



Minutes
Development Services Public Meeting
February 20, 2018 - 7:00 PM
Council Chamber
Meeting No. 3

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Don Hamilton

Attendance

Deputy Mayor Jack Heath
Regional Councillor Jim Jones
Regional Councillor Joe Li
Regional Councillor Nirmala Armstrong
Councillor Alan Ho
Councillor Don Hamilton
Councillor Karen Rea
Councillor Amanda Collucci
Councillor Logan Kanapathi
Councillor Alex Chiu(left at 9:10pm)

Biju Karumanchery, Acting Commissioner of
Development Services
Sabrina Bordone, Senior Planner
Sean Lapenna, Planner
Sally Campbell, Manager, East District
Alida Tari, Council/Committee Coordinator

Regrets

Mayor Frank Scarpitti
Councillor Valerie Burke
Councillor Colin Campbell

The Development Services Public Meeting convened at 7:07 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair.

Disclosure of Pecuniary Interest

None disclosed.

**1. PRELIMINARY REPORT
NOBLEE HOMES CORPORATION
APPLICATION FOR ZONING BY-LAW AMENDMENT
TO AMEND DEVELOPMENT STANDARDS TO
FACILITATE THE SEVERANCE AND FUTURE
CONSTRUCTION OF TWO NEW SINGLE-DETACHED DWELLINGS
AT 4671 14TH AVENUE (WARD 8)
FILE NO. ZA 17 167005 (10.5)**
[Report](#)

The Public Meeting this date was to consider an application submitted by Noble Homes Corporation for Zoning By-law Amendment to amend development standards to facilitate the severance and future construction of two new single-detached dwellings at 4671 14th Avenue (ZA 17 167005).

The Committee Clerk advised that 102 notices were mailed on January 31, 2018, and a Public Meeting sign was posted on January 25, 2018. One written submission was received regarding this proposal.

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

There was discussion regarding the proposed hammer head, and whether parking can be prohibited in that area. It was noted that the size of the hammer head is not large enough to have cars parked in there for an extended period of time.

The Committee discussed the permitted lot frontage under the zoning by-law, and the size of lots that are being proposed. Staff advised that this application could have gone through Committee of Adjustment, but staff instructed the applicant to file a zoning application.

Staff noted that a Community Information meeting was held on February 12, 2018.

Carmela Nardozi, Markham resident addressed the Committee regarding the application submitted by Noble Homes Corporation for Zoning By-law Amendment to amend development standards to facilitate the severance and future construction of two new single-detached dwellings at 4671 14th Avenue and spoke in opposition.

The Committee discussed whether a precinct plan or secondary plan is necessary for the other existing homes along 14th Avenue west of the subject property. Staff advised that a precinct plan is not a statutory document, and a secondary plan would be for the entire area.

Moved by Councillor Alex Chiu

Seconded by Regional Councillor Nirmala Armstrong

- 1) That the Development Services Commission report dated February 12, 2018, entitled “Preliminary Report, Noblee Homes Corporation, Application for Zoning By-law Amendment to amend development standards to facilitate the severance and future construction of two new single-detached dwellings at 4671 14th Avenue (Ward 8), File No. ZA 17 167005” be received; and,
- 2) That the Record of the Public Meeting held on February 20, 2018 with respect to the proposed Zoning By-law Amendment application, be received; and,
- 3) **That the written submission from Sonia Luk, be received; and,**
- 4) That the application by Noblee Homes Corporation for a proposed Zoning By-law Amendment (ZA 17 167005) be approved and the draft Zoning By-law Amendment be finalized and 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
2404099 ONTARIO LIMITED (JD DEVELOPMENT GROUP)
APPLICATIONS FOR A ZONING BY-LAW AMENDMENT
AND SITE PLAN APPROVAL TO PERMIT
265 FOUR STOREY STACKED TOWNHOUSE UNITS
AND TWO COMMERCIAL UNITS AT 7190 & 7200 MARKHAM ROAD
(SOUTH WEST CORNER OF MARKHAM RD. AND
DENISON STREET IN WARD 7)
FILE NOS. ZA/SC 17 109850 (10.5 & 10.6)
[Report](#)**

The Public Meeting this date was to consider an application submitted by 2404099 Ontario Limited (JD Development Group) for a Zoning By-law Amendment and Site Plan approval to permit 265 four storey stacked townhouse units and two commercial units at 7190 & 7200 Markham Road, south west corner of Markham Rd and Denison Street (ZA/SC 17 109850).

