



## MEMORANDUM

TO: Andy Taylor, Chief Administrative Officer

FROM: Biju Karumanchery, Senior Development Manager *B.K. [Signature]*

PREPARED BY: Peter Wokral, Heritage Conservation Planner

DATE: August 14, 2013

SUBJECT: Delegation of Authority to CAO to call a Public Meeting  
Joseph Dimartino  
Zoning Amendment to permit the creation of 3 new residential lots,  
5 Rouge St.  
File Number: ZA 13 113809

### RECOMMENDATION:

- 1) That the CAO authorize staff to schedule a statutory Public Meeting for Joseph Dimartio to permit the severance of 5 Rouge St. to create three residential lots located in the Markham Village Heritage Conservation District;
- 2) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

### PURPOSE:

The purpose of this memorandum is to provide background information regarding a zoning amendment application submitted by Joseph Dimartio and to seek authorization to hold a Statutory Public Meeting. An information report to the Development Services Committee will be brought forward on September 10<sup>th</sup>, 2013.

### BACKGROUND:

#### Property and Area Context

The subject property is located in the Vinegar Hill residential area of the Markham Village Heritage Conservation District, south of Highway 7 and east of Main St. S. (See Figure 1: Location Map and Figure 3: Air Photo). The property has an approximate area of 1,573.2 m<sup>2</sup> (16,934.3 ft<sup>2</sup>) and has frontage on both Rouge St. to the north, and James Scott Road to the south. The property is occupied by a two storey single detached dwelling of approximately

287.69 m<sup>2</sup> (3,096.77 ft<sup>2</sup>) which was constructed in the 1950's and fronts onto Rouge St. (See Appendix 'A', photograph of existing house)

**Proposal**

The applicant proposes to divide the existing lot into three new residential lots. One lot would be created by severing the rear of the subject property to create a 832.70m<sup>2</sup> (8,963.4 ft<sup>2</sup>) retained lot fronting Rouge St. which would continue to be occupied by the existing 1950's house. The applicant also proposes to divide the severed rear portion of the lot into two equally sized 11.11m (36.5 ft) wide, 355.84m<sup>2</sup> (3,830.36 ft<sup>2</sup>) building lots fronting James Scott Road. The applicant has also submitted a site plan application to the City seeking approval for two, new, 287.69 m<sup>2</sup> (3,096.77 ft<sup>2</sup>) single detached dwellings on these lots, addressed as 16 and 18 James Scott Road (See Figure 4 Site Plan). The applicant was required to submit a zoning amendment application due to the magnitude of the deviations from the development standards of By-law 1229 as shown in the table below.

<b>Development Standard</b>	<b>Proposed by Applicant</b>	<b>Permitted by By-law 1229</b>
Minimum Lot Area	3,830 ft <sup>2</sup>	6,600 ft <sup>2</sup>
Minimum Lot Frontage	36.5 ft	60 ft
Lot Coverage	40%	35%
Net Floor Area Ratio	81%	45%
Side Yard Setback	2 ft	6 ft
Rear Yard Setback	23 ft	25 ft

**Official Plan and Zoning**

The Town's Official Plan designates the subject property as Urban Residential and it is zoned as R1 Single Family Residential, by By-law 1229, as amended.

**DISCUSSION:**

**Details of the Proposed Development**

Lot Frontage

The proposed 11.11m frontage of the two new building lots would be the smallest in the section of James Scott Road between Markham Main St. S. and Shouten Crescent. However, there are several properties on the eastern portion of James Scott Road occupied by townhouses with smaller frontages of approximately 7.6m.

Design Continuity/Heritage Markham

The six homes immediately to the east of the proposed new building lots were all designed by the same architectural designer over the last eight years, and exhibit a certain design uniformity and character. Heritage Staff and Heritage Markham will work with the applicant to ensure e that the two proposed new houses are complementary to the architectural character, massing and scale established by the neighbouring homes (See Figure 5: Elevations).

**ENVIRONMENTAL CONSIDERATIONS:**

There are several healthy trees on the proposed new building lots and along the adjacent property lines. The applicant will be required to submit a tree inventory and preservation plan by a certified arbourist to help ensure the survival of trees indentified to be retained, and to determine appropriate compensation for those healthy trees identified to be removed as part of the proposed development of the property.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The application has been circulated to internal departments and Heritage Markham and is currently under review. Requirements of the City departments if necessary, will be reflected in a future recommendation report.

