

**SUBJECT:** **PRELIMINARY REPORT**  
Pagnello Homes Inc. & Ostrya Homes Ltd.  
Zoning By-law Amendment to facilitate the development of four single detached dwellings at 10 Rouge Bank Drive and 2, 6 and 8 Pagnello Court.  
**File: ZA 14 113370**

**PREPARED BY:** Stephen Corr, Planner II, East District  
Ext. 2624

**REVIEWED BY:** Sally Campbell, MCIP, RPP, Acting East District Manager  
Ext. 2645

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**RECOMMENDATION:**

- 1) That the report titled "PRELIMINARY REPORT, Pagnello Homes Inc. & Ostrya Homes Ltd., Zoning By-law Amendment to facilitate the development of four single detached dwellings at 10 Rouge Bank Drive and 2, 6 and 8 Pagnello Court., File: ZA 14 113370," dated January 27, 2015, be received;
- 2) That a Public Meeting be held to consider the Zoning By-law Amendment application submitted by Pagnello Homes Inc. & Ostrya Homes Ltd., to facilitate the development of four single detached dwellings at 10 Rouge Bank Drive and 2, 6 and 8 Pagnello Court; and,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**EXECUTIVE SUMMARY:**

Not Applicable.

**PURPOSE:**

This report provides preliminary information on the application and seeks authorization to hold a statutory Public Meeting. This report contains general information in regards to applicable OP or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the application.

**The Application has been deemed complete**

The Zoning By-law Amendment application submitted by Pagnello Homes Inc. & Ostrya Homes Ltd. to facilitate the development of 4 single detached dwellings was deemed complete on December 19, 2014.

**BACKGROUND:**

The 0.19 ha (0.47 ac) site ("subject land") is located at the southwest corner of Rouge Bank Drive and Pagnello Court, which is east of 9<sup>th</sup> Line and north of 14<sup>th</sup> Avenue in the Boxgrove Community (see Figures 1, 2 and 3). The subject land is comprised of four

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properties, municipally known as 10 Rouge Bank Drive, and 2, 6 and 8 Pagnello Court. The City agreed to permit the creation of the four subject lots (and two adjacent lots to the west fronting 9th Line) through a Part Lot Control By-law Exemption in 2006, as part of a purchase and sale agreement with the previous land owner, to obtain lands for the purpose of public roads and a park. This facilitated the development of the Pagnello Court and Rouge Bank Drive intersection (including below grade services) associated for the subject lots and residential subdivision to the south by TACC developments, and provided the City with lands to be developed as part of the Boxgrove Community Park, to the east of the subject lands (across Pagnello Court). The created lots do not comply with the minimum lot area and frontage requirements of By-law 304-87, as amended. The purchase and sale agreement between the City and previous owner advised that subsequent planning applications would be required to facilitate development on the subject lots.

These subject properties are vacant and have been stripped for residential development. An easement in favour of the the Region of York traverses the front portion of 10 Rouge Bank Drive and 2 Pagnello Court, as shown on Figure 4. This easement relates to the Region of York sanitary trunk sewer which is located below grade on these two properties.

Surrounding land uses include existing single detached dwellings to the south and west. Lands owned by the Region of York are located to the north (across Rouge Bank Drive) and are currently being developed as a Regional corrosion control facility. As noted above, vacant lands to the east (across Pagnello Court) will be developed as the Boxgrove Community Park.

**PROPOSAL:**

The applicant is proposing to rezone the subject properties to facilitate the development of four single detached dwellings (see attached site plan – Figure 4).

**OFFICIAL PLAN AND ZONING:**In Force Official Plan (revised 1987)

- Designated “Urban Residential Low Density”

Box Grove Secondary Plan

- Designated “Urban Residential Low Density II

2014 Official Plan (not yet in force)

- Designated “Residential Low Rise”.

Each of these Official Plan and Secondary Plan designations allow for single detached dwellings.

Zoning

- Zoned “Rural Residential Two (RR2)” under By-law 304-87, as amended.

