



MEMORANDUM

TO: Mayor and Council

FROM: James Baird, Commissioner of Development Services

PREPARED BY: Stacia Muradali, Planner

DATE: November 9th, 2010

Re: **Flato Meadows Inc.
251 and 271 Helen Avenue and the abutting lot to the east
Zoning By-law amendment application to permit new
residential development consisting of 64 single and semi-
detached units in South Unionville.
ZA 10 109547**

BACKGROUND:

On April 20, 2010, a public meeting was held to consider zoning by-law amendment application (ZA 10 109547) and related draft plan of subdivision application (SU 19TM-10001) to permit new residential development at 251 and 271 Helen Avenue and the abutting lot to the east, in the South Unionville community.

Further to all Town departments and external agencies completing their review of the applications and confirmation from the Trustee of the South Unionville Landowners Group that servicing allocation is available for the proposed development, and no concerns being identified with the applications, staff were satisfied that draft plan approval could be issued and the implementing zoning amendment approved. On September 3, 2010, under Council's delegated authority, the CAO authorized that the plan of subdivision be draft approved and that servicing allocation be assigned to the proposed development. The CAO also authorized that the amending zoning by-law to implement the proposed draft plan be brought forward for approval by Council at a later date. Draft plan approval of the plan of subdivision was issued on September 20, 2010 and there have been no appeals to the draft plan.

RECOMMENDATION:

Staff recommend that Council approve zoning amendment application (ZA 10 109547) and that the attached by-law be finalized and enacted.

EXPLANATORY NOTE:

By-law No. 2010-XXXX

A By-law to amend By-law 304-87, as amended.

251 and 271 Helen Avenue and the abutting lot to the east.

Part of Lot 8, Plan 2196.

South Unionville Planning District

LANDS AFFECTED

This proposed by-law amendment applies to the 2.5 hectare (6.2 acre) rear portion of lands municipally known as 251 and 271 Helen Avenue and the abutting vacant lot to the east within the South Unionville Planning District.

EXISTING ZONING

The lands are zoned Rural Residential One (RR1) in By-law 304-87, as amended.

PURPOSE AND EFFECT

The purpose and effect of this By-law amendment is to delete the subject lands from the designated area of By-law 304-87, as amended. The subject land will be incorporated within the designated area of By-law 177-96, as amended and zoned Residential Two *31 (R2*31). The effect of this By-law is to facilitate the development of single and semi-detached residential dwellings.

BY-LAW 2010-XXXX

A by-law to amend By-law 304-87, as amended.

(To delete lands from the designated area of this By-law)

THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. By-law 304-87, as amended, is hereby further amended by deleting the rear portion of lands identified as 251 and 271 Helen Avenue and a vacant lot abutting 271 Helen Avenue to the east, as shown on Schedule 'A' attached hereto from the designated area of By-law 304-87, as amended.
2. This By-law shall not come into effect until By-law 2010-XXXX as amending By-law 177-96, as amended, comes into effect, and the lands as shown on Schedule 'A' attached hereto, are incorporated into the designated area of By-law 177-96, as amended.
3. All other provisions of By-law 304-87, as amended, not inconsistent with the provisions of this By-law shall continue to apply.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS 16TH DAY OF NOVEMBER, 2010.

KIMBERLEY KITTINGHAM
TOWN CLERK

FRANK SCRAPITTI
MAYOR



A BY-LAW TO AMEND BY-LAW 304-87

DEVELOPMENT SERVICES COMMISSION

THIS IS SCHEDULE 'A' TO BY-LAW
 PASSED THIS DAY
 MAYOR
 CLERK

BOUNDARY OF AREA COVERED BY THIS BY-LAW

NOTE: 1) DIMENSIONS ARE IN METRES
 2) REFERENCE SHOULD BE MADE TO
 THE ORIGINAL BY-LAW LODGED IN
 THE OFFICE OF THE CLERK

SCALE 1: 2000

EXPLANATORY NOTE:

By-law No. 2010-XXXX

A By-law to amend By-law 177-96, as amended.

The rear portion of 251 and 271 Helen Avenue and the abutting lot to the east.

Part of Lot 8, Plan 2196

South Unionville Planning District

LANDS AFFECTED

This proposed By-law amendment applies to a 2.5 hectare (6.2 acre) rear portion of lands municipally known as 251 and 271 Helen Avenue and the abutting lot to the east, within the South Unionville Planning District.

EXISTING ZONING

The lands subject to this By-law are zoned Rural Residential One (RR1) in By-law 304-87, as amended.

PURPOSE AND EFFECT

The purpose and effect of this By-law amendment is to incorporate the subject lands into By-law 177-96, as amended, and to establish an appropriate zone designation and development standards. The proposed zoning designation is Residential Two *31 (R2*31). This amendment will facilitate the development of single and semi-detached residential dwellings on the subject lands.

