



<b>Date:</b>	Tuesday, June 25, 2024		
<b>Application Type:</b>	Ministers Zoning Order Request (the “Application”)		
<b>Owner:</b>	Langstaff Land Holdings Ltd. (the "Owner")		
<b>Agent:</b>	Gatzios Planning + Development Consultants Inc. (Maria Gatzios)		
<b>Proposal:</b>	Request for the City to support a Ministers Zoning Order to revise the current zoning permissions for the development of a high-density mixed-use community including schools, a community centre, public parks, and a revised road network (the “Proposed Development”)		
<b>Location:</b>	Southwest of Highway 407, north of Holy Cross Catholic Cemetery, and east of Cedar Avenue (the “Subject Lands”)		
<b>File Number:</b>	PLAN 23 148479	<b>Ward:</b>	1
<b>Prepared By:</b>	Daniel Brutto, CPT, MCIP RPP, ext. 2468 Senior Planner and Acting Manager, West Planning District		
<b>Reviewed By:</b>	Stephen Lue, MCIP RPP, Senior Manager, Development		

**PURPOSE**

This preliminary information pertains to a request to support a Ministers Zoning Order (“MZO”) submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation.

**PROCESS TO DATE**

- Staff received the Application on December 7, 2023.

**NEXT STEPS**

- Public Meeting is scheduled for June 25, 2024
- Final Report for consideration by the Development Services Committee (“DSC”)
- In the event Council chooses to support the Application by way of a Council Resolution, the draft MZO will be submitted, along with other required documentation, to the Ministry of Municipal Affairs and Housing (“MMAH”) for approval
- In the event the MMAH approves the MZO request, submission of future Draft Plan of Subdivision and Site Plan Approval Applications

## BACKGROUND

### Subject Lands and Area Context

The 21.4 ha (52.9 ac) Subject Lands are currently occupied with a variety of uses including light industrial, outdoor storage, natural heritage, and, in limited instances, residential, as shown on Figures 2 and 3. Figure 3 shows the surrounding land uses. The Owner, through its associated companies, has a controlling interest in 17 properties or 35% of the lands that make up the Subject Lands.

### Langstaff Gateway Secondary Plan Area (OPA 183)

The Subject Lands form the eastern part of the Langstaff Gateway Area, which is approximately 47 ha (116 ac) bounded by Holy Cross Cemetery to the south, Yonge Street to the west, and Highway 407 to the north and east. In 2011, the Langstaff Gateway Secondary Plan was approved, which provide a vision for an intensely urban and transit-focused community with specific policies and related requirements for a community consisting of approximately 32,000 people (15,000 units) and 15,000 jobs. Figure 4 shows the Langstaff Gateway Secondary Plan land use schedule.

### Bridge Station Transit Orientated Community

In April 2022, the Minister of MMAH issued a MZO (Ontario Regulation 345/22) for the western part of the Langstaff Gateway Area as part of the implementation of its Bridge Station Transit Orientated Community (“TOC”). The Bridge Station TOC reflects the provincial decision to relocate the planned subway station from Yonge Street to the CN Rail Line. Figure 5 shows the Bridge Station TOC Master Plan. Table 1 below summarizes the key estimates between the Langstaff Gateway Secondary Plan and the Bridge Station TOC MZO.

	<b>Langstaff Gateway Secondary Plan</b> (west of Cedar Avenue)	<b>Bridge Station TOC MZO</b>	<b>Difference</b>
<b>Population:</b>	22,259 (2.13 PPU <sup>2</sup> )	43,644 (2.13 PPU)	+21,385
<b>Residential Units:</b>	10,450	20,490	+ 10,040
<b>Jobs:</b>	14,898	10,864	- 4,034
<b>Total Parkland (ha.):</b>	3.03 (36% encumbered)	5.0 (all parkland permitted to be encumbered <sup>3</sup> )	+ 1.97

<sup>1</sup>Source: Markham Staff Report entitled “City Comments on Provincial Bridge Station Transit Oriented Community Proposal” dated January 24, 2022

<sup>2</sup> PPU: People Per Unit established by OPA 183

<sup>3</sup> Source: MZO (O. Reg 345/22)

<b>Table 1: Langstaff Gateway Secondary Plan vs. Bridge Station TOC MZO<sup>1</sup></b>			
<b>Building Heights (storeys):</b>	3-50	15-80	+ 30

### **Zoning Order Framework (2024)**

The Application was submitted in December 2023, as a Community Infrastructure Housing Accelerator (“CIHA”) request. On June 6, 2024, through Bill 185, the *Cutting Red Tape to Build More Homes Act*, the Province repealed the CIHA provisions in the *Planning Act* and released a new zoning order framework to guide requests for MZOs. As a result, the Applicant requested the process to be shifted from a CIHA to a MZO request.

