



Minutes
Development Services Public Meeting
April 10, 2018 - 7:00 PM
Council Chamber
Meeting No. 4

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones
Vice-Chair: Councillor Don Hamilton

Attendance

Mayor Frank Scarpitti
Regional Councillor Jim Jones
Regional Councillor Joe Li
Regional Councillor Nirmala Armstrong
Councillor Valerie Burke
Councillor Alan Ho
Councillor Don Hamilton
Councillor Karen Rea
Councillor Amanda Collucci
Councillor Alex Chiu

Daniel Brutto, Planner 1, North District
Sally Campbell, Manager, East District
Biju Karumanchery, Director of Planning and Urban
Design
Stacia Muradali, Senior Planner
Alida Tari, Acting Manager of Access and Privacy

Regrets

Deputy Mayor Jack Heath
Councillor Colin Campbell
Councillor Logan Kanapathi

The Development Services Public Meeting convened at 7:05 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair.

Disclosure of Pecuniary Interest

None disclosed.

**1. PRELIMINARY REPORT
APPLICATIONS BY ONTARIO UNDERWRITING PROPERTIES INC.
FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO
PERMIT A BUSINESS OFFICE USE SUBJECT TO SITE-SPECIFIC
PROVISIONS, TO COMPLETELY OCCUPY THE EXISTING BUILDING
ON THE PROPERTY KNOWN MUNICIPALLY AS 10 KONRAD CRESCENT
WEST OF WOODBINE AVENUE, NORTH OF 14TH AVENUE (WARD 8)
FILE NOS: OP/ZA 17 149763 (10.3, 10.5)**

[Report](#)

The Public Meeting this date was to consider an application submitted by Ontario Underwriting Properties Inc for Official Plan and Zoning By-law to permit a business office use subject to site-specific provisions, to completely occupy the existing building on the property known municipally as 10 Konrad Crescent, west of Woodbine Avenue, north of 14th Avenue (OP & ZA 17 149763).

The Committee Clerk advised that 110 notices were mailed on March 21, 2018, and a Public Meeting sign was posted on March 12, 2018. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

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

There was brief discussion regarding the required parking spots for this application.

The Committee inquired if the building could be used for a medical office. Staff advised that the applicant has applied for an Official Plan and Zoning By-law Amendment to provide for and permit “business office” use on the subject property. Staff advised that a “medical office” is a separately defined use, which would not be permitted through the passing of this site specific Zoning By-law Amendment, and any such proposal for this use in future would require an application for rezoning.

Moved by Councillor Alex Chiu

Seconded by Councillor Amanda Collucci

- 1) That the report dated September 11, 2017 titled “PRELIMINARY REPORT, Ontario Underwriting Properties Inc., Official Plan and Zoning By-law to permit a business office use subject to site-specific provisions, to completely occupy the existing building on the property known municipally as 10 Konrad Crescent, west of Woodbine Avenue, north of 14th Avenue (File Nos. OP & ZA 17 149763)”, be received; and,

- 2) That the Record of the Public Meeting held on April 10, 2018, with respect to the proposed Official Plan and Zoning By-law Amendment applications to permit a business office use subject to site-specific provisions, to completely occupy the existing building on the property known municipally as 10 Konrad Crescent (File Nos. OP & ZA 17 149763), be received; and,
- 3) That York Region has delegated approval authority to the City of Markham and the applications by Gatzios Planning + Development Consultants Inc., on behalf of Ontario Underwriting Properties Inc., to amend the Official Plan (1987 Revised), the Official Plan 2014 (as partially approved on October 30, 2015, May 26, 2016, March 10, 2017, April 21, 2017 and November 24, 2017) and Zoning By-law 28-82, as amended, be approved; and,
- 4) That the proposed amendment to the Official Plan (1987 Revised), the Official Plan 2014 ((as partially approved on October 30, 2015, May 26, 2016, March 10, 2017, April 21, 2017 and November 24, 2017) and Zoning By-law 28-82, as amended, be enacted without further notice; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**2. PRELIMINARY REPORT
ANDRIN WISMER MARKHAM LIMITED
APPLICATIONS FOR ZONING BY-LAW AMENDMENT
DRAFT PLAN OF SUBDIVISION AND SITE PLAN APPROVAL
TO ALLOW RESIDENTIAL DEVELOPMENT
AT 5440 16TH AVENUE WHICH IS AT THE NORTH-EAST CORNER
OF 16TH AVENUE AND ALEXANDER LAWRIE AVENUE
BETWEEN MCCOWAN ROAD AND MARKHAM ROAD, WARD 4
FILE NOS: ZA/SU/SC 17 151060 (10.5, 10.7 & 10.6)
[Report](#)**

The Public Meeting this date was to consider an application submitted by Andrin Wismer Markham Limited for Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan Approval to allow residential development at 5440 16th Avenue at the north-east corner of 16th Avenue and Alexander Lawrie Avenue between McCowan Road and Markham Road (ZA/SU/SC 17 151060).

