



Provincial Bridge Station Transit Oriented Community Proposal – Staff Update

Special Development Services Committee

December 21, 2021



Agenda

- Overview of Provincial Transit Oriented Community (TOC) Program
- Bridge Station TOC Proposal
- Relationship to Langstaff Secondary Plan
- Staff Preliminary Comments
- Timing and Next Steps



Provincial TOC Program

- TOCs are part of the Province's plan to build new, sustainable transit
- The TOC program seeks to bring more jobs and housing closer to transit station areas through negotiating agreements with developers to help pay for subway infrastructure in exchange for development rights
 - Provincial tools such as a Minister Zoning Order may be used to implement TOCs
- Applies to Yonge North Subway Extension, Ontario Line, Scarborough Subway Extension and Eglinton Crosstown West Extension



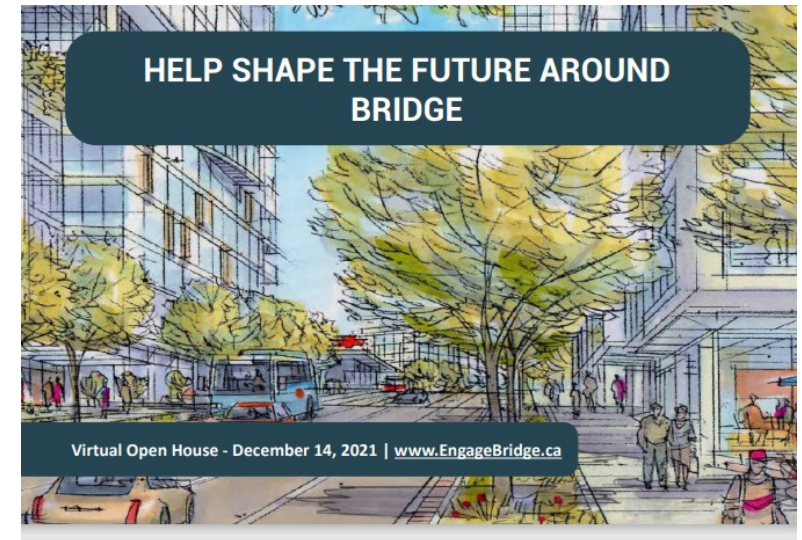
Provincial TOC Program Cont'd

- A series of meetings held between Provincial, Regional and Municipal staff (Summer/Fall 2021)
- Staff have requested Province to present Bridge Station TOC at DSC



Bridge Station TOC - Virtual Open House

- Provincial-led Virtual Open House was held on December 14 from 6:30 – 8:30 PM
- Provincial engagement site: www.EngageBridge.ca
- Province collecting feedback online from December 2021-January 2022



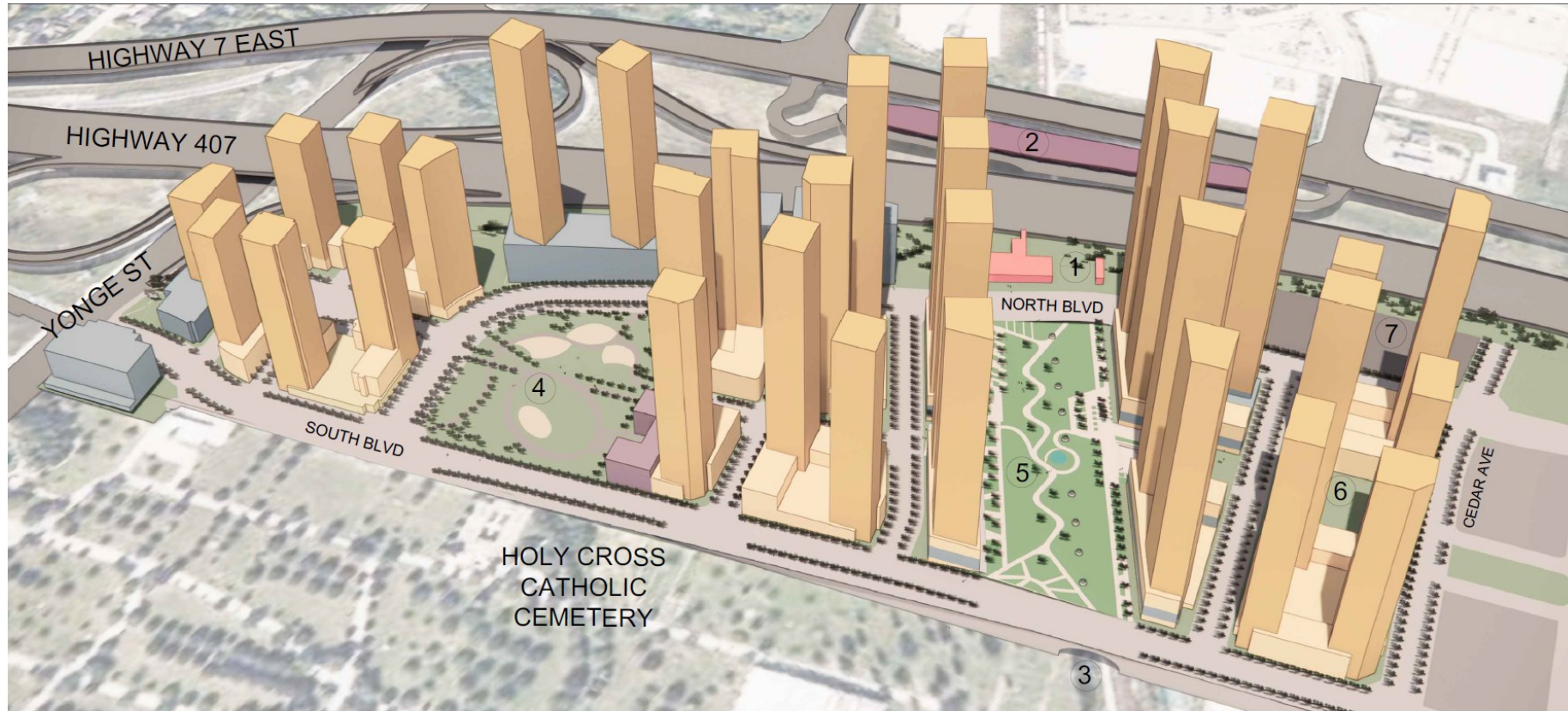
The Province of Ontario and Condor Properties Ltd. invite you to our public consultation meeting about the future of Bridge as a true mixed-use transit-oriented community.

