



MEMORANDUM



TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: September 14, 2022

SUBJECT: Site Plan Control Application
Adjacent to a Municipally-recognized Heritage Resource
5, 9, 11, & 25 Langstaff Road East, Thornhill
Proposed High-rise Development
22 247842 SPC

Property/Building Description: Currently vacant land

Use: Permissions exist for a mixed-use high-rise development

Heritage Status: 5, 9, 11 & 25 Langstaff Road East do not contain any municipally-recognized heritage resources, although they are considered *adjacent*, as defined in the City of Markham Official Plan (2014), to the listed property at 26 Langstaff Road East (the former Willowdale Baptist Church).

Application/Proposal

- The City has received a Site Plan Control (SPC) application for the properties municipally-known as 5, 9, 11 & 25 Langstaff Road East (the “subject lands”);
- The applicant (Condor Acquisitions Inc) is proposing two towers of 49-storeys (Tower A) and 46-storeys (Tower B). The podium element ranges from two (2) to ten (10) storeys in height, consisting of at-grade commercial uses, sixteen (16) townhouse units, two residential lobbies as well as retail and indoor amenity space;
- The proposed development is comprised of 1,132 residential units. The total proposed residential gross floor area is 91,200 square metres (981,668 square feet). The total proposed retail gross floor area is 1,080 square metres (11,625 square feet), and is located within the ground floor area of the podiums. The proposed development provides a total of 751 parking spaces in three levels of underground parking.

Context

- The subject lands are located on the east side of Langstaff Road approximately halfway between Yonge Street to the west, and Ruggles Avenue to the east;
- The majority of surrounding buildings have been removed and the land left vacant. There remains a small concentration of buildings located on the east side of Ruggles Avenue

that house light industrial uses, along with the vacant church and former dwelling at 26 and 28 Langstaff Road East, respectively. A Part IV (individually designated) property known as the Munshaw House is located at 10 Ruggles Avenue (west side) which is approximately 100 m from the proposed development site.

- The vacant church at 26 Langstaff Road East is owned by the provincial government.

Heritage Policy

Markham Register of Property of Cultural Heritage Value or Interest

- The subject lands do not contain any properties that are municipally-recognized as a *cultural heritage resource*. They are, however, located *adjacent* (within 60m of a *cultural heritage resource*), as defined within the 2014 Official Plan (OP), to a property listed on the City of Markham's Register of Properties of Cultural Heritage Value or Interest at 26 Langstaff Road East. For further information about the heritage property, refer to the Staff memo (on the September 14, 2022 Heritage Markham agenda) regarding the Cultural Heritage Evaluation Report (CHER) undertaken by TMHC Inc.;

Markham Official Plan

- Section 4.5.1.1 of the 2014 Official Plan directs Staff to review any application for development approval on lands adjacent to *cultural heritage resources* to maintain the integrity of those resources. This review includes Site Plan Control applications;
- Section 4.5.3.3 of the OP notes it is the policy of Council “to ensure that development that directly affects a *cultural heritage resource* itself and *adjacent lands*, is designed, sited or regulated so as to protect and mitigate any negative visual or physical impact on the heritage attributes of the resource, including considerations such as scale, massing, height, building orientation and location relative to the resource”.

Staff Comment

- This area of Markham is planned for a high density, high-rise, mixed use development. In September 2021, the Province announced a proposed Bridge Station Transit Oriented Community (TOC) that would apply to approximately 25 hectares within the Langstaff Gateway Secondary Plan area. The area is bound by Yonge Street to the west, Hwy 7 to the north, Cedar Avenue to the east and the Holy Cross Catholic Cemetery to the south.
- On April 14, 2022 the Province issued an enhanced Minister’s Zoning Order to provide zoning for the Bridge Station TOC.
- Heritage Section staff have reviewed the submitted SPC application, and have no comment from a heritage perspective as to any impact to the cultural heritage value of the property at 26 Langstaff Road given the overall Council-approved development approach for the Langstaff community.

