



Report to: Development Services Committee

Report Date November 5, 2013

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**SUBJECT:** PRELIMINARY REPORT  
Digram Developments Inc. and Humboldt Properties Ltd.  
Applications for Draft Plan of Subdivision 19TM-13003 and  
Zoning By-law Amendment,  
Southeast Corner of Donald Cousens Parkway and Delray  
Drive

File Nos. SU 13-129548 and ZA 13-129548

**PREPARED BY:** Stephen Corr, Planner, East District

**REVIEWED BY:** Dave Miller, Manager, East District

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**RECOMMENDATION:**

- 1) That the report dated November 5<sup>th</sup>, 2013, entitled "Preliminary Report, Digram Developments Inc. and Humboldt Properties Ltd., Applications for Draft Plan of Subdivision 19TM-13003 and Zoning By-law Amendment, Southeast Corner of Donald Cousens Parkway and Delray Drive, File Nos. SU 13 129548 and ZA 13 129548", be received;
- 2) That Staff be authorized to schedule a statutory Public Meeting to consider the proposed Draft Plan of Subdivision and Zoning By-law Amendment.
- 3) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**EXECUTIVE SUMMARY:**

Not applicable.

**PURPOSE:**

The purpose of this report is to provide preliminary information about the applications and to seek authorization to hold a statutory Public Meeting. This report contains general information in regards to applicable Official Plan or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the application.

**BACKGROUND:**

The applications were received on August 13, 2013, and deemed complete on September 13, 2013.

**Property and Area Context**

The subject lands are located on the south side of Donald Cousens Parkway, on the east side of Delray Drive in the Greensborough Community, and consist of two properties. The subject property owned by Digram Developments Inc. has an area of approximately 0.73 ha (1.80 ac). The subject property owned by Humboldt Properties Ltd. is

approximately 1.3 ha (3.2 ac). The total land area is approximately 2.03 ha (5.01 ac). The property owned by Digram Developments Inc. and property owned by Humboldt Properties Ltd. are identified on Figures 1, 2 and 3.

Surrounding uses are as follows:

- To the north (across Donald Cousens Parkway) is a plan of subdivision currently being constructed by Primont Homes.
- To the northwest (across Donald Cousens Parkway) is a vacant parcel of land also owned by Digram Developments Inc. which is currently being reviewed through a proposed draft plan of subdivision and rezoning to facilitate residential development comprised of townhouse dwellings.
- To the northeast (across Donald Cousens Parkway) are vacant parcels of land.
- To the south, east and west are existing single detached dwellings, as well as residential development lots currently under construction.

### Proposal

The application for draft plan of subdivision pertains to the lands owned by Digram Developments Inc. only. This proposed draft plan of subdivision is shown as Figure 4. It is comprised of 9.5 units, distributed as follows:

Lot/Block No.	Frontage (metres)	Number of Units
Lots 1 – 6	13.7m min	6 units
Block 7	13.1m min	0.5 units
Blocks 8 – 13	13.7m min	3 units
<b>Total Units</b>		<b>9.5 units</b>

These lands are zoned Rural Residential Four (RR4) under By-law 304-87, as amended. It is proposed these lands be rezoned in accordance with By-law 177-96, as amended to facilitate the development of 9.5 units and implement appropriate development standards.

The lands owned by Humboldt Properties Ltd. are part of an approved draft plan of subdivision (19TM-02013 Phase III) and are already zoned in accordance with By-law 177-96, as amended to permit residential development. The owner of these lands has indicated that they propose to reduce the 14 m (45.9 ft) lot frontages of four single detached residential lots to add one additional single detached residential lot to this draft approved plan of subdivision. This revision will result in two single detached lots with a lot frontage of 13.7 m (44.9 ft) and three single detached lots with a frontage of 10.65 m (34.9 ft). Figure 5 illustrates the original lot configuration on this draft approved plan of subdivision and Figure 6 illustrates the proposed lot configuration to add an additional single detached lot. The owner of these lands will be required to submit a redline revision to this draft plan of subdivision in order to revise the lot frontages, as proposed, and add one additional single detached residential lot.

To create complete building lots Digram Developments Inc. and Humbold Properties Ltd. are proposing to exchange part lots. Figure 7 shows the part lots that will be conveyed in relation to each property.

