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**SUBJECT:** PRELIMINARY REPORT, Kylemore Communities (Yorkton) Limited, Zoning By-law Amendment Application to permit 132 Townhouse units at 9350-9392 Kennedy Road Avenue (West side of Kennedy Road and north of 16<sup>th</sup> Avenue at Beckett Avenue), Ward 6  
File No: ZA 17 154127

**PREPARED BY:** Carlson Tsang, Planner I, Zoning and Special Projects  
**REVIEWED BY:** Dave Miller, MCIP, RPP, West District Manager

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**RECOMMENDATION:**

- 1) THAT the report dated May 23, 2017 titled "PRELIMINARY REPORT, Kylemore Communities (Yorkton) Limited, Zoning By-law Amendment Application to permit 132 Townhouse units at 9350-9392 Kennedy Road Avenue (West side of Kennedy Road and north of 16<sup>th</sup> Avenue at Beckett Avenue), Ward 6", be received.

**EXECUTIVE SUMMARY:**

Not applicable.

**PURPOSE:**

This report provides preliminary information on the Zoning By-law amendment application submitted by Kylemore Communities (Yorkton) Limited prior to the statutory Public Meeting being held. This report contains general information regarding applicable Official Plan and Zoning policies, as well as other issues. The report should not be taken as Staff's opinion or recommendation on the application.

**Application deemed complete**

The Zoning By-law Amendment application was received on April 10, 2017 and deemed complete on April 21, 2017.

**BACKGROUND:**

The 4.48 hectares (11.02 acres) subject lands are located on the west side of Kennedy Road, approximately 265 metres (870 feet) north of 16<sup>th</sup> Avenue in the Angus Glen Planning District (Planning District No. 31) across from Beckett Avenue (see Figure 1 – Location Map). The proposal includes an assembly of 5 rural residential lots fronting onto Kennedy Road and an adjoining vacant parcel of land formerly part of York Downs Golf and Country Club. The subject lands are surrounded by agricultural uses and a place of worship (St. Philips On-The-Hill Anglican Church) to the north, single detached and townhouse dwelling units to the south and east, and York Downs Golf and Country Club to the west (See Figure 3- Aerial Photo).

**Proposal**

The applicant has submitted a Zoning By-law amendment application to amend the development standards for the proposed townhouse units as follows (see Figure 4):

- Increase the maximum permitted building height from 11.0 metres to 13.5 metres (excluding Units in Block 9 & 10);
- Reduce the minimum setback to the streetline of a public street from 3.0 metres to 2.4 metres (only applies to the units in Block 8 & 20);
- Increase the maximum permitted height of the finished floor from the established grade from 1.2 metres to 2.8 metres (Block 1-5,8,10,12,16-19)

**Process to Date**

The applicant obtained Official Plan amendment, Zoning By-law Amendment and Draft Plan of Subdivision (OP, SU, ZA 14 132762) approval in 2015 to permit a 132 unit townhouse development with two new public roads on the subject lands. The proposal also included a centrally located 0.4 ha (1.0 ac) public park and a 380 m<sup>2</sup> (4,090 ft<sup>2</sup>) public open space area at the south east corner of the subject lands (see Figure 4 – Conceptual Site Plan). The existing Heritage dwelling known as Thomas Lownsbrough House at 9392 Kennedy Road was proposed to be retained. A Site Plan application (SC 16 123806) has been submitted and is currently under review by internal department and external agencies. The site plan application will determine the detailed overall site layout and road connections with adjacent development to the south. The applicant is also working with the City in the preparation of the clauses for the subdivision agreement.

**Next Steps**

The applicant is required to enter into a Subdivision and Site Plan agreement with the City prior to the removal of the Holding Provision at the south-east corner of the property (discussed below) and issuance of any building permits. Plan of Condominium approval will also be required as tenure is proposed to be in the form of freehold townhouse units on private lanes.

**Official Plan**

In 2015, the subject lands were re-designated in the In-force Markham Official Plan (revised 1987) from 'Open space' and 'Agriculture A1' to 'Urban Residential – Low Density'; and in the Markham Official Plan 2014 (as partially approved on October 30, 2015, May 26, 2016, and March 10, 2017) from 'Mixed Use- Mid rise' and 'Private Open Space' to 'Residential Low Rise' to permit the proposed townhouse development.

**Zoning By-law**

In 2015, the subject lands were also rezoned from 'Commercial – Recreation (CR)' and 'Rural Residential (RR1)' under By-law 177-96, as amended, to 'R1 & R2 Residential (See Figure 3) to permit the proposed development. A Holding Provision (H) applies to the south east corner of the lands which requires execution of subdivision and site plan agreement with the City to ensure issues including tree preservation, building siting and potential future access integration with the property to the south are addressed to the satisfaction of the City. It should be noted that even if the proposed Zoning By-law Amendment is approved, the Holding Provision will remain until the subdivision and site plan agreement are executed to the satisfaction of the City.

**OPTIONS/ DISCUSSION:**

The following is a brief summary of issues raised to date. These matters and others identified through the circulation and detailed review of the proposal, including matters

raised at the Public Meeting will need to be addressed prior to a staff recommendation report to Committee in future, if required:

- The application has been circulated to internal departments and external agencies for comments and is presently under review.
- The proposed increase in height of the finished floor from the established grade is attributed to the natural topography of the lands. Staff require additional information including cross-section drawings, detailed elevation plans, grading plans and floor plans to fully assess the impact of the proposed amendment.

**FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable

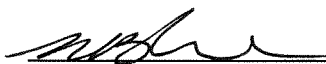
**ALIGNMENT WITH STRATEGIC PRIORITIES:**

The proposal will align with the City's strategic priorities of Growth Management by implementing the proposed development in coordination with available servicing allocation.

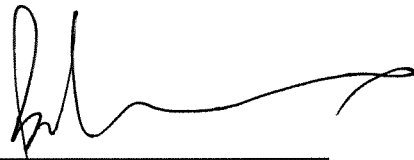
**BUSINESS UNITS CONSULTED AND AFFECTED:**

The application has been circulated to various City departments and external agencies and is currently under review. Requirements of the City and external agencies will be reflected in the Zoning By-law amendment and future Site Plan and Condominium processes.

**RECOMMENDED BY:**



Ron Blake, M.C.I.P., R.P.P.  
Senior Development Manager



for

Jim Baird, M.C.I.P., R.P.P.  
Commissioner, Development Services

**ATTACHMENTS:**

Figure 1: Location Map

Figure 2: Area Context/Zoning

Figure 3: Aerial Photo

Figure 4: Conceptual Site Plan

Figure 5: Summary of Non-Complying Units

Figure 6: Proposed Elevation

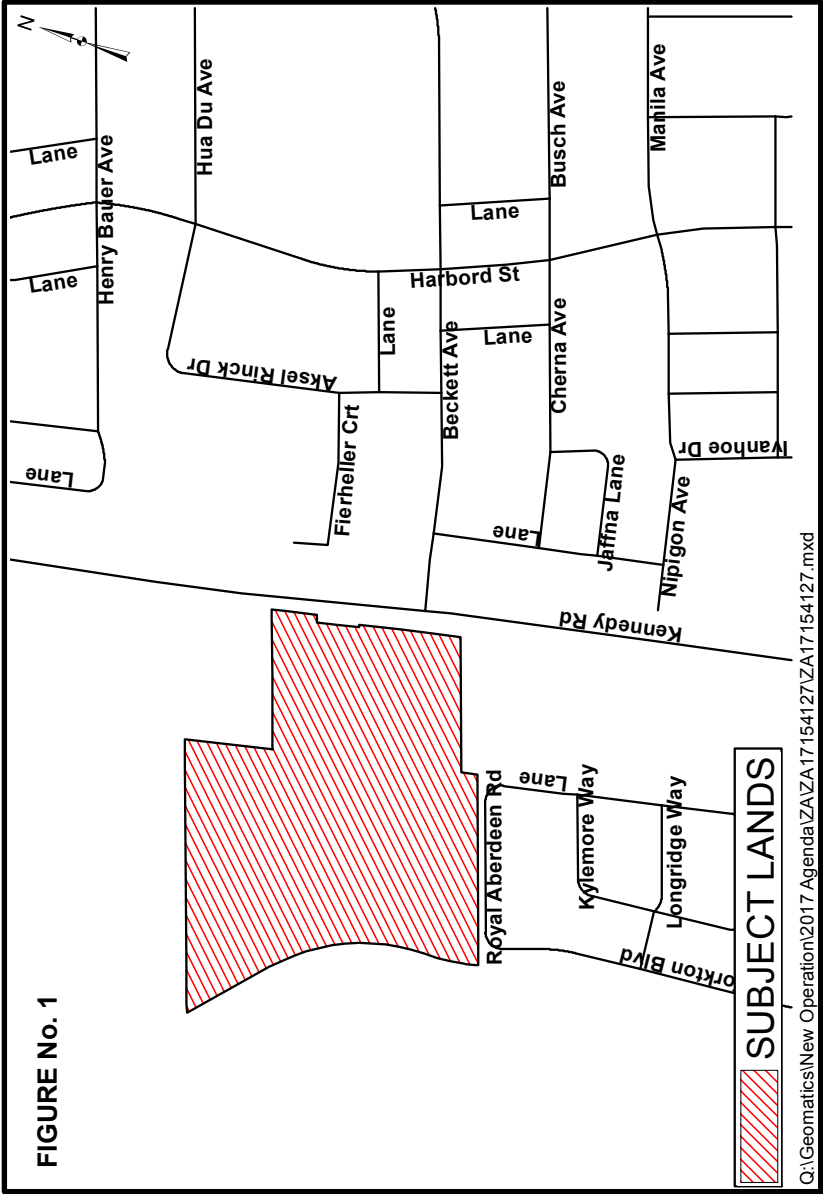
**AGENT:**

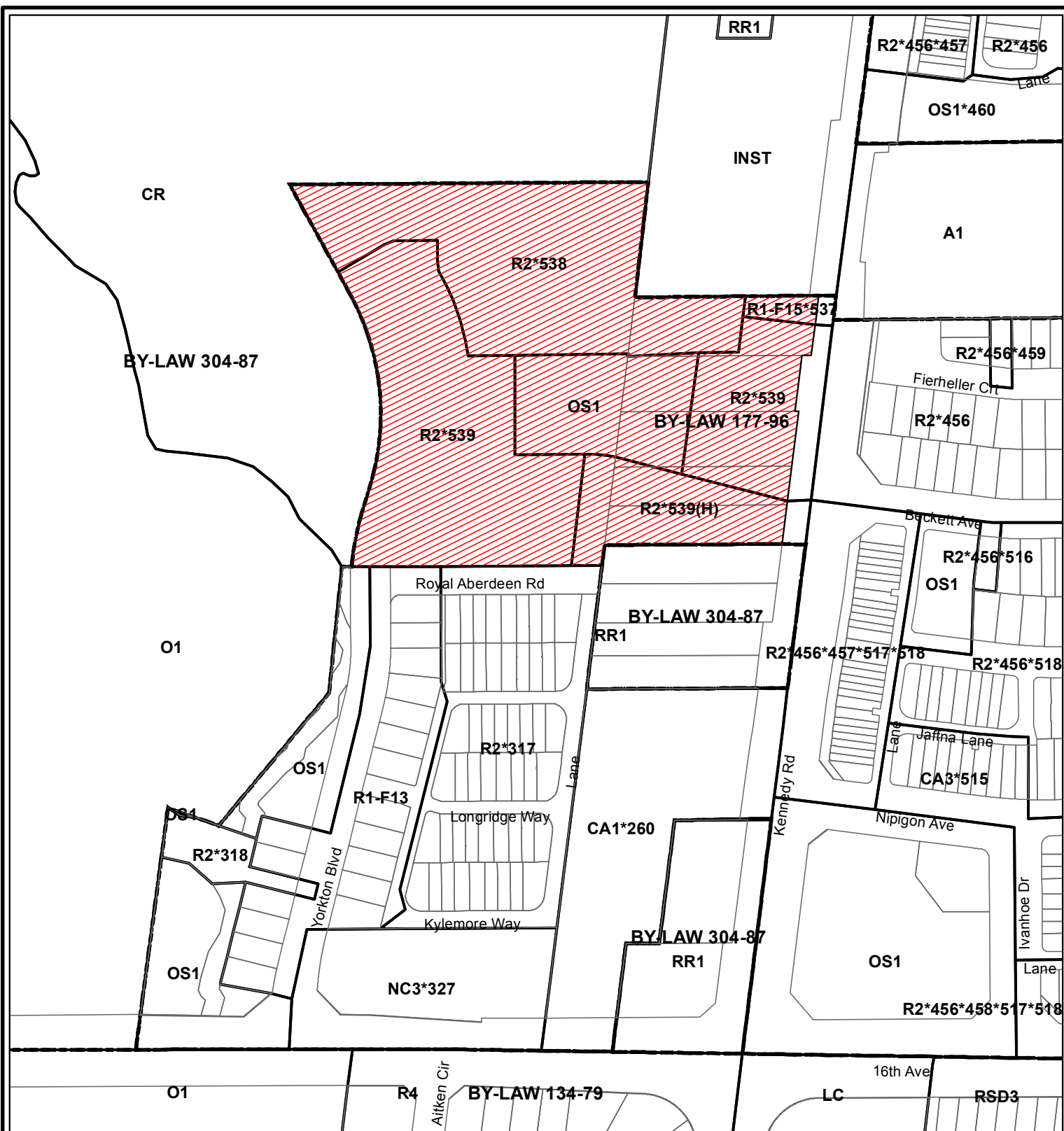
Michael Montgomery (Kylemore Communities (Yorkton) Ltd.)

