



Appendix 'A'



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P-2943

December 24, 2019

City of Markham
Development Services Committee
101 Town Centre Boulevard
Markham, Ontario
L3R 9W3

ATTENTION: Development Services Committee

**RE: Minor Variance Application – Recreational Establishment Use
King Square - 9390 Woodbine Avenue
Markham Ontario, L6C 0M5
Related File: ZA 18 176569**

Members of Committee,

On behalf of our client King Square Ltd., and with respect to the above noted lands, KLM Planning Partners Inc. is pleased to submit for your consideration this request for a resolution to allow processing of a Minor Variance application by Markham's Committee of Adjustment.

The subject lands presently contain a three-storey, 31,899 square metre shopping centre with 1,373 parking spaces. A variety of uses are permitted within the shopping centre, however occupancy of the individual non-residential condominium units is ongoing, which presents some uncertainty as to anticipated user size within the development.

A site-specific zoning by-law (2019-35) was approved on March 19, 2019 which introduced a variety of additional permitted uses including "Recreational Establishment" use to a maximum GFA of 450 square metres. The recreational establishment use was sought to facilitate a potential indoor playground operation whose space requirements have since changed, and who now require an area of up to 2,128 square meters of GFA to accommodate their business. An indoor badminton facility is also being considered as an alternate or joint tenant. In review of the site-specific by-law, the materials leading to its approval, and location of the proposed use and the range of surrounding uses within the development, it is apparent that the maximum floor area for the playground (recreational) use was informed by the unit size shown at the time.

A parking memo (appended) has been prepared by WSP to assess the potential parking impact of replacing the area previously intended for a banquet hall use with the recreational establishment use – the review determined that the change in use would result in a parking surplus of 151 parking spaces due to the

difference in applicable parking ratios per Markham's Parking By-law 28-97 (1 space per 9 sq.m for a banquet hall, vs. 1 space per 25 sq.m for a recreational establishment).

Given that the most recent site-specific zoning by-law (2019-35) was approved on March 19, 2019, no application for minor variance can be submitted before the 2nd anniversary of the day of passage per section 45(1.3) of the Planning Act, unless Council declares a resolution that the application is permitted. As such, this letter has been submitted requesting a council declaration permitting the submitted Minor Variance application to move forward.

Appreciating the time taken to consider the request. We trust the above is sufficient, please do not hesitate to contact the undersigned with any questions.

Yours truly,

KLM PLANNING PARTNERS INC.



Billy Tung BES, MCIP, RPP
PARTNER



Marshall Smith, BES, PMP, MCIP, RPP
INTERMEDIATE PLANNER