



Report to: Development Services Committee

Report Date: November 6, 2012

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**SUBJECT:** PRELIMINARY REPORT, TBD (Plan B Homes Inc.),  
Zoning Amendment and Draft Plan of Subdivision to permit  
the development of 9 single detached dwellings at 6827 14<sup>th</sup>  
Avenue  
**Files: ZA 12 127915 & SU 12 127915**

**PREPARED BY:** Rick Cefaratti, ext. 3675, Planner II, East District

**REVIEWED BY:** David Miller, ext. 4960, Manager, East District

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**RECOMMENDATION:**

- 1) That the report titled "PRELIMINARY REPORT, TBD (Plan B Homes Inc.), Zoning Amendment and Draft Plan of Subdivision to permit the development of 9 single detached dwellings at 6827 14<sup>th</sup> Avenue, Files: ZA 12 127915 & SU 12 127915," dated November 6, 2012 be received;
- 2) That a Public Meeting be held to consider the Zoning Amendment & Draft Plan of Subdivision applications submitted by TBD (Plan B Homes Inc.), to permit the development of 9 single detached dwellings on the subject lands; and,
- 3) 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 on the application and to seek 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 applications have been deemed complete**

The Zoning Amendment and Draft Plan of Subdivision Applications submitted by TBD (Plan B Homes Inc.), to permit the development of 9 detached dwellings on the subject lands, were deemed complete on July 18, 2012.

**BACKGROUND:**

The 0.54 ha. (1.33 ac.) site is located on the south side 14<sup>th</sup> Avenue between 9<sup>th</sup> Line and Box Grove By-Pass (see Figure 1- Location Map). Residential detached dwellings with varied lot sizes surround the site to the north across 14 Avenue and to the west, and south across Kentwood Crescent. A single detached dwelling and legal non-conforming automotive body repair building abuts the property to the east.

**PROPOSAL:**

The applicant is proposing to develop nine (9) single detached dwellings on the subject lands. Four of the dwellings are proposed to front on to 14<sup>th</sup> Avenue. The remaining five dwellings are proposed to front on to Kentwood Crescent (see Figure 4 - Draft Plan of Subdivision). The proposed lot frontages for the dwelling units fronting 14<sup>th</sup> Ave are 12.42 m (40.74 ft). The proposed lot frontages for the dwelling units fronting Kentwood Crescent are 12 m (39.3 ft).

The proposal includes a Draft Plan of Subdivision consisting of four residential lots (14<sup>th</sup> Avenue) and five residential blocks that will be combined with an abutting 0.03 ha. (0.07 ac.) development block to the south (Block 241, Plan 65M-3976). This Block to the south is a remnant block within the adjacent registered plan subdivision to the south and is required to provide the proposed development with frontage on Kentwood Crescent. A future road widening (Block 8 on the Draft Plan) will be conveyed to the Region of York. The remaining blocks illustrated on the Draft Plan (Blocks 6 & 7) are expected to be developed in the future in conjunction with the abutting properties to the east and west of the site. The net residential density of this proposal, including Block 241 on Plan 65M-3976, is approximately 18 dwelling units per hectare (7.3 units per acre). The chart below describes the proposed land areas by use:

Use and Area	Number of Blocks	Number of Lots	Number of Units
Residential 0.50 ha. (1.24 ac.)	7	4	9
Adjacent Lands 0.03 ha. (0.07 ac.)	1 (Block 241, 65M-3976)		
Road Widening 0.04 ha. (0.09 ac.)	1 (Block 8)		
Total Site Area (including Block 241, 65M-3976) 0.57 ha. (1.33 ac.)	Total Blocks 9	0.22 ha. (0.54 ac)	0.48 ha (1.19 ac.)

**OFFICIAL PLAN AND ZONING:**

The subject lands are designated Urban Residential Low Density in the Markham Official Plan and Urban Residential Low Density – I in the Secondary Plan for the Box Grove Planning District. These designations permit single detached dwellings.

The property is zoned RR1 – Rural Residential Zone under By-law 304-87, as amended, which permits residential dwellings. However, a Zoning By-law Amendment to remove the property from Rural Residential Zoning By-law 304-87, as amended, and incorporate them into a Residential Two (R2) zone category under Urban Residential Zoning By-law 177-96, as amended, is required. The abutting block on Kentwood Crescent (Block 241, Plan 65M-3976) to the south of the property is already zoned R2\*224\*323 Residential under By-law 177-96, as amended, and would accommodate single detached residential dwellings proposed to the north. This Block was zoned when the residential subdivision

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(Wintergarden Estates) on Kentwood Crescent and Germain Crescent, to the south of the subject lands, was rezoned.

