

Electronic Development Services Public Meeting Minutes

Meeting Number 7

November 3, 2020, 7:00 PM - 9:00 PM

Live streamed

Roll Call	Mayor Frank Scarpitti	Councillor Alan Ho
	Deputy Mayor Don Hamilton	Councillor Reid McAlpine
	Regional Councillor Jack Heath	Councillor Karen Rea
	Regional Councillor Joe Li	Councillor Andrew Keyes
	Regional Councillor Jim Jones	Councillor Khalid Usman
	Councillor Keith Irish	Councillor Isa Lee
Regrets	Councillor Amanda Collucci	
Staff	Biju Karumanchery, Director, Planning & Urban Design	Stephen Kitagawa, Acting Manager, West District
	Ron Blake, Senior Development Manager, Planning & Urban Design	Aqsa Malik, Planner I, East District
	Rick Cefaratti, Senior Planner, West District	Stacia Muradali, Acting Manager, East District
	Stephen Corr, Senior Planner, East District	Scott Chapman, Corporate Privacy & Records Coordinator

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1. CALL TO ORDER

Under the authority of the *COVID-19 Economic Recovery Act, 2020* (Bill 197) and the City of Markham's *Council Procedural By-law 2017-5*, and in consideration of the advice of public health authorities, this meeting was conducted electronically with members of Development Services Committee, staff, and guests participating remotely.

The Development Services Public Meeting convened at 7:00 PM with Councillor Keith Irish presiding as Chair.

Councillor Khalid Usman left the meeting at 8:30 PM.

2. DISCLOSURE OF PECUNIARY INTEREST

Councillor Reid McAlpine disclosed a conflict with respect to Item #4.1 on the agenda (Boxgrove Commercial East Inc. - 500 Copper Creek Drive) by nature of his being a

friend and immediate relative of persons employed by one of the parties to the application. Councillor McAlpine did not participate in the discussion or vote on the question of this matter.

3. DEPUTATIONS

Deputations were made for the following items:

4.1 – Boxgrove Commercial East Inc. (500 Copper Creek Drive)

4.2 – Springhill Homes Inc. (7128, 7170, and 7186 Highway 7 East)

Refer to the individual item for the deputation details.

4. REPORTS

4.1 PRELIMINARY REPORT, OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS SUBMITTED BY BOXGROVE COMMERCIAL EAST INC. TO PERMIT A COMMERCIAL SELF-STORAGE WAREHOUSE FACILITY AT 500 COPPER CREEK DRIVE (WARD 7) (10.3, 10.5)

Councillor Reid McAlpine declared a conflict on this item. (By nature of his being a friend and immediate relative of persons employed by one of the parties to the application. Councillor McAlpine did not participate in the discussion or vote on the question of this matter.)

The Public Meeting for this date was called to consider an application submitted by Boxgrove Commercial East Inc. for Official Plan and Zoning By-law Amendments to permit a commercial self-storage warehouse facility at 500 Copper Creek Drive (Ward 7) File PLAN 20-120313.

The Committee Clerk advised that 226 notices of this meeting were mailed to area property owners on October 14, 2020 and that a Public Meeting sign was posted on the subject property on the same date. There were 6 written submissions received in relation to this proposal.

Stephen Corr, Senior Planner, East District, delivered a presentation on the development application, providing an overview of the area context, applicable policy and zoning, outstanding issues to be addressed through the staff review, and next steps in the application process.

Nikolas Papapetrou, SmartCentres, consultant to the applicant, addressed the Committee and delivered a presentation on the development proposal, providing an overview of the area context, conceptual site plan and elevations, and examples

of modern self-storage facilities operating in communities of a similar character to that being proposed. Bliss Edwards, SmartStop, consultant to the applicant, was in attendance and provided comments on the business case for the proposed commercial self-storage facility.

Rita Camilleri, resident, addressed the Committee and expressed concerns with the proposal, including those related to the compatibility of the proposed use with the character of the existing residential community, potential impacts to adjacent residential properties resulting from the proposed building height and setbacks, and limited community benefit relative to needed restaurant and retail amenities. It was requested that the applicant consider an alternate location for the proposal within the larger site context.

