



Statutory Public Meeting

OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT

Engenius Development Inc. c/o JKO Planning Services Inc. (Jim Kotsopoulos)

10 River Bend Road (Ward 3)

File PLAN 24 189460

May 20, 2025

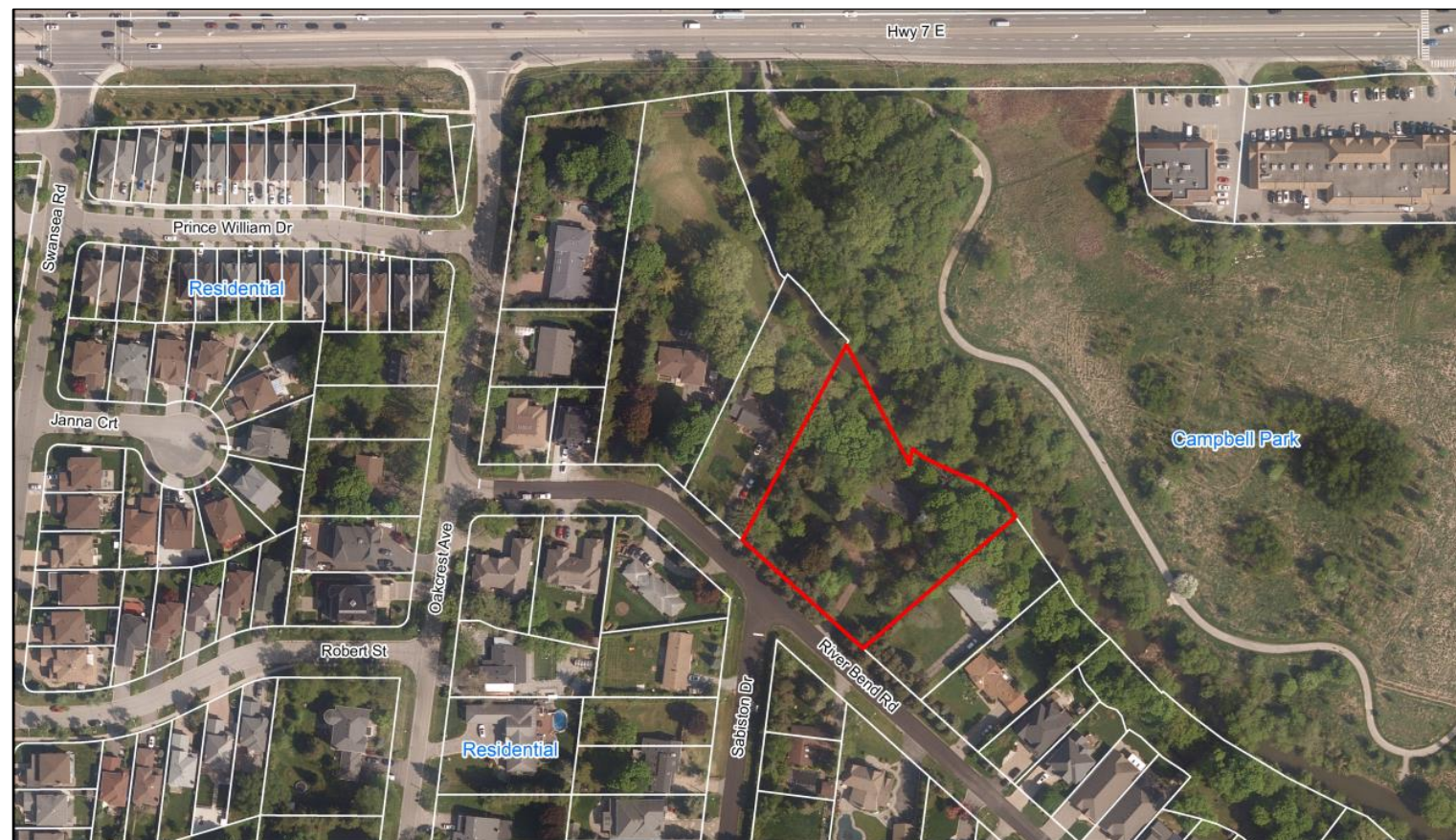


Subject Lands:

- 0.60 ha (1.47 ac)
- Currently developed with a single-storey detached dwelling

Surrounding Context:

