



MINUTES
THORNHILL SUB-COMMITTEE
April 3, 2013
Canada Room

Committee Members

Regional Councillor Joe Li
Councillor Valerie Burke
Councillor Howard Shore

Residents

Evelin Ellison
Patsy Freeland
Hadi Gharai
Marilyn Ginsberg
Ricardo Mashregi
Marion Matthias

Staff

Jim Baird, Commissioner of Development Services
Trinela Cane, Commissioner of Corporate Services
Brenda Librecz, Commissioner of Community Services
Ron Blake, Manager, West District
Scott Grieve, Parks development Coordinator
Paul Ingham, Director, Operations
Linda Irvine, Manager, Parks and Open Space Development
Biju Karumanchery, Senior Development Manager
Rino Mostacci, Director of Planning and Urban Design
Mark Visser, Senior Manager Financial Strategy & Investment
Kitty Bavington, Council/Committee Coordinator

The Thornhill Sub-Committee convened at 2:35 p.m. with Councillor Valerie Burke in the Chair.

1. SECTION 37

On January 21, 2013, General Committee referred the following matters to the Thornhill Subcommittee:

- a) Proposal from the Pomona Valley Tennis Club** regarding Section 37 funds from the World on Yonge project in Thornhill. The following documents were provided for background information:
 - Extract from General Committee
 - Proposal from the Pomona Valley Tennis Club
- b) Correspondence from the Grandview Area Ratepayers Association and Ward One South Section 37 Committee** regarding Section 37 funds from the World on Yonge project in Thornhill. The following documents were provided for background information:
 - Extract from General Committee
 - Correspondence from the Grandview Area and Ward One South Section 27 Committee

Biju Karumanchery, Senior Development Manager, provided a PowerPoint presentation on Section 37 policies with respect to provisions of the Official Plan and Markham practices. Section 37 funding can provide a key role in the delivery of Markham's intensification strategy. In 2010, Markham adopted guidelines for the implementation of Section 37 funding.

Potential benefits can be applied to such initiatives as cultural heritage buildings or area improvements, preservation of woodlots, provision of public access to ravines and valleys, affordable housing, enhanced improvements to transit facilities, and provision of on-site facilities such as day care, among others. Some of the benefits to the West District were identified as the completion of the open space trail system in Thornhill, purchase of school lands, acquisition of equipment for Dudley Avenue Parks, and general improvements to park amenities and to the public realm.

Jim Baird, Commissioner of Development Services, advised that the City's intent is to involve the community in Section 37 allocation decisions and it has been suggested that the allocation of funds or benefits may be considered at a subcommittee level, as is being done at today's meeting. Mr. Baird reiterated that all recommendations to Council are based on good Planning principles and that Section 37 is only applied if it can be supported. The amount is usually negotiated with the developer prior to passing the zoning by-law; however, sometimes it can occur as a condition arising from an OMB decision. Discussions included the Planning process and Building Permit stage with respect to negotiations and collection of fees.

Hadi Gharai, representing the Pomona Valley Tennis Club, gave an overview of the application by the Club for Section 37 funding to renovate the tennis courts and club house, including the possible relocation of the facility.

Brenda Librecz, Commissioner of Community Services, advised that staff are working on an assessment of the proposal. The Commissioner noted that the tennis policy is also being reviewed at this time, which will determine the role of the Tennis Club and the role of the City. The report is due by June, 2013, and will address the need for equity and public access at facilities.

Marilyn Ginsberg made a deputation on behalf of Grandview Area Ratepayers Association and the Ward One South Section 37 Committee. She outlined the process of selecting representatives of the two groups and the extensive community meetings and outreach that had been done. Ms. Ginsberg noted that \$2 million in Section 37 funding had been negotiated for the Liberty Development project on Yonge Street. Several ideas had been considered by the residents' group, with the goal of achieving a short list for presentation to the City, in the order of priority:

- Splash pad in Proctor Park
- Band shell outdoor stage in Grandview Park
- Durable base for the community ice rink
- Playground equipment for E.J. Sands Public School
- Painted mural on the CN rail underpass

The amenities will be fully open to the public. It was noted that the request by the Pomona Valley Tennis Court was not supported by the residents' group, and that the Pomona site is located within the floodplain and is subject to TRCA approval.

The Committee discussed the recommendations and made further suggestions. Staff commented that the skate park originally proposed for one of the World on Yonge parks may be relocated, so that item should remain on the preferred project list. Contributions towards some of the projects may be provided by the School Board via the Parent's Association.

Linda Irvine, Manager, Parks and Open Space Development, gave a presentation on long-range community priorities for Section 37 projects and identified the network of parks and greenways, and the acquisition of lands and school sites (recent and potential). Staff discussed the visioning with respect to a list of previously identified projects by the community for active and passive uses, and suggested a workshop exercise to develop plans prior to preparing recommendations for Council.

The residents referred to earlier discussions on this matter, and expressed appreciation for the efforts of staff to move forward. A concern was noted for Section 37 allocation that may be applied City-wide, with a focus on intensification areas instead of staying within the community.

Representatives of the Pomona Valley Tennis Club requested consideration of their proposal. The committee discussed the public/private aspect of the facility and indicated that the pending tennis policy will provide equity among all facilities, with priority to the public courts.

Moved by: Councillor Howard Shore

Seconded by: Regional Councillor Joe Li

That the presentations and deputations by residents and staff regarding Section 37 funds from the World on Yonge project in Thornhill, be received; and,

That the proposal request by the Pomona Valley Tennis Club and the short list of preferred projects from the Grandview Area Ratepayers Association and the Ward One South Section 37 Committee, be referred to staff for a report back to the Thornhill Sub-committee.

CARRIED

ADJOURNMENT

The Thornhill Sub-Committee adjourned at 4:25 p.m.