



Development Services Commission
**PUBLIC MEETING INFORMATION
REPORT**

Date:	Tuesday, May 20, 2025		
Application Types:	Official Plan and Zoning By-law Amendment (the “Applications”)		
Owner:	Sohail Khan, Engenius Development Inc. (the "Owner")		
Agent:	Jim Kotsopoulos, JKO Planning Services Inc. (the “Applicant”)		
Proposal:	To accommodate a future severance for the creation of four new lots with site-specific provisions (the “Proposed Development”)		
Location:	10 River Bend Road (the “Subject Lands”)		
File Number:	PLAN 24 189460	Ward:	3
Prepared By:	Brendan Chiu, Planner I, Central Planning District		
Reviewed By:	Barton Leung, Senior Planner, Central Planning District	Stephen Lue, RPP, MCIP Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Applications 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 received the Applications on January 27, 2025, and deemed the Applications complete on February 21, 2025. The 120-day period set out in the Planning Act before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on May 24, 2025.

NEXT STEPS

- Statutory Public Meeting is for May 20, 2025
- Recommendation Report for consideration by the Development Services Committee (“DSC”), if required
- In the event of an approval, adoption of the site-specific Official Plan Amendment (“OPA”) and enactment of the site-specific Zoning By-law Amendment (“ZBLA”)
- Submission of a future Consent to Sever application to the Committee of Adjustment

BACKGROUND

Subject Lands and Area Context

Figure 1 shows the trapezoid 0.59 ha (1.47 ac) Subject Lands located south of Highway 7, directly north of the intersection of River Bend Road and Sabiston Drive and within the Oakcrest/Sabiston community, which is undergoing a transition with several properties having received Official Plan Amendment and/or rezoning approvals to facilitate severances. The Subject Lands have a frontage of 64.04 m (210.10 ft) on River Bend Road. Figure 2 shows a single detached dwelling occupying the Subject Lands. Figure 3 shows the surrounding land uses.

The Owner proposes to demolish the existing dwelling, obtain severance approval to create four lots, and construct a two-storey detached dwelling on each lot, as summarized in Table 1

Table 1: the Proposed Development (see Figures 4 to 6)				
	Part 1	Part 2	Part 3	Part 4
Lot Area	701.06 m ² (7,546.15 ft ²)	698.72 m ² (7,520.96 ft ²)	707.66 m ² (7,617.19 ft ²)	707.77 m ² (7,618.37 ft ²)
Lot Frontage	13.87 m (45.51 ft)	17.12 m (56.17 ft)	16.92 m (55.51 ft)	16.13 m (52.92 ft)
Proposed Dwelling Gross Floor Area	374.32 m ² (4,029.18 ft ²)	373.84 m ² (4,024 ft ²)	376.33 m ² (4,050.85 ft ²)	375.75m ² (4044.56 ft ²)

The Owner proposes to amend the Markham 2014 Official Plan (the “2014 Official Plan”) to permit the Proposed Development

Table 2: Official Plan Amendment Information	
Current Designation:	<p>“Residential Low Rise” (southern portion) and “Greenway” (northern portion), 2014 Official Plan.</p> <p>Area and Site-Specific Policy 9.19.2 apply to the Subject Lands, which states that 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 of the lots from the original plans of subdivision.</p>

Table 2: Official Plan Amendment Information	
Permitted uses:	<p><u>“Residential Low Rise”</u>: detached dwellings, semi-detached dwellings, townhouses excluding back-to-back townhouses, small multiplex buildings containing 3 to 6 units, all with direct frontage on a public street.</p> <p><u>Greenway</u>: intends to protect natural heritage and hydrologic features and certain protected agricultural lands while supporting agricultural activities, protection of wildlife habitat, passive recreation uses, natural heritage enhancement opportunities and nature appreciation.</p>
Proposal:	The Owner proposes adding a Site-Specific Policy Area to Section 9 ‘Area and Site-Specific Policies’ to permit a consent (severance) to create four (4) additional lots whereas only one (1) is permitted.

A Zoning By-law Amendment application is required to permit the Proposed Development

The Proposed Development is subject to By-law 2024-19, as amended, as shown in Figure 3.

