



Kennedy & Steeles

The Opportunity
Giving Vision and
Informing the Secondary Plan

JANUARY 2023

BDP.
Quadrangle

Executive Summary

The Opportunity: Giving Vision and Informing the Secondary Plan

At 38.5 acres (15.6 hectare), the Kennedy & Steeles Development Area consists of a very large and significant parcel of land within the City of Markham. The size and location of the property represents an excellent opportunity to expand retail and other businesses, attract a diversified visitor base that, supports positive economic growth and build new residential neighbourhoods that take advantage of the location and major investments in the retail precinct, parks and open spaces and the public transit infrastructure with the upgraded GO Transit line and proximity to the Milliken GO Station.

Kennedy & Steeles will be redeveloped into a transit-oriented community providing much needed housing to this part of Markham. The entire development site is within a 5-15-minute walk of the Milliken GO Station, this transit service intended to provide rapid journey times to the centre of Markham, Union Station, and other destinations on the network. For surface transit and cycling, the site lies at the intersection of two major Arterial Roads (Kennedy Road and Steeles Avenue), both of which provide easy connectivity to the major arterial street network, cycling networks and Highway 407 and Highway 401.

Kennedy & Steeles will become an exhilarating place to live, work and shop, an iconic and dynamic mixed-use, transit-oriented community and a regional retail destination for people of all ages.

This document includes Site Information, Design Principles as well as a 'high level' visual presentation of the Master Plan and images of how it can be expressed in built form.







01

Site Information



Aerial View of the Kennedy & Steeles Development Site



02

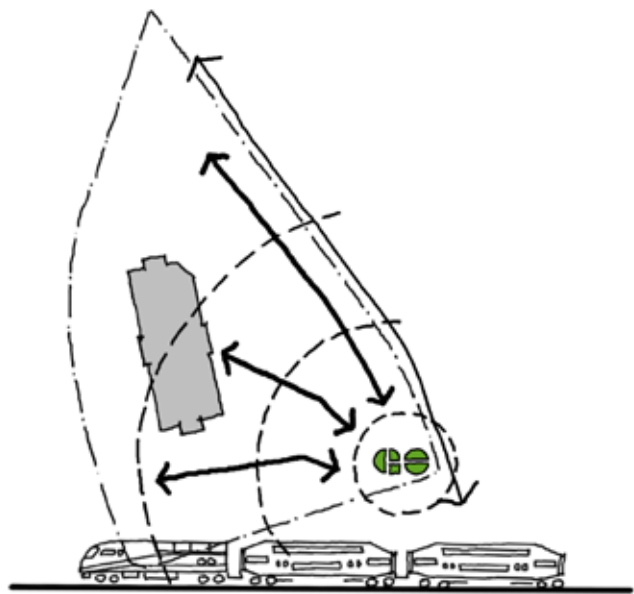
Urban Design Guidelines

Urban Design Principles

We have developed a series of Principles to help shape the Master Plan based around sustainability, liveability and the creation of a dynamic new neighbourhood in Markham.

01

Transit-focused community
A community where transit prevails, with direct access to Milliken Station



02

A Complete Community
Providing a variety of housing, retail and community facilities for residents



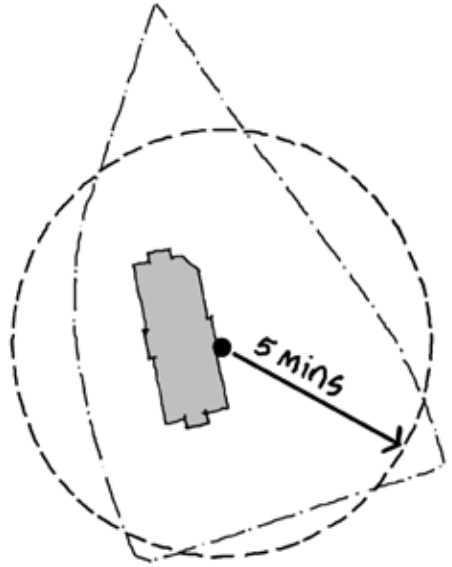
03

A Lively & Inviting Green Core
Accessible & inviting Parks and Open Spaces for Residents & Visitors