9980 KENNEDY RD UNIT 200

MARKHAM ON L6C 0M4

Phone: 905-887-5799 Email: michael@kylemorecommunities.com





# AREA CONTEXT / ZONING

APPLICANT: KYLEMORE COMMUNITIES (YORKTON LTD)  
9350-9392 KENNEDY ROAD

FILE No. ZA. 17154127 (CT)

 SUBJECT LANDS

Q:\Geomatics\New Operation\2017 Agenda\ZA\ZA17154127\ZA17154127.mxd

DATE: 24/04/2017



DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: CT

FIGURE No.2





# AERIAL PHOTO (2016)

APPLICANT: KYLEMORE COMMUNITIES (YORKTON LTD)  
9350-9392 KENNEDY ROAD

FILE No. ZA. 17154127 (CT)

 SUBJECT LANDS

Q:\Geomatics\New Operation\2017 Agenda\ZA\ZA17154127\ZA17154127.mxd

DATE: 24/04/2017



DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: CT

FIGURE No.3







Figure 5

List of Variances - Yorkton Phase II

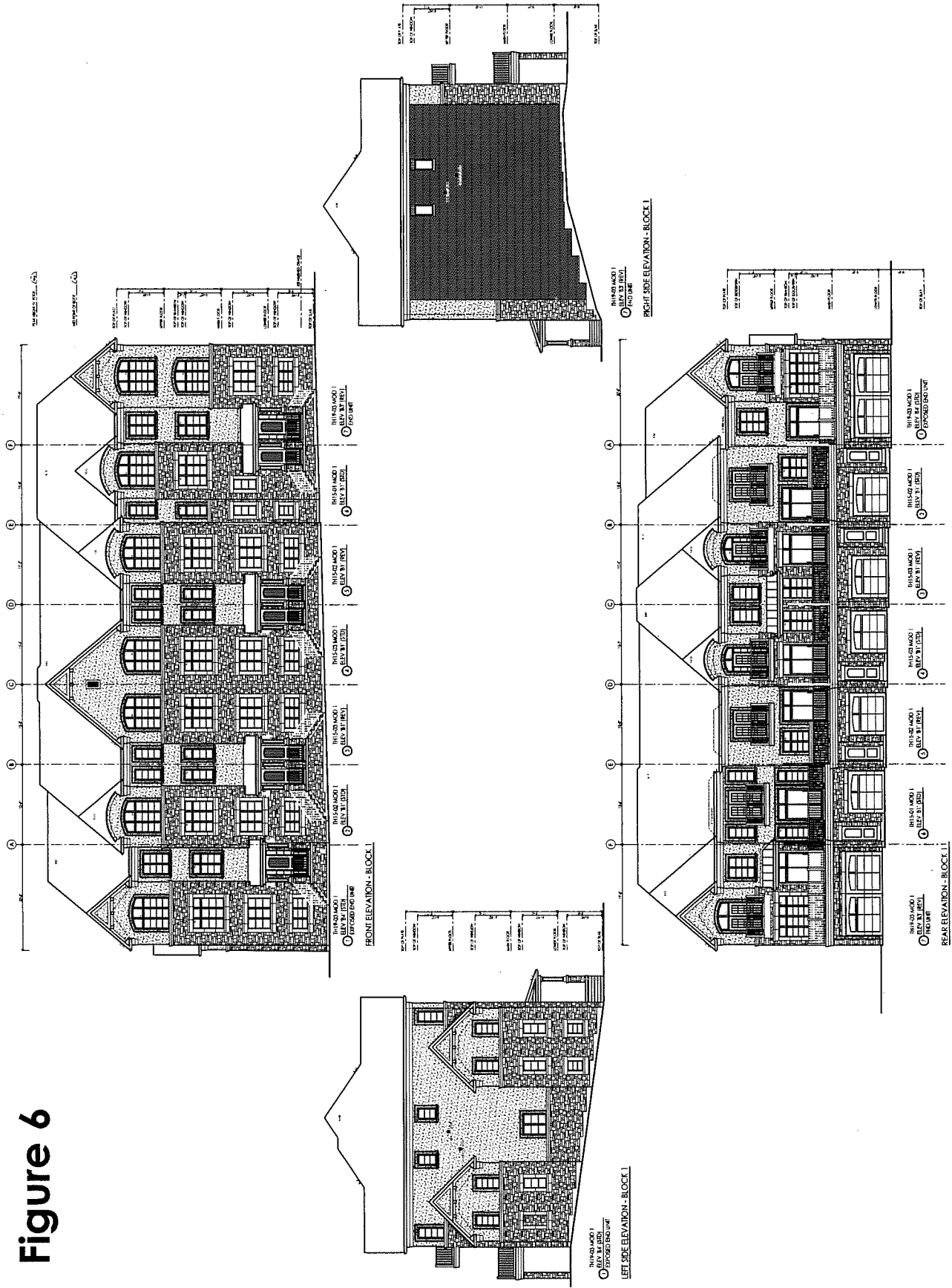
*Maximum height of finished floor from established grade along a porch/front door				
	Encroachment of Porch to Lot line not closer than	Building Height (m)	Setback from any public roads	
BLOCK 1	0.6 m (from South Property line)	13.5		FFE186.75FINISHED GRADE @ PORCH184.04DIFFERENCE (m)2.71
BLOCK 2	0.6 m (from South Property line)	13.5		187.3184.572.73
BLOCK 3	0.6 m (from South Property line)	13.5		187.25185.41.85
BLOCK 4		13.5		187.2185.51.7
BLOCK 5		13.5		187.35185.691.66
BLOCK 6		13.5		188.3187.70.6
BLOCK 7		13.5		189.151881.15
BLOCK 8	0.0 m from POTL line	13.5	2.4 m (3 m required)	190.35188.761.59
BLOCK 9		Not required (17 m allowed)		192191.250.75
BLOCK 10		13.5 (need to check with planner)		192.81194.2-1.39
BLOCK 11		13.5		190.6189.521.08
BLOCK 12		13.5		189.9188.571.33
BLOCK 13		13.5		190.55189.411.14
BLOCK 14		13.5		188.9187.751.15
BLOCK 15		13.5		187.3186.11.2
BLOCK 16		13.5		186.25184.91.35
BLOCK 17		13.5		186.55184.751.8
BLOCK 18		13.5		186.91851.9
BLOCK 19		13.5		186.5185.191.31
BLOCK 20	0.0 m from POTL line	13.5	2.4 m (3 m required)	186.65185.910.74
BLOCK 21		13.5		187.85186.651.2
BLOCK 22		13.5		188.2187.240.96
BLOCK 23		13.5		188.85187.90.95
BLOCK 24		13.5		
BLOCK 25		13.5		
BLOCK 26		13.5		
BLOCK 27		13.5		
BLOCK 28		13.5		

\* The approved by-law requires the difference between established grade and FFE no more than 1.2 m

Variance Required



# Figure 6



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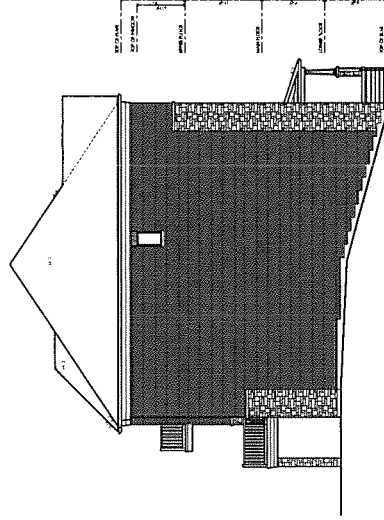
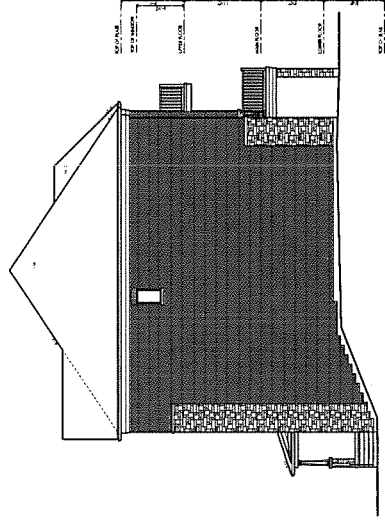
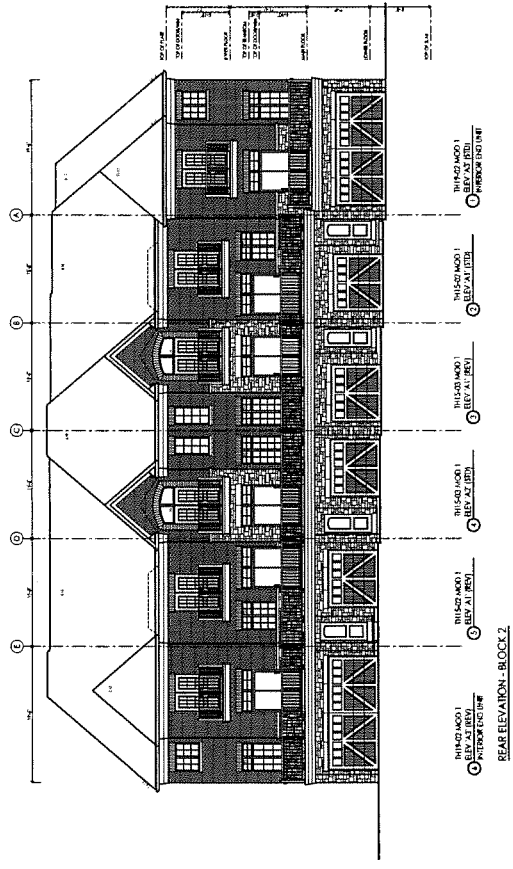
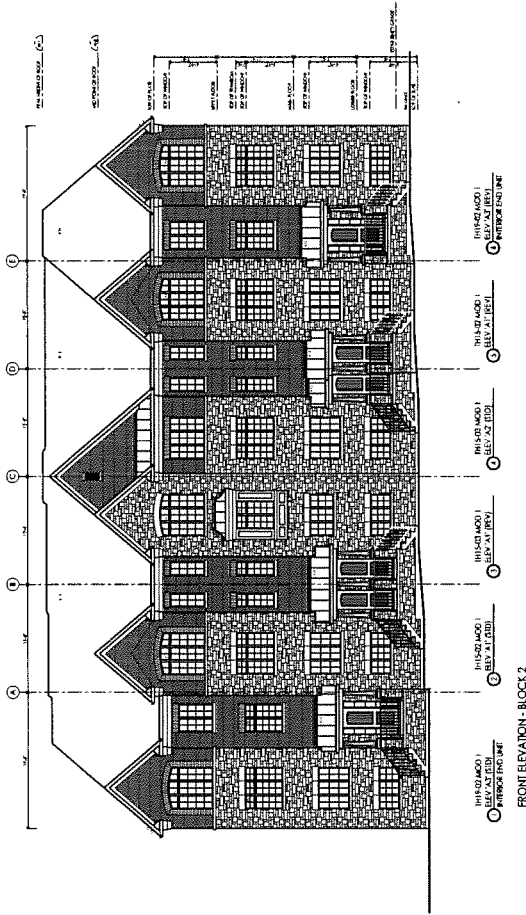
Kylesore Homes

Yorkton - Phase II

BLOCK 1

Sheet

B1



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3	REVISION			
4	REVISION			
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6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			

TOWN OF MARYLAND	
TOWN OF PHOENIX	
BLOCK 2	
L1002	
1/8" = 1'-0"	

PRELIMINARY-NOT  
FOR CONSTRUCTION

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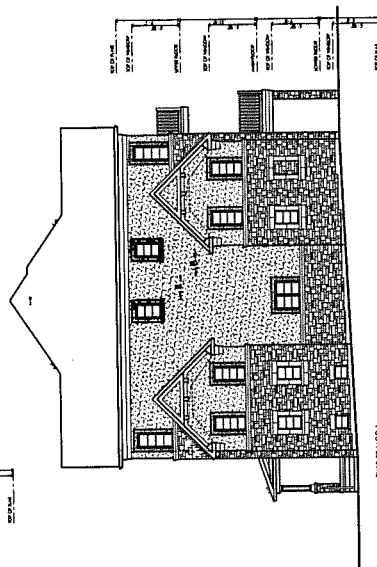
Marmore Homes

