



Report to: Development Services

Report Date: February 5, 2013

---

**SUBJECT:** PRELIMINARY REPORT  
**2271850 Ontario Limited**  
**Applications for Zoning By-law Amendment and Site Plan**  
**Approval to permit five additional townhouse units (total**  
**24 units) in Block 93, Plan 65M-4328**  
**File No. ZA 12 129209 & SC 12 129209**

**PREPARED BY:** Rosanna Punit, Planner, West District (ext. 2051)

**REVIEWED BY:** Ron Blake, Manager, West District (ext. 2600)

---

**RECOMMENDATION:**

- 1) That the Staff Report entitled "PRELIMINARY REPORT, 2271850 Ontario Limited, Applications for Zoning By-law Amendment and Site Plan Approval to permit five additional townhouse units (total 24 units) in Block 93, Plan 65M-4328, File No. ZA 12 129209 & SC 12 129209" be received;
- 2) That a Public Meeting be held to consider the application for Zoning By-law Amendment and Site Plan Approval (ZA 12 129209 & SC 12 129209);
- 3) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

The purpose of this report is to provide preliminary information on the application 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.

**The application has been deemed complete:**

The Zoning By-law Amendment application submitted by 2278150 Ontario Inc., to permit 24 residential units was deemed complete on November 8, 2012.

**BACKGROUND:**

**Subject lands and Area Context**

The subject property is located south of Woodbine Avenue By-pass and west of Woodbine Avenue (Figure 1) in the 404 North Community. The subject block (Block 93) is part of a larger registered plan of subdivision (65M-4328) (Figure 5) and was previously zoned to permit 19 townhouse units which are expected to be developed as a common element condominium. The larger subdivision is currently under construction with the exception of Block 93 and the mixed use (community amenity) block, both of

which require site plan approval. A site plan application has been submitted for Block 93 in conjunction with the Zoning By-law Amendment application (File No. SC 12 129209). Block 93 is approximately 0.61 hectares (1.5 acres) and is currently vacant. A low density residential community exists to the south, and to the east. To the north and west, across the Woodbine Avenue By-Pass, are vacant lands intended for future employment development.

### **Proposal**

As noted, the current Zoning By-law provides for 19 townhouse units within Block 93. The zoning by-law amendment application proposes to add five additional residential units for a total of 24 townhouse units within this Block. One of the proposed units will front onto Woodbine Avenue By-pass and the additional four units will front onto the proposed private street (Figure 4).

### **Official Plan and Zoning**

The subject lands are designated Low Density Residential in the Highway 404 North Secondary Plan (OPA No. 149). The designation provides for single detached units, townhouse units, and semi-detached units. Section 5.4.2 a) outlines that the average net density of the total number of units on lands designated "Urban Residential – Low Density" shall be within the range of 17.0 to 37.0 units per hectare (6.88 to 14.97 units per acre).

The subdivision which is currently under construction provides for 266 units, as outlined in the chart below (Figure 5):

<b>Housing Type</b>	<b>Units</b>
Single Detached	30
Semi Detached	114
Townhouses	57
Mixed Use (Community Amenity Area)	65
<b>Net residential site Area (ha)</b>	<b>8.05</b>
<b>Total Residential units</b>	<b>266</b>
<b>Net Residential Density</b>	<b>33.04 Units per hectare</b>

The proposed additional five units will bring the total unit count to 271, which would generate 33.66 units per hectare and is consistent with the secondary plan policy.

On December 15, 2009, Council enacted Zoning By-law 2009-207, designating the subject lands R2-S\*401, providing for the 19 townhouse units and development standards. The proposed zoning amendment would provide for a total of 24 units and revised development standards.

The townhouse units have been split into blocks ranging from four to seven units and as mentioned, will form a common element condominium. There are three rear lane access townhouse blocks (Block 1, 2 & 3) ranging from six to seven units that front onto Woodbine Avenue By-Pass. With the addition of one more unit fronting onto Woodbine Avenue By-pass the approximate frontage of these units would be reduced to 5.3 metres whereas, currently the Zoning By-law provides for a frontage of 6.0 metres per unit and 7.5 metres for an end unit. The proposed four unit townhouse block (Block 4) would front onto the proposed private road with a frontage of 6.0 metres.

**DISCUSSION:**

Concerns/issues raised to date include the availability of servicing allocation and parkland dedication requirements for the additional five units. These matters and any others identified through the circulation and detailed review of the proposal will be addressed, if required, in a staff Recommendation Report to Committee.

