

Electronic Development Services Public Meeting Minutes

Meeting Number 3
June 2, 2020, 7:00 PM - 10:00 PM
Live streamed

Roll Call	Mayor Frank Scarpitti	Councillor Reid McAlpine
	Deputy Mayor Don Hamilton	Councillor Karen Rea
Staff	Regional Councillor Jack Heath	Councillor Andrew Keyes
	Regional Councillor Joe Li	Councillor Amanda Collucci
	Regional Councillor Jim Jones	Councillor Khalid Usman
	Councillor Keith Irish	Councillor Isa Lee
	Councillor Alan Ho	
Staff	Andy Taylor, Chief Administrative Officer	Rick Cefaratti, Planner II
	Arvin Prasad, Commissioner Development Services	Stephen Kitagawa, Senior Planner, North District
	Biju Karumanchery, Director, Planning & Urban Design	David Miller, Manager, West District
	Kimberley Kitteringham, Director of Legislative Services & Communications	Scott Chapman, Election & Council/Committee Coordinator
	Ron Blake, Senior Manager, Development	Laura Gold, Council/Committee Coordinator

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1. CALL TO ORDER

In consideration of the ongoing state of emergency surrounding the 2019 Novel Coronavirus (COVID-19) and the emergency public health orders issued by the Government of Ontario, this meeting was conducted electronically to maintain physical distancing among participants.

The Development Services Public Meeting convened at 7:03 PM with Councillor Keith Irish in the Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

None.

3. REPORTS

3.1 **PRELIMINARY REPORT EMIX LTD., APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW TO ADD COMMERCIAL USES INCLUDING A COMMERCIAL SELF-STORAGE FACILITY AT 8400 WOODBINE AVENUE, WEST SIDE OF WOODBINE AVENUE, NORTH OF PERTH AVENUE (WARD 8) FILE NOS. PLAN 19 132742 AND PLAN 20 110587 (10.3, 10.5)**

The Public Meeting this date was to consider an application submitted by Emix Ltd. to amend the Official Plan and Zoning By-law to add commercial uses including a commercial self-storage facility at 8400 Woodbine Avenue, west side of Woodbine Avenue, north of Perth Avenue (Ward 8) File Nos. PLAN 19 132742 and PLAN 20 110587.

The Committee Clerk advised that 51 notices were mailed on May 15, 2020, and that a Public Meeting sign was posted on May 12, 2020. There were 4 written submissions regarding this proposal.

Rick Cefaratti, Senior Planner gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

John Corbett, Corbett Land Strategies Inc. provided a presentation on the development proposal.

Sheetal Zaveri, and Naresh Patel completed a deputation form, but did not speak at the meeting.

Written submissions in opposition to the development proposal were received from Sheetal of Zapa Interiors, Sam (Samir) Patel, Maria Stalteri, and Rhoda Dacosta.

The Committee asked the following questions regarding the development proposal:

- Where the self-storage will be located, and if there will be restrictions on its location;
- If there will be restrictions on the amount self-storage permitted in the building;
- What the demand is for self-storage in Markham;
- What types of goods are anticipated to be stored in the facility;

- If the City's Fire or Building Departments had any concerns regarding the application;
- If the building has enough parking to support all the additional uses being requested (i.e. banquet hall, and restaurant);
- If there will be restrictions on the amount of space permitted in the building for a banquet hall or restaurant;
- What the reasoning is for requesting the expansion of usages permitted at the property.
- If there are future plans for the re-development of the property.
- If the current tenants have been advised of the development proposal;
- What is the occupancy rate of the building;
- If the public notice sign erected met all legal requirements;
- If the employment the development proposal will generate is considered when making a decision on a development proposal;
- What the changes are to the Site Plan.

A Member also suggested that a study be conducted on refreshing Woodbine Avenue.

John Corbett advised that self-storage is being requested as a permitted use at the building, as residents and employers living or working in small spaces are increasingly seeking self-storage facilities to increase their storage capacity. Additional uses of the building (i.e. restaurants, and banquet halls) are also being requested to ensure the long-term economic viability of the building. There are no changes being proposed to the exterior of the building.