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The RR2 zone permits single detached dwellings, subject to development standards associated with large properties within rural residential areas. Accordingly, the minimum required lot area is 0.8 ha (2.0 ac) and minimum required lot frontage is 60 m (197.0 ft). The proposed zoning by-law amendment, if approved, will remove the subject lands from Zoning By-law 304-87, as amended and rezone them into a Residential Two (R2 zone category under Urban Residential Zoning By-law 177-96, as amended. This will permit reduced lot sizes to recognize the four existing non-conforming lots. It will implement appropriate development standards, consistent with adjacent properties to the south, along Pagnello Court (which are also zoned R2 in accordance with By-law 177-96, as amended, as shown on Figure 2). This will permit and facilitate the development of four single detached dwellings with a similar built form to the existing community. It will also apply appropriate development standards to ensure that the dwellings on 10 Rougbank Drive and 2 Pagnello Court do not encroach onto the Region of York sanitary sewer trunk easement.

**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 will need to be addressed prior to a staff recommendation to Committee, or by applying conditions or a Holding provision on the property upon approval.

1. Approval of the proposed lot siting by the City of Markham and Region of York with respect to the sanitary trunk sewer easement located on 10 Rouge Bank Drive and 2 Pagnello Court;
2. Engineering staff will review the appropriate routing of sanitary sewers, storm sewers and watermain connections to service this development;
3. The lands are required to be developed in accordance with the approved Box Grove Architectural Control Guidelines, 2004;
4. The applicant will be required to submit a clearance from the Trustee of the Boxgrove Developers Group to indicate that all obligations, financial or otherwise, have been satisfied.

**FINANCIAL CONSIDERATIONS:**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS:**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

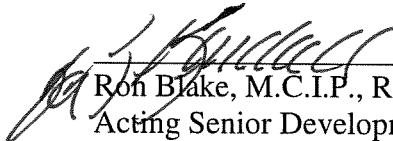
The proposed applications will align with the City's strategic priorities of Growth Management and Municipal Services by implementing the proposed development in coordination with available servicing infrastructure.


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**BUSINESS UNITS CONSULTED AND AFFECTED:**

These applications have been circulated to various departments and external agencies and are currently under review. Requirements of the City and external agencies will be reflected in a future recommendation report.

**RECOMMENDED BY:**

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

  
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James Baird, M.C.I.P., R.P.P.  
Commissioner of Development Services