The MZO [framework](#) suggests the Minister will consider such requests that meet at least one of the following intake thresholds:

- a) requests that deliver on a provincial priority that is supported by a minister (e.g., long-term care, hospitals, transit-oriented communities, educational facilities, housing priorities, economic development, manufacturing, etc.)
- b) requests that are supported by a single-tier or lower-tier municipality (e.g., through a municipal council resolution or a letter from a mayor where the municipality has been designated with strong mayor powers)

There are several submission expectations the Minister has, some of which include:

- a copy of the draft zoning order;
- a description of consultation with the public and engagement with Indigenous communities;
- for municipally supported zoning order requests:
  - evidence of municipal support for the proposed project
  - information related to land ownership and name of the requestor
- rationale on why the project requires ministerial zoning relief rather than following municipal planning processes;
- justification for the exemption of the application of provincial and local land use policies to downstream approvals, where requested;
- anticipated timing for project completion; and
- information related to how and when servicing (water/wastewater) will be addressed

### Indigenous consultation work ongoing

Under the zoning order framework, there is an expectation that consultation with Indigenous communities takes place, which Staff have initiated. The process and assessment of the Indigenous engagement and consultation will be detailed through a final report to the DSC.

### **The Owner seeks Council support for an MZO request to support the Proposed Development**

Figures 6 and 7 conceptually show the Proposed Development with key estimates summarized in Table 2 that compares the Langstaff Gateway Secondary Plan with the Draft MZO (see Appendix A).

The total planned population and residential unit counts between the Bridge TOC MZO and the Proposed Development would equal 63, 417 people and 29, 773 units.

<b>Table 2: Langstaff Gateway Secondary Plan vs. Proposed Development (MZO)<sup>4</sup></b>			
	<b>Langstaff Gateway Secondary Plan</b> (east of Cedar Avenue)	<b>Proposed Development (MZO)</b>	<b>Difference</b>
<b>Population:</b>	10,064 (2.13PPU)	19,773 (2.13PPU)	+ 9,709
<b>Residential Units:</b>	4,725	9,283	+ 4,558
<b>Residential GFA (m<sup>2</sup>):</b>	363,825	714,814	+ 350,989
<b>Non-residential GFA (m<sup>2</sup>):</b>	49,500	50,492	+ 992
<b>Total Parkland (ha):</b>	5.2 (~1.2 encumbered)	5.31 (~1.2 encumbered)	+0.11
<b>Building Heights (storeys):</b>	3-50	8-58	+ 8

The purpose of the Application is to align the roads and parks systems within the eastern Langstaff Gateway Area (including school sites, a community centre and other community space) and complement the height and density permissions (but not mirror) with the Bridge Station TOC MZO to the west.

Figure 8 shows a comparison between the Bridge Station TOC Master Plan and the Langstaff Gateway Secondary Plan land use schedule. Figure 9 shows a comparison between the Bridge Station TOC Master Plan and the Proposed Development.

As conditions of approval, the Owner proposes that:

- 5% of the total units as affordable housing;
- an underground pathway plan be approved by the City;
- a connection to the City’s District Energy and Cooling infrastructure be provided;
- clearance from the developers group trustee be provided to the City;
- a Master Plan be prepared by the proponent and approved by the City; and,
- a Comprehensive Block Plan be prepared by the proponent and approved by the City.

**Staff identified the following preliminary list of matters that will be assessed through the review, including other matters and issues, and addressed in a future final report to the DSC**

<sup>4</sup> **Source:** Planning Justification Report prepared by Gatzios Planning + Development dated December 2023

**a) Adherence to the Zoning Order Framework**

- i) The Application will be reviewed in the context of the zoning order framework established by MMAH.

**b) Review of the Proposed Development will include, but not limited to, the following:**

- i) Examination of whether the proposed height, density, built form, massing, and mix of land uses proposed are appropriate.
- ii) Evaluation of the compatibility with existing and planned development within the surrounding area.
- iii) Sun shadow analysis and the impacts to the immediate surrounding areas.
- iv) Traffic impact, road network, vehicular access, transportation demand management, pedestrian and active transportation connections, pedestrian safety, and ensuring the adequate supply of parking spaces for commercial and residential uses.
- v) Evaluation of whether the community services and facilities contemplated on the Subject Lands are sufficient.

**c) Parkland Dedication**

- i) The Proposed Development will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland.
- ii) The review will include an evaluation of the location and sizes of parks proposed.

**d) Affordable Housing**

- i) The Proposed Development will be reviewed in consideration of Provincial, Regional, and City policies to ensure that the Proposed Development provides an appropriate amount of affordable housing.

**e) Allocation and Servicing**

- i) Should the MZO request be endorsed by Council and approved by the MMAH, the availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council.

