

Electronic Development Services Public Meeting Minutes

Meeting Number 10
June 28, 2021, 7:00 PM - 9:00 PM
Live streamed

Roll Call	Mayor Frank Scarpitti Deputy Mayor Don Hamilton Regional Councillor Jack Heath Regional Councillor Joe Li Regional Councillor Jim Jones Councillor Keith Irish Councillor Alan Ho	Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Khalid Usman Councillor Isa Lee
Staff	Andy Taylor, Chief Administrative Officer Biju Karumanchery, Director, Planning & Urban Design Stephen Kitagawa, Acting Manager, Development - West	Marty Rokos, Senior Planner Mary-Jane Courchesne, Acting Council/Committee Coordinator Martha Pettit, Deputy Clerk Laura Gold, Council/Committee Coordinator

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1. CALL TO ORDER

The Development Services Public Meeting convened at 7:03 PM with Councillor Keith Irish in the Chair.

Committee recessed from 8:49 – 9:00 PM.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no pecuniary interests.

3. REPORTS

3.1 PRELIMINARY REPORT APPLICATION FOR OFFICIAL PLAN AMENDMENT, SUBMITTED BY 10 RUGGLES AVE DEVELOPMENT INC. AT 10, 20, 24, AND 26 RUGGLES AVENUE AND 5, 9, 11, 25, AND 39 LANGSTAFF ROAD EAST

TO FACILITATE COVERING POMONA MILLS CREEK THROUGH THE SUBJECT LANDS (WARD 1) (10.3)

The Public Meeting this date was to consider an application submitted by 10 Ruggles Ave Development Inc for Official Plan Amendment to facilitate covering Pomona Mills Creek through the subject lands at 10, 20, 24 and 26 Ruggles Avenue and 5, 9, 11, 25, and 39 Langstaff Road East (Ward 1).

The Committee Clerk advised that 40 notices were mailed on June 28, 2021, and a Public Meeting sign was posted on June 4, 2021. There were 6 written submissions received regarding this proposal.

Marty Rokos, Senior Planner, provided a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

In response to an inquiry from the Committee, Biju Karumanchery, Director of Planning & Urban Design, clarified that the Toronto Region and Conservation Authority is requiring the applicant to provide downstream compensation to mitigate the environmental impacts of covering the creek.

Andrew Ferancik, WND Associates, representing the applicant, provided a presentation on proposed development application.

The following deputations were made on the development proposal:

- Grace Cale expressed concern regarding the impacts of converting environmentally protected valley lands to parks and open space, suggesting that covering the creek may impact pollution, flooding, and biodiversity in the surrounding area. Ms. Cale also expressed concern that it could produce a ripple effect and it could lead to other requests to convert environmentally protected “valley lands” to “parks and open space”.
- Valerie Burke expressed concern regarding the departure from the original vision by Peter Calthorpe to restore the creek and ecological corridor on this site. Ms. Burke also expressed concern regarding the impact of covering of the creek will have on wildlife, biodiversity, and on properties downstream.
- Homeira Shahsavand expressed concern that covering the creek may impact the Redside dace (an endangered species), flooding, and the natural heritage features on the site. She inquired whether the TRCA was satisfied with the proposal.

- Adam Birrell, representing the Society for the Preservation of Historic Thornhill, spoke in opposition to the covering of the creek and in support of the restoration of the ecological corridor. Mr. Birrell noted the importance of protecting environmentally protected lands, and Markham's commitment to protecting these lands in its 2014 Official Plan. Mr. Birrell also questioned why the public meeting was being held prior to the input from the Toronto Region and Conservation Authority's (TRCA) being received.
- Ava Kwantees expressed concern that the covering of the creek will impact on the habitat and Pomona Mills Park, noting that the park is very important to the community and that it should be restored and protected and provide walking trails.
- Madison Luft expressed concern that the creek is being covered and suggested that the original plan to revitalize the creek would be better for the community and wildlife and that covering the creek would be short-sighted.
- Morgan Luft expressed concern that the covering of the creek would impact wildlife and the Pomona Mills Park.
- Evelin Ellison, Thornhill Ward One South Residents Association, expressed concern that the creek is proposed to be covered and that there will be environmental consequences. The comments from the TRCA need to be reviewed. Ms. Ellison suggested the creek should be environmentally protected restored and revitalized with native vegetation for future residents to enjoy.
- Natalie Telfer expressed concern regarding the covering of the creek and spoke in support of restoring the ecological corridor for future residents to enjoy. She noted that the Peter Calthorpe plan highlights the ecological corridor and the natural meander of the creek.
- Mike Everard, Consultant, Holy Cross Catholic Cemetery, requested that the applicant investigate the impact of covering the creek on frequent storms and on the flooding of the cemetery grounds. Mr. Everard was interested in knowing if it would reduce the flooding on the cemetery grounds during frequent storms.
- Barry Nelson suggested that the original consultant should provide input on the vision for the site and re-assess the grading requirements for the site. Mr. Nelson expressed concern that an Archeological Study has not been conducted on the site, as pre-historic artifacts were found in close proximity to the site.

