

**SUBJECT:** PRELIMINARY REPORT, Green City Development Group Inc., Application for Zoning By-law Amendment to permit 115 residential units at Russell Dawson Road, File No. PLAN 21 136184 (Ward 2)

**PREPARED BY:** Hailey Miller  
Planner I, West District (Ext. 2945)

**REVIEWED BY:** Stephen Lue, MCIP, RPP  
Acting Senior Development Manager, (Ext. 2520)

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**RECOMMENDATION:**

That the report dated February 22<sup>nd</sup>, titled “PRELIMINARY REPORT, Green City Development Group Inc., Application for Zoning By-law Amendment to permit 115 residential units at Russell Dawson Road, File No. PLAN 21 136184 (Ward 2)”, be received.

**PURPOSE:**

This report provides preliminary information on the Zoning By-law Amendment application (the “Application”) submitted by Green City Development Group Inc. (the “Owner”), to permit 115 residential units, consisting of 106 townhouse units, eight semi-detached dwellings, and one single-detached dwelling (the “Proposed Development”). This report contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation on the Application.

**Process to date:**

The Application was deemed complete by Staff on September 20, 2021. The *Planning Act* sets out the 90 day period after which an applicant can appeal an application to the Ontario Land Tribunal (the “OLT”) for a non-decision. This period ended on December 19, 2021, and the applicant is in a position to appeal the Application for a non-decision to the OLT.

**Next Steps:**

1. A Statutory Public Meeting, to be scheduled when appropriate;
2. Consideration of a Recommendation Report by the Development Services Committee (“DSC”) at a future date;
3. In the event of an approval, adoption and enactment of the Zoning By-law Amendment; and,
4. Future applications for Site Plan Control and Draft Plan of Condominium are required.

**BACKGROUND:**

**Site and Area Context**

The 2.4 ha (5.93 ac) vacant subject lands are located at the southwest corner of Russell Dawson Road and Woodbine Avenue (the “Subject Lands”), as shown on Figures 1, 2,

and 3. The Subject Lands were originally intended for a school that the York Catholic District School Board has since determined is no longer required. The surrounding land uses are shown on Figure 3.

**Proposal**

The Owner proposes to amend Zoning By-law 177-96, as amended, by rezoning the Subject Lands from Open Space Two (“OS2 Zone”) to Residential Three (“R3 Zone”) to facilitate the Proposed Development, as shown on Figure 4. The Owner proposes vehicular accesses from Russell Dawson Road and Staglin Court.

**Provincial and Regional Policy Framework**

In considering the Application, Staff will assess consistency with the 2020 Provincial Policy Statement, conformity with the 2019 Growth Plan for the Greater Golden Horseshoe, and conformity with the York Region 2010 Official Plan.

**Markham 2014 Official Plan (the “2014 Official Plan”)**

The Subject Lands are designated “Residential Low Rise” under the 2014 Official Plan (as partially approved on November 24, 2017, and further updated on April 9, 2018), which permits single-detached, semi-detached, townhouses excluding back-to-back townhouses, small multiplex buildings containing three to six units, all with direct frontage onto a public street, with a maximum building height of three storeys. The Proposed Development conforms to the 2014 Official Plan.

**Zoning**

The Owner submitted the Application to rezone the Subject Lands from the OS2 Zone, under By-law 177-96, as amended, to the R3 Zone, under By-law 177-96, as amended. The R3 Zone permits uses including, but not limited to, semi-detached dwellings, townhouse dwellings, triplex dwellings, fourplex dwellings, multiple dwellings, and apartment dwellings.

The Proposed Development includes site-specific development standards related to permitted uses (to allow for single-detached dwellings), minimum rear yard setback, minimum side yard setbacks, minimum front yard setback, minimum lot frontage, maximum garage width, and maximum building height.

**OPTIONS/ DISCUSSION:**

Issues or concerns identified through the detailed review of the Application and public meetings will be discussed in a future Recommendation Report to DSC. Some of the preliminary matters identified for consideration include, but are not limited to, the following:

- a) Review of the submitted Planning Justification Report and draft Zoning By-law Amendment, prepared by Weston Consulting. Staff will provide further comments on these documents, if required, in a future Recommendation Report;
- b) The appropriateness and compatibility of the proposed built form and massing, with the existing surrounding land uses;

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- c) The appropriateness of the proposed density, the proposed number of units, and proposed building heights;
  - d) Any issues resulting from the review of technical studies including, but not limited to, stormwater management and servicing reports, tree preservation plan, and grading and drainage plans;
  - e) Staff will review the appropriateness of Section 37 benefits in accordance with City policies;
  - f) Opportunities to provide purpose-built second suites;
  - g) The size of the proposed amenity spaces, and the requirement for parkland dedication; and,
  - h) The review of the Functional Traffic Design Study, prepared by IBI Group, by Transportation Planning Staff.

**FINANCIAL CONSIDERATIONS**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

The Application is being evaluated in the context of the City's strategic priorities, including Growth Management and Municipal Services.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The Application has been circulated to various City departments and external agencies and are currently under review.

**RECOMMENDED BY:**

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Biju Karumanchery  
Director of Planning and Urban Design

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Arvin Prasad, M.C.I.P., R.P.P.  
Commissioner, Development  
Services

**ATTACHMENTS:**

Figure 1 – Location Map  
Figure 2 – Area Context  
Figure 3 – Air Photo  
Figure 4 – Site Plan

**OWNER/APPLICANT:**

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