**ATTACHMENTS:**

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

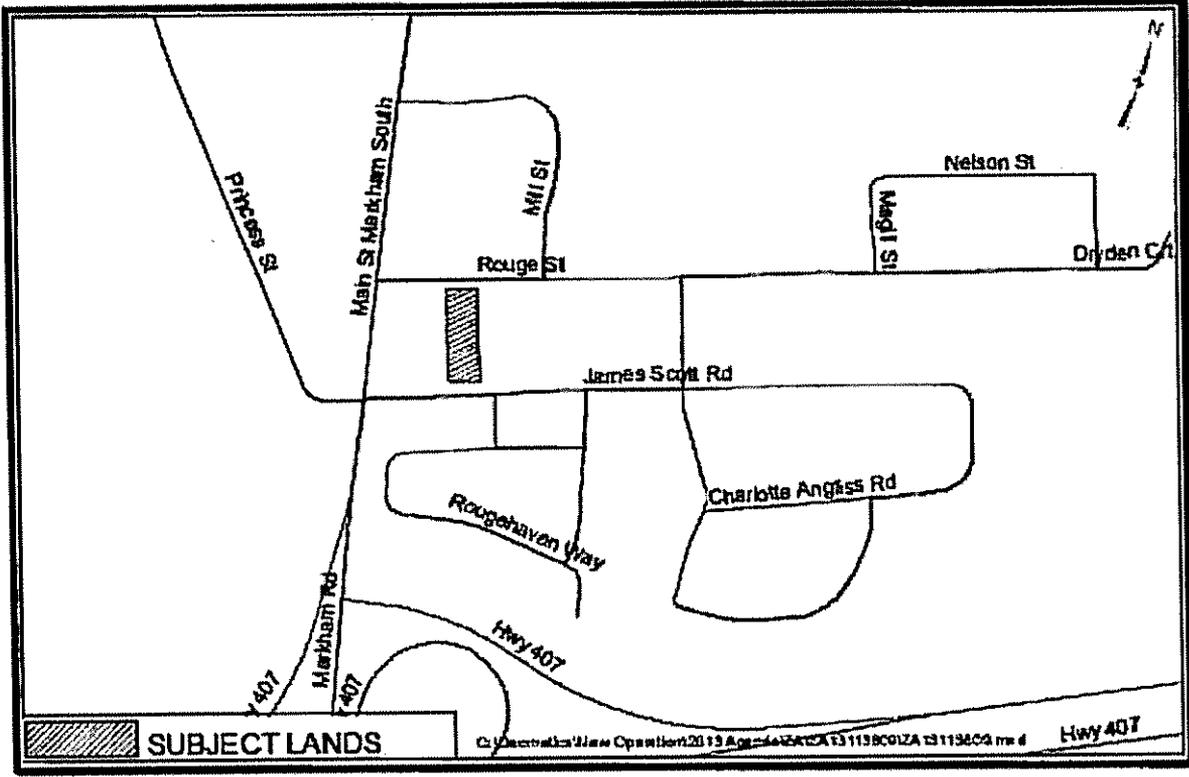
Appendix 'A'-Photograph of the existing dwelling

**APPLICANT/AGENT:**

Applicant:  
Joseph Dimartino  
124 Laurentide Drive  
Toronto ON M3A 3E5  
(416) 414-7860  
[joe@marconihomesltd.com](mailto:joe@marconihomesltd.com)

Agent:  
Jim Kotsopoulos  
JKO Planning Services Inc.  
27 Fieldflower Crescent  
Richmond Hill ON L4E 5E9  
(416) 435-5876  
[jkopanning@gmail.com](mailto:jkopanning@gmail.com)

