

Development Services Sub-Committee

Employment Land Conversions

Minutes

November 8, 2019, 2:00 PM - 5:00 PM
Council Chamber

Committee Members	Regional Councillor Jim Jones Councillor Keith Irish Councillor Khalid Usman Regional Councillor Jack Heath	Councillor Andrew Keyes Councillor Isa Lee Mayor Frank Scarpitti (Ex-Officio)
Regrets	Councillor Alan Ho	
Council Members	Councillor Amanda Collucci	
Staff/Guests	<u>Staff</u> Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner, Development Services Claudia Storto, City Solicitor and Director of Human Resources Biju Karumanchery, Director, Planning and Urban Design Stephen Chait, Director, Economic Growth, Culture & Entrepreneurship Margaret Wouters, Senior Manager, Policy & Research Darryl Lyons, Manager, Policy Francesco Santaguida, Assistant City Solicitor Scott Chapman, Election and Committee Coordinator	<u>Guests</u> Kate Cooper, Bousfields Inc. Dagmar Teubner, The Wemat Group Mike Everard, Augusta National Inc. Sandra Wiles Don Given, Malone Given Parsons

1. CALL TO ORDER

The Development Services Sub-Committee meeting convened at the hour of 2:05 PM in the Council Chamber with Regional Councillor Jim Jones presiding as Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. APPROVAL OF THE PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES SUB-COMMITTEE: EMPLOYMENT LAND CONVERSIONS MINUTES - OCTOBER 18, 2019

Moved by Councillor Keith Irish

Seconded by Councillor Isa Lee

1. That the minutes of the Development Services Sub-Committee: Employment Land Conversions meeting held October 18, 2019, be confirmed.

Carried

3.2 DEVELOPMENT SERVICES SUB-COMMITTEE: EMPLOYMENT LAND CONVERSIONS MINUTES - OCTOBER 30, 2019

Moved by Councillor Keith Irish

Seconded by Councillor Isa Lee

1. That the minutes of the Development Services Sub-Committee: Employment Land Conversions meeting held October 30, 2019, be confirmed.

Carried

4. ADDITIONAL DEPUTATIONS

4.1 KING SQUARE LTD. - 136 MARKLAND STREET (CACHET)

Marg Wouters, Senior Manager, Policy & Research, introduced a new request for conversion for the lands located at 136 Markland Street submitted to York Region in late October. It was advised that staff have reviewed this request and do not support conversion of the subject lands, noting the potential adverse impact on the viability of remaining employment parcels northward along Markland Street resulting from the introduction of residential and mixed uses.

Kate Cooper, Bousfields Inc., consultant for King Square Ltd., addressed the Committee and delivered a presentation outlining the request for conversion of the subject lands.

The Committee suggested that this request be considered further at a future meeting in light of the surrounding land use context, road network, and all other pending requests for conversion.

4.2 CATHOLIC CEMETERIES & FUNERAL SERVICES (ARCHDIOCESE OF TORONTO) - 3010 AND 3196 19TH AVENUE

Mike Everard, Augusta National Inc., consultant for Catholic Cemeteries & Funeral Services (Archdiocese of Toronto), addressed the Committee in regard to an official plan amendment application submitted in 2013 for the development of a hectare parcel located at 3010 and 3196 19th Avenue for the use of a cemetery. It was noted that prior to the adoption of the 2014 Official Plan in 2013, Council resolved to defer consideration of the application for two years to allow staff to work with the applicant to identify a mutually-agreeable alternate location for the proposed use. Mr. Everard noted that staff and the applicant have yet to identify an appropriate alternate location, and requested that the Committee provide direction on the still pending application.

There was discussion regarding the urgency of finding a suitable location within Markham for the proposed use. It was noted that the subject lands proposed by the applicant are located within an area designated for employment uses under the City's 2014 Official Plan. There was also discussion regarding potential future uses for the lands located adjacent to Holy Cross Catholic Cemetery on north side of Langstaff Road.

The Committee recommended that staff meet with the applicant prior to the end of 2019 to discuss options for either identifying a potential mutually-agreeable location for a cemetery or proceeding with the processing of the Official Plan amendment application prior to reporting back to Council.

5. RECOMMENDATIONS

5.1 MARKHAM WOODMILLS DEVELOPMENT INC. - HIGHWAY 404/ELGIN MILLS ROAD (CATHEDRAL)

Staff outlined the recommendation to deny the request for conversion and the rationale underlying the recommendation.

There was discussion regarding the status of the access constraints to the subject lands. Staff advised that they are currently in discussions with the York Region and the Ministry of Transportation regarding potential options for a road access to the subject lands from Elgin Mills Road. Members of Committee noted the importance of exhausting all potential options to preserve the subject lands for major employment uses, as well as the need for cooperation between the owner of the subject lands and the neighbouring property owner to the east in reaching a mutually-agreeable solution.

