

Development Services Public Meeting Minutes

Meeting Number: 3
February 6, 2023, 7:00 PM - 9:00 PM
Live streamed

Roll Call	Mayor Frank Scarpitti Regional Councillor Jim Jones Regional Councillor Joe Li Councillor Alan Ho Councillor Keith Irish Councillor Ritch Lau Councillor Reid McAlpine	Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Juanita Nathan Councillor Isa Lee
Regrets	Deputy Mayor Michael Chan	
Staff	Regan Hutcheson, Manager, Heritage Hailey Miller, Planner I, West District Laura Gold, Council/Committee Coordinator Erica Alligood, Election and Committee Coordinator Clement Messere, Manager, West District	Peter Wokral, Senior Planner Stephen Lue, Senior Manager, Development Rajeeth Arulanantham, Assistant to Council/Committee

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1. CALL TO ORDER

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

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. DEPUTATIONS

Deputations were heard with the respective item.

4. REPORTS

4.1 PUBLIC MEETING INFORMATION REPORT SC PROPERTIES INVESTMENT HOLDINGS 8985 WOODBINE AVE. APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT RESIDENTIAL REDEVELOPMENT COMPRISED OF 5 UNITS, INCLUDING ONE IN THE EXISTING HERITAGE HOUSE, 3 ATTACHED TOWNHOUSE UNITS NOT HAVING FRONTAGE ON A PUBLIC ROAD, AND ONE UNIT LOCATED ABOVE THE GROUND FLOOR OF A NEW DETACHED ACCESSORY BUILDING. (WARD 2) FILE NO.: PLAN 21 139043 (10.5)

The Public Meeting this date was to consider an application submitted by SC Properties Investment Holdings (Sue Chen) c/o Galbraith & Associates Inc. to demolish the existing rear addition to the heritage building and replace it with three new residential units. Two additional residences are proposed, one in the existing heritage building, and one on the second floor of a proposed new detached rear yard accessory building.

The Committee Clerk advised that 111 notices were mailed on January 17, 2023 and a Public Meeting sign was posted on January 9, 2023. There were no written submissions received regarding this proposal.

Stephen Lue, Senior Manager, Development, introduced the item.

Peter Wokral, Senior Heritage Planner, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Susan Mintz, Galbraith Planning, and Luc Boullaine, Lebel & Bouliane, provided a presentation on the proposed development.

The following deputation was made on the proposed development:

Andy Lam expressed the following concerns regarding the proposed development: that the laneway cannot handle the additional traffic from the proposed development; that adding more traffic to the laneway during the evening hours will make it dangerous as it does not have streetlights; that not enough room is be allocated for snow storage when snow storage is already an issue in the area; that the proposed development may exacerbate current flooding issues on the east side of the development; that there is not enough visitor parking included in the

proposal, noting there is already a lack of places for visitors of existing residents in the area to park; and that the residents of the proposed development will add to the number of people able to look in to his back yard from the public path connecting Buttonville Crescent East to valley lands to the east.

The Clerk read an email from a resident received just prior to the meeting requesting that Woodbine Access remain open during construction, so that heavy construction vehicles would not be forced to use Buttonville Crescent East.

The Committee discussed the following relative to the proposed development:

- Questioned how many units are included in the proposed development;
- Questioned if making the laneway one way would help resolve some of the residents traffic concerns;
- Expressed concern that there was not enough space being allocated to snow storage;
- Suggested that having the loft over the garage was a creative use of the space;
- Expressed concern that the resident residing in the loft will constantly be hearing the garage open and shut due to it being a shared garage;
- Suggested that the landscaping fronting Woodbine Avenue should be part of the condominium agreement;
- Questioned if the laneway was wide enough for fire to access the proposed development;
- Expressed concern that there would not be enough visitor parking.

