

## Electronic Development Services Public Meeting Minutes

**Meeting Number: 7**  
**May 24, 2022, 7:00 PM - 10:00 PM**  
**Live streamed**

Roll Call	Mayor Frank Scarpitti Regional Councillor Jack Heath Regional Councillor Joe Li Regional Councillor Jim Jones Councillor Keith Irish Councillor Alan Ho	Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Khalid Usman Councillor Isa Lee
Regrets	Deputy Mayor Don Hamilton	
Staff	Andy Taylor, Chief Administrative Officer Stacia Muradali, Acting Manager, Development - East Laura Gold, Council/Committee Coordinator	Carlson Tsang, Senior Planner Justin Mott, Planner I

**Alternate formats for this document are available upon request**

---

### **1. CALL TO ORDER**

The Development Services Public meeting convened at 7:03 PM with Councillor Keith Irish in the Chair.

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

There were no disclosure of pecuniary interest.

### **3. DEPUTATIONS**

There deputations were heard with the respective item.

## 4. REPORTS

### 4.1 PUBLIC MEETING INFORMATION REPORT 9999 MARKHAM ROAD 2585231 ONTARIO INC. ZONING BY-LAW AMENDMENT APPLICATION TO PERMIT THE DEVELOPMENT OF A 12 STOREY RESIDENTIAL APARTMENT BUILDING AT THE NORTH EAST CORNER OF THE SITE FILE NO.: PLAN 21 147900 (10.0)

The Public Meeting of this date was to consider an application submitted by 2585231 Ontario Inc., application for a Zoning By-law Amendment to permit the development of a 12 storey residential apartment building at the North East corner of the site.

The Committee Clerk advised that 199 notices were mailed on May 4, 2022, and a Public Meeting sign was posted on April 14, 2022. There was one written submission received regarding this proposal.

Stephen Lue, Senior Manager of Development, provided a brief overview of the proposed development.

Carlson Tsang, Senior Planner, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Adam Layton, Evans Planning, provided a presentation on the proposed development.

The following deputation were made on the proposed development.

Thomas Tsien, nearby resident, expressed the following concerns regarding the proposed development: the impact it would have on his privacy; the noise it will generate; its height and density; and having to live near a construction site for a long duration of time, noting this was also due to other developments in the area. Mr. Tsien noted it the proposed development is more suitable for a downtown.

Karen Willer, representing the landowner of the property directly south of the proposed development, advised that their team is reviewing the application and will express any concerns they have in writing.

Aneel Dodani, resident living nearby, spoke in opposition of the proposed development, as there is too many residential units being built on Markham Road between Castlemore Avenue and Major Mackenzie Drive. Mr. Dodani noted that the proposed development may be more suitable to build a mall or medical clinic in this location.

The Committee provided the following feedback relative to the proposed development:

- Suggested the park face east-west rather than north, and that the townhouses should not face north;
- Encouraged the residents to review the Markham Road -Mount Joy Secondary Plan, as Markham Road will have many high-rises in this area, and many will be greater than 12 stories as the Markham is required by York Region and the Province to intensify in location near a GO Station;
- Suggested that the proposed development include purpose built rentals;
- Questioned how one storey is defined relative to the proposed development;
- Questioned if this application is of a greater density than the original application;
- Questioned if Anderson Avenue will be extended from Castlemore Avenue to Major Mackenzie Drive;
- Asked for more information on the triangular piece of land on the edge of the proposed development;
- Suggested the purchasers of the adjacent low-rise development should be made aware that a high-rise development will be built next to their development;
- Questioned if the proposed development could have access to the proposed GO station at Major Mackenzie Drive and Markham Road if approved.

Mr. Layton advised that proposed development has increased from 8 to 12 stories plus the mechanical room since the original application, but that the number of residential units remains the same. Mr. Layton agreed to look into how a storey is being defined in regards to this proposed development. Mr. Layton clarified that the triangular piece of land has been expropriated by York Region to facilitate the realignment of Major Mackenzie Drive.

