

19. **LAND USE POLICIES AND ZONING REGULATIONS  
IN THE PASSMORE AVENUE INDUSTRIAL AREA (10.0)**

The proposed motion regarding land use and zoning regulations in the Passmore Avenue area was brought forward by Councillor Alex Chiu.

Janet Lin spoke in opposition to the expansion of the asphalt/concrete batching and recycling facilities on Passmore Avenue, due to the level of dust produced in this area of rapidly-increasing residential density.

Ivan Lyang spoke in opposition to the expansion of the asphalt/concrete batching and recycling facilities on Passmore Avenue, due to potential health impacts to nearby residents.

Staff clarified that the facility is under the jurisdiction of the City of Toronto, and the purpose of the proposed motion is to alert Toronto to Markham's concerns.

Councillor Alex Chiu discussed the concerns of the residents and noted there are already two facilities in the area that receive many complaints.

Moved by: Councillor Alex Chiu  
Seconded by: Mayor Frank Scarpitti

Whereas a number of residents and landowners in the Milliken Mills community of Markham have expressed concern to Members of Markham Council regarding existing and proposed asphalt/concrete batching and recycling facilities on Passmore Avenue in the City of Toronto; and,

Whereas both the City of Toronto and the City of Markham are undertaking land use studies and review of development applications to encourage mixed use redevelopment including residential intensification in this vicinity, including along the Steeles Avenue Corridor between Kennedy Road and Midland Avenue, in proximity to the Milliken GO Station; and,

Whereas asphalt and concrete batching and recycling facilities with outdoor storage and processing are considered not to be compatible with residential intensification and other higher order land uses being planned for the surrounding area;

Now Therefore Be It Resolved:

- 1) That the City of Toronto be requested to review its land use policies and zoning regulations pertaining to such asphalt and concrete batching and recycling facilities, and other heavy industrial uses involving outdoor storage and processing, in the Passmore Avenue industrial area; and,
- 2) That in the event that the City does receive formal applications to permit such uses in this vicinity, that every effort be made to re-direct such uses to more appropriate locations removed from residential uses and re-development areas, and to apply conditions to properly mitigate the impact of such uses including such matters as days and hours of operation, buffering and screening, surface treatments to prevent the raising of dust, on site dust controls, street sweeping, control of stockpile heights and machinery heights, noise controls, truck traffic circulations routes, storm water management, and other environmental protection measures and monitoring programs; and further,

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CARRIED

## Development Services Committee Minutes

September 22, 2015, 9:00 AM to 3:00 PM

Council Chamber

Meeting No. 18

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### All Members of Council

#### Development Services

Chair: Regional Councillor Jim Jones  
Vice-Chair: Councillor Don Hamilton

#### Economic Development

Chair: Councillor Alex Chiu  
Vice-Chair: Councillor Alan Ho

#### Transportation Issues

Chair: Regional Councillor Joe Li  
Vice-Chair: Regional Councillor Nirmala Armstrong

#### Attendance

Mayor Frank Scarpitti  
Deputy Mayor Jack Heath  
Regional Councillor Jim Jones  
Regional Councillor Joe Li  
Regional Councillor Nirmala Armstrong  
Councillor Valerie Burke  
Councillor Alan Ho  
Councillor Don Hamilton  
Councillor Karen Rea  
Councillor Colin Campbell  
Councillor Amanda Collucci  
Councillor Logan Kanapathi  
Councillor Alex Chiu

Andy Taylor, Chief Administrative Officer  
Jim Baird, Commissioner of Development Services  
Trinela Cane, Commissioner of Corporate Services  
Brenda Librecz, Commissioner of Community & Fire  
Services  
Alan Brown, Director of Engineering  
Catherine Conrad, City Solicitor  
Anna Henriques, Senior Planner, Zoning and Special  
Projects  
Biju Karumanchery, Director of Planning and Urban  
Design  
Brian Lee, Deputy Director of Engineering  
Joel Lustig, Treasurer  
Marion Plaunt, Manager, Intensification and Secondary  
Plans  
Fred Rich, Manager, Strategy and Insurance Risk  
Management  
Tom Villella, Manager, Zoning and Special Projects  
Marg Wouters, Senior Manager, Policy & Research  
Kitty Bavington, Council/Committee Coordinator