



Report to: Development Services Committee

Report Date: October 25, 2011

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**SUBJECT:** INFORMATION REPORT  
Mackenzie Building and Developers Ltd.  
Applications for Draft Plan of Subdivision Approval and  
Zoning By-law Amendment  
5443, 5521, and 5565 Major Mackenzie Drive East  
File Nos.: SU.02-116539 and ZA.11-113623

**PREPARED BY:** Stephen Kitagawa, Senior Planner  
East District

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

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**RECOMMENDATION:**

- 1) That the report dated October 25, 2011, entitled "Information Report, Mackenzie Building and Developers Ltd., Applications for Draft Plan of Subdivision Approval and Zoning By-law Amendment, 5443, 5521 and 5565 Major Mackenzie Drive East, File Nos.: SU.02-116539 and ZA.11-113623", be received.
- 2) 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 background information regarding applications for draft plan of subdivision and implementing zoning by-law amendments in the Wismer Commons Community. 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.

**BACKGROUND:**

The applications for Mackenzie Developers Ltd. were received on March 23, 2011 and were deemed complete on June 2, 2011.

**Property and Area Context**

The 4.44 hectare (10.9 ac) subject property is located east of Roy Rainey Avenue, south of Major Mackenzie Drive and north of Fred McLaren Blvd. within the Wismer Commons Community.

Surrounding uses are as follows:

- To the west and south are single detached dwellings and future residential development.
- vacant, future low density residential lands to the east.
- to the north, across Major Mackenzie Drive, is a golf driving range and lands designated Agriculture in the Official Plan.

### **Official Plan and Zoning Context**

The Wismer Commons Community is subject to the policies of the Town of Markham Official Plan (Revised 1987) and the Wismer Commons Secondary Plan (OPA 37). The Official Plan designates the lands Urban Residential and the Wismer Commons Secondary Plan designates the lands Medium Density Residential, Low Density Residential and Open Space.

### **Proposal**

The draft plan includes 106 units distributed as follows (Figure 4):

| <b>Unit Type</b>   | <b>Number of Units</b> | <b>Minimum Frontage</b> | <b>Area</b>      |
|--------------------|------------------------|-------------------------|------------------|
| Single Detached    | 26                     | 10.7 m (35.1 ft)        | 0.95 ha (2.3 ac) |
| Semi Detached      | 18                     | 15.0 m (49.2 ft)        | 0.52 ha (1.2 ac) |
| Townhouses         | 62                     | 6.0 m (19.6 ft)         | 1.26 ha (3.1 ac) |
| Future Development | N/A                    | N/A                     | 0.12 ha (0.29)   |

### **OPTIONS/ DISCUSSION:**

#### **The proposed plan of subdivision is generally consistent with the Wismer Commons Secondary Plan**

The land use distribution within the proposed plan of subdivision is generally consistent with the Wismer Commons Secondary Plan land use designations.

#### **Servicing allocation**

The Draft Plan of Subdivision application was submitted in October 2002. Processing of this application was deferred since there was no servicing allocation for this proposal at that time.

The Wismer Developers Group has indicated that there are 26 units of 2013 allocation. The remaining 80 units of 2013 allocation will be transferred from the applicant's development at 9582 Markham Road to this development.

Town Staff are working with the Region of York in anticipation that servicing capacity, previously allocated to certain high density developments, may be made available and distributed to this development.

**Public meeting held in December 2002**

A public meeting regarding these applications was held in December 2002, but it is the Planning and Urban Design Department's policy to hold another Public Meeting if more than two years have passed, and the Zoning By-law and Subdivision applications have not been approved.

**Public Meeting authorized by the CAO**

During the summer, the CAO has delegated authority to call a Public Meeting. On September 8, 2011, the CAO authorized a Public Meeting to consider the applications for plan of subdivision and zoning by-law amendment to implement the draft plan.

**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 and block pattern and mix of housing types.
2. 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.
3. Confirmation of available servicing allocation.

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

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

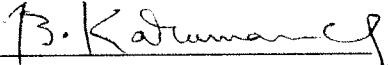
The proposed applications will align with the Town's strategic priorities of Growth Management and Municipal Services by implementing the proposed development in phases in coordination with available servicing allocation.