**Servicing Allocation**

Servicing allocation has not been assigned to these lands. Prior to Registration of the Draft Plan of Subdivision, the applicant will be required to obtain servicing allocation from the City prior to registration.

**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 report to Committee:

1. Review of the proposed lotting pattern and density and the relationship to existing residential development on 14th Avenue and Kentwood Crescent;
2. Urban Design staff will require Architectural Design Guidelines to be implemented as part of the proposal to ensure building elevations for the proposed dwelling are sympathetic to existing residential development;
3. Engineering staff will determine the appropriate routing for sanitary and storm sewer connections to service this development; and,
4. The acquisition of Block 241, Plan 65M-3976, to provide frontage for the proposed five residential lots on Kentwood Crescent.

**FINANCIAL CONSIDERATIONS AND TEMPLATE:**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS:**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

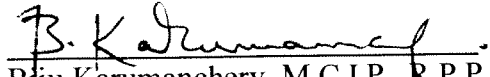
The proposed applications will align with the Town's strategic priorities of Growth Management and Municipal Services by implementing the proposed development in coordination with available servicing allocation.

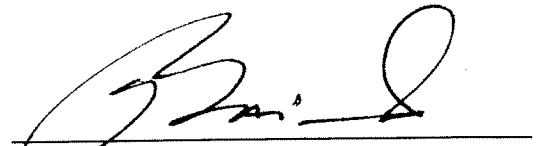
**BUSINESS UNITS CONSULTED AND AFFECTED:**

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.