Christian Hepfer, EMIX Ltd. advised that the application is being submitted as a result of the changing business environment. Traffic at the Furniture Mall has decreased steadily over the last five years due to online shopping, and tenants have had difficulty surviving and some are requesting rent reduction. The building currently has an occupancy rate of approximately 85% - two additional tenants have just vacated the building. Plans for the building will be shared with the remaining tenants. Different usages of the building are being requested to ensure its long-term success. Self-storage is being requested, as it fits with the current use of the building as a furniture warehouse and there is a growing demand for this type of service. The self-storage will be located on the second and third floor of the building. The building will be brought up to the *Building Code* in regards to

this usage. Once the Buttonville Airport is no longer in use, the re-development of the property will be considered.

Staff responded to inquiries from the Committee. The parking study submitted by the Applicant was geared towards self-storage. The study will need to be updated for the City to consider additional uses on the property. Moreover, the City is satisfied that the applicant has met all notification requirements. The *Planning Act* does not require the public meeting sign to be yellow. It requires that the information is visible to the public, and that the details are accurate. Furthermore, the Fire and Building Departments have reviewed the application, but the concerns identified at tonight's meeting will be brought to their attention for further consideration. Lastly, the demand for self-storage in Markham and the employment it will create were not considered when reviewing this planning application. The demand for self-storage in Markham is not tracked by Planning Staff. However, there are a number of inquiries / request for self-storage in Markham at this time.

Councillor Karen Rea requested that the public be re-notified when the staff report on this development proposal is brought forward to the Development Services Committee for its consideration.

Moved by Regional Councillor Jim Jones

Seconded by Councillor Isa Lee

1. That the written submission from Sheetal of Zapa Interiors, Sam (Samir) Patel, Maria Stalteri, and Rhoda Daccosta regarding the Applications to amend the Official Plan and Zoning By-law to add commercial uses including a commercial self-storage facility at 8400 Woodbine Avenue, west side of Woodbine Avenue, north of Perth Avenue (Ward 8) File Nos. PLAN 19 132742 and PLAN 20 110587, be received; and,
2. That the report dated April 21, 2020, entitled "PRELIMINARY REPORT Emix Ltd., Applications to amend the Official Plan and Zoning By-law to add commercial uses including a commercial self-storage facility at 8400 Woodbine Avenue, west side of Woodbine Avenue, north of Perth Avenue (Ward 8) File Nos. PLAN 19 132742 and PLAN 20 110587", be received; and,
3. That the Record of the Public Meeting held on June 2, 2020, with respect to the proposed Official Plan and Zoning By-law to add commercial uses including a commercial self-storage facility at 8400 Woodbine Avenue, west

side of Woodbine Avenue, north of Perth Avenue (Ward 8) File Nos. PLAN 19 132742 and PLAN 20 110587”, be received; and,

4. That the applications by Emix Ltd., to amend the 2014 Official Plan and Zoning By-law 165-80, as amended, be referred back to staff for a report and recommendation to evaluate the proposal; and further,
5. That the Clerk’s Office send another notice for the Applications to amend the Official Plan and Zoning By-law to add commercial uses including a commercial self-storage facility at 8400 Woodbine Avenue, west side of Woodbine Avenue, north of Perth Avenue (Ward 8) File Nos. PLAN 19 132742 and PLAN 20 110587 when the report is brought forward to the Development Services Committee for its consideration.

Carried

3.2 PRELIMINARY REPORT, APPLICATIONS FOR A DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT BY 1212763 ONTARIO LTD. TO FACILITATE APPROXIMATELY 417 DWELLING UNITS, PARKLAND, TWO STORMWATER MANAGEMENT PONDS, GREENWAY AND THE SUPPORTING ROAD NETWORK

ON THE SUBJECT LANDS KNOWN LEGALLY AS PART OF LOTS 22 AND 23, CONCESSION 4 IN THE BERCZY GLEN SECONDARY PLAN AREA (WARD 2) (10.7, 10.5)

The Public Meeting this date was to consider an application submitted by 1212763 Ontario Ltd for Draft Plan of Subdivision 19TM-19005 and Zoning By-law Amendment on the subject lands known legally as Part of Lots 22 and 23, Concession 4 in the Berczy Glen Secondary Plan Area File No’s. ZA/SU 19 142694.

The Committee Clerk advised that 417 notices were mailed on May 15, 2020, and that a Public Meeting sign was posted on May 8, 2020. There were 2 written submissions received regarding this proposal.

