

Date:	Friday, May 27, 2022		
Application Type(s):	Zoning By-law Amendment (the "Application")		
Owner:	Yousif Kazandji, Orchdale Homes (Steeles) Inc. (the "Owner")		
Agent:	Lauren Capilongo, Malone Given Parsons Ltd.		
Proposal:	Application for Zoning By-law Amendment to permit a townhouse development comprised of 17 townhouses within four townhouse blocks (the "Proposed Development")		
Location:	330 and 336 Steeles Avenue East, between Old English Lane and Valloncliffe Road (the "Subject Lands")		
File Number:	PLAN 21 139369 000	Ward:	1
Prepared By:	Marty Rokos, MCIP, RPP, ext. 2980 Senior Planner, West Planning District		
Reviewed By:	Clement Messere, MCIP, RPP Manager, West Planning District	Stephen Lue, MCIP, RPP Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Application submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff's opinion or recommendation.

PROCESS TO DATE

Staff deemed the Application complete on January 17, 2022. The 90-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ended on April 16, 2022.

NEXT STEPS

- Statutory Public Meeting is scheduled for June 7, 2022
- Recommendation Report for consideration by the Development Services Committee ("DSC")
- In the event of an approval, enactment of the site-specific Zoning By-law Amendment
- Submission of future applications for Site Plan, Draft Plan of Condominium, and Part Lot Control Exemption

BACKGROUND

Subject Lands and Area Context

The 0.33 ha (0.82 ac) Subject Lands are located along the north side of Steeles Avenue East, east of Bayview Avenue, and are currently developed with two single detached dwellings that are proposed to be removed to accommodate the Proposed Development, as shown on Figures 1 to 3. Figure 3 shows the surrounding land uses.

The Proposed Development would facilitate the demolition of the existing dwellings and permit 17 townhouse units with the following, as shown in Figure 4

Table 1: the Proposed Development	
Dwelling Units:	17 townhouses within four townhouse blocks
Maximum Building Height:	Three storeys
Parking Spaces:	38 parking spaces, including four visitor spaces
Building Coverage:	1,425.6 m ² (19.3%)
Building Orientation:	Eight of the townhouse units front Steeles Avenue. Nine townhouse units are internal to the Subject Lands and face south onto a proposed private road, parallel to Steeles Avenue.
Access	Private driveway access to the Subject Lands from Steeles Avenue.

The following table summarizes the Official Plan information

Table 2: Official Plan Information	
Current Designation:	“Residential Low Rise,” 2014 Markham Official Plan
Permissions:	<p>The “Residential Low Rise” designation permits single-detached, semi-detached, small multiplex buildings, and townhouses, excluding back to back townhouses.</p> <p>In addition, the Infill Development policies for Thornhill, under Section 9.18.5, apply to the Subject Lands. These policies require development standards in the zoning by-law that limit the size and massing of new dwellings to ensure</p>

Table 2: Official Plan Information	
	<p>infill development respects and reflects the existing pattern and character of adjacent developments, including, but not limited to, the following:</p> <ul style="list-style-type: none"> a) Lot coverage b) Building depth c) Floor area ratios d) Height e) Number of storeys f) Garage projections g) Garage widths

A Zoning By-law Amendment application is required to permit the Proposed Development
The Proposed Development is subject to Zoning By-law 1767, as amended, as shown in Figure 3.

Table 3: Zoning By-law Amendment Information			
Current Zone:	“Special Residential Second Density (SR2)”		
Permissions:	Single detached dwelling unit		
Proposal:	Rezone the Subject Lands to a site-specific “Residential Two Lane Access (R2-LA)” zone, under By-law 177-96, with the following Standards:		
	Development Standard	By-law 177-96 Standards	Proposed Standards
	Minimum Townhouse Unit Width	Interior: 5.5 m End unit (interior): 6.7 m End unit (corner): 7.9 m	6 m for all units
	Maximum Building Height	11 m	12 m
	Minimum Front Yard Setback	3 m	0.7 m (all units facing Steeles Avenue East)
	The Owner additionally requests a site-specific provision to deem the Subject Lands one lot for zoning purposes.		

Staff identified the following preliminary list of matters that will be assessed through the review of the Application, including other matters and issues, and addressed in a future Recommendation Report to the DSC

a) **Conformity and Consistency with Provincial, and York Region and City Official Plan**

- i) Planning staff are evaluating the Planning Opinion Report and Draft Zoning By-law Amendment, prepared by Malone Given Parsons, submitted with the Application.
- ii) Planning staff are reviewing the appropriateness of the Proposed Development including density/ number of units, site layout, building heights as well as the related site specific exceptions, having regard for the existing pattern and character of surrounding area.
- iii) Review of all the technical studies submitted in support of the Proposed Development.

b) Financial Obligations

- i) The review and confirmation of any outstanding financial obligations including, but not limited to, tree replacement/compensation; appropriate public art contributions under Section 37 of the *Planning Act*.

