



Report to: Development Services Committee

Report Date: December 5, 2017

---

**SUBJECT:** 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 16<sup>th</sup> Avenue which is at the north-east corner of 16<sup>th</sup> Avenue and Alexander Lawrie Avenue between McCowan Road and Markham Road, Ward 4.

File Nos: ZA/SU/SC 17 151060

**PREPARED BY:** Stacia Muradali, Ext. 2008  
Senior Planner, East District

**REVIEWED BY:** Sally Campbell, Ext. 2645  
Manager, East District

---

**RECOMMENDATION:**

- 1) That the report dated December 5<sup>th</sup>, 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 the north-east corner of 16<sup>th</sup> Avenue and Alexander Lawrie Avenue between McCowan Road and Markham Road, File Nos. ZA/SU/SC 17 151060, Ward 4", be received.

**EXECUTIVE SUMMARY:**

Not applicable.

**PURPOSE:**

The purpose of this report is to provide preliminary information on the Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan Approval applications submitted by Andrin Wismer Markham Limited prior to the statutory Public Meeting. This report contains general information in regards to applicable Official Plan or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the applications.

**Applications deemed complete**

The Zoning By-law Amendment and Draft Plan of Subdivision applications were deemed complete on August 9<sup>th</sup>, 2017.

**Next Steps**

1. Scheduling of a Community Information Meeting, as determined by the Ward Councillor;
2. Scheduling of a statutory Public Meeting;

3. Recommendation Report respecting the proposed Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan applications;
4. Enactment of Zoning By-law Amendment;
5. Issuance of Draft Plan Approval;
6. Execution of Subdivision agreement;
7. Registration of Draft Plan of Subdivision;
8. Issuance of Site Plan Endorsement;
9. Execution of Site Plan agreement;
10. Issuance of Site Plan Approval; and
11. Submission of a Common Element Condominium application.

### **BACKGROUND:**

#### **Subject land and area context**

The subject land (5440 16<sup>th</sup> Avenue) is located at the north east corner of 16<sup>th</sup> Avenue and Alexander Lawrie Avenue, between McCowan Road and Markham Road (see Figure 1). The subject land is approximately 3.65 hectares (9 acres). The Bridge Markham Community Church ( the "Bridge Church") is currently located on the subject land on the easterly area and there is a building which was previously used as an office on the westerly side of the subject land. Residential development consisting of single and semi-detached homes surround the subject land.

#### **Consent application submitted to sever the subject land**

The Bridge Church who currently own the subject land submitted a consent application (B/17/17) which was approved by the Committee of Adjustment on September 13<sup>th</sup>, 2017. The consent application proposed severing the subject land into two (2) parcels, one (1) which will contain the existing Bridge Church (the retained parcel) and the severed parcel on the westerly side of the subject land which will be sold to Andrin Wismer Markham Limited, which is the subject of these development applications. The retained parcel will be approximately 1.88 hectares (4.64 acres) and the severed parcel will be approximately 1.76 hectares (4.35 acres). The applicant has appealed one of the conditions of approval of the Committee of Adjustment decision which requires that the Bridge Church enter into a development agreement with the City to secure access and servicing easements and to ensure that any required parking for the Bridge Church which are impacted by the proposed severance will be addressed to the satisfaction of the City. City Staff are currently working with the applicant on resolving the Ontario Municipal Board (OMB) appeal to ensure that any necessary easements and parking arrangements are secured.

#### **Proposed residential development**

Andrin Wismer Markham Limited is proposing to develop the severed (western) portion of the land with 68 townhomes and 10 semi-detached homes. The semi-detached homes will be two (2) storeys and will abut the existing homes to the north. The townhouses will be three (3) storeys. The proposed development will be a common element condominium. A 739 square metre ( 7954 square feet) private open space area will be centrally located in the proposed development. 21 visitors parking spaces including one (1) barrier free parking space are proposed. A vehicular access is proposed on Alexander

Lawrie Avenue, and an emergency access, which is still under review, is proposed through the retained parcel with the Bridge Church to the east.