Suggested Recommendation for Heritage Markham

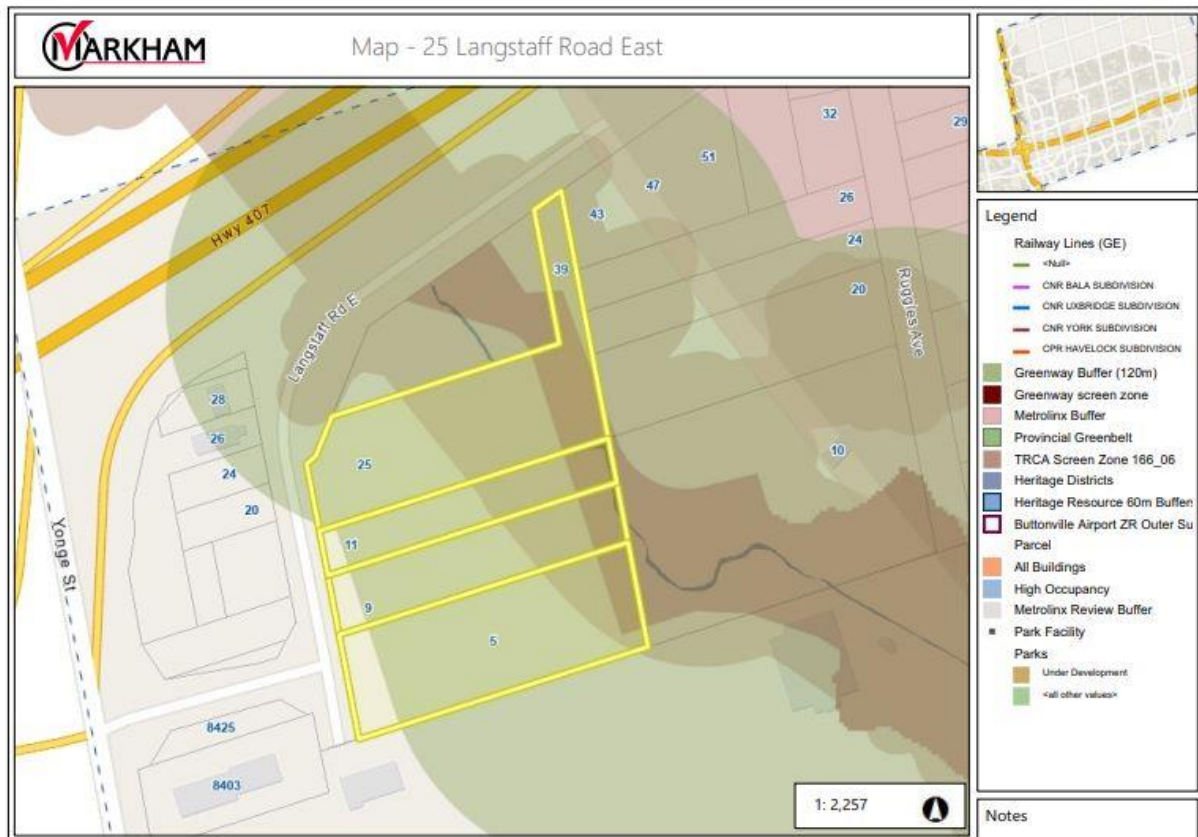
THAT Heritage Markham has no comment from a heritage perspective on the Site Plan Control application for 5, 9, 11, & 25 Langstaff Road East.

ATTACHMENTS:

Appendix 'A'	Location Map
Appendix 'B'	Aerial Image of the Subject Lands
Appendix 'C'	Proposed Site Plan and Renderings

Appendix 'A'

