



MINUTES
MARKHAMGATE SUMMIT WORKING GROUP
2008-09-10

Attendance

Members of Thornhill Subcommittee:

Councillor E. Shapero
Regional Councillor J. Jones
Deputy Mayor J. Heath

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

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

City of Toronto

Councillor D. Shiner (Ward 24)
Karen Wood, Executive Assistant to Councillor D. Shiner
Lynn Poole, Senior Planner, Community Planning

Residents

Daniel Aufgang
Fred Webber
Frances Halperin
Bob James
Gary Kay
Eileen Liase
David Serkin
Patricia Hough
David Slotnick

The Markhamgate Summit Working Group meeting convened at 7:00 PM with Councillor E. Shapero in the Chair.

1. INTRODUCTION

The next meeting date for the Markhamgate Summit Working Group scheduled for Wednesday October 1, 2008 has been cancelled and, the November 12, 2008 meeting date will be re-scheduled. The new meeting date will be confirmed by the Committee Clerk.

Councillor D. Shiner advised the Committee that currently there is no formal registered Willowdale Ratepayers Association.

2. ALTERNATIVE BUILT FORM CONCEPT

a) Applicant's Presentation on Alternative Built Form Concept

Mr. Brian Andrew, WZMH Architects, delivered a PowerPoint presentation regarding the Markhamgate Summit proposed redevelopment. This is a proposed plan in response to comments and suggestions received from the working group members. It was noted that this presentation was for discussion purposes for the working group and a new revised application has not been submitted.

b) Staff's Preliminary Comments on Alternative Built Form Concept

Ms. Valerie Shuttleworth, Director of Planning and Urban Design, addressed the Committee with respect to the new proposal on alternative built form concept advising that drive-throughs will not be permitted on this site. She advised that staff are pleased with the finer grid pattern and increased street and block pattern. Ms. Shuttleworth also advised that the retail facing Steeles Avenue will integrate the site with the existing communities. Staff will continue to discuss the overall density and building heights of the site with the applicant. Ms. Shuttleworth, reminded the group to contact staff via e-mail or phone with any further comments and/or concerns.

c) Working Group's Comments on Alternative Built Form Concept

The working group members expressed their appreciation of this exercise and thanked the applicant and their representatives for their time and efforts.

The working group members advised that the alternative built form being presented this evening is an improved plan however, there are still many areas of concerns. They are as follows:

- Parking
- Increase in traffic as a result of the increase in density
- Not enough retail
- Building Heights are too high
- Proposed density should be lower
- Prefer the retention of an indoor mall in place of the proposed outdoor retail
- Retail seems fractured
- Would rather have the gas station remain in place of the proposed green space

7. CLOSING REMARKS

Ms. Maria Gatzios, Gatzios Planning, advised the Committee that the owner will not be pursuing the format of an indoor mall.

Councillor E. Shapero thanked everyone for attending the workshop.