

## Development Services Public Meeting Minutes

**Meeting Number 6**  
**May 7, 2019, 7:00 PM - 10:00 PM**  
**Council Chamber**

Roll Call	Mayor Frank Scarpitti	Councillor Alan Ho
	Deputy Mayor Don Hamilton	Councillor Reid McAlpine
	Regional Councillor Jack Heath	Councillor Andrew Keyes
	Regional Councillor Joe Li	Councillor Khalid Usman
	Regional Councillor Jim Jones	Councillor Isa Lee
	Councillor Keith Irish	
Regrets Staff	Councillor Karen Rea	Councillor Amanda Collucci
	Biju Karumanchery, Director, Planning & Urban Design	Scott Heaslip, Senior Project Coordinator, Central
	Ron Blake, Senior Manager, Develop	Laura Gold, Council/Committee Coordinator
	Ron Blake, Senior Manager, Develop	Scott Chapman, Election & Council/Committee Coordinator
	Sabrina Bordone, Senior Planner	
	Rick Cefaratti, Planner II	

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### **1. CALL TO ORDER**

The Development Services Public meeting convened at 7:06 p.m. in the Council Chamber with Regional Councillor Keith Irish in the Chair.

### **2. DISCLOSURE OF PECUNIARY INTEREST**

None disclosed.

### **3. DEPUTATIONS**

Deputations were received for the following items:

- 4.1 Can-Am Express (332 and 338 John Street)
- 4.2 Neamsby Investments Inc. (1375 Denison Street)
- 4.3 Scardred 7 Company Limited (4038 Highway 7)

Refer to the individual item for the deputation details.

#### **4. REPORTS**

##### **4.1 PRELIMINARY REPORT, CAN-AM EXPRESS, C/O HALEY PLANNING SOLUTIONS, TEMPORARY USE ZONING BY-LAW AMENDMENT APPLICATION TO PERMIT THE OUTDOOR STORAGE OF MOTOR VEHICLES INCLUDING LICENSED CHARTER BUSES AT 332 AND 338 JOHN STREET (WARD 1)**

**FILE NO. ZA 18 231295 (10.5)**

The Public Meeting this date was to consider an application submitted by Can-Am Express for a Temporary Zoning By-law Amendment to permit the outdoor storage of motor vehicles including licensed charter buses at 332 and 338 John Street (Ward 1) File No. ZA 18 231295.

The Committee Clerk advised that 731 notices were mailed on April 17, 2019, and a Public Meeting sign was posted on April 17, 2019. There were four written submissions received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

The Applicant's Consultant provided a presentation on the temporary usage request.

The following deputations were made on the temporary usage request:

Alena Gotz, Aileen Willowbrook Ratepayer Association provided the following feedback on the temporary usage request:

- Advised that the industrial area is very problematic to the adjacent residential property owners;
- Concerned that property owners/tenants of outdoor storage in the area are not maintaining their property and that the City's Keeping Markham Beautiful By-Law is not being enforced, consequently, is opposed to having outdoor storage in the area (Note: no specific reference to the Applicant's property was made.);
- Concerned about light and noise pollution resulting from the temporary usage.

Brian Korson, Aileen Willowbrook Ratepayer Association provided the following feedback on the temporary usage request:

- Concerned that the buses will create air, noise and other types of pollution (e.g. fluid leakage from the buses);
- Asked what the Applicant's plan is to manage the pollution;
- Suggested that the demand for the buses may increase with shuttle service recently being announced to the Woodbine Casino.

Committee discussed the temporary usage of the property and the storage of the coach buses and vehicles on the lot and inquired about the history of the properties and the rules around permitting the temporary usage.

In response to questions from the Committee and the audience, the Applicant's Consultant advised that there are approximately 20 coach buses stored on the property. He did not anticipate that noise or pollution will be an issue, as the coach buses will be parked the majority of the time. The buses are all licensed and in good mechanical condition. They come and go based on demand, and vehicle maintenance is conducted offsite. There will also be approximately 50 newer refurbished cars stored on the site. These vehicles will be moved more frequently.

It was suggested that 332 and 338 John Street have been used for outdoor storage in the past, noting that 338 John Street was a contractors yard prior to the property being purchased by the applicant.

In response to the Committee's inquiries, staff advised that outdoor storage is not a permitted usage on this site. The usage has been permitted as a temporary usage. The *Planning Act* permits a temporary zoning usage for three years. The usage can be renewed at the end of the three years at Council's discretion and there is no limit to the number of times it can be renewed.