**FINANCIAL CONSIDERATIONS AND TEMPLATE:**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

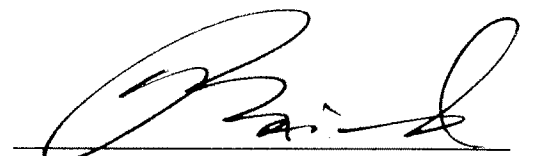
The proposal will align with the City's strategic priorities of Growth Management and Municipal Services by promoting infill development which is compatible with the existing urban fabric and which utilizes available servicing infrastructure.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The application has been circulated to various departments and external agencies and is currently under review. Requirements of the City 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 and Zoning

Figure 3: Aerial Photo

---

Figure 4: Proposed Plan

Figure 5: Plan of Subdivision

Figure 6: Typical Elevations

**APPLICANT**

2271850 Ontario Limited - Attn: Elio Valente

1 Steelcase Road West

Markham, Ontario L3R 0T3

Phone: 905 475 8888 Fax: 905 475 8887

Email: [evalente@livantedevelopments.com](mailto:evalente@livantedevelopments.com)

**AGENT**

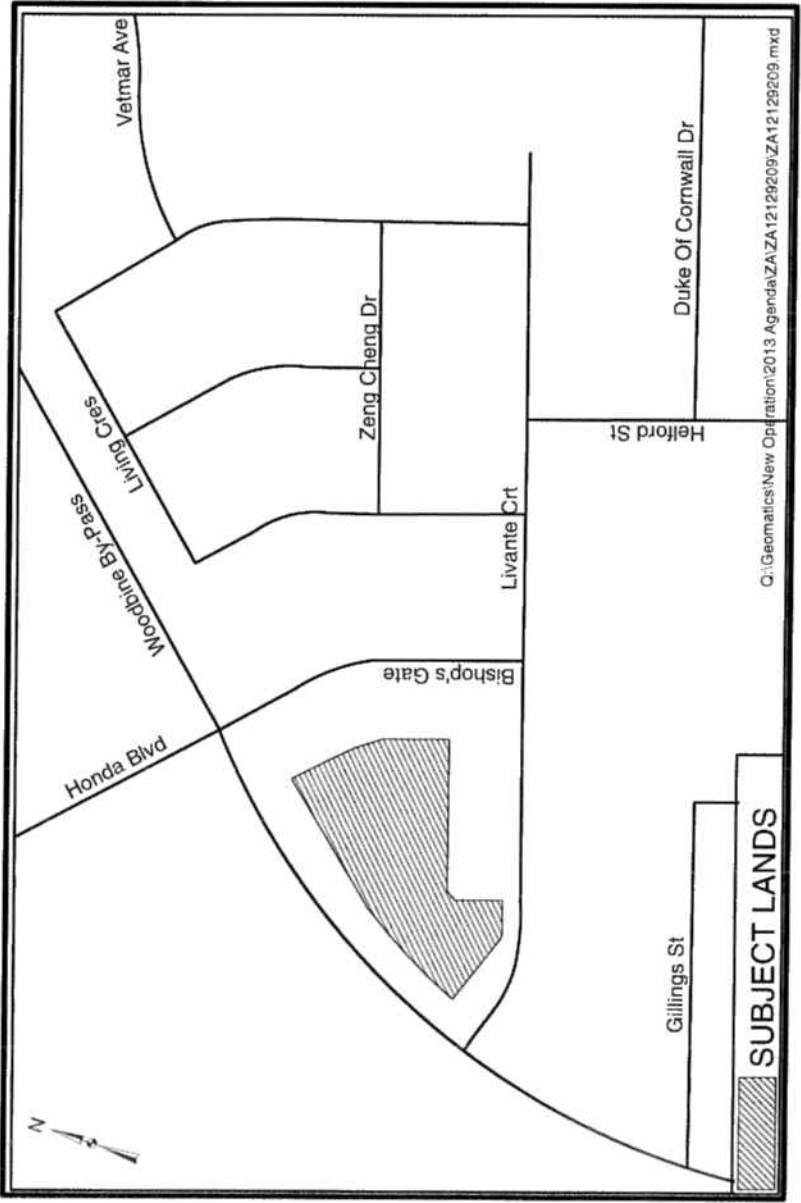
Gatzios Planning and Development Consultants Inc. - Attn: Peter Maleganovski