### **Official Plan and Zoning**

The subject land is designated “Residential Low Rise” in the City’s 2014 Official Plan (as partially approved by the OMB on October 30, 2015, May 26, 2016, March 10, 2017 and April 21, 2017 (the “2014 Official Plan”). The “Residential Low Rise” designation contemplates residential development such as detached and semi-detached dwellings and most townhouses. Buildings associated with day care centres, places of worship and public schools are also contemplated. Buildings are allowed to have a maximum height of up to three (3) storeys. The City’s 2014 Official Plan envisions the subject land eventually developing with residential land uses as well as other land uses including places of worship and other related land uses. Both the existing and proposed land uses are in keeping with the City’s vision for the subject land.

The subject land is zoned “Open Space Two \*428 (OS2\*428)” in Zoning By-law 177-96, as amended. Places of worship and associated day nurseries are permitted. A Zoning By-law amendment is required to permit the proposed residential development.

### **OPTIONS/ DISCUSSION:**

Matters to be addressed through the applications’ review include the following:

1. The severance application needs to be finalized and the Ontario Municipal Board appeal needs to be resolved before a Recommendation Report is brought forward for consideration as Staff will not be in a position to make a recommendation on applications for a parcel of land which has not yet been legally created.
2. The applications are being reviewed to determine the appropriate built form and site-specific development standards such as height, setbacks and density to incorporate into the amending By-law.
3. Cash-in-lieu of parkland will be addressed through the draft plan of subdivision review.
4. The subject land is located in the Wismer Community which has a Developers Group. Any obligations which are owing to the Developers Group will be addressed as part of the Draft Plan of Subdivision application.
5. Site plan matters including but not limited to access, visitor parking, landscaping, building elevations, snow storage, private open space, bird friendly measures, sustainability initiatives, and public art contribution are currently under review.
6. Review of all technical studies including but not limited to the Transportation Impact Study, Functional Servicing Study and Stormwater Management Report, Noise Study and Environmental Site Assessment (Phase 1) are currently on-going as part of the applications review.
7. 16<sup>th</sup> Avenue is a Regional road under the jurisdiction of the Region of York. The subject applications have been circulated to the Region of York for their review and comments. The Region of York has previously indicated in their comments respecting the consent application (B/17/17) that a road widening will be required

- across the 16<sup>th</sup> Avenue frontage. Any proposed 16<sup>th</sup> Avenue access will require approval by the Region of York.
8. The existing vehicular accesses, one (1) on 16<sup>th</sup> Avenue and one (1) on Alexander Lawrie Avenue for the Bridge Church are located on the subject site. The vehicular access on 16<sup>th</sup> Avenue is intended to be relocated to the retained parcel of land on which the Bridge Church is located. Easements to allow the Bridge Church access to Alexander Lawrie and relocation of the shared access on 16<sup>th</sup> Avenue will need to be secured. The applicant will also need to secure an easement for the 16<sup>th</sup> Avenue access and the emergency access over the Bridge Church land.
  9. Servicing plans are currently under review and any easements which are required for existing services to the Bridge Church or any proposed services will need to be secured.
  10. Any required parking for the existing Bridge Church located on the subject site and proposed to be removed and relocated, will need to be addressed to the satisfaction of the City and may require future development applications.

**FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.


**ALIGNMENT WITH STRATEGIC PRIORITIES:**

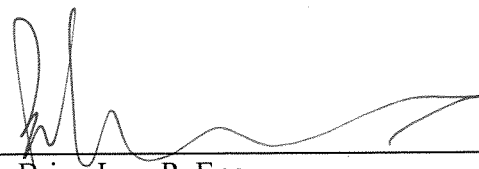
The proposed development will be reviewed in the context of the Growth Management strategic priority.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The applications have been circulated to various departments and external agencies and their requirements will be addressed as part of a future staff recommendation report.

