



MINUTES
DEVELOPMENT SERVICES PUBLIC MEETING
MONDAY, SEPTEMBER 24, 2012 - 7:00 p.m.
Council Chamber
Meeting No. 8

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 Gord Landon
Regional Councillor Joe Li
Councillor Valerie Burke
Councillor Howard Shore
Councillor Don Hamilton
Councillor Carolina Moretti
Councillor Alan Ho
Councillor Logan Kanapathi
Councillor Alex Chiu

Scott Heaslip, Senior Project Coordinator
Biju Karumanchery, Senior Development Manager
Richard Kendall, Manager, Central District
Rosanna Punit, Planner
Kitty Bavington, Council/Committee Coordinator

Regrets

Deputy Mayor Jack Heath
Councillor Colin Campbell

The Development Services Public Meeting convened at 7:10 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair.

DISCLOSURE OF PECUNIARY INTEREST – None Declared

**1. ANGUS GLEN BOULEVARD
(ANGUS GLEN DEVELOPMENTS LIMITED)
PROPOSED DRAFT PLAN OF SUBDIVISION
AND ZONING BY-LAW AMENDMENT TO PERMIT
35 LANE BASED SINGLE DETACHED UNITS
(SU 12 129598 & ZA 12 129598) (10.7, 10.5)**
[Report](#)

The Public Meeting this date was to consider an application submitted by Angus Glen Boulevard (Angus Glen Developments Limited) for a proposed Draft Plan of Subdivision and Zoning By-law Amendment to permit 35 lane based single detached units in the Angus Glen Village Limited (SU 12 129598 & ZA 12 129598).

The Committee Clerk advised that 131 notices were mailed on September 4, 2012, and a Public Meeting sign was posted on August 31, 2012. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues, and advised that the School Board has declared the land surplus.

Didier Lapoint and Peter McKay, representing several residents, gave a presentation to outline their concerns: safety with respect to obstructed sightlines and proximity of the laneway to a dangerous intersection; increased traffic; T-intersection impacts from headlights shining on the residences opposite the laneway; additional parking on the road; and aesthetics with respect to orientation of the end houses with a side view onto Angus Glen Boulevard. They advised that many of the residents had been surveyed and agreed that changes are needed. Suggestions regarding a curved laneway and end-unit orientation were presented.

The Committee commended the residents for their attempts to find solutions.

Michael Montgomery and Patrick O'Hanlon, representing Angus Glen Developments Limited, were in attendance. Mr. O'Hanlon gave a presentation regarding the proposal and discussed the need to develop the former school site and clean up the property. He noted that a school on this site would have resulted in greater traffic problems. Discussions included the applicant's proposed measures to address the residents' concerns, including making the lane one-way, improving the daylight triangle, and enhanced landscape screening.

The Committee supported the proposed improvements. Mr. Lapoint and Mr. McKay also indicated support; however, they still had a concern for aesthetics with respect to end-unit orientation. Mr. O'Hanlon committed to having Mr. Lapoint and Mr. McKay sign off on the design of the end-unit buildings. The applicant and residents will continue to work together to ensure the concerns are resolved.

Moved by: Councillor Alan Ho

Seconded by: Mayor Frank Scarpitti

- 1) That the deputations by Didier Lapoint and Peter McKay regarding applications by Angus Glen Boulevard (Angus Glen Developments Limited) be received; and,
- 2) That the Development Services Commission report dated June 26, 2012 entitled "PRELIMINARY REPORT, Angus Glen Boulevard (Angus Glen Developments Limited) proposed Draft Plan of Subdivision and Zoning By-law Amendment to permit 35 lane based single detached units, File Numbers: SU 12-129598 & ZA 12-129598" be received; and,
- 3) That the record of the Public Meeting held on September 24, 2012, with respect to the proposed Draft Plan of Subdivision and Zoning By-law Amendment by Angus Glen Developments Limited to facilitate 35 single detached lane based units (SU 12-129598 & ZA 12-129598) be received; and further,
- 4) That the Draft Plan of Subdivision and Zoning By-law Amendment applications (SU 12-129598 / ZA 12-129598) by Angus Glen Developments Limited. to amend the Zoning By-law 177-96, as amended, be referred back to staff for a report and recommendation.

