



MINUTES
THORNHILL SUB-COMMITTEE
March 17, 2017, 10:00 a.m.
York Room

Committee Members

Mayor Frank Scarpitti
Deputy Mayor Jack Heath
Regional Councillor Jim Jones
Councillor Valerie Burke
Councillor Alex Chiu

Regrets

Regional Councillor Joe Li

Staff

Andy Taylor, Chief Administrative Officer
Jim Baird, Commissioner of Development Services
Ron Blake, Senior Development Manager
Stephen Chait, Director, Culture & Economic Development
Yvonne Yeung, Senior Planner, Urban Design
Kitty Bavington, Council/Committee Coordinator

Applicants / Consultants

Sean Hertel, Planning Consultant for Markham
Sam Balsamo, Condor Properties
Alan Brown, Condor Properties
Anthony Martelli, Condor Properties
Davide Pellegrini, Condor Properties
Michael Montgomery, Angus Glen
Frank Spaziani, Angus Glen/Kylemore

The Thornhill Sub-Committee convened at 10:05 a.m. with Regional Councillor Jim Jones as Chair.

- 1. Disclosure of Interest** – none declared

- 2. Condor Properties and Angus Glen/Kylemore Communities Presentation and Discussion**

Yvonne Yeung gave a brief presentation entitled “Langstaff Gateway, Secondary Plan Implementation” and reviewed the current status and outstanding issues.

The applicants expressed appreciation for the collaborative efforts of the City on this complex proposal, and discussed the ongoing efforts with TRCA to rehabilitate the creek.

Alan Brown, representing the applicants, discussed the status of the Master Plan Studies that are to be done for the Precinct Plan and Phase 1 Draft Plans. There is consensus between City Staff, Angus Glen, and Condor, to proceed concurrently with Master Plan updates, Precinct Plan, and Phase 1 Draft Plans. Concept Site Plans and elevation drawings were displayed.

Discussions included:

- Pomona Mills Creek remediation, scheduled to start in June 2017 subject to TRCA and City approvals.
- Phase 1A Draft Plan application to be filed in spring, 2017, consisting of an approximately 745 unit apartment complex and ground floor retail.
- Phase 1A will tie into the existing road on an interim basis.

- Grading for the original roads over the CN rail corridor concept would require extensive fill and a massive retaining wall; therefore an underpass is now being suggested by the landowners.
- A second CN crossing will be required.
- GO station location and transit-orientated development.
- Parking structures.
- Mitigation of wind and noise impacts from the 407.

The Committee discussed options for crossing the rail corridor; however, more review will be required. It was the consensus view that at least two road crossings will be required. Phase 1 is not dependent on this decision so it can move forward while the studies are done. Sam Balsamo agreed with the Committee's suggestion that a second tunnel/road connection beneath CNR is required, and would best be located at the north edge of plan to service office development and transit connections.

Michael Montgomery, representing the applicants, gave a presentation on the evolution of the east precinct plan, the road network, connectivity with transit, and the linear park system. Buildings will be placed as close to the GO station as is feasible.

The applicants responded to questions from the Committee regarding the heritage buildings, including the church property; the status of the medical clinic on Langstaff Road; connectivity to the transit hub, through the cemetery from the existing residential area (this will be pursued by the applicant); protection of wildlife; and, including winter season design illustrations.

Mr. Balsamo confirmed that Condor properties will ensure that ground floor retail spaces are properly programmed and implemented through leasehold arrangements, as Condor will retain title to the retail space as income properties and will not sell them as condominium units.

The application timing was discussed. The Committee indicated general support for the proposal and recommended further discussion with Development Services Committee on Langstaff in general, including the cemetery, stream, woodlot, walkway, tracks, and the Richmond Hill component. Staff and the applicants were directed to update the members of the Langstaff Implementation Sub-committee.

Regional Councillor Jim Jones requested to work with applicants on the alignments of Highway 407 and Yonge Subway on the north side.

Moved by: Deputy Mayor Jack Heath

Seconded by: Mayor Frank Scarpitti

That the presentations by Markham staff and representatives of Condor Properties and Angus Glen, regarding the Langstaff Gateway Secondary Plan, be received.

CARRIED

Adjournment

The Thornhill Sub-Committee adjourned at 12:05 p.m.