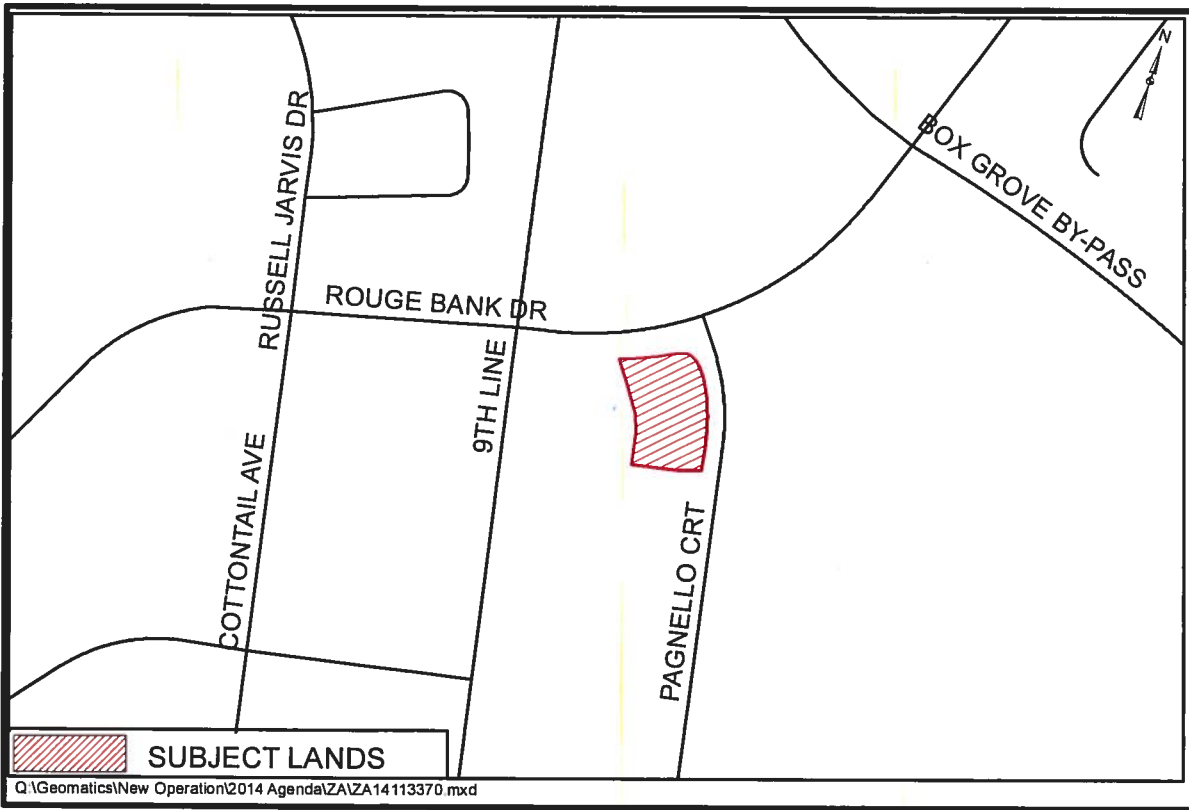
**ATTACHMENTS:**


- Figure 1 – Location Map
- Figure 2 – Area Context/Zoning
- Figure 3 – Air Photo
- Figure 4 – Proposed Site Plan

**APPLICANT:**        **Owner: Pagnello Homes Inc. & Oystra Homes Ltd.**  
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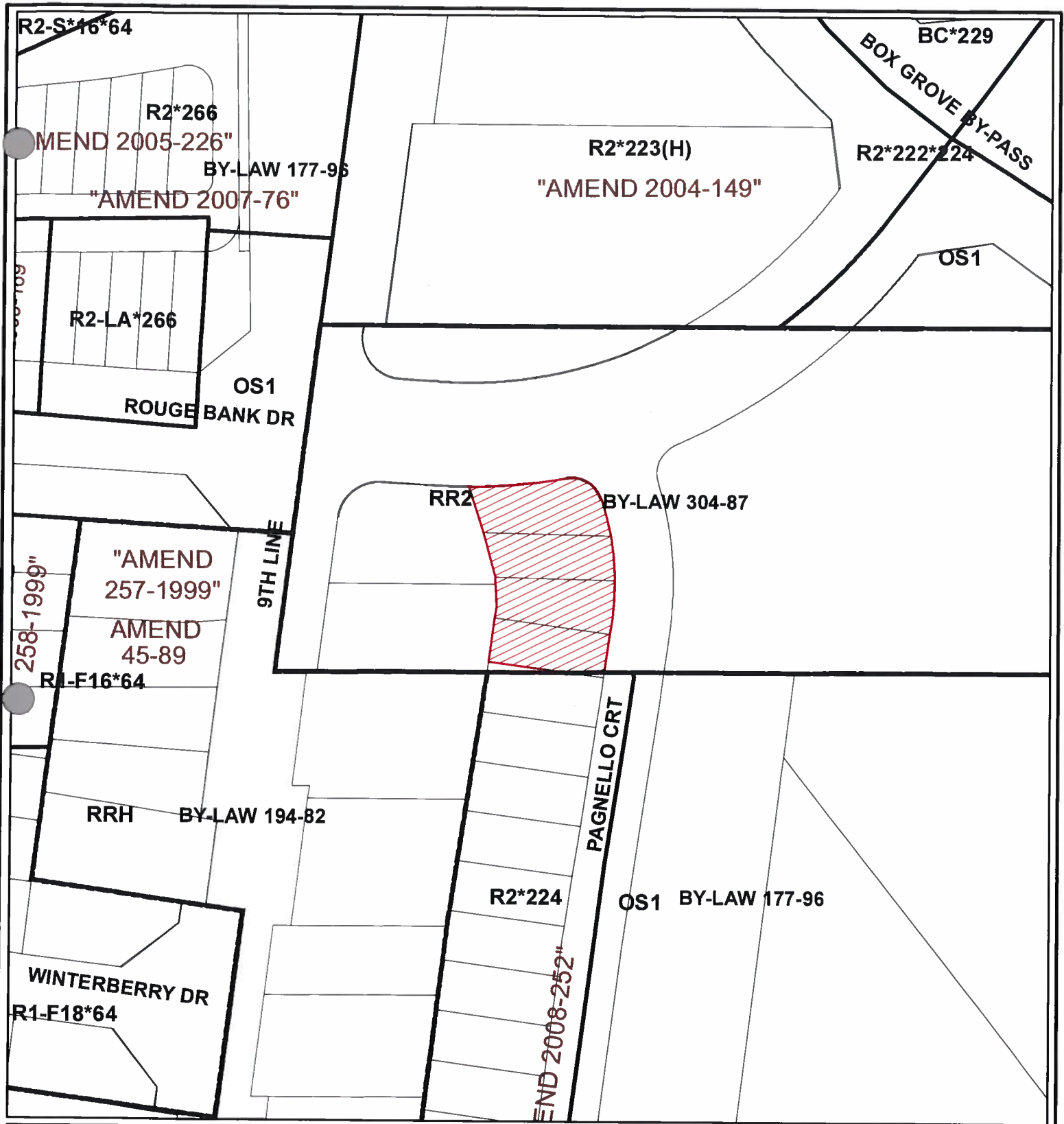
**AGENT:**            **KLM Planning Partners Inc.**  
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 SUBJECT LANDS

