



MINUTES
MARKHAMGATE SUMMIT WORKING GROUP
2008-06-18

Attendance

Members of Thornhill Subcommittee:

Councillor E. Shapero
Regional Councillor J. Jones
Mayor F. Scarpitti

Staff:

V. Shuttleworth, Director of Planning and Urban Design
R. Borooah, Town Architect
R. Blake, Manager Development West
S. Bordone, Planner
L. Wimmer, Senior Planner Urban Design
A. Tari, Committee Clerk

Applicant & Design Team

Maria Gatzios, Gatzios Planning
Brian Andrew, WZMH Architect
Jeff Greene, Gatzios Planning
Peter Maleganovski, Gatzios Planning
Len Abelman WZMH Architect
Kristine Kellestine, Wycliffe
Nupur Malaviya, Davies Howe Partners

City of Toronto

Councillor D. Shiner (Ward 24)
Lynn Poole, Senior Planner, Community Planning

Residents

Daniel Aufgang
Fred Webber
Paul Fink
Frances Halperin
Bob James
Gary Kay
Eileen Liase
Nafiseh Pouhassani
David Serkin
Brian Compson
Patricia Hough
David Slotnick

The Markhamgate Summit Working Group meeting convened at 7:05 PM with Regional Councillor J. Jones and Councillor E. Shapero assumed the Chair at 7:10 PM.

1. INTRODUCTION

Mayor Frank Scarpitti advised that at the Region of York Rapid Transit Committee meeting, the Town of Markham expressed the importance for an Environmental Assessment (EA) for Light Rail Transit (LRT) on Leslie Street from Steeles Avenue north to Major Mackenzie Drive. He

also advised that if the Toronto Transit Committee (TTC) and City of Toronto agree to proceed with this EA there would be public consultation.

2. QUESTIONS ANSWERED FROM MAY 21, 2008 MEETING

Ms. Maria Gatzios, Gatzios Planning, advised that at the May 21, 2008 meeting there were 12 questions that were raised by the working group members, which the consultant team have attempted to respond to. They are as follows:

Q. What percentage of land is proposed to be public space?

- .3 acres fronting on Don Mills
- 1.7 % of the total proposed site (on concept plan)

Q. How will security issues be addressed in the underground parking garage?

- Provide as much street frontage on site as possible
- Incorporate main views to the parking garage
- Working toward an “eyes on the street” development
- Proper lighting and security features in the parking garage

Q. Provide examples of Lifestyle Centres with similar weather conditions.

- Ohio, New York and Nebraska
- Can provide other examples upon request

Q. What will be the vehicular and pedestrian routes at the gas station?

- Not sure at this point
- Need to study and look at the current situation further
- Priority is to ensure safety

Q. What will be the impact and compatibility of the existing communities?

- Are working towards a development that will be compatible with the existing communities
- Purpose of this working group is to assist us in doing so

Q. Why is an outdoor mall being proposed in place of the current indoor mall?

- retail space is very expensive to provide in indoor malls
- looking for street presence
- not interested in pursuing indoor food court however, pursuing the function of the food court (ie. outdoor patios, coffee shops, etc)

Q. Provide realistic images that include details such as shadowing.

- Will try to provide as many realistic drawings as possible (drawings are typically done to look attractive)

Q. Have considerations been made for snow storage?

- Not at that point of planning however, will definitely have to plan for it

Q. What is the entertainment component being proposed?

- Not proposing a cinema (huge parking requirements associated with this use)
- Greater demand for public park
- Dedicated on providing amenities that will make sense for this size of development

Q. Will the condos be rentals? What size of condos are being offered? What will be the price range for the condo units?

- Not at that level of detail at this point
- Intention is to have a variety of sizes (depending on the results of the marketing research data)

Q. What types of retail will the site offer?

- All of the current tenants will be offered the opportunity to stay
- Would like to maintain a strong function of the services offered currently
- Add stronger retail, grocery store, and drug store

Q. What will this development provide for the surrounding communities?

- Provide a successful, functional and diverse development
- Provide a range of residential dwellings
- Continue and enhance the current medical services
- Provide the opportunity to enhance the transit within the area
- Provide an active open space amenity (both public and private)

Q. What is the lease agreement with respect to the gas station?

- The lease agreement is until 2013 with a 5 year option at that time
- Was not part of the re-development scheme
- Will need to consider if the gas station remains or if it needs to be re-developed

3. PRESENTATION BY GERMAN MILLS RATEPAYERS ASSOCIATION

Mr. Fred Webber addressed the Committee advising the residents are concerned that the current proposal is the only one being considered. He also advised that the residents are concerned with existing transit and the type of residential that is being proposed.

Mr. Bob James presented the Committee with resident's concerns regarding the proposed development known as Markhamgate Summit. He advised that the presentation was written by 8 members of German Mills Ratepayers Association and that it is a tremendous representation of the residents within the German Mills community.

The Committee thanked Mr. James for the presentation and indicated that the purpose of this working group is to have presentations together with discussions and hopefully come to an agreement. The Committee also thanked the applicant for their commitment to work together with staff and the members of the community.

4. LIFESTYLE CENTRE PRESENTATION

Ms. Valerie Shuttleworth, Director of Planning and Urban Design, delivered a PowerPoint presentation regarding the Lifestyle Retail Tour from May 2005 focusing on the characteristics and the principles that were developed.

Staff agreed to forward the statistics that include: land area, residential square footage, percentage of office and medical buildings.

5. PRELIMINARY BUILT FORM PRINCIPLES

Ms. Valerie Shuttleworth advised that staff together with the consultant team have developed 14 preliminary built form principles/urban design guidelines. She suggested to the working group members to put aside the proposed development during this exercise. There were boards displaying each principle and associated pictures.

Mr. Ronji Borooah, Town Architect, briefly explained the 14 preliminary built form principles and handed out three red stickers and three yellow stickers to each working group member. The members were requested to go around to each board and place a red sticker to indicate the principle that is most important to them and a yellow sticker to indicate the principle they dislike. There were members of staff and the consultant team at each board to answer any questions and record all comments and/or concerns.

Councillor E. Shapero advised the Committee that staff will compile the results and feedback from this exercise and have a fulsome discussion at the September meeting.

6. NEW BUSINESS

Pollution and Environmental Assessment

Ms. Patricia Hough provided a copy of a City of Toronto report titled “Air Pollution Burden of Illness from Traffic in Toronto” and suggested it be added to the September agenda for discussion.

Traffic Study

Councillor E. Shapero advised that the Town of Markham will be undertaking their own traffic study for this proposed development site.

Light Rail Transit and Environmental Assessment

City of Toronto Councillor D. Shiner advised that the Don Mills Road Light Rail Transit is not funded or approved at this time. He suggested that a transit study is needed.

7. CLOSING REMARKS

Councillor E. Shapero thanked everyone for attending the workshop and suggested forwarding any other comments and/or suggestions via e-mail to herself and/or any member of staff.