

DEVELOPMENT SERVICES COMMITTEE
JUNE 6, 2006
EXTRACT

**TOWN-INITIATED OFFICIAL PLAN
AND THORNHILL SECONDARY PLAN AMENDMENTS (10.3)**

Report 1 2 3 4 5 6 7 A B C

The Chair advised that the subject of the Public Meeting this date was to consider the proposed Town-initiated Official Plan and Thornhill Secondary Plan amendments.

Committee was advised that 671 notices were mailed on May 17, 2006, and Notices were placed in the Markham Economist and Sun on May 13, 2006 and in the Thornhill Liberal on May 14, 2006. Committee received written submissions from:

1. John La Chapelle, Bell Canada, R.O.W. Control Centre, with comments
2. Rob Armstrong, 9 Eliza Street, stating concerns

Staff gave a lengthy presentation regarding the proposal, outlining competing interests, growing development pressures, key goals and purposes of the study, and the subsequent amendments being proposed.

The following people spoke in opposition to the proposed Official Plan and Secondary Plan amendments:

- a) Bill Wylie, 148 John Street, representing SPOHT
- b) Malcolm Brice, 7699 Yonge Street
- c) Keith Irish, 7 Eliza Street
- d) Kelly Kivioja, 9 Eliza Street
- e) Robert Armstrong, 9 Eliza Street
- f) Joseph Ricciuti, 8 Eliza Street
- g) Marion Matthias, 33 Colborne Street
- h) Evelin Ellison, President of Thornhill Ward One Residents Group
- i) Joan Chesley, 7811 Yonge Street
- j) Robert Ritchie, 126 Confederation Way

Their concerns included the proposed Yonge Street maximum building height of 3 storeys with bonusing up to 5 storeys in Heritage Conservation District; adhering to the Heritage District Guidelines and preservation of the Heritage community; coordination of efforts with the City of Vaughan; limiting density; inadequacy of servicing and infrastructure particularly on cemetery lands, and added strain that intensification will cause; limiting building heights to the height of the steeple on the St. Vladimirs Church; impacts on property values; avoid linked roads; traffic congestion, access and parking on Thornhill Summit; and, preservation of trees at the condominium complex on Confederation Way.

Mel Winch of Winch Planning and Development, representing the owner of the Post Office property, spoke in support of the proposed Official Plan Amendment and urged buildings higher than 5 storeys be permitted to support intensification and transit initiatives and as an incentive for development.

Committee debated this matter at length. Coordination with Vaughan was emphasised and staff confirmed that the same consultant had been used, and that all meetings concerning this project had been jointly attended by the Town and the City. Staff displayed the Markham and Vaughan proposals with respect to redevelopment components, and advised that both have similar building height provisions. Committee requested details of the provisions adopted by Vaughan.

Staff responded to comments and questions, advising that great effort and extensive public consultation had taken place in an attempt to balance competing interests and achieve a proposal that is both compatible with Heritage Guidelines, while providing for viable commercial initiatives.

It was noted that a resident had not been able to obtain a copy of the study, and staff advised that it had been available at the Town office for six weeks.

The following motion was before the Committee:

That the Town-initiated amendment to the Official Plan (Revised 1987) and the Thornhill Secondary Plan PD 3-1), as amended, be adopted;

And that the Town-initiated amendment to the Official Plan (Revised 1987) and the Thornhill Secondary Plan (PD 3-1), as amended, be referred to the Region of York for approval.

OR

That the Town-initiated amendment to the Official Plan (Revised 1987) and the Thornhill Secondary Plan PD 3-1), as amended, be referred back to staff for further review and a recommendation report.

A motion to restrict building heights to three storeys through the Heritage Conservation District was lost.

A motion to adopt the Town-initiated amendment to the Official Plan (Revised 1987) and the Thornhill Secondary Plan PD 3-1), as amendment, was lost.

Moved by: Deputy Mayor F. Scarpitti

Seconded by: Councillor E. Shapero

That the written submission from John La Chapelle and Rob Armstrong with concerns regarding the proposed Town-initiated Official Plan and Thornhill Secondary Plan amendments, be received;

And that the deputations by Bill Wylie representing SPOHT, Malcolm Brice, Keith Irish, Kelly Kivioja, Robert Armstrong, Joseph Ricciuti, Marion Matthias, Evelin Ellison President of Thornhill Ward One Residents Group, Joan Chesley, and Robert Ritchie, with concerns; and by Mel Winch of Winch Planning and Development, representing the owner of the Post Office, in support of the proposed Town-initiated Official Plan and Thornhill Secondary Plan amendments, be received;

And that the record of the Public Meeting held on June 6, 2006, with respect to the proposed Town-initiated amendment to the Official Plan (Revised 1987) and the Thornhill Secondary Plan PD 3-1), as amended, be received;

And that the Town-initiated Official Plan and Thornhill Secondary Plan Amendments be referred to Council on June 13, 2006.

CARRIED