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# ZONING

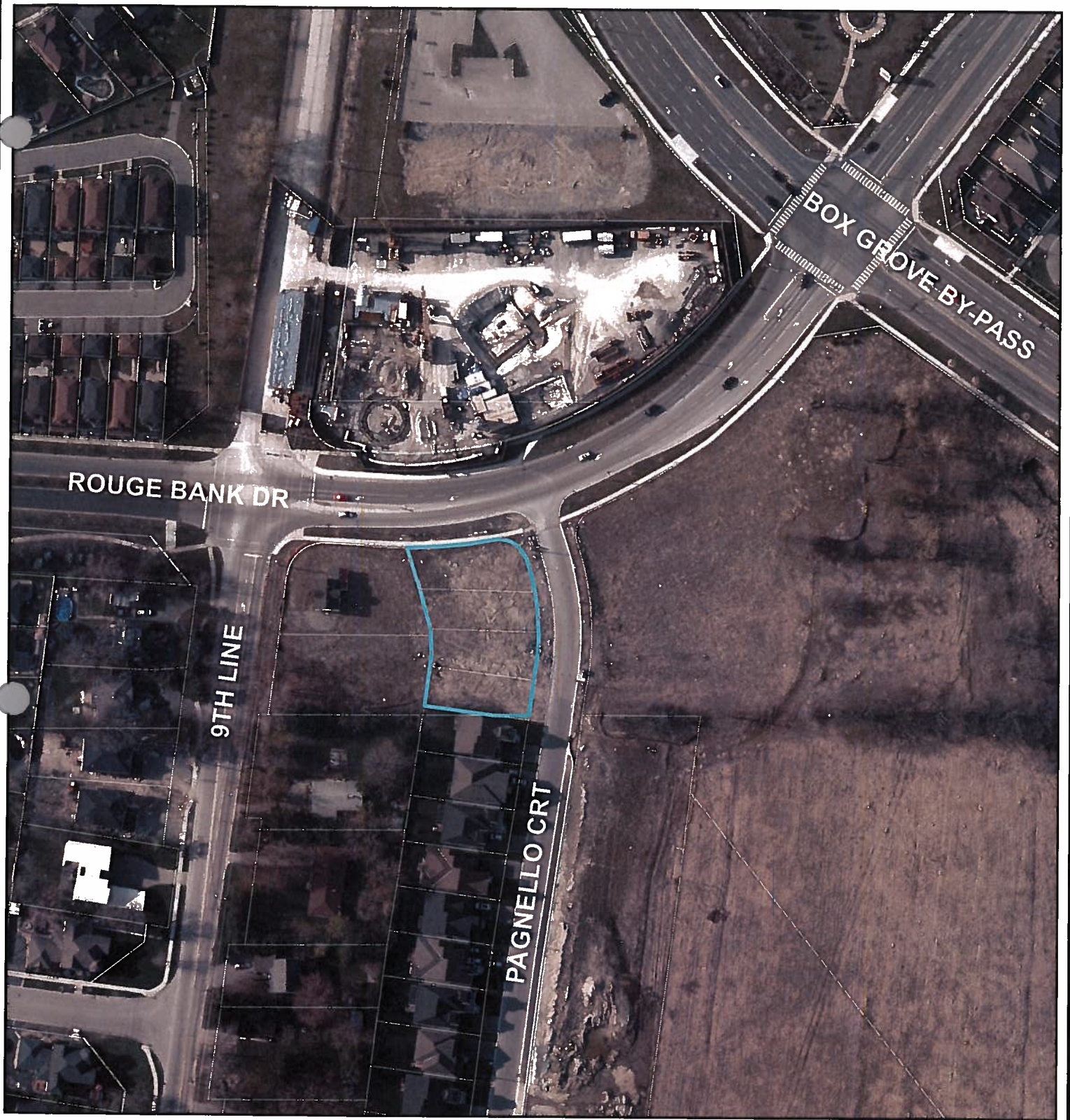
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DATE: 17/12/2014



