



The City of Markham received complete Official Plan Amendment and Zoning By-law Amendment applications for 10 River Bend Road (the “Subject Lands”), submitted by Engenius Development Inc. (c/o JKO Planning Services Inc.) on January 24, 2025. As the owner of land within 200 m of the property, you are invited to participate in the review process.



MappiT

Tell us what you think!

A statutory Public Meeting to consider the applicant’s proposal will take place on:

Meeting Date: May 20, 2025

Time: 7:00 pm

Place: Members of the Development Services Committee will participate in a statutory Public Meeting remotely (Zoom link) and in person (Council Chamber) at:

Markham Civic Centre
101 Town Centre Boulevard
Markham, ON L3R 9W3

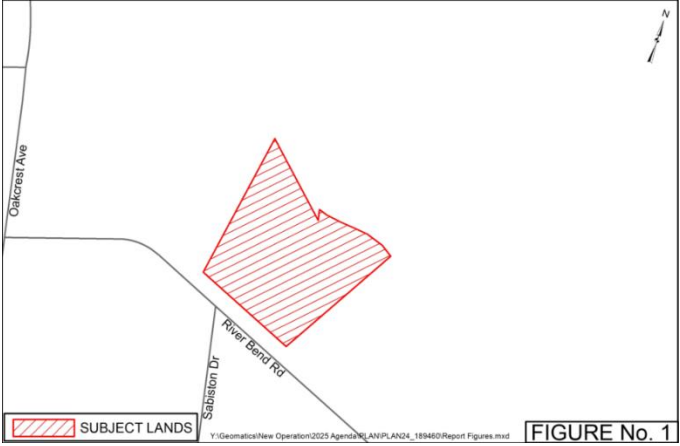
All proceedings of this meeting are recorded, and video and audio streamed on the City’s website at pub-markham.escribemeetings.com.

The Property

The 0.6 ha (1.48 ac) Subject Lands are located on the north side of River Bend Road, generally at the intersection of Sabiston Drive and River Bend Road. The Subject Lands are currently occupied by one detached dwelling.

The 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.



Additional Information

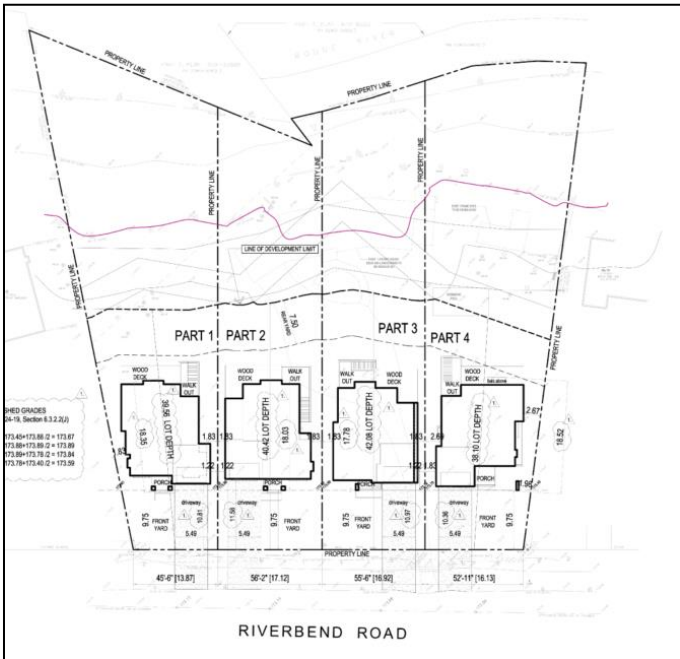


For additional information on **24 189460 PLAN**, scan this to access the Public Meeting Information Report (PMIR).

PMIR

Connect with the File Planner

File Planner: Brendan Chiu, Planner I
File Planner Email: BChiu@markham.ca
File Planner Phone: (905) 477-7000, ext. 2062
File Number: PLAN 24 189460



Join the conversation!