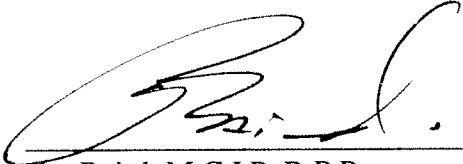
**BUSINESS UNITS CONSULTED AND AFFECTED:**

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.

**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

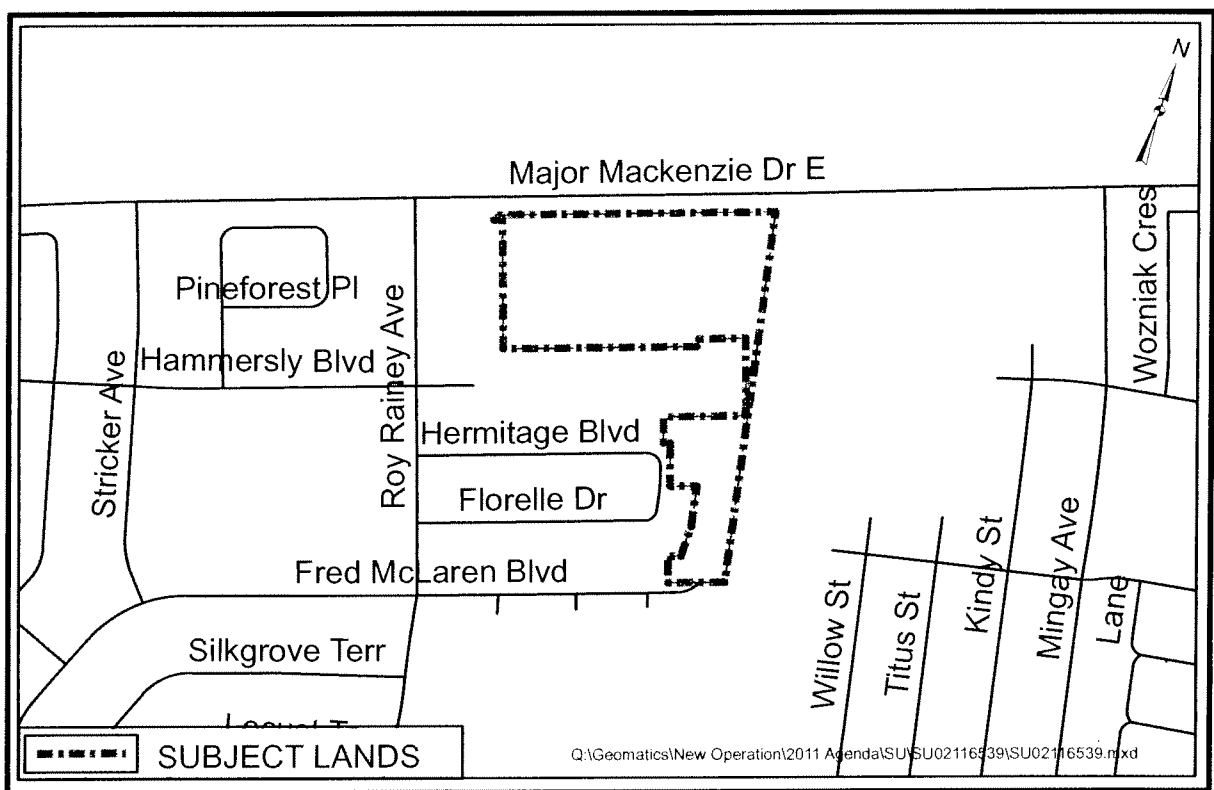
Figure 3 – Air Photo

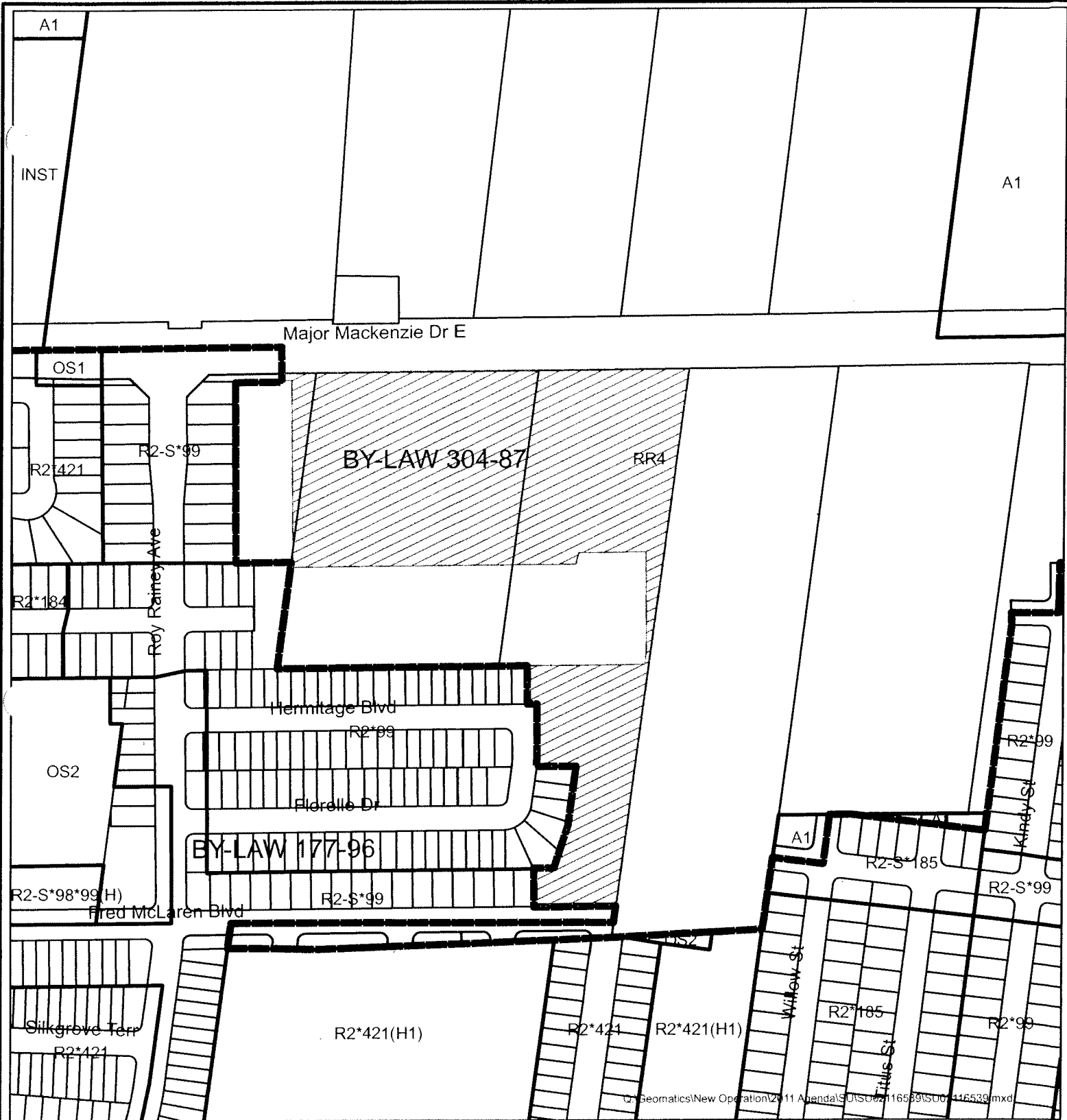
Figure 4 – Proposed Plan of Subdivision

**APPLICANT:** Owner: Mackenzie Builders and Developers Ltd.  
Attn: Masood Pervez  
327 Renfrew Drive, Unit 302  
Markham, ON  
L3R 9S8

**AGENT:** Flato Management Inc.  
Attn: Shakir Rematullah  
3601 Highway 7 East, Unit 309  
Markham, ON  
L3R 0M3  
Tel: 905-479-9292  
Email: Shakir@flatogroup.com

File path: Amanda\File 02 116539\Documents\Recommendation Report





# AREA CONTEXT / ZONING

APPLICANT: MACKENZIE WISMER

SOUTH OF MAJOR MacKENZIE DR.