04

A Five-minute Neighbourhood
Everything nearby in a dense & sustainable new community



Urban Design Principles

05

People & Pedestrian Friendly
A network of people-focused spaces and streets



06

Complimentary to Pacific Mall
Adding to an existing and vibrant place within Markham



07

A Unique and Urban Place
A dynamic and exciting destination



08

Variety & Diversity
A place with a wide range of options for a diverse population



Building Typologies

Kennedy & Steeles is envisaged as an urban, sustainable district within Markham and as such, building typologies that are dense and active at the ground floor are proposed to provide this condition.

The massing behind each block consists of a base building (podium) which should ideally be a maximum height equivalent to the adjacent street right-of-way. This ranges from 10 to 15 metres (two to three storeys), dependent on use.

The Podium and Tower configurations vary depending on the ground floor use and location within the plan, but adhere to the same principles.



Typical Courtyard above Retail Urban Block



Examples of a Courtyard above Retail Urban Block



Typical Residential Tower with Podium Urban Block



Examples of a Tower above Podium Urban Block



Landscape Concept

The landscape concept will create two separate character zones within one large park - a naturalistic area and a more urban area, within which each subspace has open, active areas that can be used by residents and visitors.

The park will be vital for the local communities and visitors. It will be accessible to all, inclusive, for all ages and groups, providing a variety of spaces, activities, sports, and relaxation.

As the green heart of Kennedy & Steeles, this will be a place to meet, gather, interact and relax, allowing the enjoyment of nature within a climate adaptive landscape that supports biodiversity and local wildlife.





03

Master Plan



Urban Design Concept

The Development Site has several significant constraints which need to be mitigated to allow for new construction to take place.

There are existing buildings on site, some of which will be redeveloped, while Pacific Mall will remain in place. Pacific Mall is surrounded on the west and south by surface car parking which is well used and will need to be re-provided for. Pacific Mall also has an existing Service Yard which will need to be maintained for the Mall to function.

The existing entrances to the Underground Parking and the Mall from grade will need to be maintained.