The rezoning of the Humbold Properties Ltd. lands was approved on November 25, 2003 by Amending By-law 2003-326. This rezoning occurred prior to two consolidations of By-law 177-96, first in 2005 and more recently, in August of 2013. These consolidations include provisions that recognize development standards on properties zoned prior to the first 2005 consolidation. This includes the lands owned by Humbold Properties Ltd. To facilitate the land exchanges between the two property owners, rezoning is also proposed on portions of the Humbold Properties Ltd. lands to ensure that the part lots being exchanged are appropriately zoned, as they merge with part lots originally zoned in 2003. The applicant has not submitted siting plans of the residential lots being created to confirm which specific development standards should be applicable to these lots.

### **Official Plan and Zoning**

Both properties are designated "Urban Residential" in the City of Markham Official Plan and Urban Residential – Low Density" in the Greensborough Planning District Secondary Plan (OPA 51). These policies allow for a range of low density housing including, single detached dwellings. The net site density range allowed within this Secondary Plan ranges from 17.0 to 37.0 units per hectare (6.9 to 14.9 units per acre). Digram Developments Inc. lands have a net site area of 0.43 ha (1.1 ac), which is exclusive of open space buffers and public roads. The proposed net site density on these lands is therefore 22.1 units per hectare (8.6 units per acre), which complies with the density requirements allowed in the Secondary Plan.

The Digram Developments Inc. lands are zoned Rural Residential Four (RR4) under By-law 304-87, as amended (See Figure 2). These lands are proposed to be rezoned to permit the development of the 9.5 units proposed in the draft plan of subdivision.

The Humbold Properties Inc. lands are zoned "Residential Two – Exception 134 and 207 (R2\*134\*207)"; Residential Two – Exception 133 and 207 (R2\*133\*207); "Residential Two Special – Exception 134, 205 and 207 (R2-S\*134\*205\*207)"; and "Open Space One (OS1)", under By-law 177-96, as amended (See Figure 2). Part lots on these lands are proposed to be rezoned to ensure that the correct development standards are applied, as these lands were zoned prior to two consolidations to Zoning By-law 177-96, as amended.

### **OPTIONS/ DISCUSSION:**

#### **Road pattern is consistent with the Greensborough Community Secondary Plan**

The road pattern and land use is consistent with the Greensborough Community Secondary Plan.

**Servicing allocation**

The draft plan of subdivision (and conceptual site plan), has sufficient current servicing allocation as confirmed in the City's June 26, 2012 Development Services Committee report on servicing allocation.

The trustee for the Greensborough Developers Group will be required to confirm servicing allocation is available for 9.5 units (population 35.15) prior to draft subdivision approval for the lands owned by Digram Developments Inc.

The trustee for the Greensborough Developers Group will also be required to confirm servicing allocation is available for 1.0 unit (population 3.7) prior to submission of a redlined revision for the lands owned by Humboldt Properties Ltd. (Draft Plan 19TM-02013, Phase III).

**CONCERNS AND ISSUES TO BE RESOLVED**

The following is a brief summary of issues raised to date. These matters, and any others identified through the circulation and detailed review of the proposal, will be addressed in a final staff report to be presented to Development Services Committee at a later date:

1. Review of the proposed lotting;
2. Submission of redline revisions to reconfigure the lotting and add an additional lot to draft approved plan of subdivision 19TM-02013, Phase III;
3. The applicant confirming the proposed development standards for the lands owned by Humboldt Properties Ltd;
4. Any issues resulting from the review of technical studies including, but not limited to, stormwater management and servicing reports, grading and drainage plans, tree preservation plan, and environmental site assessment report; and
5. Confirmation from the trustee of the Greensborough Developers Group that servicing allocation is available for the proposed draft plan of subdivision on lands owned by Digram Developments Inc. and is also available for the additional lot on the redlined revision to the draft approved plan of subdivision on lands owned by Humboldt Properties Ltd. (19TM-02013, Phase III).

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

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**


The proposed applications will align with the City's strategic priority of Growth Management. The Greensborough Community has been built out in an orderly fashion based on the availability of servicing allocation and in accordance with the Greensborough Planning District Secondary Plan and Community Design Plan.


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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 Town and external agencies will be reflected in a future recommendation report.