**Kritik - Phase II**

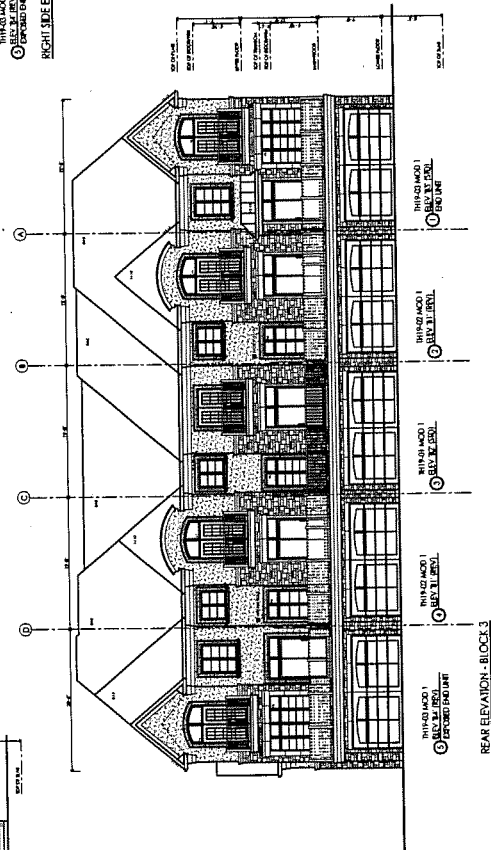
BLOCK

**COPY**

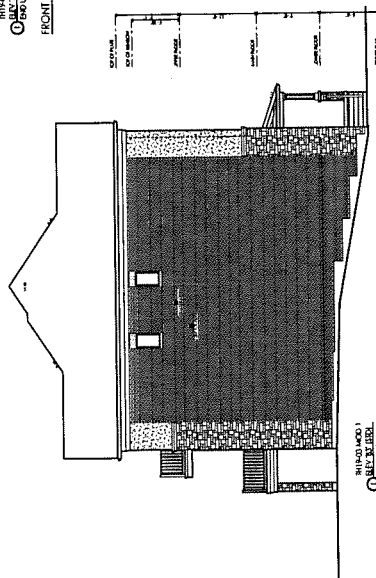
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TH19-03 4400 1  
 ② ELEV. 34' (REV.)  
 EXPOSED END 15'-0"

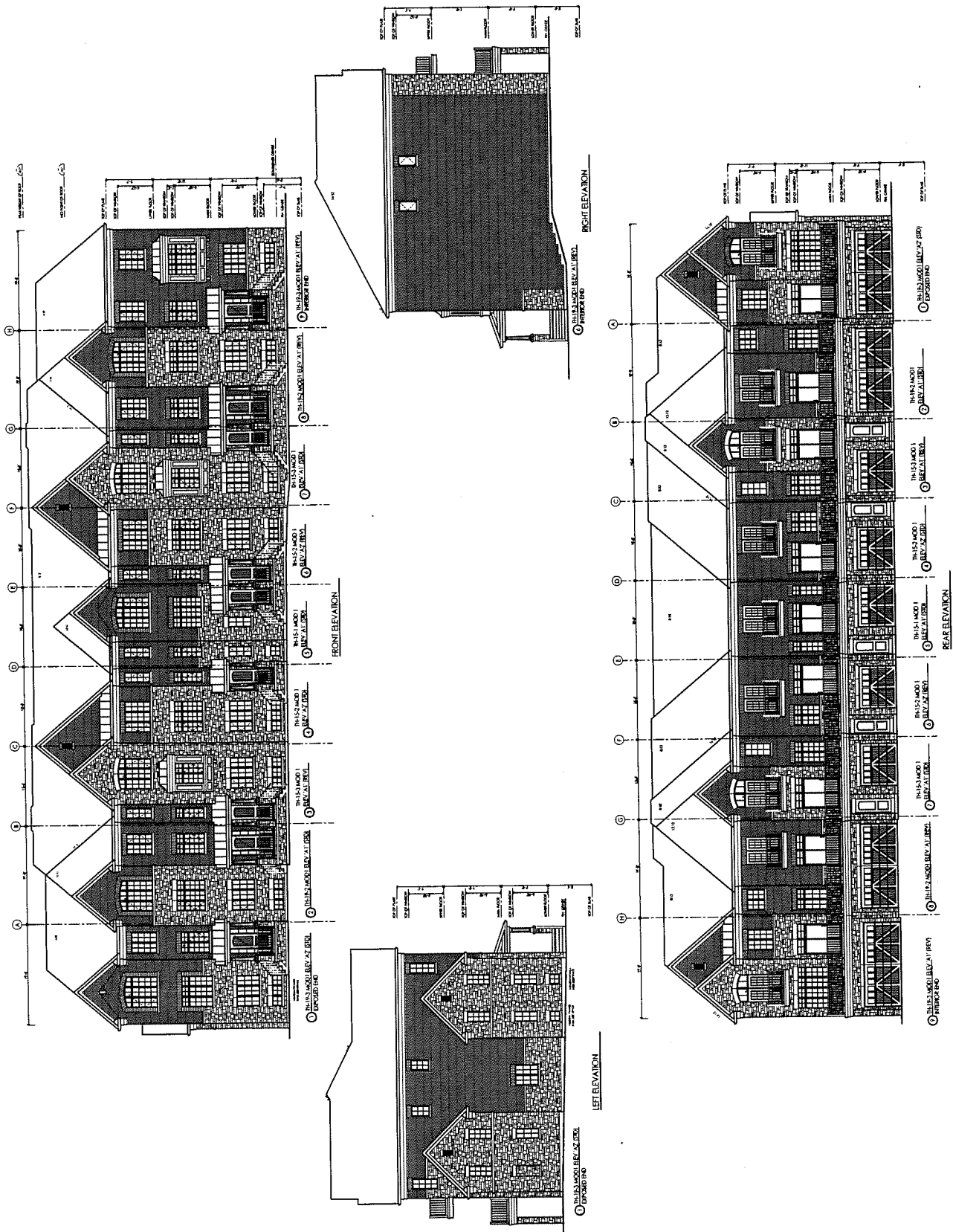


REAR ELEVATION - BLOCK 3



11/19/03 MOC 1  
 ① ELEV 32.18 ft  
 END UNIT







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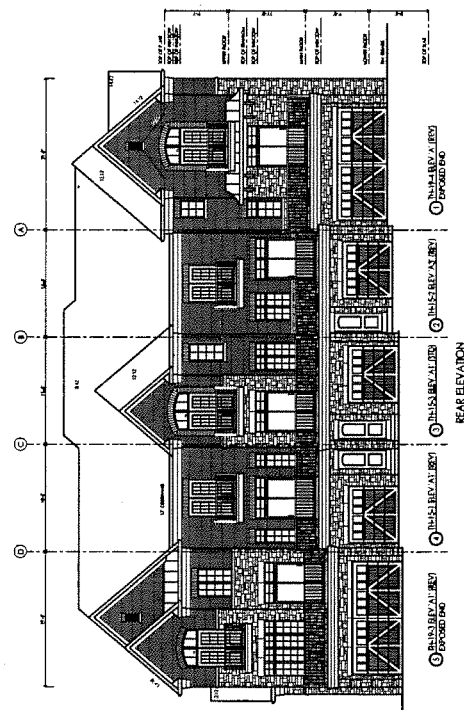
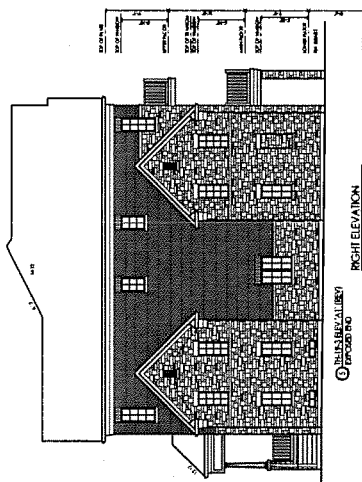
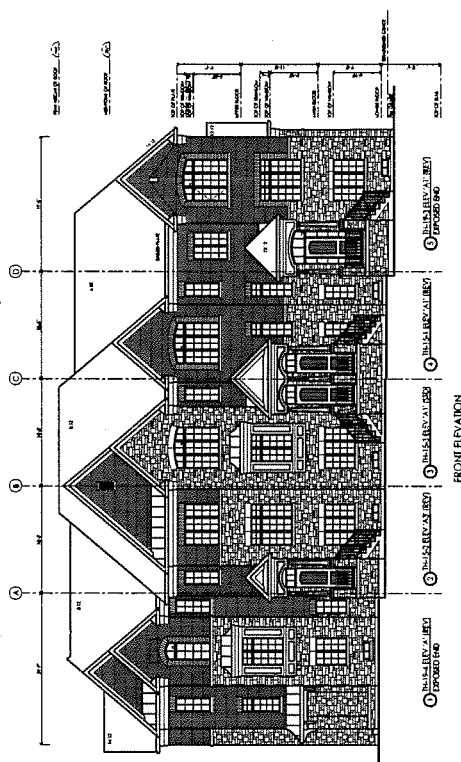
**Kylemore Homes**

**Funktion - Phase II**

Block 4

1995

81



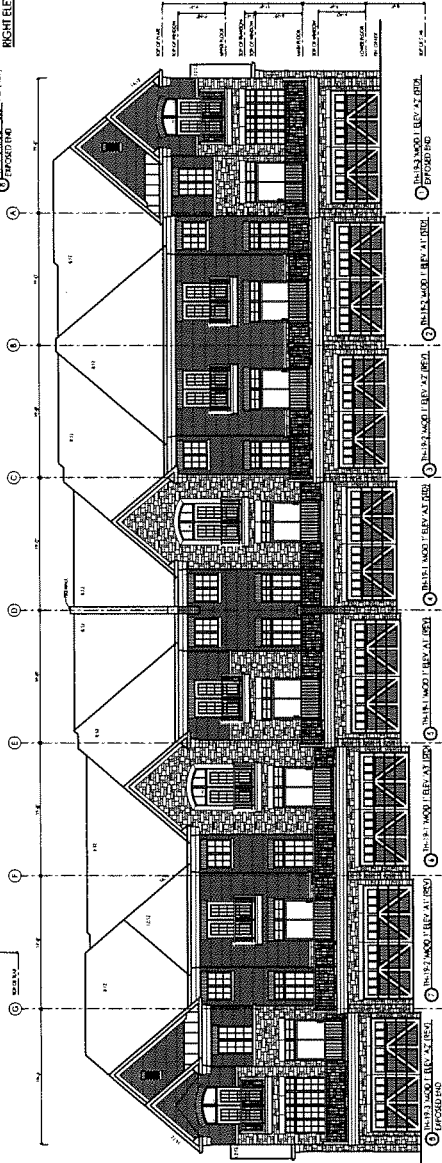
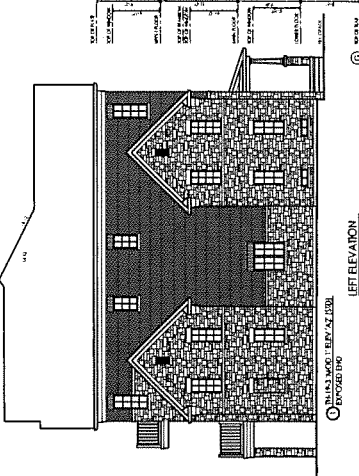
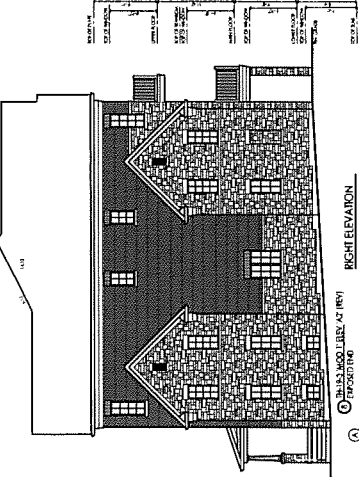
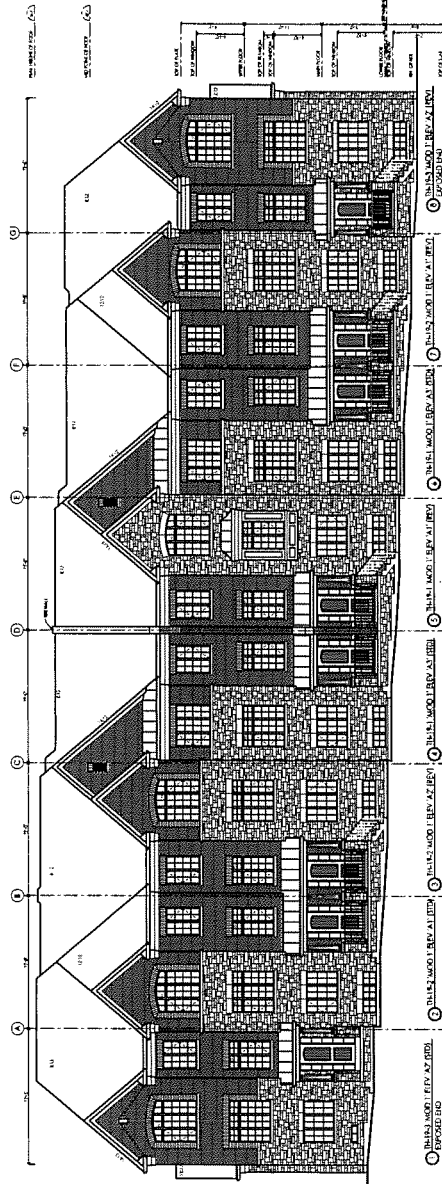


