



***PUBLIC INFORMATION MEETING MINUTES  
THORNHILL (THORNLEA) REVITALIZATION***

**JANUARY 22, 2013 - 7:00 p.m.  
Council Chamber**

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**Attendance**

Mayor Frank Scarpitti  
Deputy Mayor Jack Heath  
Regional Councillor Jim Jones  
Regional Councillor Gord Landon  
Regional Councillor Joe Li  
Councillor Valerie Burke  
Councillor Howard Shore  
Councillor Don Hamilton  
Councillor Carolina Moretti  
Councillor Colin Campbell  
Councillor Alan Ho  
Councillor Logan Kanapathi

Ron Blake, Manager, West District  
Biju Karumanchery, Senior Development Manager  
Kitty Bavington, Council/Committee Coordinator

**Regrets**

Councillor Alex Chiu

The Public Information Meeting regarding the Thornhill (Thornlea) Revitalization convened at 8:50 PM in the Council Chamber with Councillor Don Hamilton in the Chair.

**DISCLOSURE OF PECUNIARY INTEREST**

Councillor Valerie Burke disclosed an interest with respect to the subject of the Public Information Meeting, Thornhill Revitalization, by nature of a family owned business in the area, and did not take part in the discussion of or vote on the question of the approval of this matter.

**THORNHILL REVITALIZATION (10.0)**

**1. INTRODUCTORY REMARKS**

Councillor Howard Shore provided opening statements and expressed appreciation to the residents, staff, consultants, and Council members that have worked on this project. It was clarified that no decision will be made this evening.

## **2. PRESENTATION**

Ron Blake gave a brief overview of the process to date and the numerous Working Group meetings so far.

Nick McDonald, Meridan Planning Consultants Inc., gave a presentation regarding the project with respect to: the study area (34.1 ha); how the study evolved; current Official Plan policies and designations of General Industrial and Business Corridor; current zoning; the Interim Control By-law; Provincial Policy Statement; Growth Plan; Markham Employment Land Strategy (2009); and other factors to consider such as incompatibility of land uses, development of the Canac Kitchen site, legal non-conforming uses, provision of pedestrian linkages and community amenities, and impacts from the rail line. Mr. McDonald noted that there are significant competing views regarding the future of this area.

The consultant recommends that the land remain as an employment area with a transition to the surrounding residential uses. The intent would be to permit a broader range of service type uses such as offices and retail which will increase the vibrancy of the area. A Vision Statement was presented, promoting a mixture of businesses that are compatible with and complement surrounding residential communities.

## **3. DEPUTATIONS/SUBMISSIONS**

Written submissions were received from the Kmiec family; Perry Salter; and Gerald Owen.

Arnie Rose, representing the Working Group, gave an overview of the project and challenges involved, such as environmental, land use, and property standards issues. The Working Group provides a unique opportunity to advise Council. Mr. Rose stated their Vision Statement, "...to create a high quality neighbourhood" and provided a written copy.

Moujan Nabavi, representing the Working Group, provided a presentation and a hand-out that compared the objectives, principles, and recommendations of the Working Group and the consultant/staff report. He requested that their recommendations form the basis of development policies.

Manuel Der Haroutiounian, a member of the Working Group, advised that although he keeps his business up to standard, some businesses do not. He discussed the grandfathering clause that would allow legally non-conforming businesses to continue.

Steven Cassady, representing Kholer Company, spoke of the history of his company and principles of community responsibility. He spoke of efforts to revitalize the Canac site and the suitability of industry in this area. Appropriate zoning, tax incentives, and lost tax revenues were discussed. The owners of the Canac property are continuing to work with the community and the City to restore the property and to ensure appropriate development for adjacent properties.

Mark Yarranton of KLM Planning Partners, representing Kholer Company, spoke in support of transitional uses.

Brian Gordon, area resident, spoke of the significant issues and stated his support for the Working Group recommendations.

Elaine Sanders, area resident, spoke of the conditions of the neighbourhood and supported the Working Group, suggesting that manufacturing uses be eliminated. Ms. Sanders expressed concern for the discretionary uses proposed by the consultant. Mr. McDonald explained that an application and public consultation would be involved for any discretionary uses.

Arthur Donin, area resident, spoke in opposition to industrial uses, body shops, and cell towers.

Marlene Cooper, area resident, spoke in opposition to any use that produced noise or pollution.

Alena Gotz, representing Aileen Willowbrook Ratepayers Association, read statements in support of redevelopment of the Canac site. Ms. Gotz expressed concern for health impacts and encouraged revitalization that will eliminate pollution-causing industries by rezoning the area to commercial residential. Copies of two statements were provided.

Stan Kimick, area resident, spoke of noise issues relating to Raywall, and supported the recommendations of the Working Group.

Kayla Cooper, area resident, spoke of childhood memories involving the smells from industries and suggested it is not an appropriate use so close to residences.

Art Pozonyakov, area resident, supports the Working Group recommendations, and encouraged employment uses without industrial uses.

Frances DanKevy, owner of an area company, spoke of economic issues that impacted the family business and resulted in a car repair operation renting their building. The use is grandfathered. Ms. DanKevy stated they have worked hard to keep the property clean and noted that the lack of transit services is a deterrent to commercial development of the area.

Eric Lerner supported comments made by the Working Group.

Elizabeth Anne Hutchison, area resident, believes health issues have been affected by the pollution, and noted other issues of noise, barking dogs, and other complaints, and suggested By-law Enforcement must be more active. Ms. Hutchison prefers low-rise condos, seniors residents, and playgrounds, and no industries.

Robert Mintzberg, area resident, spoke on behalf of residents on McKelvey Drive adjacent to the Canac site and requested building height and setback provisions that would protect the neighbours. He stated concerns for health issues, safety, pollution, and noise.

Susan Eaton, owner of an area business, advised that she had not received notice of the revitalization Working Group meetings. Ms. Eaton stated that they operate a clean business and provide a vital service for the community. Ms. Eaton suggested that Canac and Raywall may not be appropriate in this area, but some businesses are needed and have nowhere else to go.

Staff clarified that the Region would play a large part in any decisions, as Markham already has a shortage of employment lands to meet the employment targets established by the Region.

The Committee responded to comments regarding transit and grandfathering of legal non-conforming uses. Staff will be preparing a recommendation report for Development Services Committee in approximately March, 2013, dealing with the revitalization in the context of the new Official Plan.

The Committee thanked those in attendance for their participation.

## **ADJOURNMENT**

The Public Information Meeting regarding the Thornhill Revitalization adjourned at 11:20 p.m.