**f) External Agency Review**

- i) The Application has been circulated to external agencies including, but not limited to, York Region, Toronto Region and Conservation Authority, Metrolinx, Ministry of Transportation, Canadian National Rail, and the School Boards.

**g) Required Future Applications**

- i) The Owner must submit applications for Draft Plan of Subdivision, Site Plan, and Draft Plan of Condominium should the Application be approved by the Minister of MMAH.

**Attachments:**

- Figure 1: Location Map
- Figure 2: Aerial Photo
- Figure 3: Area Context and Zoning
- Figure 4: Langstaff Gateway Secondary Plan: Schedule AA – Detailed Land Use Plan
- Figure 5: Bridge Station TOC Master Plan
- Figure 6: Demonstration Plan A
- Figure 7: Demonstration Plan B
- Figure 8: Composite Plan - Bridge Station TOC Master Plan and the Langstaff Gateway Secondary Plan Land Use Schedule
- Figure 9: Composite Plan - Bridge Station TOC Master Plan and the Proposed Development
- Appendix A: East Langstaff Draft MZO (June 3, 2024)

Figure 1

Location Map

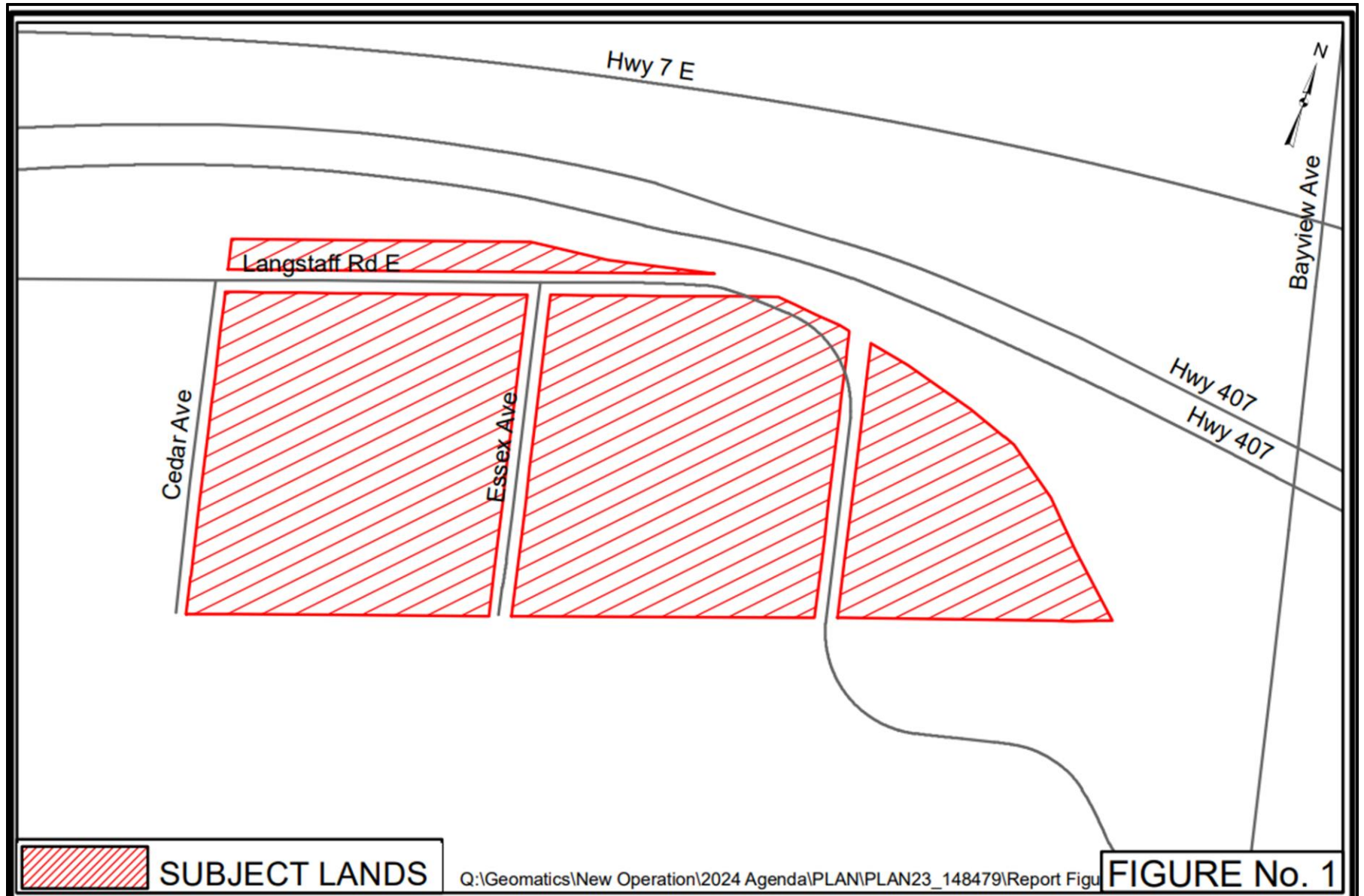
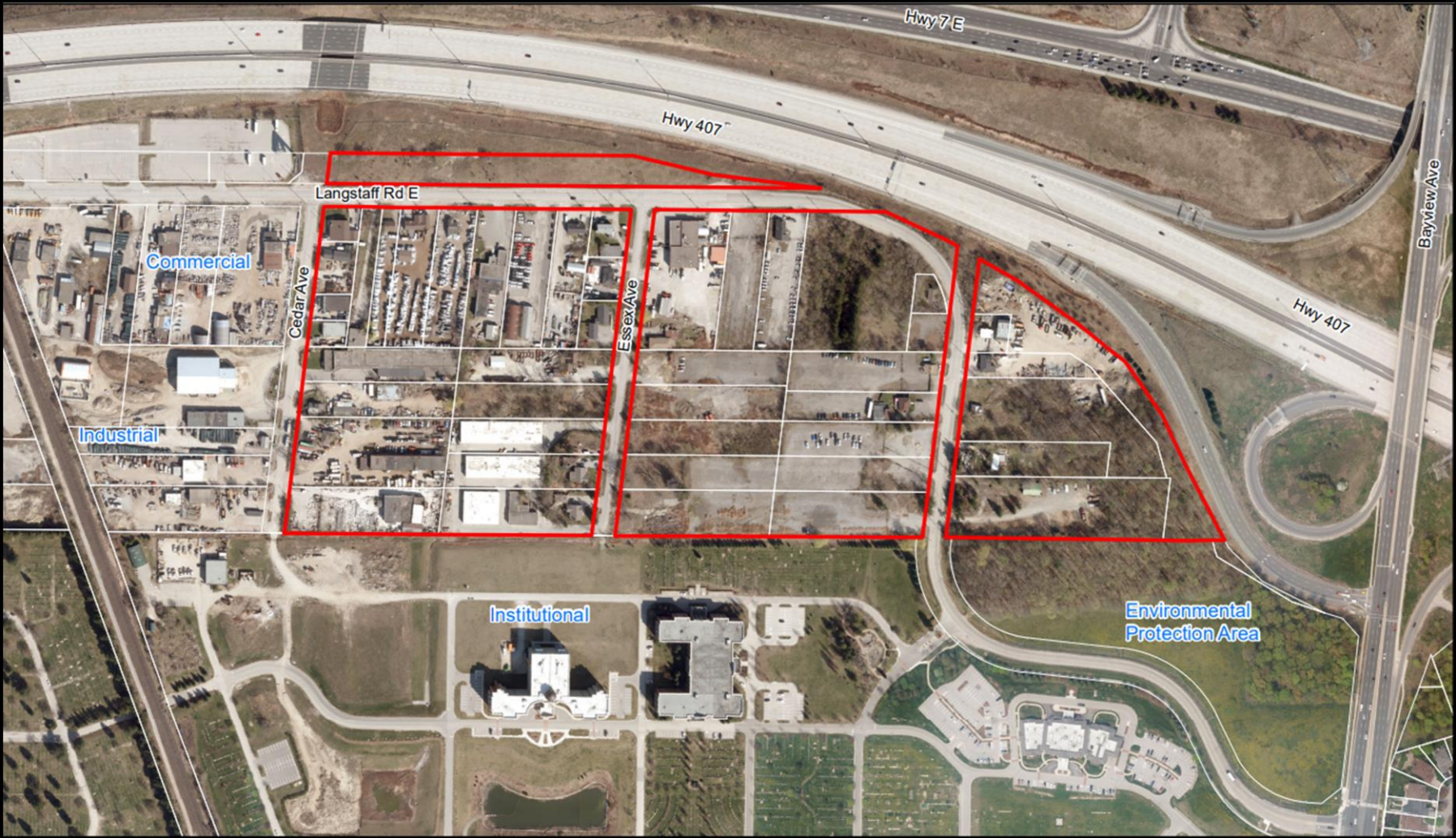