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NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	10/1/10	JD	JD
2	REVISIONS			
3				
4				
5				
6				
7				
8				
9				
10				

Hyattsville Homes  
Yorkton - Phase II  
BLOCK 8  
10000  
10000

B1



[illegible]

**Cylmore Homes**

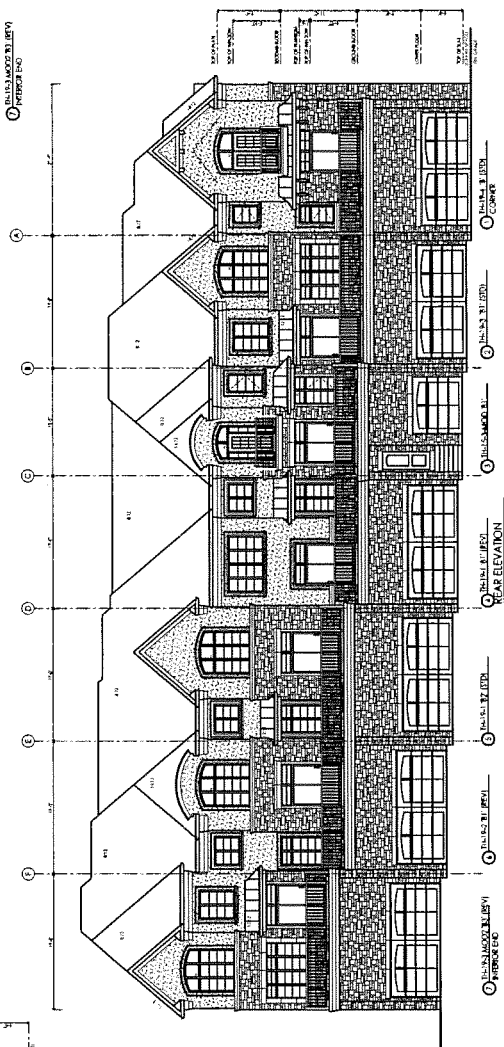
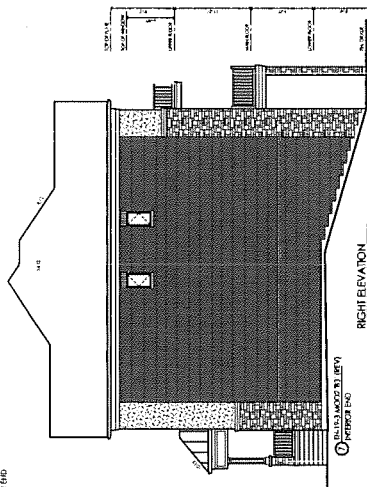
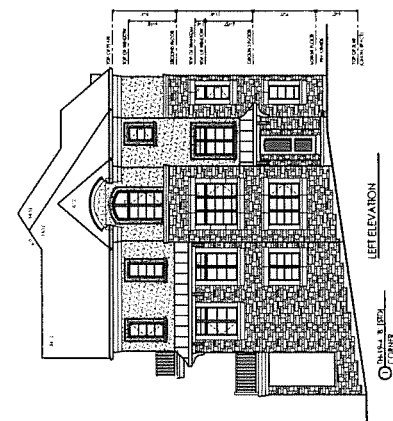
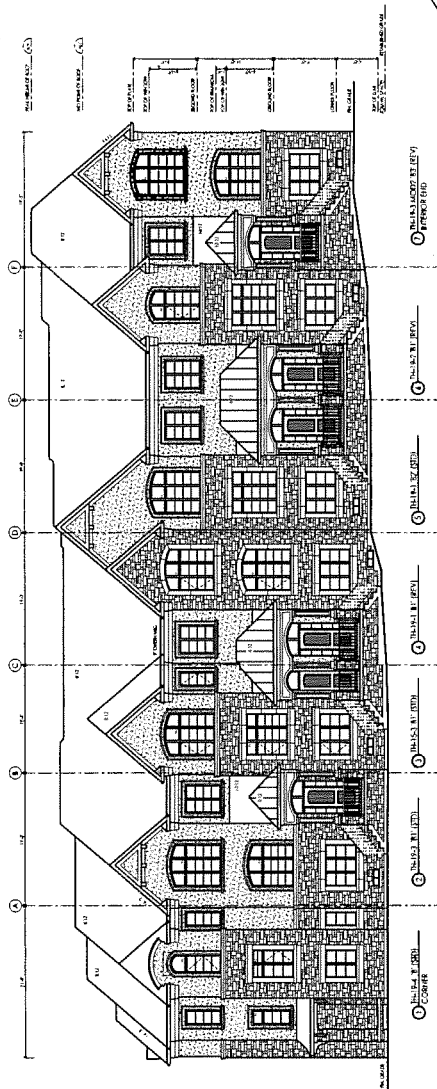
Workshops - Physics II

Advertisement

6/30/2018

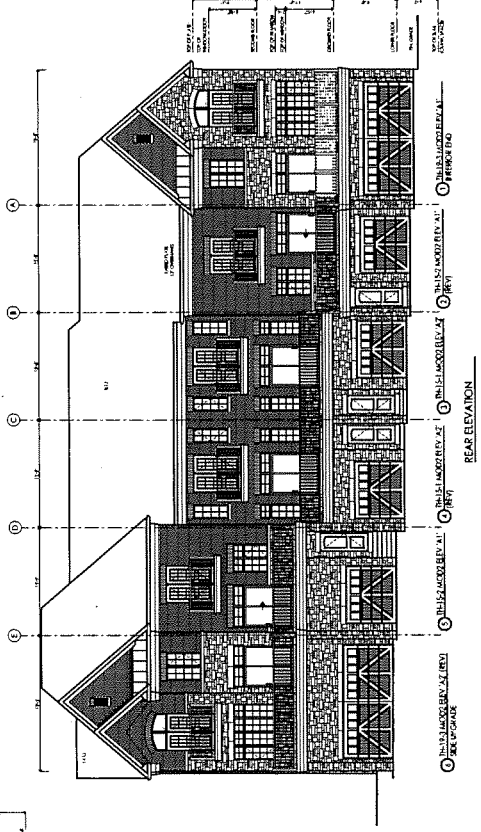
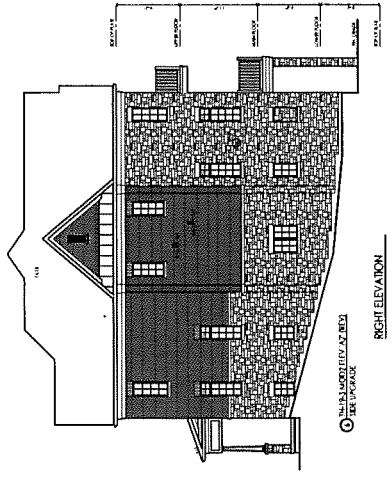
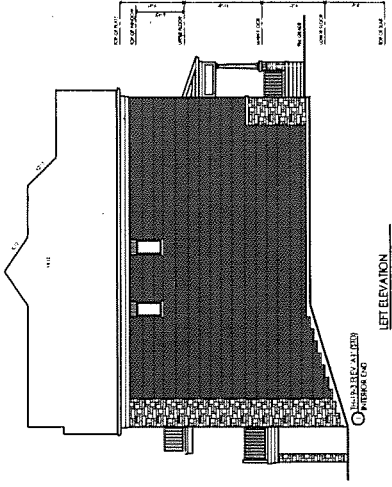
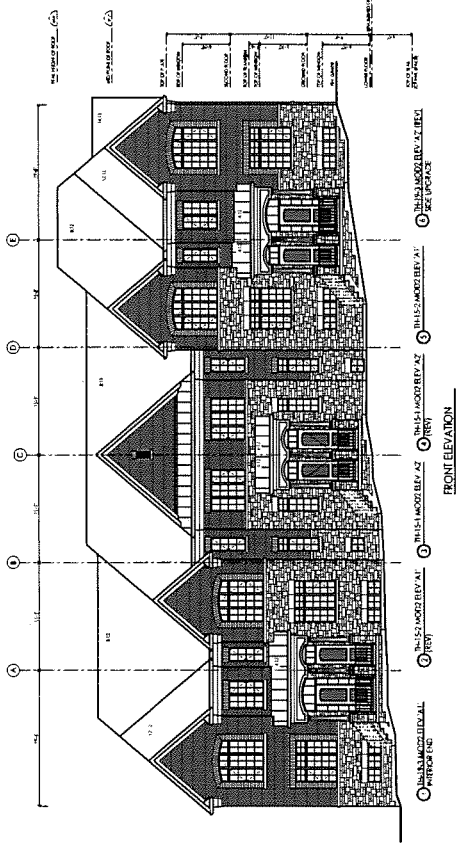
1503

18



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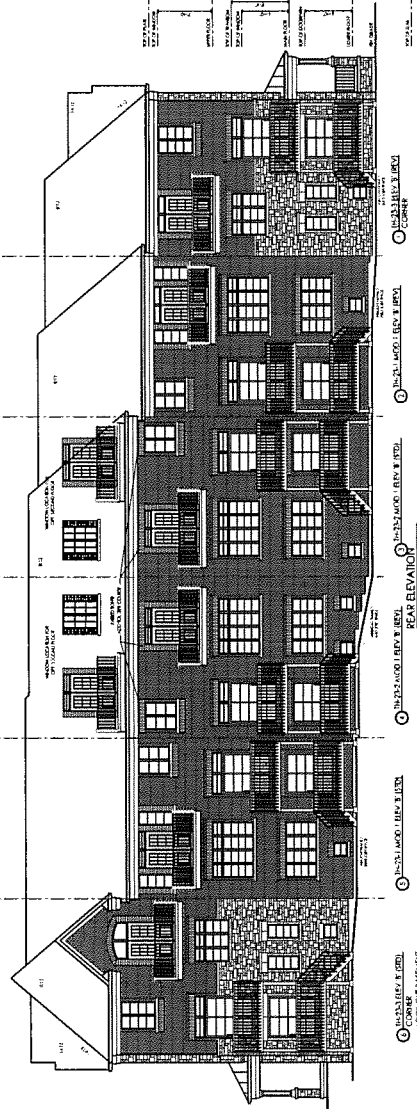
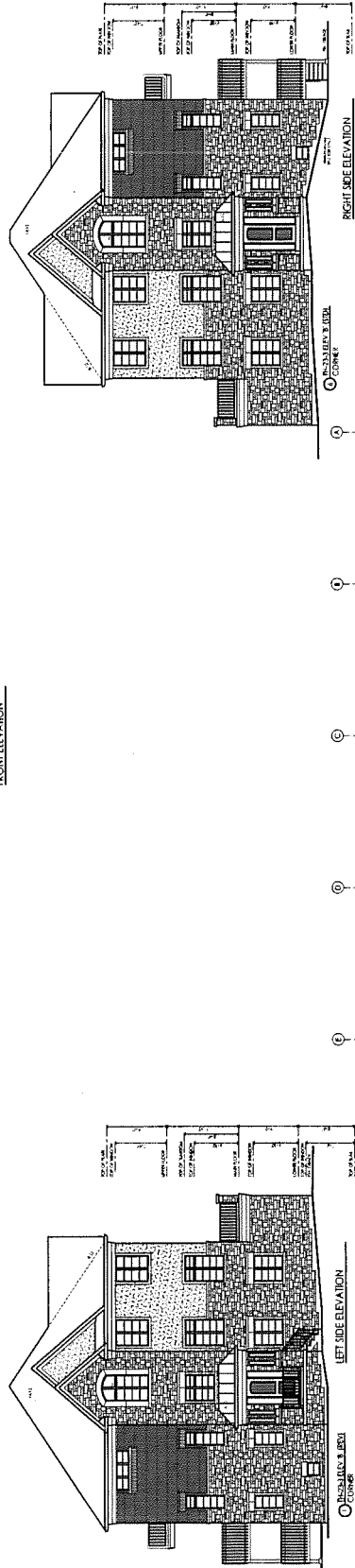
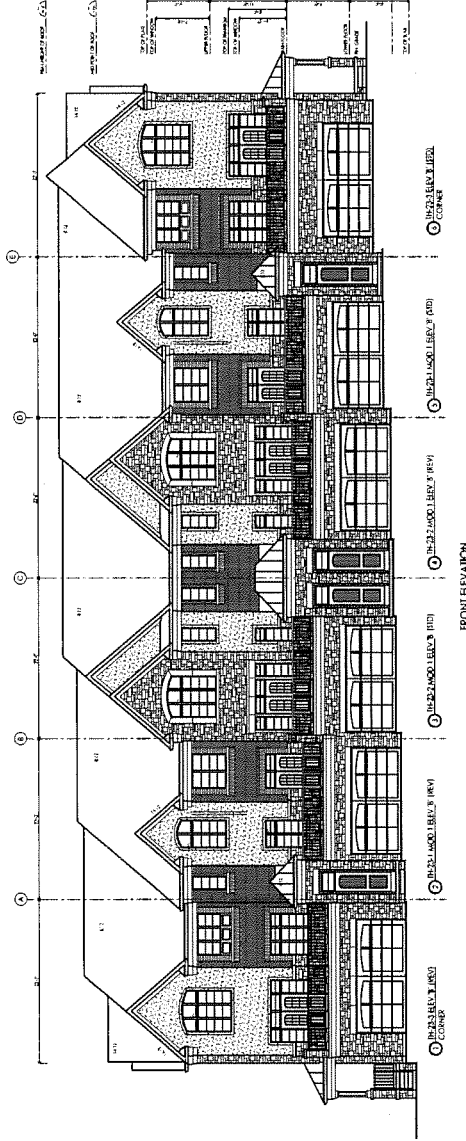
PROJECT	Kymeran Homes
LOCATION - Phase II	
LOT	
BLOCK	10
SECTION	1023
DATE	