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**RECOMMENDED BY:**

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

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

**ATTACHMENTS:**

Figure 1 – Location Map

Figure 2 – Area Context/Zoning

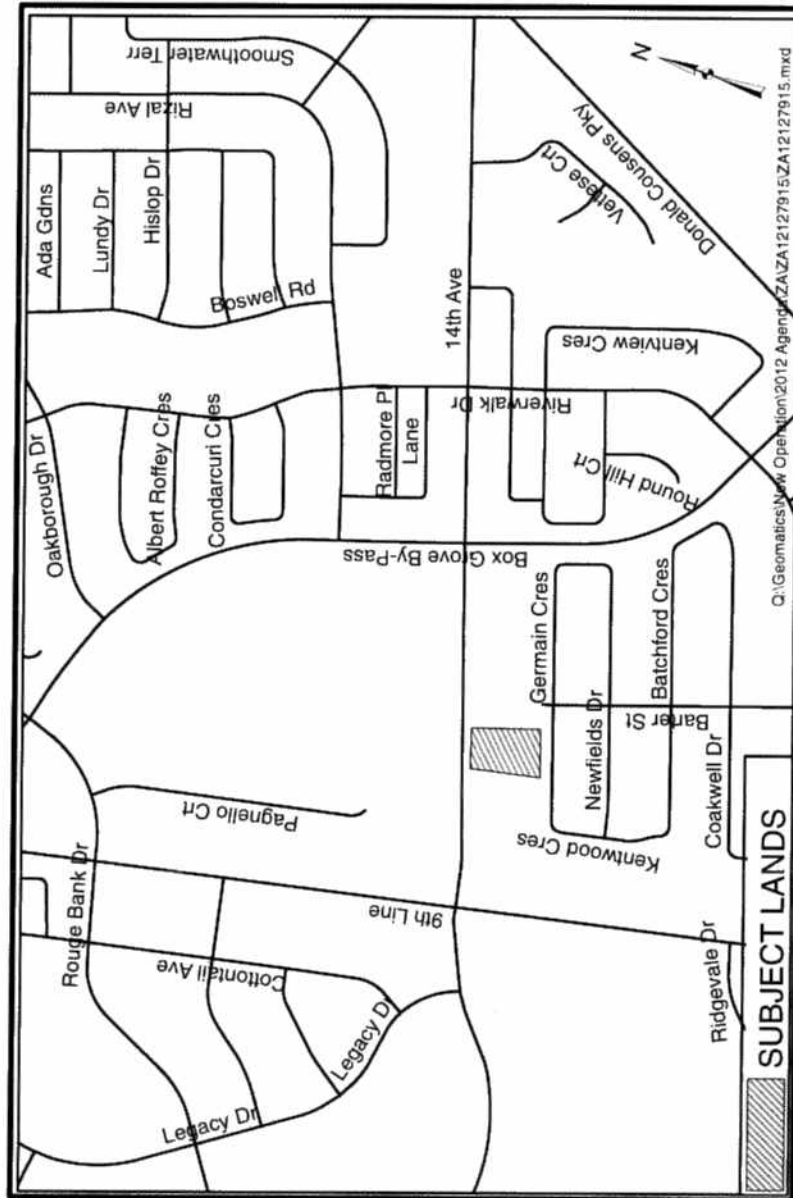
Figure 3 – Air Photo

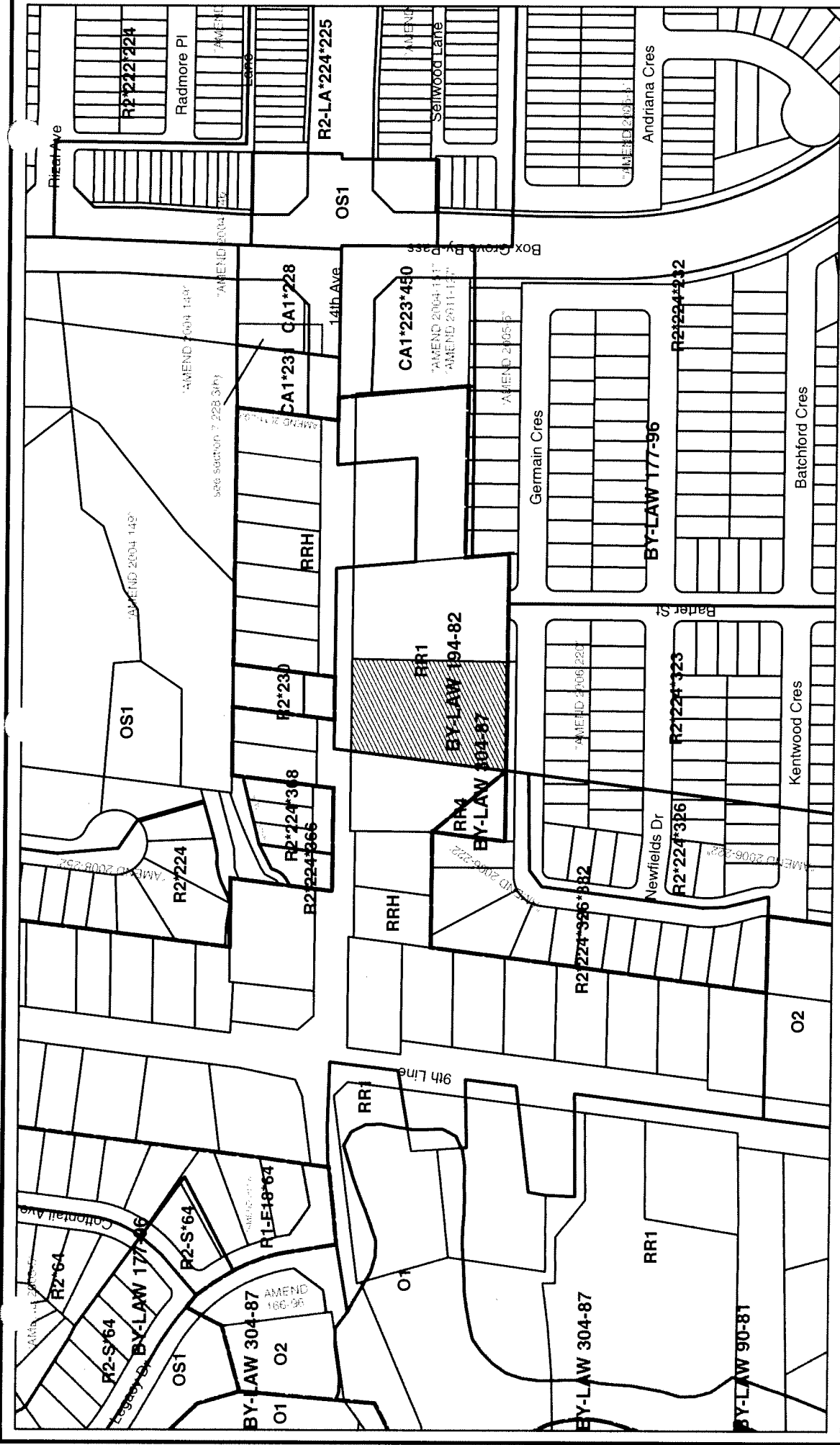
Figure 4 – Proposed Plan of Subdivision

**APPLICANT:**      **Owner: TBD (Plan B Homes) Inc.**  
Attn: Carlos Lopez  
106 Autumn Grove Court  
Vaughan, Ontario  
L0J 1C0  
Tel: 647-822-3344  
Email: carloslome@gmail.com

