

Development Services Public Meeting Minutes

Meeting Number: 15
October 10, 2023, 7:00 PM - 9:00 PM
Live streamed

Roll Call	Deputy Mayor Michael Chan Regional Councillor Jim Jones Regional Councillor Joe Li 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	Mayor Frank Scarpitti	Councillor Alan Ho
Staff	Rick Cefaratti, Senior Planner, West District Laura Gold, Council/Committee Coordinator	Clement Messere, Manager, Development - West District Stephen Lue, Senior Manager, Development

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1. CALL TO ORDER

The Development Services Public Meeting convened at 7:05 PM with Regional Councillor Joe Li in the Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. DEPUTATIONS

Deputations were dealt with the respective items.

4. REPORTS

4.1 PUBLIC MEETING INFORMATION REPORT, APPLICATION BY GLEN SCHNARR & ASSOCIATES INC., ON BEHALF OF MOHSIN

**MASOOD, FOR A ZONING BY-LAW AMENDMENT TO PERMIT A
COMMERCIAL SELF-STORAGE FACILITY**

**ON THE SUBJECT LANDS AT 7528, 7530 AND 7550 WOODBINE
AVENUE, FILE NO. PLAN 23 117840 (WARD 2) (10.5)**

The Public Meeting this date was to consider an application submitted by Glen Schnarr & Associates Inc.

The Committee Clerk advised that 100 notices were mailed on September 20, 2023 and a Public Meeting sign was posted on September 19, 2023. There were 1 written submissions received regarding this proposal.

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

Rick Cefaratti, Senior Planner, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Jim Levac, Glen Schnarr Associates, provided the presentation on behalf of the Applicant

The following deputations were made on the proposed development:

Yoo-Chan Kim, Pastor, Yum Kwang Korean Presbyterian Church, provided a deputation in objection of the application due to the voice of the Church being ignored throughout the current construction process. Mr. Kim expressed concern regarding the damage the construction has caused to their parking lot. Mr. Kim advised that since the construction started two years ago the mud, and debris from the construction site has been flowing down to their parking lot and covering some of their parking spots with mud. Mr. Kim advised that the Church had tried to resolve the matter with the owner and the City with little success. Mr. Kim advised that they will not support the application unless the issue is prioritized by the Applicant. Mr. Kim requested that the following four matters be prioritized: 1) the fence is fixed to prevent further mud and debris from flowing down on to their property; 2) the restoration of the parking lot, which has been damaged from the flow of mud and debris; 3) maintaining a weekly clean-up of their parking lot until the fence is repaired; and 4) a written agreement that all the mentioned tasks will be completed by December 23, 2023.

The Committee discussed the following relative to the proposed development:

- The deputant's experience contacting the City regarding his concerns with respect to the construction site;

- That the main entrance to self storage facility will be a signalized entrance onto Woodbine and that no access has been approved from John Street;
- The location and height of the retaining wall;
- That the City's Bird Friendly Guidelines are followed for all applicable applications.

Mr. Levac advised that the Applicant has only recently become involved with this project, and was only made aware of this issue a few weeks ago. The Applicant is trying to resolve the matter, and is committed to cleaning up the site. Mr. Levac thought that the work could be completed by December 23, 2023.

Mr. Levac clarified that the retaining wall would be 2-4 feet high and that it would wrap around the southern side of the property.

Staff responded and provided clarification to inquiries from the Committee, and deputants.