The Committee Clerk advised that 608 notices were mailed on March 21, 2018, and a Public Meeting sign was posted on March 20, 2018. Two written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. It was noted that these applications in addition to the related Site Plan Approval application (SC 17 151060) are under Ontario Municipal Board (OMB) appeal.

Joanne Barnett, Vice President, Kerbel Group delivered a PowerPoint presentation regarding the proposed applications for Andrin Wismer Markham, 5440 16th Avenue.

Richard Vink, VA3 Design addressed the Committee and presented the proposed coloured block elevations.

David Angelakis, Transportation Consultant addressed the Committee and presented the results of the traffic impact study.

There was discussion regarding the proposal only having one access into the development via Alexander Lawrie Avenue and staff advised that they are reviewing this together with other potential access points.

The Committee discussed sustainable initiatives that will be included in this development.

Dexter Ang, Markham resident addressed the Committee regarding the application submitted by Andrin Wismer Markham Limited for Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan Approval to allow residential development at 5440 16th Avenue at the north-east corner of 16th Avenue and Alexander Lawrie Avenue between McCowan Road and Markham Road and stated concerns. His concerns included insufficient visitor parking for the development; visitor parking not conveniently located; the three storey townhomes not fitting in with the existing community and potential increase in traffic congestion and construction traffic.

There was discussion regarding the potential vehicular connection to the parking lot of the existing place of worship to the east which would be available during worship times and closed to any through traffic during the week. It was discussed that this is not an appropriate alternative access driveway for the future residents to use although it may provide acceptable emergency access.

Fay, Markham resident addressed the Committee with respect to the application submitted by Andrin Wismer Markham Limited for Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan Approval to allow residential development at 5440 16th Avenue at the north-east corner of 16th Avenue and Alexander Lawrie Avenue between McCowan Road and Markham Road and stated concerns with the potential increase in traffic congestion and pedestrian safety.

Le Phung, Markham resident addressed the Committee regarding the application submitted by Andrin Wismer Markham Limited for Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan Approval to allow residential development at 5440 16th Avenue at the north-east corner of 16th Avenue and Alexander Lawrie Avenue between McCowan Road and Markham Road and stated concerns. Her concerns included potential increase in traffic congestion and insufficient visitor parking spaces.

Janice Lin, Markham resident addressed the Committee regarding the application submitted by Andrin Wismer Markham Limited for Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan Approval to allow residential development at 5440 16th Avenue at the north-east corner of 16th Avenue and Alexander Lawrie Avenue between McCowan Road and Markham Road and spoke in opposition. She is concerned with the overall planning vision for the community, including increase in traffic congestion and school capacity.

There was discussion regarding the appeals, and the applicant indicated that they appealed as a placeholder appeal to protect their appeal rights under the Ontario Municipal Board (OMB) as opposed to any future appeal being dealt with under the new Local Planning Appeal Tribunal (LPAT) system.

The Local Councillor suggested that the applicant consider the following: reduce the number of homes within the development; build two storey townhomes facing Alexander Lawrie Avenue along with the homes abutting the existing resident and expand the tot lot park.

Moved by Councillor Karen Rea

Seconded by Regional Councillor Nirmala Armstrong

- 1) That the Development Services Commission report dated December 5, 2017 and titled “PRELIMINARY REPORT, Andrin Wismer Markham Limited, Applications for Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan Approval to allow residential development at 5440 16th Avenue which is at the north-east corner of 16th Avenue and Alexander Lawrie Avenue, between McCowan Road and Markham Road, Ward 4, File Nos: ZA/SU/SC 17 151060” be received; and,
- 2) That the record of the Public Meeting held on April 10th, 2018 with respect to the Zoning By-law Amendment and Draft Plan of Subdivision applications (ZA/SU 17 151060) submitted by Andrin Wismer Markham Limited to allow residential development at 5440 16th Avenue be received; and,
- 3) That the written submissions from Rachel and Joyce Lau be received; and,
- 4) That the depositions from Dexter Ang, Fay, Le Phung and Janice Li be received; and further,

- 5) That the Zoning By-law Amendment and Draft Plan of Subdivision applications (ZA/SU 17 151060) to allow residential development at 5440 16th Avenue be referred back to Staff to complete the applications review and for a Confidential OMB Instruction and Recommendation Report. These applications, in addition to the related Site Plan Approval application (SC 17 151060) have been appealed to the OMB by the applicant.

Carried

ADJOURNMENT

The Development Services Public Meeting adjourned at 9:36 PM.

Alternate formats for this document are available upon request.
--