Virtual Open House - December 14, 2021
6:30 - 8:30 p.m.

Register to participate at: www.EngageBridge.ca



Bridge Station TOC Proposal – Looking North



LEGEND

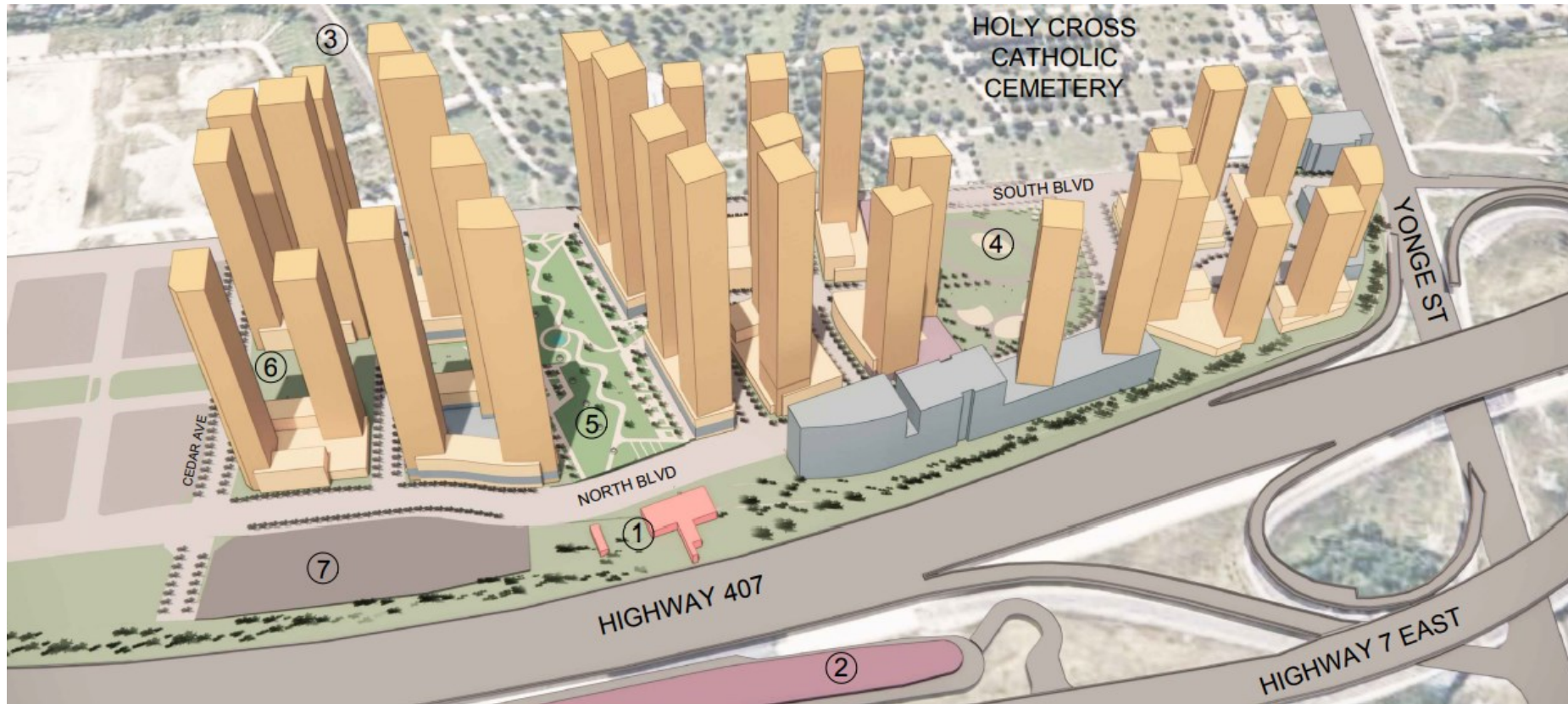
- MIXED-USE PODIUM
- RESIDENTIAL TOWER
- SCHOOL, LIBRARY
- OFFICE
- NOT INCLUDED IN SUBMISSION

