

Development Services Public Meeting Minutes

Meeting Number 4
March 5, 2019, 7:00 PM - 10:00 PM
Council Chamber

Roll Call	Mayor Frank Scarpitti	Councillor Alan Ho
	Deputy Mayor Don Hamilton	Councillor Reid McAlpine
	Regional Councillor Jack Heath	Councillor Karen Rea
	Regional Councillor Joe Li	Councillor Andrew Keyes
	Regional Councillor Jim Jones	Councillor Amanda Collucci
	Councillor Keith Irish	Councillor Isa Lee
Regrets	Councillor Khalid Usman	
Staff	Biju Karumanchery, Director, Planning & Urban Design	Laura Gold, Council/Committee Coordinator
	Sally Campbell, Manager, East District	Scott Chapman, Election & Council/Committee Coordinator
	Stephen Corr, Senior Planner, Planning & Urban Design	Carlson Tsang, Planner II

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1. CALL TO ORDER

The Development Services Public Meeting convened at 7:01 PM in the Council Chamber with Councillor Keith Irish in the Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. DEPUTATIONS

4. REPORTS

4.1 PRELIMINARY REPORT SARENA PROPERTIES LTD. ZONING BY-LAW AMENDMENT APPLICATION TO EXTEND PERMISSION FOR TEMPORARY USES AT 197 & 199 LANGSTAFF RD FILE NO.: ZA 18 257917, WARD 1 (10.5)

The Public Meeting this date was to consider an application submitted by Sarena Properties Ltd. for Zoning By-law Amendment application to extend permission for temporary uses at 197 & 199 Langstaff Road (ZA 18 257917).

The Committee Clerk advised that 30 notices were mailed on February 13, 2019, and a Public Meeting sign was posted on February 13, 2019.

Carlson Tsang, Planner II, Planning & Urban Design gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

The following written submission was received regarding this proposal:

1. The Residents of Thornhill Ward One, expressing concerns.

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

In response to Committee enquiries, staff advised that they did not foresee any conflicts with extending the temporary uses at 197 & 199 Langstaff Road with any of the existing development proposals for the area. It was anticipated that this request may be made again in the future. The applicant would be required to submit a new application to do so.

Moved by Regional Councillor Jack Heath

Seconded by Regional Councillor Jim Jones

1. That the report dated February 25th, 2019, titled “PRELIMINARY REPORT, Sarena Properties Ltd., Zoning By-law Amendment application to extend permission for temporary uses at 197 & 199 Langstaff Road, File No.: ZA 18 257917, Ward 1”, be received; and,
2. That the Record of the Public Meeting held on March 5th, 2019 with respect to the proposed Zoning By-law Amendment application, be received; and,
3. That the application submitted by Sarena Properties Ltd. for a proposed Zoning By-law Amendment to extend permission for temporary uses 197 and 199 Langstaff Road, be approved and the draft Zoning By-law Amendment be finalized and enacted without further notice; and further,
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

4.2 PRELIMINARY REPORT OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS SUBMITTED BY 10-20 FINCHAM INC. TO PERMIT FOURTEEN TOWNHOUSES AND TWO SEMI-DETACHED DWELLINGS AT 10 AND 20 FINCHAM AVENUE

(SOUTHEAST INTERSECTION OF 16TH AVENUE AND FINCHAM AVENUE) (WARD 4) FILES OP/ZA 18 108216 (10.3, 10.5)

The Public Meeting this date was to consider applications by 10-20 Fincham Inc. for Official Plan and Zoning By-law Amendments to permit fourteen townhouses and two semi-detached dwellings at 10 and 20 Fincham Avenue, Southeast intersection of 16th Avenue and Fincham Avenue. OP/ZA 18 108216.

The Committee Clerk advised that 275 notices were mailed on February 13, 2019, and a Public Meeting sign was posted on February 7, 2019.

Stephen Corr, Senior Planner, Planning & Urban Design gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

The Applicant gave a presentation regarding the proposal.

The following written submissions were received regarding this proposal:

1. Monica Lawrence - expressing concerns
2. Peter Sirmalis – opposed
3. Yvonne Luke - expressing concerns
4. Eva Cornel - expressing concerns

The following comments from the audience were provided on the development proposal:

1. Eva Cornel, area resident expressed the following concerns regarding the development proposal:
 - The impact the proposal will have on traffic congestion, specifically the increase in traffic on Bryant Road;
 - The impact the development will have on school drop off and pick up;
 - Requested that access from Bryant Road to the pathway be closed off;
 - Suggested a traffic study be conducted in peak school hours;
 - The development proposal will have a negative impact on people living in the area.