Request to Speak (Deputations)

Any request to speak may be made to the Clerks Department up to the start of the statutory Public Meeting, and by one or all the following:

- a) Complete the “Request to Speak” form located online at markham.ca



Development Services Committee Public Meeting Notice

- b) Email the City at notifications@markham.ca
- c) Call (905) 477-7760

Remember to provide your full contact information and the item to which you wish to speak.

Written or Email Submissions

Please quote file PLAN 24 189460 in your written or emailed comments, which the Clerks Department must receive no later than **4:00 pm the day before the statutory Public Meeting**.

- a) Written: mail or personally deliver to the Clerks Department at the address above
- b) Email: send to notifications@markham.ca

Missed the 4:00pm written submission deadline?

Consider one of the following:

- Email Members of Council at mayorandcouncillors@markham.ca
- Request to speak at the statutory Public Meeting by completing and submitting an online "Request to Speak" form at www.markham.ca

If the deadline for written submission passed and Council finished considering the item of interest at the statutory Public Meeting, you may email your written submission to Members of Council.

Want to be notified after a decision is made?

If you wish to be notified of the decision of the City of Markham, or approval authority, on the proposed Planning Project Application, you must make a written request to the Clerk's Department at the address noted above or by email to notifications@markham.ca.

Please read this important information!

Notice to Landlords: If you are a landlord of lands containing seven (7) or more residential units, please post a copy of this notice in a location that is visible to all the residents.

Personal Information: Personal information collected in response to this planning notice will be used to assist City staff and Council to process this application and will be made public.

What if I want to appeal the proposal?

- i) If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Markham, or the approval authority, to the Ontario Land Tribunal, but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham before the proposed official plan amendment is adopted or the by-law is passed, the person or public body is not entitled to appeal the decision.
- ii) If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Markham before the proposed official plan amendment is adopted or the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

That means if this this official plan amendment or by-law is appealed to the Ontario Land Tribunal and you would like to participate in the appeal in some form, you **must** make an oral submission at a public meeting, or submit written comments to the City Clerk, before the official plan amendment is adopted or the by-law is passed by Markham City Council.

Date of Notice: April 30, 2025

Arvin Prasad, RPP, MCIP
Commissioner of Development Services

Jim Jones
Chair, Development Services Committee

Leung, Betty

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

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

From: annette sabatini <annettesabatini@rogers.com>
Sent: Sunday, March 30, 2025 11:00 PM
To: Chiu, Brendan <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>
Date: March 30, 2025 at 10:57:34 PM EDT
To: 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

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

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 stricked 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

**Suggested Draft Resolutions
for Consideration of the Development Services Committee**

Resolution if proposed Zoning By-law Amendment application is to be finalized and enacted without further notice:

1. That the report entitled “PUBLIC MEETING INFORMATION REPORT, Engenius Development Inc., Applications for Official Plan Amendment and Zoning By-law Amendment to facilitate a future severance for the creation of four new lots with site-specific provisions (Ward 3), File No. PLAN 24 189460”, be received.
2. That the Record of the Public Meeting held on May 20, 2025 with respect to the proposed Official Plan Amendment and Zoning By-law Amendment applications, be received.
3. That the applications by Engenius Development Inc. for the proposed Official Plan and Zoning By-law Amendment (PLAN 24 189460), be approved and the draft implementing Official Plan Amendment and Zoning By-law Amendment be finalized and enacted without further notice.
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Resolution to refer the Zoning By-law Amendment application back to staff for a report and recommendation:

1. That the report entitled “PUBLIC MEETING INFORMATION REPORT, Engenius Development Inc., Applications for Official Plan Amendment and Zoning By-law Amendment to facilitate a future severance for the creation of four new lots with site-specific provisions (Ward 3), File No. PLAN 24 189460”, be received.
2. That the Record of the Public Meeting held on May 20, 2025 with respect to the proposed Official Plan and Zoning By-law Amendment applications, be received.
3. That the applications by Engenius Development Inc. for the proposed Official Plan Amendment and Zoning By-law Amendment (PLAN 24 189460), be referred back to staff for a report and a recommendation.
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.