- 1) BRIDGE STATION/GO TRANSIT AND SUBWAY STATION ENTRANCE
- 2) BUS TERMINAL
- 3) CN CORRIDOR
- 4) ROMEO PARK
- 5) BRIDGE PARK
- 6) CEDAR PARK
- 7) EXISTING LANGSTAFF GO PARKING





Bridge Station TOC Proposal – Looking South



LEGEND

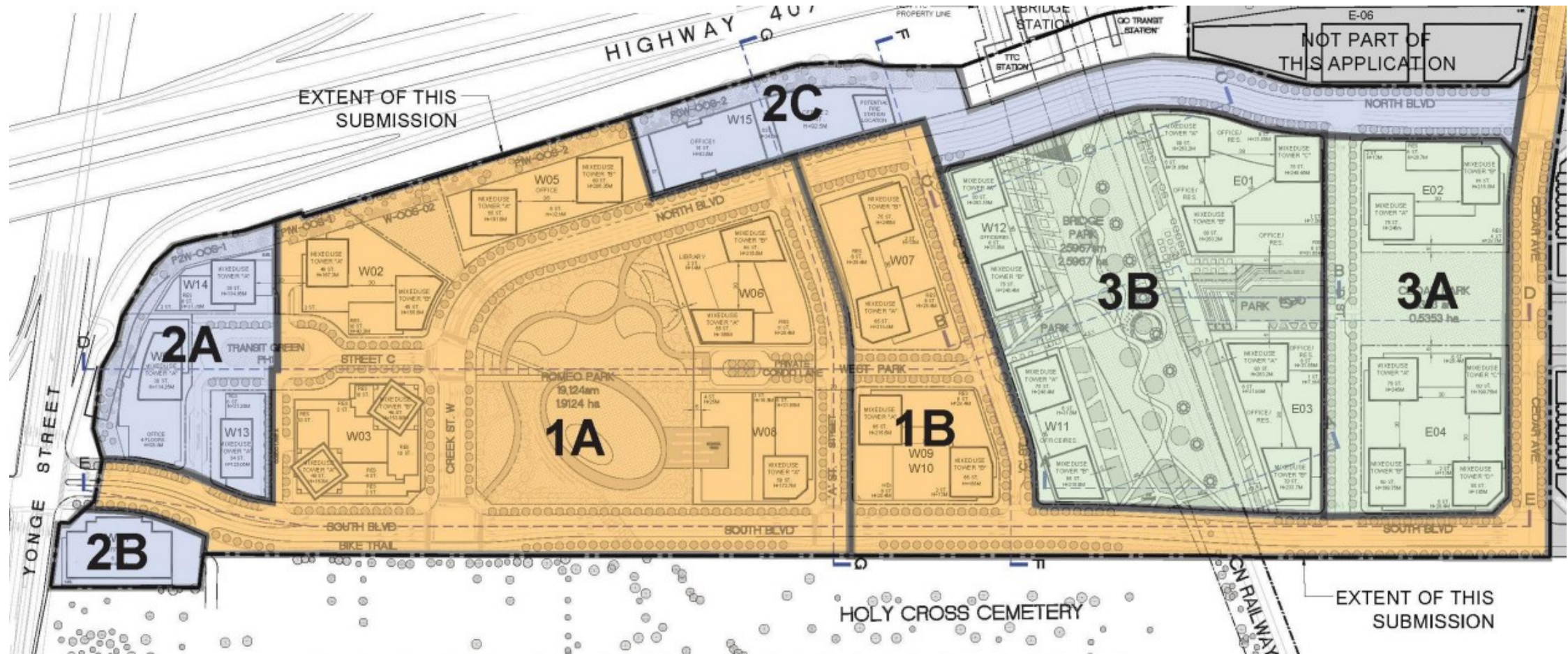
- MIXED-USE PODIUM
- RESIDENTIAL TOWER
- SCHOOL, LIBRARY
- OFFICE
- NOT INCLUDED IN SUBMISSION

