



**Development Services Subcommittee
Official Plan - Employment Conversion
Thursday, October 17, 2013, 2:00 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 Alan Ho
Councillor Logan Kanapathi

Jim Baird, Commissioner of Development Services
Catherine Conrad, City Solicitor
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

The Development Services Subcommittee convened at 2:05 p.m. with Regional Councillor Jim Jones as Chair.

1. Disclosure of Interest – none declared

2. Minutes of October 1, 2013 Meeting

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

That the minutes of the Development Services Subcommittee meeting held October 1, 2013, be adopted.

CARRIED

3. Discussion of Applications (continued from October 1)

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 following background documents and applicant correspondence was provided:

1. Sept. 24 - Staff Presentation; Supplementary Information; Summary Chart
2. a) Holborn Properties (OP 13-116651) September 24 and October 1, 2013
b) Markham Woodmills, Smart Centres September 18 and September 30, 2013
c) 2728 & 2730 Elgin Mills, Tucciarone October 7
3. Flato Developments, September 24

Jim Baird, Commissioner of Development Services, provided an overview of the process to date and next steps. The minutes from the series of Subcommittee meetings and a staff report will be presented to Development Services Committee on October 22. The Committee will be asked to consider the Subcommittee recommendations and give directions to staff regarding incorporation of the applications into the new Official Plan. The Subcommittee meetings constitute the first phase of the process when there is a recommendation for deferral in the new Official Plan. The deferred applications will proceed through the normal development application process including public consultation and will require final approval by the Region. Any conditions or requirements of the Committee identified to date or in the future through the public consultation process will be reflected in the OPAs.

**h) Holborn Properties (OP 13-116651)
Markham Woodmills (Smart Centres)
2728 & 2730 Elgin Mills (Tucciarone)**

Staff displayed a location map and gave an overview of the Holborn application on 6 ha and noted the two adjacent sites by Smart Centres and Tucciaroni. The Committee received an updated presentation by Holborn Properties dated October 17, 2013.

Michael Gagnon of Gagnon & Law, representing Holborn Properties, and representatives of Smart Centres were in attendance. Mr. Tucciarone was unable to attend today. The presentation identified the various proposals and land parcels within the Master Plan area, including the woodlot, road extension, storm water and access easements, historic buildings, and City of Markham's storm water pond. A mixed use master concept plan was presented, illustrating a live-work concept, including a 4.93 ha residential component, office development of 238,000 ft², and 79,000 ft² retail with a potential for 550 to 1400 employment jobs. Design examples of commercial and residential buildings were displayed.

Mr. Gagnon suggested the plan would fulfill the criteria discussed previously by the Committee: compatibility; no net loss of "real" deliverable jobs; proximity to existing and/or proposed transportation and transit network; contribution to public amenities; and, potential to assist in achieving municipal housing objectives.

The Committee discussed the Highway 404 ramp and access easements that impact the property, and the potential savings if the ramp can be revised to minimize the loss of developable land. The internal road network was also reviewed. The Committee suggested that the master plan be reviewed for optimal design to incorporate the Smart Center component, and that the property owners work together for a comprehensive plan.

Ornella Richichi representing Markham Woodmills and Smart Centres, discussed the development of the preliminary concept plan and provided more details on the Smart Centre site for retail and office uses.

Andrew Browning of Cushman & Wakefield provided an analysis of Markham's Employment Lands, advising that preliminary conclusions of the land demands indicate that if higher job density forecasts were to be used, land could be available for other non-employment land uses. The Committee discussed the findings and Mr. Browning and Mr. Gagnon responded to several questions.

The Committee considered that this corner block is an important employment location and that the proposed Smart Centre and residential mix may not be an appropriate use nor meet employment density forecasts; however improvements to the plan could be considered at a future time.

Moved by: Deputy Mayor Jack Heath
Seconded by: Councillor Howard Shore

That the presentations for the application for employment land redesignation by Holborn Properties (OP 13-116651) and the proposals by Markham Woodmills (Smart Centres) and Tucciarone be received.

CARRIED

I) Flato Developments Inc.

Michael Gagnon referred to correspondence dated September 24, 2013 and briefly outlined the proposal for mixed office and residential in an integrated 20-25 storey building that would accommodate employment forecasts at the northwest corner of Donald Cousens Parkway and Highway 7 in Cornell. The applicant is currently working on a conceptual master plan.

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

That the employment land redesignation proposal by Flato Developments Inc. be received.

CARRIED

4. In-camera Matters

Moved by: Mayor Frank Scarpitti
Seconded by: Councillor Howard Shore

That, in accordance with Section 239 (2) of the Municipal Act, the Development Services Subcommittee resolve into an in-camera session to discuss the following confidential matters:

- a) [Section 239 (2) (e)] - Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and,
- b) [Section 239 (2) (f)] - Advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED

Moved by: Councillor Alan Ho
Seconded by: Mayor Frank Scarpitti

That the Development Services Subcommittee rise from in-camera session at 4:13 p.m.

CARRIED

The Committee considered the benefits of confirming by resolution the criteria being used by the Committee to evaluate the applications on a consistent basis.

Moved by: Mayor Frank Scarpitti
Seconded by: Councillor Howard Shore

The Development Services Subcommittee recommends:

That Development Services Committee and Council consider the following criteria in reviewing applications for employment conversion identified for deferral in the new Official Plan and continued review through the OPA process, and include the criteria in any special deferral policy applicable to the said sites in the new Official Plan:

- Compatibility to adjacent land uses;
- Increase in number of future jobs to be provided on site, or at a minimum, no net reduction in future jobs;
- Proximity to transit;
- Provision of lands for a VIVA terminal;
- Achieving better public amenities, including but not limited to public art, Section 37 bonusing and publicly accessible private amenity spaces; and,
- Where the location is appropriate, designate a site for an affordable or seniors housing project.

CARRIED

Adjournment

The Development Services Subcommittee adjourned at 4:35 p.m.