EAST OF ROY RAINEY

FILE No. SU02116539(SK)

 SUBJECT LANDS

DATE:09/19/11

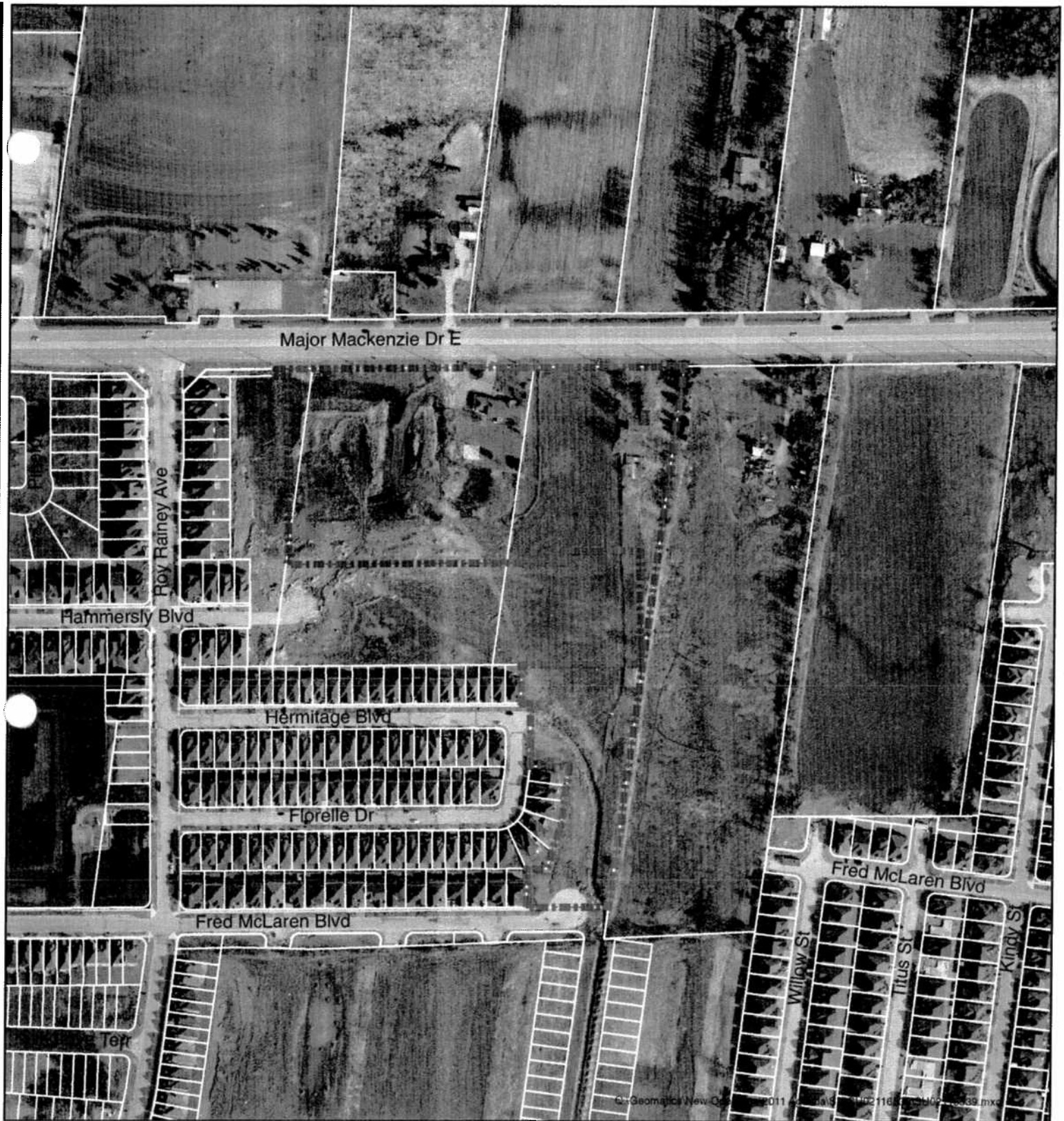


DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By:SK

FIGURE No. 2



# AIR PHOTO (2009)

APPLICANT: MACKENZIE WISMER  
 SOUTH OF MAJOR MACKENZIE DR.  
 EAST OF ROY RAINEY  
 FILE No. SU02116539(SK)

 SUBJECT LANDS

DATE:09/19/11

FIGURE No. 3

MAJOR MACKENZIE DRIVE EAST - YORK REGION ROAD No. 25



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# PROPOSED DRAFT PLAN OF SUBDIVISION

APPLICANT: MACKENZIE WISMER

SOUTH OF MAJOR MacKENZIE DR.

EAST OF ROY RAINEY

FILE No. SU02116539(SK)

 SUBJECT LANDS

DATE:09/19/11

FIGURE No. 4