



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

Attendance

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

Andy Taylor, Chief Administrative Officer
Jim Baird, Commissioner of Development Services
Stephen Chait, Director of Economic Development
Catherine Conrad, City Solicitor
Huyen Hare, Senior Business Development Officer
Rino Mostacci, Director of Planning and Urban Design
Elizabeth Silva-Stewart, Sr. Planner
Marg Wouters, Senior Manager, Policy and Research
Kitty Bavington, Council/Committee Coordinator

Regrets

Councillor Alan Ho

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 September 24, 2013 and July 30, 2013 In-camera Meetings

Moved by: Councillor Howard Shore
Seconded by: Councillor Colin Campbell

That the minutes of the Development Services Subcommittee meeting held September 24, 2013, be adopted.

CARRIED

Moved by: Councillor Howard Shore
Seconded by: Councillor Colin Campbell

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

CARRIED

3. Discussion of Applications (continued from September 24)

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

The Committee had before it the staff presentation, supplementary information, and the summary chart provided at the September 24 meeting. Additional correspondence was provided from:

- Cathedral Town Ltd. (OP 13-114066)
- Jolis Investments (Ontario) Ltd. (OP 13-114950)
- Wemat One Ltd. (OP 13-113480)
- Holborn Properties (OP 13-116651) and Markham Woodmills Development Inc (Smart Centres)
- Romandale Farms Ltd. (OP 13-114027)
- Catholic Cemeteries (OP 13-116842)
- Flato Developments Inc.

e) Cathedral Town Ltd. (OP 13-114066)

Staff provided a location map and brief overview of the application by Cathedral Town Ltd.

Bob Forhan of RJ Forhan & Associates, representing the applicant, explained that the property is already designated for a variety of employment uses, and he responded to questions from the Committee.

The Committee discussed the draft concept plans, integration of the business park and the type of residential use proposed. The applicant was advised to develop more detailed plans for future review by the Development Services Committee. Comments were provided regarding the continuous ringing of the church bells.

Moved by: Councillor L. Kanapathi
Seconded by: Deputy Mayor J. Heath

That the applicant's presentation regarding Cathedral Town Ltd. (OP 13-114066) be received.

CARRIED

f) Jolis Investments (Ontario) Ltd. (OP 13-114950)

Staff displayed a location map and clarified that the proposal is for 112 apartment units and 8 ground-oriented dwelling units on the 2 ha parcel.

Dagmar Teubner, representing Jolis Investments (Ontario) Ltd. gave a presentation of the proposal and displayed a site plan. Ms. Teubner suggested that the property is actually 1.6 ha and that the small size and sewer easement on the lot make it inappropriate for industrial use. A residential designation for condominium mid-rise apartment buildings is being requested.

The Committee recommended that the design and development be coordinated with the King Square proposal.

Moved by: Councillor Colin Campbell
Seconded by: Councillor Howard Shore

That staff be directed to continue to process the employment land conversion application by Jolis Investments (Ontario) Ltd. and that the employment land designation be deferred in the new Official Plan.

CARRIED

g) Wemat One Ltd. (OP 13-113480)

Staff displayed a location map for the proposal affecting approximately 4 ha parcel within the 12 ha property south of Highway 7, west of Hwy 404.

Dagmar Teubner, representing Wemat One Limited, gave a presentation and noted the primary use will remain as employment use, but will also include office use, a major hotel, a 5,000 seat theatre/convention centre complex, and residential uses for a live-work environment.

Stephen Chait, Director of Economic Development, responded to the Committee with respect to the economic development strategy and identified this property as among the premiere corporate lands in Markham. Staff discussed the loss of potential employment jobs despite the applicant's argument that additional jobs can be created on the remainder of the lands. There is a risk that the residential use may displace up to 700 jobs; however it was noted that the closure of Buttonville Airport would allow higher building heights to accommodate higher densities. It was felt by the Subcommittee that a future detailed proposal would be required for any consideration of possible non-employment uses.

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

That staff be directed to continue to process the employment land conversion application by Wemat One Ltd. (OP 13-113480) for commercial uses; and,

That the residential use designation not be granted at this time.

CARRIED

h) Holborn Properties (OP 13-116651) and Markham Woodmills (Smart Centres) letter

The discussion of this development proposal was referred to the next subcommittee meeting.

i) King Square Ltd (OP 10-116596)

Staff displayed a location map. Kate Cooper of Bousfields, representing King Square Ltd. gave a presentation of the proposal for employment conversion at Markland Street and Woodbine Avenue. Ms. Cooper described the surrounding uses and advised that the requested designation could generate up to 1,000 jobs within the two phases.

Staff advised that the application received is for a hotel and apartment buildings on the Phase Two lands only and therefore it is not clear how jobs will be accommodated on the Phase 2 lands. The applicant indicated that they are revisiting their site plan and that the uses have not been confirmed.

The Committee discussed the green space on the site and the concept plans for the current and previous proposals for office towers on this site.

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 King Square Ltd (OP 10-116596) 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 jobs by 200.

CARRIED

j) Romandale Farms Ltd. (OP 13-114027)

Bob Forhan of RJ Forhan & Associates, representing the applicant, gave a presentation of the proposal to redesignate from the current Agricultural designation to a mix of MOE and ELE employment on 15 ha, with the remaining 14 ha proposed for a mix of uses including residential. The Committee discussed surrounding uses and the referral of the application to the Future Urban Secondary Plan process.

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

That the employment land redesignation application by Romandale Farms Ltd. (OP 13-114027) be referred to the Future Urban Area Secondary Plan process.

CARRIED

k) Catholic Cemeteries (OP 13-116842)

Staff displayed a location map and explained that while the current designation is Agriculture, the new Official Plan proposes employment uses.

Mike Everard, representing Catholic Cemeteries gave a presentation of the proposal for redesignation of the employment lands for cemetery use and referred to correspondence from

Thomas Cardinal Collins, Archbishop of Toronto, as well as the due diligence report on available lands submitted to staff in support the proposal.

The Committee discussed a connecting road between the east and west parcels across the Greenway, and means of acquiring lands within the Oak Ridges Moraine. It was suggested that a meeting be arranged between the applicant and staff to explore options for cemetery lands elsewhere.

Moved by: Mayor Frank Scarpitti
Seconded by: Deputy Mayor Jack Heath

That consideration of the employment land redesignation application by Catholic Cemeteries (OP 13-116842) be referred to a future Development Services Committee meeting; and,

That staff be directed to work with the applicant to try to find a solution to the Catholic Cemeteries' requirements.

CARRIED

I) Flato Developments Inc.

Staff provided a brief overview of the letter submitted by Flato Developments Inc. indicating their intention to submit an application for employment land conversion at the northwest corner of Donald Cousens Parkway and Highway 7 in Cornell. Discussion of the letter was referred to the next subcommittee meeting.

Adjournment

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