




MEMORANDUM

To: Chair and Members of Development Services Committee

From: Jim Baird, Commissioner of Development Services 

Prepared by: Sally Campbell, MCIP, RPP, Development Manager,
East District

Date: March 7, 2016

RE: Corradgo Gazze Holdings Ltd. (c/o Charles Sutherland)
Applications for Official Plan and Zoning By-law Amendment
9700 9th Line
File: ZA 16 124169

RECOMMENDATION

- 1) That the Memorandum dated March 7, 2016 entitled "Corradgo Gazze Holdings Ltd. (c/o Charles Sutherland), Applications for Official Plan and Zoning By-law Amendment, 9700 9th Line, File: ZA 16 124169" be received;
- 2) That staff be authorized to schedule a Public Meeting at the next available opportunity to consider the Official Plan and Zoning By-law Amendment applications by Corradgo Gazze Holdings Ltd. (c/o Charles Sutherland), 9700 9th Line, File: OP/ ZA 16 124169;
- 3) And that staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE

This memorandum seeks authorization to hold a statutory Public Meeting to consider Official Plan and Zoning by-law amendments to facilitate the development of a six storey apartment building providing 117 affordable ownership units located on the west side of 9th line, north of the Donald Cousens Parkway intersection.

BACKGROUND

Official Plan and Zoning By-law Amendment applications have been received for 9700 9th Line by Mr. Charles Sutherland on behalf of Corradgo Gazze Holdings Ltd. The subject property is

located on the west side of 9th Line just north of the intersection of the 9th line with Donald Cousens Parkway adjacent to the recently opened Cornerstone Community Centre. The site is currently designated 'Commercial' in the in-force City of Markham Official Plan (Revised 1987) and 'Community Amenity' in the Greensborough Planning District Secondary Plan (PD 40-1), which provide for medium and high density residential land uses. The applicant has submitted an Official Plan Amendment requesting a site specific exception to allow a density of 308 units per hectare whereas the current policy provides for 148 units per hectare.

The Zoning By-law Amendment proposes to rezone the lands from Agricultural (A1) under By-law 304-87, as amended to a Community Amenity designation under By-law 177-96, as amended in order to permit a six-storey wood frame 117 unit apartment building, which will provide affordable ownership opportunities. The attached plans have been submitted in support of the above-noted application.

If Committee agrees then a statutory Public Meeting could be held on April 12, 2016. A preliminary report with additional information about the proposed Official Plan and Zoning By-law amendments will be provided to Development Services Committee in advance of the statutory Public Meeting. However, in order to meet the required notice period for a Public Meeting to proceed on April 12, 2016 prior authorization is required.

9700 9th Line