- 1) BRIDGE STATION/GO TRANSIT AND SUBWAY STATION ENTRANCE
- 2) BUS TERMINAL
- 3) CN CORRIDOR
- 4) ROMEO PARK
- 5) BRIDGE PARK
- 6) CEDAR PARK
- 7) EXISTING LANGSTAFF GO PARKING





Estimated Development Phasing

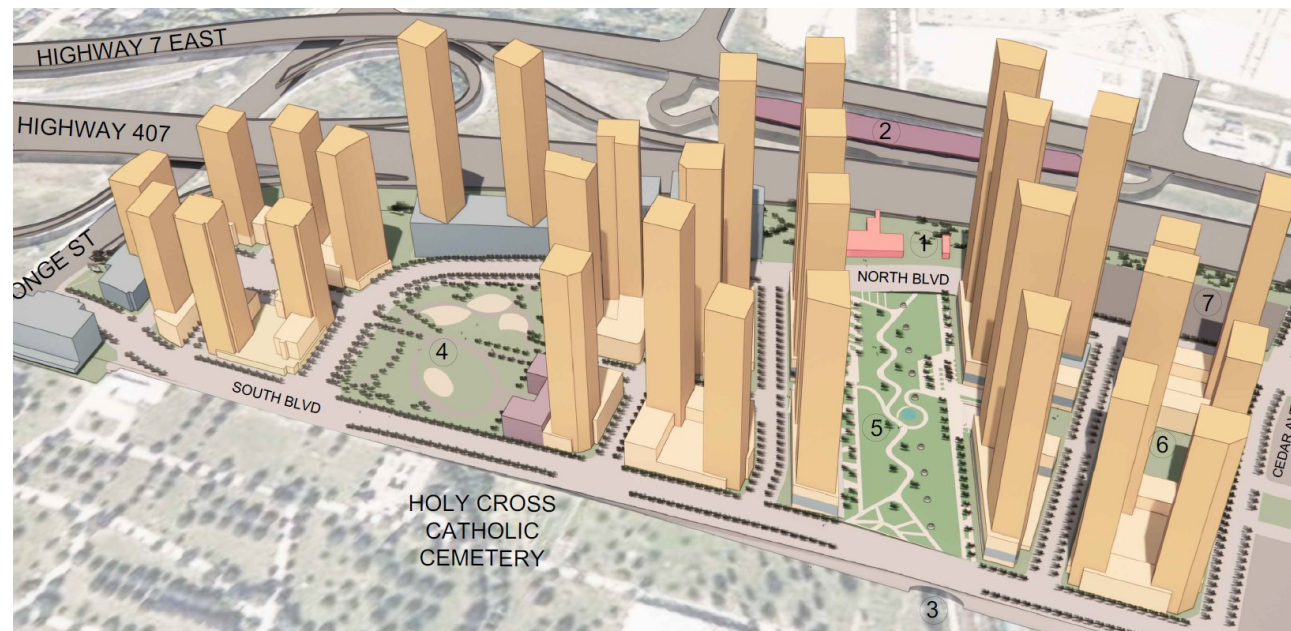




Markham Langstaff Gateway Secondary Plan and Bridge Station TOC Proposal



**Markham Langstaff Gateway
Secondary Plan**



Bridge Station TOC Proposal



Markham Langstaff Gateway vs TOC Proposal

	Markham Langstaff Gateway Master Plan (West side)	Bridge Station TOC Proposal
Site area (ha)	25.4	25.4
Population	22,259 @ 2.13 persons per unit	43,644 @ 2.13 persons per unit*
Jobs	10,615-19,181	9,405-12,322
People & jobs per ha	1,294-1,631 @ 2.13 persons per unit	2,089-2,203 @ 2.13 persons per unit
Housing Units	10,450	20,490
Building Height	3-50 storeys	5-80 storeys
Floor Space Index	5.4-15.9	3.4-25.7
Parks	3.03 ha (~36% encumbered)	5.04 ha (~62% encumbered)
Civic Uses	1 school 1 library + 1 community centre	1 school 1 library

*2.13 persons per unit as per Secondary Plan



Staff Preliminary Comments

- Lack of alignment with Langstaff Secondary Plan vision
 - Significant increase in proposed building heights and densities
 - Imbalance of residential to non-residential uses
 - Insufficient park space for proposed population and uncertainty regarding proposed rail deck park
 - Insufficient schools and civic space
 - No detail provided on affordable housing
- Concern that proposed Transportation Plan is inadequate
- Need additional infrastructure, phasing and financial information



Next Steps

- Staff have requested Province to present Bridge Station TOC at DSC
- Staff are reviewing updated studies and material released following the Provincial Virtual Open House on December 14, 2021
- Staff anticipate reporting to DSC with recommendations on proposed TOC (in early 2022)



Thank you