



TO: Mayor and Members of Council

FROM: Biju Karumanchery, Senior Development Manager

PREPARED BY: Stacia Muradali, Senior Planner, East District

DATE: February 1, 2011

**Re: Public Meeting
Delpark Homes (Bondbrooke) Ltd.
2 Havelock Gate
OP 09 113033 & ZA 09 113040**

PURPOSE:

The purpose of this memorandum is to provide an update on the status of the proposed development at 2 Havelock Gate.

BACKGROUND:

2 Havelock Gate (the “subject property”) is located east of Markham Road, on the south-side of 14th Avenue, at the south-west corner of 14th Avenue and Havelock Gate. The subject property is presently vacant. Single detached residential developments are located to the south and east, the Markham Chinese Alliance Church and single detached dwellings are located to the north, and a hydro corridor and golf course are located to the west of 2 Havelock Gate.

The Rouge North Secondary Plan designates the subject property “Local Commercial Centre” and it is zoned “Local Commercial (LC)”. Retail, office and personal service uses are currently permitted on the subject property.

In May 2006, Secondary Plan and Zoning By-law amendments were submitted to permit a 3 ½ storey retirement facility. The 2006 applications were eventually abandoned. In April 2009, applications to amend the Rouge North Secondary Plan and Zoning By-law 90-81, as amended, were submitted to permit a 4-storey apartment building consisting of 85 dwelling units (Figure 1).

At the statutory Public Meeting held on September 8, 2009 for the proposed 4-storey apartment building, Development Services Committee suggested that a Working Group consisting of representatives from the Rouge Fairway Residents Association, members

of the community, the Local Councillor, Town staff and the applicant be formed to review the residents' concerns.

The Working Group met three (3) times. With the support of the resident representatives, the proposal was revised from a 4-storey apartment building to a townhouse development. The townhouse development would consist of four (4) blocks of townhouses with a total of 29 townhouse units oriented towards Havelock Gate (Figure 2). The proposed townhouses will be approximately 3 storeys in height with partially below grade garages.

Since the revised proposal is completely different from what was considered at the previous Public Meeting, it was determined, in consultation with the Legal Department, that a new statutory Public Meeting is warranted.

CONCLUSION:

The purpose of the public meeting is to present the townhouse development and to receive feedback from Committee and the community. The applications should be referred back to staff to complete their review and prepare a recommendation report.