



Report to: Development Services Committee

Report Date: November 15, 2011

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**SUBJECT:** PRELIMINARY REPORT  
Elias and Ekaterini Bobotsis  
9941 Woodbine Avenue  
East side of Woodbine Avenue, south of Major Mackenzie Drive  
Applications for Official Plan and Zoning By-law Amendments and Site Plan Approval to permit an expansion of the Royal Cachet Montessori School  
File No.'s: OPA, ZA and SC 11 110068

**PREPARED BY:** Gary Sellars, Senior Planner, West District (ext. 2960)  
**REVIEWED BY:** Ron Blake, Manager, West District

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**RECOMMENDATION:**

- 1) That the report entitled "PRELIMINARY REPORT, Elias and Ekaterini Bobotsis, 9941 Woodbine Avenue, East side of Woodbine Avenue, south of Major Mackenzie Drive, Applications for Official Plan and Zoning By-law Amendments and Site Plan Approval to permit an expansion of the Royal Cachet Montessori School, File No.'s: OPA, ZA and SC 11 110068" be received.
- 2) That a Public Meeting be held to consider the applications for Official Plan and Zoning By-law Amendments.
- 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 applications for Official Plan and Zoning By-law Amendments, and Site Plan Approval, 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 applications.

**BACKGROUND:**

**Property and Area Context**

The subject property consists of 0.23 ha. (0.57 acres) on the east side of Woodbine Avenue, south of Major Mackenzie Drive (Figure 1). The lot frontage and depth are 33m (108 ft.) and 71m (233 ft.) respectively. There is a single detached dwelling on the property.

The surrounding context is as follows:

- To the north and east are single detached dwellings and the Carlton Creek within the Cachet rural estate community
- To the south is the Royal Cachet Montessori School which is owned by the applicant (9921 Woodbine Avenue)
- To the west, across Woodbine Avenue, are single detached dwellings within the Woodbine North community

### **Official Plan and Zoning**

The Official Plan designates the subject property Rural Residential and By-law 304-87, as amended, zones it Rural Residential Estate (RRE) (Figure 2).

### **Proposal**

The applicant has applied for amendments to the Official Plan and Zoning By-law 304-87, as amended, and for site plan approval to permit an expansion of the Royal Cachet Montessori School located on the adjacent property to the south onto the subject property. The proposed 1017m<sup>2</sup> (10,951 ft<sup>2</sup>) two storey expansion reflects the architectural style of the existing building (Figures 4 and 5).

The applicant is seeking site specific provisions within the current Official Plan designation and Zoning to permit the proposed school expansion, similar to those that were approved by the Town in 2005 to permit the existing school on the adjacent property to the south. A site plan application that includes both the subject property and the adjacent property to the south has also been submitted for the proposal.

### **DISCUSSION:**

**A merger of the subject property and the adjacent property to the south will be required.**

To facilitate the proposed expansion of the school in terms of zoning and servicing requirements, a merger of the subject property and the adjacent property to the south will be required.

**Provision of a 10m environmental buffer on the subject property will be required.**

The Carlton Creek is located to the north and east of the subject property. The TRCA's Regional Floodline for this creek is located close to the northeast corner of the subject property. A 10m environmental buffer will be required on the subject property adjacent to the Regional Floodline.

### **FINANCIAL CONSIDERATIONS:**

Not applicable

### **HUMAN RESOURCES CONSIDERATIONS:**

Not applicable

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**POTENTIAL BENEFITS OF APPROVAL OF THE PROPOSAL:**

The proposal will expand the capacity of an existing private school to serve Markham's growing population.

**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 Committee at a later date, if required:

- a transportation impact study has been prepared by the applicant and is currently under review by Town staff and the Region.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

Growth Management: expansion of an existing facility that makes use of existing infrastructure

Environment: protection of the Regional floodplain with the provision of a 10m wide environmental buffer

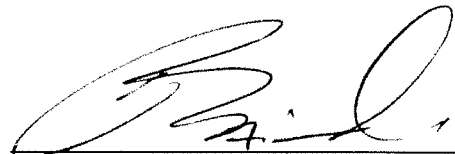
**BUSINESS UNITS CONSULTED AND AFFECTED:**

The applications have been circulated to various Town departments and external agencies and are currently under review. Requirements of the Town and external agencies will be reflected in the Official Plan and Zoning By-law amendments, and in the site plan and associated agreement.

**RECOMMENDED BY:**



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



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

**ATTACHMENTS:**

- Figure 1 – Location Map
- Figure 2 – Area Context/Zoning
- Figure 3 – Air Photo
- Figure 4 – Proposed Site Plan
- Figure 5 – Proposed Building Elevations