Robert McKone, resident, addressed the Committee and expressed concerns with the proposal, including those related to the compatibility of the proposed use with the character of the existing residential community and the limited community benefit relative to needed restaurant and retail amenities.

Beatrice Bogart, resident, addressed the Committee and expressed concerns with the proposal, including those related to the compatibility of the proposed use with the character of the existing residential community, potential impacts to adjacent residential properties resulting from the proposed building height and setbacks, and limited community benefit relative to needed restaurant and retail amenities. It was requested that the applicant consider an alternate location for the proposal within the larger site context.

Greg Morris, resident, addressed the Committee and expressed concerns with the proposal, including those related to the compatibility of the proposed use with the character of the existing residential community and limited potential for wide community use relative to needed commercial amenities, community facilities, and employment opportunities. It was requested that the applicant consider an alternate location for the proposal within the larger site context.

Gilbert Tsui, resident, addressed the Committee and expressed concerns with the proposal, including those related to the compatibility of the proposed use with the character of the existing residential community, potential impacts to adjacent residential properties resulting from the proposed building height and setbacks, and limited community benefit relative to needed restaurant and retail amenities.

Nimisha Patel, representative of the Box Grove Connected Residents' Association, addressed the Committee and expressed concerns with the proposal, including those related to the compatibility of the proposed use with the character of the existing residential community, potential impacts to neighbouring

residential properties resulting from the proposed building height and setbacks, and limited community benefit relative to needed restaurant and retail amenities. Ms. Patel also made reference to a survey completed by over 300 area residents expressing opposition to the proposal in its current form. It was requested that the applicant explore the feasibility of an alternate location for the proposal within the larger site context, or consider alternate design options to mitigate impacts to the surrounding residential properties.

There was discussion regarding the feasibility of relocating the proposed self-storage facility to an alternate location within the applicant's larger site context. There was also discussion regarding the feasibility of reducing the proposed number of storeys and exploring other potential design elements to achieve a more appropriate building scale relative to the existing surrounding commercial and residential development if the facility is to remain in its present proposed location. The Committee requested that staff and the applicant continue to work with the community to further explore these matters.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Khalid Usman

1. That the deputations of Rita Camilleri; Robert McKone; Beatrice Bogart; Greg Morris; Gilbert Tsui; and Nimisha Patel, Box Grove Connected Residents Association, be received; and,
2. That the written communications submitted by Rita Camilleri, Sulemaan Ahmed, Beatrice Tong, Teagan Bogart, Linda Tong, and Khadija Cajee be received; and,
3. That the record of the Public Meeting held on November 3, 2020, with respect to the proposed Official Plan Amendment and Zoning By-law Amendment applications submitted by Boxgrove Commercial East Inc., File PLAN 20 120313, be received; and,
4. That the proposed Official Plan Amendment and Zoning By-law Amendment applications submitted Boxgrove Commercial East Inc., File PLAN 20 120313, be referred back to staff for a report and recommendation.

Carried

4.2 PRELIMINARY REPORT, OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS SUBMITTED BY SPRINGHILL HOMES INC. TO PERMIT TWO HIGH RISE APARTMENT BUILDINGS AT 7128,

**7170 AND 7186 HIGHWAY 7 EAST (WARD 5) (FILE PLN 20 119576)
(10.3, 10.5)**

The Public Meeting for this date was called to consider an application submitted by Springhill Homes Inc. for Official Plan and Zoning By-law Amendment to permit two high rise apartment buildings at 7128, 7170 and 7186 Highway 7 East (Ward 5) File PLAN 20 119576.

The Committee Clerk advised that 293 notices of this meeting were mailed to area property owners on October 14, 2020 and that a Public Meeting sign was posted on the subject property on October 12, 2020. There were 20 written submissions received in relation to this proposal.

