



Report to: Development Services Committee

Report Date: May 8, 2012

**SUBJECT:** PRELIMINARY REPORT  
Dovcom Realty Inc. &  
Wismer Markham Developments Inc.  
Zoning Amendment to permit an increase in the width of  
driveways and garages on certain lots within Draft Plan of  
Subdivision 19TM-02009 and to permit the rezoning of part  
lots to match the zoning of the adjoining part lots within  
Phase 3b and 4 of Plan 19TM-02009  
ZA-12-113320

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

**REVIEWED BY:** Biju Karumanchery ext. 2970, Senior Development Manager

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**RECOMMENDATION:**

- 1) That the report titled "PRELIMINARY REPORT, Dovcom Realty Inc. & Wismer Markham Developments Inc., Zoning Amendment to permit an increase in the width of driveways and garages on certain lots within Draft Plan of Subdivision 19TM-02009 and to permit the rezoning of part lots to match the zoning of the adjoining part lots within Phase 3b and 4 of Plan 19TM-02009" dated May 8, 2012, be received;
- 2) That a Public Meeting be held to consider the application submitted by Dovcom Realty Inc. & Wismer Markham Developments Inc.;
- 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 on the Zoning By-law amendment application submitted by Dovcom Realty Inc. and Wismer Markham Developments Inc. for their lands east of Roy Rainey Avenue and north of Castlemore Avenue and to seek authorization to hold a statutory Public Meeting. This report contains general information in regards to the applicable Official Plan and 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 application submitted by Dovcom Realty Inc. and Wismer Markham Developments Inc. for a Zoning By-law Amendment was deemed complete on April 18, 2012.

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**BACKGROUND:****Subject lands and area context**

The subject lands are located east of Roy Rainey Avenue and north of Castlemore Avenue within a portion of Phase 3b and 4 of Plan 19TM-02009 in the Wismer Commons Secondary Plan Area. (See Figure No. 1). Located to the north, east, and west are single detached residential lots. Wismer Park is located to the south across Castlemore Avenue. There is no significant vegetation on the subject lands.

**Proposed Development**

The following amendments to the zoning by-law are requested to allow an increase in the width of driveways and garages to accommodate a two car garage on certain lots and to ensure that combined part lots are given the same zone category (see Figure 4):

1. For all wide shallow lots on Hyacinth Street, Begonia Street and Furrow Street a new special provision is to be added to the current R2\*421 zoning to permit an increase in the width of driveways and garages (from 4.5m to 5.5m) for lots with a frontage between 12.2m to 13.29m;
2. For the part lot at the north limit of Beacon Point Street on the west side of the street the lands are to be removed from By-law 304-87 (Rural Residential zoning) and are to be added to By-law 177-96 and zoned R2\*421;
3. For the part lot at the north limit of Beacon Point Street on the east side of the street and the part lot at the north limit of Hyacinth Street on the west side of the street the lands are to be removed from By-law 304-87 (Rural Residential zoning) and are to be added to By-law 177-96 and zoned R2\*421 (H). The Hold provision will remain on these lands as they are within Phase 4, Plan 19TM-02009 which currently has no servicing allocation;
4. For the part lot at the north limit of Hyacinth Street on the east side of the street and for the part lot at the north limit of Begonia Street on the west side of the street the lands are to be removed from By-law 304-87 (Rural Residential zoning) and are to be added to By-law 177-96 and zoned R2\*421 with a new provision to permit an increase in the width of driveways and garages (from 4.5m to 5.5m); and,
5. For a part lot on the north side of Castlemore Avenue located east of Furrow Street and west of Willow Street the lands are to be rezoned from R1-F15\*123 to R2\*421 with a new provision to permit an increase in the width of driveways and garages (from 4.5m to 5.5m).

**Official Plan and Zoning**

The lands are designated Urban Residential in the Official Plan and Urban Residential – Low Density in the Secondary Plan for the Wismer Commons Planning District. This designation permits detached, semi-detached, linked, duplex and street townhouse units.