Mr. Lue advised that staff will be discussing the possibility of including purpose built rentals in the proposed development with the Applicant.

Stacia Muradali, Manager, Development, East District, advised that she would look into whether a storey is defined under Zoning By-Law for this proposed development. Ms. Muradali confirmed that Anderson Avenue will be extended from Castlemore Avenue to Major Mackenzie Drive. Ms. Muradali advised that when staff are reviewing the proposed development they are considering two options – one with a GO station and one without a GO station.

Moved by Councillor Andrew Keyes  
 Seconded by Councillor Reid McAlpine

1. **That the deputations by Thomas Tsien, Karen Willmer, and Aneel Dodani, regarding Application for Zoning By-law Amendment to permit a 12-storey apartment building on a portion of 9999 Markham Road referred to as Phase 1C (PLAN 21 147900), be received; and,**
2. **That the written submission submitted by Thomas Tsien, regarding Application for Zoning By-law Amendment to permit a 12-storey apartment building on a portion of 9999 Markham Road referred to as Phase 1C (PLAN 21 147900), be received; and,**
3. That the report entitled, “PRELIMINARY INFORMATION REPORT – Application for Zoning By-law Amendment to permit a 12-storey apartment building on a portion of 9999 Markham Road referred to as Phase 1C (PLAN 21 147900) ” be received; and,
4. That the Record of the Public Meeting held on May 24, 2022, with respect to the proposed Zoning By-law Amendment, as amended, be received; and further,
5. That the Application submitted by 2585231 Ontario Inc., for Zoning By-law Amendment, File No. PLAN 21 147900, be referred back to staff for a report and recommendation after the land use concept plan for the Markham Road-Mount Joy Corridor Secondary Plan has been endorsed by the Development Services Committee.

**Carried**

#### **4.2 PUBLIC MEETING INFORMATION REPORT 10-20 FINCHAM AVENUE SUBDIVISION APPLICATION TO CREATE ONE CONDOMINIUM LOT AND A FREEHOLD LOT TO ACCOMMODATE THE DEVELOPMENT OF 14 TOWNHOUSE UNITS AND ONE SINGLE DETACHED HOUSE FILE NO.: PLAN 21 147883 (10.0)**

The Public Meeting on this date was to consider an application submitted by 10-20 Fincham Inc., Application for a subdivision to permit the creation of one condominium lot and a freehold lot to accommodate the development of 14 townhouse units and one single-detached house.

The Committee Clerk advised that 287 notices were mailed on May 4, 2022, and a Public Meeting sign was posted on April 8, 2022. In addition, there was one written submission received regarding this proposal.

Stephen Lue, Senior Manager of Development, provided a brief overview of the proposed development.

Justin Mott, Planner 1, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Adam Layton, Evans Planning, provided a presentation on the proposed development.

The following deputations were made on the proposed development:

Christian Rogge questioned the measurements of the two-storey single-detached dwelling and the two-storey townhouses. Mr. Rogge also questioned if another traffic study would be conducted, as he was concerned about the pick-up and drop-off of students attending Brother Andre Catholic High School.

Ray Chu, a resident residing in the townhouses on the northeast side of the proposed development, had hoped that the proposed development would include a retail component, as the students from St. Brother Andre Catholic High School like to purchase food and hangout at the plaza. Mr. Chu also suggested that the proposed development should include more green space. Mr. Chu expressed concern that the proposed development does not include enough visitor spots and that parents will use his townhome's private laneway to drop off their children.

Peter Wantanabe, a local resident, expressed concern regarding the proposed development's impact on traffic congestion and the safety of students getting dropped off and picked up from St. Brother Andre Catholic High School.

