



Report to: Development Service Committee

Meeting Date: September 23rd, 2019

SUBJECT:	PRELIMINARY REPORT Application for Zoning By-law Amendment to facilitate a future land severance and permit one single detached dwelling with site-specific zone exceptions at 7739 9 th Line, on the south side of 14 th Avenue. (Ward 7). File No. ZA 19 126535.
PREPARED BY:	Aqsa Malik, Planner I, East District. Ext. 2230
REVIEWED BY:	Sally Campbell, M.C.I.P., R.P.P., Manager, East District. Ext. 2645

RECOMMENDATION:

- 1) That the report titled “PRELIMINARY REPORT, Application for Zoning By-law Amendment to facilitate a future land severance and permit one single detached dwelling with site-specific zone exceptions at 7739 9th Line, on the south side of 14th Avenue. (Ward 7). File No. ZA 19 126535” be received.

PURPOSE:

This report provides preliminary information on the above noted Zoning By-law Amendment, application submitted by Indrajit Chakraborty and Ujjaini Sircar. This report contains general information in regards to applicable Official Plan or other policies as well as other issues identified by Staff to date. The report should not be taken as Staff’s opinion or recommendation on the application.

PROCESS TO DATE:

Application deemed complete

The Zoning By-law Amendment application was deemed complete on July 30th, 2019.

Next Steps

- A Statutory Public Meeting will be scheduled for fall 2019;
- A recommendation report will be provided at a future Development Services Committee meeting if required; and
- An application to the Committee of Adjustment for consent to sever the subject land will be required in the future.

BACKGROUND:

Property Description

The subject lands, municipally known as 7739 9th Line are located in the Box Grove Community at the southeast corner of 9th Line and 14th Avenue, fronting 14th Avenue (See Figure 1). The subject lands have an area of approximately 0.20 ha (0.51 ac) and a lot frontage of approximately 65.18 ft. The subject lands, which are developed with an existing two-storey detached dwelling

circa 1890, are designated under Part IV of the Ontario Heritage Act as a property of cultural heritage value or significance. There is an existing pool and frame shed on the property, as well as mature vegetation. To the north, south, east and west are existing residential neighbourhoods characterized by single detached dwellings, some originally developed in the 1950's and others more recently developed (See Figure 3).

Proposal

7739 9th Line Avenue

A zoning by-law amendment application has been submitted to rezone the subject lands from Single Family Residential (RRH) under Zoning By-Law 194-82 to RRH with exceptions to permit a reduced lot frontage and lot area to facilitate a future land severance resulting in one additional residential development lot. The Zoning Amendment also proposes site-specific setbacks for the existing heritage dwelling and for a proposed dwelling on the subject lands. The future land severance will include the conveyance of road widening to the Region of York, as shown on Part 1 on the attached Figure 4.

Development Standards	RRH Zone Requirements	Existing Heritage Lot	Proposed Heritage Lot	Proposed Development Lot
Lot Area	2,040 m ² (21,958.4 ft ²)	2,071 m ² (22,300 ft ²)	916 m ² * (9,859.74 ft ²)	797 m ² * (8,578.84 ft ²)
Lot Frontage	30 m (98.43 ft)	65.18 m (213.85 ft)	29 m* (95.14 ft)	30.24 m (99.21 ft)
Front Yard Setback	7.5 m (24.61 ft)	2.16 m (7.09 ft)	0.27 m* (0.89 ft)	2.40 m* (7.87 ft)

*Special provisions the applicant is seeking.

2014 Official Plan

The subject lands are designated 'Residential Low Rise' in the City of Markham Official Plan 2014 (partially approved on Nov 24/17, and further updated on April 9/18)(the "2014 Official Plan"), which provides for low rise housing forms, including single detached dwellings.

Zoning

The subject lands are zoned Single Family Residential (RHH) under Zoning By-Law 194-82, as amended, which permits a single detached dwelling on a lot with a minimum lot area of 2,040 m² (21,958.4 ft²) and frontage of 30 m (98.43 ft).

OPTIONS/DISCUSSION:

The following is a brief summary of the matters that will be considered:

- Appropriateness of the proposed zoning amendment in terms of the resulting lot areas and frontages and the relationship with the existing lotting pattern in the immediate vicinity and neighbourhood character;
- The orientation and size of the new lots that the zoning by-law amendment would facilitate;

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- Consistency of potential future lots with regard to front, rear and side yard setbacks in the area; and
 - Removal or retention of existing mature trees and vegetation, as a result of the rezoning to facilitate the creation of future development lots.

No issues have been raised to date. Any additional matters identified through the circulation and detailed review of the proposal, will be addressed, if necessary, in a final report to the Committee.

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The applications will be reviewed in the context of the City's strategic priorities of Growth Management and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various City departments and external agencies and is currently under review.

RECOMMENDED BY:

Biju Karumanchery, M.C.I.P., R.P.P
Director, Planning and Urban Design

Arvin Prasad, M.C.I.P., R.P.P
Commissioner of Development Planning

ATTACHMENTS:

Figure 1 – Location Map
Figure 2 – Area Context/Zoning
Figure 3 – Aerial Photo
Figure 4 – Site Plan

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