The subject lands are zoned as follows:

- the part lots at the north limit of Beacon Point Street, Hyacinth Street and Begonia Street are zoned RR4 - Rural Residential in By-law 304-87, as amended;
- the part lot on the north side of Castlemore Avenue, east of Furrow Street and west of Willow Street is zoned R1-F15\*123 in By-law 177-96, as amended;

-the full lots located within Draft Plan of Subdivision 19TM-02009 Phase 3b and 4 are zoned Residential Two\*421 (R2\*421) in By-law 177-96 as amended.

**Servicing Allocation Available**

The Trustee for the Wismer Commons Developers Group has confirmed that servicing allocation has been assigned to the Owner to accommodate the Phase 3b portion of Draft Plan of Subdivision 19TM-02009. In addition, a Subdivision Agreement application and Zoning Amendment to remove the Hold provision have been submitted for this portion of the Draft Plan.

**OPTIONS/DISCUSSION:**

The following is a brief summary of concerns/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. The increased driveway and garage widths for the wide shallow lots will be reviewed in conjunction with the latest engineering and landscape drawings to ensure sufficient room is available to accommodate municipal services and street trees;
2. Urban Design review is required to determine potential impacts the proposed two car garages for the wide shallow lots will have on building elevations; and,
3. Conformity with the Wismer Commons Community Design Plan.

**FINANCIAL CONSIDERATIONS**

Not applicable

**HUMAN RESOURCE CONSIDERATIONS**

Not applicable.

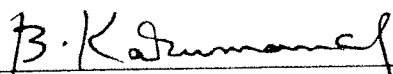
**ALIGNMENT WITH STRATEGIC PRIORITIES:**

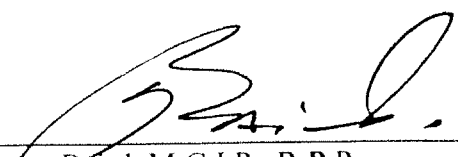
The Zoning application will align with the Town's strategic priorities of Growth Management and Municipal Services by implementing the proposed development in coordination with available servicing allocation.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The application has been circulated to various Town departments and external agencies and their requirements will be addressed in a final staff report, if necessary.

