



## MEMORANDUM

**TO:** John Livey, Chief Administrative Officer 

**FROM:** Valerie Shuttleworth, Director of Planning & Urban Design

**PREPARED BY:** Gary Sellars, Senior Planner, East Development District

**DATE:** August 24, 2007

**SUBJECT:** Delegation of authority to CAO to call a public meeting  
Mackenzie Builders and Developers Ltd.  
Blocks 95, 96 and 97, Plan 65M-3612  
Application for rezoning  
Wismer Commons community  
ZA 07 125617 

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### RECOMMENDATION:

That a public meeting be held to consider the application submitted by Mackenzie Builders and Developers Ltd. for the rezoning of Blocks 95, 96 and 97, Plan 65M-3612 from Open Space Two (OS2) to Residential Two – Special (R2-S\*99).

### PURPOSE:

On June 28, 2005, Council adopted an amendment to By-law 4-2000 (a By-law to appoint a Chief Administrative Officer) to delegate to the Chief Administrative Officer, or his designate, the authority to call a public meeting in the absence of Council during the annual summer recess. The purpose of this memorandum is to provide background information to the public meeting request made by the applicant and to recommend that the CAO authorize a public meeting, to be held on September 18, 2007.

### BACKGROUND:

#### Property and Area Context

The subject lands (Figures 1 and 2) consist of three single detached residential part lots on a registered plan of subdivision, located southwest of Roy Rainey Avenue and Hammersly Boulevard, within the Wismer Commons community.

To the west are vacant lands that have been conveyed to the Town for parkland purposes. This park is scheduled for construction in spring/summer 2008. To the east across Roy Rainey Avenue are single detached dwellings. To the north and south are vacant lands on which single detached dwellings are to be constructed.

A further report will be brought forward to Development Services Committee with respect to issues associated with the future residential development of the lands to the south of the subject lands. These issues include the need for the rezoning of and conveyance of a small portion of parkland to the Wismer Developers' Group to create full residential lots, in accordance with agreements between the Town and the Developers' Group.

**Official Plan and Zoning By-law**

The Town's Official Plan designates the subject lands Urban Residential. The Wismer Commons Secondary Plan designates the lands Urban Residential – Low Density. The lands are currently zoned Open Space (02) by By-law 177-96.

**Proposal**

The three 10.7m (35 ft.) single detached residential part lots on registered plan of subdivision 65M-3612 are to be combined with corresponding part lots to the east on registered plan of subdivision 65M-3969 to create full residential lots. These lots will front on Roy Rainey Avenue. The part lots on Plan 65M-3639 fronting Roy Rainey Avenue are currently zoned Residential Two – Special (R2-S\*99), however, the other corresponding part lots (the subject lands) were zoned Open Space (02) in error when the implementing zoning by-law for the plan of subdivision was adopted. These part lots were never intended to be conveyed to the Town for open space or parkland purposes.

The applicant is requesting a rezoning of the subject part lots to the same residential zoning as the corresponding part lots [Residential Two – Special (R2-S\*99)] to correct the above-noted error.

Servicing allocation has been granted for the three full lots.

**POTENTIAL BENEFITS OF APPROVAL OF THE PROPOSAL:**

The proposed development will help complete the urban fabric of a parcel within the Wismer Commons community.

**CONCERNS/ISSUES TO BE RESOLVED:**

There are no concerns/issues with respect to this rezoning application.

**FINANCIAL CONSIDERATIONS:**

No financial implications are to be considered in this report.

**ENVIRONMENTAL CONSIDERATIONS:**

Not applicable

**ACCESSABILITY CONSIDERATIONS:**

Not applicable

**ENGAGE 21<sup>ST</sup>. CONSIDERATIONS:****Managed Growth**

Approval of the proposal is consistent with a key goal set out in “Engage 21<sup>st</sup> Century Markham” with respect to Managed Growth. The proposed development will help complete the urban fabric of a parcel within the Wismer Commons community.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The proposal is currently in circulation to other Town Departments for review and comment.

