

From: Warren Gonsalves
Sent: Tuesday, March 19, 2024 4:23 PM
To: Clerks Public <clerkspublic@markham.ca>
Subject: 7550 Woodbine Ave. - Zoning Bylaw Amendment

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As per email received from Erica Alligood (city of Markham), regarding "[8.3 RECOMMENDATION REPORT, ULTRASTOR INC. AT 7528, 7530, AND 7550 WOODBINE AVENUE, ZONING BY-LAW AMENDMENT APPLICATION TO PERMIT THE DEVELOPMENT OF A COMMERCIAL SELF-STORAGE FACILITY AT THE NORTH END OF 7528, 7530, AND 7550 WOODBINE AVENUE \(WARD 8\) FILE PLAN 23 117840 \(10.5\)](#)"

We are opposed to this zoning by-law amendment. The zoning in this area specifically outlaws self-storage places. The reasons for that are simple. This is prime real estate on an arterial road, with huge visibility on Woodbine Ave., and also access from John St. This land should be kept as current zoning, as it facilitates employment in the area. Self storage creates essentially no employment other than a couple of low paying front desk jobs. Prime land such as this should be kept for the betterment of the community, as it has been zoned. These lands on main roads, with plentiful access, are meant for community growth and prosperity. Changing the zoning to allow for self-storage does not benefit anyone in the community other than the owners of the property. There isn't any employment created. There isn't any social use of the lands for the public. There isn't any benefit to the surrounding properties. There are so few vacant lots left on main roads, it would be a shame to re-zone this land to the financial benefit of the owners, and at a loss to the community. In the near vicinity of this property, there are the following self storage locations already available: Dayton Self Storage (2 min drive), Storage Mart (4 min drive), Zoom Zoom Storage Rodick Rd (5 min drive), Zoom Zoom Storage John St (5 min), Telson Mini-Storage (3 min drive), Access Storage Markham (4 min drive), Access Storage North York (6 min drive), Storage 101 (7 min drive). These are 8 self storage options very close to the applicant's address. We do not need more self storage, and if we do, we definitely do not need it on a main arterial road. If there is a need for self-storage, it is appropriate in less visited areas, as most units do not receive frequent traffic. Zoning is done for a reason. When a change is made, the proposed use should be compatible with other uses in the area. This area is heavily visited and employment focused. It has access to main arterial roads and highways, and is crucial for growing the economy and community in Markham. A self storage facility does none of the above. It should be located off of main roads.

Please do not change the zoning of this land. Much thought and planning has been put into it. Once we lose land that could benefit the community economically/socially, we never get it back. The characteristics of this property wouldn't serve the community anymore, they only serve to benefit the property owner. What should be a lively space on an arterial road becomes a dead space where people only pass by.