

Richmond Hill/Langstaff Centre Gateway Urban Growth Centre

Project:

Transportation Plan and Development Phasing Programme

Client:

Region of York

The Opportunity:

Preparation of a transportation plan and development phasing programme with emphasis on non-auto transportation infrastructure.

MSH Genuine Results

MSH was retained by the Region of York as part of a multidisciplinary team tasked with preparing a transportation plan and development phasing programme for the Richmond Hill/ Langstaff Centre Gateway Urban Growth Centre. The project also includes a Regional Official Plan Amendment and local secondary plan amendments to implement the desired outcome.

The centre has a number of unique features:

- It is the only urban growth centre that spans two local municipalities, requiring a greater level of co-ordination and co-operation;
- It has significant transportation infrastructure already in place, including a GO rail station, and Highway 407;
- It has significant transportation infrastructure planned, including an extension of the TTC Yonge Subway, the Hwy 407 transitway, and improved frequency on the GO line;
- It has significant auto-oriented capacity constraints at the present time.



These features make the phasing of development critical, and require a high level of co-ordination between Richmond Hill, Markham, Vaughan and York Region.

The proposed phasing plan for the Centre ties development permissions to the installation of transportation infrastructure, with a very strong emphasis on non-auto transportation infrastructure. It is already apparent that the Centre cannot grow to its potential utilizing the traditional auto mode.

Recommended transportation improvements include increasing pedestrian and vehicular access across Highway 407, providing increased bus service on Regional and local roads, and providing a high level of pedestrian connectivity and amenity on all roadways in the Centre.

Phasing tools being considered include holding zones and a development permit system, both of which would be tied to specific infrastructure triggers and modal split levels.

Macaulay Shiomi Howson Ltd
600 Annette Street
Toronto, ON M6S 2C4
T: 416-487-4101
F: 416-487-5489

471 Timothy Street
Newmarket, ON L3Y 1P9
T: 905-868-8230
F: 905-868-8501