**AGENT:**            **EMC GROUP LTD.**  
Attn: Dimitri Pagratis  
7577 Keele Street, Unit 200  
Vaughan, ON  
L4K 4X3  
Tel: 905-738-3939      Fax: 905-738-6993  
Email: dpagratis@emcgroup.ca

File path: Amanda\File 12 127915\Documents\Recommendation Report






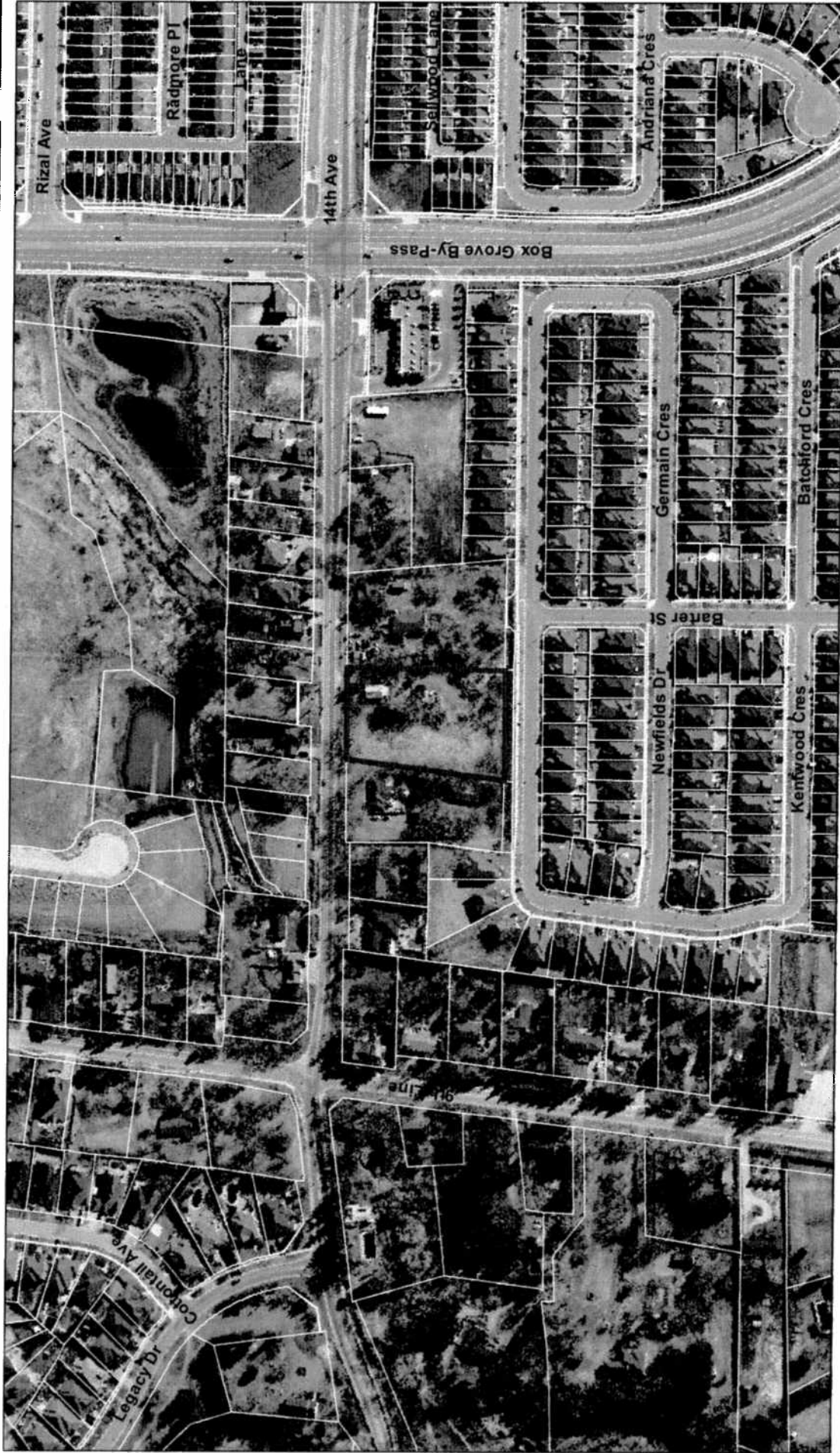
# AREA CONTEXT / ZONING

APPLICANT: TBD (PLAN B HOMES INC.)  
6827 14TH AVENUE

FILE No. ZA.12127915 & SU.12127915 (RC)

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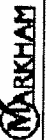
 SUBJECT LANDS




# AIR PHOTO

APPLICANT: TBD (PLAN B HOMES INC.)  
 6827 14TH AVENUE  
 FILE No. ZA.12127915 & SU.12127915 (RC)