Figure 2

Aerial Photo




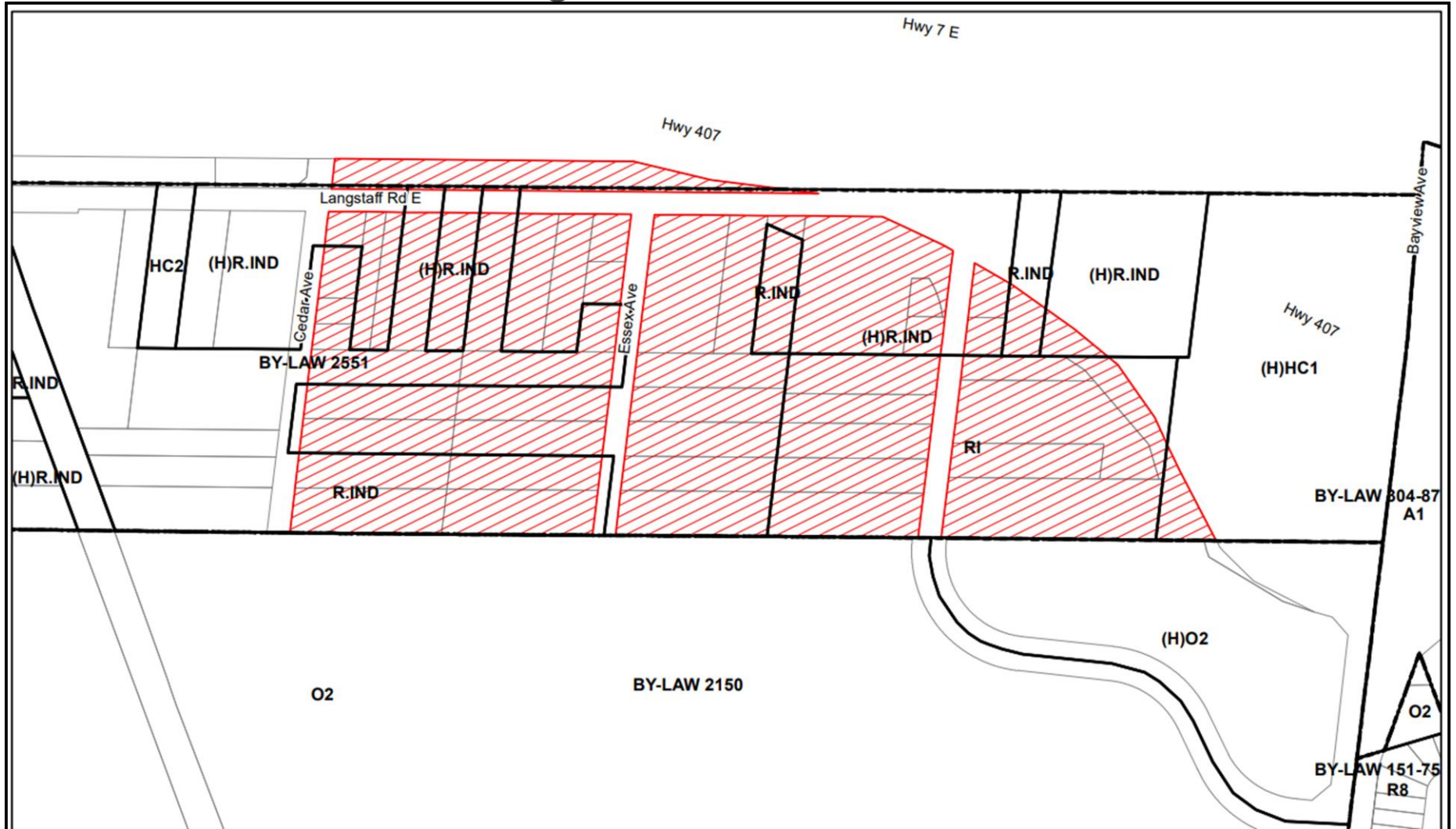

 SUBJECT LANDS



Figure 3

### Area Context and Zoning



 SUBJECT LANDS

**Figure 4**

# Langstaff Gateway Secondary Plan: Schedule AA – Detailed Land Use Plan

LANGSTAFF GATEWAY REGIONAL CENTRE

- RESIDENTIAL
- RESIDENTIAL - MIXED USE
- OFFICE
- OFFICE OUTSIDE AREA COVERED BY THIS PLAN
- PARKS & OPEN SPACE

BOUNDARY OF AREA COVERED BY THIS AMENDMENT

TOWN BOUNDARY

ENVIRONMENTAL PROTECTION AREA - WOODLOT (See section 6.7 1b)

ENVIRONMENTAL PROTECTION AREA - VALLEYLANDS (See section 6.7 2b)

TRANSPORTATION & UTILITIES

\* (SEE SECTION 6.4 e)

E ELEMENTARY SCHOOLS (PUBLIC)

E ELEMENTARY SCHOOLS (PUBLIC & CATHOLIC)