# AIR PHOTO

APPLICAT : Pagnello Homes Inc. and Ostrya Homes Ltd.  
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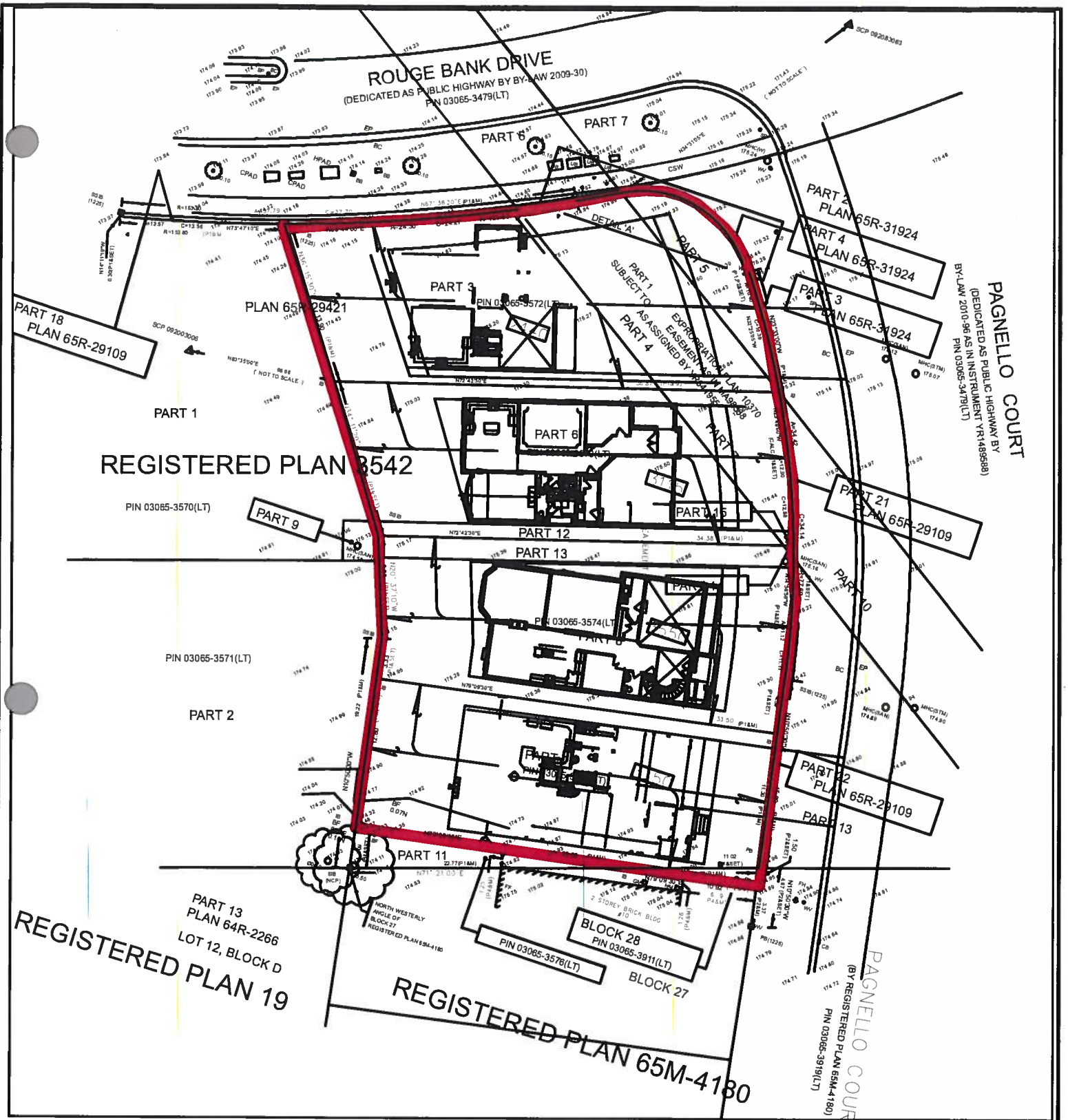
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# SITE PLAN

APPLICANT: Pagnello Homes Inc. and Ostrya Homes Ltd.  
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