Moved by Regional Councillor Jim Jones

Seconded by Councillor Khalid Usman

1. **That the written submissions by Sharron Morton, Arlene Randall, and Clara and Raymond Tso to the May 7, 2019 Development Services Public Meeting, regarding the proposed Zoning By-law Amendment application to permit the outdoor storage of motor vehicles including licensed charter buses at 332 and 338 John Street (Ward 1) File No. ZA 18 231295", be received;**
2. **That the deputations made at the May 7, 2019, Development Services Public Meeting by Alena Gotz, and Brian Korson, regarding the proposed Zoning By-law Amendment application to permit the outdoor**

**storage of motor vehicles including licensed charter buses at 332 and 338 John Street (Ward 1) File No. ZA 18 231295”, be received;**

3. That the report titled “PRELIMINARY REPORT, Can-Am Express, C/O Haley Planning Solutions, Temporary Use Zoning By-law Amendment Application to permit the outdoor storage of motor vehicles including licensed charter buses at 332 and 338 John Street (Ward 1) File No. ZA 18 231295” dated April 29, 2019, be received; and,
4. That the Record of the Public Meeting held on May 7, 2019, with respect to the proposed Zoning By-law Amendment application to permit the outdoor storage of motor vehicles including licensed charter buses at 332 and 338 John Street (Ward 1) File No. ZA 18 231295”, be received; and,
5. That the application by Can-Am Express, to amend Zoning By-law 77-53, as amended, be approved; and,
6. That the proposed amendment to Zoning By-law 77-73, as amended, be enacted without further notice; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**4.2 PRELIMINARY REPORT NEAMSBY INVESTMENTS INC.  
APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW  
AMENDMENTS TO PERMIT A TWO-STOREY BUILDING FOR  
RECREATIONAL AND ATHLETIC PURPOSES WITH  
BADMINTON AS THE MAIN USE, AT 1375 DENISON STREET (WARD  
8) FILE NOS. OP/ZA 18 177790 (10.3, 10.5)**

The Public Meeting this date was to consider an application submitted by Neamsby Investments Inc. for Official Plan and Zoning By-law Amendments to permit a two-storey building for recreational and athletic purposes with badminton as the main use, at 1375 Denison Street (Ward 8) File Nos. OP/ZA 18177790.

The Committee Clerk advised that 172 notices were mailed on April 17, 2019, and a Public Meeting sign was posted on April 17, 2019. There were two written submissions received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

The Applicant provided a presentation on the development proposal.

The following deputation was made on the development proposal:

Raul Galindo, resident residing behind the property provided the following feedback on the development proposal:

- Concerned about the loss of trees;
- Concerned about the noise generated from people coming and going, garbage pick-up, and the air conditioner
- Suggested the facility should not be open past 9:00 PM.

Committee provided the following feedback:

- Suggested that the tenant reconsider the name of the complex (Unionville Badminton Complex), as the complex does not reside in Unionville;
- Suggested that the concrete fence on the resident's property be removed and replaced with a buffer of cedar trees (instead of the proposed spruce trees);
- Requested that the hours of operation be clarified with the tenant;
- Asked that four walls be built around the mechanical equipment to minimize the noise;
- Suggested that the tenant have a strategy for blocking the sun from the badminton courts (e.g. by minimizing the windows or installing blinds);
- Asked if bird friendly glass was being installed and if the property was being connected to the neighbouring properties.

The Applicant agreed to consult the tenant regarding the hours of operation and changing the name of the complex. They also agreed to investigate the possibility of planting spruce trees on the property buffer, and to building four walls around the mechanical equipment. Lastly, they confirmed that the glass will be bird friendly.

Moved by Regional Councillor Jim Jones

Seconded by Councillor Khalid Usman

1. **That the written submissions submitted to the May 7, 2019 Development Services Public Meeting from Angelina Choa, and Tom Wridolin, regarding the proposed Official Plan and Zoning By-law Amendment applications by Neamsby Investments Inc., be received; and,**

2. **That the deputation made at the May 7, 2019, Development Services Public Meeting by Ravi Galindo, regarding the proposed Official Plan and Zoning By-law Amendment applications by Neamsby Investments Inc., be received;**
3. That the Development Services Commission report dated April 15, 2019, entitled “Preliminary Report, Neamsby Investments Inc., Applications for Official Plan and Zoning By-law Amendments to permit a two-storey building for recreational and athletic purposes with badminton as the main use, at 1375 Denison Street (Ward 8), File Nos. OP/ZA 18 177790”, be received; and,
4. That the Record of the Public Meeting held on May 7, 2019 with respect to the proposed Official Plan and Zoning By-law Amendment applications, be received; and,
5. That the applications by Neamsby Investments Inc. for proposed Official Plan and Zoning By-law Amendments (OP/ZA 18 177790) be approved and the draft implementing Official Plan and Zoning By-law Amendments be finalized and enacted without further notice; and further,
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**4.3 PRELIMINARY REPORT SCARDRED 7 COMPANY LIMITED 4038  
HIGHWAY 7 (NORTH SIDE, EAST OF VILLAGE PARKWAY)  
APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND  
  
DRAFT PLAN OF SUBDIVISION TO PERMIT A RESIDENTIAL  
DEVELOPMENT ACCOMMODATING 50 TOWNHOUSE DWELLINGS  
AND 20 SINGLE DETACHED DWELLINGS (WARD 3) FILE NO. ZA/SU  
18 180309 (10.5, 10.7)**

The Public Meeting this date was to consider an application submitted by Scardred 7 Company Limited for Zoning By-law Amendment and Draft Plan of Subdivision to permit a residential development accommodating 50 townhouse dwellings and 20 single detached dwellings at 4038 Highway 7 (north side, east of Village Parkway) (Ward 3) File No. ZA/SU 18 180309.