**RECOMMENDED BY:**

  
Biju Karumanchery, M.C.I.P., R.P.P.  
Senior Development Manager

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

**ATTACHMENTS:**

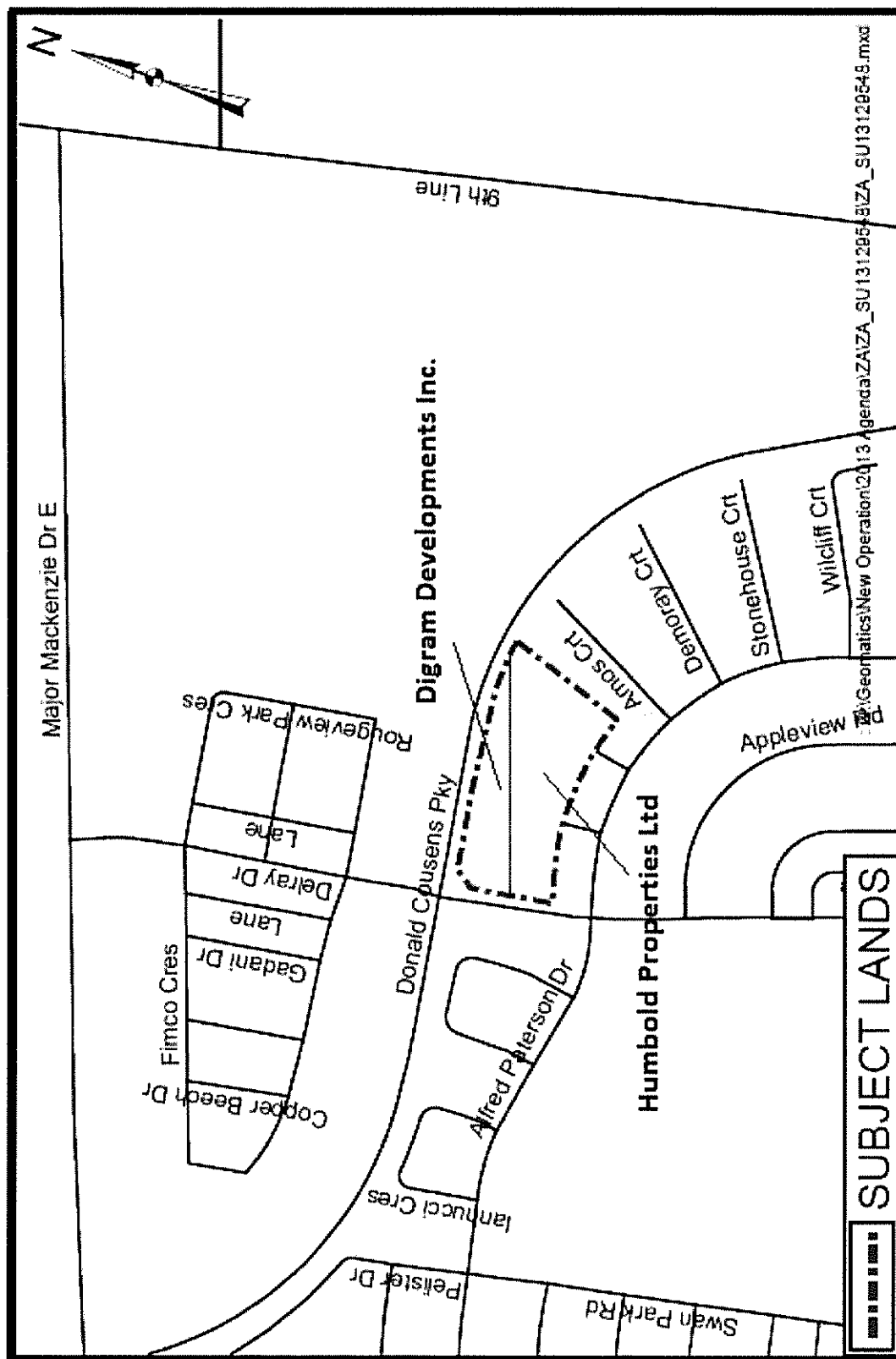
- Figure 1 – Location Map
- Figure 2 – Area Context/Zoning
- Figure 3 – Air Photo
- Figure 4 – Proposed Plan of Subdivision
- Figure 5 – Lot Configuration on Draft Approved Plan of Subdivision 19TM-02013, Ph III
- Figure 6 – Proposed Lot Configuration to Red-line Draft Approved Plan of Subdivision 19TM-02013, Ph III
- Figure 7 – Digram Developments Inc. and Humboldt Properties Ltd. Part Lot Exchange

