



MINUTES
MILLIKEN MILLS SUBCOMMITTEE
October 15, 2012, York Room

Milliken Mills Subcommittee

Regional Councillor Gord Landon
Councillor Logan Kanapathi
Councillor Alex Chiu

Staff

Stephen Kitagawa, Senior Planner
Brian Lee, Senior Manager, Development Engineering & Transportation
Dave Miller, Manager, East District
Joseph Palmisano, Senior 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

Jane Ross, Planning & Property Development Services,
York Region District School Board
Juanita Nathan, Trustee-YRDSB-Area 4
16 Area Residents

The Milliken Mills Subcommittee meeting convened at 7:02 PM in the York Room with Regional Councillor Gord Landon in the Chair.

**Subject: 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 with members of the public. A preliminary Milliken Mills Subcommittee meeting was held September 19, 2012.

Disclosure Of Pecuniary Interest – None Disclosed

1. Introductions

The participants, staff, and Committee members were introduced.

2. Minutes

Moved by: Councillor Logan Kanapathi
Seconded by: Councillor Alex Chiu

That the minutes of the Milliken Mills Subcommittee meeting held September 19, 2012, be approved.

CARRIED

3. Parkland Issues

Stephen Kitagawa gave a presentation showing the details of the original and revised proposals. The number of units, parkland requirements, access to Steeles Avenue, school capacity and other issues were discussed.

The Urban Design department has determined the applicant is providing 3.3 ha. of parkland, excluding lands adjacent to Costco, which meets the Planning Act requirements. The Committee advised of the progress of open space park development at various locations in the area. The residents suggested that the cricket fields should not be included in the parkland calculations, due to safety concerns. Regional Councillor Landon explained that the use of the cricket pitch is similar to other sports fields, and that complaints about unruly behaviour should be communicated to the Ward Councillor.

The original proposal for 410 units had provided 2.3ha. of parkland; however, the revised proposal for 1,010 units provides 3.3 ha. of parkland, which still meets the Planning Act requirements.

4. School Capacity

Jane Ross, Planning & Property Development Services, York Region District School Board, and Juanita Nathan, YRDSB Trustee, Area 4, were in attendance to discuss school capacity. Ms. Ross reviewed the Cedarwood and Ellen Fairclough schools in the area with respect to accommodating area students, and advised that enrolment and distribution details can be viewed on the Board's website.

The discussions included the process for development review with respect to determining school needs. It was noted that the threshold requirement for a new school is a minimum of 1500 units, and that traditionally, there are more students generated from low-density rather than high-density units. If land to the east is developed, a school may be warranted. The standard practice is to not build to capacity population, but to use portables as needed, then as the population ages the portables are no longer needed and are removed.

The residents noted that basement apartments are not permitted; however approximately 60% of the area dwellings have basement apartments and these additional families are not accounted for. Ms. Ross advised that these factors are included in the build-yield calculations to determine the range of students.

Other comments included the lack of recreational facilities and play space for children. The Committee advised of the community centre being built in the area very shortly.

Concern was expressed for increased parking, traffic and wait times associated with student drop-off and pick-up at the school. Ms. Ross suggested that there are no solutions to parking and traffic challenges if parents choose to drive their children instead of using school busses.

The residents requested a copy of the School Board's study, and Ms. Ross agreed to provide it through the Ward Councillor's office. The Committee suggested the residents continue discussions with school representatives.

5. Transportation Issues

Brian Lee and Joseph Palmisano provided information on transportation issues. Mr. Lee reviewed the minutes from the September 19, 2012 Milliken Mills Subcommittee meeting and responded to questions regarding the east-west capacity and access to Steeles Avenue. Mr. Lee showed Map 10 (Road Network) and Appendix D (Minor Collector Road Network) from the draft Official Plan. Mr. Lee pointed out the future extension of Denison Street and "Special Study Area" designation on Map 10 which is intended to address the east-west road capacity. This feasibility study will commence in 2013. Mr. Lee also showed the technically preferred alignment of the Donald Cousens Parkway to the Morningside Avenue Link Individual Environmental Assessment, and gave some background to this project, indicating that Steeles Avenue would be widened to 6 lanes between Morningside Avenue Extension and Ninth Line as part of this project.

Staff advised that the draft new Official Plan is available for public review, and recommended documents and the City website for further information regarding transportation issues and Markham's vision and key policy directions. Staff summarized that as Markham grows and increases in population, it is necessary to change the way we travel.

With about 1,100 units, the traffic consultant advises approximately 300 vehicles will be generated out of the development in the a.m. peak hour, and similarly approximately 300 vehicles will enter during the p.m. peak hour. Mr. Lee reviewed the findings of the applicant's Traffic Study and advised that staff comments have been provided to the applicant, and the consultants' response is anticipated shortly.

Discussions included measures to prevent traffic infiltration; the challenges to extend Denison Street to Ninth Line, such as the two rail lines, the hydro corridor, and Rouge River; and the characteristics of traffic along local streets, minor and major collectors, and arterial roads.

The residents requested a copy of the traffic study, once the response to Agency comments have been incorporated.

6. Other Items

The residents indicated concern for the potential health impacts from the Hydro corridor. Staff will relay the comments received.

7. Next Steps

The Committee considered that the concerns of the residents have been identified and discussed, and advised that staff will take these discussions into consideration in preparing a recommendation to the Development Services Committee. The residents were requested to leave contact information for notification when this matter comes forward.

Moved by: Councillor Logan Kanapathi
Seconded by: Councillor Alex Chiu

That the comments of the residents regarding Forest Bay Homes (Villages of Fairtree), 6350 Steeles Avenue East, be received

And that staff prepare a recommendation for Development Services Committee in consideration of the comments received and updated studies.

CARRIED

Adjournment

The Milliken Mills Subcommittee adjourned at 8:45 p.m.