Paul Toyonaga questioned if another traffic study will be conducted that looks at when students are being dropped off and picked up from school. In addition, Mr. Toyonaga expressed concern that the pathway from Bryant Road to 16<sup>th</sup> Avenue would encourage parking on Bryant Avenue.

The Committee provided the following feedback relative to the proposed development:

- Noted that the City should be looking at placing parking underground for these types of townhouse complexes on a go forwards basis due to the high cost of land;
- Asked for clarification on the height of the three-storey townhouses;
- Requested that the site plan of the single-detached dwelling and townhouses come back to the Development Services Committee;

- Requested that the agreement of sale include that the townhouses are being built on a busy intersection, which is often used as a pick-up and drop-off zone for students attending St. Brother Andre Catholic High School;
- Suggested that parking on Bryant Road will need to be addressed if it becomes an issue once the proposed development is built;
- Suggested that staff work with the police, York Region, and St. Brother Andre Catholic High School to address residents' traffic concerns regarding the drop-off and pick-up of members.

Staff and the Applicant provided the following responses to inquiries from the deputant and Committee:

Mr. Layton advised that the single-detached dwelling and the two-storey townhouses will be a maximum of 9 metres in height, and the three-storey townhouses will be a maximum of 11 metres in height. Mr. Layton further advised that the City has not required any additional traffic study to be completed for this proposed development.

Stacia Muradali, Manager, Development, East District, confirmed that the City and York Region did not require an additional traffic study for this subdivision application because a traffic impact study was submitted for the related Official Plan and Zoning By-law Amendment applications and was found to be acceptable by both the Region and the City. Ms. Muradali clarified that the Applicant has complied with the visitor parking requirement for this subdivision. Ms. Muradali noted that parents would not be able to use the laneway of the townhouses to turn around when dropping their teenagers off at St. Brother Andre Catholic High School, as it is private property.

Moved by Councillor Karen Rea  
Seconded by Mayor Frank Scarpitti

- 1. That the written submission by Paul Wantabe, regarding a Draft Plan of Subdivision application to develop 14 town-house dwellings of common element condominium tenure, and a single detached dwelling (Ward 4), (File No. PLAN 21 147883)" at 10-20 Fincham Avenue, submitted by 10-20 Fincham Inc. (Yeugeny Kin) be received; and,**
- 2. That the deputations by Christian Rogge, Ray Chu, Peter Wantanabe, and Paul Toyonaga, regarding a Draft Plan of Subdivision application to develop 14 town-house dwellings of common element condominium tenure, and a single detached dwelling (Ward 4), (File No. PLAN 21 147883)" at 10-20**

**Fincham Avenue, submitted by 10-20 Fincham Inc. (Yeugeni Kin) be received; and,**

3. That the “PRELIMINARY INFORMATION REPORT – a Draft Plan of Subdivision application to develop 14 town-house dwellings of common element condominium tenure, and a single detached dwelling (Ward 4), (File No. PLAN 21 147883)” at 10-20 Fincham Avenue, submitted by 10-20 Fincham Inc. (Yeugeni Kin) be received; and,

4. That the Record of the Public Meeting held on May 24, 2022, with respect to the proposed Application for Draft Plan of Subdivision submitted by 10-20 Fincham Inc. (Yeugeni Kin) for 10-20 Fincham Avenue, be received; and,

5. That the Application by 10-20 Fincham Inc. (Yeugeni Kin), for the proposed Draft Plan of Subdivision (File No. PLAN 21 147883), be approved; and,

**6. That Staff be directed to bring forward to the Development Services Committee the site plans for the single detached dwelling and townhouses, and look into addressing traffic concerns on Fincham and 16<sup>th</sup> Avenue related to students attending St. Brother Andre Catholic High School being dropped off and pick up at this intersection; and further,**

7. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **5. ADJOURNMENT**

Moved by Councillor Karen Rea

Seconded by Councillor Isa Lee

The Development Services Public Meeting adjourned at 9:00 PM.

**Carried**