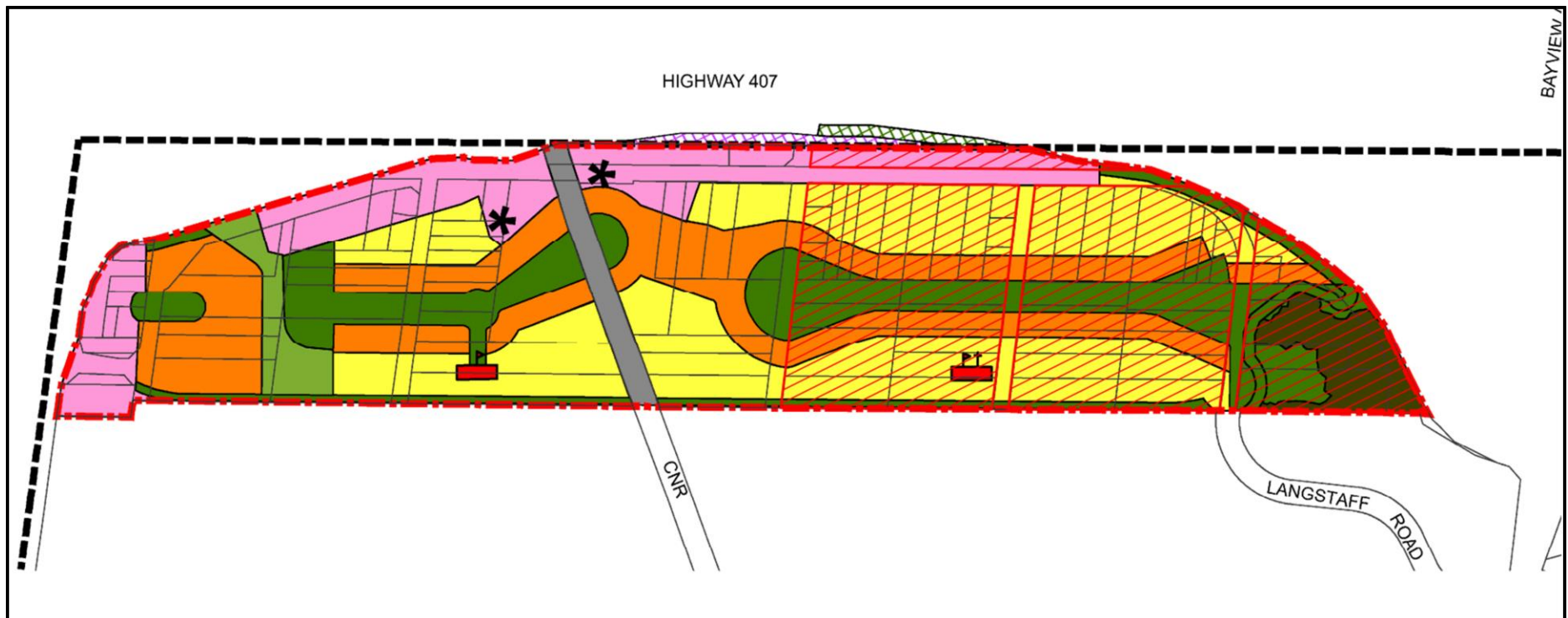


Figure 5

# Bridge Station TOC Master Plan

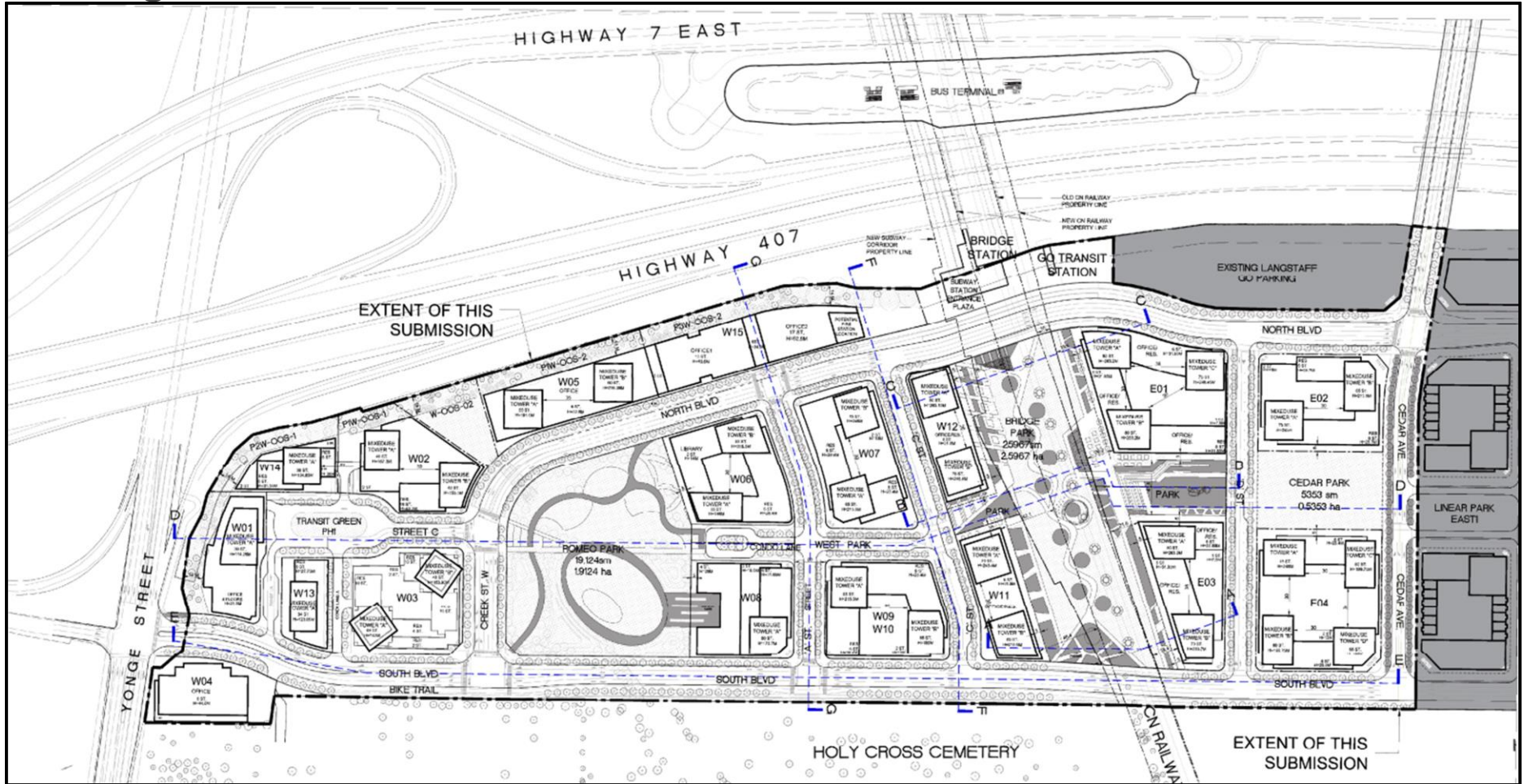




Figure 6

# Demonstration Plan A



Figure 7

