

8.1 REPORT NO. 5 - DEVELOPMENT SERVICES COMMITTEE (FEBRUARY 7, 2022)**8.1.1 [RECOMMENDATION REPORT MINOTAR HOLDINGS INC. AND HAL-VAN 5.5 INVESTMENTS LTD. APPLICATIONS FOR A DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT TO PERMIT APPROXIMATELY 823 DWELLING UNITS \(756 GROUND RELATED AND 67 IN A MIXED-USE BLOCK\) ON PART OF LOTS 23 AND 24, CONCESSION 6 \(EAST SIDE OF KENNEDY ROAD NORTH OF MAJOR MACKENZIE DRIVE\) \(WARD 6\), FILE NO.: PLAN 20 133038](#)** (10.5, 10.7)

1. That the staff report dated February 7, 2022 titled “Recommendation Report, Minotar Holdings Inc. and Hal-Van 5.5 Investments Ltd., Applications for a Draft Plan of Subdivision and Zoning By-law Amendment to permit approximately 823 dwelling units (756 ground related and 67 in a mixed-use block) on Part of Lots 23 and 24, Concession 6 (East side of Kennedy Road north of Major Mackenzie Drive) (Ward 6), File No.: PLAN 20 133038,” be received; and,
2. That in accordance with the provisions of subsections 45 (1.4) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the Owners shall through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of the accompanying Zoning By-law, before the second anniversary of the day on which the by-law was approved by Council; and,
3. That the application submitted by Minotar Holdings Inc. and Hal-Van 5.5 Investments Ltd. to amend Zoning By-law 304-87, as amended, be approved and the draft Zoning By-law attached hereto as Appendix ‘A’, be finalized and brought forward to a future Council meeting to be enacted without further notice’; and,
4. That Draft Plan of Subdivision 19TM-20010 be approved in principle, subject to the conditions set out in Appendix ‘B’ of this report and be brought forward to a future Council meeting once all outstanding matters have been resolved to staff’s satisfaction; and,
5. That the Director of Planning and Urban Design or his designate, be delegated authority to issue Draft Plan Approval, subject to the conditions set out in Appendix ‘B’, as may be amended by the Director of Planning and Urban Design or his designate; and,

6. That Draft Plan Approval for Draft Plan of Subdivision 19TM-20010 will lapse after a period of three (3) years from the date of Council approval in the event that a subdivision agreement is not executed within that period; and,
7. That servicing allocation for 756 units be assigned to Draft Plan of Subdivision 19TM-20010; and further,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.



Kimberley Kitteringham
City Clerk

ATTACHMENTS:

[Figure 1: Location Map](#)

[Figure 2: Aerial Photo](#)

[Figure 3: Area Context/Zoning](#)

[Figure 4: Draft Plan of Subdivision](#)

[Figure 5: Original Draft Plan of Subdivision](#)

[Figure 6: 2014 Official Plan Map 3 Extract - Land Use](#)

[Figure 7: Robinson Glen Secondary Plan - Land Use Map](#)

[Figure 8: Robinson Glen Draft Plan of Subdivision Composite Plan](#)

[Figure 9: Proposed Location of the Sommerfeldt Houses](#)

[Appendix A: Draft Zoning By-law Amendment](#)

[Appendix B: Conditions of Draft Plan of Subdivision Approval](#)

[Appendix C: Heritage Markham Committee Extracts](#)

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