

Agenda item 6B (2) Report dated December 11/2012 and the current report prepared if any (January 29th 2013)

Subject: Recommendation Report.

Glenthorn Development Inc.

Zoning By-Law Amendment Application

To add Restaurant and Commercial Schools to the list of permitted uses at 5 Hillcroft Dr. Markham, Ont.

File# ZA 11131295

The preliminary report dated March 6th 2012 stated that the Zoning By-law amendment Application submitted by Glenthorn Development Inc. was deemed complete on January 18th 2012.

No such undertaking are to be seen in Recommendation Report dated December 11th 2012. Why no such undertaking s/statements being made in the above Report?

- As recent as November 2012 the City was awaiting some critical information from owner on the above file.

- The Recommendation Report dated December 11th 2012 specifies to add Restaurants, Take-out Restaurants and Commercial Schools to the list of permitted uses at 5 Hillcroft Dr. Markham Ont. – where as the Preliminary report dated March 6th 2012 specifies to add Restaurants, Commercial and Private Schools to the permitted uses at 5 Hillcroft Dr.

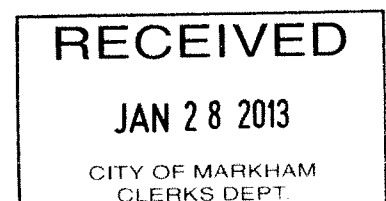
- Has the Zoning Application been amended to make additions & Exclusions to the original Application made by the owner (received by the City of Markham on December 22nd 2011).

- The Preliminary Report dated March 6th 2012 under Identified Issues there are four concerns/Identified Issues have not been addressed in Recommendation Report even though the owner has included in its Application, Commercial Schools and private Schools. Is this significant omission in the Final Report of December 11th 2012 (See page 3 of the Report of March 6th 2012)

- Traffic and Parking: The parking spaces including one Disabled Parking Total 59. - (Physical count being 59) Zonning application states 64.

Recently approximately half of Leasable Floor area is unoccupied and we are concerned that the introduction of Restaurants will aggravate the parking situation at 5 Hillcroft Dr. The overflows of parking from Plaza will result in illegal parking on the Street and will block Private Driveways.

-The Report states that the owner has also increased parking enforcement efforts in order to reduce the commuter parking on the site to make those available for customers. What measures or enforcements are in place to enforce that commuters do not park on site. We still notice Parking lot near full in the evenings and some weekends. Why would this be the case when we are told that there is an increase in parking enforcement. Can we please know what those increased Parking enforcements efforts are? We are still not satisfied with the parking solutions as we can foresee problems when the Restaurants get permit to open.



-The Report states the offsite parking is generally as a result of commuter pick-up and drop off. This issue has been referred to the Operation Division for review. What is the outcome of the review?
-If the council were to accept the Recommendations Report dated December 11th 2012 and the current report if any, we urge the Council to place conditions on the granting of By-law Amendment Application.

1) Parking enforcement at Hillcroft Drive will be more stringent in the evenings and weekends. The overflow of parking from Plaza will result in illegal parking on the street. Would OPERATION DIVISION place signs on the streets which would be affected by the increased traffic. Signage on Hillcroft Drive would have to change to NO PARKING AT ANY TIME.

2) Most important of all the serving of ALCOHOL in the Restaurants and the Storage Refuse as a result of new uses. The litter to be created as a result of new uses is of particular concern as we will find litter being kicked over from 5 Hillcroft Dr. to our residential street and our private driveways due to the proximity of 5 Hillcroft DR. Site. Who would be responsible to clean the restaurant litter/garbage from our streets and private yards?

3) Additional issues were listed in our Petition made available to the Chair and Council on April 3rd 2012.

4) We are made to understand from City Development Services that the owner has obtained permission to have Karaoke Bar restaurant.

5) We are receptive to having Family type restaurants or take out restaurant.

6) With new uses at the plaza (ie. Restaurant and Commercial School) we deem that the additional access or exit to the Plaza will be necessary to ease the vehicular traffic as it is found in all strip Plazas all over.

Mohamed Ladha.

Rosa Ladha.