



Date:	Friday, May 6, 2022		
Application Type(s):	Draft Plan of Subdivision (the "Application(s)")		
Owner:	Yeugeniy Kin, 10-20 Fincham Inc. (the "Owner")		
Agent:	Adam Layton, Evans Planning Inc.		
Proposal:	A draft plan of subdivision to create one townhouse development block, one single detached development block, and road widening blocks (the "Proposed Development")		
Location:	10-20 Fincham Avenue (south-east corner of Fincham Avenue and 16 th Avenue), east of Markham Road (the "Subject Lands")		
File Number:	PLAN 21 147883 000	Ward:	4
Prepared By:	Justin Mott, Planner I, East Planning District		
Reviewed By:	Stacia Muradali MCIP, RPP Manager, East Planning District	Stephen Lue, MCIP, RPP Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Application(s) submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff's opinion or recommendation.

PROCESS TO DATE

Staff deemed the Application(s) complete on January 25, 2022. The 120-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ended on April 21, 2022.

NEXT STEPS

- Statutory Public Meeting is tentatively scheduled for May 24, 2022
- Recommendation Report for consideration by the Development Services Committee ("DSC")
- In the event of an approval, issuance of draft plan approval and registration of the subdivision.
- Submission of a site plan application.

BACKGROUND

Subject Lands and Area Context

The 0.409 ha (1 ac) Subject Lands are currently developed with a one-storey commercial plaza.

The Proposed Development includes 14 townhouses and one (1) single detached house

Table 1: the Proposed Development	
Dwelling Units:	15
Parking Spaces:	32

A Draft Plan of Subdivision application facilitates the proposed development block and road widening, as follows:

Table 4: Proposed Draft Plan of Subdivision		
Land Use	Block Number(s)	Area (ha)
Residential - Townhouse	1	0.393
Residential - Single	2	
Road Widening	3 and 4	0.016
Total		0.409

Staff identified the following preliminary list of matters that will be assessed through the review of the Application(s), including other matters and issues, and addressed in a future Recommendation Report to the DSC

- a) **Conformity and Consistency with Provincial, and York Region and City Official Plan**
 - i) Review of the Proposed Development in the context of the existing policy framework.

- b) **Allocation and Servicing**
 - i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council, if the Application(s) is/are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol, which will be removed once servicing capacity is identified and allocated to the Subject Lands by Council.

- c) Conformity with the OLT decision issued November 18th, 2021**
- d) Sustainable Development**
 - i) The Application(s) will be reviewed in consideration of the City's Policies and emerging Sustainability Metrics Program.
- e) External Agency Review**
 - i) The Application(s) must be reviewed by the York Region and any applicable requirements must be incorporated into the Proposed Development.
- f) Required Future Applications**
 - i) The Owner(s) must submit applications for Site Plan, Part Lot Control, and Draft Plan of Condominium should the Application(s) be approved, to permit the Proposed Development and facilitate the

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Proposed Draft Plan of Subdivision

Figure 1

Location Map

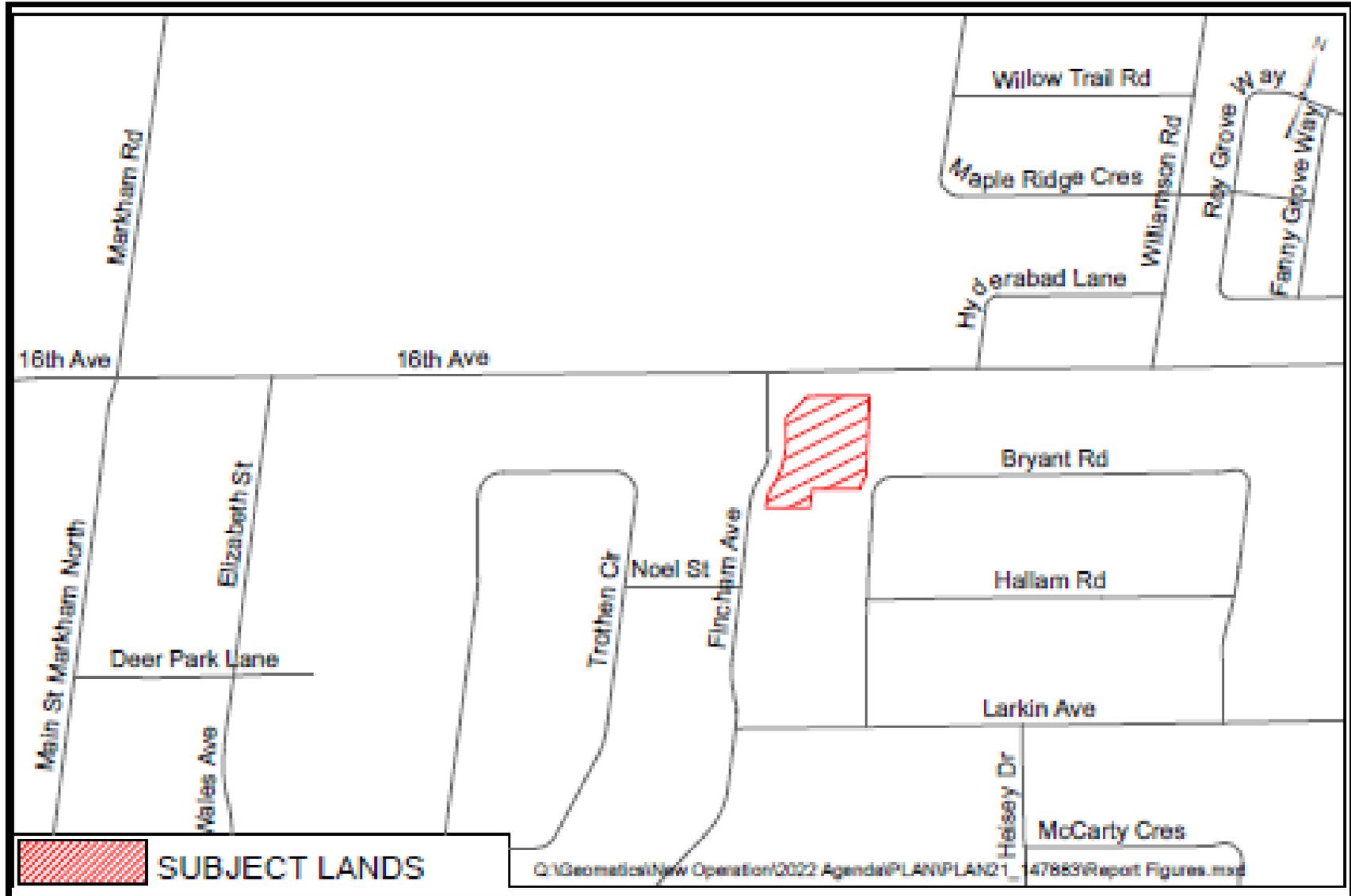


Figure 2

Aerial Photo



Figure 3

Area Context and Zoning



Figure 4

**Proposed Draft Plan
of Subdivision**

