

Development Services Sub-Committee

Employment Land Conversions

Minutes

October 30, 2019, 9:00 AM - 12:00 PM
Council Chamber

Committee Members	Regional Councillor Jim Jones	Councillor Andrew Keyes
	Councillor Keith Irish	Councillor Isa Lee
	Councillor Alan Ho	Deputy Mayor Don Hamilton (Ex-Officio)
	Regional Councillor Jack Heath	
Regrets	Councillor Khalid Usman	
Council Members	Regional Councillor Joe Li	Councillor Reid McAlpine
Staff/Guests	<u>Staff</u>	<u>Guests</u>
	Arvin Prasad, Commissioner, Development Services	Don Given, Malone Given Parsons
	Biju Karumanchery, Director, Planning and Urban Design	Julius De Ruyter, Julius De Ruyter Planning and Development Services
	Stephen Chait, Director, Economic Growth, Culture & Entrepreneurship	Kate Cooper, Bousfields Inc.
	Marg Wouters, Senior Manager, Policy & Research	Craig Ferguson, Urban Metrics
	Scott Chapman, Election and Committee Coordinator	Rosemarie Humphries, Humphries Planning Group

1. CALL TO ORDER

The Development Services Sub-Committee meeting convened at 9:04 AM in the Council Chamber with Regional Councillor Jim Jones presiding as Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. APPLICATIONS

Marg Wouters, Senior Manager, Policy & Research, addressed the Committee and advised that today's meeting is a continuation of the meeting held on October 18, 2019, providing applicants with an opportunity to present a planning rationale for requests for conversion of their specific employment lands. It was noted that staff will be seeking a recommendation from the Committee on the ten requests for conversion at its next scheduled meeting.

3.1 WU'S LANDMARK/FIRST ELGIN MILLS DEVELOPMENTS LTD.

Staff provided a brief introduction of the request for conversion of the subject lands located at 10900 Warden Avenue and 3450 Elgin Mills Road. The staff recommendation to defer the request and the rationale underlying the recommendation were identified.

Don Given, Malone Given Parsons, addressed the Committee and delivered a presentation on the request for conversion. Mr. Given requested that Committee endorse the staff recommendation to postpone a decision on the request for conversion until such time as a comprehensive secondary plan study for the Future Urban Area Employment Block has been completed.

Moved by Councillor Andrew Keyes

Seconded by Councillor Isa Lee

1. That the presentation delivered by Don Given, Malone Given Parsons, on behalf of First Elgin Mills Developments Ltd. and Wu's Landmark Group Inc. regarding the request for conversion of the lands located at 3450 Elgin Mills Road and 10900 Warden Avenue be received; and,
2. That a recommendation on the request for conversion submitted by First Elgin Mills Developments Ltd. and Wu's Landmark Group Inc. be postponed to a future meeting of the Development Services Sub-Committee following consideration of all ten pending requests within the City of Markham.

Carried

3.2 NORFINCH CONSTRUCTION (TORONTO) LTD (CORNELL)

Staff provided a brief introduction of the request for conversion of the subject lands located at the southwest corner of the intersection of Highway 7 and Reesor

Road. The staff recommendation to defer the request and the rationale underlying the recommendation were identified.

Julius De Ruyter, consultant for the applicant, addressed the Committee and provided members with an overview of the request for conversion. Mr. De Ruyter requested that Committee support the staff recommendation to postpone consideration until such time as the C, noting the proximity of the subject properties to the Highway 7 corridor and the Rouge National Urban Park as a strategic position for potential mixed-use development.

It was suggested that this matter be considered further through the Cornell Centre Secondary Plan study, and that the applicant be invited to a future meeting of the Markham Sub-Committee to discuss the subject property relative to the overall vision of the Cornell Rouge National Urban Park Gateway.

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Alan Ho

1. That the deputation provided by Julius De Ruyter on behalf of Norfinch Construction Ltd. regarding the request for conversion of the lands located at the southwest corner of the intersection of Highway 7 and Reesor Road be received; and
2. That a recommendation on the request for conversion submitted by Norfinch Construction Ltd. be postponed to a future meeting of the Development Services Sub-Committee following consideration of all ten pending requests within the City of Markham.