Stephen Kitagawa, Senior Planner provided a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Written submissions were received from Naveed Iqbal, and Peter Pelegris, Jennings Ratepayers expressing concern or in opposition of the development proposal.

Emily Grant, Malone Given Parsons provided a presentation on the development proposal.

The following deputations were made on the development proposal:

1. Sue Lee had the following questions on the development proposal:
 - Will the development create a need to expand the power lines in the area?
 - Will the development impact the water pressure in the area?
 - Are there plans to build another Community Centre to support the growth in the area?
2. Peter Pelegris, representing the Jennings Gate Community provided the following feedback on the development proposal:
 - Residents were concerned that multiple properties would be backing-on to a large estate home;
 - Requested more time to permit for the community to review the development proposal and to provide a comprehensive response, as due to Covid 19 not all residents have seen the plans.

Committee provided the following feedback on the development proposal:

- Requested options be considered for minimizing the density behind the estate homes, including moving the storm water management pond (if possible), or building bungalows on these lots;
- Suggested a community meeting be held with the Jennings Gates Community to review the development application;
- Requested more information on expansion of the Victoria Square Community Centre;
- Asked about the hydro plans for the area;
- Asked if all addresses on Boynton Circle, and 10206 Warden Avenue were notified regarding this development proposal;
- Inquired if the proposal was developed under York Region's new growth targets;
- If the location of the proposed parkland was within the existing open space;
- Requested that a trail connecting Major Mackenzie and Elgin Mills be considered, as part of this project.

Emily Grant responded to both the residents' and Committee's inquiries. The parkland being proposed in the development application is located outside of the Berczy Greenway Corridor. The development proposal includes a range of affordable housing, including single detached homes, semi-detached homes, and townhomes. The development proposal was developed in accordance with York Region's previous growth targets. Most of the properties currently planned to back onto the estate homes located on Boynton Circle are approximately 45 x 120 feet in size.

Staff responded to both the residents' and Committee's inquiries. The City has reviewed the Applicant's parkland proposal and it will not accept the current proposal if the park infringes on the Greenway. The development proposal was also circulated to Hydro One for its review, but no feedback has been provided at this time. Similarly, the City's Water Department will review the application to ensure the development proposal will not impact the water pressure in the area. Moreover, staff were not aware of the timelines for the expansion of the Victoria Square Community Centre, but will report back on the matter.

The Clerk will report back on whether all owners on Boynton Circle, and 10206 Warden Avenue were notified regarding this development proposal.

Members of the Committee advised the residents that Hydro One is looking at various options for expanding hydro in York Region to address growth.

It was clarified that there will not be another statutory public meeting on this development proposal. The next step will be for the development proposal to be brought forward to the Development Services Committee for its consideration.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Alan Ho

1. That the written submissions from Naveed Iqbal, and Peter Pelegris regarding the proposed Draft Plan of Subdivision 19TM-19005 and Zoning By-law Amendment application submitted by 1212763 Ontario Ltd. on the subject lands known legally as Part of Lots 22 and 23, Concession 4 in the Berczy Glen Secondary Plan Area (File No's. ZA/SU 19 142694), be received; and,
2. That the deputations from Sue Lee, and Peter Pelegris regarding the proposed Draft Plan of Subdivision 19TM-19005 and Zoning By-law Amendment application submitted by 1212763 Ontario Ltd. on the subject lands known legally as Part of Lots 22 and 23, Concession 4 in the Berczy Glen Secondary Plan Area (File No's. ZA/SU 19 142694), be received; and,

3. That the Record of the Public Meeting held on June 2, 2020, with respect to the proposed Draft Plan of Subdivision 19TM-19005 and Zoning By-law Amendment application submitted by 1212763 Ontario Ltd. on the subject lands known legally as Part of Lots 22 and 23, Concession 4 in the Berczy Glen Secondary Plan Area (File No's. ZA/SU 19 142694), be received; and,
4. That the proposed Draft Plan of Subdivision 19TM-19005 and Zoning By-law Amendment application submitted by 1212763 Ontario Ltd. on the subject lands known legally as Part of Lots 22 and 23, Concession 4 in the Berczy Glen Secondary Plan Area (File No's. ZA/SU 19 142694), be referred back to staff for a report and recommendation.

Carried

4. ADJOURNMENT

The Development Services Public Meeting adjourned at 9:47 PM.