

# Memorandum to the City of Markham Committee of Adjustment

September 29, 2022

**File:** B/018/22  
**Address:** Vetmar Avenue, Block 95, 65M-4328 Markham  
**Agent:** Gatzios Planning + Development Consultants Inc. (James Koutsovitis)  
**Hearing Date:** October 5, 2022

The following comments are provided on behalf of the West Team:

For provisional consent to:

- a) sever and convey a parcel of land with an approximate lot area of 459 m<sup>2</sup> (4,940.63 ft<sup>2</sup>) (Parts 2 and 3); and
- b) retain a parcel of land with an approximate lot area of 5,146 m<sup>2</sup> (55,391.08ft<sup>2</sup>) (Parts 1 and 4).

## BACKGROUND

### Property Description

The 5,605 m<sup>2</sup> (60,331.72 ft<sup>2</sup>) subject property, described as Block 95 on Registered Plan 65M-4328, is located at the southwest corner of Vetmar Avenue and Victoria Square Boulevard (Figure 1). The subject property is undeveloped and there is a proposal for a future 8-storey mixed used building currently under review. The surrounding area consists of existing low density residential areas and larger vacant lots that have applications proposed for future mixed-use buildings as well as future townhouse and back-to-back stacked townhouse dwellings.

### Proposal

The purpose of the current application is to sever a portion of the subject lands, Block 95 (Parts 2 and 3) as shown in Figure 1, and to consolidate it to the lands to the south, known as 11030 Victoria Square Boulevard to eventually accommodate an outdoor landscaped amenity space and to secure underground parking spaces on a future development block, subject to separate applications being, Official Plan and Zoning By-law Amendment applications PLAN 20 112387 which are currently under review.

This application is related to Site Plan Control application SPC 20 113250.

## COMMENTS

### Official Plan and Zoning

Official Plan 2014 (partially approved on November 24/17, and updated on April 9/18)

The Official Plan designates the subject property “Mixed Use Low Rise” and “Residential Low Rise”, which provides for low density housing forms including single detached, semi-detached and townhouse dwellings in the residential designation and the mixed use designation provides for access to goods and services to the local residents. These lands are intended to accommodate street-related retail and services in mixed-use buildings.

Until an updated Secondary Plan is approved for the Highway 404 North lands, the provisions of the Town of Markham Official Plan (Revised 1987), and the Highway 404 North Secondary Plan (OPA 149), shall continue to apply to the subject lands.

Highway 404 North Secondary Plan (OPA149)

The Highway 404 North Secondary Plan designates the subject property “Urban Residential Low Density” and “Community Amenity Area” in the Schedule AA – Detailed Land Use map. This designation provides for multi-uses offering a diverse range of retail, service, community, institutional and recreational uses that serve the local residents and low density residential dwellings.

Zoning By-Law 304-87

The subject property is zoned “CA1\*403 Community Amenity One Zone” under By-law 177-96, as amended. The proposed severance complies with the applicable provisions of this zone.

**Comment/Discussion:**

The proposed consent application ultimately facilitates a lot line adjustment to provide for additional land to the townhouse development proposed to the south of the subject lands, Official Plan and Zoning By-law Amendment applications PLAN 20 112387, to accommodate an outdoor landscaped amenity space and underground parking spaces. The lands to the south are owned by the same landowner.

Staff note that the lands to the south are comprised of multiple parcels, as shown in Appendix C as “Area B” being 11030, 10988, and 10978 Victoria Square Boulevard and Block 97 and Block 98 of PLAN 65M-4328, and must be merged at a future date.

There is a municipal easement for a secondary emergency access laneway that previously served the surrounding residential subdivision. However, this emergency access is not currently being used and its removal will be required as a condition of future site plan approval for the subject property (Block 95 PLAN 65M-4328) as well as lands to the south (11030, 10988, and 10978 Victoria Square Boulevard and Block 97 and Block 98 of PLAN 65M-4328).

**PUBLIC INPUT SUMMARY**

No written submissions were received as of September 29, 2022. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

**CONCLUSION**

Planning staff have reviewed the proposal within the context of the criteria in Sections 51(24) of the *Planning Act, as amended*. Staff recommend that the proposed severance (B/018/22) be approved subject to conditions in Appendix “A”.

Please refer to Appendix “A” for conditions to be attached to any approval of this application.

**APPENDICES**

- Appendix A: Conditions of Approval
- Appendix B: Draft Reference Plan
- Appendix C: Area of Lot Line Adjustment

PREPARED BY:



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Jennifer Kim, Senior Planner, West District

REVIEWED BY:



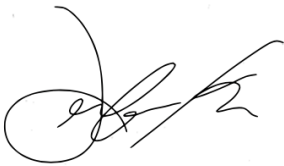
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Rick Cefaratti, Senior Planner II, West District

**APPENDIX "A"**  
**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF B/018/22**

1. Payment of all outstanding realty taxes and local improvements charges owing to date against both the subject and retained parcels, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled.
2. Submission to the Secretary-Treasurer of the required transfers to effect the severances applied for under Files B/018/22, in duplicate, conveying the subject lands, and issuance by the Secretary Treasurer of the certificate required under subsection 53(42) of the Planning Act.
3. Submission to the Secretary-Treasurer of a reference plan showing the subject lands, which conforms substantially to the application as submitted.
4. Subsection 50(3) or 50(5) of the Planning Act shall apply to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent.
5. Submission of a Solicitor's Certificate certifying that upon registration of the required transfers to effect the severance applied for under File B/018/22, title to Parts 2 and 3 on the Draft Reference Plan submitted with File B/018/22 will merge with title to the lands to the south municipally known as 11030 Victoria Square Boulevard, and legally described as Part 1 on Plan 65R-36034, all to the satisfaction of the Director of Planning and Urban Design or designate.
6. Fulfillment of all of the above conditions within two years of the date that notice of the decision was given under Section 53(17) or 53(24) of the Planning Act, R.S.O. 1990, c.P.13, as amended.