7170 Woodbine Avenue

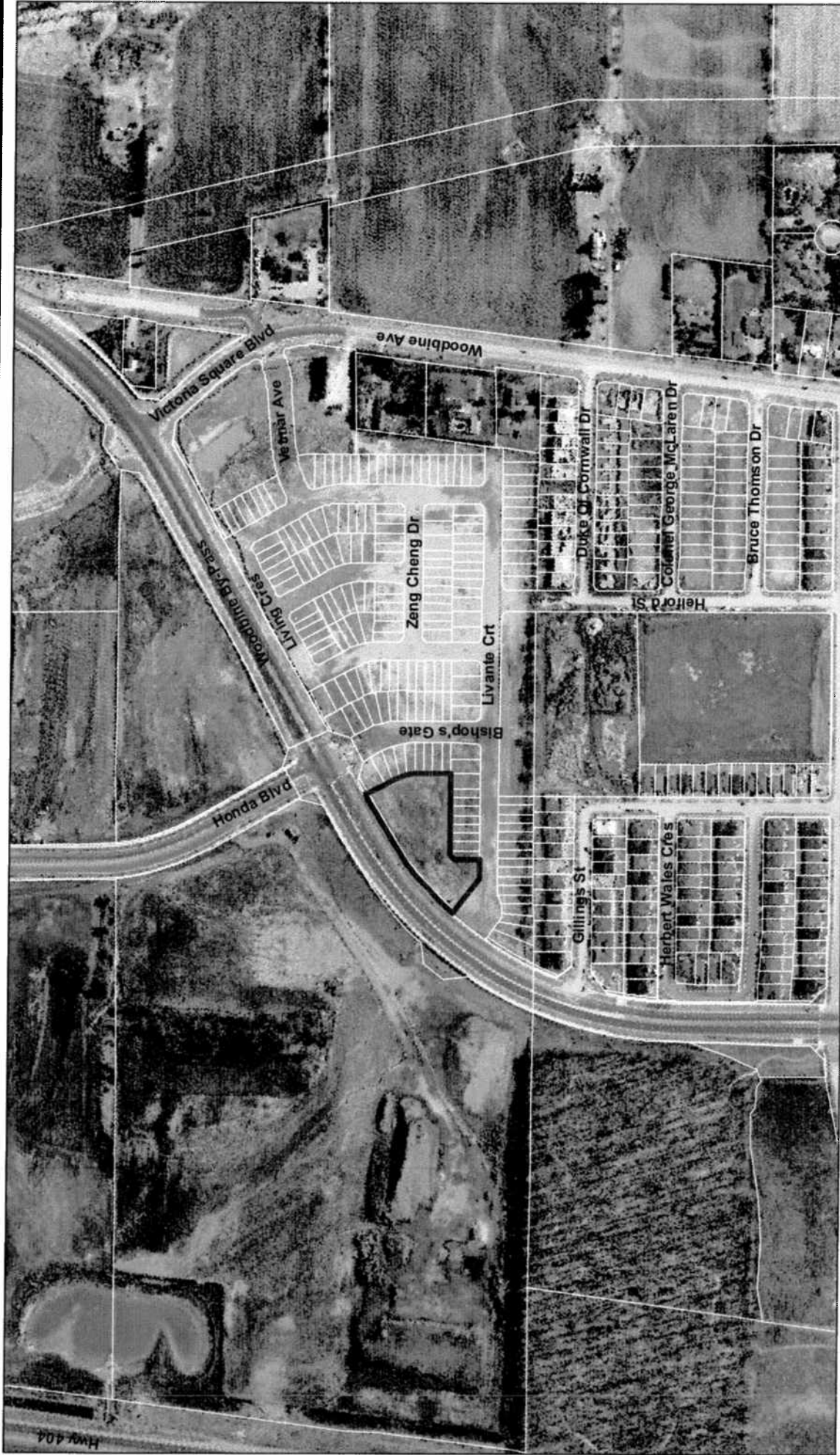
Markham, Ontario L3R 4B9

Phone: 905 475 9191 Fax: 905 475 8346

Email: [peter@gatziosplanning.com](mailto:peter@gatziosplanning.com)