Moved by Councillor Isa Lee
Seconded Councillor Ritch Lau

- 1. That the deputation by, Yoo-Chan Kim, Pastor, Yum Kwang Korean Presbyterian Church, regarding a Zoning By-law Amendment to permit a commercial self-storage facility on the Subject Lands, File No. PLAN 23 117840 (Ward 2)", be received; and,**
- 2. That the written submission by Ryan Windle, regarding a Zoning By-law Amendment to permit a commercial self-storage facility on the Subject Lands, File No. PLAN 23 117840 (Ward 2)", be received; and,**
3. That the Report entitled, "PUBLIC MEETING INFORMATION REPORT, Applications by Glenn Schnarr and Associates Inc., on behalf of Mohsin Masood, for a Zoning By-law Amendment to permit a commercial self-storage facility on the Subject Lands, File No. PLAN 23 117840 (Ward 2)", be received; and,
4. That the Record of the Public Meeting held on October 10, 2023, with respect to the proposed Zoning By-law Amendment to permit a commercial self-storage facility at 7528, 7530 and 7550 Woodbine Avenue, File No. PLAN 23 117840 (Ward 2), be received; and further,
5. That the Application by Glenn Schnarr and Associates, on behalf of Mohsin Masood, to amend Zoning By-laws 108-81, as amended, be

referred back to staff for a report and recommendation to evaluate the proposal.

1. THAT the Report entitled, "PUBLIC MEETING INFORMATION REPORT, Applications by Glenn Schnarr and Associates Inc., on behalf of Mohsin Masood, for a Zoning By-law Amendment to permit a commercial self-storage facility on the Subject Lands, File No. PLAN 23 117840 (Ward 2)", be received;
2. THAT the Record of the Public Meeting held on October 10, 2023, with respect to the proposed Zoning By-law Amendment to permit a commercial self-storage facility at 7528, 7530 and 7550 Woodbine Avenue, File No. PLAN 23 117840 (Ward 2), be received;
3. THAT the Application by Glenn Schnarr and Associates, on behalf of Mohsin Masood, to amend Zoning By-laws 108-81, as amended, be referred back to staff for a report and recommendation to evaluate the proposal.

Carried

4.2 PUBLIC MEETING INFORMATION REPORT, APPLICATIONS BY MALONE GIVEN PARSONS, ON BEHALF OF CF/OT BUTTONVILLE PROPERTIES INC., FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS AND DRAFT PLAN OF SUBDIVISION TO PERMIT THE REDEVELOPMENT OF

THE SUBJECT LANDS WITH UP TO 11 FREE-STANDING BUILDINGS FOR EMPLOYMENT USES AT 2833 16th AVENUE, FILE NO. PLAN 23 128636 (WARD 2) (10.3, 10.5, 10.7)

The Public Meeting this date was to consider an application submitted by Malone Given Parsons.

The Committee Clerk advised that 173 notices were mailed on September 20, 2023 and a Public Meeting sign was posted on September 18, 2023. There were 16 written submissions received regarding this proposal.

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

Rick Cefaratti, Senior Planner, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Lincoln Lo, Malone Given Parsons, provided a presentation on the proposed development. Mr. Lo advised that based on early estimates the proposed new

employment district will create approximately 3300 jobs. Mr. Lo provided a brief overview of the proposed road network.

The Committee provided the following feedback on the proposed development:

- Supported the need for deletion of the Secondary Plan requirement;
- Suggested building a higher density industrial complex to maximize the use of the prime land if the City's Official Plan permits for greater height on the subject lands;
- Expressed mixed emotions that the prime land was being used for industrial purposes;
- Staff were requested to look into whether multi-storey factory buildings would be permitted on the subject lands;
- Suggested that the development proposal should include restaurant establishments for the future employees;
- Questioned if Richmond Hill and York Region have/will be consulted on the proposed development;
- Discussed the parking type (surface parking) and the size of the industrial buildings being proposed;
- Noted the importance of being considerate to the local businesses that have operated in the area for sometime;
- Suggested that the development proposal include protected bike lanes;
- Advised that residents have a lot of invested interest in this development proposal due to the size and prime location of the land;
- Requested that the Applicant work with staff to ensure that the development proposal does not conflict with the pick-up and drop-off of students from the schools located in the area;
- Discussed the proposed changes to the road network to support the proposed development;
- Suggested that Staff should look at infrastructure improvements needed to support this project, including road access;
- Noted that the local businesses do not support Renfrew Drive opening up onto 16th Avenue;
- Questioned if York Region Transit would add additional services to this area;
- Advised that this is a preliminary report and that no decisions will be made at today's meeting;
- Noted that it is extremely unlikely that the Buttonville Airport will reopen once closed.

