



MINUTES
THORNHILL AREA REVITALIZATION WORKING GROUP
Monday, April 28, 2014, 7:00 p.m.
Council Chamber, Markham Civic Centre

Attendance

Council Committee Members

Deputy Mayor Jack Heath
Regional Councillor Jim Jones
Regional Councillor Gord Landon
Regional Councillor Joe Li
Councillor Valerie Burke
Councillor Howard Shore - Chair

Regrets

Mayor Frank Scarpitti

Staff

Ron Blake, Manager, West District
Bill Wiles, Manager of By-law and Enforcement
Kitty Bavington, Council/Committee Coordinator

Residential Representatives

Brian Gordon
Larry Newstadt
Arnold Rose

Business Representatives

Michael Dankevy
Lorne Kumer
Brian Magee
Angela Papapetrou
Paul Zammit

Regrets

Srdjana Jaksic
Michael Lee

**Thornhill Revitalization Area
City-Initiated Area and Site Specific Official Plan Policies
and Zoning By-Law Amendment**

The Thornhill Revitalization Working Group convened at 7:08 p.m. with Councillor Howard Shore presiding as Chair.

1. Disclosure of Interest

Councillor Valerie Burke disclosed an interest with respect to the Thornhill Revitalization Study by nature of having a family owned business in the Thornhill area, and did not take part in the discussion or vote on this matter.

2. Minutes – March 17, 2014

It was confirmed that the minutes are an impartial summary and are not meant to be detailed.

Moved by: Brian Gordon
Seconded by: Lorne Kumer

That the word “would” be changed to “could” on page 3; and,

That the Minutes of the Thornhill Revitalization Work Group meeting held March 17, 2014, be adopted as amended.

CARRIED

3. Draft Amendments

As directed by the Committee, staff prepared draft Official Plan and Zoning By-law Amendments for discussion. The following documents were provided to the Committee on April 14 to enable review prior to the meeting:

- Introductory Memo by staff, dated April 14, 2014
- Recommended Zone Standards for BC Zone
- Draft Zoning By-law
- Draft Zoning Map
- Draft Official Plan Amendment

Ron Blake led the Committee through the documents and the following matters were discussed:

Official Plan: The proposed amendment would not impact the as-of-right uses for existing businesses. Various scenarios were discussed, as well as the Community Improvement Plan.

Zoning By-law: The Zoning By-law must comply with the Official Plan, but it can be more restrictive. The proposal would replace the existing By-law 77-73 with By-law 177-96, which is more up-to-date. The provisions of Special Zone Provisions were reviewed with respect to outdoor storage, by-law enforcement, fencing alternatives, motor vehicle sales establishments and landscape contractor establishments. Site-specific zoning provision that have already been established for individual properties will also be incorporated into the by-law.

Zoning Map: The map was reviewed with respect to the locations of existing permitted uses.

The Committee discussed:

- the potential of long-term residential or mixed use designations with respect to complying with the directions of Council on July 9, 2013;
- suggestion of cedar hedges with chain-link fences as an alternative to board fences
- definitions for vehicles in outdoor storage
- the potential expansion of existing uses onto adjacent properties
- the requirement for a MOE certificate

The business owners indicated they did not support removal of industrial uses and want to protect as-of-right uses, not just existing uses. Staff clarified that the intention of the draft zoning by-law would be to permit the continuation and reinstatement of industrial and auto-repair uses on sites where they currently exist, but not to permit those uses on other sites.

It was suggested that the project be revised to begin with a study to determine a long-term strategy with respect to a potential future GO Station and establishing the area a transit-based

development. The Working Group mandate could be extended to oversee the study. In the meantime, enforcement of outdoor storage and site-specific zoning for existing uses could be utilized. The Committee was advised that Metrolinx has been approached by the City and has no interest in this location.

The residents group indicated support for a study for a long-term vision for transit and residential development, but do not support status quo until then, as the residents are looking for changes in the near term.

The Committee noted that it may be difficult to change the Official Plan designation from employment lands to non-employment uses, as this type of Official Plan Amendment requires Region of York approval and any Official Plan amendment to convert employment land to other uses must demonstrate that the Region's 20 year projections for various types employment jobs can be accommodated within Markham. The Province requires that this type of analysis be done as part of a Municipal Comprehensive Review.

The Committee was advised that representatives of both sides had met to discuss the position paper put forward by the residents' representatives. The Committee requested the business owners provide a written response to the position paper, at the next meeting.

A Motion was Moved by Brian McGee and Seconded by Michael Dankev. The Motion was then deferred to the next meeting.

Moved by: Deputy Mayor Jack Heath
Seconded by: Regional Councillor Gord Landon

- 1) That the following motion be deferred to the next Thornhill Revitalization Working Group Meeting:

That the Thornhill Revitalization Working Group makes the following recommendations:

- A – Leave current zoning in place with some site specific exceptions to recognize long standing uses*
- B – Clarify the definition of "Outside Storage" to support by-law enforcement*
- C – Work on a study to designate the area as a mixed use transit-based area.*
- D – Working group to stay in place to provide guidance – address neighbourhood concerns; and,*

- 2) That a written response to the Residents' Position Paper be presented at the next meeting.

CARRIED

Adjournment

The Thornhill Revitalization Working Group adjourned at 9:40 p.m.