**Owner:** Digram Developments Inc.  
Atten: Mr. Masood Pervez  
327 Renfrew Drive  
Markham, ON  
L3R 9S8  
(905) 513-7999

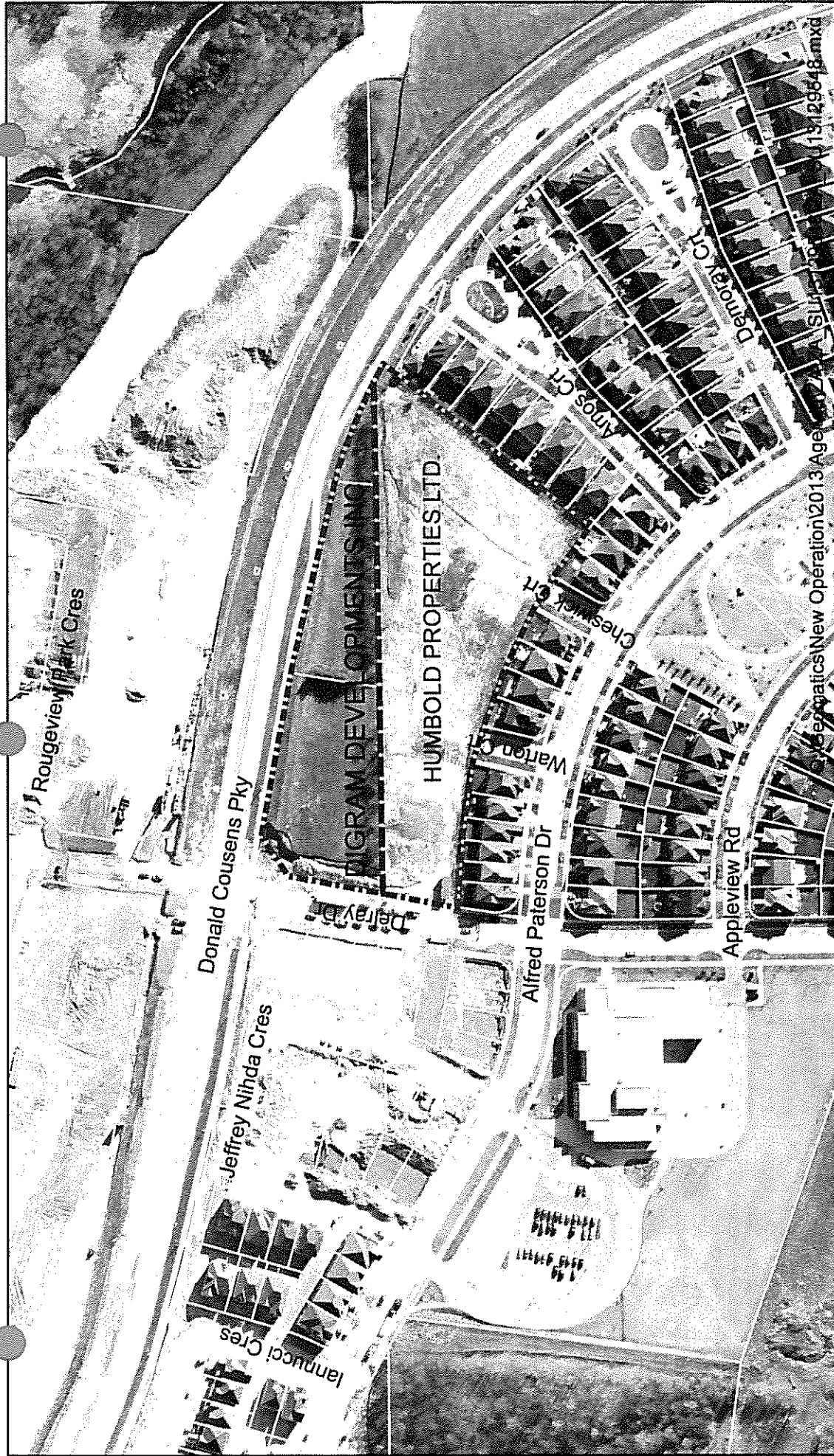
**Owner:** Humboldt Properties Limited  
Atten: Ms. Shana Rezvan  
369 Rimrock Road  
Toronto, Ontario  
M3J 3G2  
(416) 6661-4000