NO.	DATE	BY	CHKD.	APP'D.
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9	08/11/2014	FN		
10	08/11/2014	FN		

Kymerose Homes  
 10000 N. 10th Ave. #100  
 Phoenix, AZ 85020  
 (602) 998-1111  
 www.kymerosehomes.com

B1

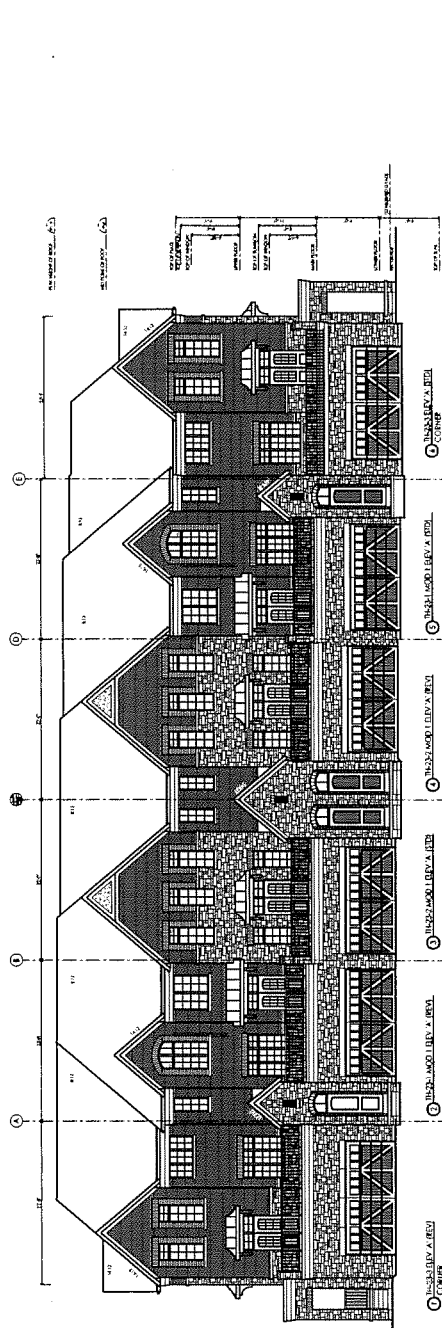




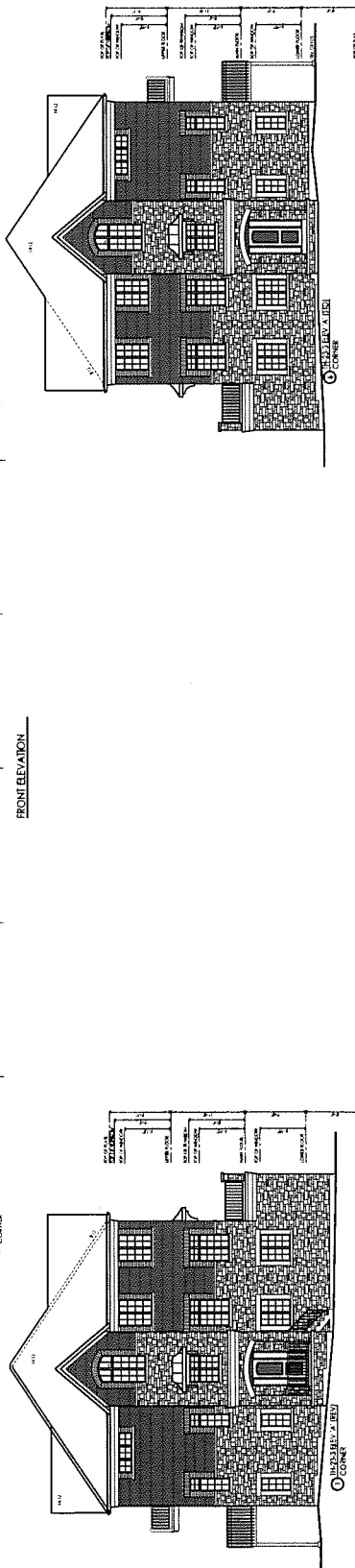
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Room	Yemenite Homes
Project #	Yorkton - Phase II
Area	Mentem
Block	BLOCK 12
Parcel #	15223
City	

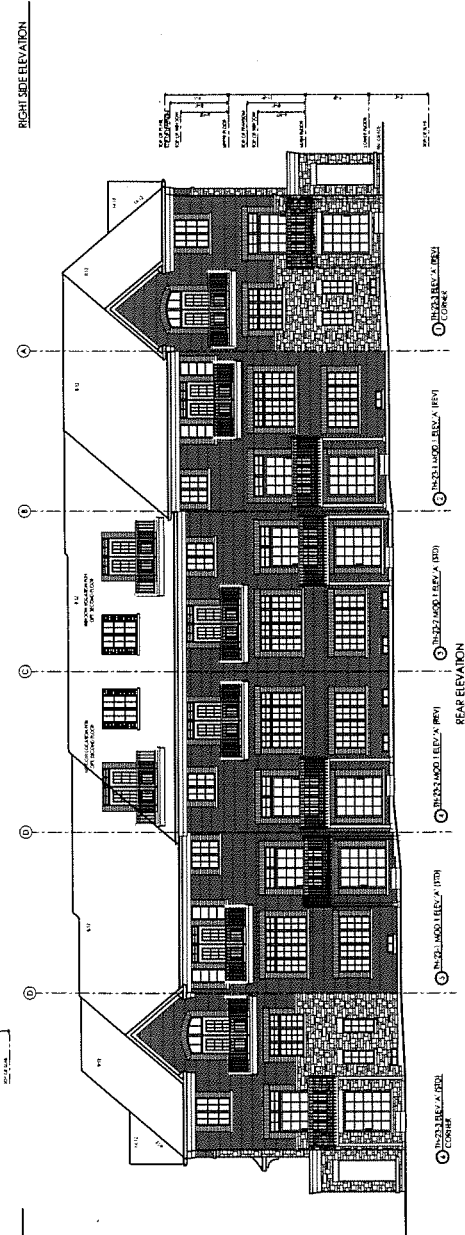
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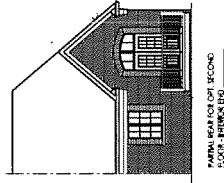
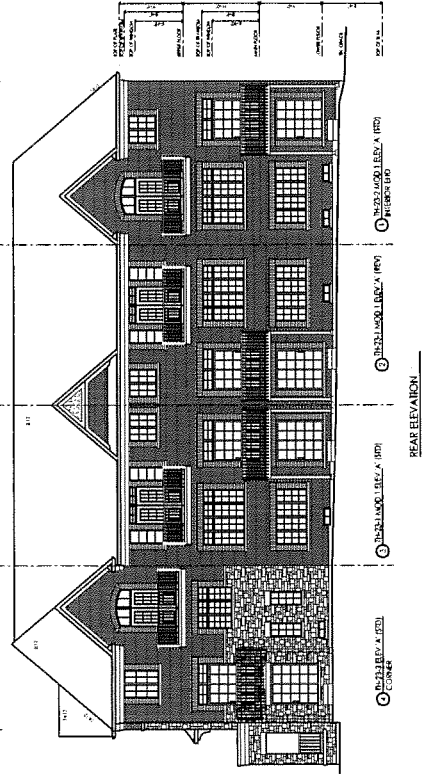
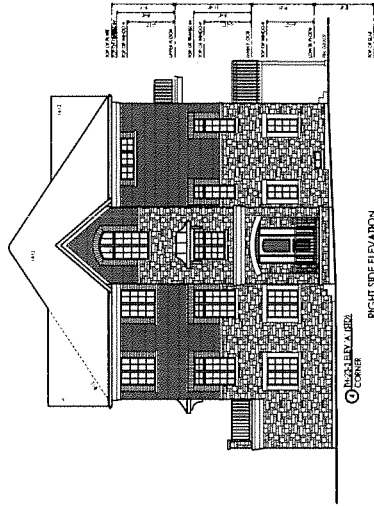
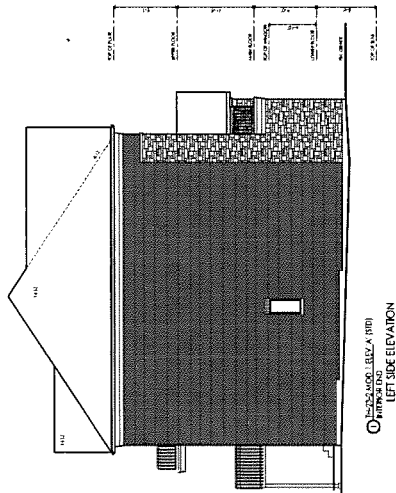
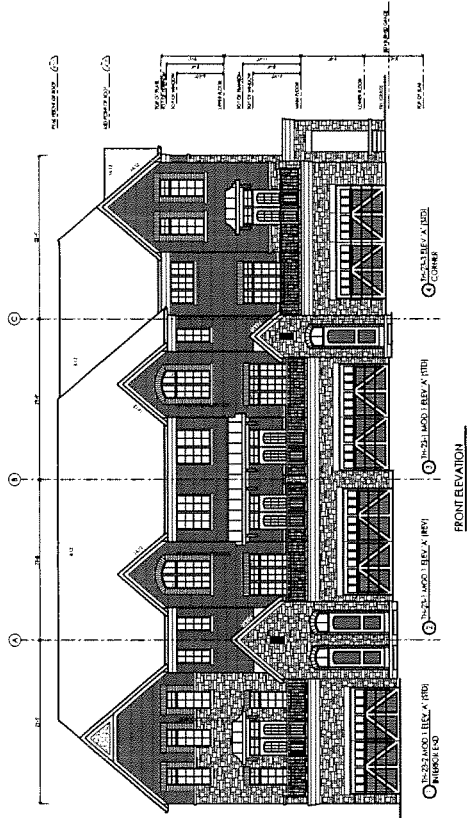
FRONT ELEVATION



LEFT SIDE ELEVATION



**Abstract**



NO.	DATE	DESCRIPTION	BY	CHECKED
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2	10/11/2011	REVISIONS	FN	FN
3	10/11/2011	REVISIONS	FN	FN
4	10/11/2011	REVISIONS	FN	FN
5	10/11/2011	REVISIONS	FN	FN
6	10/11/2011	REVISIONS	FN	FN
7	10/11/2011	REVISIONS	FN	FN
8	10/11/2011	REVISIONS	FN	FN
9	10/11/2011	REVISIONS	FN	FN
10	10/11/2011	REVISIONS	FN	FN

Project Name	Kylenore Homes
Project Address	Tracy - Phase 8
Project Number	MOCK 13
Project Date	10/11/2011
Project Status	Final