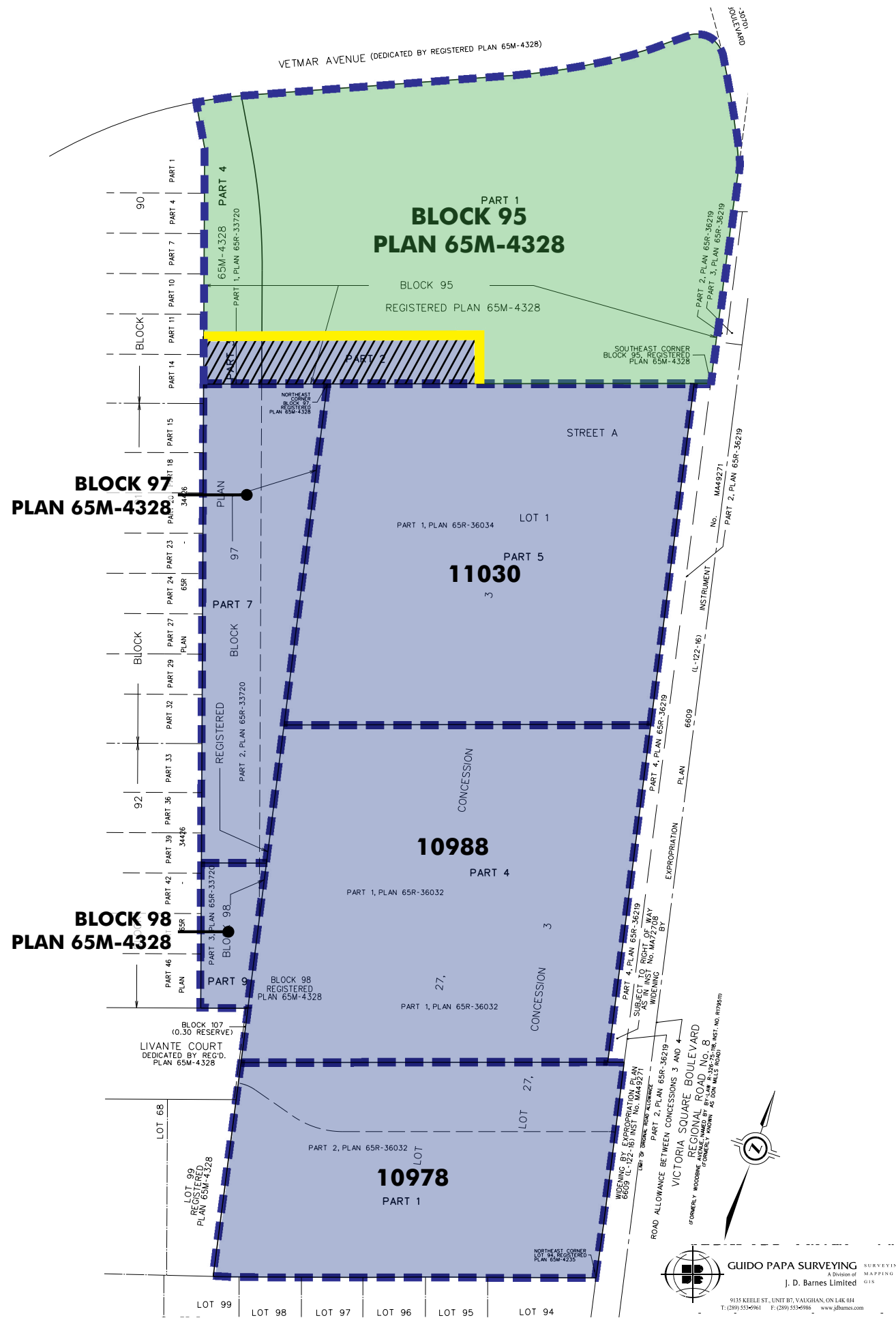
CONDITONS PREPARED BY:



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Jennifer Kim, Senior Planner, West District










# Appendix C

File: 22.246966.000.00.CSNT  
 Date: 09/28/22  
 MM/DD/YY

**Figure 4**  
 Proposed Lot Line Adjustment

File No: 65MA 2003

-  Existing Property Boundaries
-  Proposed Lot Line Adjustment
-  Lot Reduction Area A:  
Parts 1&4
-  Adjusted Area Parts 2&3
-  Lot Enlargement Area B:  
Parts 2&3,  
Block 97 Plan 65M-4328,  
Block 98 Plan 65M-4328,  
11030 Victoria Square Blvd,  
10988 Victoria Square Blvd,  
10987 Victoria Square Blvd