- Residential
- Rouge River and Campbell Park



 Subject Lands

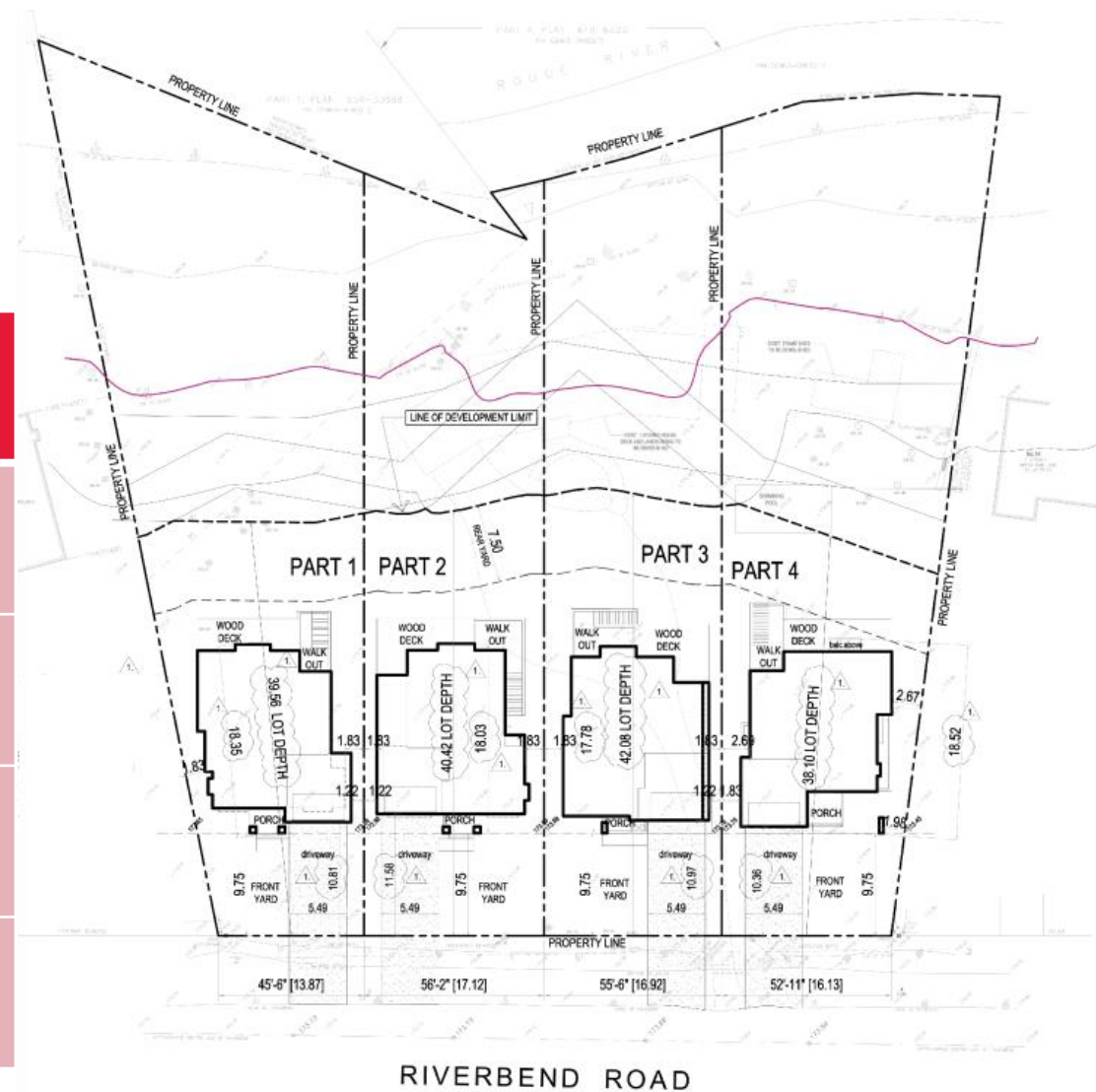


The Proposal

Strategic Plan 2020-2026

Building Markham's Future Together

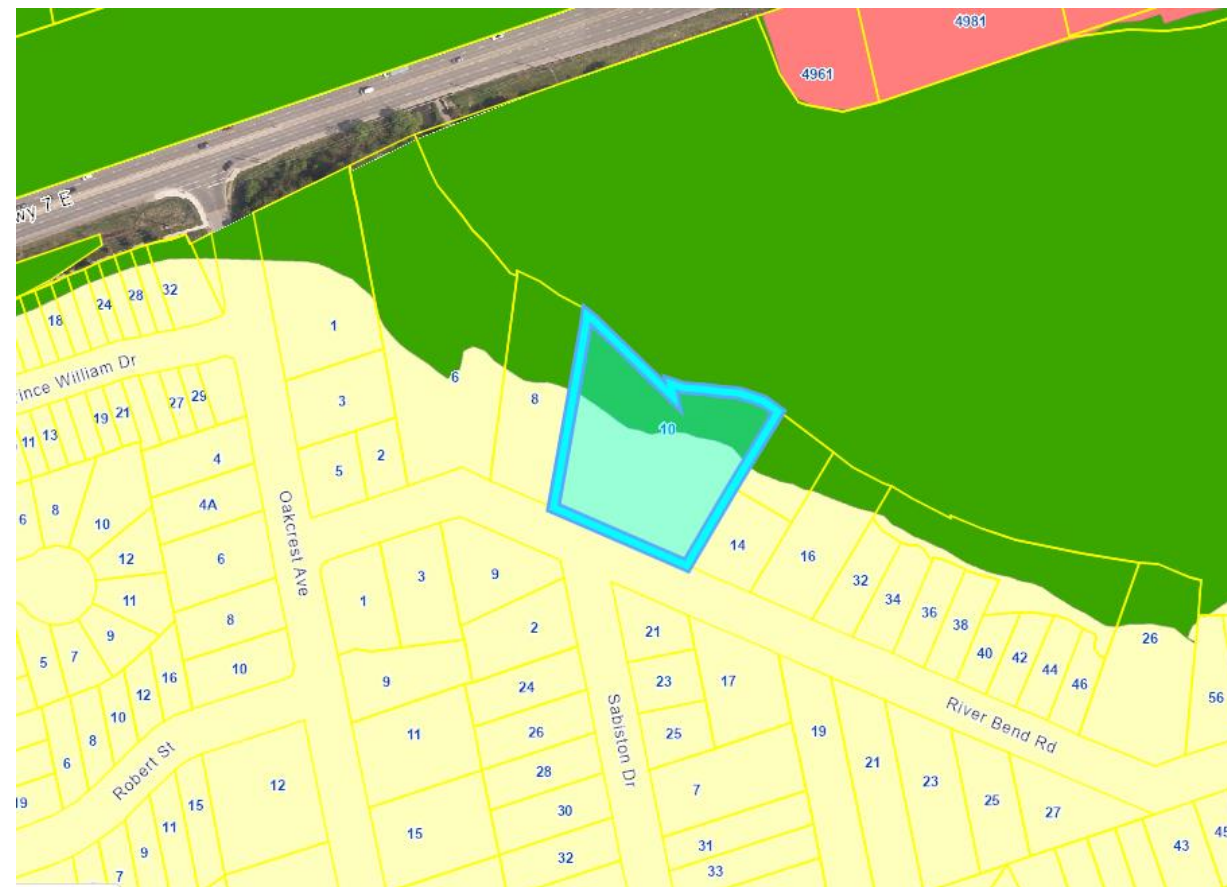
	Area	Frontage	Depth
Part 1	701.06 m ² (7,546.15 ft ²)	13.87 m (45.51 ft)	39.56 m (129.79 ft)
Part 2	698.72 m ² (7,520.96 ft ²)	17.12 m (56.17 ft)	40.42 m (132.61 ft)
Part 3	707.66 m ² (7,617.19 ft ²)	16.92 m (55.51 ft)	42.08 m (138.06 ft)
Part 4	707.77 m ² (7,618.37 ft ²)	16.13 m (52.92 ft)	38.10 m (125 ft)





‘Residential Low Rise’ and ‘Greenway’ permits:

- Single-detached dwellings
- ‘Greenway’ applies only to the rear portion
- Subject to Area and Site-Specific Policy