The Committee directed staff to continue to explore all options for securing access to the subject lands from Elgin Mills Road, and resolved to postpone a recommendation on the request for conversion until such time as the feasibility of this matter is determined. It was asked that staff report back to Development Services Committee once all options have been explored.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Khalid Usman

1. That a decision on the request for conversion submitted by Markham Woodmills Development Inc. for the lands located at the northeast corner of the intersection of Highway 404 and Elgin Mills Road be postponed until such time as the feasibility of access from Elgin Mills Road to the subject property is determined.

Carried

5.2 1628740 ONTARIO INC. AND 1628741 ONTARIO INC. - 2718 & 2730 ELGIN MILLS ROAD (CATHEDRAL)

There was discussion regarding the impact to the subject lands resulting from potential road access from Elgin Mills Road to the neighbouring employment lands to the west and northwest. The Committee noted the importance of mitigating adverse impacts to viability of the subject lands as a result of improving access to the neighbouring properties.

The Committee consented to postpone a recommendation on the request for conversion until such time as the feasibility of providing road access to the neighbouring properties to the west and northwest is better understood.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Khalid Usman

1. That a decision on the request for conversion submitted by 1628740 Ontario Inc. and 1628741 Ontario Inc. for the lands located at 2718 and 2730 Elgin

Mills Road be postponed until such time as the feasibility of access from Elgin Mills Road to the neighbouring properties to the west and northwest is determined.

Carried

5.3 CONDOR PROPERTIES LTD. - 2920 16TH AVENUE (CACHET)

Staff outlined the recommendation to deny the request for conversion and the rationale underlying the recommendation.

Don Given, Malone Given Parsons, consultant for Condor Properties Ltd., addressed the Committee and provided an overview of the conversion request and rationale.

There was discussion regarding the broader land use context surrounding the subject lands. The Committee requested that staff provide members of Committee with additional information on the land use context, existing and future road network, and all pending conversion requests for the surrounding area to further evaluate the implications of the applicant's proposed development concept plan.

Moved by Regional Councillor Jack Heath
Seconded by Mayor Frank Scarpitti

1. That a decision on the request for conversion submitted by Condor Properties Ltd., be deferred to a future meeting of the Development Services Sub-Committee at which a comprehensive analysis of land uses, road network, and area development context of the larger area along Markland Street extending from Woodbine Avenue to Highway 404, and from 16th Avenue to the future Highway 404 midblock crossing, and including the conversion request at 136 Markland Street, will be provided.

Carried

5.4 THE WEMAT GROUP - HIGHWAY 7/HIGHWAY 404 (COMMERCE VALLEY/LEITCHCROFT)

Staff outlined the recommendation to deny the request for conversion and the rationale underlying the recommendation.

Kate Cooper, Bousfields Inc., consultant for The Wemat Group, addressed the Committee and provided an overview of the conversion request and rationale.

Dagmar Teubner, The Wemat Group, addressed the Committee and noted the challenges in securing prospective employers and realizing the full potential of the subject lands under the existing land use designation.

There was discussion regarding the potential impacts of introducing sensitive non-employment uses on the subject lands given the surrounding commercial and employment land use context. Some concerns were expressed over impacts to area traffic, isolation from community services and amenities, and a gradual loss of high quality jobs resulting from the introduction of residential uses. Members of Committee noted the need to secure appropriate integration of uses as well as appropriate phasing of employment uses as a condition of any mixed-use development agreement for the subject lands. It was also suggested that a comprehensive study of the surrounding area be conducted in consultation with the City of Richmond Hill.

The Committee resolved to postpone a recommendation on the request for conversion to provide the applicant with an opportunity to present staff with a revised development concept plan that contemplates a mix of uses for the subject lands while satisfying the City's overall employment objectives.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Khalid Usman

1. That a decision on the request for conversion submitted by The Wemat Group for the lands located at the southwest corner of the intersection of Highway 7 and Highway 404 be postponed to allow for the submission of a revised development concept plan to be considered at a future meeting.

Carried

5.5 BELFIELD INVESTMENTS LTD. - HIGHWAY 407/WOODBINE AVENUE (RODICK ROAD)

Staff outlined the recommendation to not support the request for conversion and the rationale for the recommendation.

The Committee consented to support the staff recommendation, noting the need for a comprehensive study of the Woodbine Avenue/Highway 404 corridor prior to consideration of any conversions of existing employment lands in the area.

Moved by Councillor Isa Lee

Seconded by Councillor Khalid Usman

1. That the Development Services Sub-Committee not support the request for conversion submitted by Belfield Investments Inc. for the lands located at 8050 Woodbine Avenue, consistent with Recommendation 4.d. of the September 23, 2019 report to Development Services Committee entitled "City of Markham Comments on York Region's Draft Employment Framework - 2041 Regional Municipal Comprehensive Review."