The following responses to questions from the deputant and from the Committee were provided:

Mr. Boulaine advised that the proposed development will have five units, and that the property can accommodate eight cars. Mr. Boulaine anticipated that the change in usage from commercial to residential will reduce the traffic on the laneway rather than increase it. Mr. Boulaine confirmed that 10% of the site has been allotted for snow removal. Mr. Boulaine explained that the floor of the unit above the garage has been designed to mitigate the transmission of sound from the the garage door opening and shutting. Mr. Boulaine advised that the units attached to the heritage building include green space, and that their basements have been raised to prevent any water issues. Mr. Boulaine agreed to advise the Applicant that that maintenance of the greenspace fronting Woodbine Avenue is recommended to be included in the condominium agreement.

Mr. Wokral confirmed that the proposed development meets the City's parking requirements, and that the proposed development will be able to be accessed by fire, as there is no parking permitted on Buttonville Crescent East.

Stephen Lue, Senior Manager, Development, advised that staff will review the parking study submitted by the Applicant.

Moved by Councillor Ritch Lau

Seconded by Regional Councillor Jim Jones

1. **THAT the deputation by Andy Lam regarding the proposed Zoning By-law amendment application submitted by SC Properties Investment Holdings, Susan Mintz c/o Galbraith & Associates Inc., for 8985 Woodbine Avenue, to convert the existing heritage building into a dwelling, attached to three new townhouse dwellings, and a new detached accessory building with a second floor residential unit (File No: PLAN 21 139043) Ward 2," be received;**
2. THAT the Public Meeting Information Report for the proposed Zoning By-law amendment application submitted by SC Properties Investment Holdings, Susan Mintz c/o Galbraith & Associates Inc., for 8985 Woodbine Avenue, to convert the existing heritage building into a dwelling, attached to three new townhouse dwellings, and a new detached accessory building with a second floor residential unit (File No: PLAN 21 139043) Ward 2," be received;
3. THAT the Record of the Public Meeting held on February 6, 2023 with respect to the proposed Zoning By-law amendment, be received;
4. THAT the Zoning By-law amendment application submitted by SC Properties Investment Holdings, Susan Mintz c/o Galbraith & Associates Inc., for 8985 Woodbine Avenue, to convert the existing heritage building into a dwelling attached to three new townhouse dwellings, and a new detached accessory building with a second floor residential unit (PLAN 21 139043) be referred back to staff for a report and a recommendation;
5. AND THAT staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

4.2 PUBLIC MEETING INFORMATION REPORT 8310 WOODBINE AVENUE, SOUTHWEST CORNER OF WOODBINE AVENUE AND LANARK ROAD. ZONING BY-LAW AMENDMENT TO PERMIT A ONE-STOREY MULTI-UNIT COMMERCIAL BUILDING WITH DRIVE-THROUGH RESTAURANT.

(WARD 8) FILE NO.: PLAN 22 258667 (10.5)

The Public Meeting this date was to consider an application submitted by HNT Inc. c/o Gagnon Walker Domes Ltd. to amend Zoning By-law 165-80, as amended, to permit a one storey multi-unit commercial building with a drive through restaurant on the subject property.

The Committee Clerk advised that 68 notices were mailed on January 17, 2023, and a Public Meeting sign was posted on January 14, 2023. There were no written submissions received regarding this proposal.

Stephen Lue, Senior Manager, Development, introduced the item.

Hailey Miller, Planner II, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Marc De Nardis, Gagnon Walker Domes, provided a presentation on the proposed development.

There were no comments from the audience with respect to this application.

The Committee suggested that traditional retail may not be the best land use for this location, as this area of Woodbine Avenue is located in close proximity to Markham Centre.

Ms. Miller advised that the proposed development keeps within the policies of the City's Official Plan.

Moved by Councillor Isa Lee

Seconded by Councillor Andrew Keyes

1. THAT the Record of the Public Meeting held on February 6, 2022, with respect to the proposed Zoning By-law Amendment to permit a multi-unit commercial building at 8310 Woodbine Avenue, File No. PLAN 22 258667 (Ward 8), be received;
2. THAT the application by HNT Inc., for a Zoning By-law Amendment, File No. PLAN 22 258667, be referred back to Staff for a report and a recommendation; and,
3. THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

4. ADJOURNMENT

Moved by Councillor Juanita Nathan

Seconded by Councillor Ritch Lau

That the Developments Services Public Meeting adjourn at 8:10 PM.

Carried