**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

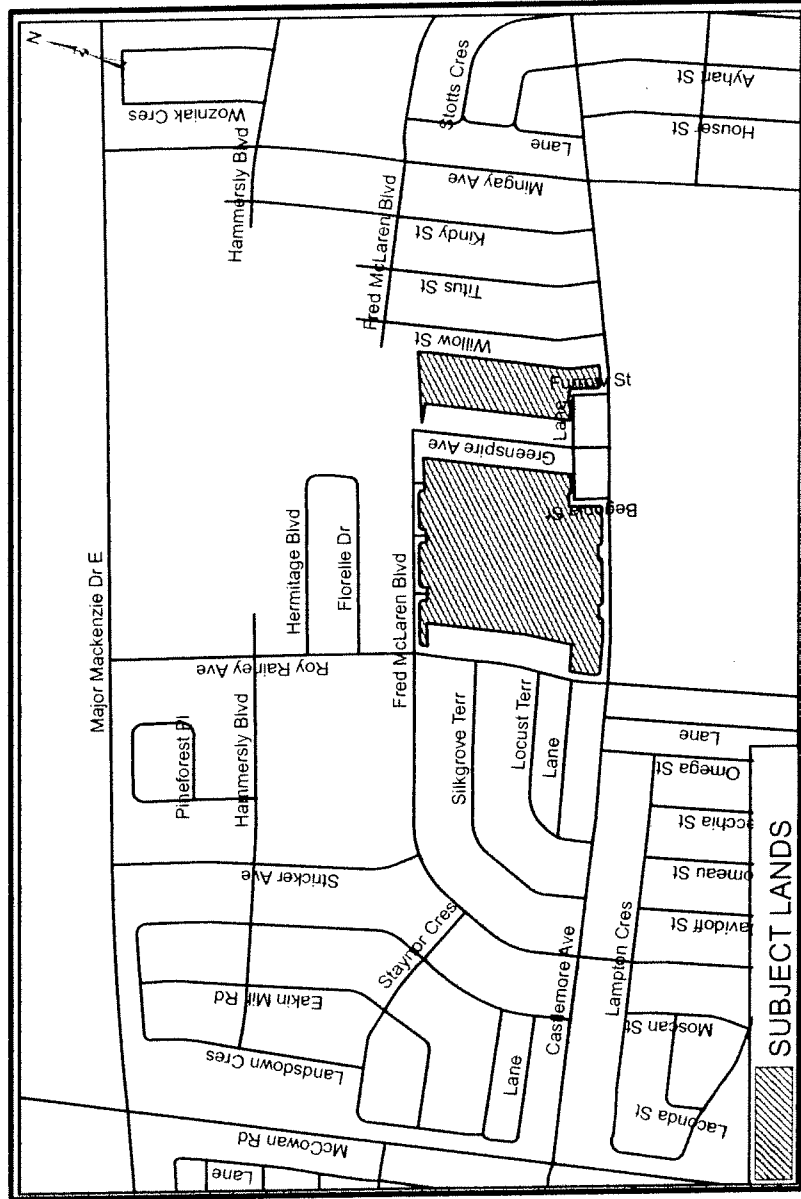
**ATTACHMENTS:**

- Figure 1: Location Map
- Figure 2: Area Context/Zoning
- Figure 3: Arial Photo
- Figure 4: Draft Plan of Subdivision
- Figure 5: Draft By-law Schedule to Amend By-law 177-96

