



## S U M M A R Y

### Public Meeting Held on Tuesday, May 20, 2025

<b>File number:</b>	PLAN 24-189460
<b>Applicant:</b>	Engenius Development Inc. (c/o JKO Planning Services Inc.)
<b>Property Address/Location:</b>	10 River Bend Road

#### **Applicant's Proposal**

The Applicant is proposing to demolish the existing dwelling on the Subject Lands and construct four, two-storey detached dwellings. The Applicant is seeking an Official Plan Amendment and Zoning By-law Amendment to accommodate future severances for the creation of four new lots and to seek the necessary zoning provisions to facilitate the proposal.

#### **Notices Sent**

356 notices were mailed to homeowners within the 200-meter vicinity of the Subject Lands on April 30, 2025.

Public Meeting signs were posted on April 28, 2025

#### **Written Submissions Received Before Printing of the Agenda**

1. Raj Bissoon
2. Annette Sabatini
3. Carmelo Lamanna

#### **Written Submission Received After Printing of the Agenda**

None

#### **Notification Requested**

See attached list.

## Leung, Betty

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**From:** Chiu, Brendan  
**Sent:** Monday, March 31, 2025 10:08 AM  
**To:** BISSOON  
**Cc:** notifications  
**Subject:** RE: PLAN 24 189460

Hi Raj,

Thank you for your email. I am able to confirm receipt of your email in opposition of Official Plan Amendment and Zoning By-law Amendment submitted by Engenius Development Inc. c/o JKO Planning Services File # PLAN 24 189460 and that it will be included in the public record and available for the members of Development Services Committee to consider. I have copied Clerks to ensure you receive any future updates to the proposal.

Best,

Brendan Chiu  
Planner 1, Central District  
905-477-7000, Extension 2062

City of Markham Planning and Urban Design Department  
101 Town Centre Boulevard, Markham ON L3R 9W3 markham.ca

-----Original Message-----

From: BISSOON <rajbissoon@rogers.com>  
Sent: Saturday, March 29, 2025 11:32 AM  
To: Chiu, Brendan <BChiu@markham.ca>  
Subject: PLAN 24 189460

CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Hi Brendan,

I live at 40 Riverbend Rd.

I have a concern with the proposed 45ft lot size. Our neighbourhood is about wide lots, nature, trees and less about stacking houses one after the other.

I object to setting a precedent that smaller lots are acceptable. 50 foot lot sizes should be the minimum

Regards,  
Raj Bissoon  
416-710-4855

**Leung, Betty**

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**From:** Chiu, Brendan  
**Sent:** Monday, March 31, 2025 10:12 AM  
**To:** annette sabatini  
**Cc:** notifications  
**Subject:** RE: River bend development

Hi Annette,

My apologies, I am sending a second email as I seem to have missed copying Clerks on it!

Best,

**Brendan Chiu**  
**Planner 1, Central District**  
905-477-7000, Extension 2062

**City of Markham Planning and Urban Design Department**  
101 Town Centre Boulevard, Markham ON L3R 9W3  
[markham.ca](http://markham.ca)

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**From:** Chiu, Brendan  
**Sent:** Monday, March 31, 2025 10:11 AM  
**To:** annette sabatini  
**Subject:** RE: River bend development

Hi Annette,

Thank you for your email. I am able to confirm receipt of your email in opposition of Official Plan Amendment and Zoning By-law Amendment submitted by Engenius Development Inc. c/o JKO Planning Services File # PLAN 24 189460 for 10 River Bend Road and that it will be included in the public record and available for the members of Development Services Committee to consider. I have copied Clerks to ensure you receive any future updates to the proposal.

If you would like to speak further about the proposal, please feel free to reach out to me!

Best,

**Brendan Chiu**  
**Planner 1, Central District**  
905-477-7000, Extension 2062

**City of Markham Planning and Urban Design Department**  
101 Town Centre Boulevard, Markham ON L3R 9W3  
[markham.ca](http://markham.ca)

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**From:** annette sabatini <[annettesabatini@rogers.com](mailto:annettesabatini@rogers.com)>  
**Sent:** Sunday, March 30, 2025 11:00 PM  
**To:** Chiu, Brendan <[BChiu@markham.ca](mailto:BChiu@markham.ca)>  
**Subject:** River bend development

**CAUTION:** This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Hi there, Brendan sorry I forgot include the PLAN 24 189460,  
Sincerely

Annette Sabatini

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Begin forwarded message:

**From:** annette sabatini <[annettesabatini@rogers.com](mailto:annettesabatini@rogers.com)>  
**Date:** March 30, 2025 at 10:57:34 PM EDT  
**To:** [BChiu@markham.ca](mailto:BChiu@markham.ca)  
**Subject:** River bend development

Hi Brendan

My name is Annette Sabatini and I live at 58 River bend Rd.  
I have learned that there is a proposal to build four homes on the river side of the street. We very concerned about the fact that one of the lots is only 45 foot frontage. There has always been a minimum of at least a 50 foot frontage and I feel that it's inappropriate that the city of Markham would allow this.

If you would like to talk to me about my concerns my cell number is 416-903-1031.

Sincerely

Annette Sabatini

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## Leung, Betty

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**From:** Chiu, Brendan  
**Sent:** Tuesday, April 22, 2025 9:15 AM  
**To:** (null) LAMANNA  
**Cc:** notifications  
**Subject:** RE: Plan 24 189460

Good Morning Carmelo,

Thank you for following up and providing your comments on the proposed Zoning By-law Amendment, submitted by Engenius Development Inc. c/o JKO Planning Services File # PLAN 24 189460. I have copied in the Clerks Department in my response to ensure that your comments are noted and that you receive any future updates to the proposal.

Best,

Brendan Chiu  
Planner 1, Central District  
905-477-7000, Extension 2062

City of Markham Planning and Urban Design Department  
101 Town Centre Boulevard, Markham ON L3R 9W3 markham.ca

-----Original Message-----

From: (null) LAMANNA <carmelo\_lamanna@rogers.com>  
Sent: Saturday, April 19, 2025 4:21 PM  
To: Chiu, Brendan <bchiu@markham.ca>  
Subject: Plan 24 189460

[You don't often get email from carmelolamanna@rogers.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Hi Brendan,

In regards to our phone conversation regarding the 4 homes being built.

One of the homes on the drawing has only a 45 foot width lot. The other 3 have over 50 feet.

When I had my lot severed there were stricken variances guidelines and set backs.

This street has homes 3-5,000 square feet and property taxes \$10-\$15,000 year.

If we allow 45 foot lots it depreciates our homes.

Take a couple of feet from the other lots to make all four lots 50 feet.

Best regards,  
Carmelo

Sent from my iPhone

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## Application Listing

5/20/2025

Application: 10 River Bend Road - PLAN 24 189460

Page 1 of 1

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Applicant Name	Company	Address	Home Phone#	Business Phone#
			4dgdesign@gmail.com	
Raj Bissoon			416 710-4855	
			rajbissoon@rogers.com	
Carmelo Lamanna			carmelo_lamanna@rogers.com	
Annette Sabatini			416 9031031	
			annettesabatini@rogers.com	

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