



Report to: Development Services Committee

Date Report: May 20, 2014

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**SUBJECT:** Langstaff Gateway Secondary Plan Implementation Status Report  
**PREPARED BY:** Catherine Jay, O.A.L.A, R.P.P.  
Manager Urban Design, Ext. 2520

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**RECOMMENDATION:**

**THAT** the staff report entitled “Langstaff Gateway Secondary Plan Implementation Status Report” be received;

**AND THAT** Council approve the Langstaff Gateway Memorandum of Agreement principles as outlined in this report;

**AND THAT** staff be directed to finalize the Memorandum of Agreement with Condor Properties (The Owner), in accordance with the Agreement principles to the satisfaction of the Commissioner of Development Services and the City Solicitor;

**AND THAT** Council authorize the Mayor and Clerk to execute a Memorandum of Agreement and any subsequent amendments for the implementation of the Langstaff Gateway Secondary Plan, with the Owner, in a form satisfactory to the Commissioner of Development Services and the City Solicitor;

**AND THAT** the Owner provides financial reimbursement in accordance with the MOA, to the satisfaction of the Commissioner of Development Services and the City Treasurer, at the time of execution of the Agreement;

**AND THAT** staff be authorized to engage the Thornhill Sub-committee, (comprised of Mayor Scarpitti ex officio, Deputy Mayor Heath ex officio, Regional Councillor Jones, Concillor Burke and Councillor Shore);

**AND THAT** City staff be authorized to initiate a process, as outlined in this report, to review and approve Terms of Reference and review the Background Studies to be undertaken by qualified professionals engaged by the Owner, as required by the Secondary Plan prior to the precinct plan and development approvals, in consultation with the Thornhill Sub-committee and the Owner;

**AND THAT** staff, in consultation with the Thornhill Sub-committee, report back to Development Services Committee on status of the Background Studies and Precinct Plan;

**AND THAT** Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

The purpose of this report is to provide a brief summary of the history of the Langstaff Gateway Secondary Planning District and an update to Council regarding the status of the Langstaff Gateway Secondary Plan Implementation.

The report recommends a number of principles to be used to guide the development of a Memorandum of Agreement (MOA) between the City and Condor Properties (the Owner). The MOA sets the framework for the two parties to work cooperatively to prepare background studies and the Precinct Plan and to implement the development based on the Secondary Plan. As well the MOA outlines the process for the review and approval of required background studies and the West Precinct Plan.

It is recommended that the Thornhill Sub-committee facilitate and provide input into the process which will be managed by City staff. This process will be a collaborative process with the Owner, the Sub-committee and staff.

**BACKGROUND:****Location/Area Context**

The planning area is bounded to the north by Highway 407 and Langstaff Road, to the south by the Holy Cross Cemetery, to the east by Bayview Avenue, and to the west by Yonge Street. The Langstaff Gateway area is approximately 47 hectares (116 acres). The western portion, between Yonge Street and the Canadian National Railway (CNR) tracks, is approximately 17 hectares (42 acres). Pomona Mills Creek, a tributary of the East Branch of the Don River, bisects this portion of the site. There is an environmentally significant woodlot, at the east end of the site, towards Bayview Avenue. The area is isolated and somewhat disconnected from surrounding land uses in the Thornhill community, Richmond Hill and Vaughan by major arterial roads and highways, a hydro corridor, and a private cemetery.

The Langstaff area forms the south part of the Richmond Hill/Langstaff Gateway Urban Growth Centre, as identified by the Province in its 2006 Growth Plan for the Greater Golden Horseshoe, and has been identified as part of a Regional Centre in the new Region of York Official Plan. The Richmond Hill/Langstaff Gateway Urban Growth Centre is comprised of two parts, one located in Markham and the other in Richmond Hill, separated by Highways 7 and 407, and a major hydro corridor.

