



ELECTRONIC PUBLIC MEETING

NOTICE OF MEETING

You are invited to attend an Electronic Public Meeting to be held by the Development Services Committee of the City of Markham to consider applications for Draft Plan of Subdivision and Zoning By-law Amendment submitted by 2697416 Ontario Inc. for 5560 14th Avenue.

DATE: Tuesday, October 5, 2021

TIME: 7:00 p.m.

PLACE: Members of the Development Services Committee will be participating in the meeting remotely. Due to the on-going COVID-19 emergency, our facilities are closed to the public. Access is not permitted to the Markham Civic Centre and Council Chamber.

Members of the public may submit written deputations by email to bpatel@markham.ca, quoting file number PLAN – 21 116893 002.

Members of the public who wish to speak at the electronic Public Meeting through a virtual deputation, may do so by completing the online [Request to Speak form located online at www.markham.ca](#) or by emailing the Clerk's Office at clerkspublic@markham.ca or by calling 905-477-7000 extension 7760 prior to the meeting. Please provide a full name, contact information and identify the item you wish to speak so that information can be provided on how you can make a virtual deputation.

All meetings are video and audio streamed on the City's website at:
<https://pub-markham.escribemeetings.com/>

Please note that all proceedings of the Public Meeting are recorded.

BACKGROUND

The 0.95 ha (2.35 ac) subject lands, municipally known as 5560 14th Avenue are located on the north side of 14th Avenue and east of McCowan Road. The subject lands are developed with an existing single detached dwelling known as the McCauley Cooperthwaite House, circa 1870, which is designated under Part IV of the *Ontario Heritage Act*. There are also existing accessory buildings in the rear areas of the subject property, with mature vegetation throughout the site.

Surrounding land uses include a low rise residential subdivision south of the subject property (across 14th avenue), further west along 14th Avenue is Father Michael McGivney Catholic Academy and east along 14th Avenue are the Markham Fire Station, Aaniin Community Centre, Netherlands Reformed Congregation Markham and industrial and warehouse developments.

The majority of the subject lands are designated "Service Employment" in the 2014 Official Plan, partially approved on November 24, 2017, and further updated on April 9, 2018. The north portion of the subject lands is designated "General Employment". Both designations provide for a range of employment uses including office, industrial and warehousing uses, as well permission for ancillary retail subject to size and locational criteria. Section 9.2.6.1 f) also provides for a number of commercial uses in the existing heritage dwelling. The proposed industrial development conforms to the 2014 Official Plan.

The subject lands are zoned "Residential Development Zone (RD)" under By-law 90-81, as amended. The Residential Development (RD) zone permits one single-family detached dwelling on a lot existing on the date of passing of the amending by-law.

PROPOSAL

2697416 Ontario Inc has submitted a Draft Plan of Subdivision application and Zoning By-law amendment application. The Draft Plan of Subdivision application will facilitate the creation of a minor collector road on the east side of the property, as envisioned in the 2014 Official Plan. The Zoning By-law amendment will rezone the subject lands to permit a multi-unit industrial building on the subject property. The proposal contemplates approximately 23 units within a 6,540 m² (70,396 ft²) two-storey building. The proposal includes the retention of an existing heritage building that will be converted into a warehouse. The remainder of the site will be asphalt paved with 73 surface parking spaces, 22 indoor parking spaces and, driveways. Two access points to the site are proposed from 14th Avenue.

A concurrent site plan application (SPC 20 116893) has also been submitted to facilitate the proposed industrial building.



PURPOSE AND EFFECT OF THE PROPOSED AMENDMENT

The purpose and effect of the proposed draft plan of subdivision and zoning by-law amendment is to permit an industrial building at 5560 14th Avenue with site-specific development standards and, convey a minor collector road.

NOTE REGARDING THE APPLICATION(S)

i) If a person or public body does not make oral submissions (namely, an electronic deputation) at a public meeting, if one is held, or make written submissions to the City of Markham in respect of the proposed Draft Plan of Subdivision and/or Zoning By-law amendment before the approval authority gives or refuses to give approval to the Draft Plan of Subdivision or before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Markham to the Ontario Land Tribunal (OLT).

ii) If a person or public body does not make oral submissions (namely, an electronic deputation) at a public meeting, if one is held, or make written submission to the City of Markham in respect of the proposed Draft Plan of Subdivision and/or Zoning By-law amendment before the approval authority gives or refuses to give approval to the Draft Plan of Subdivision or before the by-law is passed the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal (OLT) unless, in the opinion of the Ontario Land Tribunal (OLT), there are reasonable grounds to add a person or public body as a party.

iii) If you wish to be notified of the decision of the City of Markham in respect of the proposed Draft Plan of Subdivision and/or Zoning By-law amendment, you must make a written request to the Clerk's Department by email to bpatel@markham.ca.

ADDITIONAL INFORMATION

A copy of the proposed Draft Plan of Subdivision and Zoning By-law Amendment is available by contacting Aqsa Malik, Planner I at amalik@markham.ca.

For more information about this matter, including information about preserving your appeal rights, contact Aqsa Malik, Planner I at amalik@markham.ca quoting file number PLAN – 21 116893 002.