Committee provided the following feedback on the proposal to cover the creek:

- Suggested that the impacts of covering the creek should be discussed at a Development Services Committee meeting in the fall prior to the recommendation report being brought forward to Committee (i.e. the impacts on the environment, cemetery, and on the creek in other locations);
- Noted that there is a good rationale to cover the creek given the grading issue;

- Discussed the grading and the retaining wall that would be required and what the interface with the cemetery would be if the creek remained open;
- Noted that a lot more information is available since the vision for site was created;
- Advised that the Pomona Mills Park will not be impacted by the covering of the creek;
- Suggested the applicant provide more diagrams or images that visually show the options for the park (the covering creek versus not covering the creek);
- Committee needs a better understanding on the impact this will have on the cemetery.
- The impacts this will have on the YNSE and not just the impacts on Pomona Creek.

Mr. Karumanchery clarified that the Statutory Public Meeting is often held prior to all input from stakeholders being received, as the purpose of public meeting is to receive input from the public. Staff consider all stakeholder input when preparing the recommendation report. Mr. Karumanchery agreed to upload the TRCA report on the City's website prior to the recommendation report being brought forward to the Development Services Committee. Mr. Karumanchery will also ask the TRCA if the covering of the creek will cause any impact to sites downstream, and how it will impact flooding from frequent storms.

Jeff Hirvonen, Geoprocess, advised that the flood analysis conducted looked at the impact of covering the creek on a regional storm (a storm greater than the 100 year storm) rather than on frequent storm events. Mr. Hirvonen agreed to look at the impact of covering the creek on frequent storm events.

Ian Roul, Geoprocess, further clarified that the flood analysis conducted ensures that there will be no negative impact to sites downstream in a worst-case scenario.

Sam Morra, Condor Properties, indicated that there will be no increased impact on downstream locations and no impact as a result of covering the creek.

Mr. Everard requested that his contact information be provided to the applicant so that they can contact him regarding the impact the covering of the creek will have on the flooding of the cemetery grounds as result of frequent storms.

Mr. Ferancik advised that a significant retaining wall will be required to address the slope from the creek to the CN rail corridor if the creek is to remain open.

Moved by Regional Councillor Jack Heath

Seconded by Deputy Mayor Hamilton

That Staff provide a presentation to the Development Services Committee on all impacts that may result from the covering the Pomona Creek prior to the recommendation report being brought forward to the Development Services Committee.

Carried

Moved by Regional Councillor Jim Jones

Seconded by Councillor Amanda Collucci

1. That the Record of the Public Meeting held on June 28, 2021 with respect to the proposed Official Plan Amendment to cover a portion of Pomona Mills Creek at 10, 20, 24, and 26 Ruggles Avenue and 5, 9, 11, 25, and 39 Langstaff Road East, on the south and east sides of Langstaff Road East and the west side of Ruggles Avenue, east of Yonge Street (Ward 1), File No. PLAN 20 132805 be received; and,
2. That the application by 10 Ruggles Ave Development Inc. to amend the Official Plan be referred back to staff for a report and a recommendation to evaluate the proposal.

Carried

4.2 PRELIMINARY REPORT APPLICATION FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION, SUBMITTED BY LANGSTAFF LAND HOLDINGS LTD. AT 201, 203, 205, AND 206 LANGSTAFF ROAD EAST AND 3, 5, 11, AND 17 ESSEX AVENUE TO FACILITATE THE DEVELOPMENT OF A HIGH-RISE, MIXED-USE RESIDENTIAL AND COMMERCIAL COMMUNITY (WARD 1) (10.5, 10.7)

The Public Meeting this date was to consider an application submitted by Langstaff Land Holdings Ltd for Zoning By-law Amendment and Draft Plan of Subdivision to facilitate the development of a high-rise, mixed-use residential and commercial community at 201, 203, 205 and 206 Langstaff Road East and 3, 5, 11 and 17 Essex Avenue (Ward 1).

