



MINUTES
THORNHILL SUB-COMMITTEE
June 5, 2019, 9:00 a.m.
Council Chamber

Committee Members

Mayor Frank Scarpitti (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
Brenda Librecz, Commissioner, Community & Fire Services
Biju Karumanchery, Director, Planning & Urban Design
Ron Blake, Senior Manager, Development
David Miller, Manager, Development
Sean Hertel, Project Manager, Langstaff Gateway, Planning & Urban Design
Reza Fani, Manager, Development Engineering
Adam Grant, Deputy Fire Chief
Scott Chapman, Election and Council/Committee Coordinator

Applicants / Consultants

Sam Morra, Condor Properties
Giuseppe Russo, Condor Properties
Davide Pellegrini, Condor Properties
Andrew Ferancik, WND Associates
Sharon Stelling, WSP
Henry Burstyn, IBI Group
Maria Gatzios, Gatzios Planning
Michael Montgomery, Kylemore Communities
Gilbert Luk, York Region District School Board
Dawn Adams, York Region District School Board
Tod Dungey, York Region District School Board
Tom Petchkovsky, York Catholic District School Board
Christine Hyde, York Catholic District School Board
Peter Ronson, Markham District Energy
Fedor Tshoukrine, Schaeffers Consulting Engineers

1. Call to Order

The Thornhill Sub-Committee convened at 9:09 AM without quorum in the Council Chamber with Regional Councillor Jim Jones in the Chair. Quorum was achieved at 9:30 AM.

2. Disclosure of Interest

None disclosed.

3. Approval of the Previous Minutes

Moved by Mayor Frank Scarpitti
Seconded by Councillor Isa Lee

That the minutes of the Thornhill Sub-Committee meeting held May 1, 2019, be adopted.

CARRIED

4. Urban Schools within Langstaff Gateway

Sean Hertel, Project Manager, Langstaff Gateway, delivered a presentation on the Langstaff Gateway Community. Key requirements under the Langstaff Gateway Secondary Plan as well as outstanding issues in the Condor Phase 1 Precinct Plan were identified, including the location and configuration of urban schools.

Representatives from Condor Properties were in attendance and expressed concerns about the 5-acre site dedication currently being requested by the York Catholic District School Board and the York Region District School Board (School Boards) as presenting an obstacle to the development potential and overall vision for the Langstaff Gateway as provided in the Secondary Plan. School Board representatives were in attendance and proposed an alternative 3.5-acre school site dedication with an agreement from the developer to provide financial contributions for underground parking. It was noted that existing financial and policy constraints require this minimum land allocation to meet the safety and operational requirements of the school.

The Committee discussed potential solutions to the school site dedication requirement, including opportunities for shared park use within the Pomona Creek Park, as well as additional parkland that may be available by covering the Pomona Creek. Concerns were expressed regarding potential safety implications for students with respect to shared parks, impacts on limited greenspace available for use by the public, and the loss of a critical natural feature within the west precinct. There was discussion about the need for greater flexibility from the School Board, and the need for all parties to engage Provincial officials to develop an alternative funding framework and policy tools to facilitate the appropriate construction and configuration of urban schools within highly intensified areas.

The Committee recommended that the Condor applications be permitted to move forward through the use of an asterisk with appropriate wording within the Phase 1 Precinct Plan to denote the conceptual location of the school within the West Precinct with sufficient financial and development requirements described to ensure that future development applications will trigger school site and construction negotiations with the School Boards as a condition of development approvals.

Moved by Mayor Frank Scarpitti
Seconded by Councillor Khalid Usman

That staff be directed to meet with the applicants and school board representatives to develop appropriate wording to the Phase 1 Precinct Plan to secure an appropriate urban school site.

CARRIED

5. Municipal Facilities

a. District Energy

b. Fire Station

Sean Hertel, Project Manager, Langstaff Gateway, provided an update on the district energy and fire services plans within the west precinct. Mr. Hertel noted the importance of ensuring the presence of a temporary district heating and cooling plant at first occupancy, and identified interest expressed between Markham District Energy and Markham Fire for co-location with a temporary fire station to help facilitate economies of scale in the early stages of development.

There was discussion on the capital cost investment required by the City to construct the fire station as presenting a potential timing challenge to co-location with the district energy facility. Condor Properties representatives advised that a site located on Ruggles Avenue within the West Precinct under Condor ownership may be an appropriate location for the shared facility. A tour of the site, led by Condor, will be arranged to provide the parties with the opportunity to assess the appropriateness of the potential site.

6. New Business

There was discussion in regard to claims by CN Rail of potential “air rights” over the railway and potential implications of that on planning within the Langstaff Gateway. Staff advised that no concerns with respect to air rights have been communicated to the City by CN to date, and that any potential issues will be identified through continued discussions with the railway.

7. Adjournment

The Thornhill Sub-Committee adjourned at 10:39 AM.