Stephen Corr, Senior Planner, East District, delivered a presentation on the development application, providing an overview of the area context, applicable policy and zoning, outstanding issues to be addressed through the staff review, and next steps in the application process.

Bob Dragicevic, RDLandPlan Consultants, consultant to the applicant, addressed the Committee and delivered a presentation on the development proposal, providing an overview of the site context, conceptual site plan and elevations, parks and open space, integration of the existing heritage resource, pedestrian connectivity, and proposed onsite parking configuration.

Victor Au, resident, addressed the Committee and expressed concerns with the proposal, including those related to potential impacts to existing surrounding low-rise residential properties resulting from the height and scale of the development, as well as the absence of integrated ground floor commercial amenities required to accommodate the proposed increase in residential density.

Trent Tan, resident, addressed the Committee and expressed concerns with the proposal, including those related to potential privacy and shadow impacts to existing surrounding low-rise residential properties resulting from the height and scale of the development, as well as potential impacts to local traffic and on-street parking conditions resulting from the proposed increases in residential density.

Brian Ng, resident, addressed the Committee and expressed concerns with the proposal, including those related to the compatibility of the development with surrounding low-rise residential properties, as well as the capacity of existing infrastructure and community facilities to accommodate the proposed increase in residential density.

Chris Yung, resident, addressed the Committee and expressed concerns with the proposal, including those related to potential impacts to local traffic conditions

resulting from the proposed increase in residential density and reduction in onsite parking standards.

Alba Lamanna, resident, addressed the Committee and expressed concerns with the proposal, including those related to potential impacts to local traffic and on-street parking conditions resulting from the height and scale of the development, as well as shadowing of existing surrounding low-rise residential properties.

The Committee discussed the following relative to the development application:

- Concerns over the proposed reduction in onsite parking standards, having regard to local traffic conditions and the existing area dependency on cars;
- Anticipated timing of delivery of appropriate public transit services to accommodate existing and future levels of area residential density;
- Requiring the provision of a minimum number of purpose-built rental and affordable housing units within the proposed development;
- Considering the provision of ground floor commercial amenities and complementary non-residential uses needed to service residents of the development, mitigate podium massing concerns, provide appropriate pedestrian-level street animation, and limit potential additional impacts to local traffic conditions;
- Potential shadow impacts to existing surrounding residential properties resulting from the proposed apartment building heights;
- Compatibility of the proposed building heights, scale, and massing with those contemplated in the existing Cornell Secondary Plan and 2015 Draft Cornell Centre Secondary Plan Update, as well as the ultimate vision for the Highway 7 corridor;
- Potential policy instruments and legal mechanisms to provide greater stability and predictability in development expectations, including conditional and time-restricted rezoning approvals;
- Concerns regarding the size, location, and configuration of the proposed public park to be conveyed to the City, including those related to community accessibility and potentially disparate maintenance service levels relative to the adjacent privately-owned open space; and,
- Potential relocation of the existing heritage dwelling to a more prominent and visible position within the proposed development.

Moved by Mayor Frank Scarpitti
 Seconded by Councillor Andrew Keyes

1. That the deputations of Victor Au, Trent Tan, Brian Ng, Chris Yung, and Alba Lamanna be received; and,
2. That the written communications submitted by Haiwen Xu, Alba Lamanna, Victor Au, Greg Filtsos, Sunhil Sarin, Ken Zhi, Trent Tan, Ronald Tan, Sandy Cheung, Pricilla Chung, Jenny Lin, Mitchell Yi, Tiffany Tse, William Lee, Sandy Cheung, Brian Ng, Garland Liew, Matthew Stretton, and Wykland Estates Inc. be received; and,
3. That the record of the Public Meeting held on November 3, 2020, with respect to the proposed Official Plan Amendment and Zoning By-law Amendment applications submitted by Springhill Homes Inc., File PLAN 20 119576, be received; and further,
4. That the proposed Official Plan Amendment and Zoning By-law Amendment applications submitted Springhill Homes Inc., File PLAN 20 119576, be referred back to staff for a report and recommendation.

