



**Development Services Subcommittee  
Official Plan - Employment Conversion**

**Tuesday, July 23, 2013, 9:00 am – 1:00 pm**  
York Room, Markham Civic Centre

---

**Attendance**

Mayor Frank Scarpitti  
Deputy Mayor Jack Heath  
Councillor Howard Shore  
Councillor Colin Campbell  
Councillor Alan Ho  
Councillor Logan Kanapathi

Andy Taylor, Chief Administrative Officer  
Jim Baird, Commissioner of Development Services  
Stephen Chait, Director, Economic Development  
Catherine Conrad, City Solicitor  
Rino Mostacci, Director of Planning and Urban  
Design  
Marg Wouters, Senior Manager, Policy and  
Research  
Alida Tari, Council/Committee Coordinator

---

The Development Services Subcommittee convened at 9:08 a.m. with Deputy Mayor Jack Heath as Chair.

**1. Disclosure of Interest – None Declared**

**2. APPROVAL OF THE MINUTES**

Moved by Councillor Howard Shore  
Seconded by Councillor Colin Campbell

That the July 16, 2013 Development Services Subcommittee, Official Plan Employment Conversion meeting minutes be approved as presented.

CARRIED

**3. APPLICATIONS**

**a) Lindvest Properties (Cornell) Ltd. (OP 12-132870)**

Staff delivered a PowerPoint presentation providing a brief description of the proposal by Lindvest Properties (Cornell) Ltd. (OP 12-132870) to redesignate 14 ha of employment lands to a mix of low, medium and high-rise residential uses. Staff indicated that the lands are needed to achieve the 2031 employment forecasts, particularly ELE jobs. Staff do not support the proposal.

Patricia Foran of Aird & Berlis addressed the Committee and provided opening remarks relative to the Lindvest Properties (Cornell) Ltd. proposal.

Tony Volpentesta of Bousfields Inc. delivered a presentation outlining the key elements and advantages of the Lindvest Properties (Cornell) Ltd. updated concept plan.

Doug Annand of UrbanMetrics delivered a presentation outlining job creation and benefits of the Lindvest Properties (Cornell) Ltd. proposal.

The Committee discussed whether the traditional industrial employment is well-suited within the existing Cornell community. The Committee members were in support of moving the proposed high density development to the east of the woodlot. There was discussion regarding the need to provide population-related employment opportunities in Cornell.

Moved by Councillor Colin Campbell  
Seconded by Councillor Logan Kanapathi

- 1) That the presentations by Patricia Foran of Aird & Berlis, Tony Volpentesta of Bousfields Inc. and Doug Annand of UrbanMetrics , regarding Official Plan Amendment application OP 12-132870 (Lindvest Properties Cornell Ltd) for employment land conversion, be received; and,
- 2) That the application by Lindvest Properties (Cornell) Ltd for a proposed Official Plan Amendment (OP 12-132870) to redesignate Business Park lands for residential uses, be included in the deliberations of the Subcommittee following presentations on all the conversion/redesignation applications; and further,
- 3) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**b) Neamsby Investments Inc. (OP 13-108448)**

Staff delivered a PowerPoint presentation providing a brief description of the Neamsby Investment Inc. (OP 13-108448) proposal requesting re-designation of part of the employment lands at 14<sup>th</sup> Avenue and Middlefield Rd to residential uses. Staff outlined their viewpoints and do not support the proposal.

Randy Peddigrew delivered a PowerPoint presentation in support of the application. The presentation included the potential to develop "Green Roads."

The Committee discussed the history of the lands and the potential of long-term friction with the existing residential area if the lands are developed for industrial uses. There was discussion regarding whether the proposed remaining industrial area is sufficient and whether a linkage agreement between the City and developer should be considered.

The Committee suggested that Neamsby Investments consider the City's site plan for the future Southeast Community Centre and that additional enhanced landscaping be incorporated. The Committee requested that Neamsby Investments Inc. provide a concept plan.

Moved by Councillor Logan Kanapathi  
Seconded by Councillor Colin Campbell

- 1) That the presentation by Randy Peddigrew regarding Official Plan Amendment application OP 13-108448 (Neamsby Investments Inc.) for employment land conversion be received; and,
- 2) That the application by Neamsby Investments Inc for a proposed Official Plan Amendment (OP 13-108448) to redesignate General Industrial lands for residential uses, be included for consideration in the deliberations of the Subcommittee following the presentations on all the conversion/resdesignations applications; and further,
- 3) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**c) Jolis Investments (Ontario) Ltd. (OP 13-114950)**

Staff delivered a PowerPoint presentation of the proposal by Jolis Investments (Ontario) Ltd. (OP 13-114950) requesting redesignation of employment lands to mid-rise housing. Staff outlined their viewpoint and do not support the proposal.

Dagmar Teubner on behalf of Jolis Investments (Ontario) Ltd. addressed the Committee outlining the constraints to develop the property as a business park. She is suggesting the lands are better suited for mid-rise housing.

There was discussion regarding the size of the easement on the property. The Committee also discussed the residential lands to the north of the subject property and whether there is the potential to create a linkage between the two properties.

The Ward Councillor stated concerns with the proposed 8 storey mid-rise residential development.

Moved by Councillor Alan Ho  
Seconded by Councillor Colin Campbell

- 1) That the verbal presentation by Dagmar Teubner on behalf of Jolis Investments (Ontario) Ltd. regarding Official Plan Amendment OP 13-114950 (Jolis Investments Ontario Ltd.) for employment land conversion be received; and,
- 2) That the application by Jolis Investments (Ontario) Ltd for a proposed Official Plan Amendment (OP 13-108448) to redesignate Business Park lands for residential uses, be included for consideration in the deliberations of the Subcommittee following the presentations on all the conversion/resdesignations applications; and further,
- 3) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

#### **4. NEXT STEP**

The Committee requested that staff forward copies of the presentations from Lindvest Properties and Neamsby Investments.

The Committee suggested that attendance of the subcommittee be confirmed for the Tuesday July 30, 2013 meeting and that staff provide a summary of the discussions that have been had on the 11 applications. Principles for making recommendations and safeguards for ensuring proposed employment is achieved should also be discussed. The Committee also suggested that the meeting include an in-camera session for legal advice.

The Development Services Subcommittee adjourned at 12:30 p.m.