Carried

3.3 CORNELL ROUGE DEVELOPMENT CORPORATION, VARLESE BROTHERS LTD., 2432194 ONTARIO INC. AND 2536871 ONTARIO INC. (CORNELL)

Staff provided a brief introduction of the request for conversion of the subject lands located north of Highway 7 between Donald Cousens Parkway and Reesor Road. The staff recommendation to defer the request and the rationale underlying the recommendation were identified.

Kate Cooper, Bousfields Inc., consultant for the applicant, addressed the Committee and provided members with an overview of the request for conversion, outlining the site context and proposed mixed use concept plan. Ms. Cooper requested that Committee support the request for conversion, noting the location of the subject property as an eastern gateway to Markham.

Craig Ferguson, Urban Metrics, consultant for the applicant, addressed the Committee and provided members with an overview of projected employment, economic, and fiscal opportunities associated with the applicant's mixed use concept plan.

There was discussion about the relation of the applicant's proposal relative to the overall vision of the Cornell Rouge National Urban Park Gateway. It was suggested that the request for conversion be considered further through the Cornell Centre Secondary Plan study, and that the applicant be invited to present their concept plan at a future meeting of the Markham Sub-Committee.

Moved by Deputy Mayor Don Hamilton

Seconded by Regional Councillor Jack Heath

1. That the presentation delivered by Kate Cooper, Bousfields Inc., and Craig Ferguson, Urban Metrics, on behalf of Cornell Rouge Development Corporation, regarding the request for conversion of the lands located on the north side of Highway 7 between the Donald Cousens Parkway and Reesor Road be received; and
2. That a recommendation on the request for conversion submitted by Cornell Rouge Development Corporation, Varlese Brothers Ltd., 2432194 Ontario Inc. and 2536871 Ontario Inc. be postponed to a future meeting of the Development Services Sub-Committee following consideration of all ten pending requests within the City of Markham.

Carried

3.4 PRIMONT HOMES

Staff provided a brief introduction of the request for conversion of the subject lands located at the northwest corner of the intersection of Highway 7 and Donald Cousens Parkway. The staff recommendation to support the request and the rationale underlying the recommendation were identified.

There was discussion regarding the need to ensure that all developments within the Cornell Rouge National Urban Park Gateway share a similar aesthetic.

Moved by Regional Councillor Jack Heath

Seconded by Councillor Andrew Keyes

1. That a recommendation on the request for conversion submitted by Primont Homes and Cornell Rouge Development Corporation be postponed to a future

meeting of the Development Services Sub-Committee following consideration of all ten pending requests within the City of Markham.

Carried

3.5 MEADOW PARK INVESTMENTS INC.

Staff provided a brief introduction of the request for conversion of the subject lands located at 77 Anderson Avenue. The staff recommendation to defer the request and the rationale underlying the recommendation were identified.

Rosemarie Humphries, Humphries Planning Group, consultant for Meadow Park Investments Inc., addressed the Committee and requested that Committee endorse the staff recommendation to postpone consideration of the request for conversion relative to the subject property until such time as the Markham Road-Mount Joy Secondary Plan has been completed.

There was discussion regarding the status of the Markham Road-Mount Joy Secondary Plan.

Moved by Councillor Andrew Keyes

Seconded by Councillor Isa Lee

1. That the deputation provided by Rosemarie Humphries, Humphries Planning Group, on behalf of Meadow Park Investments Inc. regarding the request for conversion of the lands located at 77 Anderson Avenue be received; and
2. That a recommendation on the request for conversion submitted by Meadow Park Investments Inc. be postponed to a future meeting of the Development Services Sub-Committee following consideration of all ten pending requests within the City of Markham.

Carried

4. ADJOURNMENT

The Development Services Sub-Committee meeting adjourned at 10:17 AM.