**RECOMMENDED BY:**

  
Ron Blake, M.C.I.P., R.P.P.  
Senior Development Manager

  
Brian Lee, P. Eng.  
Acting Commissioner of Development Services

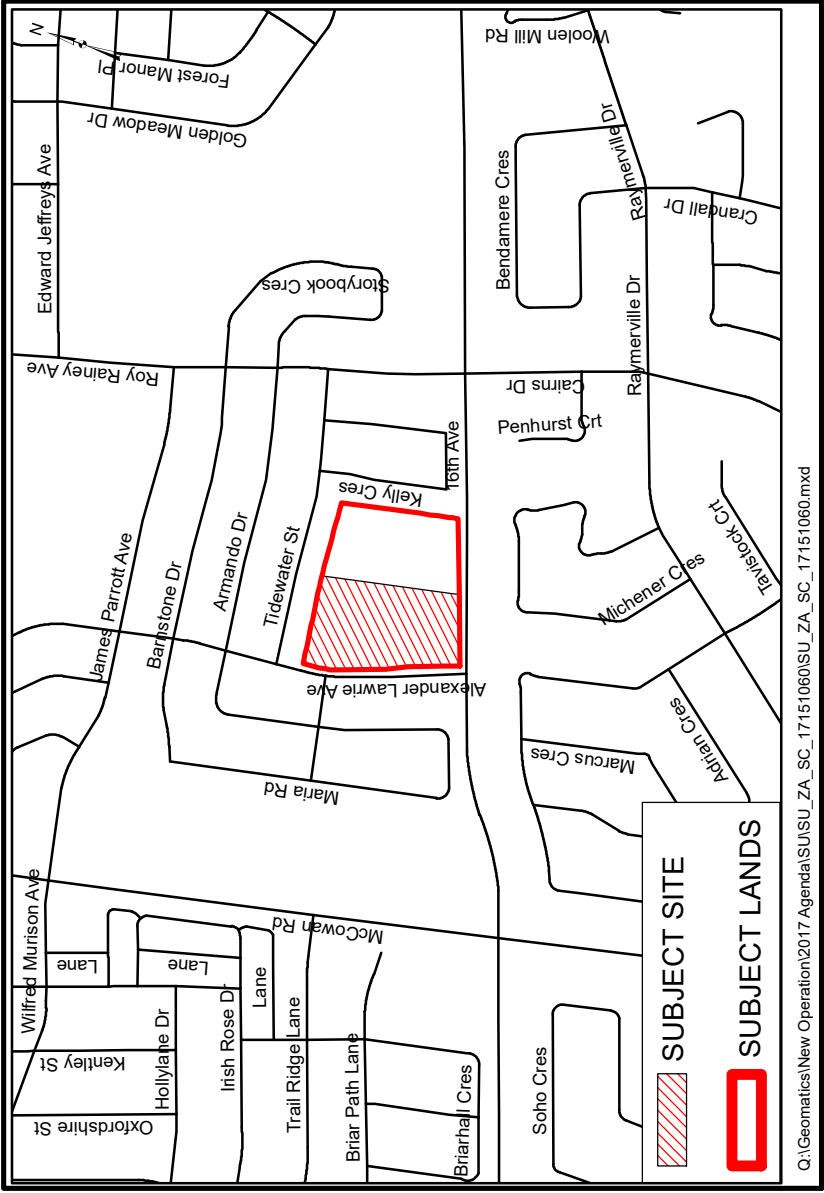
**ATTACHMENTS:**

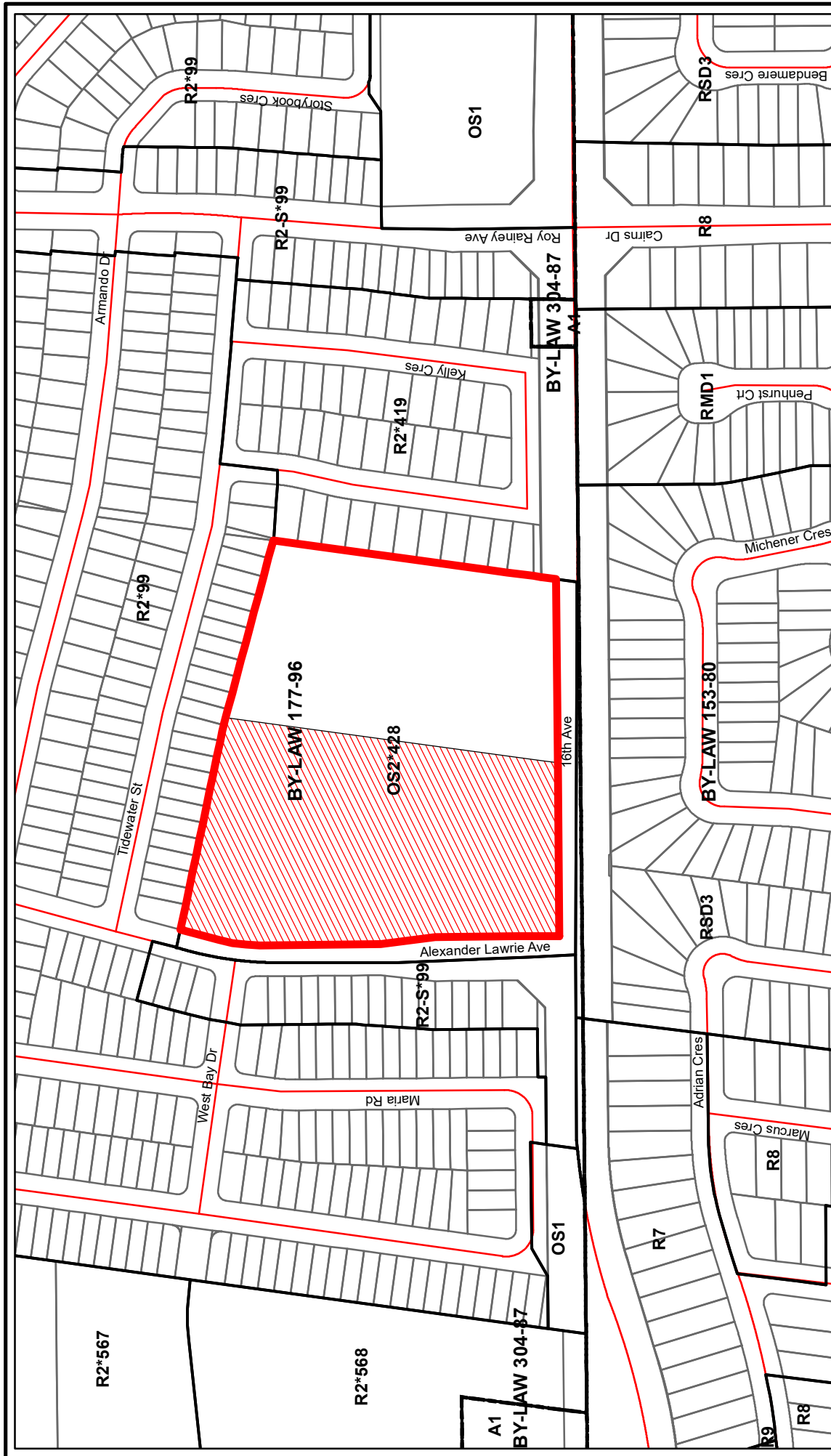
- Figure 1: Location Map
- Figure 2: Area Context/ Zoning
- Figure 3: Air Photo
- Figure 4: Proposed Site Plan
- Figure 5: Semi-Detached Elevations
- Figure 6: Alexander Lawrie Avenue Elevations
- Figure 7: 16<sup>th</sup> Avenue Elevations

**AGENT/CONTACT INFORMATION:**

Attn: Joanne Barnett  
Vice President  
Andrin Wismer Markham Limited  
26 Lesmill Road  
Unit 3  
Toronto, ON, M3B 2T5  
Tel: 416-733-2202 ext. 1119  
Email: [jbarnett@kerbel.ca](mailto:jbarnett@kerbel.ca)

File path: Amanda\File 17 151060\Documents\Preliminary Report





# AREA CONTEXT / ZONING

APPLICANT: ANDRIN WISMER MARKHAM LIMITED

5440 16th AVENUE

FILE No. SU\_ZA\_SC\_17151060 (SM)

Q:\Geomatics\New Operation\2017 Agenda\SUI\SU\_ZA\_SC\_17151060\SU\_ZA\_SC\_17151060.mxd