**Agent:** KLM Planning Partners Inc.  
Attn: Sandra Wiles  
64 Jardin Drive, Unit 1B  
Concord, ON  
L4K 3P3  
Ph: 905-669-4055

Figure 1 – Site Location Map







# AIR PHOTO 2012

APPLICANT: DIGRAM DEVELOPMENTS INC.  
S/E CORNER DCP/DELGRAM RD

FILE No. ZA\_SC13129548(SC)

 SUBJECT LANDS

DATE: 10/10/13

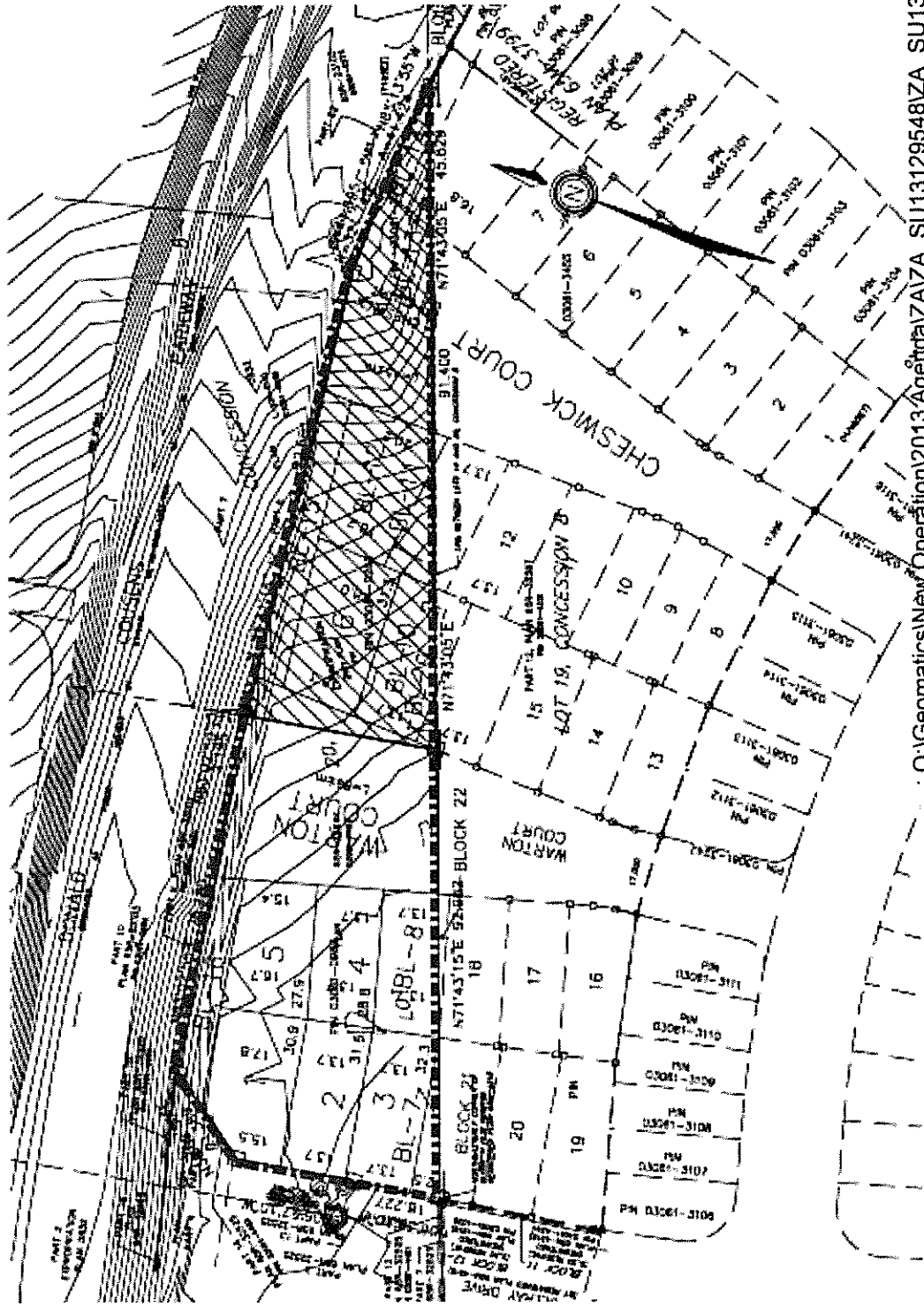
FIGURE No. 3

 MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: SC