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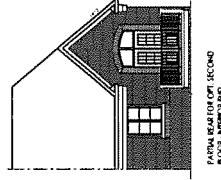
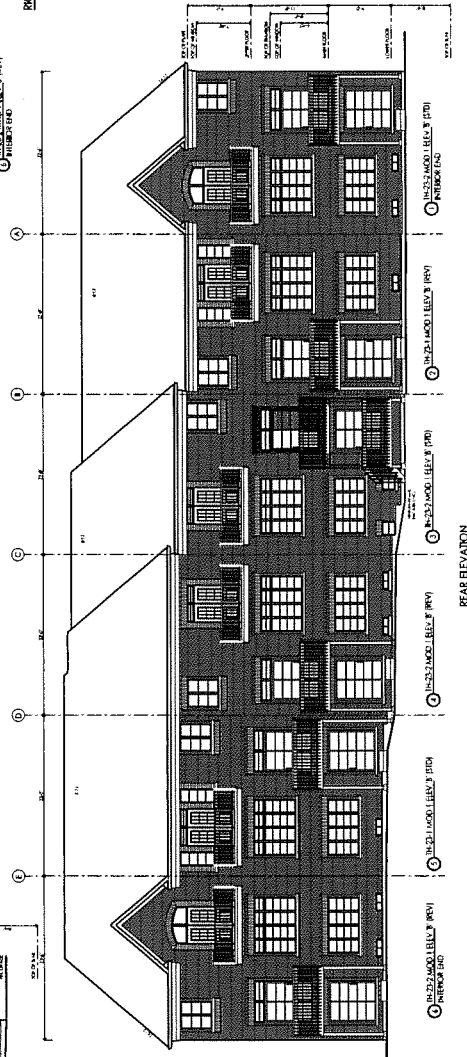
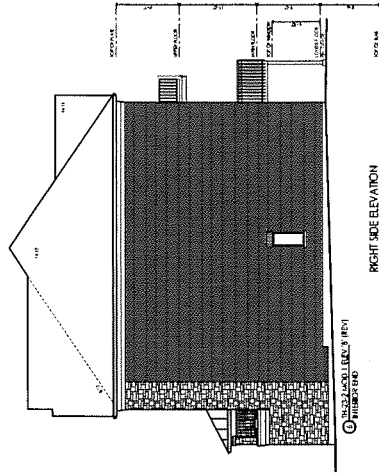
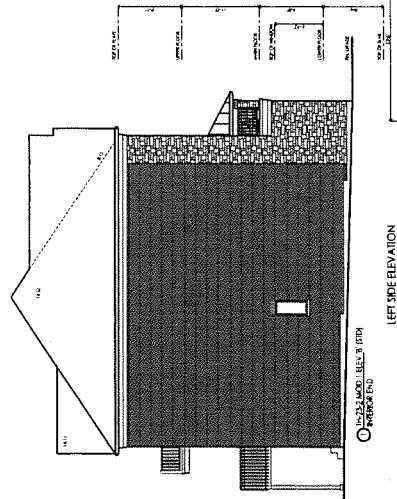
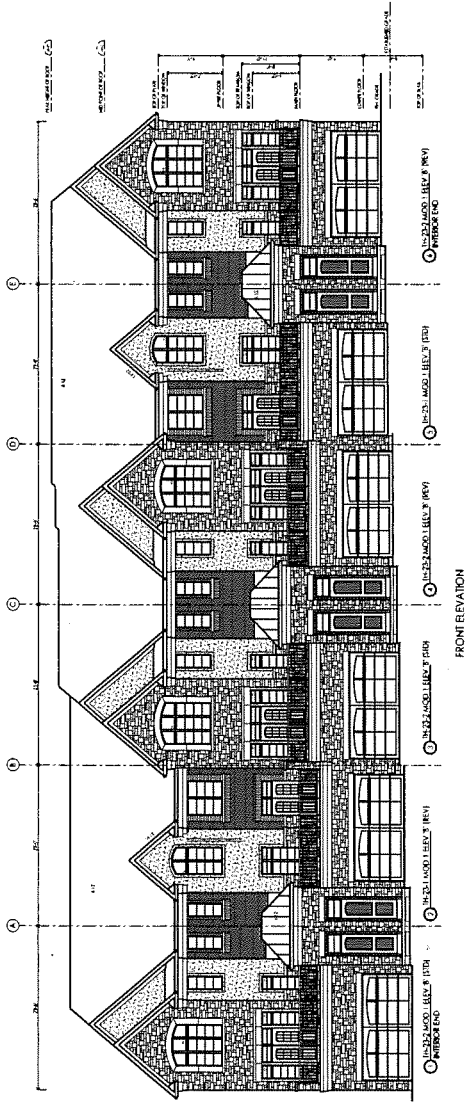
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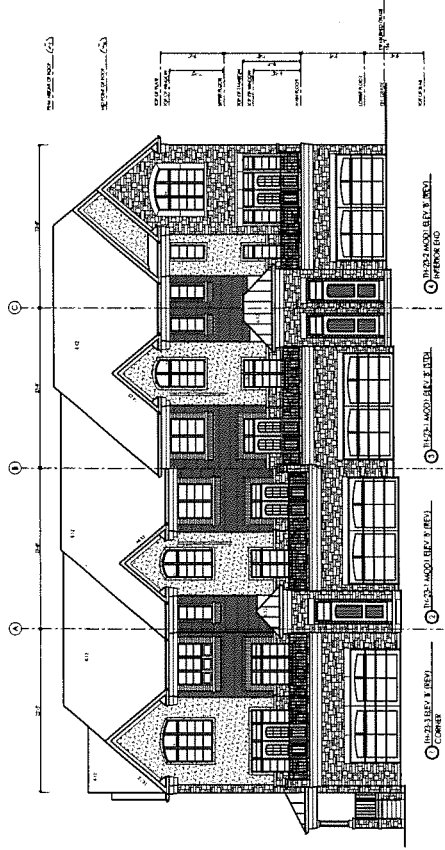
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Myerbrook Homes  
Yorkton - Phase 8  
100%  
BLOCK 14  
100%  
100%

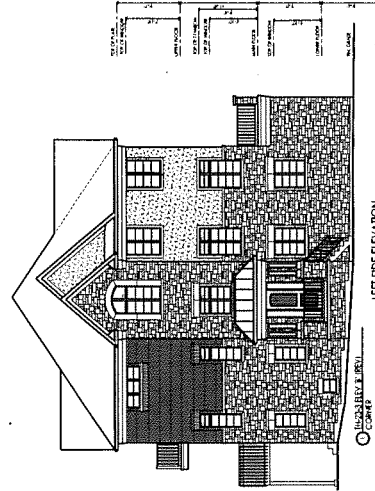
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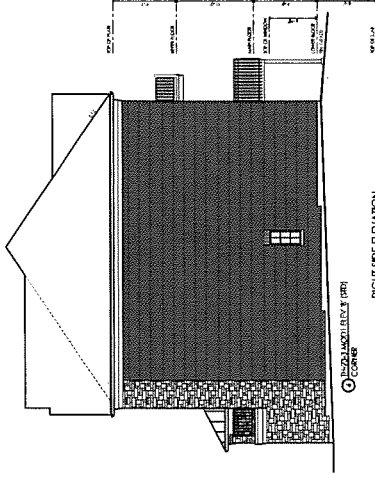




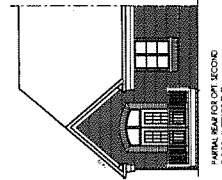
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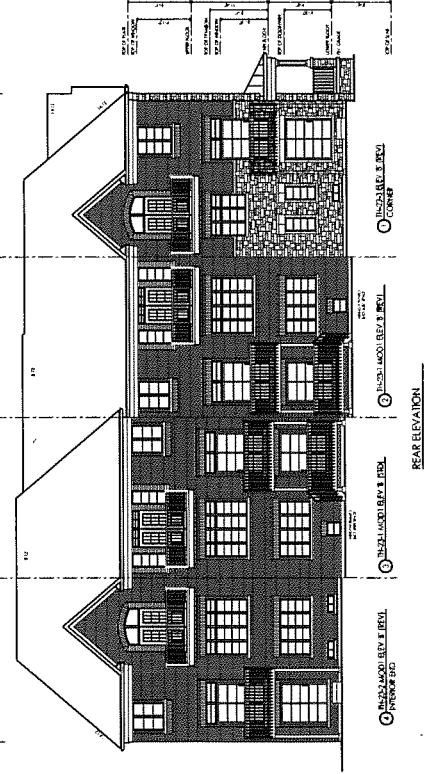
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



REAR ELEVATION

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PRELIMINARY	10/10/11	FN	FN
2	REVISED	10/10/11	FN	FN
3	REVISED	10/10/11	FN	FN
4	REVISED	10/10/11	FN	FN
5	REVISED	10/10/11	FN	FN
6	REVISED	10/10/11	FN	FN
7	REVISED	10/10/11	FN	FN
8	REVISED	10/10/11	FN	FN
9	REVISED	10/10/11	FN	FN
10	REVISED	10/10/11	FN	FN

PROJECT	Exterior Homes
LOCATION	Tract 1 - Phase II
SECTION	BLOCK 16
DATE	10/10/11
BY	FN
CHKD.	FN



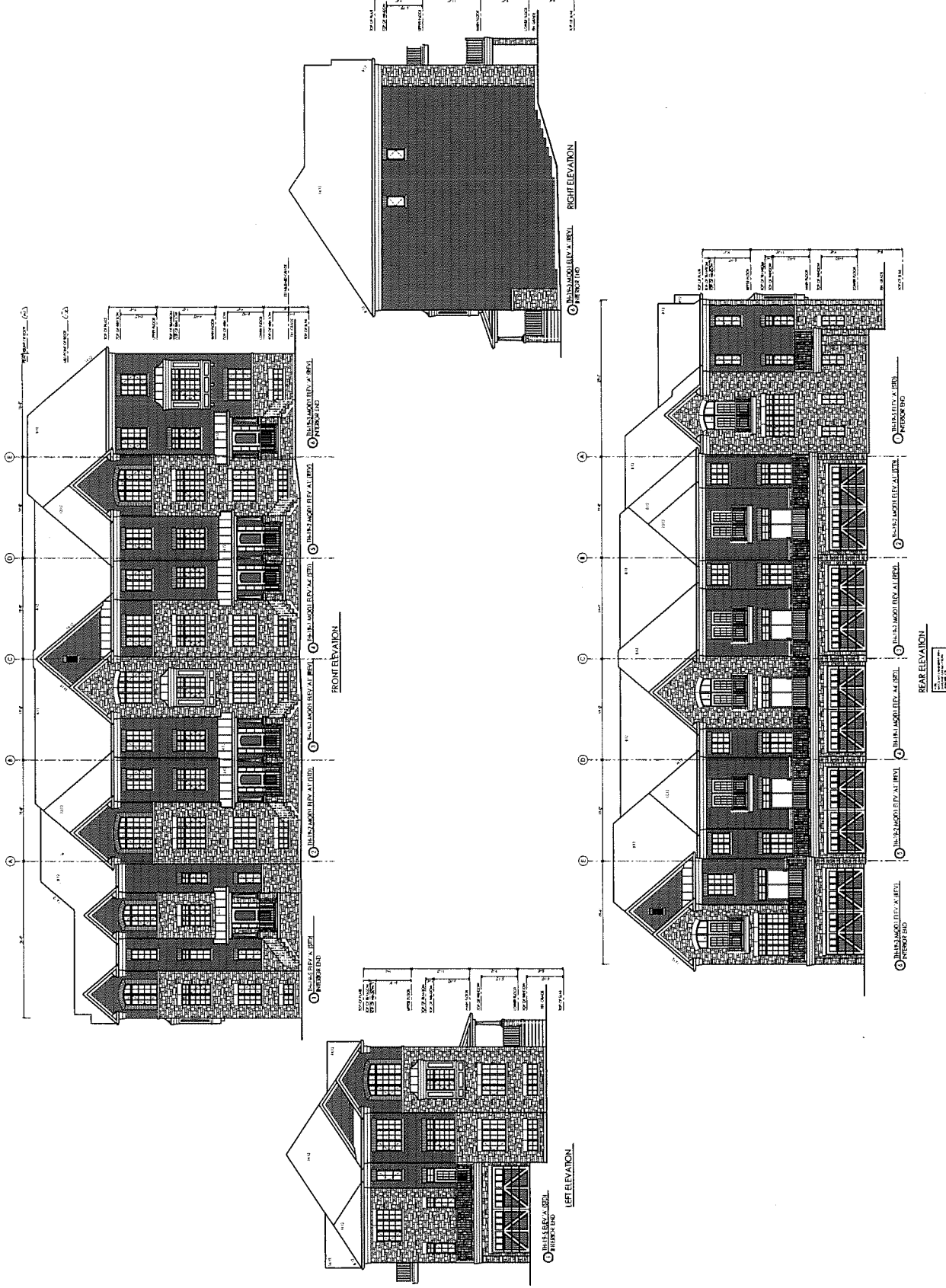


1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

NO.	DESCRIPTION	DATE	BY	CHKD
1	REVISION			
2	REVISION			
3	REVISION			
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8	REVISION			
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10	REVISION			