Table 3: Zoning By-law Amendment Information	
Current Zone:	“Residential Established Neighbourhood Low Rise (RES-ENLR)” (southern portion) and “Greenway One (GWY1)” (northern portion)
Permissions:	<p><u>RES-ENLR</u>: detached dwelling, home childcare, home occupation, and shared housing – small scale.</p> <p><u>GWY1</u>: conservation use, detached dwelling that legally existed prior to enactment of Zoning By-law, home occupation, and golf course that legally existed prior to enactment of Zoning By-law.</p>
Proposal:	<p>The Owner’s draft ZBLA proposes to amend the Zoning By-law, including refinement of the GWY1 zone limit, and incorporate site-specific zoning provisions to facilitate the severance of the existing lot into four new lots to permit the construction of two single-detached dwellings. The GWY1 portion of the Subject Lands will be conveyed into City ownership ensuring that environmental features are protected and enhanced.</p> <p>A Holding Provision is also included in the draft ZBLA to secure the issuance by the Secretary Treasurer of a Consent to Sever under subsection 53(42) of the <u>Planning Act</u>.</p>

Staff identified the following preliminary list of matters that will be assessed through the review of the Applications, 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 and the appropriateness in the context of Provincial policies, including but not limited to Bill 23, which seeks to create more "gentle density" housing by increasing the number of units in urban areas with minimal impact on existing neighbourhoods.
- ii) Review of the Proposed Development and the appropriateness of the proposed Official Plan Amendment to permit a severance of four (4) lots, in the context of the existing policy framework.

b) Review of the Proposed Development will include, but not limited to, the following:

- iii) Review of the submitted Planning Justification Report, draft OPA, and draft ZBLA, prepared by JKO Planning Services.
- iv) Evaluation of the compatibility with existing lot pattern within the surrounding area.
- v) Appropriateness of the proposed buildings and site design including, but not limited to, built form, massing, and building location/orientation.
- vi) Review of the technical studies submitted in support of the Proposed Development, including, but not limited to, the Scoped Environmental Impact Study, Functional Servicing and Stormwater Management Report, and Arborist Report.
- vii) Traffic impacts, driveway accesses, and parking.

c) External Agency Review

- i) The Application must be reviewed by the Toronto and Region Conservation Authority and any applicable requirements must be incorporated into the Proposed Development.

d) Required Future Applications

- i) The Owner must submit a Consent to Sever application, should the Application be approved, to permit the Proposed Development and facilitate the creation of four lots.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan

Figure 5: Conceptual South Elevation – Part 1

Figure 6: Conceptual South Elevation – Part 2

Figure 7: Conceptual South Elevation – Part 3

Figure 8: Conceptual South Elevation – Part 4

Figure 1

Location Map

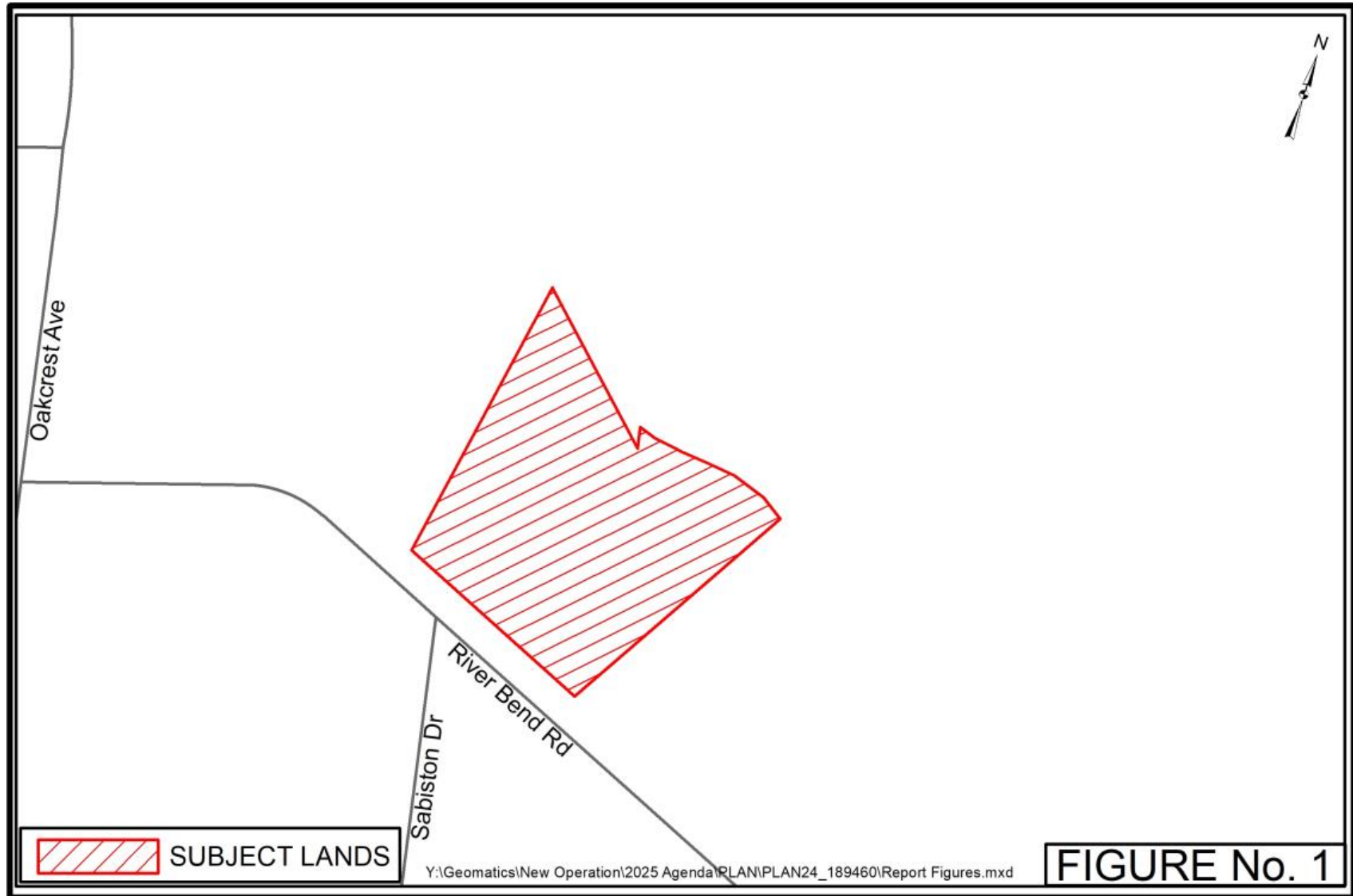


Figure 2

Aerial Photo



Figure 3

Area Context and Zoning



Figure 4

Conceptual Site Plan

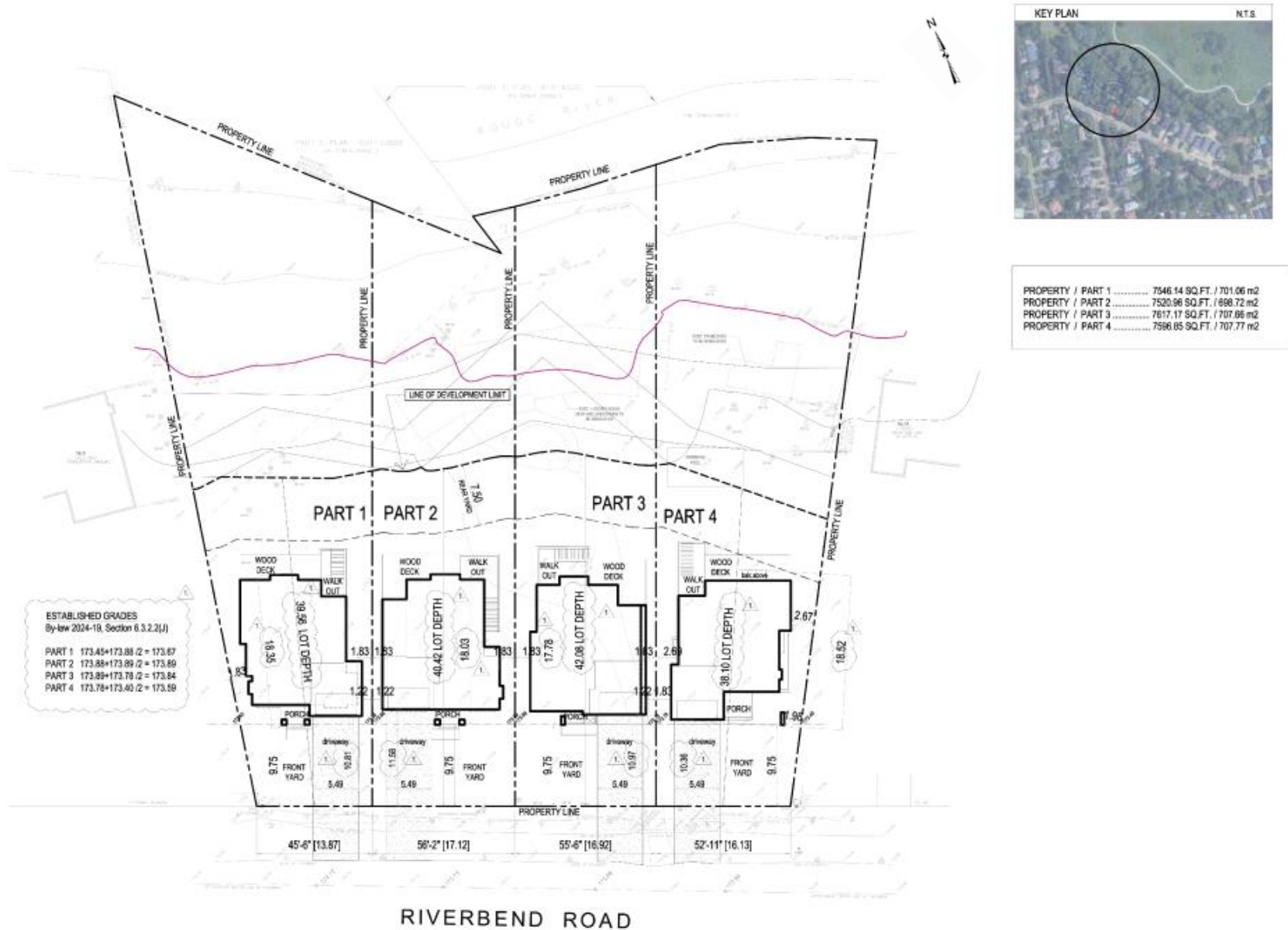


Figure 5

Conceptual South Elevation – Part 1

