



**THE FIRST MEETING OF THE
MILLIKEN MILLS SUBCOMMITTEE IN 2006**

**TOWN OF MARKHAM
Council Chamber, Markham Civic Centre
January 30, 2006**

MINUTES

Attendance

Milliken Mills Subcommittee

Councillor A. Chiu (Chair)

Regional Councillor J. Jones (7:30)

Other Council Members

Councillor G. McKelvey

Councillor J. Virgilio

Staff

V. Shuttleworth, Director, Planning and Urban Design

N. Surti, Planner

K. Bavington, Committee Clerk

The Milliken Mills Subcommittee convened at 7:00 p.m. with Councillor A. Chiu in the Chair.

- 1. 1606090 ONTARIO LIMITED, 78 AND 90 LEE AVENUE
ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION
TO PERMIT 16 SINGLE DETACHED DWELLINGS
(19TM-05013) (ZA 05 013080, SU 05 013073) (10.5, 10.7)**

On December 6, 2005, the Development Services Committee directed that a Milliken Mills Subcommittee meeting be held with the residents and applicant regarding the proposal by 1606090 Ontario Limited at 78 and 90 Lee Avenue. Notice of this meeting was mailed on January 9, 2006.

The Committee had before it the staff report dated June 21, 2005, and the minutes of the Development Services Committee meeting held December 6, 2005, for information.

Staff gave a presentation on the proposal, the surrounding uses and outstanding issues. A proposed new local road will extend north from Lee Avenue. The current Official Plan and zoning provisions allow a density of 6 units per acre, a minimum lot frontage of 98.4 ft., and a minimum lot size of 0.33 acres. The associated consent and minor variance applications have been appealed to the OMB by the Town and residents.

Andrew Ip of Masongsong Associates, representing the applicant, discussed the issues of concerns and presented revised plans, showing 13 lot and 12 lot options, with internal lot frontages up to 75 and 80 feet wide. Alternate options for 3 and 4 lots fronting on Lee Avenue were also presented.

Franco DiNorcia, 16 Peel Court, representing area residents, stated that some progress has been made on lot sizes to conform with the character of neighbourhood, but more work is needed. He requested that the zoning requirements for lot frontage and lot size be upheld.

Hans Benzinger, 93 Lee Avenue, questioned the 10 ft. section being conveyed to the Town, and was advised that this section is not included in lot frontage and area calculations.

Discussions included the precedent of the existing 73 ft. lots on Lee Avenue, previously approved by the Town and the Ontario Municipal Board, the risk of dealing with this application at the OMB, and compromises that may be acceptable. It was suggested by the residents that the pie-shaped lots be enlarged. The Committee noted that these lots are a typical configuration with a smaller frontage and a larger total area.

Donald C. Hindson, representing the applicant, discussed fencing issues, and the revisions to the plan that will result in lots larger than some existing lots on Lee Avenue and Chiavatti Drive. Mr. Hindson agreed to meet with residents to discuss the plan further.

The residents recessed briefly to discuss the revisions to the plan. Mr. DiNorcia then requested an opportunity to speak with the residents who were not in attendance. Committee directed staff to meet with the residents and applicant and provide an update to the Development Services Committee as soon as possible.

Moved by: Councillor G. McKelvey
Seconded by: Regional Councillor J. Jones

That the depositions by Franco DiNorcia, representing the area residents, and by Hans Benzinger, regarding the proposal by 1606090 Ontario Limited at 78 and 90 Lee Avenue, be received;

And that staff arrange a meeting between the residents and the applicant to discuss revisions to the proposal, and provide an update to the Development Services Committee as soon as possible.

CARRIED

ADJOURNMENT

The Milliken Mills Subcommittee adjourned at 7:50 p.m.