**VIARKHAM** DEVELOPMENT SERVICES COMMISSION

Drawn By: LW

Checked By: SM

Date: 17/10/2017

**FIGURE No. 2**





# AIR PHOTO

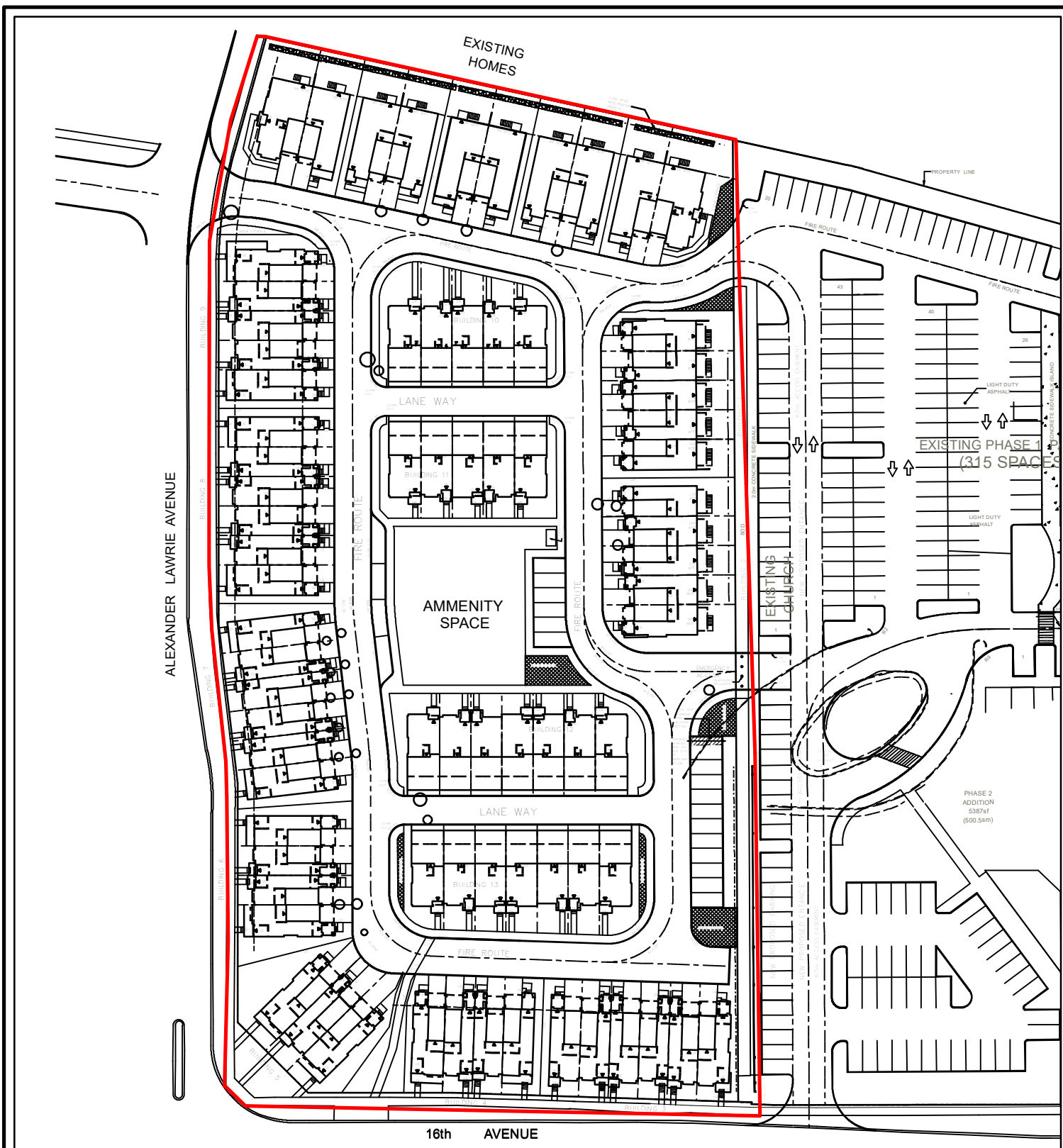
APPLICANT: ANDRIN WISMER MARKHAM LIMITED  
5440 16th AVENUE

FILE No. SU\_ZA\_SC\_17151060 (SM)

-  SUBJECT SITE
-  SUBJECT LANDS

Q:\Geomatics\New Operation\2017 Agenda\SU\SU\_ZA\_SC\_17151060\SU\_ZA\_SC\_17151060.mxd





# SITE PLAN

APPLICANT: ANDRIN WISMER MARKHAM LIMITED  
5440 16th AVENUE

FILE No. SU\_ZA\_SC\_17151060 (SM)

SUBJECT SITE

Q:\Geomatics\New Operation\2017 Agenda\SU\SU\_ZA\_SC\_17151060\SU\_ZA\_SC\_17151060.mxd

