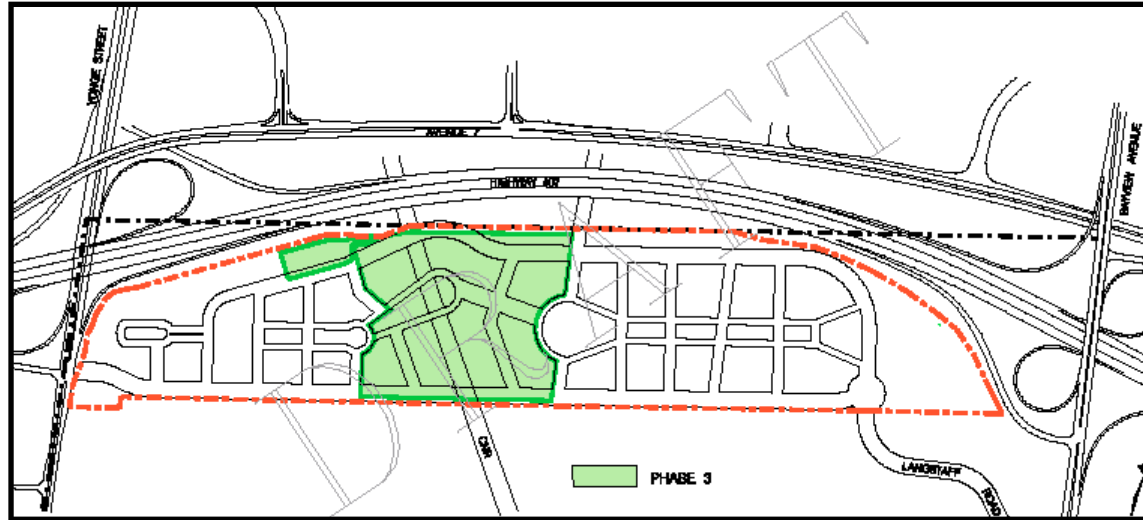
- Completion & Operation of Yonge Street subway line,
- construction of an elementary school, and
- meeting mode split minimums.



To facilitate the GO Station location remaining in its current location when two-way all-day GO service is implemented, the north grade separated CN rail crossing may be advanced to Phase 2 from Phase 3.

**Phase 3 includes:**

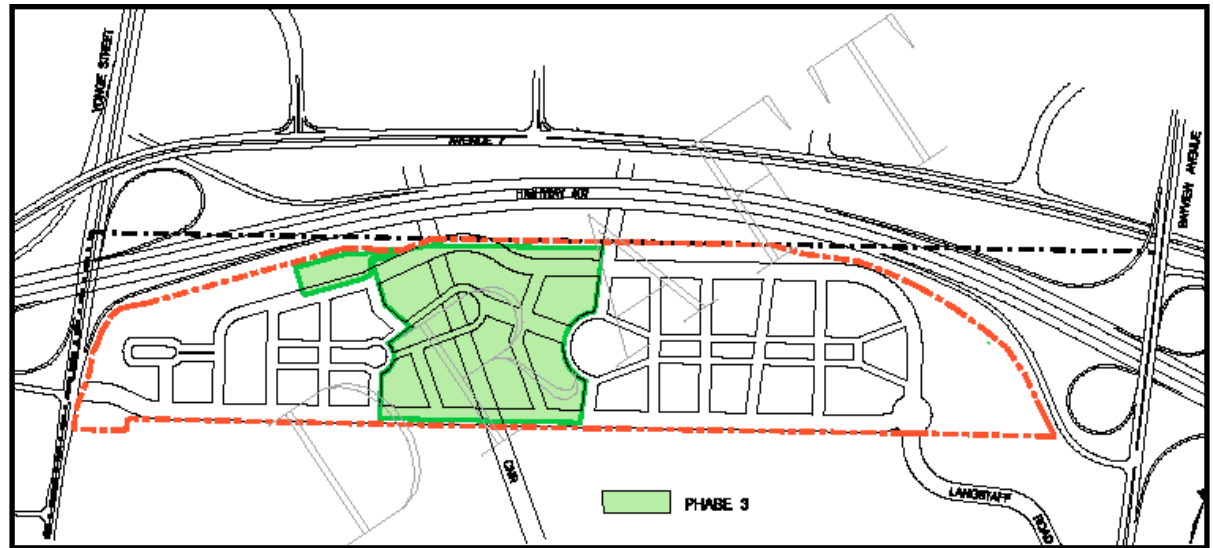
- Up to 6,514 additional residential units,
- Approximately additional 6,365 jobs,
- Min. 24,400 m<sup>2</sup> of additional retail & service commercial floor space,
- Min. 1,775 m<sup>2</sup> of additional community services & facilities (civic uses) floor space,
- Min. 126,555 m<sup>2</sup> of office floor space, and
- 0.5 hectares (1.24 acres) of public parks and open space



## New Secondary Plan (con't)

### Key benchmarks for advancement to Phase 3 include:

- completion of the Highway 407 Transitway,
- CNR grade separated crossings, and
- meeting mode split minimums



## Financial Considerations

Significant amounts of expensive infrastructure, such as:

- roads,
- services,
- transit concourse, and
- a local transit circulator system

will be required.

The Precinct Plans will establish a financial strategy for moving forward with each Phase of Development.

## Financial Considerations (con't)

Options to pay for development include:

- Development Charges
- Developer Group Agreements
- Planning Act tools, such as Section 37 Zoning By-law for the provision of community benefits, facilities, and services

Markham, Richmond Hill and the Region have also been exploring options for new innovative financial tools and models to ensure that development pays for itself.

## **Next Steps (following tonight's Public Meeting)**

- Refer OPA & Secondary Plan back to staff
- Finalize OPA & Secondary Plan
- Recommendation report to DSC  
(target May/June)
- Council adoption of OPA & Secondary Plan
- OPA & Secondary Plan fwd to York Region for approval

## **Next Steps (following adoption of OPA and Secondary Plan)**

### **Ongoing processes requiring Council approval before development can occur:**

- Finalize benchmarks and triggers e.g. Transportation, Servicing, Community Services
- Packaging Urban Design Guidelines (Section 5 from Land Use & Built Form Master Plan), including street sections,
- Submission & approval of Precinct Plans (including associated studies & reports) by Landowners, and
- Subdivision, Zoning By-law (H), Site Plan (including associated studies & reports)