**DOCUMENT:**  
ReportJLiveyPM.doc

Q:\Development\Planning\APPLAZONING\07 125617 Mackenzie Builders\Preliminary

**ATTACHMENTS:**

Figure 1 – Location Map  
Figure 2 – Area Context/Zoning  
Figure 3 – Air Photo

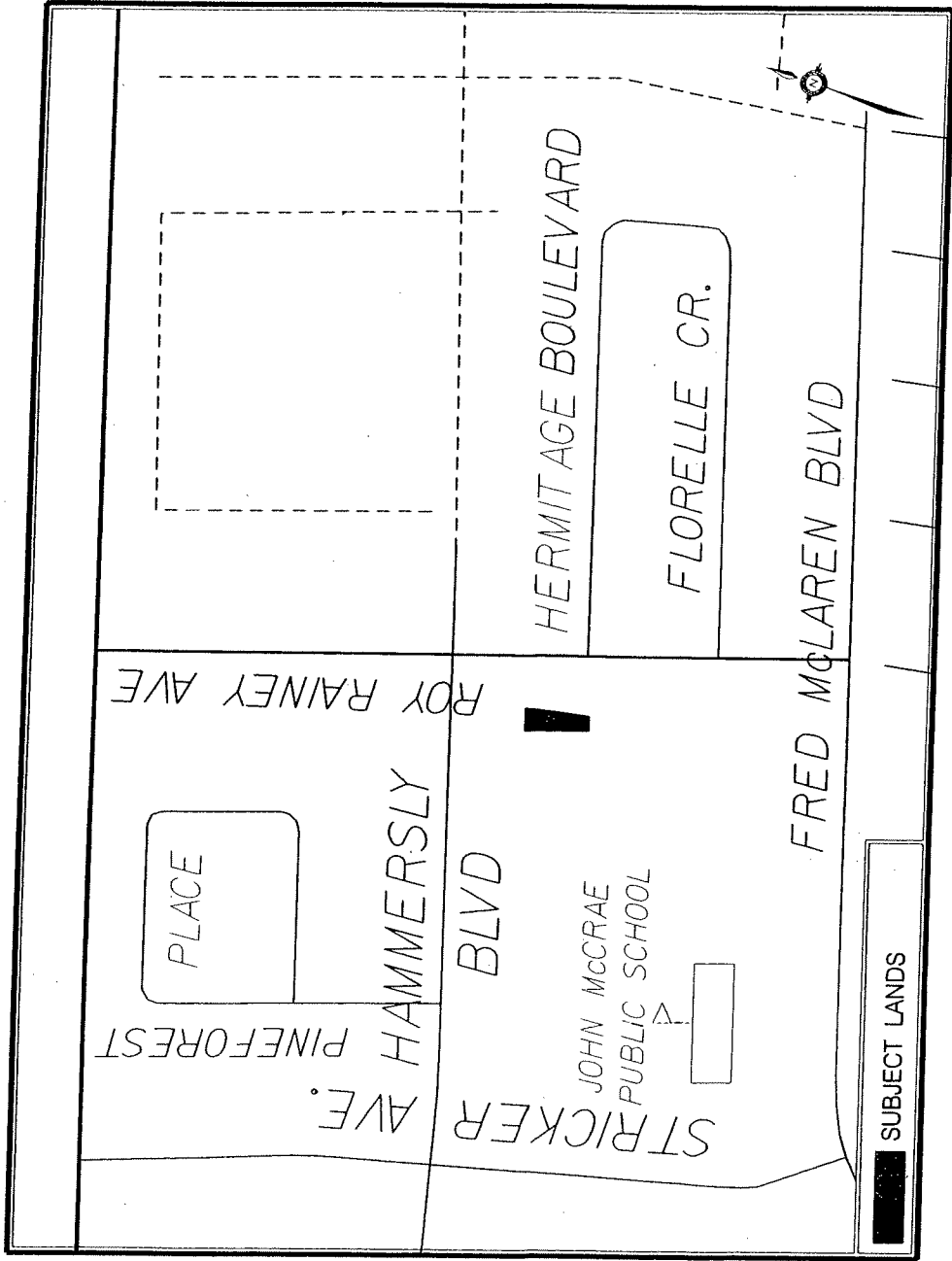
**APPLICANT/AGENT:**

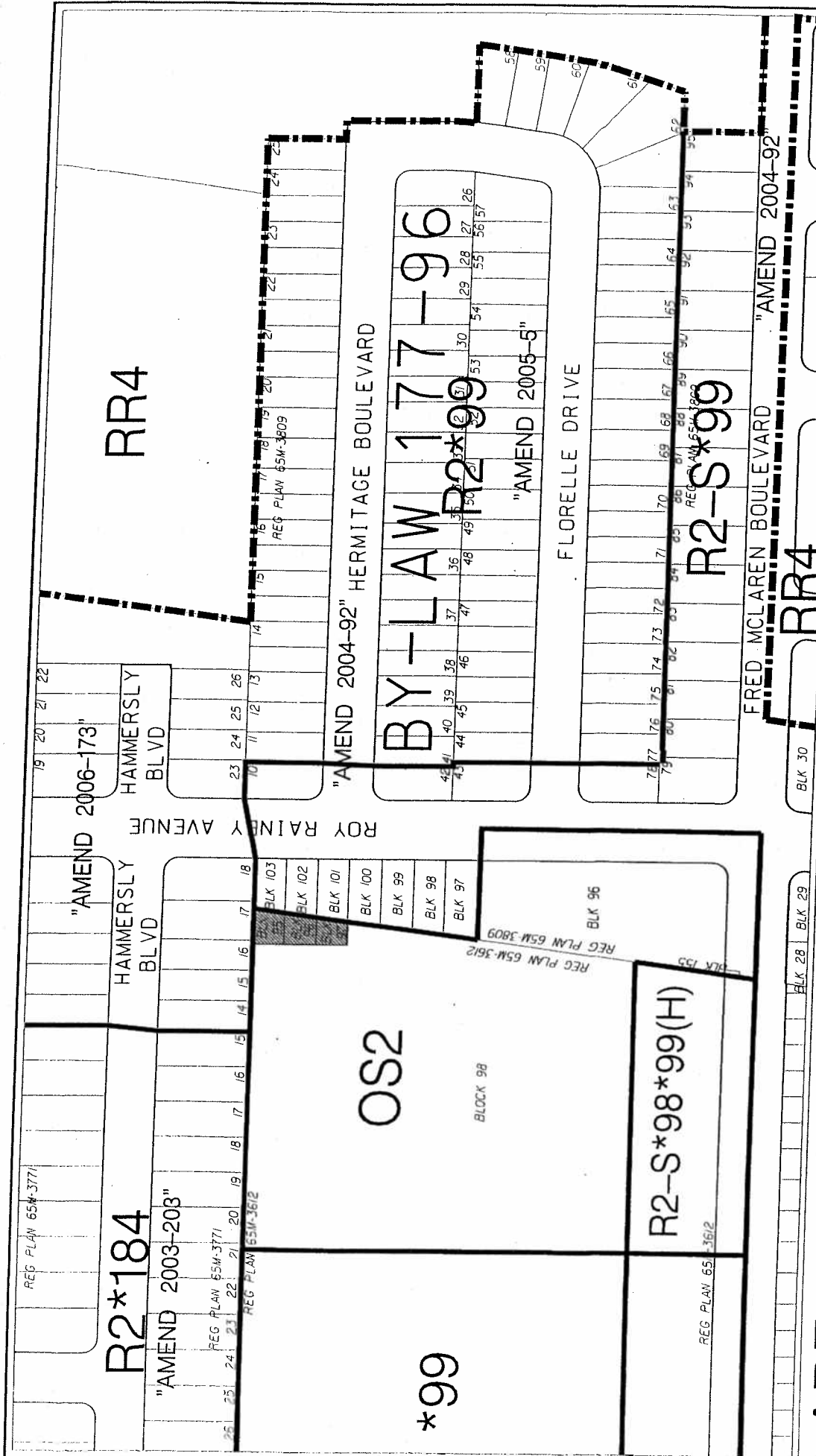
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**FIGURE 1: LOCATION MAP**





# AREA CONTEXT / ZONING

APPLICANT: MACKENZIE BUILDERS AND DEVELOPERS LTD.  
 BLOCKS 95, 96 & 97, PLAN 65M-3612

FILE No: ZA. 07125617 (GS)



DEVELOPMENT SERVICES COMMISSION

SUBJECT LANDS

DATE: 220807

DRAWN BY: CPW CHECKED BY: SCALE 1:

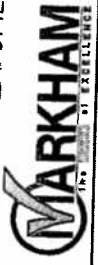
FIGURE No.2



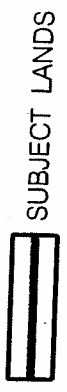
# AIR PHOTO (2005)

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DRAWN BY: CPW CHECKED BY: SCALE 1:

FIGURE No. 3