Carried

5.6 WU'S LANDMARK/FIRST ELGIN MILLS DEVELOPMENTS LTD. - 10900 WARDEN AVENUE AND 3450 ELGIN MILLS ROAD (FUA EMPLOYMENT BLOCK)

Staff outlined the recommendation to postpone consideration of the request for conversion and the rationale for the recommendation.

The Committee inquired as to the expected timetable for the Future Urban Area Employment Block Secondary Plan study. Staff clarified that it is anticipated that preliminary work for the study will be initiated in 2021 pending approval of the study as part of the 2020 capital budget.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Andrew Keyes

1. That the Development Services Sub-Committee supports the deferral of Council's consideration of the request for conversion submitted by Wu's Landmark/First Elgin Mills Development Inc. for the lands located at 10900 Warden Avenue and 3450 Elgin Mills Road through the Future Urban Area Employment Block Secondary Plan study, consistent with Recommendation 3.b. of the September 23, 2019 report to Development Services Committee entitled "City of Markham Comments on York Region's Draft Employment Framework - 2041 Regional Municipal Comprehensive Review."

Carried

5.7 MEADOW PARK INVESTMENTS INC. - 77 ANDERSON AVENUE (MARKHAM RD-MOUNT JOY)

Staff outlined the recommendation to postpone a decision on the request for conversion and the rationale underlying the recommendation.

There was discussion regarding the expected timetable of the Markham Round-Mount Joy Secondary Plan. Staff advised that a draft development concept is anticipated for the area by the Spring of 2020.

Moved by Councillor Andrew Keyes

Seconded by Councillor Khalid Usman

1. That the Development Services Sub-Committee supports the deferral of Council's consideration of the request for conversion submitted by Meadow Park Investments Inc. for the lands located at 77 Anderson Avenue to the Markham Road-Mount Joy Secondary Plan study, consistent with Recommendation 3.a. of the September 23, 2019 report to Development Services Committee entitled "City of Markham Comments on York Region's Draft Employment Framework - 2041 Regional Municipal Comprehensive Review."

Carried

5.8 NORFINCH CONSTRUCTION LTD. - 7485 HIGHWAY 7 (CORNELL)

Staff outlined the recommendation to postpone a decision on the request for conversion and the rationale underlying the recommendation.

Moved by Regional Councillor Jack Heath

Seconded by Councillor Andrew Keyes

1. That the Development Services Sub-Committee supports the deferral of Council's consideration of the request for conversion submitted by Norfinch Construction Ltd. for the lands located at 7845 Highway 7 to the Cornell Centre Secondary Plan study and Markham Sub-Committee, consistent with Recommendation 3.d. of the September 23, 2019 report to Development Services Committee entitled "City of Markham Comments on York Region's Draft Employment Framework - 2041 Regional Municipal Comprehensive Review."

Carried

5.9 CORNELL ROUGE DEVELOPMENT CORPORATION, VARLESE BROTHERS LTD., 2432194 ONTARIO INC. AND 2536871 ONTARIO INC. - 7386-7482 HIGHWAY 7 AND 8600-8724 REESOR ROAD (CORNELL)

Staff outlined the recommendation to postpone consideration of the request for conversion and the rationale underlying the recommendation.

Moved by Regional Councillor Jack Heath

Seconded by Councillor Andrew Keyes

1. That the Development Services Sub-Committee support the deferral of Council's consideration of the request for conversion submitted by Cornell Rouge Development Corporation, Varlese Brothers Ltd., 2432194 Ontario Inc. and 2536871 Ontario Inc. for the lands located at 7386-7482 Highway 7 and 8600-8724 Reesor Road to the Cornell Centre Secondary Plan study and Markham Sub-Committee, consistent with Recommendation 3.c. of the September 23, 2019 report to Development Services Committee entitled "City of Markham Comments on York Region's Draft Employment Framework - 2041 Regional Municipal Comprehensive Review."

Carried

5.10 PRIMONT HOMES AND CORNELL ROUGE DEVELOPMENT CORPORATION - NW HIGHWAY 7/DONALD COUSENS PARKWAY (CORNELL)

Staff outlined the recommendation to support the request for conversion and the rationale underlying the recommendation.

Moved by Councillor Andrew Keyes

Seconded by Councillor Khalid Usman

1. That the Development Services Sub-Committee support the request for conversion submitted by Primont Homes and Cornell Rouge Development Corporation of the lands located at the northwest corner of Highway 7 and Donald Cousens Parkway, consistent with Recommendation 2.a. of the September 23, 2019 report to Development Services Committee entitled "City of Markham Comments on York Region's Draft Employment Framework - 2041 Regional Municipal Comprehensive Review."

Carried

6. ADJOURNMENT

The Development Services Sub-Committee meeting adjourned at 4:33 PM.