The Langstaff area also forms part of the Richmond Hill/Langstaff Gateway Anchor Hub, as identified by Metrolinx in their November 2008 Regional Transportation Plan, The Big Move.

**Master Plan process was completed in the fall of 2009**

In May of 2008 the City embarked on a process to create a new Master Plan for the Langstaff Gateway area. In December 2009 Development Service Committee received and endorsed the Langstaff Land Use & Built Form Master Plan, prepared by Calthorpe Associates and Ferris + Associates dated October 2009, as the basis for amendments to the Official Plan and a new Secondary Plan for the Langstaff area. (The Land Use & Built Form Master Plan, dated October 2009 is appendix 'A' to a Dec 14<sup>th</sup> 2009 report to Development Services Committee titled:

“Langstaff Gateway Land Use & Built Form Master Plan and proposed Official Plan and Secondary Plan Amendment”).)

**Langstaff Gateway Secondary Plan was approved in June 2010**

In June 2010 the Official Plan Amendments and new Secondary Plan for the Langstaff Gateway Planning District was adopted by Council. The Official Plan Amendment creates a Secondary Planning District that will allow for a complete transit dependent and pedestrian oriented high density mixed use community.

**Langstaff is to be developed in phases**

The Secondary Plan creates three Precinct Plan areas (west, central and east) within the Langstaff area. Approval of development within each of these precincts will be conditional on the provision of a Precinct Plan and supporting plans, reports, and studies acceptable to the City. The required studies and plans are outlined in the approved Secondary Plan.

**OPTIONS/ DISCUSSION:****Request to begin the Precinct Plan**

On January 17, 2014 a request was made by Page+Steel/IBI Architects, on behalf of Condor Properties, to initiate the Precinct Plan Process.

**Memorandum of Agreement (MOA)**

As a result of the request to move forward the implementation of the Langstaff Gateway (West) lands ,particularly Phase 1, as described in Attachment “A”, a memorandum of agreement has been proposed to establish a framework for the required work, roles and responsibilities and any financial obligations for both Condor Properties and the City. The MOA will detail how the Secondary Plan is to be implemented, financial arrangements, the requirement for background studies, Precinct Plans and a Development Phasing Plan. As well it will set out the expectations for both Condor Properties and City staff.

**Principles of the MOA and process for review and approval**

The MOA will set out the duties and obligations with respect to the review by the City of the required studies, reports and plans for the Langstaff Gateway Secondary Plan, The Precinct Plan and future development applications leading to the approval of the implementation of the Secondary Plan. The MOA will also outline the requirements and obligations with respect to the submission requirements and preparation by the Owner of the required studies, reports and plans of the Langstaff Gateway Secondary Plan, The Precinct Plan and future development applications of the Owner. The following parameters will guide the process and development of the MOA by establishing principles that the parties agree are essential to preparing and evaluating the studies, reports, plans, Precinct Plan and future development applications:

- a. That the City and the Owner will work cooperatively to prepare the Terms of Reference of all Background Studies;

- b. That the City and the Owner will work collaboratively to prepare the Development Phasing Plan prior to consideration of the Precinct Plan;
- c. That the City and the Owner will work cooperatively to prepare for approval by the City, the Terms of Reference for the Precinct Plan;
- d. That the City and the Owner will work collaboratively to prepare the Precinct Plan to be endorsed by Council prior to development approvals;
- e. That the City and the Owner will work together to prepare a detailed work program that outlines the required work, target dates, milestone dates for the review and processing of the studies, reports, plans, and any consultations that may be required;
- f. That the City and the Owner will clarify responsibilities regarding the engagement and approvals of all external agencies required to prepare the Precinct Plan, Development Phasing Plan, fulfill the Secondary Plan Policies and future development applications;
- g. That the City and the Owner will agree to include in the agreement any City resources and financial obligations required for the proposed accelerated implementation time frame.

