

Development Services Sub-Committee

Employment Land Conversions

Minutes

December 3, 2019, 10:00 AM - 12:00 PM
Council Chamber

Committee Members	Regional Councillor Jim Jones Councillor Keith Irish Councillor Alan Ho Councillor Khalid Usman	Regional Councillor Jack Heath Councillor Andrew Keyes Mayor Frank Scarpitti (Ex-Officio) Deputy Mayor Don Hamilton (Ex-Officio)
Regrets	Councillor Isa Lee	
Council Members	Regional Councillor Joe Li	Councillor Reid McAlpine
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 & Urban Design Marg Wouters, Senior Manager, Policy & Research Darryl Lyons, Manager, Policy Bryan Frois, Chief of Staff, Mayor's Office Scott Chapman, Election and Committee Coordinator	<u>Guests</u> Don Given, Malone Given Parsons Kate Cooper, Bousfields Inc.

1. CALL TO ORDER

The Development Services Sub-Committee meeting convened at the hour of 10:11 AM in the Council Chamber with Councillor Keith Irish presiding as Chair. Regional Councillor Jim Jones assumed the Chair at 10:41 AM.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. APPROVAL OF THE PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES SUB-COMMITTEE (EMPLOYMENT LAND CONVERSIONS) MEETING MINUTES: DECEMBER 3, 2019

Moved by Councillor Khalid Usman

Seconded by Deputy Mayor Don Hamilton

1. That the minutes of the Development Services Sub-Committee (Employment Land Conversions) held November 8, 2019 be confirmed.

Carried

4. RECOMMENDATIONS

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

Marg Wouters, Senior Manager, Policy & Research, advised that the purpose of today's meeting was to follow-up on the direction provided by the Sub-Committee at its November 8, 2019 meeting requesting a comprehensive overview of the area context for the lands surrounding Markland Street and 16th Avenue. Ms. Wouters delivered a presentation outlining the existing land uses, history of previous conversion requests submitted in 2013, and status of pending development applications in the area.

Ms. Wouters outlined the staff recommendation to deny the request for conversion submitted by Condor Properties Ltd. for the lands located at 2920 16th Avenue and the rationale underlying the recommendation.

Don Given, Malone Given Parsons, consultant for Condor Properties Ltd., addressed the Committee and provided members with an overview of the conversion request including the preliminary development concept plan proposed for the subject lands inclusive of the King Square Ltd. property located at 136 Markland Street.

There was discussion regarding the existing and potential future market demand for employment uses on the subject lands, and how this may be impacted by the introduction of permissions for residential uses. It was noted that none of the employment lands approved for conversion to office or mixed use in 2013 have been developed to date. There was also discussion on the expected timing of completion of the 2041 Municipal Comprehensive Review and potential opportunities for considering conversion of the subject lands in the future when there may be greater clarity on market demands.

The Committee agreed that consideration of conversion of the subject lands should be conditional upon the achievement of certain planning objectives including the provision of affordable, purpose-built rental, and/or senior's housing as well as significant retention of on-site employment and acceleration of the completion of the Highway 404 overpass.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Khalid Usman

1. That a decision on the request for conversion submitted by Condor Properties Ltd. for the lands located at 2920 16th Avenue be postponed for further consideration of the feasibility of securing affordable, purpose-built rental, and/or seniors housing as well as significant retention of on-site employment and acceleration of construction of the Highway 404 overpass.

Carried

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

Marg Wouters, Senior Manager, Policy & Research, outlined the staff recommendation to deny the request for conversion submitted by King Square Ltd. for the lands located at 136 Markland Street and the rationale underlying the recommendation.

Kate Cooper, Bousfields Inc., addressed the Committee and provided members with an overview of the request for conversion and rationale underlying the request.

There was discussion regarding the number and quality of jobs that may be impacted by conversion of the subject lands. There was also discussion on the feasibility of ensuring an appropriate buffer between any future sensitive uses on the subject lands relative to the existing industrial employment uses permitted immediately to the north. The Committee suggested that these issues, along with the securing of the considerations identified for the request submitted by Condor

Properties Ltd., be investigated further prior to a decision being made on the conversion request.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Khalid Usman

1. That a decision on the request for conversion submitted by King Square Ltd. for the lands located at 136 Markland Street be postponed for further consideration of the feasibility of securing affordable, purpose-built rental, and/or seniors housing as well as significant retention of on-site employment and acceleration of construction of the Highway 404 overpass.

Carried

5. ADJOURNMENT

The Development Services Sub-Committee meeting adjourned at 11:33 AM.