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# DRAFT PLAN OF SUBDIVISION

APPLICANT: DIGRAM DEVELOPMENTS INC.  
S/E CORNER DCP/DELGRAM RD

FILE No. ZA\_SC13129548(SC)

 SUBJECT LANDS

DATE: 10/10/13

FIGURE No. 4

Mar 12, 2010

DELRAY DRIVE

HUMBOLDT PROPERTIES LTD.

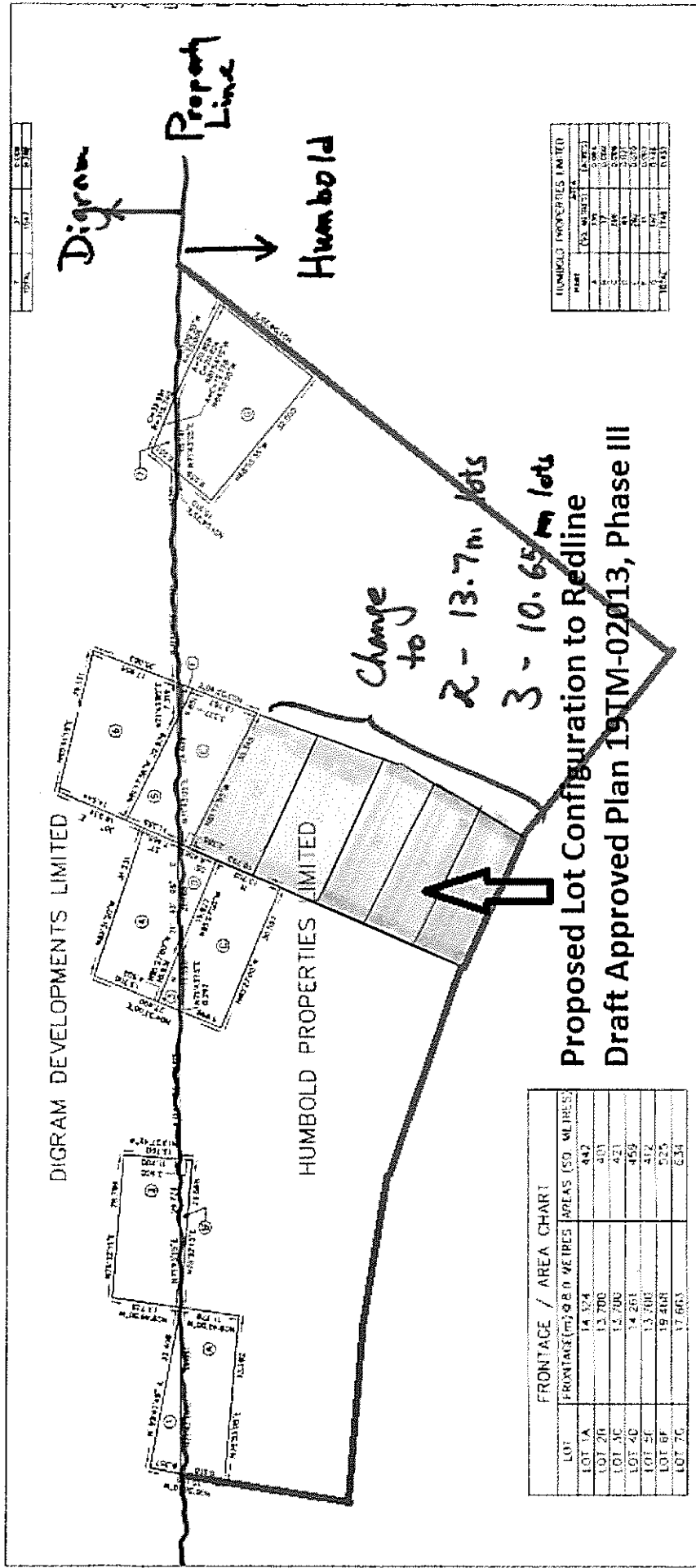
DRAFT APPROVED LOT CONFIGURATION  
(19TM-02013, PHASE III)