**Thornhill Sub-committee**

The Thornhill Sub-committee acted as the steering committee for the original masterplan/secondary plan process. It is recommended that the Thornhill Sub-committee also act as a steering committee to provide strategic direction regarding the preparation of the Precinct Plan. City staff will be responsible for scheduling meetings with the Sub-committee on a regular basis with additional meetings scheduled when appropriate to review relevant matters arising from the implementation and review process. In addition both a Working Group and Technical Advisory Committee will be struck. The Working Group (comprised of the Owner and senior City staff) will guide the process. The Technical Advisory Committee will meet as needed to deal with specific detailed technical matters. The masterplan and secondary plan process involved extensive consultation with public agencies, adjacent municipalities and the Region. Provisions will need to be made for engaging the stakeholders, and in particular the Region of York and transit agencies, in the review process.

**FINANCIAL CONSIDERATIONS AND TEMPLATE**

There are no direct financial impacts associated with this report. However, prior to and concurrent with development in the Urban Growth Centre/Regional Centre, significant amounts of expensive infrastructure, such as roads, services, transit concourse and local transit circulator system, will be required. Markham, Richmond Hill and the Region have all been exploring

options for new innovative financial tools and models to ensure that the development is sustainable.

#### **HUMAN RESOURCES CONSIDERATIONS**

Staff are proposing that a dedicated Project Manager be assigned to facilitate and expedite the process. The Project Manager would be supported by technical staff specifically assigned to the project to ensure consistency and expeditious review. The MOA will need to address appropriate staff resources and compensation by the Owner for this approach.

#### **ALIGNMENT WITH STRATEGIC PRIORITIES**

The implementation of the Langstaff Gateway Area will align with Council's six areas of strategic focus. The Development Phasing Plan and the Precinct Plan will highlight how the implementation of the Secondary Plan addresses Growth Management; Transportation/Transit; the Environment; Recreation, Public Safety; Municipal Services; and Diversity.

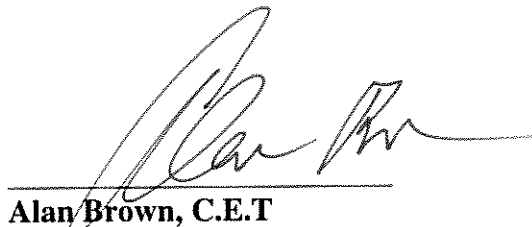
#### **BUSINESS UNITS CONSULTED AND AFFECTED**

City Departments and public agencies will be involved when necessary throughout the Precinct Plan process. Finance and Engineering Departments have reviewed and commented on this report.