The Committee Clerk advised that 494 notices were mailed on January 31, 2018, and a Public Meeting sign was posted on January 26, 2018. Four written submissions were received regarding this proposal.

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

The Jennifer Maestre, KLM Planning Inc. applicant delivered a presentation regarding their proposed zoning by-law and site plan applications.

Mohammed A. Rahman, Markham business owner addressed the Committee regarding application submitted by 2404099 Ontario Limited (JD Development Group) for a Zoning By-law Amendment and Site Plan approval to permit 265 four storey stacked townhouse units and two commercial units at 7190 & 7200 Markham Road and stated concerns. He is concerned with the potential traffic issues as a result of large vehicular movement in the proposed area. Mr. Rahman stated concerns with the proposed set-backs. He is also concerns with the lack of surface parking, and suggested that a noise study be submitted as part of this application. Mr. Rahman suggested that an additional Community Information Meeting be held.

Kimiti Aggarwal addressed the Committee with respect to application submitted by 2404099 Ontario Limited (JD Development Group) for a Zoning By-law Amendment and Site Plan approval to permit 265 four storey stacked townhouse units and two commercial units at 7190 & 7200 Markham Road and spoke opposition. He believes that there should be retail businesses incorporated into the proposal.

Atiq Farooqui addressed the Committee regarding the application submitted by 2404099 Ontario Limited (JD Development Group) for a Zoning By-law Amendment and Site Plan approval to permit 265 four storey stacked townhouse units and two commercial units at 7190 & 7200 Markham Road and spoke in opposition. He is concerned with the potential increase in traffic as a result of this proposal.

Indrakant M. Patel addressed the Committee with respect to application submitted by 2404099 Ontario Limited (JD Development Group) for a Zoning By-law Amendment and Site Plan approval to permit 265 four storey stacked townhouse units and two commercial units at 7190 & 7200 Markham Road and stated concerns. He is concerned with the existing traffic on Denison Avenue. Mr. Patel believes that there should not be access from Denison Street. He suggested that a traffic signal should be installed at Marydale Avenue and Denison Street.

Mohammed Rahman addressed the Committee regarding the application submitted by 2404099 Ontario Limited (JD Development Group) for a Zoning By-law Amendment and Site Plan approval to permit 265 four storey stacked townhouse units and two commercial units at 7190 & 7200 Markham Road and stated concerns. He does not support the proposed stacked townhouses, and suggested that single dwellings be developed. Mr. Rahman is concerned that there is not sufficient park land for this proposed development.

Tariq Jamal addressed the Committee with respect to the application submitted by 2404099 Ontario Limited (JD Development Group) for a Zoning By-law Amendment and Site Plan approval to permit 265 four storey stacked townhouse units and two commercial units at 7190 & 7200 Markham Road and stated concerns. He is concerned with the potential increase in traffic.

Suresh Poroshlan addressed the Committee regarding the application submitted by 2404099 Ontario Limited (JD Development Group) for a Zoning By-law Amendment and Site Plan approval to permit 265 four storey stacked townhouse units and two commercial units at 7190 & 7200 Markham Road and stated concerns. His concerns include potential increase in traffic, privacy and proposed size of the stacked townhouses. Mr. Poroshlan is concerned with the proposed height of the residential buildings, and not fitting in with the existing communities.

Hasim Bakash addressed the Committee regarding the application submitted by 2404099 Ontario Limited (JD Development Group) for a Zoning By-law Amendment and Site Plan approval to permit 265 four storey stacked townhouse units and two commercial units at 7190 & 7200 Markham Road and spoke in opposition. He is concerned with the potential increase in traffic. His wife addressed the Committee and also spoke in opposition. She believes it does not fit in with the existing communities.

Sibtain Shah addressed the Committee regarding the application submitted by 2404099 Ontario Limited (JD Development Group) for a Zoning By-law Amendment and Site Plan approval to permit 265 four storey stacked townhouse units and two commercial units at 7190 & 7200 Markham Road and spoke in opposition. He is concerned with the potential grid lock and traffic congestion and believes it will not benefit the existing local businesses.

Zafar Sultan addressed the Committee with respect to the application submitted by 2404099 Ontario Limited (JD Development Group) for a Zoning By-law Amendment and Site Plan approval to permit 265 four storey stacked townhouse units and two commercial units at 7190 & 7200 Markham Road and stated concerns. His concern is with the potential increase in traffic in an already overcrowded area.

Mina Effendi addressed the Committee regarding the application submitted by 2404099 Ontario Limited (JD Development Group) for a Zoning By-law Amendment and Site Plan approval to permit 265 four storey stacked townhouse units and two commercial units at 7190 & 7200 Markham Road and spoke in opposition.