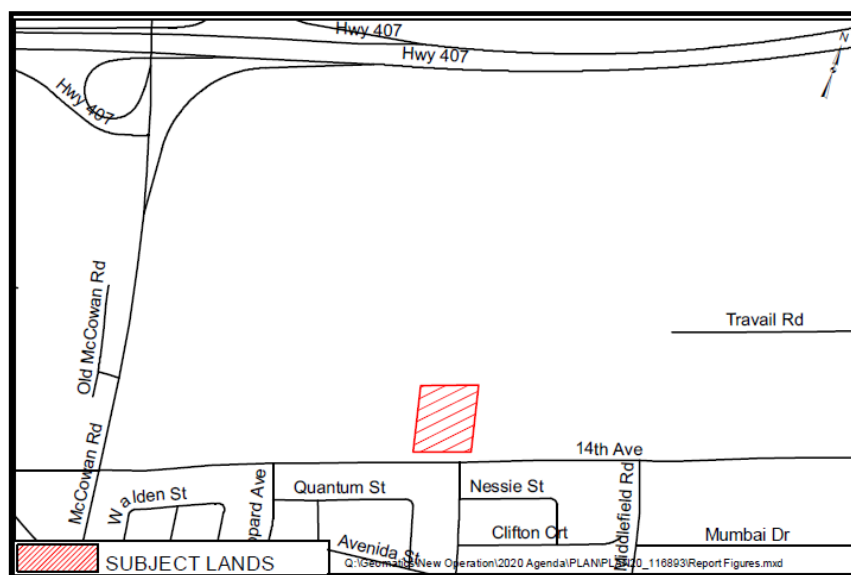
Written submissions may be emailed to bpatel@markham.ca quoting file number PLAN – 21 116893 002 by not later than noon on October 1st, 2021. Personal information collected in response to this planning notice will be used to assist City staff and Council to process this application and will be made public.

DATED Friday September 15th, 2021

Arvin Prasad, MCIP, RPP Jim Jones
Commissioner of Development Services

Chair
Development Services Committee

Site Location Map:



Patel, Bindi

From: Danny Shiu <dshiu89@gmail.com>
Sent: September 22, 2021 8:17 PM
To: Patel, Bindi
Subject: PLAN - 21 116893 002

CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

To whom it may concern,

Our household has received a letter from the City of Markham in regards to PLAN - 21 116893 002.

We refuse the proposal, as the industrial building is within close proximity to at least two schools and residential housing.

Best,

Danny Shiu

DEVELOPMENT SERVICES COMMITTEE
MARCH 30, 2021
EXTRACT

To: Planner I (A. Malik)
Notifications Officer (B. Patel)

9.3 PRELIMINARY REPORT 2697416 ONTARIO INC. APPLICATION FOR A ZONING BY-LAW AMENDMENT TO PERMIT A 2-STOREY MULTI-UNIT INDUSTRIAL BUILDING AT 5560 14TH AVENUE (WARD 4) FILE NO. PLAN 2020 116893 001/SPC 2020 116893 (10.5)

Ron Blake, Senior Development Manager, Planning & Urban Design addressed the Committee and provided a high-level overview of the preliminary report.

James Hussaini, applicant, addressed the Committee and provided clarification on the renderings of the proposed 2-storey multi-unit industrial building at 5560 14th Avenue. Mr. Hussaini also expressed concerns regarding the number of parking spaces being requested by staff, and the feasibility of incorporating a temporary turnaround within the subject lands at the north end of the proposed public road.

Mr. Hussaini expressed concerns about the road network connections within the subject lands and between the subject lands and the lands to the north. Further, he advised that the proposed development does not include loading docks, and that the heritage home will remain in its current location and will be incorporated into the proposed development.

The Committee discussed the following relative to the preliminary report:

- The future road network in the area and the possibility of the applicant and the surrounding landowners entering a landowners' agreement to swap lands in order to preserve the integrity of the road network;
- Ensuring the industrial complex has appropriate lighting so that the lighting does not spill over onto the surrounding residential properties;
- The attractive design of the industrial building; and,
- The possibility of having layby parking on the future road extension to permit for additional parking.

Brian Lee, Director of Engineering, provided clarification on the potential layby parking on the road, advising that the future intersection would be with a Regional road and that the parking spaces would only be permitted within a certain distance from the intersection. He also noted that the parking spaces on a public road would be for public use not necessarily for the proposed development. Staff will discuss this parking alternative with York Region.

Staff indicated that the landowner's group agreement process is between the landowner's and that the City is not involved with the process, as the City would be liable to recover the cost.

It was noted that a Statutory Public meeting will be scheduled, when appropriate.

Moved by Councillor Khalid Usman

Seconded by Mayor Frank Scarpitti

1. That the report titled "PRELIMINARY REPORT, 2697416 Ontario Inc., Application for a Zoning By-Law Amendment to permit a 2-storey multi-unit industrial building at 5560 14th Avenue (Ward 4). File No. PLAN 2020 116893 001/SPC 2020 116893" be received

Carried