# Demonstration Plan B

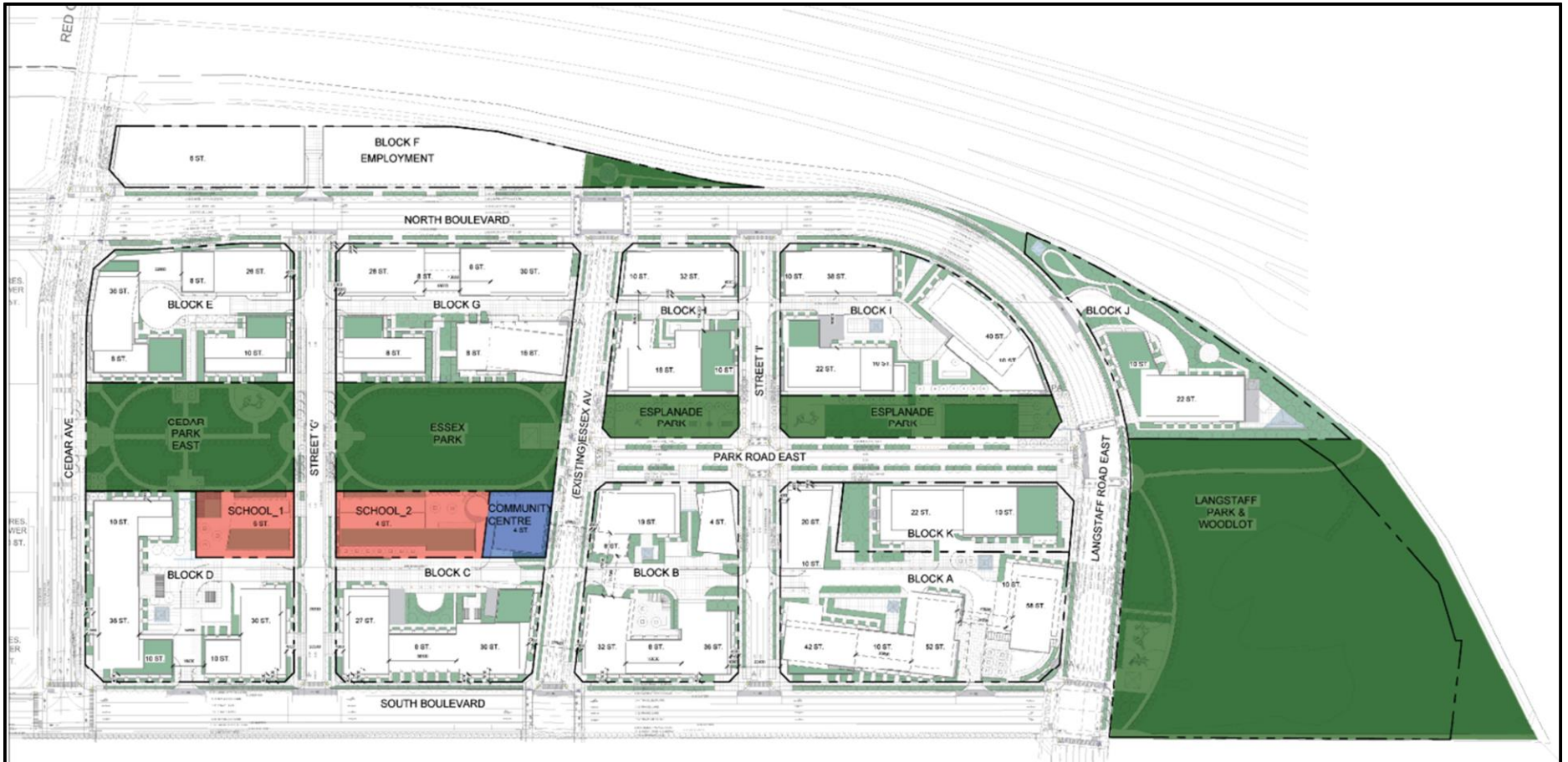




Figure 8

# Composite Plan - Bridge Station TOC Master Plan and the Langstaff Gateway