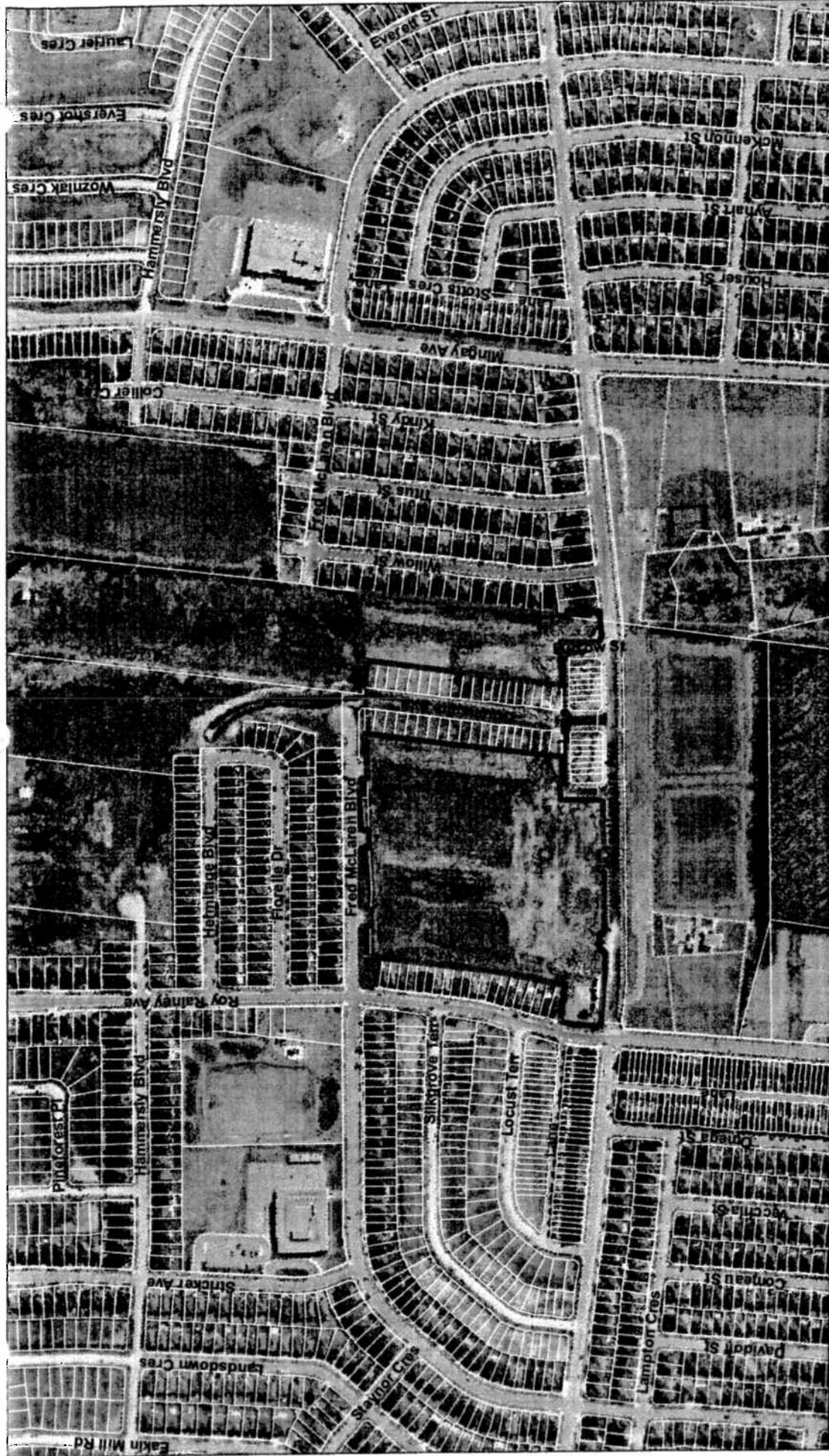
**AGENT/CONTACT INFORMATION**

Sandra Wiles  
KLM Planning Partners Inc.  
64 Jardin Drive Unit 1B  
Concord, ON L4K 3P3  
Tel: (905) 669-4055 ext. 236  
Fax: (905) 669-0097  
Email: wilesplan@rogers.com

File path: Amanda\File 12 113320\Documents\Recommendation Report







# AIR PHOTO MAP

APPLICANT: DOVCOM REALTY INC.


PT. OT 19, CONC. 7

DRAFT PLAN 19TM-02009, PHASE 3B & 4

FILE No. ZA. 12113320 (RC)