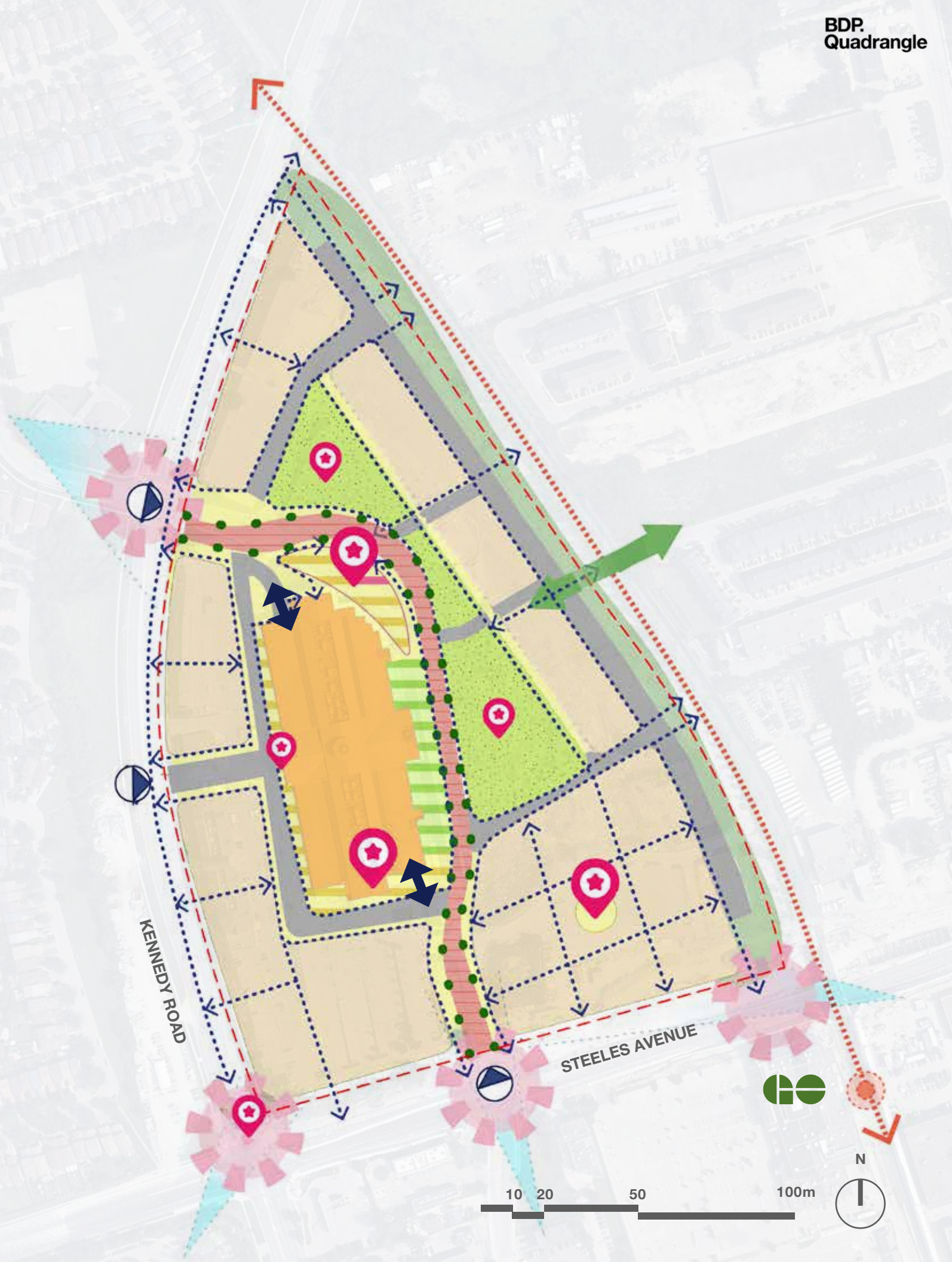
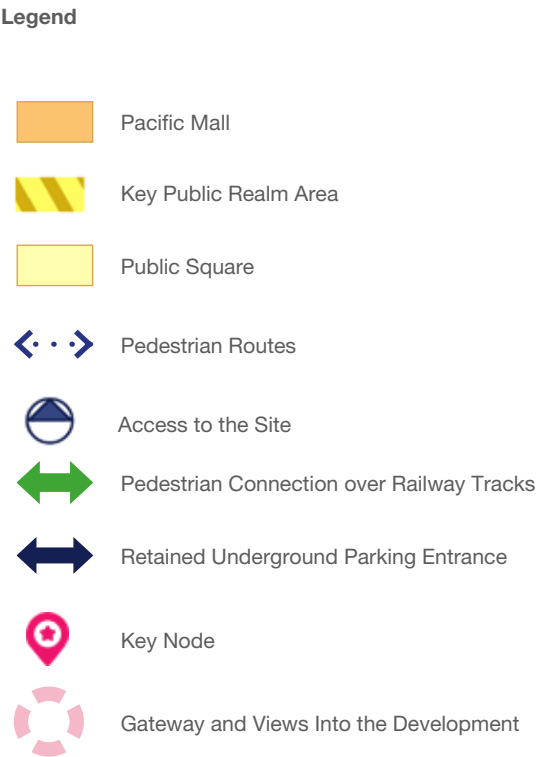
Several routes traverse across the site for pedestrians and this will need to be considered in future redevelopments.

There is a Stormwater Pond in the southern portion of the site, centrally located at the lowest topographic point. The function of this pond will need to be studied further and ensure that future stormwater runoff is captured.