CARRIED

**2. MARKHAM SUITES NOMINEE INC.
8500 WARDEN AVENUE, MARKHAM CENTRE
APPLICATION FOR ZONING BY-LAW AMENDMENT
TO PERMIT A HIGH DENSITY RESIDENTIAL DEVELOPMENT
(ZA 12 111347) (10.5)**
[Report](#)

The Public Meeting this date was to consider an application submitted by Markham Suites Nominee Inc. for Zoning By-law Amendment to permit a high density residential development at 8500 Warden Avenue (ZA 12 111347).

The Committee Clerk advised that 4,933 notices were mailed on September 4, 2012, and a Public Meeting sign was posted on September 4, 2012. Notice was posted in the local newspaper on September 6 and September 13, 2012. Fifteen written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Staff discussed Markham Centre development policies and transit improvements.

The Committee noted that the height restrictions due to the proximity to Buttonville Airport will eventually be lifted when the airport is closed. With respect to parking requirements, staff advised that the applicant has not requested a reduction in the required amount of parking.

Don W. Tom voiced objections to the residential use with respect to the increased traffic and parking congestion, and the impact of the building height on the view from his home.

Ken Leung spoke of his concerns for the impacts from increased traffic with respect to accessing Warden Avenue from Clegg Road, and for parking capacity at the nearby plaza.

Ming Li spoke in objection to the proposed building height and impacts from increased traffic.

Allan Leibel of Goodmans LLP, representing the applicant, clarified improvements being undertaken on the property to improve the aesthetics along Clegg Road, and advised that additional parking will be provided for the hotel.

Barry Graziani, G & C Architects, representing the applicant, presented site plan, floor plan, and elevation details of the proposed developments. Indoor parking will be provided within the first six floors above grade, plus two underground parking levels. Further levels of underground parking cannot be provided due to water levels. The Committee requested more details regarding parkland.

Karen Rea questioned why underground parking cannot be provided at the proposed Markham Sports, Entertainment and Cultural Centre. Staff will look into this matter.

The Committee discussed the overall traffic congestion in the area and proposed road expansions and transit improvements. This area is the new Downtown Markham and is intended to grow substantially in population in order to curb urban sprawl. The Committee agreed to place Holding provision on the zoning until the site plan is reviewed.

Moved by: Councillor Alan Ho

Seconded by: Regional Councillor Gord Landon

- 1) **That written submissions from Timothy Leung, Don W. Tom, Chan Eddy Yin Cheong, Emily & Myron Huang, May Lee, Martina Lee, Bardia Mahjour, Cynthia Yang, Cindy Chow & Kin Hong Lam, Kenneth Cheung, James Ng, Debra Wong, S.C. Wong & William Wong, M. Filice, Winnie Chu, James Ng, and M. H. Cheung, regarding the application by Markham Suites Nominee Inc., 8500 Warden Avenue, be received; and,**
- 2) **That deputations by Don W. Tom, Ken Leung, Ming Li, and Karen Rea regarding the application by Markham Suites Nominee Inc., 8500 Warden Avenue, be received; and**
- 3) That the staff report dated June 19, 2012 titled "PRELIMINARY REPORT, Markham Suites Nominee Inc., 8500 Warden Avenue, Application for zoning by-law amendment to permit a high density residential development, File No. ZA 12 111347," be received; and,

- 4) That the record of the Public Meeting held on September 24, 2012 with respect to the application by Markham Suites Nominee Inc. for zoning by-law amendment, be received; and,
- 5) That the application be referred back to staff for a report; and,
- 6) **That the Zoning By-law amendments contain a Holding (H) provision which shall be removed in conjunction with site plan approval; and further,**
- 7) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

ADJOURNMENT

The Development Services Public Meeting adjourned at 9:15 PM.

Alternate formats for this document are available upon request.
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