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**MARKHAM** DEVELOPMENT SERVICES COMMISSION

 SUBJECT LANDS

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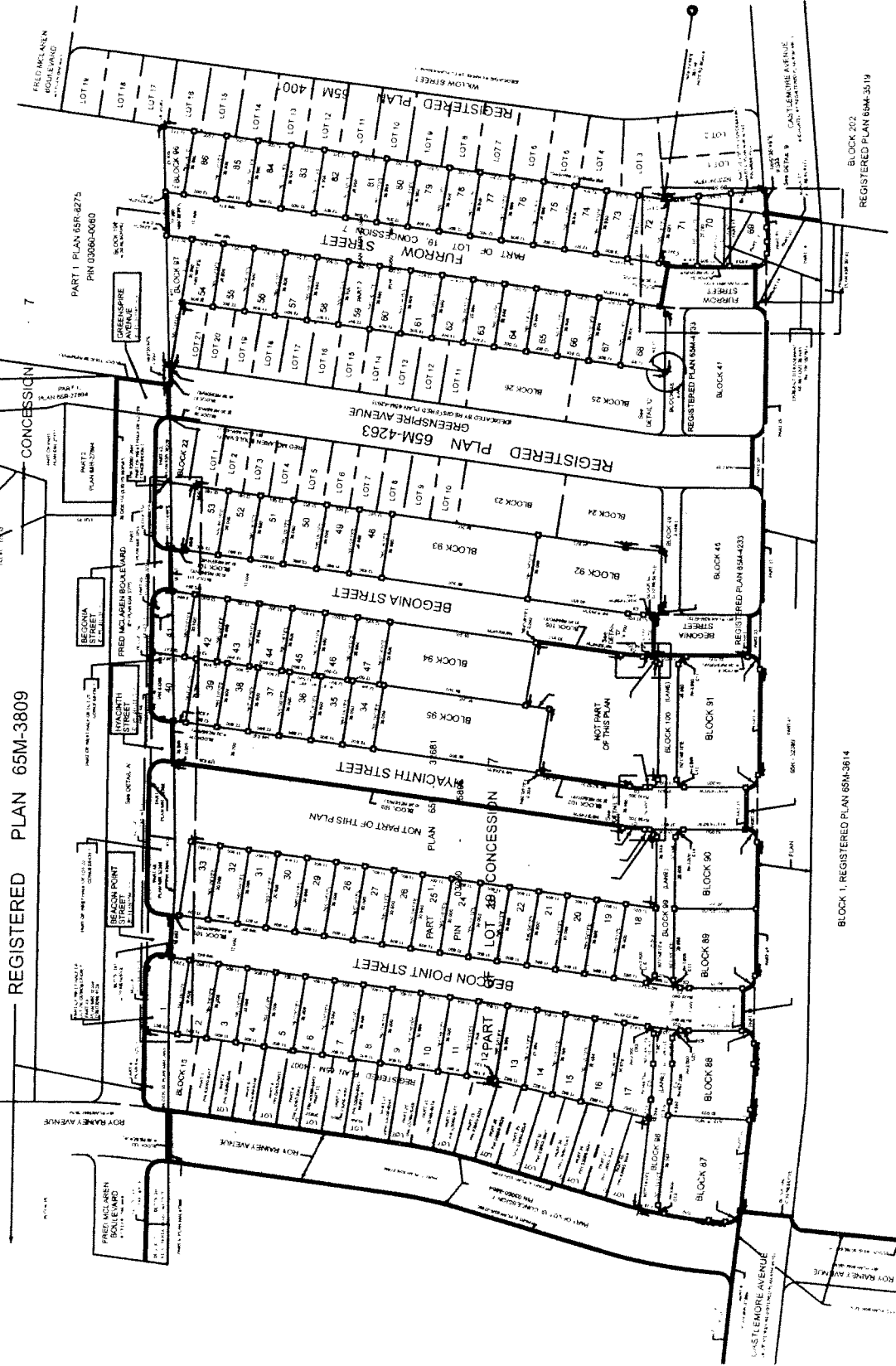
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DATE: 04/04/2012

FIGURE No. 3



REGISTERED PLAN 65M-3809



# DRAFT PLAN OF SUBDIVISION

APPLICANT: DOVCOM REALTY INC.  
PT. OT 19, CONC. 7

DRAFT PLAN 19TM-02009, PHASE 3B & 4

FILE No. ZA. 12113320 (RC)