There is an assumed 30 metre setback from the railway corridor to the east which would restrict any residential development, however, other development that is not residential may be appropriate within this setback zone.

There will be multiple access points providing vehicular access into the site from the north, west and south. Vehicular and pedestrian access to the east is currently prohibited due to the railway corridor.

The improvements to Milliken Station have necessitated the construction of a Retaining Wall along Steeles Avenue to the south where Steeles will pass under the railway tracks, creating a level difference between the Development Site and Steeles Avenue which will need to be considered in development proposals.



Building Typologies

Kennedy & Steeles is envisaged as an urban, sustainable and vibrant district and as such, building typologies that are dense and active at the ground floor are proposed to provide this condition.




The massing behind each block consists of a base building (podium) which should ideally be a maximum height equivalent to the adjacent street right-of-way. This ranges from 10 to 15 metres (two to three storeys), dependent on use.

Mid-rise buildings in courtyard configurations as well as Towers are proposed atop podiums, which range in height depending on position. Heights are intended to be flexible depending on future conditions.



A New Community at Kennedy & Steeles

Height Legend

-  2-6 Storey Mixed Use
-  Mid to High Density
-  Potential Tower Location
Subject to Further Study



Pedestrian & Cycling Connectivity

The Masterplan creates a series of park spaces that will serve various passive and active recreation needs of the area residents and visitors but also connect to a network of interconnected Multi-use Pathways beyond the development site.

Primary feature pedestrian crossings will provide a raised table top crossing area with a paving apron. Secondary feature pedestrian crossing will provide paving aprons only.

Kennedy & Steeles will encourage cycling as both a means of transportation throughout the development as well as for recreation. Cycling infrastructure includes the network of trails and paths as well as bike parking, bike share, and bike repair facilities located throughout the public realm.

A comprehensive approach to site circulation includes multi-modal elements such as integrated bike lanes along the Public Road as well as through parks.



Public Transit

Kennedy & Steeles is already well-served by existing public transit routes by both the Toronto Transit Commission (TTC) and York Regional Transit (YRT). It is suggested that new bus routes enter the site along the Public Road to ensure that all residents are within a five minute walk of a bus stop.

The majority of Kennedy & Steeles is located within a fifteen minute walk of Milliken Station.



- Legend
- Current TTC Routes
 - Current YRT Route
 - GO Transit
 - Proposed Shared Vehicle Route



Illustrative Massing





04

Neighbourhoods

Station Quarter

The Station Quarter will feature a new retail district at ground level which connects the existing Pacific Mall southern Entrance with Milliken Station. The design of the Quarter is centred around a large public square which will be activated by retail stores and restaurants. It will be a place that is vibrant and active during the day and night, throughout the year.

