



**MINUTES**  
**MILLIKEN MILLS SUBCOMMITTEE**  
**September 19, 2012, Canada Room**

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**Milliken Mills Subcommittee**

Councillor Logan Kanapathi  
Councillor Alex Chiu

**Regrets**

Regional Councillor Gord Landon

**Staff**

Dave Miller, Manager, East District  
Stephen Kitagawa, Senior Planner  
Joseph Palmisano, Transportation Engineer  
Kitty Bavington, Council/Committee Coordinator

**Applicants**

Clay Libel, Forest Bay Homes  
Dave de Sylva, Forest Bay Homes  
Julius De Ruyter, PGM Planning Consultants

**Public**

Nappinder Dogra, Cedarwood Community Association  
Murray Cresswell, Box Grove Community Association  
Tom Farrar, Box Grove Community Association  
Jessica Gurley, Box Grove Community Association  
Debbie Wong, Rouge Fairways Residents' Association

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The Milliken Mills Subcommittee meeting convened at 7:10 PM in the Canada Room with Councillor Alex Chiu in the Chair.

**DISCLOSURE OF PECUNIARY INTEREST – None Disclosed**

- 1. Forest Bay Homes (Villages of Fairtree)  
Secondary Draft Plan of Subdivision Approval And Zoning By-law  
Amendment, (OP.98-224937, ZO.98-224946, SU.98-224944) (10.4, 10.7, 10.5)  
6350 Steeles Avenue East, Amanda File # SU.02-116539**

*Background: A Public Meeting on this proposal was held on February 21, 2012. The Development Services Committee directed that this matter be referred to the Milliken Mills Subcommittee. Members of the public who have indicated an interest, have been invited to attend.*

The Committee discussed notification to the public, and the Ward Councillor agreed to provide additional names to be added for the next meeting.

Discussions focussed on transportation issues. Staff advised that a Transportation Study has been submitted and reviewed and the applicant will be addressing staffs' comments. One of the issues raised by residents is the need for more east-west road capacity. A Feasibility Study will be undertaken which will explore extending Denison Street further east beyond the limits of the subject subdivision. There are a number of constraints which will need to be considered

and this would be a longer term solution. The extension of Denison Street beyond its current terminus is also subject to an Environmental Assessment being undertaken by the Applicant.

The City of Toronto has indicated improvements are required before access can be granted from Steeles Avenue. The Applicant is currently in discussions with the City of Toronto with regard to this matter. The Donald Cousens Parkway to Morningside Avenue Link Amendment EA Report identified the widening of Steeles Avenue to six lanes. The issues of timing and costs need to be resolved between the City of Toronto and York Region.

Other issues discussed were density and overall impacts to existing residents, including school capacity. Staff clarified that the School Board is responsible for determining school requirements, and have provided comments on this application indicating that land for a new school is not required.

Staff explained the application review process, and York Region policies regarding density requirements. In response to questions from the public, it was noted that Markham has a long history with this developer on a wide range of successful projects in Markham and across the GTA.

The Working Group agreed that traffic, parkland, and school issues need to be resolved, and requested School Board representatives be invited to the next meeting to provide clarification on their requirements. Mr. Dogra provided contact information for the School Board and Trustee.

The Milliken Mills Sub-committee adjourned at 8:30 PM.