The following deputations were made on the proposed development:

Fredrick Woo provided a deputation in support of the proposal, but provided some feedback. Mr. Woo noted that residents should not have to pick-up the tab for road improvements required to support the project. Mr. Woo noted that he does not support the monotonous towers being built on Highway 7 East. Mr. Woo Suggested that Markham needs to work with Richmond Hill on the residential tower height in the area. Mr. Woo noted infrastructure improvements, such as new hospitals, long term care facilities, and schools will be needed to meet the future population in the area and that existing taxpayers should not have to pay for this infrastructure. Mr. Woo suggested that infrastructure improvements to this area should start being built today.

Alex Abdunour, Peoples Christian Academy (PCA), advised that the PCA has been seeking approval to build a relief layby driveway on the frontage of the school to support the ongoing development of the school and to relieve traffic on Renfrew during pick-up and drop-off times. Mr. Abdunour expressed concern that the school's driveway plans may need to be significantly changed if the development proposal was approved as proposed. Mr. Abdunour explained that having large trucks on Renfrew Drive would create traffic safety concerns for the school, as large trucks may interfere with the schools proposed new driveway plans.

Simon Yee, Arcadis Group, Urban Planner, representing the Peoples Christian Academy (PCA), highlighted the schools concerns regarding the proposed development, including: traffic safety for the school staff and students during drop-off and pick-up times; that Renfrew Drive will be used as a service driveway; that the development proposal does not fit the character of the area, as none of the other business have loading docks facing Renfrew Drive; that two industrial complexes with front loading stations are being proposed to be built across the street from PCA's proposed driveway; that Renfrew Drive is proposed to be widened to accommodate the development proposal and that this will interfere with PCA's proposed driveway plans. Mr. Yee requested that Council reconsider the widening along the east side of Renfrew Drive to permit for the much needed PCA driveway. Mr. Yee suggested that the proposed development should have proper landscaping, and that the proposal has lots of room for improvement.

Tristen Poon suggest that there should be a secondary plan for this area. Mr. Poon had the following questions and suggestions pertaining to the project:

- Questioned if the pathways included in the site plan are considered to be multi use pathways, as he would like to see people biking to work, but not travelling aside large trucks;

- Suggested that extending Allstate Parkway does not support service planning, as Allstate is closer to the highway and employees would still have a long way to walk to work;
- Questioned if YRT would be providing express bus service from Finch Station and/or Richmond Hill Centre for the 3,000 plus employees proposed to work in the industrial complex;
- Questioned if there would be a direct exit from the industrial complex onto 16th Avenue;
- Suggested the exit on Renfrew Drive be placed on Valleywood Drive instead to provide a more direct route for the trucks;
- Suggested that the development proposal should include restaurants for the employees;
- Suggested that a park should be included in the proposal;
- Imagined extending the Ontario Line to this development proposal, maximizing the land use by adding some housing, and putting parks on top of the warehouses to make it an enjoyable place to live and work.

Daniel Cooper, Principal, J. Addison Private School, advised that the school is located at 2 Valleywood Drive, but that there entrance/exit is located on Renfrew Drive. Mr. Cooper's greatest concern was the impact the proposed development would have on traffic safety on Renfrew Drive and on Valleywood Drive, specific concern was with the types of vehicles that will use the road, such as large trucks and construction vehicles. Mr. Cooper was most concerned with the safety of his students, but also expressed concern that having a large industrial complex right next to his school would deter parents from sending their children to their private school.

Ronald Manddowskyn spoke in opposition of the proposed development for the following reasons: the impact it will have on the road network; that there are two schools nearby that do not fit well with an industrial complex; Renfrew Road is a local road that should not be used for large trucks; there is an opportunity to build a mixed use development on the subject lands; some or all of the lands could be used for a park; the building proposed in block 8 is not appropriate in the proposed location.