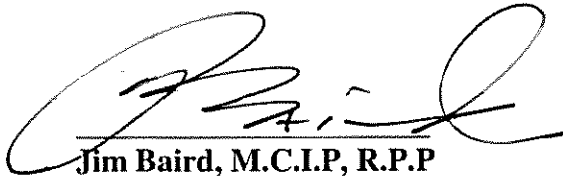
#### **RECOMMENDED BY:**



**Rino Mostacci, M.C.I.P, R.P.P**  
**Director of Planning & Urban Design**



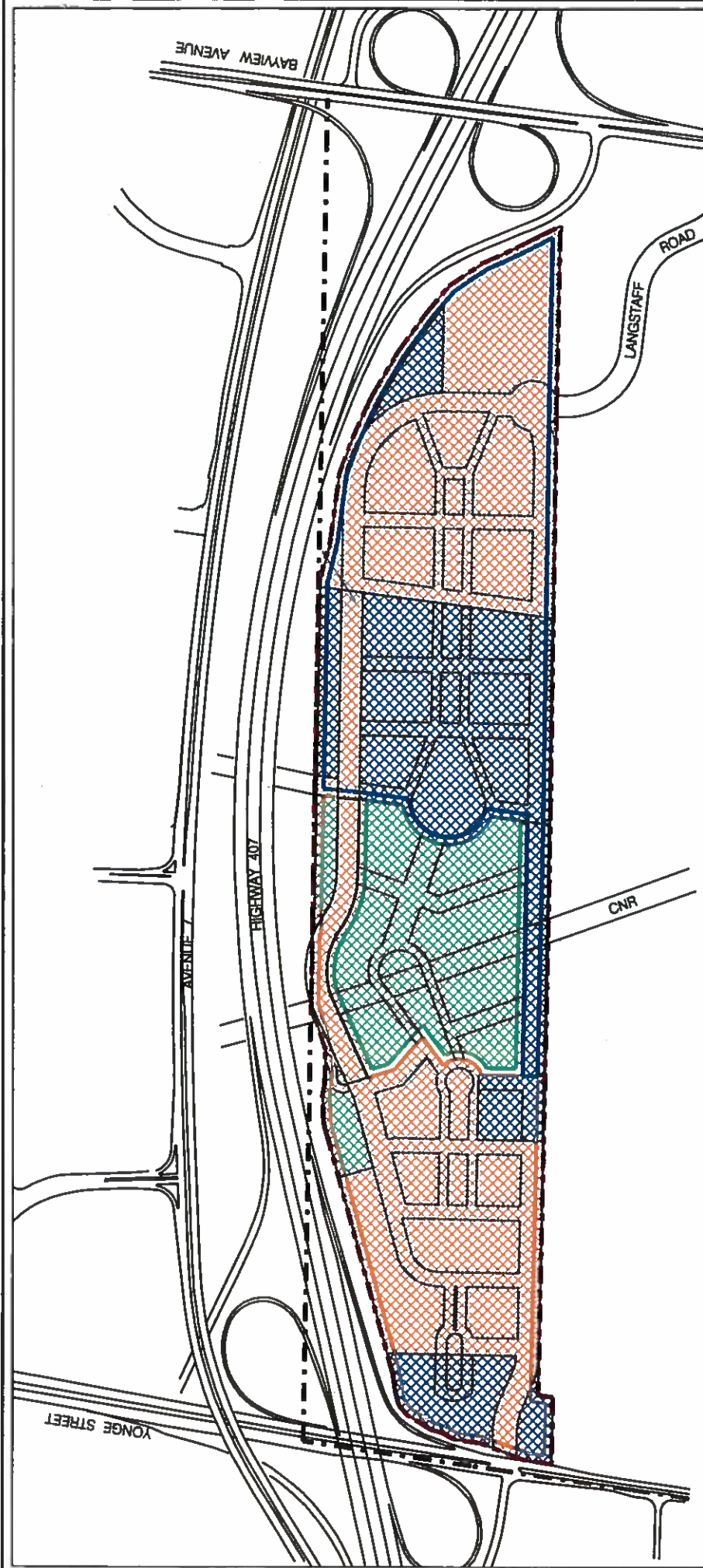
**Alan Brown, C.E.T**  
**Director of Engineering**



**Jim Baird, M.C.I.P, R.P.P**  
**Commissioner, Development Services**

#### **ATTACHMENTS:**

Attachment 'A': Schedule 'II' Development Phasing and Precinct Plan



# SCHEDULE 'II' - DEVELOPMENT PHASING AND PRECINCT PLAN SECONDARY PLAN FOR THE LANGSTAFF GATEWAY PLANNING DISTRICT (P.D. 44-1)

BOUNDARY OF AREA COVERED BY THIS AMENDMENT

TOWN BOUNDARY

WEST PRECINCT

EAST PRECINCT

CENTRAL PRECINCT

PHASE 1

PHASE 2

PHASE 3

THE TRANSPORTATION, SERVICING AND COMMUNITY SERVICE AND FACILITIES,  
MINIMUM NON-RESIDENTIAL FLOOR AREA AND PUBLIC PARK AND OPEN SPACE  
REQUIREMENTS FOR EACH PHASE SHALL BE MET PRIOR TO APPROVAL OF DEVELOPMENT  
IN ANY SUBSEQUENT PHASE.