

Thornhill Sub-Committee

Langstaff Gateway

Minutes

October 15, 2019, 3:00 PM - 5:00 PM
Council Chamber

Committee Members	Regional Councillor Jim Jones Councillor Keith Irish Councillor Khalid Usman	Councillor Isa Lee Deputy Mayor Don Hamilton (Ex-Officio)
Staff/Guests	<u>Staff</u> Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner, Development Services Biju Karumanchery, Director, Planning & Urban Design Ron Blake, Senior Development Manager David Miller, Manager, West District Sean Hertel, Project Manager, Langstaff Gateway Scott Chapman, Election and Committee Coordinator	<u>Guests</u> Andrew Ferancik, WND Planners Sam Balsamo, Condor Properties Sam Morra, Condor Properties Henry Burstyn, IBI Group Maria Gatzios, Gatzios Planning Frank Spaziani, Kylemore Communities

1. CALL TO ORDER

The Thornhill Sub-Committee meeting convened at the hour of 3:09 PM in the Council Chamber with Regional Councillor Jim Jones presiding as Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. STAFF PRESENTATION ON PHASE 1A DEVELOPMENT APPLICATIONS

Sean Hertel, Project Manager, Langstaff Gateway, addressed the Committee and provided members with a brief update on the status of the Phase 1A applications for the west and east precincts. Key issues to be resolved and next steps in the Phase 1A application process were identified.

4. APPLICANT UPDATE ON PHASE 1A DEVELOPMENT APPLICATIONS

4.1 CONDOR PROPERTIES (WEST PRECINCT)

Andrew Ferancik, WND Associates, consultant for Condor Properties, addressed the Committee and delivered a presentation on the applicant's revised Phase 1A application draft plan of subdivision for the west precinct. Key comments and issues addressed relative to the applicant's initial submission following consultations with staff and external agencies were identified.

The Committee discussed the following relative to the applicant's presentation:

- Potential issues resulting from the proposed reduction in parking facilities prior to delivery of the Yonge Street subway extension and other public transit enhancements in the area
- Feasibility and challenges associated with construction of the rail crossings required by the Langstaff Gateway Secondary Plan, including alterations to the surrounding road network and any potential "air rights" held by CN Rail that may be impacted by an overhead crossing
- The need for comprehensive and coordinated planning for underground infrastructure, including future-proofing for district energy requirements and a potential automatic waste collection system
- Location and configuration of the school to be provided in the west precinct, including potential opportunities for co-location with municipal facilities and the sharing of school park space with Pomona Mills Park

There was discussion regarding the phasing of development in the west precinct. It was noted that while the issues identified by Committee may not need to be resolved in full as a condition of approval for the applicant's Phase 1A draft plan of subdivision, they will need to be addressed as part of future phases to ensure an appropriate scale of community development. It was also noted that these matters will continue to be discussed with all relevant stakeholders in advance of subsequent phases. Staff also advised that these matters will be considered as part of an update to the Langstaff Gateway Secondary Plan.

4.2 KYLEMORE COMMUNITIES (EAST PRECINCT)

Maria Gatzios, Gatzios Planning, consultant for Kylemore Communities, addressed the Committee and delivered a presentation providing an update on the preliminary Phase 1A development application to be submitted for the east precinct. Ms. Gatzios provided members with an overview of the site context, phasing plan, preliminary development concept plan, outstanding issues, and next steps in the applicant's submission process.

There was discussion regarding the height and density figures contemplated in the applicant's forthcoming submission relative to those identified in the west precinct. It was noted that the applicant's height and density proposals are within the Phase 1A limits established by the Langstaff Gateway Secondary Plan.

5. DEVELOPMENT AND INFRASTRUCTURE DELIVERY OPTIONS IN LANGSTAFF GATEWAY REGIONAL CENTRE

This item was postponed to a future meeting.

6. ADJOURNMENT

The Thornhill Sub-Committee meeting adjourned at 4:53 PM.