Vladimir Efmov expressed concern that one story buildings were being built on prime land, suggesting that this is inefficient use of the land. Mr. Efmov suggested that land should be used for other uses, as there is already lots of industrial building south of Highway 7 in this area. Mr. Efmov suggested building one eleven story building and if success build another one.

Staff and the Applicant provided the following responses to inquiries from the Committee and deputationists:

Clement Messere, Manager of Development, West District, advised that the applications have been circulated to the Ministry of Transportation, York Region and Richmond Hill for comment.

Stephen Lue, Senior Manager, Development, advised that residents' concern will be looked at during the review of the site plan.

Mr. Lincoln clarified that there will be minimal truck traffic on Renfrew Road, as most of the truck traffic will be routed through the Allstate parkway extension. Mr. Lincoln further noted that the Valleyside Overpass over Hwy 404 is no longer included in York Region's Official Plan. Mr. Lincoln explained that an industrial complex generates significantly less traffic than a mixed use development. Mr. Lincoln advised that York Region Transit will not add a bus stop until the density comes to an area. Mr. Lincoln suggested that the buildings could be more than one story. Mr. Lincoln advised that Cadillac Fairview plans on being a good neighbour to the existing local businesses, noting that buildings proposed on Renfrew Road would look similar to the structures already located on the street.

Moved by Councillor Ritch Lau

Seconded by Regional Councillor Jim Jones

- 1. That the deputations by Fredrick Woo, Alex Abdunour (Peoples Christian Academy), Simon Yee (Arcadias Group, representing the (Peoples Christian Academy), Tristen Poon, Daniel Cooper (J. Addison School), Ronald Mandowsky, and Vladimir Efimov, regarding Applications by Malone Given Parsons, on behalf of CF/OT Buttonville Properties Inc., for Official Plan and Zoning By-law Amendments and Draft Plan of Subdivision to permit the redevelopment of the Subject Lands with up to 11 free-standing buildings for Employment uses, be received; and,**
- 2. That the written submission by Pierre Gagne, Phil Stewart, Stan Chau, Lizzie & Ding Li, Lyen Hoang, Hugh Barnsley, Joseph Daou, Ryan Windle, Fredrick Woo, Elyana DeJesus, Michael Manett on behalf of 774999 Ontario LTD., Marianna Grasso on behalf of York Region Condominium No. 646, Alex Abdunour (Principal of Peoples Christian Academy), regarding Applications by Malone Given Parsons, on behalf of CF/OT Buttonville Properties Inc., for Official Plan and Zoning By-law Amendments and Draft Plan of Subdivision**

to permit the redevelopment of the Subject Lands with up to 11 free-standing buildings for Employment uses, be received; and,

3. That the Report entitled, “PUBLIC MEETING INFORMATION REPORT, Applications by Malone Given Parsons, on behalf of CF/OT Buttonville Properties Inc., for Official Plan and Zoning By-law Amendments and Draft Plan of Subdivision to permit the redevelopment of the Subject Lands with up to 11 free-standing buildings for Employment uses, File No. PLAN 23 128636 (Ward 2)", be received; and,
4. That the Record of the Public Meeting held on October 10, 2023, with respect to the proposed Official Plan and Zoning By-law Amendments to permit the redevelopment of the Subject Lands 2833 16th Avenue with up to 11 free-standing buildings for Employment uses, File No. PLAN 23 128636 (Ward 2), be received; and further,
5. That the Report entitled, “PUBLIC MEETING INFORMATION REPORT, Applications by Malone Given Parsons, on behalf of CF/OT Buttonville Properties Inc., for Official Plan and Zoning By-law Amendments and Draft Plan of Subdivision to permit the redevelopment of the Subject Lands with up to 11 free-standing buildings for Employment uses, File No. PLAN 23 128636 (Ward 2)", be referred back to staff for a report and recommendation to evaluate the proposal.

Carried

6. ADJOURNMENT

Moved by Councillor Juanita Nathan
Seconded by Councillor Isa Lee

That the Development Services Committee adjourn at 9:15 PM.

Carried