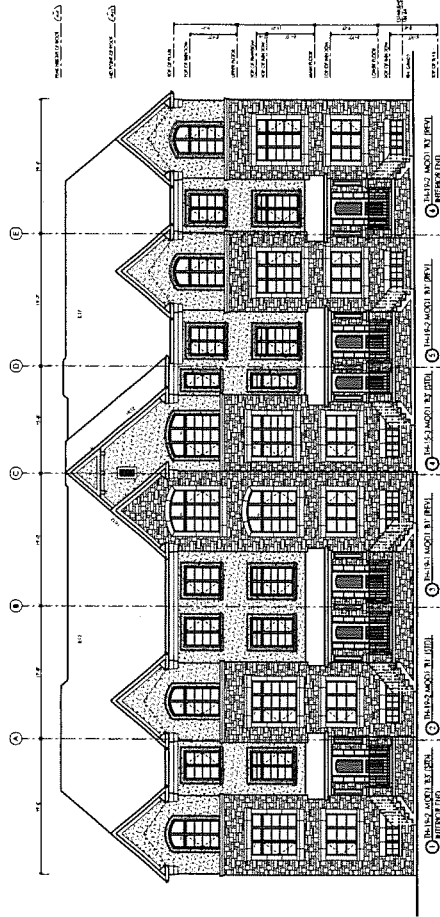
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5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

B1

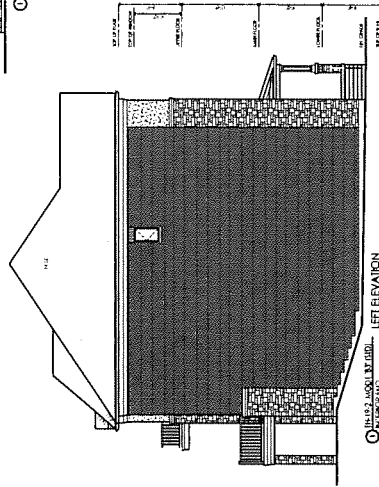




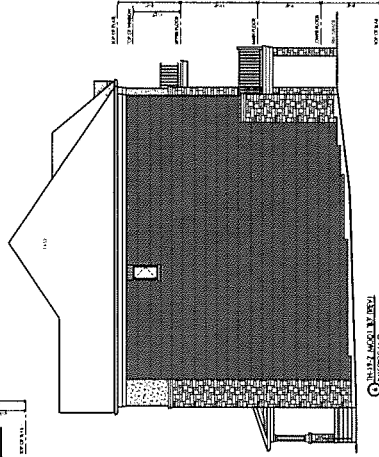
NOTES:  
1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.  
3. MATERIALS AND METHODS OF CONSTRUCTION ARE TO BE DETERMINED BY THE ARCHITECT.  
4. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
5. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.  
6. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.  
7. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY AGREEMENTS.  
8. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS.  
9. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS.  
10. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS.



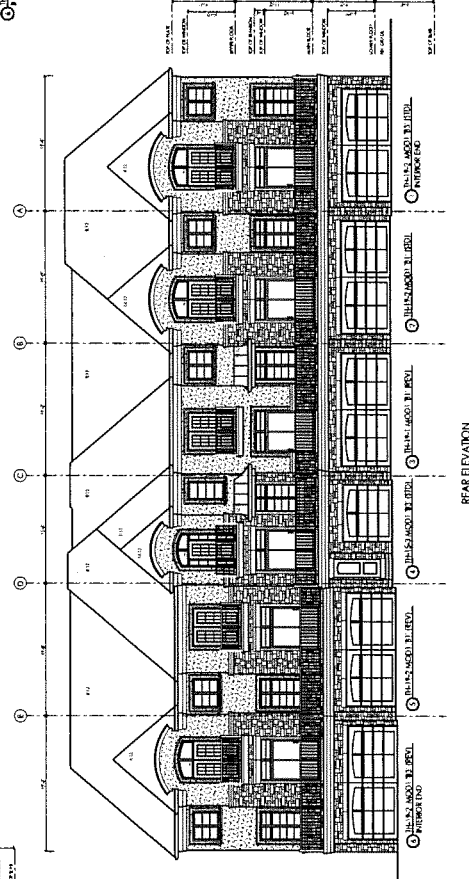
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

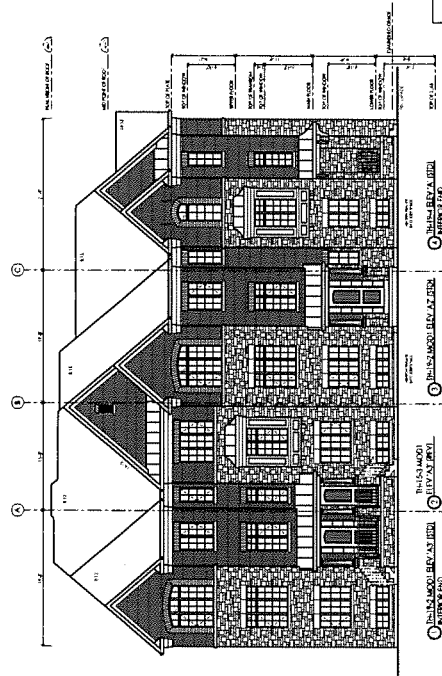


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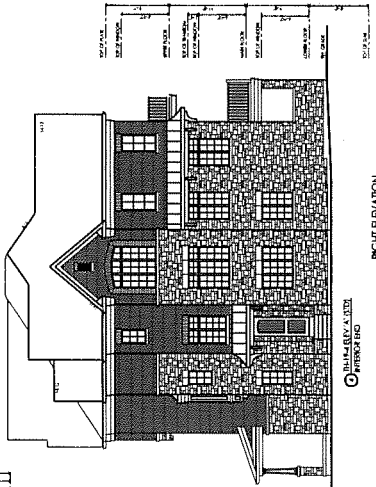
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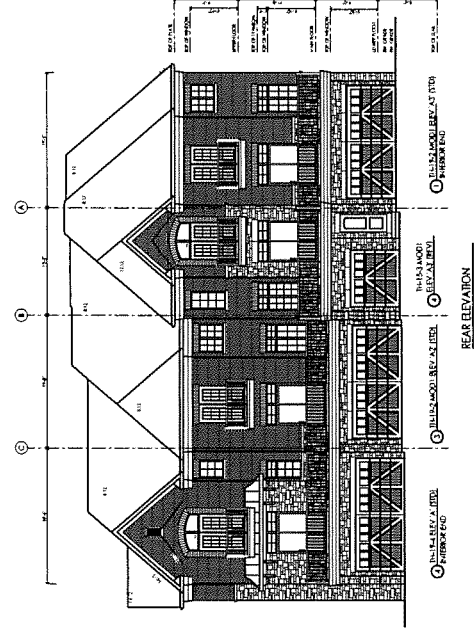
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LOCATION - Phase II	
SECTION	
NO.	19
DATE	08/11/2023
BY	PN
CHKD.	PN



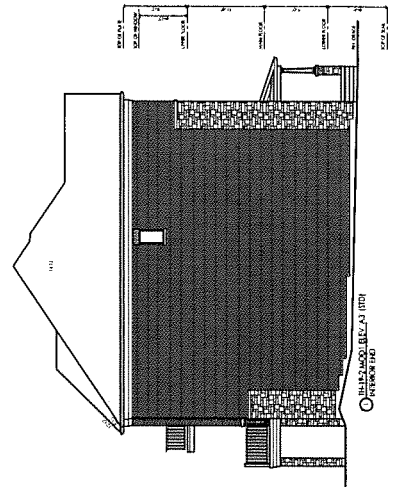
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RIGHT ELEVATION



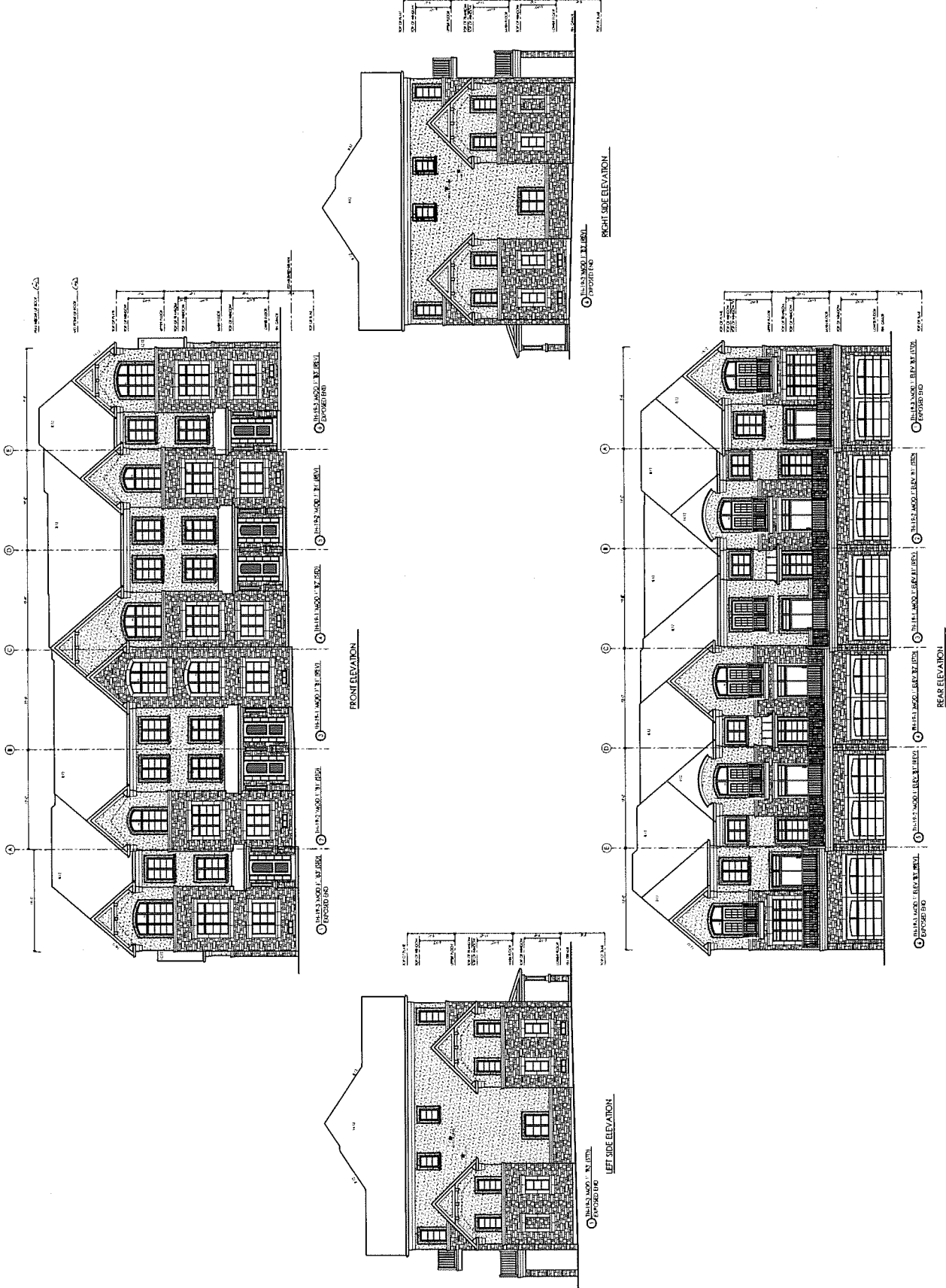
REAR ELEVATION



LEFT ELEVATION

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10	08/11/2017	REVISION	PN	PN

Kylenge Homes  
 TOWN - PHASE II  
 BLOCK 20  
 LOT 10  
 10000  
 B1





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6. THIS DOCUMENT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY IDENTIFIED HEREIN.