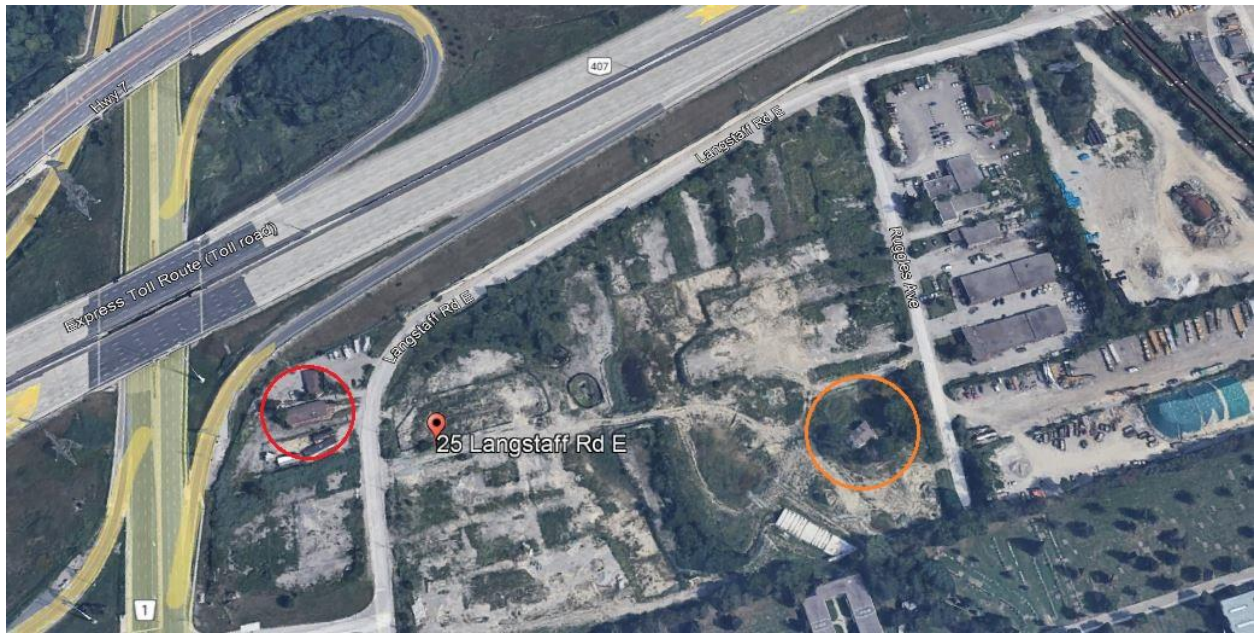
Location Map



The subject lands are outlined in yellow (Source: City of Markham)

Appendix 'B'

Aerial Image of the Subject Lands



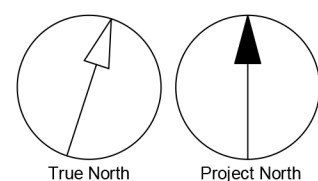
Aerial Image of the subject lands with the adjacent listed property at 26 Langstaff Road East circled in red, and the Part-IV designated property at 10 Ruggles Avenue circled in orange (Source: Google)

Appendix ‘C’

Proposed Site Plan and Renderings



 SITE PLAN - GOOGLE MAP
Scale: NTS



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ISSUES

No.	DESCRIPTION	DATE
A	ISSUED FOR SPA	2022-06-24

NOT FOR CONSTRUCTION

CONSULTANTS

Landscape Architect:	NAK Design Strategies
Structural consultant:	RJC Engineers
M & E consultant:	Smith + Andersen
Civil consultant:	Schaeffer & Associates
Traffic consultant:	WSP Global
Shoring consultant:	Tarra Engineering
Interior Designer:	CHIL Interior Design
Wind Consultant:	Gradient Wind Engineering
Acoustic consultant:	Jade Acoustics

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PROJECT

BRIDGE STATION MASTER
PLAN PHASE 1A- BLOCK W03
MARKHAM, ONTARIO
L3T 2C7

PROJECT NO:
113319

DRAWN BY: Author	CHECKED BY: Checker
PROJECT MGR: Designer	APPROVED BY: Approver

SHEET TITLE

SITE PLAN – GOOGLE MAP

SHEET NUMBER	A104	ISSUE	A
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SHEET TITLE

PERSPECTIVE VIEW LOOKING
SOUTH

<div>SHEET NUMBER</div> <div>A501</div>	<div>ISSUE</div> <div>A</div>
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BIW 360/113319 - Langstaff Block W03 R2020/113319_LANGSTAFF W03-07-PODIUM & PARKING-F20.rvt

10mm

SCALE CHECK

1"=10'



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SHEET TITLE
**PERSPECTIVE VIEW LOOKING
NORTH**

SHEET NUMBER	ISSUE
A502	A



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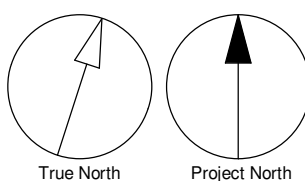
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PODIUM VIEW LOOKING
SOUTH

SHEET NUMBER
A503

ISSUE
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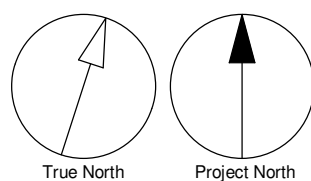
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SHEET TITLE
PODIUM VIEW LOOKING
NORTH

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UP

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