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**MARKHAM** DEVELOPMENT SERVICES COMMISSION

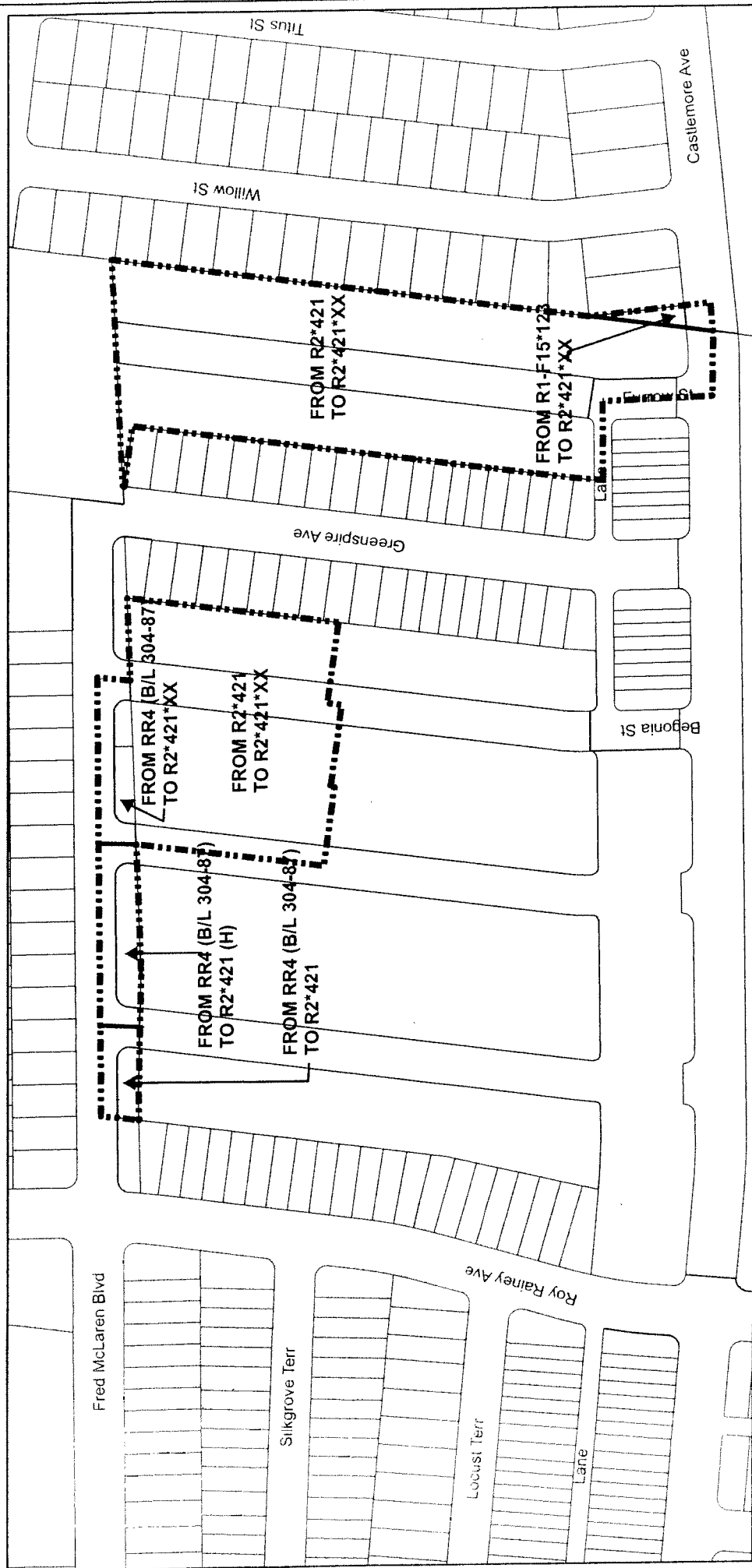
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FIGURE No. 4





# DRAFT BY-LAW SCHEDULE 'A' TO AMEND BY-LAW 177-96

☐ **BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE**
☐ **BOUNDARY OF ZONE DESIGNATION(S)**

☐ **R1** **RESIDENTIAL ONE**  
☐ **R2** **RESIDENTIAL TWO**

☐ **RR4** **RURAL RESIDENTIAL FOUR**  
☐ **(H)** **HOLDING PROVISION**

☐ **\*No.** **EXCEPTION SECTION NUMBER**

BY-LAW AMENDMENT No. .... PASSED .....

..... (MAYOR) ..... (CLERK)

**MARKHAM** DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: RC

DATE: 04/05/2012

FIGURE No.5

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the Town of Markham Clerk's Office

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