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DEVELOPMENT SERVICES COMMISSION

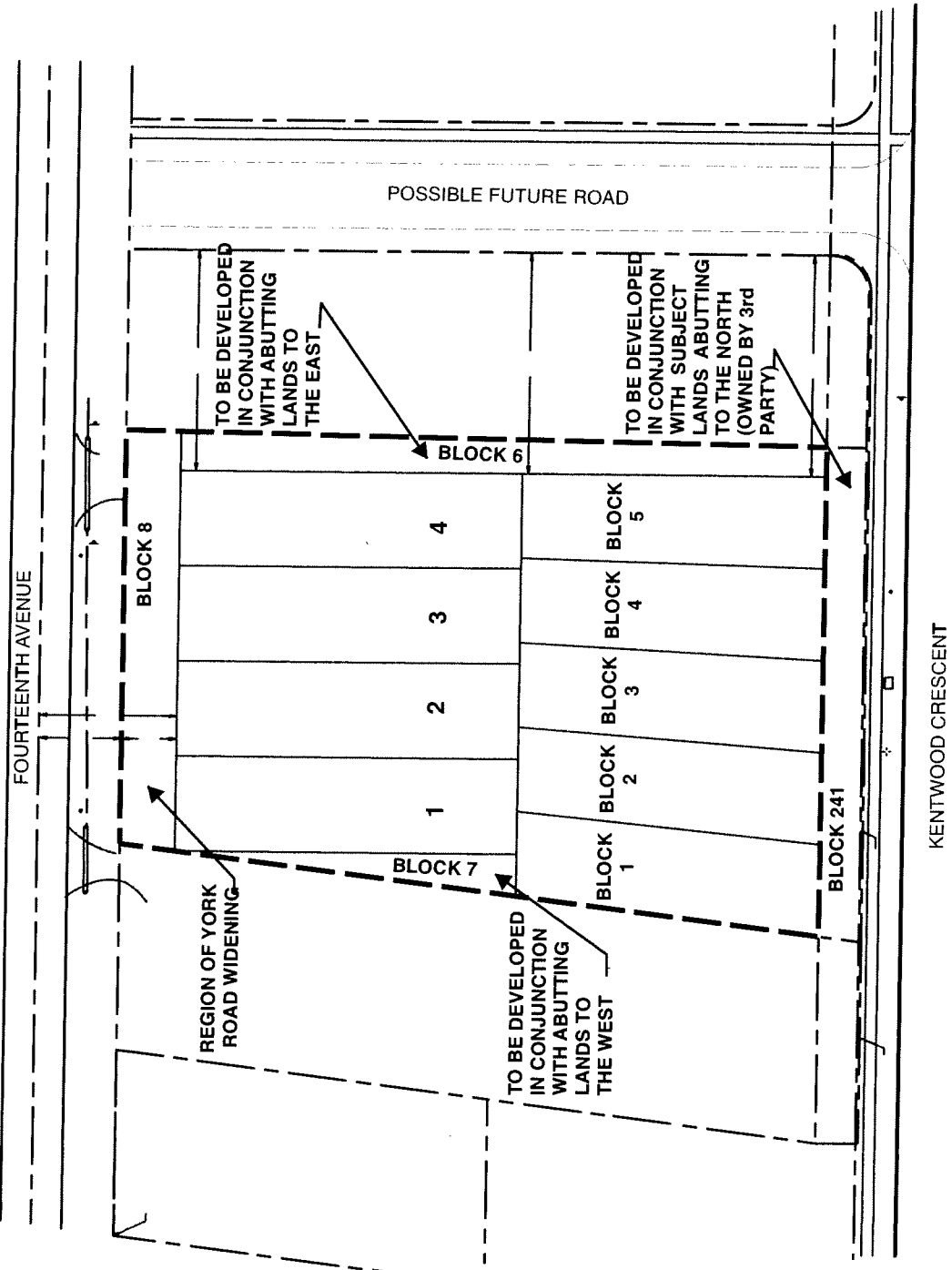
 SUBJECT LANDS

DATE: 08/22/2012

FIGURE No. 3

Drawn By: CPW

Checked By: RC



# DRAFT PLAN OF SUBDIVISION

APPLICANT: TBD (PLAN B HOMES INC.)  
 6827 14TH AVENUE

FILE No. ZA.12127915 & SU.12127915 (RC)

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DEVELOPMENT SERVICES COMMISSION

Drawn By:CPW

Checked By: RC

DATE: 08/22/2012

**FIGURE No. 4**