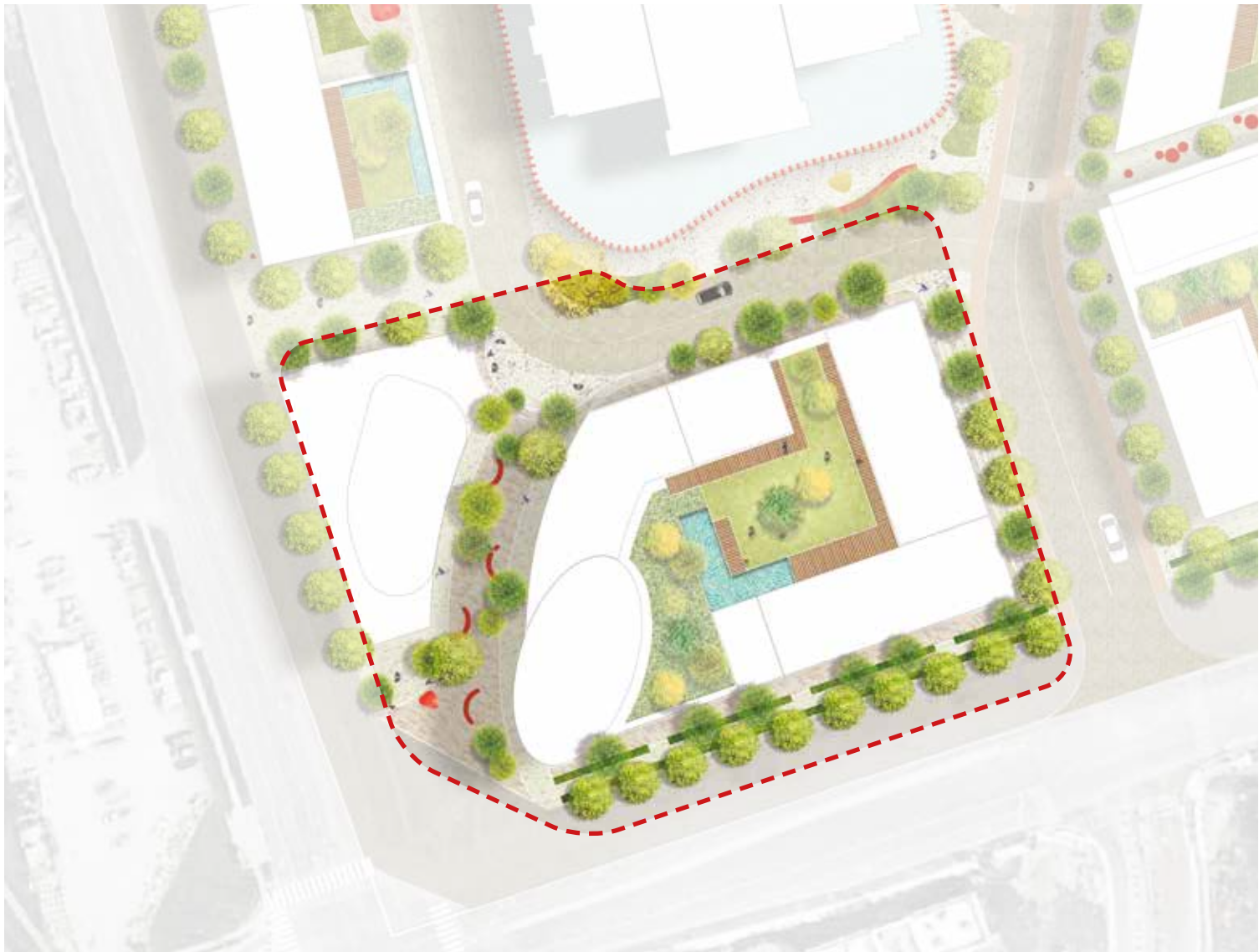
Above the podiums, residential towers are arranged to give residents views to the adjacent Central Park and the three residential blocks will feature roof gardens for residents.





Steeles Quarter

The Steeles Quarter will feature two landmark towers which act as Gateway markers and link Pacific Mall with the existing bus transit stop at the intersection of Kennedy Road and Steeles Avenue. The eastern block is comprised of a large format podium which can support large format retail (i.e. a supermarket or similar) with mid-rise buildings above.





Parkside Quarter

The Parkside Quarter will feature three urban blocks which front a public park on both sides. All residents will have private balconies which look onto parkland. This includes the Central Park lands to the west as well as the Linear Park which runs along the length of the railway corridor to the east.