Derrik Jackson addressed the Committee with respect to the application submitted by 2404099 Ontario Limited (JD Development Group) for a Zoning By-law Amendment and Site Plan approval to permit 265 four storey stacked townhouse units and two commercial units at 7190 & 7200 Markham Road and spoke in opposition. He believes the proposed density is too large for the site.

Suryu Narayan addressed the Committee regarding the application submitted by 2404099 Ontario Limited (JD Development Group) for a Zoning By-law Amendment and Site Plan approval to permit 265 four storey stacked townhouse units and two commercial units at 7190 & 7200 Markham Road and spoke in opposition. His main concern is the potential increase in traffic. Mr. Narayan is also concerned with the proposed density for this site, and whether there is sufficient parking for the residential and commercial development.

Tadi Ausan addressed the Committee with respect to the application submitted by 2404099 Ontario Limited (JD Development Group) for a Zoning By-law Amendment and Site Plan approval to permit 265 four storey stacked townhouse units and two commercial units at 7190 & 7200 Markham Road and stated concerns. He does not believe there is sufficient parking for the proposed residential development. Mr. Ausan believes this proposal does not fit in with the existing communities.

The Committee inquired if the site is currently zoned for commercial and residential. Staff pointed out that currently it is zoned for commercial, but not zoned for stacked townhouses, however it does comply with the Official Plan Amendment.

There was discussion regarding areas that have been identified as intensification area and staff advised that this area is not an identified intensification area.

The Committee suggested that the applicant consider including charging units for electric cars within the underground parking.

At the request of the Committee, the applicant presented some proposed conceptual elevations of the stacked townhouses. The Committee stated concerns with proposed full access from the development to Markham Road. It was suggested that staff consider having only right-in and right-out. There was discussion regarding the proposed amenity space, and whether that will be sufficient.

The Committee suggested that the staff report include an accident report relative to the number of vehicle collisions at Marydale Avenue and Denison Street.

The Committee inquired if this development is an employment conversion, and staff advised that this is a mix used development not a conversion of employment lands. There was discussion regarding the proposed massing and height of the application. It was suggested that the proposed number of residential units be decreased.

The applicant's traffic consultant was in attendance and addressed the Committee regarding the methodology and guidelines put forward from York Region and City of Markham that were used for their traffic study. He indicated that there are some recommendations within the study to improve the traffic congestion. He advised that they will continue to work with York Region and the City to address all the issues and concerns raised regarding this proposal relative to traffic. The Committee inquired about a modal split. The consultant advised that they did not include an additional transit modal split in their traffic study.

Moved by Councillor Logan Kanapathi

Seconded by Regional Councillor Nirmala Armstrong

- 1) That the report dated December 11, 2017 titled “PRELIMINARY REPORT, 2404099 Ontario Limited (JD Development Group), Applications for a Zoning By-law Amendment and Site Plan Approval to permit 265 four storey stacked townhouse units and two commercial units at 7190 & 7200 Markham Road (south west corner of Markham Rd. and Denison Street) (Ward 7)” be received; and,
- 2) That the Record of the Public Meeting held on February 20, 2018, with respect to the proposed Zoning By-law Amendment and Site Plan application to permit 265 four storey stacked townhouse units and two commercial units at 7190 & 7200 Markham Road be received; and,
- 3) **That the written submissions by Marylyn Andrades-Periera; Vijaya Kumar and Shashikala Balasubramaniam; Jenesta Terrence and Virender Sawhney be received; and,**
- 4) That the applications submitted by JD Development Group on behalf of 2404099 Ontario Limited for a Zoning By-law Amendment and Site Plan approval at 7190 & 7200 Markham Road (Ward 7) be referred back to staff for a report and recommendation evaluating the proposal; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

Local Councillor Logan Kanapathi requested that Committee pass a resolution to fund the cost of postage to hold an additional Public Information Meeting for this proposed application

Moved by Councillor Karen Rea

Seconded by Regional Councillor Nirmala Armstrong

That the cost of postage for notices to hold an additional Public Information meeting for the applications submitted by JD Development Group on behalf of 2404099 Ontario Limited for a Zoning By-law Amendment and Site Plan approval at 7190 & 7200 Markham Road (Ward 7) be funded through Corporate Services Commission.

Carried

ADJOURNMENT

The Development Services Public Meeting adjourned at 10:25 PM.

Alternate formats for this document are available upon request.
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