



MINUTES
THORNHILL SUB-COMMITTEE
May 1, 2019, 9:00 a.m.
Canada Room

Committee Members

Mayor Frank Scarpitti (Ex-Officio)
Deputy Mayor Don Hamilton (Ex-Officio)
Regional Councillor Jim Jones
Councillor Keith Irish
Councillor Khalid Usman
Councillor Isa Lee

Council Members

Regional Councillor Joe Li
Councillor Andrew Keyes

Staff

Andy Taylor, Chief Administrative Officer
Arvin Prasad, Commissioner, Development Services
Trinela Cane, Commissioner, Corporate Services
Brenda Librecz, Commissioner, Community & Fire Services
Biju Karumanchery, Director, Planning & Urban Design
Graham Seaman, Director, Sustainability & Asset Management
Mary Creighton, Director, Recreation Services
Ron Blake, Senior Manager, Development
Loy Cheah, Senior Manager, Transportation
Mark Visser, Senior Manager, Strategy Innovation & Investments
David Miller, Manager, Development
Sean Hertel, Project Manager, Langstaff Gateway, Planning and Urban Design
Ronji Borooh, City Architect, Planning and Urban Design
Carlson Tsang, Planner II
Patrick Wong, Planner II
Debbie Walker, L-Director, Library Strategy & Innovation
Joseph Palmisano, Manager, Transportation Planning
Michael DiPasquale, Supervisor, Waste Management
Celia Fan, System Engineer, Environmental Services
Robert Marinzal, Technical Coordinator, Roads, Operations
Joe Lanni, Fire Plan Examiner, Fire & Emergency Services
Amaris Liu, Fire Plan Examiner, Fire & Emergency Services
Scott Chapman, Election and Council/Committee Coordinator

Applicants / Consultants

Andrew Ferancik, WND Associates
Emilio Deo, WND Associates
Giuseppe Russo, Condor Properties
Sam Morra, Condor Properties
Sam Balsamo, Condor Properties
Henry Burstyn, IBI Group
Maria Gatzios, Gatzios Planning
Michael Montgomery, Kylemore Communities
Frank Spaziani, Kylemore Communities
Fedor Tshoukrine, Schaeffers Consulting Engineers

1. Call to Order

The Thornhill Sub-Committee convened at 9:05 AM with Regional Councillor Jim Jones in the Chair. The Committee recessed at 10:58 AM and returned at 11:10 AM.

2. Disclosure of Interest

None disclosed.

3. Staff Presentation on Langstaff Gateway Phase 1A Development Zoning By-law Amendment and Draft Plan of Subdivision Applications, including Precinct Plan and Phasing Plan

Carlson Tsang, Planner, West District, delivered a PowerPoint presentation on the Langstaff Gateway, including area context, applicable planning policies, guiding principles, and requirements under the Langstaff Gateway Secondary Plan. Requirements of the Phase 1A precinct plan as well as key benchmarks of the development phasing plan were identified.

4. Presentation by Condor Properties of In-Process Phase 1A Development Applications

- a. West Precinct
- b. File Nos. ZA/SU 18 162178, Ward 1

Andrew Ferancik, WND Associates, consultant for Condor Properties, delivered a PowerPoint presentation on the Condor Properties Draft Plan of Subdivision and Phase 1A Zoning By-law amendment applications within the West Precinct of the Langstaff Gateway. Interim and ultimate site plans, conceptual elevations and building renderings were also discussed.

5. Presentation by Kylemore Communities of Emerging Phase 1 Development Concept

- a. East Precinct

Maria Gatzios, Gatzios Planning, consultants for Kylemore Communities, delivered a PowerPoint presentation on the Kylemore Communities concept proposal for Phase 1A development within the East Precinct of the Langstaff Gateway.

6. Outline of Next Steps in Phase 1 Planning Process by Markham Planning Staff

Carlson Tsang, Planner II, West District, provided an update on outstanding items to be reviewed as part of Condor's Phase 1A precinct and phasing plan submissions, as well as next steps in both the Condor and Kylemore applications.

7. Discussion

The Committee discussed the following relative to the staff and applicant presentations:

- Potential for alternative uses of the cemetery lands within the vicinity of the Bayview access to the Langstaff Gateway
- Importance of confirming the location of the fire station to address the current service deficiencies identified in the Thornhill community
- Opportunities for integrating the required fire station into the built form of the mixed-use developments proposed by the applicants
- Importance of phasing development in the Langstaff Gateway in line with the provision of community services, facilities and amenities required to support the community
- Status of the community energy plan and steps currently being taken by Markham District Energy to identify and establish potential heating and cooling facilities
- Importance of future proofing buildings and infrastructure to accommodate potential servicing requirements and to avoid legacy costs for servicing improvements

The Committee discussed the potential of implementing an Automatic Waste Collection System (AVAC) as part of the waste and recycling management plan for the Langstaff Gateway. It was noted that more work is needed to establish a viable AVAC business model, including confirmation of ownership and maintenance responsibilities, revenue sources, and connection fees. Representatives from Condor advised that they are committed to continuing discussions with the City and will continue to take steps to future proof buildings and surrounding infrastructure for future servicing requirements.

There was discussion in relation to the dedication requirements of the urban school site required in Precinct 1 under the Langstaff Gateway Secondary Plan. Representatives from Condor advised that they have been in ongoing consultations with the York Region District School Board regarding a potential school site, and expressed concerns about the acreage requirements currently being requested by the board as presenting an obstacle to the development potential and overall vision for the Langstaff Gateway as provided in the Secondary Plan. The applicants requested that Phase 1A be permitted to move forward prior to establishing an exact location and size for the urban school. The Committee suggested that in order to satisfy the school site dedication requirements of the precinct plan, the applicants be permitted to identify a tentative location for the school through the use of a symbol with appropriate wording to indicate that the exact size, location and configuration will be determined through continued consultation with the school board. It was also suggested that the Mayor meet with representatives of the school boards to discuss concerns and strategies related to the location, size, configuration and funding requirements for urban schools within the Langstaff Gateway.

The Committee recommended that representatives from the York Region District School Board and York Catholic District School Board be invited to future meetings of the Thornhill Sub-Committee on the Langstaff Gateway.

Moved by Councillor Keith Irish
Seconded by Councillor Khalid Usman

That the Precinct Plan for Precinct 1 of the Langstaff Gateway identify a potential urban school site through an asterisk with appropriate supporting wording; and,

That the Mayor meet with the appropriate school board officials to discuss the location and parameters of an urban school site and related issues.

CARRIED

There was discussion in regard to the proposed site plan for the Condor Properties Phase 1A development. Concerns were raised by the applicant regarding the separation distance required by staff between the two proposed towers. There was discussion regarding the potential wind effects at the base of the buildings and the adjacent public park related to the distance separation of the buildings. There was also discussion on the potential requirements to mitigate the effects of wind, and whether these will require a realignment of the Condor Phase 1A block or may be addressed through alternative strategies such as wind barriers and landscaping. The Committee suggested that the applicant work with staff to address the issues raised.

8. Adjournment

The Thornhill Sub-Committee adjourned at 11:58 AM