

## Memorandum

TO: Members of Council  
FROM: Paul Jankowski  
DATE: November 15, 2017  
RE: **Amended Attachment Material for November 16, 2017 Council Meeting Richmond Hill/Langstaff Gateway Regional Centre – Growth Capacity and Timing  
Item 9 of Report 16 of Committee of the Whole – November 9, 2017**

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The above-noted report was considered by Committee of the Whole on Thursday, November 9, 2017. The report recommended endorsement of principles outlined in Attachment 1 to the report. Following discussion of the report, Committee of the Whole deferred the report to the November 16, 2017 Council meeting to allow for further consultation between Regional and local municipal staff.

On Monday, November 13, 2017, senior staff from the Region, Markham, Richmond Hill and Vaughan met to discuss the report and better understand local concerns with the principles, as presented. Local staff in attendance at the meeting agreed the principles could be supported, as amended.

The amended principles are attached to this memo.

It is recommended that Council endorse these principles.

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Paul Jankowski  
Commissioner

Attachment 1

#7975244

## **Principles to Advance Yonge Subway-Related Development**

Regional planning and transportation staff have determined that within the Regional Centre, development may advance based on the following principles:

- Water/wastewater capacity will continue to be allocated to developments by the local municipality based on local municipal allocation policies and within the overall cap assigned by the Region to each municipality.
- Development maximizes sustainability features through design and participation in Regional and/or local sustainability programs.
- Every reasonable effort will be made to complete identified Regional transportation projects to service the Regional Centre giving consideration to the endorsed 2011 Transportation Study, the approved 2016 Transportation Master Plan and 10 year capital plan, as updated from time to time.
- Transportation capacity in the Regional Centre will be monitored by Regional staff in consultation with local municipalities, as development applications are submitted to verify available network capacity. Regional staff will report back to Council on capacity in the annual Centres and Corridors Update Report.
- The provision of the Red Cedar - Cedar Avenue connection be provided in the initial stages of development in the Langstaff Gateway.
- Mobility Plans or Transportation Impact Studies for developments be built upon the 2011 joint Transportation Study and consider the Regional Centre as a whole.
- Planning instruments such as Holding provisions will be used to ensure implementation of needed infrastructure, phasing and construction timing in order to fully use transportation capacity in advance of the Yonge Subway construction.
- Active transportation and transit be prioritized for infrastructure delivery and built form.
- Regional staff will work with local municipal staff to remove transportation limitations to development along the Yonge Subway Corridor.