Kennedy Quarter

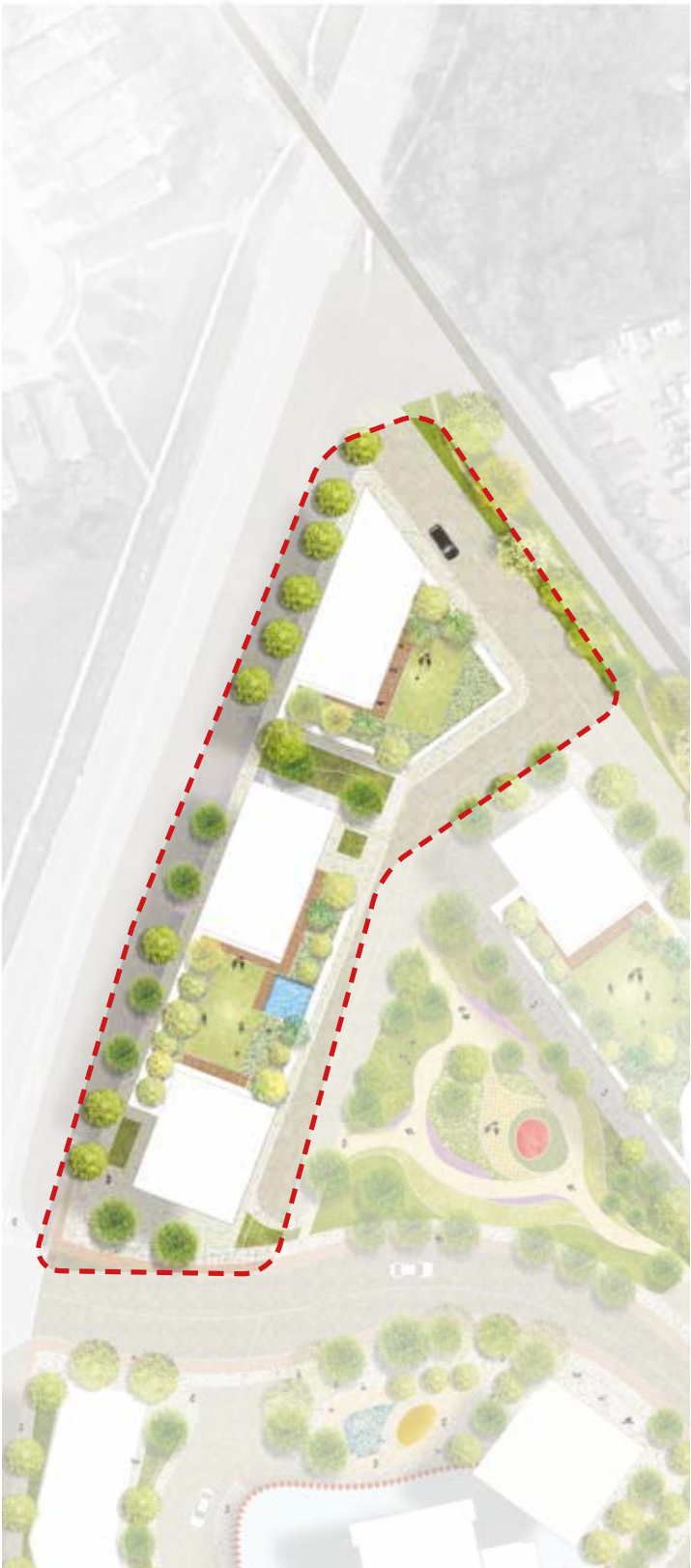
The Kennedy Quarter is designed to step up from Clayton Drive towards the Gateway Buildings in the Steeles Quarter. This Quarter will feature private resident gardens at the ground floor. It is proposed that the massing steps up from lower levels moving from north to south to meet with the Gateway Towers in the southwest.





Northern Quarter

The Northern Quarter is located at the northern end of Pacific Mall and will feature two urban blocks with three towers. Both podiums will feature private residents roof gardens and direct access to the northern portion of the Central Park.








05

Visuals & Appendix

Height Legend

-  2-6 Storey Mixed Use
-  Mid to High Density Residential
-  Potential Tower Location
Subject to Further Study









BDP.
Quadrangle

8 Spadina Ave. Suite 2100,
Toronto, ON M5V 0S8, Canada

16 Brewhouse Yard, Clerkenwell
London EC1V 4LJ, United Kingdom