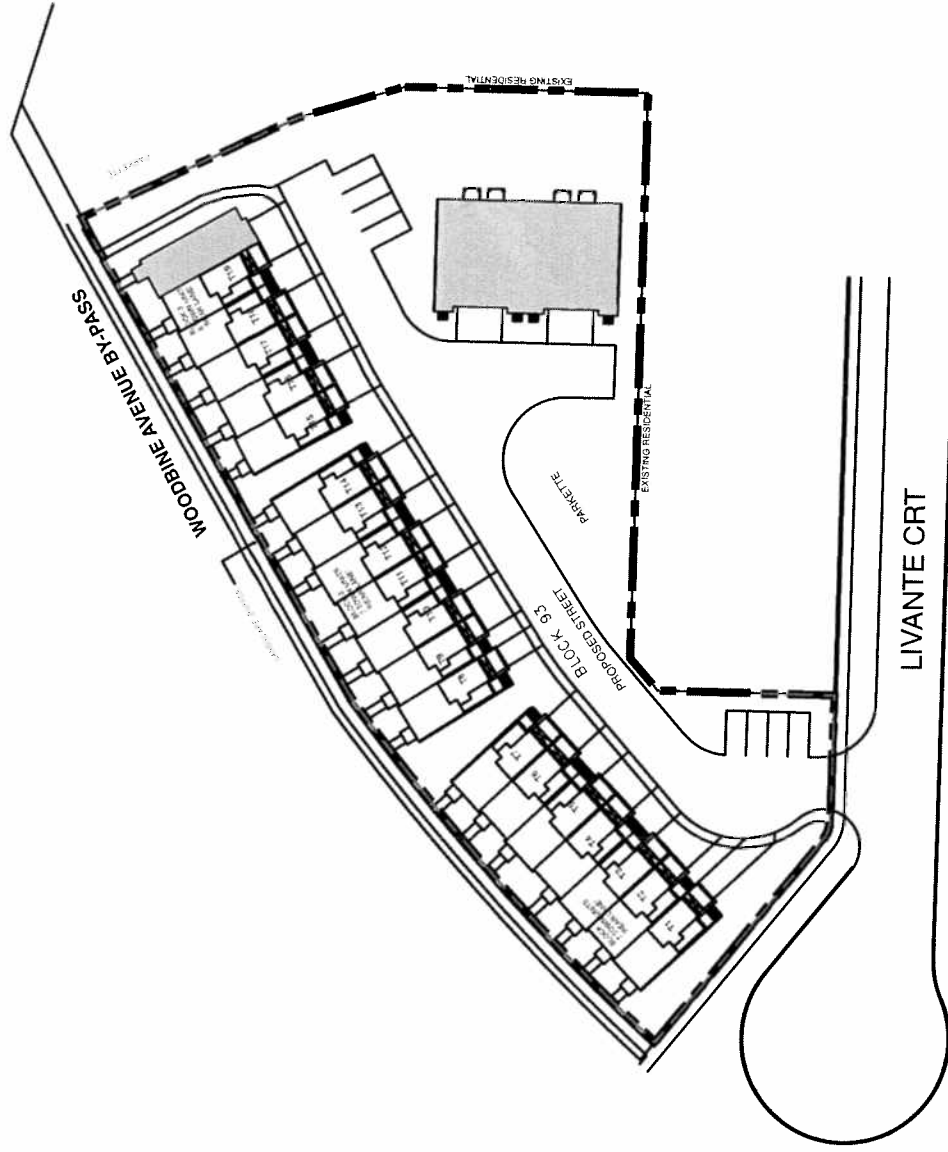
# AIR PHOTO

APPLICANT: 2278150 ONTARIO INC.  
 c/o LIVANTE DEVELOPMENTS  
 BLK. 93, CONC.3 PT. LTS. 27 & 28

FILE No. ZA.12129209 & SC.12129209 (RP)

Q:\Geomatics New Operation\2013 Agenda\ZA\ZA12129209\ZA12129209.mxd


 SUBJECT LANDS



# DRAFT PLAN

APPLICANT: 2278150 ONTARIO INC.  
 c/o LIVANTE DEVELOPMENTS  
 BLK. 93, CONC.3 PT. LTS. 27 & 28

FILE No. ZA.12129209 & SC.12129209 (RP)

C:\Geomatics\New Operation\2013 Agenda\ZA\ZA12129209\ZA12129209.mxd

**MARKHAM** DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: RP

DATE: 01/09/2013

**FIGURE No. 4**





# PLAN OF SUBDIVISION

APPLICANT: 2278150 ONTARIO INC.  
 c/o LIVANTE DEVELOPMENTS  
 BLK. 93, CONC.3 PT. LTS. 27 & 28

FILE No. ZA.12129209 & SC.12129209 (RP)