2. Yvonne Luk, area resident expressed the following concern regarding the development proposal:
 - The impact the proposal will have on traffic congestion (displayed video showing traffic congestion in the area).

3. Chris Rogge, area resident expressed the following concerns regarding the development proposal:

- The impact the development will have on school drop off and pick up;
- The impact the proposal will have on traffic congestion;
- Suggested that single detached dwellings would be more appropriate where the semi-detached dwellings are being proposed;
- The height of the townhomes is too high;
- The proposal should include more visitor parking;
- Suggested Fincham Avenue and Bryant Road should share any additional traffic resulting from the development proposal.

4. Paul Tyonogo, area resident expressed the following concerns regarding the development proposal:

- Suggested there were problems with the traffic study;
- The impact the development will have on school drop off and pick up;
- The affordability of the townhomes and semi-detached dwellings being proposed;
- The proposal should include more visitor parking;
- The height of the townhomes is too high.

5. Mike Winer, area resident expressed the following concerns regarding the development proposal:

- The impact the proposal will have on traffic congestion;
- The safety of the intersection at Fincham Avenue and 16th Avenue, particularly when turning west;
- The impact the development will have on school drop off and pick up;
- Suggested that the bus stop located at the South-West corner of Fincham and 16 Avenue be moved to a safer spot.

6. Elizabeth Brown, Markham Village Sherwood Residents Association expressed the following concerns regarding the development proposal:

- The height of the townhomes and how the height is measured;
- The proposal should include more visitor parking;
- The configuration of the townhomes living space, suggesting the bedrooms should be on the second floor rather than on the third floor.

7. Monica Lawrence, area resident expressed the following concerns regarding the development proposal:

- The height of the townhomes and the density of the proposal;
- The proposal does not fit the character of the area;
- The impact the development will have on school drop off and pick up;
- Requested the pathway to Bryant Road be closed off;
- The impact the proposal will have on traffic congestion and safety.

8. Michael Teutenberg, area resident expressed the following concerns regarding the development proposal:

- The impact the proposal will have on traffic congestion and on the intersection at Fincham and 16th Avenue, especially in the winter months when it is slippery and students are crossing the road;
- Questioned the results of the traffic study;
- The proposal does not fit the character of the area.

Members of Council discussed the following with respect to the development proposal:

- Asked if it was possible to have some live work units included in the proposal, particularly along 16th Avenue;
- Asked if link homes could be built instead of the semi-detached dwellings and the southerly row of townhouses to make the proposal more complimentary to the surrounding neighbourhood;
- Asked if there was an opportunity to include purpose built second suites in the housing being proposed.
- Requested that staff consult with the Region about an advanced green at Fincham and 16th Avenue during peak school hours, and during rush hour to improve traffic flow (Question referred to Brian Lee, Director of Engineering);
- Asked how many units are required to justify underground parking;
- Asked if traffic signals could be installed at the entrance of Brother Andrea Secondary School;
- Asked if the units could have a two car garage;
- Asked staff to report back on whether York Region can legally require access to 16th Avenue from the proposed development to be closed off;

- Asked if the pathway would remain open in the winter and who would be legally responsible if a pedestrian slipped and fell on the walkway if it is owned by the condominium;
- Suggested there should be enough room to store snow;
- Discussed the pros and cons of keeping the pathway access open on Bryant Road versus closing it off;
- Discussed whether the property should remain for commercial use or be converted to residential use;
- Discussed the pros and cons of the possible re-location of the bus stop on the south-west corner of Fincham and 16th Avenue.

Staff advised that only very dense townhome proposals can support underground parking. The density of this proposal does not justify underground parking.

The Applicant advised that they would try to make some improvements to their proposal based on the feedback provided.

Moved by Councillor Karen Rea

Seconded by Mayor Frank Scarpitti

1. That the record of the Public Meeting held on March 5, 2019, with respect to the proposed Official Plan Amendment and Zoning By-law Amendment applications submitted by 10-20 Fincham Inc., Files OP 18 108216 and ZA 18 108216, be received; and,
2. That the proposed Official Plan Amendment and Zoning By-law Amendment applications submitted by 10-20 Fincham Inc., Files OP 18 108216 and ZA 18 108216, be referred back to staff for a report and recommendation.

Carried

5. ADJOURNMENT

Moved by Councillor Andrew Keyes

Seconded by Councillor Amanda Collucci

That the Development Services Public Meeting adjourn at 9:00 PM.

Carried