



MINUTES
MARKHAMGATE SUMMIT WORKING GROUP
2008-05-21

Attendance

Members of Thornhill Subcommittee:

Councillor V. Burke
Councillor E. Shapero

Staff:

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

Applicant & Design Team

Ron Moore, Wycliffe
Maria Gatzios, Gatzios Planning
Brian Andrew, WZMH Architect
Len Abelman WZMH Architect
Kristine Kellestine, Wycliffe
Napur Malaviya, Davies Howe Partners

City of Toronto

Councillor D. Shiner (Ward 24)
S. Smallwood, Planning

Residents

Daniel Aufgang
Fred Webber
Paul Fink
Frances Halperin
Bob James
Gary Kay
Eileen Liase
Nafiseh Pouhassani
David Serkin

The Markhamgate Summit Working Group meeting convened at 7:05 PM with Councillor E. Shapero in the Chair.

1. INTRODUCTION

Councillor E. Shapero welcomed everyone and there was a round table introduction.

2. ROLE OF THE WORKING GROUP

Mr. Ron Blake, Manager Development West, delivered a PowerPoint presentation that explained the purpose of the Markhamgate Summit Working Group; reviewed the terms of reference and the proposed meeting dates.

Upon request, staff agreed to verify whether future meeting dates could be scheduled for Thursday evenings in place of the proposed Wednesday evenings.

Staff confirmed that all materials pertaining to meetings will be scanned and sent via e-mail to all the Working Group members and hard copies will be made available at the Town offices. Staff also confirmed that there is the flexibility to shift and/or adjust meetings according to what materials (ie Traffic Impact Studies) are available.

3. OVERVIEW OF PROPOSAL

Mr. Brian Andrew, WZMH Architects, delivered a PowerPoint presentation regarding the Don Mills Road and Steeles Avenue redevelopment proposal that included the proposed design vision and site context.

Ms. Maria Gatzios, Gatzios Planning distributed a redevelopment summary.

Ms. Gatzios advised that the intention is to build the proposed development in phases to try and keep the current retailers operational.

4. PROCESS AND PLANNING OVERVIEW

Ms. Valerie Shuttleworth, Director of Planning and Urban Design, delivered a PowerPoint presentation outlining the development application process for the proposed development known as Markhamgate Summit and Provincial and Regional growth forecasts.

Staff agreed to send the link to the presentation made to the Development Services Committee on April 29, 2008 (entitled “Intensification Analysis: Method & Examples”) to all the Markhamgate Summit Working Group members.

5. OTHER ITEMS RAISED BY WORKING GROUP MEMBERS

Mr. Paul Fink advised that the applicant’s proposed vision statement does not make any reference to the impact and/or compatibility with the existing neighbourhoods. He suggested the following alternative vision statement: “Ensure that this prominent site and its redevelopment continue to integrate with and perform in harmony with the existing communities.”

The following concerns were raised by residents and requested that they be added to the list of discussion items at a future meeting:

- Gas station – are lands contaminated
- Shadowing issues within the development
- More detailed information on lifestyle centres
- Impacts/compatibility of proposed development with existing neighbourhoods
- Does this proposal contain all the elements for a complete community? Is it a sustainable community?

Mr. Bob James requested that the following questions be discussed at future meetings:

- Why outdoor shopping centre in place of an indoor mall
- No entertainment facilities incorporated into proposal (ie skating rink, cinemas)
- Will the residential buildings be condos, rentals or a combination of the two
- Would like to see more realist factual drawing that take into considerations our winter climate

Councillor David Shiner suggested to go back and review the current infrastructure and ensure that it can support this proposal. He also enquired to the length of the lease with the Gas Station at the southwest corner of the proposed site. Mr. Ron Moore, Wycliffe, advised that the Gas Station site can not be included in this proposal because of the long term lease and he will confirm how long at a future meeting.

Councillor Erin Shapero suggested that alternative approaches to the proposed high rise buildings should be added as an item for discussion on the June agenda.

7. CLOSING REMARKS

Councillor E. Shapero thanked everyone for attending the workshop and that their participation in this process is essential.