The Committee Clerk advised that 69 notices were mailed on June 8 2021, and a Public Meeting sign was posted on June 4, 2021. There were 2 written submissions received regarding this proposal.

Marty Rokos, Senior Planner, provided a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Maria Gatzios, Gatzios Planning, provided a presentation on the proposed development. Ms. Gatzios advised that the applicant is working with staff to ensure that South Boulevard is the appropriate width and on resolving whether the driveway 'B' should be a private or public road. The applicant is also investigating the opportunities of the proposed development being connected to Markham District energy, and having an automated vacuum waste collection system.

The following deputations were made on the proposed development:

- Mike Everard expressed concern that the proposed south-west orientation of the proposed development, and the reduction of width of South Boulevard from 30 to 27 metres will interfere with the privacy of cemetery patrons. Mr. Everard requested that the design of the proposed development be adjusted so that the buildings fronting the cemetery property have a north south orientation so that the balconies, and party rooms do not face the cemetery and interfere with privacy of cemetery patrons. Mr. Everard also requested that he be invited to attend future Thornhill Sub-Committee meetings, and that the cemetery be provided with a copy of the Storm Water Management Report, Wood Lot Management Plan, and the parkland deficiencies for the proposed development. Mr. Everard also requested to review the cross sections in greater detail.
- Hamed Ismailzadeh, landowner of neighbouring property of the future phase of the proposed development (145 Langstaff Avenue East and 32 Essex Avenue), requested to be part of the development process when future phases of the proposed development are

being developed and requested to review all technical reports.

- Evelin Ellison expressed concern that the woodlot would be compromised, and that the proposed 49 storey building will create light pollution and will be unpleasant to view, suggesting that a study should be conducted on how the proposed development will impact existing communities to the south and east of proposed development. Ms. Ellison also expressed concern that traffic to the Langstaff GO station will increase due to the proposed development. Ms. Ellison also emphasized the importance of connecting the proposed development to the existing Thornhill community, and requested that a southern and eastern streetscape of the proposed streetscape be prepared.

Committee discussed the following relative to the proposed development:

- Inquired what the width of the greenspace located in the centre of the new Langstaff community will be;
- Discussed the small piece of property near the 407 ramp;
- Inquired how many underground parking levels and parking spots are proposed;
- Discussed the woodlot connections and noted that it is being preserved;
- Question if there will be park in the woodlot.

Mr. Everard advised that the Holy Cross Catholic Cemetery plans to extend its cemetery lands on the north side of Langstaff if the alternative location at 19th Avenue and Woodbine is not approved. The cemetery will not permit public access to the woodlot on its property.

Mr. Rokos advised that staff are requesting that South Boulevard be 30 metres ROW so that it is wide enough to include cycling facilities and infrastructure.

Mr. Karumanchery indicated that the site plan application will be brought forward to Development Services Committee.

Ms. Gatzios advised that there will be approximately 5,300 units and that the proposed greenspace located in the centre of the Langstaff community will be approximately 20-30 meters in width. Ms Gatzios indicated that the number of underground parking spots will be confirmed during the site plan process, noting the underground parking garage is not anticipated to have any water table issues. Ms. Gatzios also advised that the western portion of the woodlot on the subject lands is proposed to be used as a park, and that the woodlot will not be impacted by the proposed development. Ms. Gatzios confirmed that the applicant will look at the request to change the orientation of the buildings fronting the cemetery to a north-south orientation, but made no commitment. Ms. Gatzios also advised that the proposed development has been designed to be respectful of the abiding property owners (i.e. the proposed development is only using its share of the density allotment for the site, lower condominiums are proposed near the abiding properties, and the underground parking is being designed so that there may be an opportunity for the abiding properties to connect).

Moved by Regional Councillor Jim Jones

Seconded by Councillor Isa Lee

1. That the Record of the Public Meeting held on June 28, 2021 with respect to the proposed Zoning By-law Amendment and Draft Plan of Subdivision to develop a high-rise, mixed-use residential and commercial community at 201, 203, 205, and 206 Langstaff Road East and 3, 5, 11, and 17 Essex Avenue, on both sides of Langstaff Road East and the east side of Essex Avenue, west of Bayview Avenue (Ward 1), File No. PLAN 21 103970 be received; and,
2. That the application by Langstaff Land Holdings Ltd., for Draft Plan of Subdivision and to amend By-law 2551, as amended, be referred back to staff for a report and a recommendation to evaluate the proposal.

Carried

5. ADJOURNMENT

The Development Services Public Meeting adjourned at 10:04 PM.