BY-LAW 2010-XXXX

A by-law to amend By-law 177-96, as amended

THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. By-law 177-96, as amended, be and the same is hereby amended as follows:

1.1 By expanding the designated area of BY-law 177-96, as amended, to include the rear portion of those lands comprising Part of Lot 8, Plan 2196, and municipally known as 251 and 271 Helen Avenue and the abutting lot to the east, as outlined on Schedule 'A' attached hereto.

1.1 By zoning the lands:

Residential Two * 31 (R2*31)

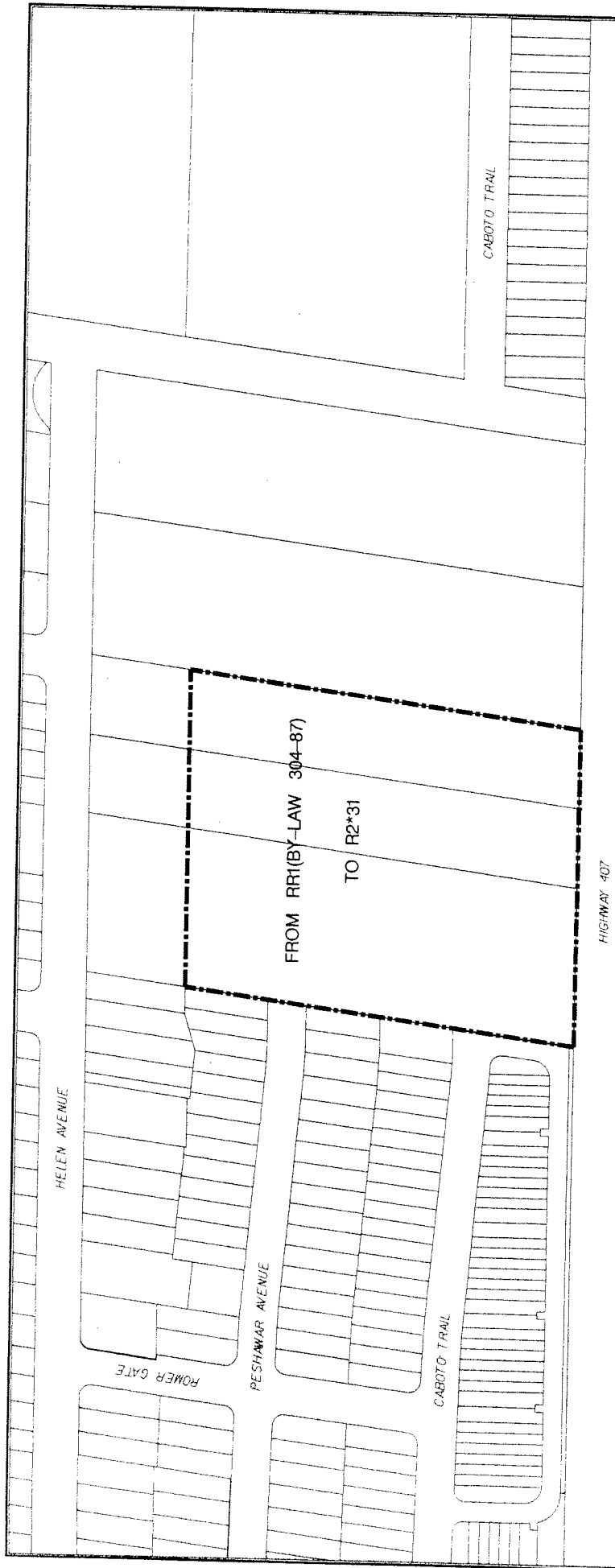
As shown on Schedule 'A' attached hereto.

2. All other provisions of By-law 177-96, as amended, not inconsistent with the provisions of this By-law shall continue to apply.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS 16TH DAY OF NOVEMBER, 2010.

KIMBERLEY KITTINGHAM
TOWN CLERK

FRANK SCARPITTI
MAYOR



DEVELOPMENT SERVICES COMMISSION

A BY-LAW TO AMEND BY-LAW

177-96

THIS IS SCHEDULE 'A' TO BY-LAW
 PASSED THIS DAY

MAYOR
 CLERK

BOUNDARY OF AREA COVERED BY THIS BY-LAW

RR1 RURAL RESIDENTIAL ONE
 R2 RESIDENTIAL TWO
 *(No) EXCEPTION NUMBER

NOTE: 1) DIMENSIONS ARE IN METRES
 2) REFERENCE SHOULD BE MADE TO THE ORIGINAL BY-LAW LODGED IN THE OFFICE OF THE CLERK

SCALE 1: 2000