



MEMORANDUM

To: Mayor and Members of Council

From: Arvin Prasad, Commissioner of Development Services

Prepared by: Justin Mott, Planner, East District

Date: July 14th, 2022

**Re: Draft Plan conditions Owner: Yeugeniy Kin, 10-20 Fincham Inc. 10-20
Fincham Avenue, Markham File: PLAN 21 147883**

RECOMMENDATION:

1. THAT Draft Plan of Subdivision 19TM-21018 be approved in principle, subject to the conditions set out in Appendix 'A' of this memo;
2. THAT the Director of Planning and Urban Design or his designate, be delegated authority to issue Draft Plan Approval, subject to the conditions set out in Appendix 'A', as may be amended by the Director of Planning and Urban Design or his designate;
3. THAT Draft Plan Approval for Draft Plan of Subdivision 19TM-21018 will lapse after a period of three (3) years from the date of Council approval in the event that a subdivision agreement is not executed within that period;
4. THAT servicing allocation for 15 units be assigned to Draft Plan of Subdivision 19TM-21018;
5. AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

BACKGROUND:

Subject Lands and Area Context

The 0.409 ha (1 ac) Subject Lands, municipally known as 10 and 20 Fincham Avenue, are currently developed with a one-storey commercial plaza. Located at the southeast corner of 16th Avenue and Fincham Avenue (the "Subject property"), as shown on see Figures 1. The Proposed Development includes 14 townhouses and one (1) single-detached house.

Proposed draft plan of subdivision

A Draft Plan of Subdivision application facilitates the proposed townhouse development block, one single detached development block, and road widening blocks (the "Proposed Development") - Figure 1. The creation of the development block is to facilitate the sale of the individual townhouse units through a future part lot control exemption application, which under the Planning Act, can only be applied to a block within a registered plan of subdivision.

Subdivision approved at the statutory Public Meeting

The subdivision was approved in principle at the statutory Public Meeting held on May 24th, 2022 and referred directly to Council (refer to the Public Meeting resolution) - Figure 2. The Draft Plan of Subdivision is being brought forward to Council at this time for final approval, subject to conditions.