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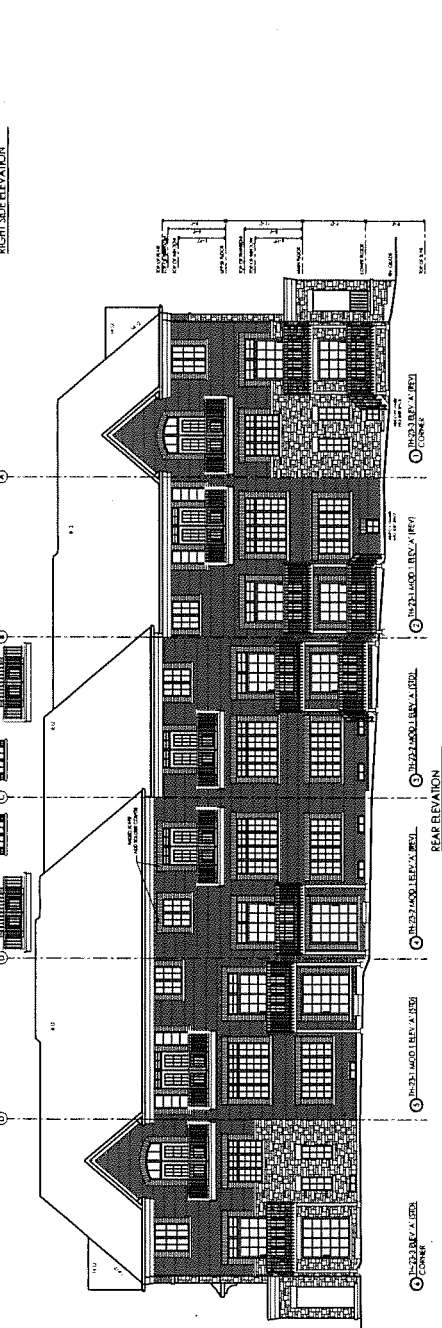
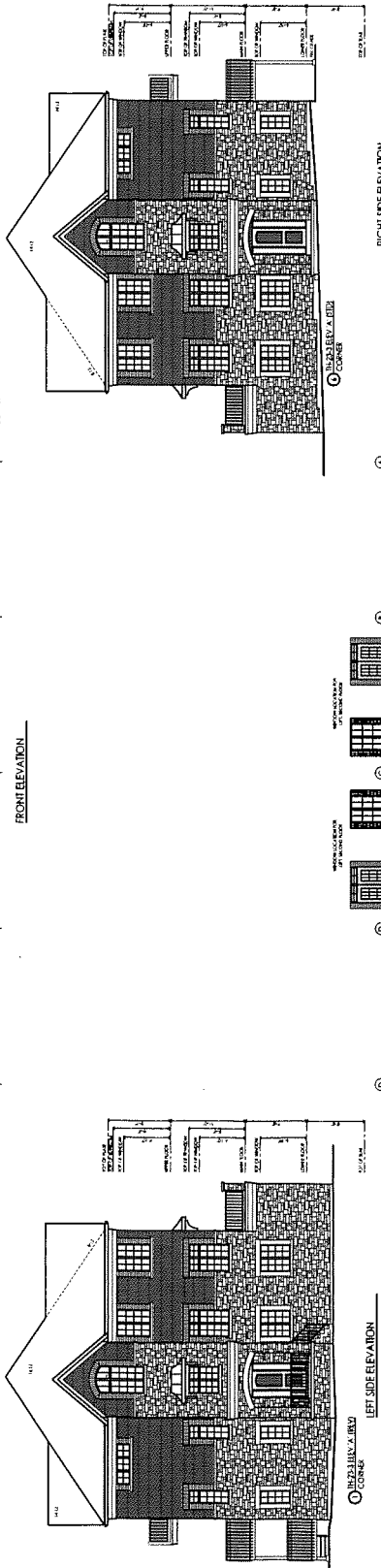
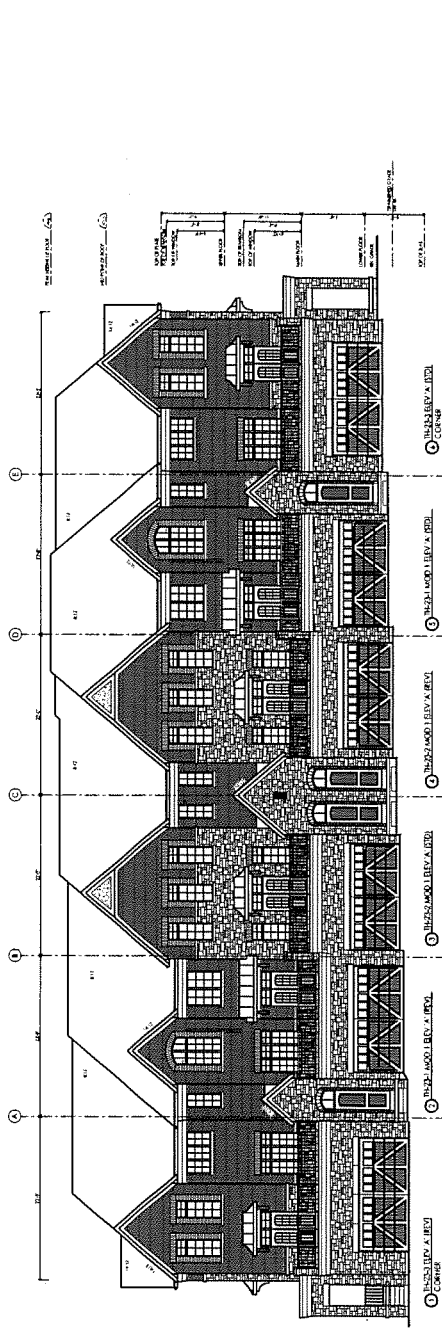
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Project Name: **Marquette Homes**

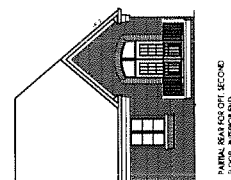
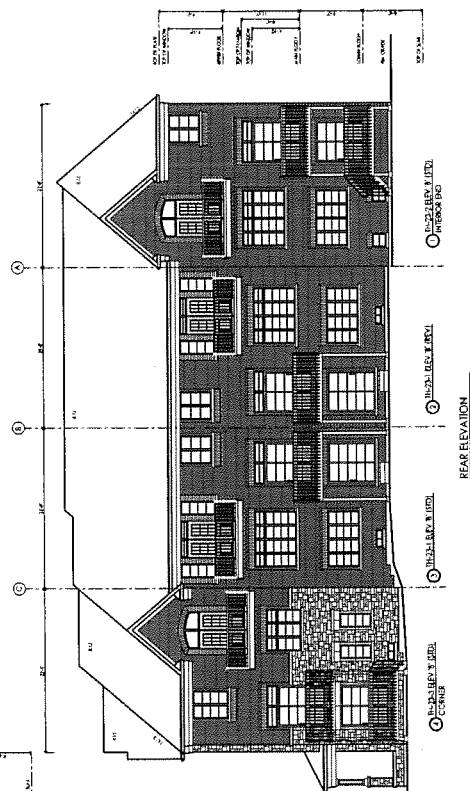
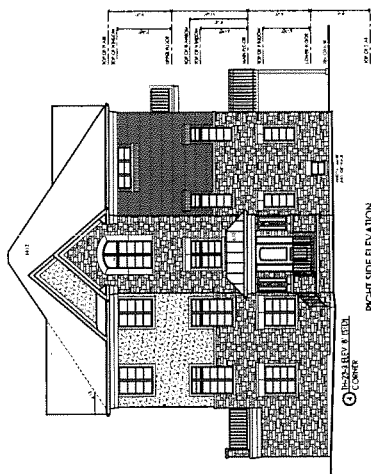
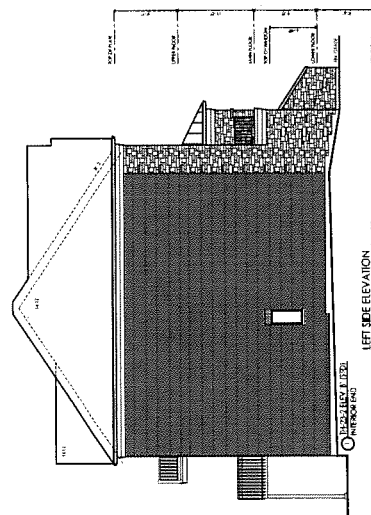
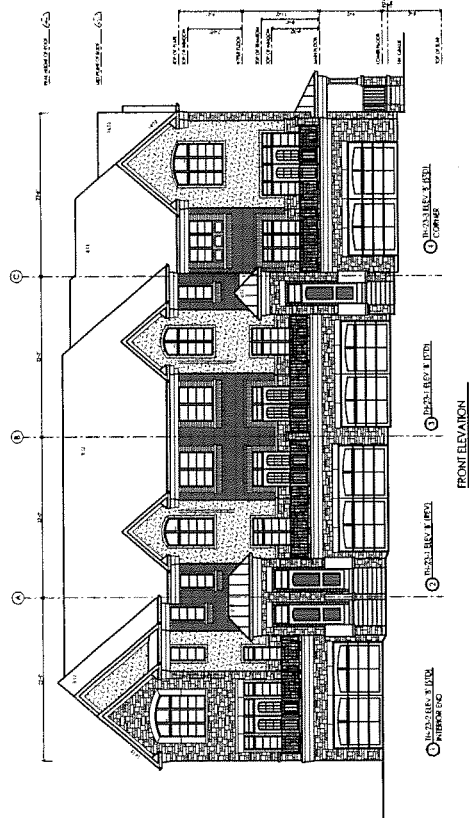
Location: **Marquette**

Block: **21**

Sheet: **B1**









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97	REVISED PER CITY COMMENTS	08/07/2025	PN	PN
98	REVISED PER CITY COMMENTS	09/07/2025	PN	PN
99	REVISED PER CITY COMMENTS	10/07/2025	PN	PN
100	REVISED PER CITY COMMENTS	11/07/2025	PN	PN
101	REVISED PER CITY COMMENTS	12/07/2025	PN	PN
102	REVISED PER CITY COMMENTS	01/08/2026	PN	PN
103	REVISED PER CITY COMMENTS	02/08/2026	PN	PN
104	REVISED PER CITY COMMENTS	03/08/2026	PN	PN
105	REVISED PER CITY COMMENTS	04/08/2026	PN	PN
106	REVISED PER CITY COMMENTS	05/08/2026	PN	PN
107	REVISED PER CITY COMMENTS	06/08/2026	PN	PN
108	REVISED PER CITY COMMENTS	07/08/2026	PN	PN
109	REVISED PER CITY COMMENTS	08/08/2026	PN	PN
110	REVISED PER CITY COMMENTS	09/08/2026	PN	PN
111	REVISED PER CITY COMMENTS	10/08/2026	PN	PN
112	REVISED PER CITY COMMENTS	11/08/2026	PN	PN
113	REVISED PER CITY COMMENTS	12/08/2026	PN	PN
114	REVISED PER CITY COMMENTS	01/09/2027	PN	PN
115	REVISED PER CITY COMMENTS	02/09/2027	PN	PN
116	REVISED PER CITY COMMENTS	03/09/2027	PN	PN
117	REVISED PER CITY COMMENTS	04/09/2027	PN	PN
118	REVISED PER CITY COMMENTS	05/09/2027	PN	PN
119	REVISED PER CITY COMMENTS	06/09/2027	PN	PN
120	REVISED PER CITY COMMENTS	07/09/2027	PN	PN
121	REVISED PER CITY COMMENTS	08/09/2027	PN	PN
122	REVISED PER CITY COMMENTS	09/09/2027	PN	PN
123	REVISED PER CITY COMMENTS	10/09/2027	PN	PN
124	REVISED PER CITY COMMENTS	11/09/2027	PN	PN
125	REVISED PER CITY COMMENTS	12/09/2027	PN	PN
126	REVISED PER CITY COMMENTS	01/10/2028	PN	PN
127	REVISED PER CITY COMMENTS	02/10/2028	PN	PN
128	REVISED PER CITY COMMENTS	03/10/2028	PN	PN
129	REVISED PER CITY COMMENTS	04/10/2028	PN	PN
130	REVISED PER CITY COMMENTS	05/10/2028	PN	PN
131	REVISED PER CITY COMMENTS	06/10/2028	PN	PN
132	REVISED PER CITY COMMENTS	07/10/2028	PN	PN
133	REVISED PER CITY COMMENTS	08/10/2028	PN	PN
134	REVISED PER CITY COMMENTS	09/10/2028	PN	PN
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136	REVISED PER CITY COMMENTS	11/10/2028	PN	PN
137	REVISED PER CITY COMMENTS	12/10/2028	PN	PN
138	REVISED PER CITY COMMENTS	01/11/2029	PN	PN
139	REVISED PER CITY COMMENTS	02/11/2029	PN	PN
140	REVISED PER CITY COMMENTS	03/11/2029	PN	PN
141	REVISED PER CITY COMMENTS	04/11/2029	PN	PN
142	REVISED PER CITY COMMENTS	05/11/2029	PN	PN
143	REVISED PER CITY COMMENTS	06/11/2029	PN	PN
144	REVISED PER CITY COMMENTS	07/11/2029	PN	PN
145	REVISED PER CITY COMMENTS	08/11/2029	PN	PN
146	REVISED PER CITY COMMENTS	09/11/2029	PN	PN
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148	REVISED PER CITY COMMENTS	11/11/2029	PN	PN
149	REVISED PER CITY COMMENTS	12/11/2029	PN	PN
150	REVISED PER CITY COMMENTS	01/12/2030	PN	PN

Project Name: Kameron Homes  
 Location: Yorkton - Phase II  
 Block: 23  
 Lot: 1073  
 B1