Carried

4.3 PRELIMINARY REPORT APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT A COMMERCIAL SELF-STORAGE FACILITY AT 30 HERITAGE ROAD (WARD 4). FILE NO. PLAN 20 106216 (10.5)

The Public Meeting for this date was called to consider an application submitted by 30 Heritage Development Limited Partnership for a Zoning By-law Amendment to permit a commercial self-storage facility at 30 Heritage Road (Ward 4) File PLAN 20 106216.

The Committee Clerk advised that 44 notices of this meeting were mailed to area property owners on October 14, 2020 and that a Public Meeting sign was posted on the subject property October 6, 2020. No written submissions were received in relation to this proposal.

Matthew Cory, Malone Given Parsons, consultant to the applicant, was in attendance and provided comments on the applicant's planning rationale for the proposal configuration and building orientation, as well as the business case for the proposed commercial self-storage facility.

There were no requests from members of the public to speak on this item.

There was discussion regarding the function and potential of the proposal within the context of the Markville Key Development Area. The Committee discussed the importance of leveraging redevelopment opportunities for properties in close proximity to the existing and future higher-order transit and commercial amenities while protecting the continued viability of the existing industrial and automotive service uses to the immediate east. The Committee also discussed potential building orientations and additional uses to complement the proposal and animate the McCowan Road street frontage and lot corner treatment.

Moved by Councillor Karen Rea

Seconded by Mayor Frank Scarpitti

1. That the Development Services Commission report dated October 13th, 2020, entitled “PRELIMINARY REPORT Application for Zoning By-Law Amendment to permit a commercial self-storage facility as an additional use with site-specific development standards at 30 Heritage Road, on the east side of McCowan Road, (Ward 4). File No. PLAN 20 106216”, be received; and,
2. That the Record of the Public Meeting held on November 3rd, 2020 with respect to the proposed application for Zoning By-law Amendment submitted by 30 Heritage Development Limited Partnership Inc., to permit a commercial self-storage facility at 30 Heritage Road, be received; and,
3. That the application to amend Zoning By-law 1229 be approved and enacted without further notice; and further,
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

4.4 PRELIMINARY REPORT, 254632 ONTARIO INC., APPLICATION FOR A ZONING BY-LAW AMENDMENT, TO PERMIT MOTOR VEHICLE AND AUTO PARTS SALES AS WELL AS OUTDOOR STORAGE OF VEHICLES AT 120 DONCASTER AVENUE (WARD 1) FILE NO. PLAN 20 115420 (10.5)

The Public Meeting for this date was called to consider an application submitted by 254632 Ontario Inc. for a Zoning By-law Amendment to permit motor vehicle and auto parts sales as well as outdoor storage of vehicles at 120 Doncaster Avenue (Ward 1) File PLAN 20 115420.

The Committee Clerk advised that 111 notices of this meeting were mailed to area property owners on October 14, 2020 and that a Public Meeting sign was posted on the subject property on October 9, 2020. There was one written submission received in relation to this proposal.

There were no requests from members of the public to speak on this item.

There were no comments from the Committee members on this item.

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Andrew Keyes

1. That the report dated October 13, 2020, entitled “PRELIMINARY REPORT, 254632 Ontario Inc., Application for a Zoning By-law Amendment, to permit motor vehicle sales and auto parts sales as well as outdoor storage of vehicles at 120 Doncaster Avenue (Ward 1) File No. PLAN 20 115420”, be received; and,
2. That the written communications submitted by Armand Scaini be received; and,
3. That the Record of the Public Meeting held on November 3, 2020, with respect to the proposed Zoning By-law to add motor vehicle sales and auto parts sales as well as outdoor storage of vehicles at 120 Doncaster Avenue (Ward 1) File No. PLAN 20 115420”, be received; and,
4. That the application by 254632 Ontario Inc., to amend Zoning By-law 2053, as amended, be approved and enacted without further notice; and further,
5. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

5. ADJOURNMENT

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Reid McAlpine

That the Development Services Public Meeting adjourn at 10:34 PM.

Carried