Q:\Geomatics\New Operation\2013 Agenda\ZA\ZA12129209\ZA12129209.mxd

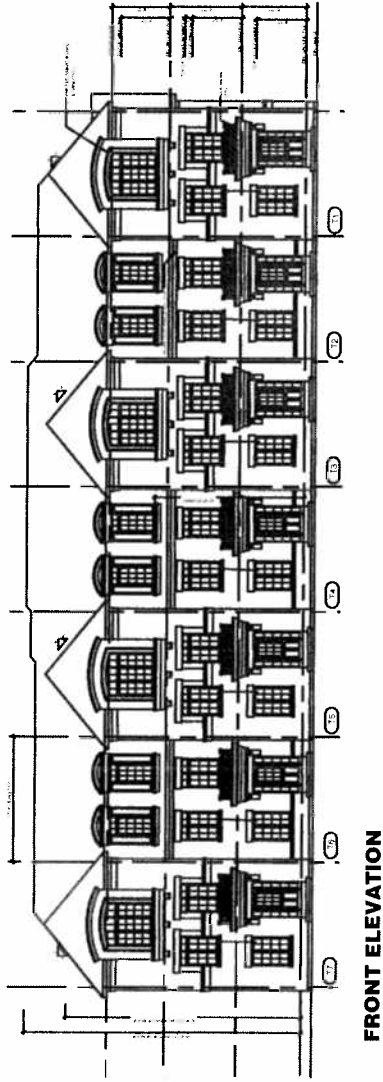


-  REGISTERED PLAN OF SUBDIVISION
-  SUBJECT LANDS
-  MIXED USE (COMMUNITY AMENITY AREA)
-  RESIDENTIAL (UNDER CONSTRUCTION)

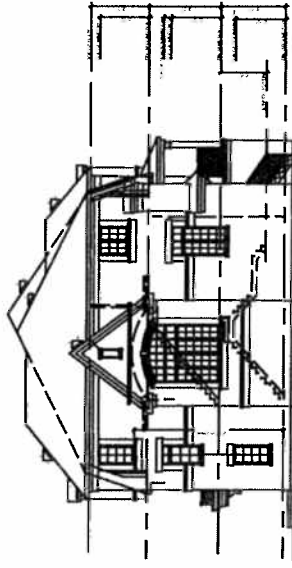
DATE: 01/28/2013

Drawn By: CPW  
 Checked By: RP

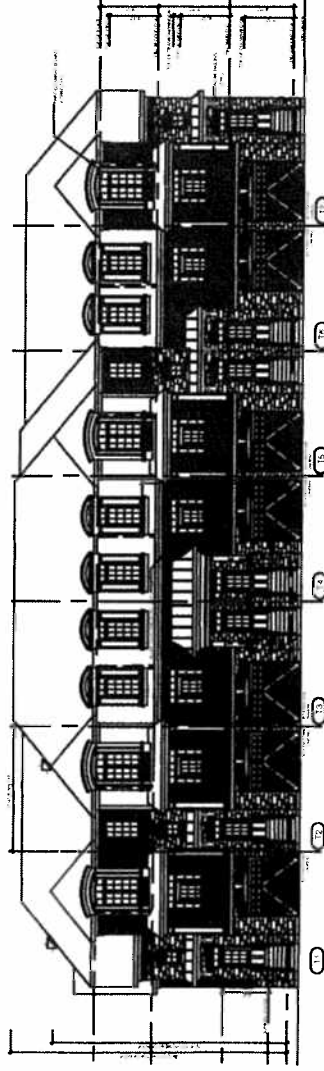
**FIGURE No. 5**



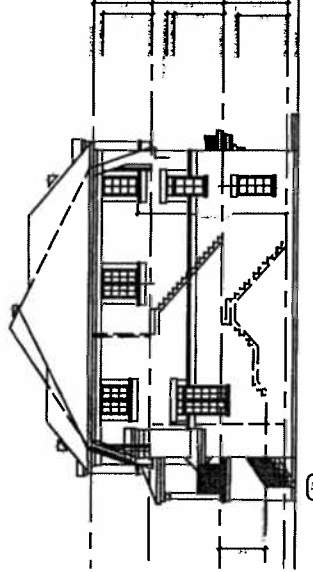
FRONT ELEVATION



UPGRADED RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

# TYPICAL ELEVATIONS

APPLICANT: 2278150 ONTARIO INC.  
c/o LIVANTE DEVELOPMENTS  
BLK. 93, CONC.3 PT. LTS. 27 & 28

FILE No. ZA.12129209 & SC.12129209 (RP)

Q:\Gaomatics\New Operation\2013 Agenda\ZA\ZA12129209\ZA12129209.mxd

**MARKHAM** DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: RP

DATE: 01/09/2013

**FIGURE No. 6**