The Committee Clerk advised that 843 notices were mailed on April 17, 2019, and a Public Meeting sign was posted on April 15, 2019. There were three written submissions received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

The Applicant gave a presentation on the development proposal.

The following deputations were made on the development proposal:

Brian & Suzanne Li, local residents provided the following feedback on the development proposal:

- Requested that Ferrah Street remain closed off to keep it a family friendly street;
- Concerned that opening up Ferrah Street will increase traffic, reduce their property value, increase their insurance, and increase the crime on the street;
- Suggested the City investigate other alternatives to improve the safety of the snow removal and garbage collection that do not involve opening up Ferrah Street.

Allan Lytle, local residents provided the following feedback on the development proposal:

- Spoke in opposition to Ferrah Street being opened up;
- Suggested that it be kept closed so that the street remains safe for children to play on.

Jeffrey Taylor, local resident provided the following feedback on the development proposal:

- Spoke in opposition to Ferrah Street being opened up, as he did not think it was required and he liked his townhome being part of a closed off community.

James Zhang, local resident provided the following feedback on the development proposal:

- Spoke in opposition to Ferrah Street being opened up, as he did not think it would add any value to the community;
- Concerned about the impact it would have on his property value;

- Inquired why the snow removal and garbage collection on Ferrah Street is suddenly an issue.

Mark DeCoste, local resident provided the following feedback on the development proposal:

- Spoke in opposition to Ferrah Street being opened up;
- Suggested that opening up the road could cause drainage and flooding issues;
- Advised that the elevation of the roads are different;
- Suggested that the roads be connected with a bicycle trail or walkway.

David Anderson, professional engineer and local resident provided the following feedback on the development proposal:

- Supported all the comments made by other speakers;
- Suggested that the City's safety concerns regarding the snow and garbage collection were of a low risk.

Committee provided the following feedback on the development proposal:

- Understood the residents interest to keep Ferrah Street closed off, but understood the larger public interest of connecting the roads;
- Liked that the proposed development was considering age friendly and sustainability in its design;
- Liked the proposed garden/courtyard concept between the townhomes;
- Inquired if Ferrah Street was intended to be opened up;
- Suggested that traffic can be controlled on Ferrah Street by restricting traffic at certain times of the day, and/or designing the connection to encourage only local traffic (Staff were requested to look into potential ideas to support this concept);
- Inquired about the snow removal location and the townhomes' garage size;
- Inquired about the grading and the fence on the north east side of the development.

In response to Committee and the residents inquires, staff advised that the grading of the streets would need to be modified for Ferrah Street to be connected with the new community. The design of the road suggests that it was intended to be connected with the new community, as it would otherwise have been designed as



a cul-de-sac. This area was not developed at the time due to a lack of sanitary sewers in the area.

In response to Committee and resident inquires, the Applicant advised that the townhomes will have one and two door garages of the standard depth, which will park two or four cars depending on the size of the townhome. The snow removal location is still being confirmed. Based on City staff recommendations, the transformers will likely be relocated to make room for snow removal. It was also confirmed that the north east side of the development will include a privacy fence.

Staff advised that the recommendation report for this development proposal will be brought forward to the Development Services Committee at the end of June or in September, 2019.

A petition against the opening of Ferrah Street was submitted to Committee.

Moved by Regional Councillor Jim Jones

Seconded by Councillor Reid McAlpine

1. That the written submissions by Anna Shao, Frankie Kot, Tom Zigomanis to the May 7, 2019 Development Services Public Meeting, regarding the applications by Scardred 7 Company Limited for zoning by-law amendment and draft plan of subdivision, be received; and,
2. That the depositions made at the May 7, 2019 Development Service Public Meeting by Brian & Suzanne Li, Allan Lytle, Jeffrey Taylor, James Zhang, Mark DeCoste, and David Anderson, regarding the applications by Scardred 7 Company Limited for zoning by-law amendment and draft plan of subdivision, be received; and,
3. That the report titled "PRELIMINARY REPORT, Scardred 7 Company Limited, 4038 Highway 7 (north side, east of Village Parkway), Applications for zoning by-law amendment and draft plan of subdivision to permit a residential development accommodating 50 townhouse dwellings and 20 single detached dwellings (Ward 3), File No. ZA/SU 18 180309;" be received; and,
4. That the record of the Public Meeting held on May 7, 2019 with respect to the applications by for zoning by-law amendment and draft plan of subdivision, be received; and further,
5. That the applications be referred back to staff for a report and recommendation.

**Carried**

**5. ADJOURNMENT**

Moved by Mayor Frank Scarpitti

Seconded by Councillor Isa Lee

1. That the Development Services Public Meeting adjourn at 10:51 PM.

**Carried**