 Subject Lands





Required Official Plan Amendment

Strategic Plan 2020-2026

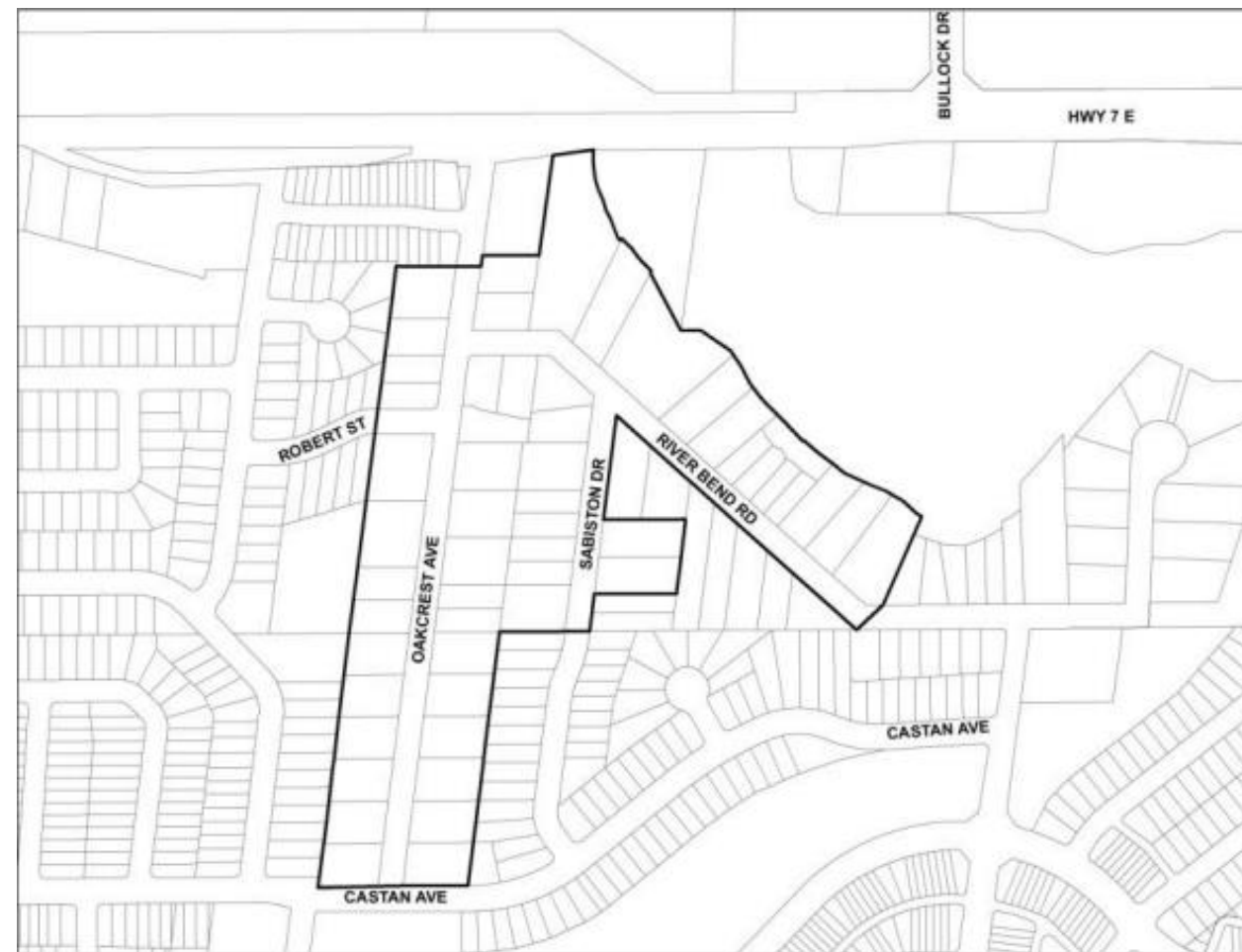
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Current Area and Site-Specific Policy

Section 9.19.2: Council may consider a zoning by-law amendment to permit a consent (severance) to:

- create one additional lot
- generally equal to one half of the area and frontage from the original lot

