

# Yonge-Steeles Corridor Study

## Working Group Meeting #1

Town of Markham • Canada Room  
August 2, 2007

# Working Group Agenda

- 1. Welcome & Introduction**  
Ron Blake, Development Manager  
Town of Markham
- 2. Project Overview & Update**  
Ron Blake, Development Manager  
Town of Markham
- 3. Land Use & Urban Design Strategies**  
Bob Allsopp, duToit Allsopp Hillier  
Consultant Team Project Director
  - Overview of Density & Built Form
  - Land Use Strategy
  - Building Type Strategy
  - Building Heights & Transitions
  - Traffic Strategy
  - Parking Strategy
  - Public Space/Greening Strategy
  - Demonstration Model
- 4. Round Table Discussion**  
Moderated By:  
Joe Lobko, duToit Allsopp Hillier
- 5. Summary/Next Steps/Final Thoughts**  
Ron Blake, Development Manager  
Town of Markham

# Working Group Meeting #1

Key issues to think about for tonight's discussion:

**1. Area of Redevelopment Strategies**

- Yonge Street blocks to Dudley
- Dudley/Steeles Block

**2. Distribution of 2.5 FSI Average Density**

- Higher densities close to Yonge/Steeles
- Higher densities on larger sites
- Building heights

**3. Parks and Open Space**

- Perceived deficiencies and opportunities

**4. Alternative Public Space**

- Small local parks with generally low rise development?

**5. Parking Strategy**

- Alternatives to surface parking
- Modified parking standards in support of transit
- On-street parking

**6. Traffic on Local Streets**

- Traffic calming measures
- Street closures

# Working Group Meeting #1

## Role of Yonge + Steeles Corridor Study Working Group (YSWG):

- Review technical reports, provide detailed comments/input and offer recommendations during the course of the study
- Become familiar with the principles, objectives and policies for redevelopment of the Yonge-Steeles corridor and its surrounding context
- Attend Open House Meetings and participate in an additional 2-3 evening meetings – future meeting dates are: September 18<sup>th</sup>, October 9<sup>th</sup> and November 8<sup>th</sup>

# Yonge + Steeles Corridor Study

## Study Work Program:

### Phase 1: Background Data Collection

- Review existing conditions in the corridor
- Presented to the public at the May 31 Public Open House Meeting (#1)

### Phase 2: Land Use and Urban Design Plan

- a) Built Form and Urban Design Options for the Corridor: Presented at Public Open House Meeting (#2) held on June 28<sup>th</sup>
- b) Ongoing:
  - Land use and Urban Design Plan

# Yonge + Steeles Corridor Study

## Study Work Program:

### Phase 2: Land Use and Urban Design Plan

- c) Late Summer/Early Fall
- Detailed transportation and servicing study
  - Community Facilities, recreation and open space study
  - To be presented at the next Public Open House (#3) Meeting on October 3<sup>rd</sup>

### Phase 3: Implementation Strategy

- Redevelopment phasing plan
- Draft Final Report and Recommendations
- Draft Official Plan and Zoning By-law Amendments
- To be presented at Final Public Open House Meeting in November

# Draft Redevelopment Principles Yonge-Steeles Corridor

1. Broader Mix of Uses
2. Increased Densities and Appropriate Transitions to Neighbourhoods
3. Minimize Surface Parking
4. High Quality Streetscapes

# Draft Redevelopment Principles Yonge-Steeles Corridor

5. Improve Community Services
6. Improve Infrastructure (sanitary, storm sewers, water and roads)
7. Sustainable Building and Site Design
8. Property Consolidation and Site Design Access

# What We've Heard to Date...

- Provide for a mix of uses on redevelopment sites
- Create a more vibrant pedestrian-oriented environment on Yonge Street
- Direct non-residential uses onto the Yonge Street frontage
- Promote full redevelopment of the blocks situated between Yonge Street and Dudley Avenue
- Provide buffer between the existing residential neighbourhood (east of Dudley Avenue) and the redevelopment blocks (west of Dudley Avenue) through low-rise buildings and/or landscaped open space

# What We've Heard to Date

- Provide for medium-rise buildings (10-12 storeys) along the Yonge Street frontage punctuated by high-rise developments (up to 20 storeys) at key locations
- Provide buffer between the existing residential neighbourhood (east of Dudley Avenue) and the redevelopment blocks (west of Dudley Avenue) through low-rise buildings and/or landscaped open space
- Develop an interconnected open space system
- Minimize traffic on neighbourhoods east of Dudley Avenue
- Ensure that redevelopment does not worsen existing servicing constraints
- Address shortage of park space and community services