



## MEMORANDUM

TO: Chair and Members of Development Services Committee

FROM: Arvin Prasad, Commissioner of Development Services

PREPARED BY: Marty Rokos, Senior Planner

REVIEWED BY: Biju Karumanchery, Director of Planning and Urban Design

DATE: February 11, 2020

RE: Application for Zoning By-law Amendment and Draft Plan of Subdivision, submitted by Condor Properties Ltd. to permit two residential towers of 50 and 45 storeys connected by a 10 storey podium at 25, 11, 9, and 5 Langstaff Road East (Ward 1)  
File No. ZA 18 162178 and SU 18 162178

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### RECOMMENDATION:

- 1) That the revisions in this memorandum be received.

### PURPOSE:

The purpose of this memorandum is to present changes to the staff report on today's Development Services Committee agenda relating to several items that have been identified through further discussions with the applicant since the staff report was drafted.

### BACKGROUND:

Subsequent to the staff recommendation report on the Application for Zoning By-law Amendment and Draft Plan of Subdivision, submitted by Condor Properties Ltd. to permit two residential towers of 50 and 45 storeys connected by a 10 storey podium at 25, 11, 9, and 5 Langstaff Road East (Ward 1), planning staff met once again with representatives from Condor Ltd. to discuss several proposed revisions to the details and recommendations of the report. These include matters relating to the CN rail crossings, school site, ground floor commercial, district energy plant and waste management, tower separation, affordable housing, and Alternative Infrastructure Policy. These matters are discussed in detail below.

## **DISCUSSION:**

### CN Rail Crossing

The applicant expressed concerns that the staff report may imply that the specific design and resolution of the CN rail crossings (under vs over) may need to be resolved prior to registration of the plan. Through discussions, staff advised that staff's key concern is not the determination of the design and configuration of the CN rail crossing prior to registration, but it instead is to ensure that whatever form the CN rail crossing takes, that grading and slopes of roads can be accommodated in an appropriate way and that the resulting slopes of roads will not negatively impact the viability of grade related commercial uses on these streets and will permit good access and appropriate grading of the Pomona Mills Creek Park. To this end, staff and the applicant have agreed that the applicant must submit a minimum of three grading scenarios covering the lands between Yonge Street and west of the CN Rail crossing that illustrate how these objectives can be met if:

- The roads cross over the CN rail line and the creek remains open
- The roads cross over the CN rail line and the creek is covered
- The roads cross under the CN rail line.

Staff will also be revising the conditions of draft plan approval to be submitted in their final form at the Council meeting of February 25 to require that these grading scenarios be submitted and reviewed to the satisfaction of the Director of Planning and Urban Design prior to the approval of engineering drawings.

### School Site

The school site issue has generally been resolved as all that remains outstanding is a minor modification to the Precinct Plan as requested by the School Board that the applicant is now in agreement with. The condition of draft plan approval relating to the location and size of the future public elementary school will therefore be deleted.

### Ground floor commercial

As mentioned in the staff report, the Secondary Plan requires the ground floor to be non-residential. Staff has had discussions with the applicant and can agree that a minimum of 10,000 square feet of non-residential uses will be required and that in addition, residential uses can be accommodated on the ground floor provided that they are live/work units in less prominent locations. Conditions of draft plan approval and the zoning by-law will be modified accordingly.

### District energy plant and waste management

Certain matters relating to Markham District Energy (MDE) remain to be finalized, and similarly, details with respect to the Automated Vacuum Waste Collection System (AVAC) are also outstanding. The applicant is supportive of both these systems but

cannot incorporate them into the proposed development until these matters are finalized. The applicant will incorporate the necessary infrastructure for both these systems into the proposed buildings if the City has formulated the necessary plans and it is therefore feasible to do so at the time of construction. The applicant will address this issue through the site planning process. Conditions of draft plan approval will be revised accordingly.

#### Tower separation

The draft zoning by-law currently requires a minimum 35 m tower separation. Staff agree with the applicant that a 25 m tower separation is acceptable based on appropriate implementation of wind impact mitigation measures.

#### Affordable housing

The staff report indicated that additional units being proposed will be conveyed to the City. However, the applicant has clarified that the units will be made available to satisfy the City's affordable housing strategy, once it is fully developed. The applicant proposes up to 30 units of affordable housing, or alternatively up to 1500 m<sup>2</sup> GFA, which represents the equivalent of two tower floors.

#### Stormwater management storage tanks

The staff report indicated that Stormwater management storage tanks were deemed to be alternative infrastructure subject to the City's Alternative Infrastructure Policy (AIP). The applicant noted that Stormwater management storage tanks have always been contemplated in the secondary plan as a necessary element of urban infrastructure in Langstaff. As such, the storage tanks should formulate a baseline condition and not one that requires the alternative infrastructure policy to apply. Staff have reviewed this request with the Director of Engineering and has confirmed that the Alternative Infrastructure Policy will not apply in Langstaff.

### **CONCLUSION:**

Staff support these revisions. In addition to the matters noted above, it is anticipated that there will be additional modifications to the zoning by-law and conditions of draft plan approval, which will be finalized in consultation with the applicant and presented to Council at the February 25, 2020 Council meeting.