



# Markham Sub-Committee Meeting Minutes

**April 20, 2021, 9:00 AM - 12:00 PM**  
**Electronic Meeting**

Sub-Committee Members	Regional Councillor Jack Heath  Councillor Karen Rea Councillor Andrew Keyes Deputy Mayor Don Hamilton (Ex-Officio) Regional Councillor Jim Jones (Ex-Officio) Councillor Keith Irish (Ex-Officio)
Regrets	Councillor Amanda Collucci
Council Members	Councillor Isa Lee Regional Councillor Joe Li
Staff	Andy Taylor, CAO Claudia Storto, City Solicitor Arvin Prasad, Commissioner, Development Services Biju Karumanchery, Director, Planning & Urban Design Brian Lee, Director, Engineering Ron Blake, Senior Development Manager, Stacia Muradali, Acting Manager, Development, East District Aqsa Malik, Planner I Laura Gold, Council & Committee Coordinator

## **1. CALL TO ORDER**

That the Markham Sub-Committee convened at 6:03 PM with Regional Councillor Jack Heath in the Chair.

## **2. DISCLOSURE OF PECUNIARY INTEREST**

There were no disclosures of pecuniary interest.

### **3. OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS APPEALED TO LPAT 10-20 FINCHAM AVENUE, FILE NO.: OP/ZA 18 108216**

Ron Blake, Senior Manager of Development, provided a summary of the development proposal located at 10-20 Fincham Avenue for low-rise townhomes and semi-detached dwellings.

Asqa Malik, Planner I, provided a presentation entitled Markham Official Plan and Zoning Amendment Applications Appealed to LPAT, 10-20 Fincham Inc. The presentation provided an overview of the area context, the official plan and zoning, the conceptual plan, comments from the community information and statutory public meetings, staff comments, and proposed renderings of the development proposal.

Claudia Storto, City Solicitor advised that the applicant has appealed the development application to the Local Planning Appeal Tribunal (LPAT). The applicant was able to appeal the decision, as the City did not make a decision on the development application within the timeframe specified in the *Planning Act*. Once a development application has been appealed to LPAT, the jurisdiction to make a decision on the development application becomes the Tribunal's and not local Council. The applicant can still make minor changes to the application prior to it being presented at LPAT.

Regional Councillor Jack Heath advised that Council's decision is now to decide how it will position itself at LPAT. This discussion will occur in a confidential session and the decision will not be reported out, as it is now a legal matter. Deputations on the item will still be permitted at the meeting in the open session.

Members of the public provided the following feedback on the development proposal:

#### **Elizabeth Brown**

- Suggested the development proposal is too dense and is not compatible with the existing neighbourhood;
- Suggested that three storey semi-detached dwellings should not be permitted on such narrow lots.
- Concerned in regards to the semi-detached dwellings boxy design, third floor balconies (due to privacy concerns), and that they are freehold and do not share common amenities with the townhomes;
- Suggested that the semi-detached dwellings on Fincham Avenue should comply with the existing neighbourhoods Zoning By-Law;
- Concerned that the development proposal has increased in density since its original proposal in 2019;
- Suggested that the Marmill townhomes are an example of townhouses that are complimentary to the existing neighbourhoods.

**Chris Rogge**

- Concerned regarding the three storey semi-detached dwellings that are being built adjacent to his property, and that the development proposal is not compatible with characteristics of the neighbourhood;
- Concerned regarding the impact the development proposal will have on traffic, and on the intersection at 16<sup>th</sup> and Fincham Avenue;
- Concerned that development proposal has increased in density since its original proposal in 2019.

**Sheila Coleman**

- Concerned in regards to how the development proposal will impact her property value, and the aesthetics of the neighbourhood;
- Concerned that two townhomes with their sides facing Fincham Avenue will create a wall like appearance;
- Concerned that the development proposal lacks green space;
- Encouraged single detached houses to be built on the subject lands;

**Ron Thaker**

- Concerned for the potential of a “walled” like appearance if the sides of the 3 storey townhomes are facing Fincham Avenue;
- Asked what the developer’s intentions are in regards to landscaping, and fencing at 16<sup>th</sup> and Fincham Avenue.

**Merv Lesch**

- Concerned that the development proposal will create traffic congestion on Fincham Avenue, and the impact it will have on the intersection at 16<sup>th</sup> and Fincham Avenue;
- Concerned that the development proposal does not fit the character of the neighbourhood, and that it will negatively impact the aesthetics of the neighbourhood;
- Asked if the development proposal should include an entrance to 16<sup>th</sup> Avenue;
- Suggested that the impact development proposals have on existing neighbourhoods should be considered when reviewing development applications.

**Tim Watkinson**

- Suggested that the majority of neighbourhood is in opposition to the development proposal;
- Concerned that the townhomes with their sides facing Fincham Avenue will create a wall like appearance.

**Andrew Cornell**

- Concerned about the impact the development proposal will have on traffic.

Staff responded to inquiries from the Committee and the public, the applicant has provided some landscaping on 16<sup>th</sup> Avenue, but more details regarding the landscaping will be provided through the site plan approval process. Staff will also look at the possibility of having a walkway on the eastern boundary of the property, as part of this process. The subject lands are currently zoned for commercial uses.

Councillor Karen Rea thanked the residents for attending the meeting and for providing their feedback, and summarized the residents' concerns. Councillor Rea noted that the same zoning should apply to this development proposal as applies to Bryant Drive and Fincham Avenue, and suggested that the lot frontage should be consistent with existing properties on these streets.

Regional Councillor Jack Heath advised that this item will be brought back to a future Development Services Committee meeting, and that residents attending tonight's meeting will be notified when it is on the agenda.

Committee requested that on a go forward basis staff advise Council when a development application is able to be appealed so that Members of Council can make more informed decisions.

Moved by Councillor Karen Rea  
Second Councillor Andrew Keyes

1. That the presentation entitled "Official Plan and Zoning By-Law Amendment Applications appealed to LPAT, 10-20 Fincham Avenue, File No: OP/ZA 18 108216, 10-20 Fincham Inc." be received; and,
2. **That the deputations from Elizabeth Brown, Chris Rogge, Sheila Coleman, Ron Thacker, Merv Lesch, Tim Watkinson, Andrew Cornell, be received; and,**
3. **That the communications from Sheila Coleman, and Derek Martin, be received; and further,**
4. **That the Markham Sub-Committee recommends that the Development Services Committee not endorse the application; and,**
5. **That the applicant come back with a more suitable application.**

**Carried**

**ADJOURNMENT**

The Markham Sub-Committee meeting adjourned at 7:57 PM.