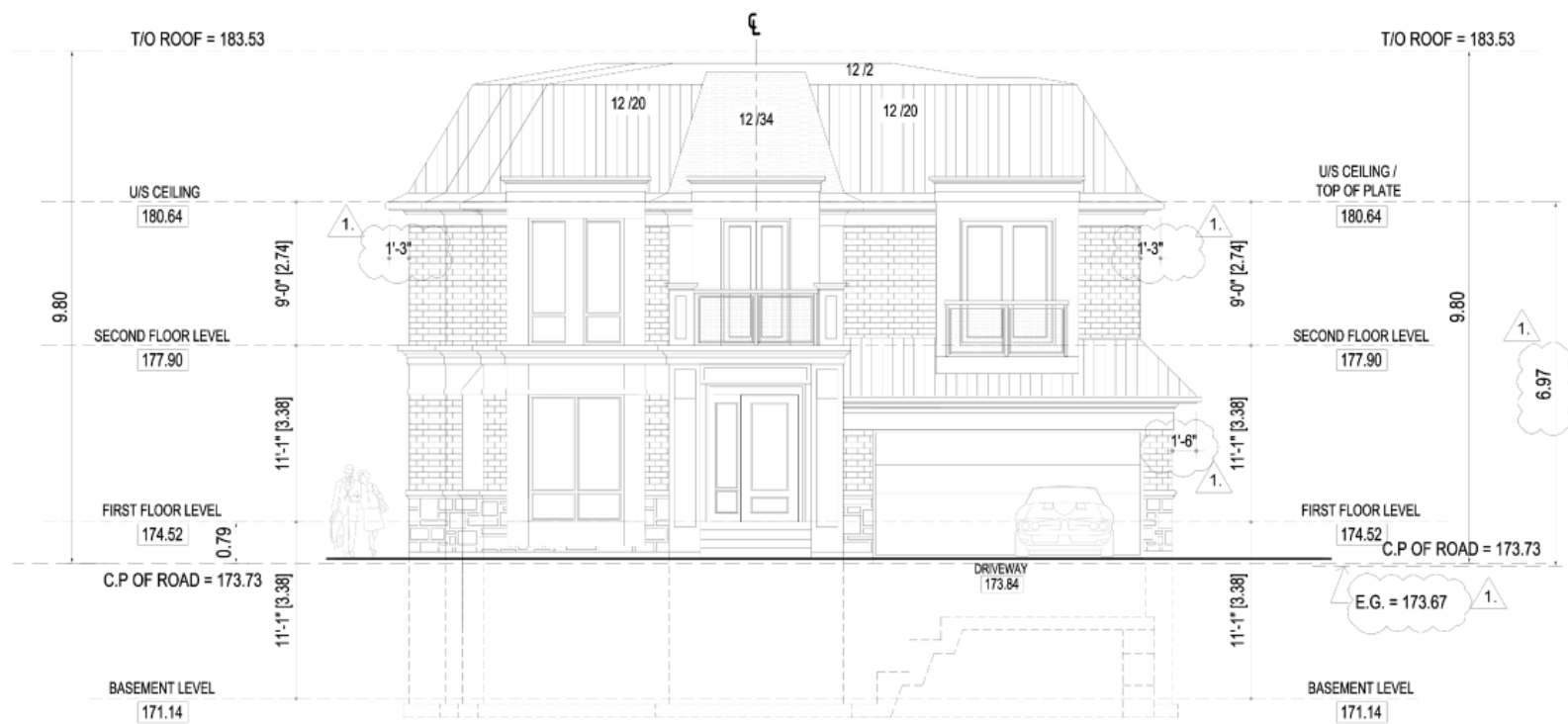


Figure 6

Conceptual South Elevation – Part 2

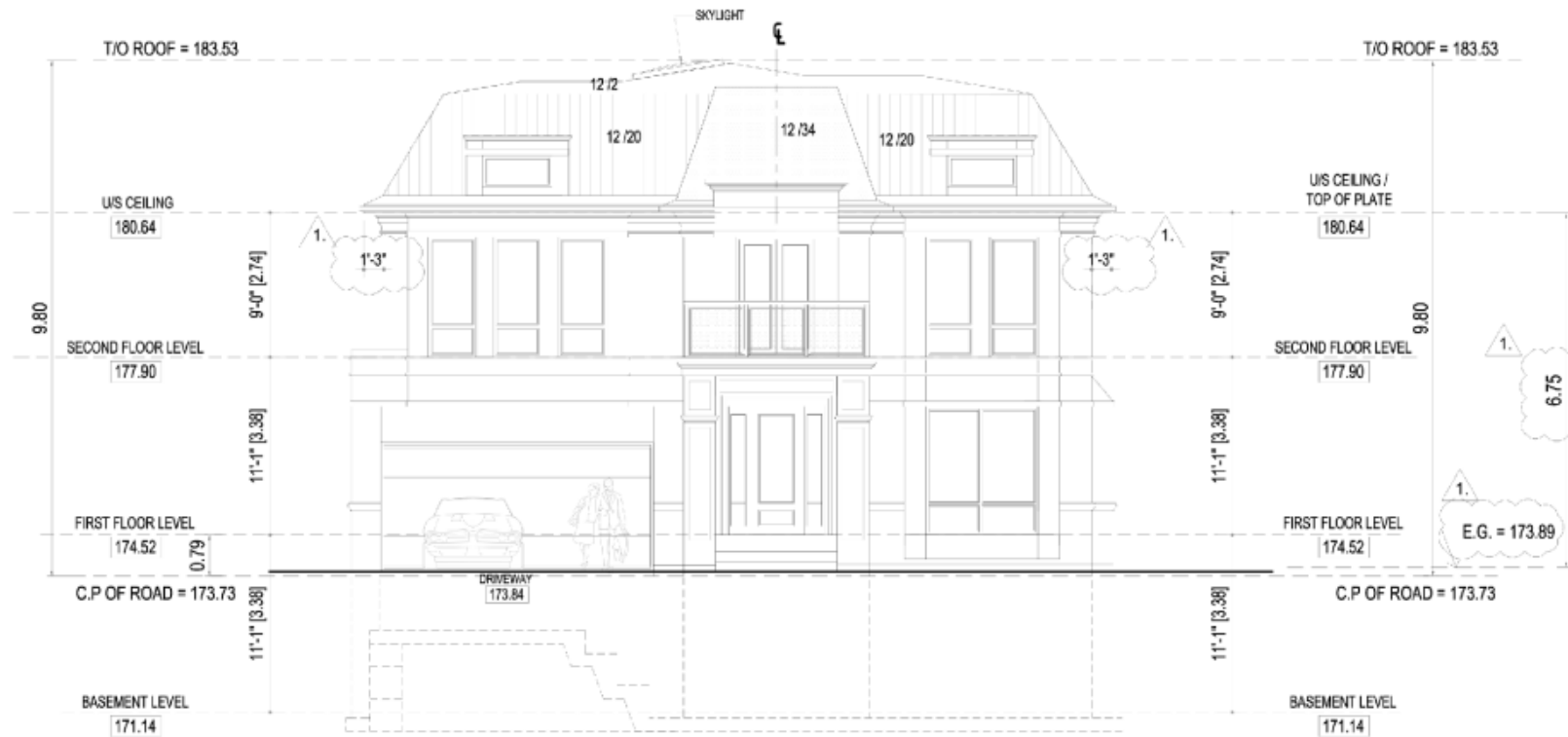


Figure 7

Conceptual South Elevation – Part 3



Figure 8

Conceptual South Elevation – Part 4