Figure 1 - Location Map







# AIR PHOTO

APPLICANT: JOSEPH Di MARTINO  
5 ROUGE STREET, MARKHAM VILLAGE



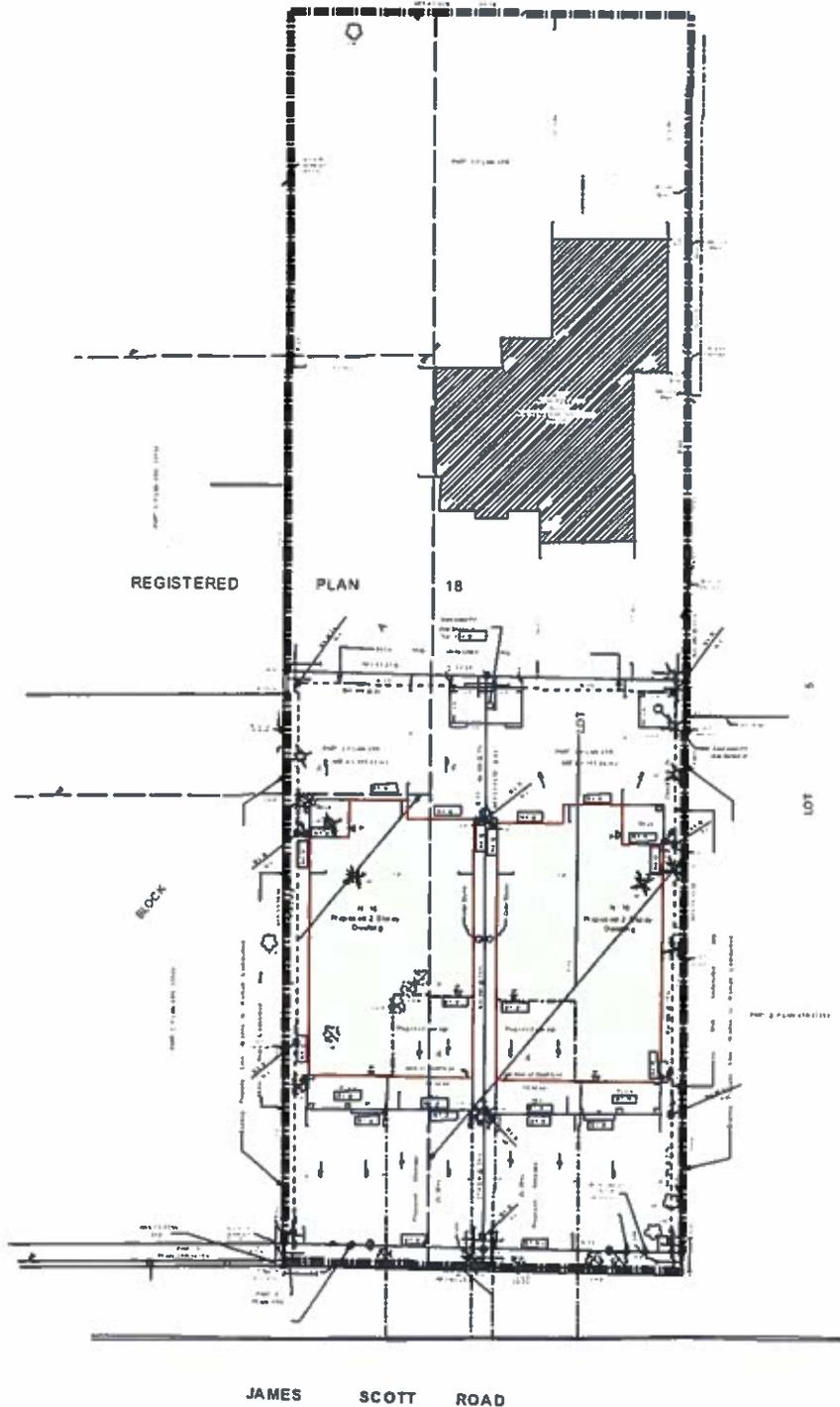
 SUBJECT LANDS

FILE No. ZA. 13113809 & SC. 13113809 (PW)

Q:\Geomatics\New Operation\2013 Agenda\ZA\ZA13113809\ZA13113809.mxd

DATE: 09/08/2013

ROUGE STREET



# SITE PLAN

APPLICANT: JOSEPH Di MARTINO  
5 ROUGE STREET, MARKHAM VILLAGE



FILE No. ZA. 13113809 & SC. 13113809 (PW)

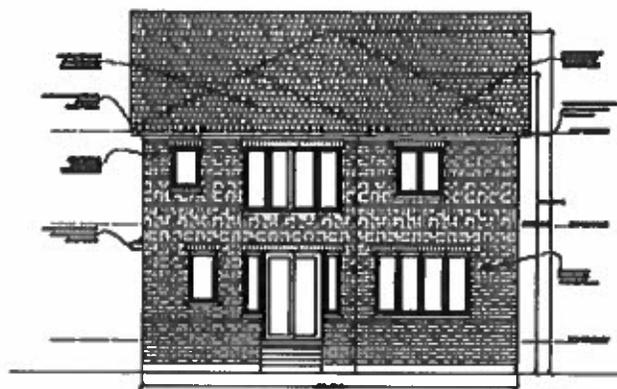
 SUBJECT LANDS

Q:\Geomatics\New Operatort\2013 Agendat\ZA\ZA13113809\ZA13113809.mxd

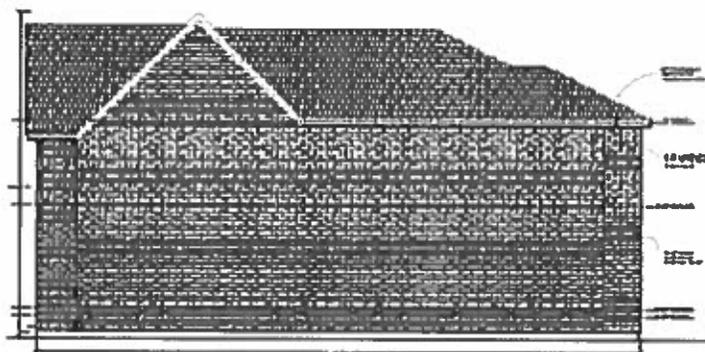
DATE: 09/08/2013



*Front Elevation  
18 James Scott Road*



*Rear Elevation (North)  
18 James Scott Road*



*Side Elevation (East)  
16 James Scott Road*



*Side Elevation (West)  
16 James Scott Road*

# ELEVATIONS

APPLICANT: JOSEPH DI MARTINO  
5 ROUGE STREET, MARKHAM VILLAGE

FILE No. ZA. 13113809 & SC. 13113809 (PW)

Q:\Geomatics\New Operation\2013 Agenda\ZA\ZA13113809\ZA13113809.mxd

DATE: 09/08/2013

**MARKHAM** DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: PW

**FIGURE No. 5**



Appendix 'A'- Photograph of the existing dwelling

