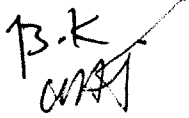


## MEMORANDUM

TO: Andy Taylor, Chief Administrative Officer

FROM: Biju Karumanchery, Senior Development Manager 

PREPARED BY: Dave Miller, East District Development Manager

DATE: September 8, 2011

SUBJECT: Authorization to call a Public Meeting  
MacKenzie Building and Developers Limited  
5443, 5521 and 5565 Major Mackenzie Dr East, Markham  
Draft Plan and Zoning By-law Amendment Applications (SU 02 116539  
& ZA 11 113623)

### RECOMMENDATION

That the Chief Administrative Officer authorize, in accordance with the provisions of By-law 4-2000, as amended, that a statutory Public Meeting be held to consider the applications by Mackenzie Building and Developers Limited for Draft Plan and Zoning By-law Amendment for a residential subdivision proposal at 5443, 5521 and 5565 Major Mackenzie Dr East, Markham.

### BACKGROUND

#### Property and Area Context

The 4.45 ha. (11 ac.) property is located east of McCowan Road, south of Major Mackenzie Drive in the Wismer Commons Community. There is existing residential to the west and to the south of the subject properties. The subject lands are zoned Rural Residential Four (RR4), by By-law 304-87, as amended.

#### History

The Draft Plan of Subdivision application was submitted in 2002. Processing of this application was deferred, and there is currently no serving allocation for this proposal. However, staff anticipate that servicing capacity, previously allocated to certain high density development, will be made available to this development. In anticipation of the availability of servicing capacity the owner submitted a re-zoning amendment application, which was deemed complete in June 2011.

## **PROPOSAL**

The application is to zone the lands under By-law 177-96, as amended in accordance with the Secondary Plan designation to implement a proposed plan of subdivision. The proposed plan of subdivision consists of 18 semi-detached, 26 single-detached, and 62 townhouse units for a total of 106 dwelling units.

A Public Meeting regarding these applications was held more than two years ago and 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 and Subdivision applications haven't been approved.

Given the length of time that the subdivision application has been with the Town, staff are working closely with the proponent to expedite the applications.

## **DISCUSSION**

If the Public Meeting is authorized by the CAO, staff anticipate that the Public Meeting will be held on October 25<sup>th</sup>, 2011. A preliminary report, with additional details regarding the proposal, will be provided to Development Services Committee on the same day as the Public Meeting.

However, if authorization to hold the Public Meeting requires Development Services Committee approval, staff anticipate that the report seeking authorization will likely go to Development Services Committee on October 25<sup>th</sup>, 2011 and the Public Meeting will be held November 15<sup>th</sup>, 2011 or November 29<sup>th</sup>, 2011.

## **CONCULSION**

Staff recommend that the Public Meeting for Draft Plan and Zoning By-law Amendment for a residential plan of subdivision proposal at 5443, 5521 and 5565 Major Mackenzie Dr East, be authorized.

Figure 1 – Location Map

# DRAFT PLAN OF SUBDIVISION

## PART OF WEST HALF OF LOT 20

### CONCESSION 7

#### TOWN OF MARKHAM

#### REGIONAL MUNICIPALITY OF YORK

Date: November 30, 2005

Revised: January 23, 2006

June 22, 2006

July 25, 2006

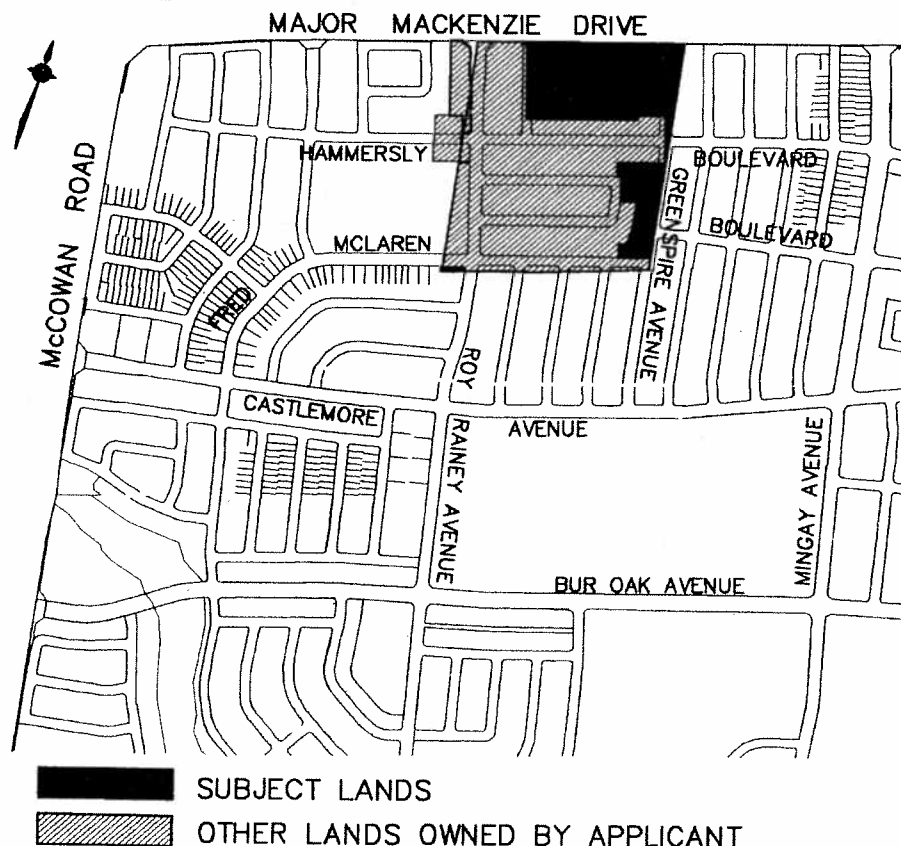
June 21, 2010

Feb 21, 2011

Scale = 1:1000



### KEY PLAN



### LAND USE STATISTICS (June 4, 2010)

| LAND USE                   | LOT/BLOCK | UNITS | AREA     |
|----------------------------|-----------|-------|----------|
| Semi Detached (15.0m min.) | 1-9       | 18    | 0.529 ha |
| Single Family (10.7m min.) | 10-35     | 26    | 0.959 ha |
| Townhouses                 | 36-44     | 62    | 1.266 ha |
| Future Development         | 45-57     |       | 0.123 ha |
| 5.0m Landscape Block       | 58-59     |       | 0.014 ha |
| 0.3m Reserves              | 47-48     |       | 0.001 ha |
| Roads                      |           |       | 1.556 ha |