Date: 31/10/2017

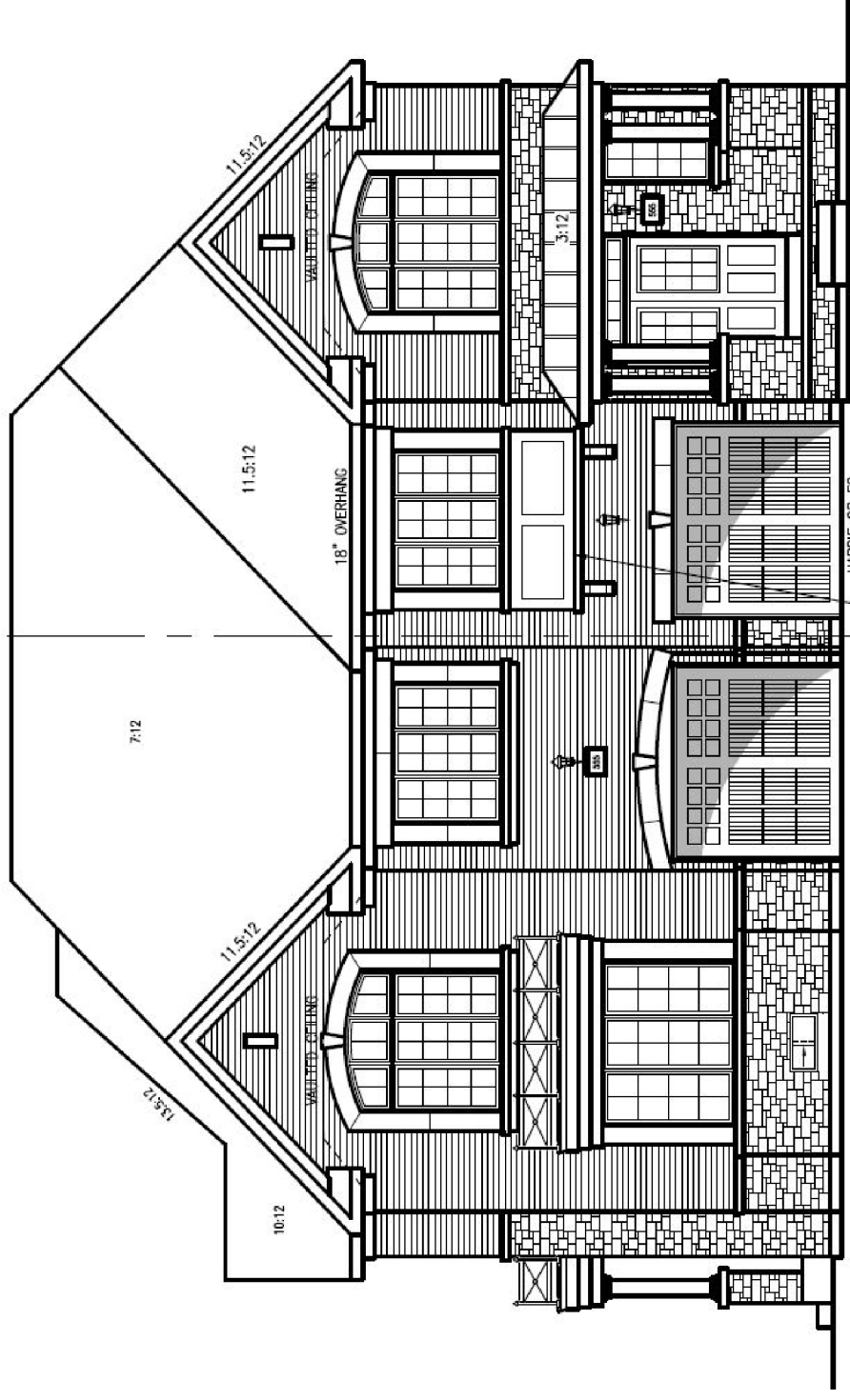


DEVELOPMENT SERVICES COMMISSION

Drawn By: LW

Checked By: SM

**FIGURE No. 4**



1 SD-3  
ELEV. 'A1'  
FRONT ELEVATION

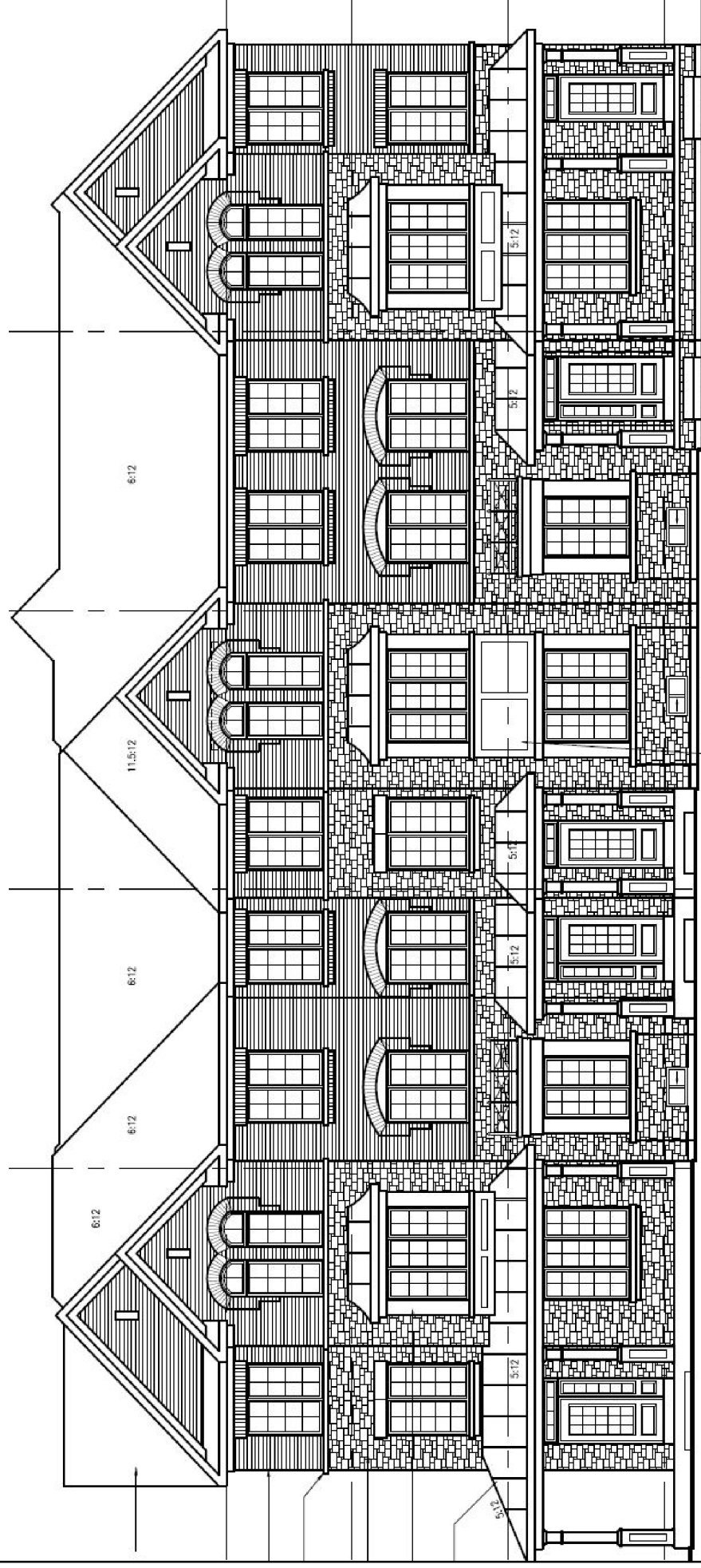
2 SD-2  
ELEV. 'B1'  
FRONT ELEVATION

# SEMI DETACHED ELEVATIONS

APPLICANT: ANDRIN WISMER MARKHAM LIMITED  
5440 16th AVENUE

FILE No. SU\_ZA\_SC\_17151060 (SM)

Q:\Geomatics\New Operation\2017 Agenda\SU\SU\_ZA\_SC\_17151060\SU\_ZA\_SC\_17151060.mxd



# ALEXANDER LAWRIE AVE ELEVATIONS

APPLICANT: ANDRIN WISMER MARKHAM LIMITED  
5440 16th AVENUE

FILE No. SU\_ZA\_SC\_17151060 (SM)

Q:\Geomatics\New Operation\2017 Agenda\SU\SU\_ZA\_SC\_17151060\SU\_ZA\_SC\_17151060.mxd