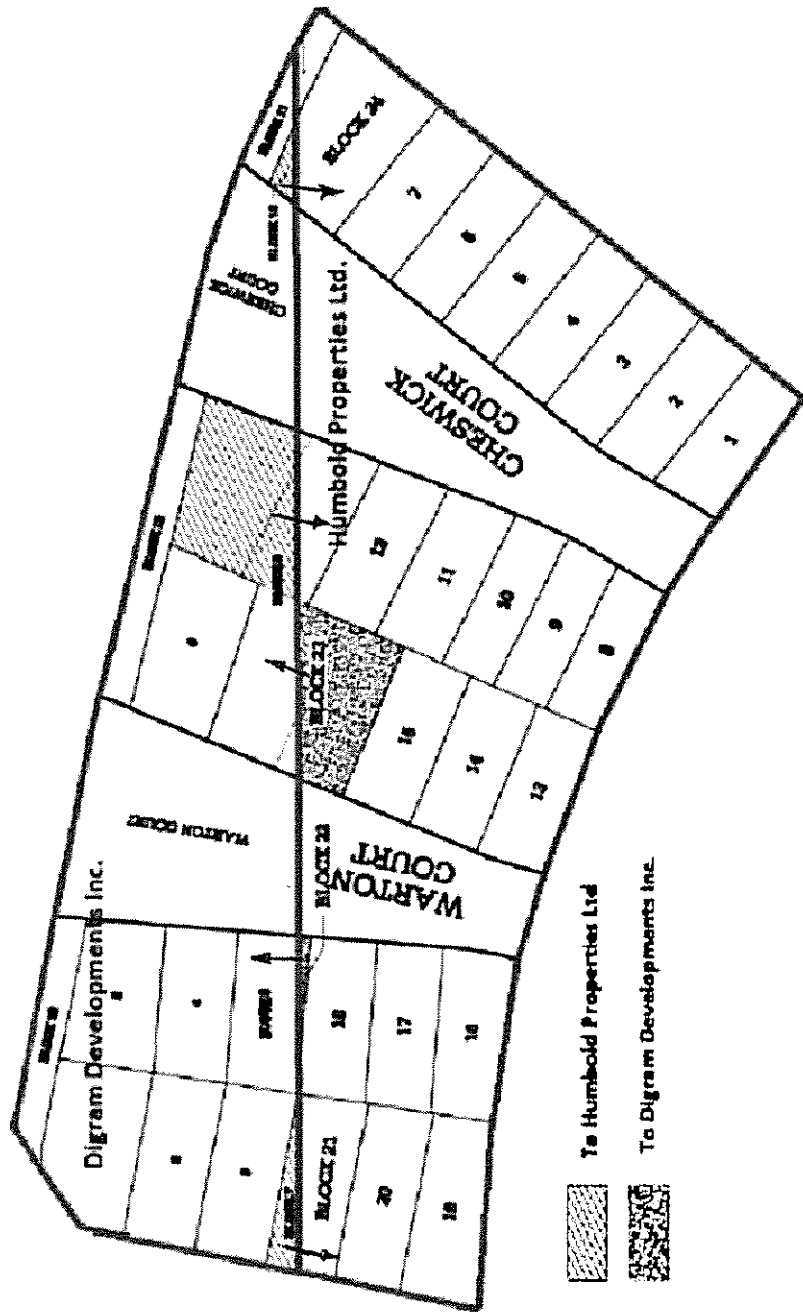
CHESWICK L = 123.4m

WARTON COURT L = 61.4m

LOT 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

Figure 6 – Humboldt Properties Ltd. Proposed Lot Configuration to be Red-lined on Draft Approved Plan 19TM-02013, Phase III






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# PART LOT EXCHANGE

APPLICANT: DIGRAM DEVELOPMENTS INC.  
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 SUBJECT LANDS

DATE: 10/10/13

 MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: SC

FIGURE No. 7