



**Development Services Subcommittee  
Official Plan - Employment Conversion  
Tuesday, September 24, 2013, 1:30 pm  
Council Chamber, Markham Civic Centre  
MINUTES**

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**Attendance**

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

Andy Taylor, Chief Administrative Officer  
Jim Baird, Commissioner of Development Services  
Christina Kakaflikas, Manager, Special Projects  
Catherine Conrad, City Solicitor  
Huyen Hare, Senior Business Development Officer  
Biju Karumanchery, Senior Development Manager  
Elizabeth Silva-Stewart, Sr. Planner  
Marg Wouters, Senior Manager, Policy and Research  
Kitty Bavington, Council/Committee Coordinator

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The Development Services Subcommittee convened at 1:35 p.m. with Regional Councillor Jim Jones as Chair.

**1. Disclosure of Interest** – none declared

**2. Minutes of July 30, 2013 Meeting**

Moved by: Deputy Mayor Jack Heath  
Seconded by: Councillor Colin Campbell

That the minutes of the Development Services Subcommittee meeting held July 30, 2013, be adopted.

CARRIED

**3. Summary of Applications and Discussions**

The following correspondence was received:

- Cathedral Town, Bob Forhan
- Romandale Farms Ltd. (Snider), Bob Forhan
- Catholic Cemeteries, Thomas Cardinal Collins
- Lindvest Properties, Douglas R. Annand
- Neamsby, The Remington Group – Part 1
- Neamsby, The Remington Group – Part 2
- Ornella Richichi, (Smart Centres), regarding the Holborn Properties application
- Jolis Investments, Dagnar Teubner
- Wemat One, Dagnar Teubner
- Holborn Properties, Michael Gagnon

As directed by Development Services Committee on May 21, 2013, the employment conversion requests associated with the Draft Official Plan have been referred to the Development Services Subcommittee, for a report and recommendation back to the Development Services Committee.

Staff provided a memo "Supplementary Information and Response to Additional Submissions" and a revised summary chart, dated September 24, 2013. Staff provided a brief summary of the process to date - eleven applications have been reviewed over four Subcommittee meetings during July, 2013. It was noted that correspondence received from Smart Centres indicates their intention to submit an application for conversion for their lands adjacent to the Holborn Properties lands, should the Holborn Properties application be recommended for conversion.

The revised summary chart was reviewed and staff provided clarification on the information presented. Staff reviewed the additional information in the memo regarding Amendment 2 to the Growth Plan, data from the York Region Employment Survey, and the submission from urbanMetrics with respect to the Lindvest application.

Staff recommendations remain as denial for all the applications, and staff are seeking direction from the Committee. It was noted that for any applications that are recommended by Council to go forward, the designation of the lands on the land use map in the new Official Plan would indicate "deferral" until such time as the decision of the approval authority for the Official Plan Amendment application is made.

The Committee discussed the process at length and suggested that a criteria be created for assessing the applications: i.e. compatibility to adjacent land uses; increase in number of jobs overall, or at a minimum does not deteriorate the number of jobs; the proximity to transit; provision of lands for a VIVA terminal; achieving better public amenities; and, where the location is appropriate, designate a site for an affordable or seniors housing project.

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

Patricia Foran of Aird & Berlis addressed the Committee and provided clarification regarding the area of the subject lands. Ms. Foran discussed the merits of the application with respect to the quality and quantity of jobs that would be created if the conversion was applied.

Councillor Colin Campbell spoke in support of the proposal. Deputy Mayor Jack Heath spoke of considerations related to the Rouge National Urban Park nearby. The possibility of height restrictions on the property due to the future Pickering Airport were discussed.

Moved by: Councillor Colin Campbell  
Seconded by: Deputy Mayor Jack Heath

That staff be directed to continue to process the employment land conversion application by Lindvest Properties (Cornell) Ltd. (OP 12-132870) and that the employment land designation be deferred in the new Official Plan; and,

That staff be directed to work with the applicant to increase the number of Major Office Employment (MOE) jobs.

CARRIED

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

Randy Peddigrew gave a brief overview of the proposal by Neamsby and suggested that employment lands are no longer an appropriate designation for the evolving area, in consideration of the proposed community centre and park.

Councillor Logan Kanapathi, Ward Councillor, spoke in support of the application. The Committee suggested an affordable housing or seniors housing site be pursued within the proposed development.

Moved by: Councillor Logan Kanapathi  
Seconded by: Deputy Mayor Jack Heath

That staff be directed to continue to process the employment land conversion application by Neamsby Investments Inc. (OP 13-108448) and that the employment land designation be deferred in the new Official Plan.

CARRIED

**c) Times Group (OP 13-131100)**

Nick Pileggi of Malone Given Parsons, representing Times Group Corporation, presented the proposed concept plan for the site and discussed the criteria outlined earlier with respect to compatibility with adjacent land uses, proximity to transit, the ability to add community amenities and affordable housing, and the potential to increase the number of jobs.

Councillor Howard Shore spoke in support of this application.

Moved by: Councillor Howard Shore  
Seconded by: Councillor Logan Kanapathi

That staff be directed to continue to process the employment land conversion application by Times Group (OP 13-131100) and that the employment land designation be deferred in the new Official Plan; and,

That staff be directed to work with the applicant to provide a joint community facility; and,

That staff be directed to work with the applicant to increase the number of jobs along Highway 7 by 10%.

CARRIED

**d) Box Grove Hill Developments (OP 13-108173)**

John Genest of Malone Given Parsons, and David Stewart representing Box Grove Hill Developments Inc., presented the concept plan for Site B. Mr. Genest discussed the benefits for the community, increased parkland, and the support from the community.

Councillor Logan Kanapathi spoke in support of the application and presented a community petition of 460 names in support.

Moved by: Councillor Logan Kanapathi  
Seconded by: Councillor Colin Campbell

That staff be directed to continue to process the employment land conversion application by Box Grove Hill Developments (OP 13-108173) and that the employment land designation for Site B be deferred in the new Official Plan; and,

That staff be directed to work with the applicant to increase employment numbers on Sites A and B; and,

That staff be directed to work with the applicant to provide affordable or seniors housing within Site B.

CARRIED

The Committee consented to defer the consideration of the remaining applications to the meeting scheduled for October 1, 2013:

- e) Cathedral Town Ltd. (OP 13-114066)
- f) Jolis Investments (Ontario) Ltd. (OP 13-114950)
- g) Wemat One Ltd. (OP 13-113480)
- h) Holborn Properties (OP 13-116651)
- i) King Square Ltd (OP 10-116596)
- j) Romandale Farms Ltd. (OP 13-114027)
- k) Catholic Cemeteries (OP 13-116842)

## **Adjournment**

The Development Services Subcommittee adjourned at 4:10 p.m.