MARKHAM DEVELOPMENT SERVICES COMMISSION

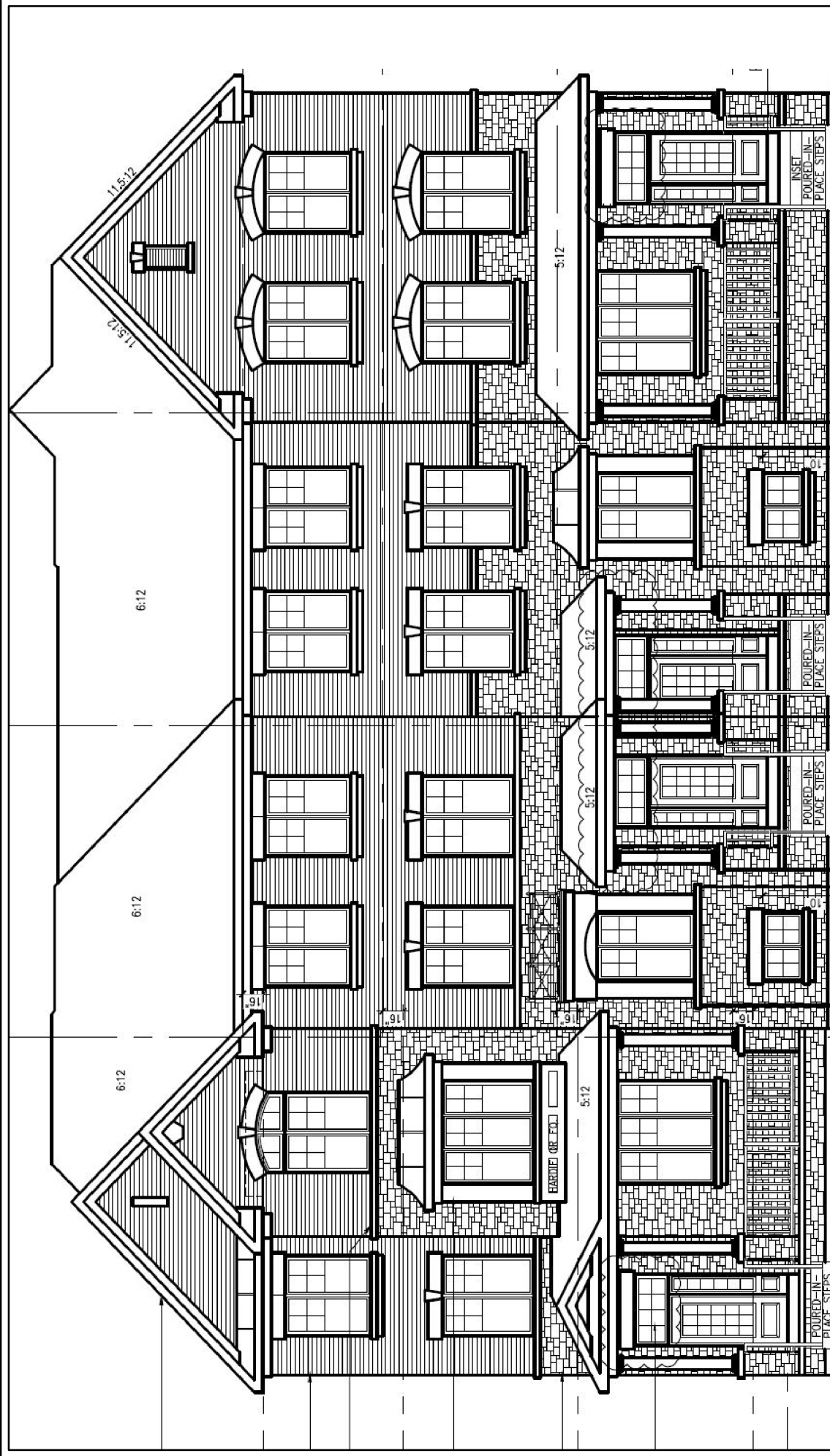
Drawn By: LW

Checked By: SM

Date: 17/10/2017

FIGURE No. 6





# 16TH AVE ELEVATIONS

APPLICANT: ANDRIN WISMER MARKHAM LIMITED  
5440 16th AVENUE

FILE No. SU\_ZA\_SC\_17151060 (SM)

Q:\Geomatics\New Operation\2017 Agenda\SU\SU\_ZA\_SC\_17151060\SU\_ZA\_SC\_17151060.mxd