Secondary Plan Land Use Schedule

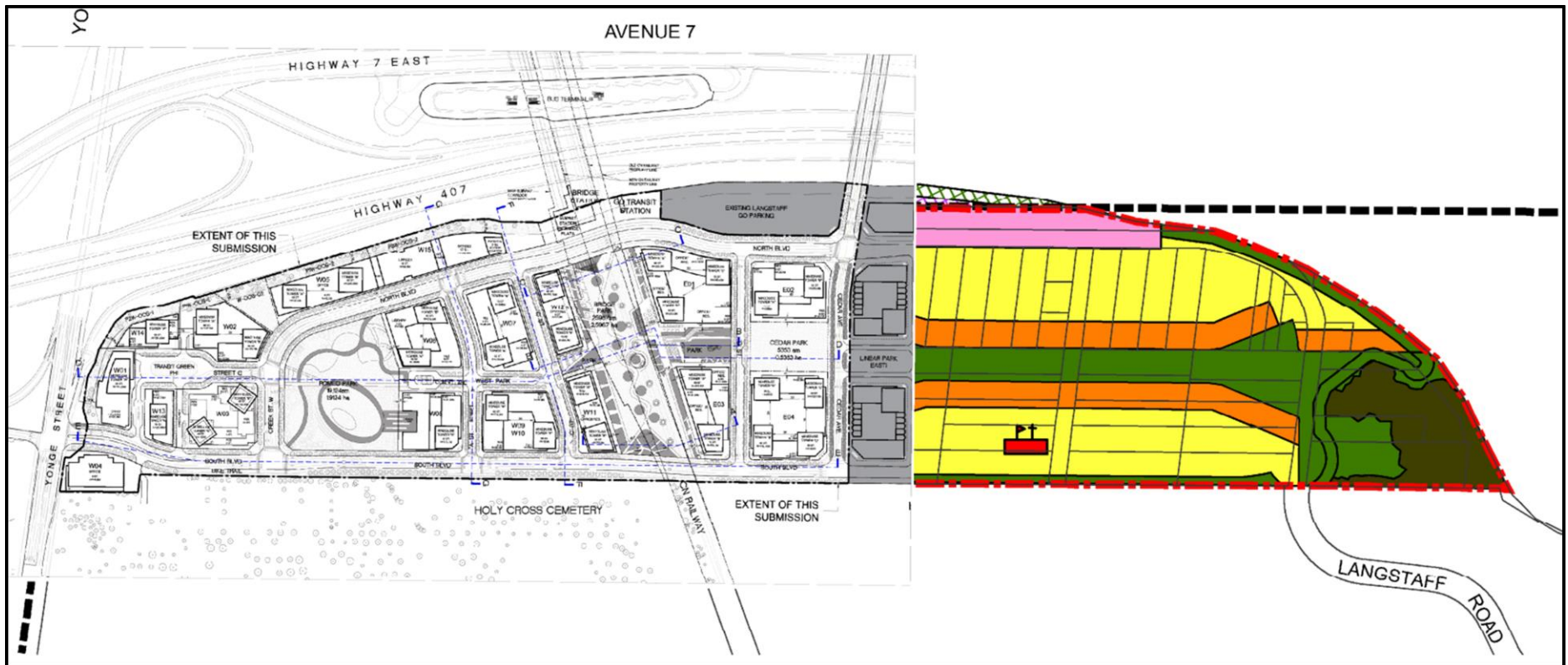


Figure 9

# Composite Plan - Bridge Station TOC Master Plan and the Proposed Development