The Owner proposes to create three additional lots





Required Zoning Amendment

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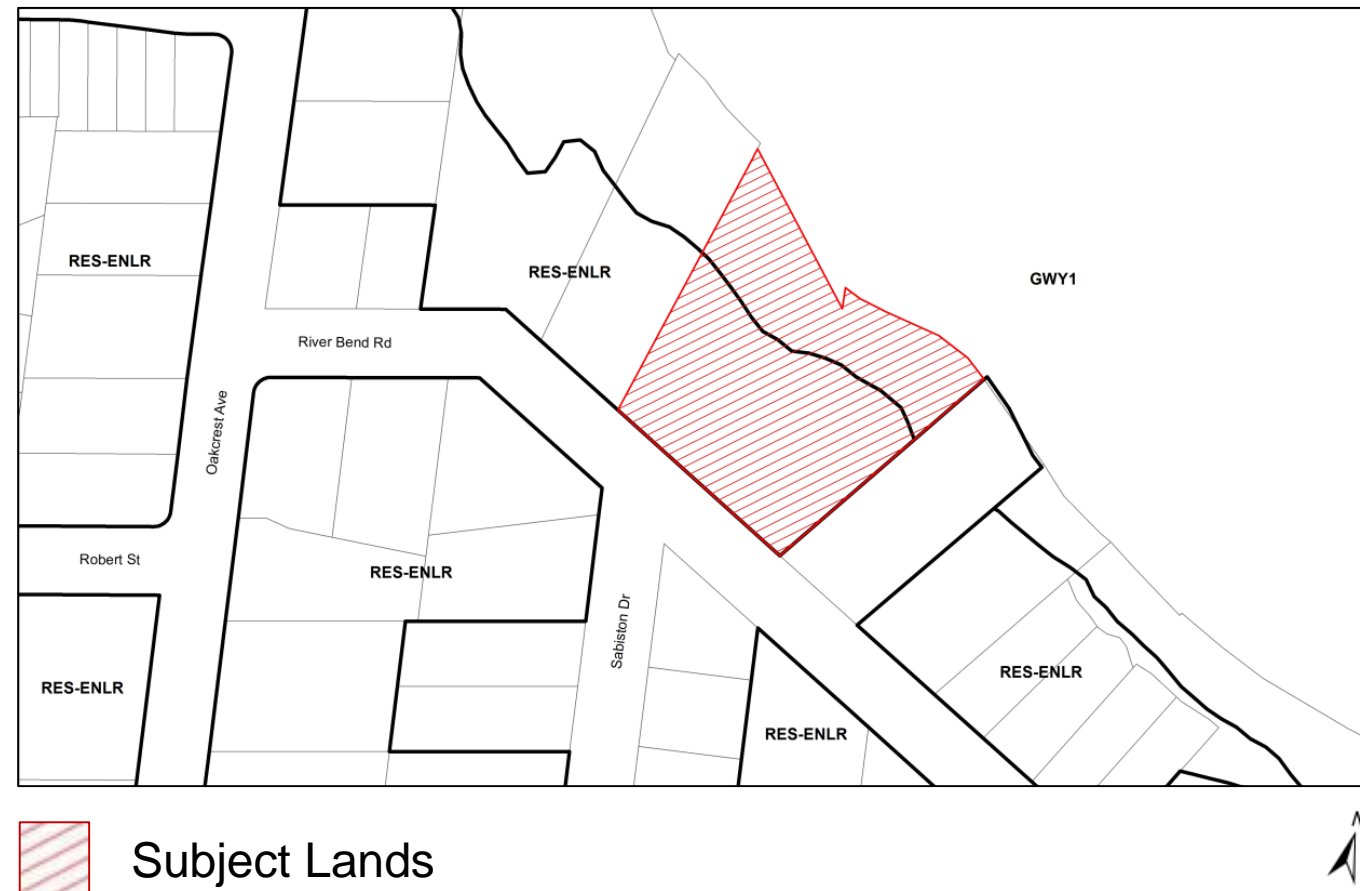
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Current Zone:

By-law 2024-19: "Residential Established Neighbourhood Low Rise" and "Greenway One"

The Owner proposes to amend the zoning to:

- Refine the "Greenway One" limit
- Incorporate site-specific development standards
- Facilitate the future severance





Outstanding Items and next steps

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1. Staff will continue to review the Proposal
2. Committee may approve the OPA and ZBLA applications or refer the applications back to Staff



Thank you!