c) Parkland Dedication and Open Space

- i) The Proposed Development concept does not include any public parkland. The parkland dedication requirement for the Proposed Development will require cash-in-lieu of parkland contribution or dedication/alternate arrangements deemed appropriate by the City.
- ii) Availability of open space area to serve as an amenity for the residents.

d) Affordable Housing

- i) Opportunities to provide second suites.

e) Transportation

- i) Appropriateness of locating visitor parking spaces near the entrance driveway.
- ii) The proposed lengths of the driveways facing the private road for the townhouse units appear insufficient for a useable parking space. Vehicles parked on these driveways could obstruct the internal fire route along the private road.
- iii) Transportation Planning staff are reviewing a Transportation Study, prepared by GHD Group Engineering, submitted in support of the Application, and the proposed pedestrian access and vehicular circulation.

f) External Agency Review

- i) The Application must be reviewed by York Region and the City of Toronto, and any applicable requirements must be incorporated into the Proposed Development.

g) Required Future Applications

- i) The Owner must submit applications for Site Plan, Part Lot Control, and Draft Plan of Condominium, should the Application be approved, to permit the Proposed Development and facilitate the common elements condominium.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan

Figure 5: Conceptual Building Elevations

Figure 1

Location Map

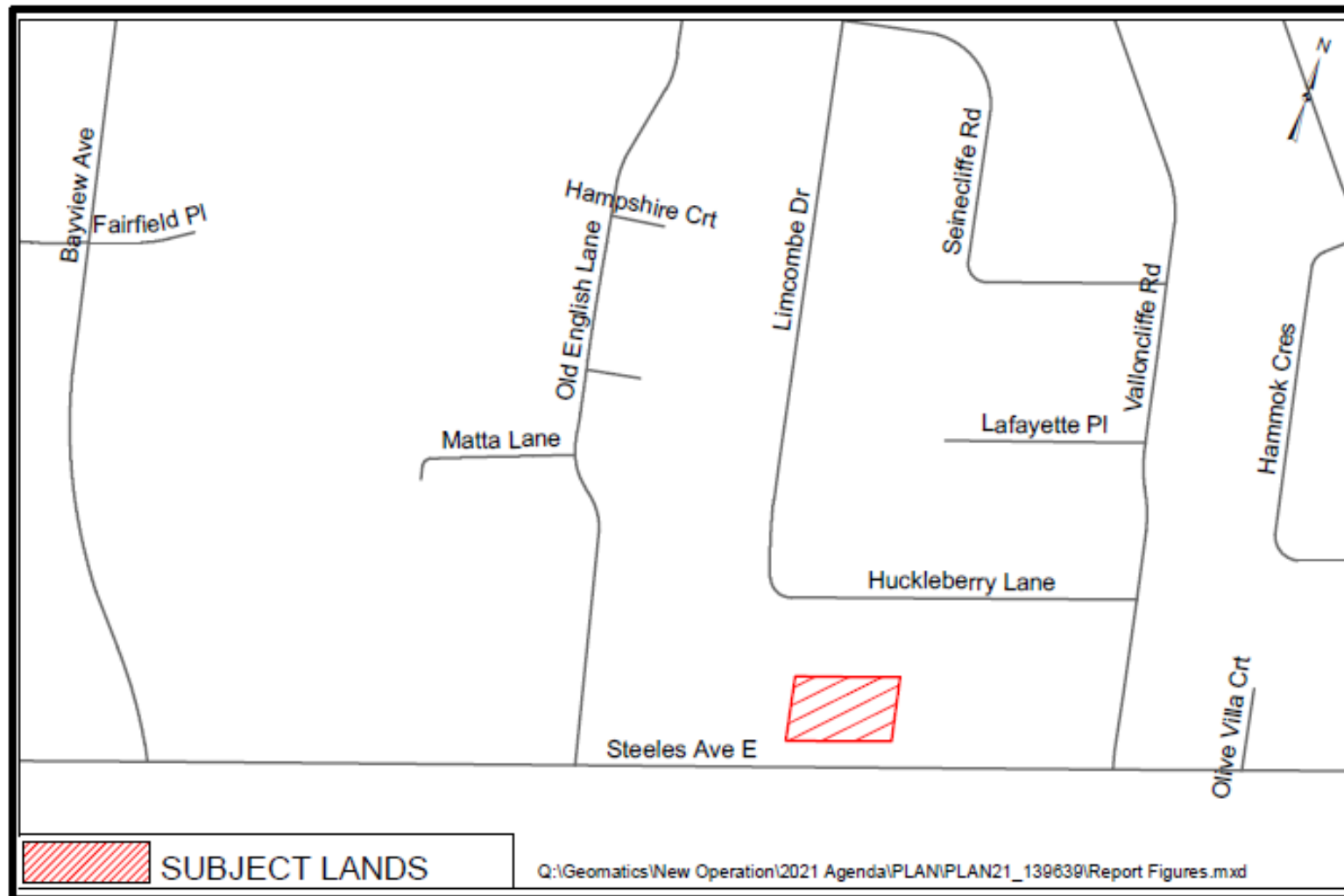


Figure 2

Aerial Photo

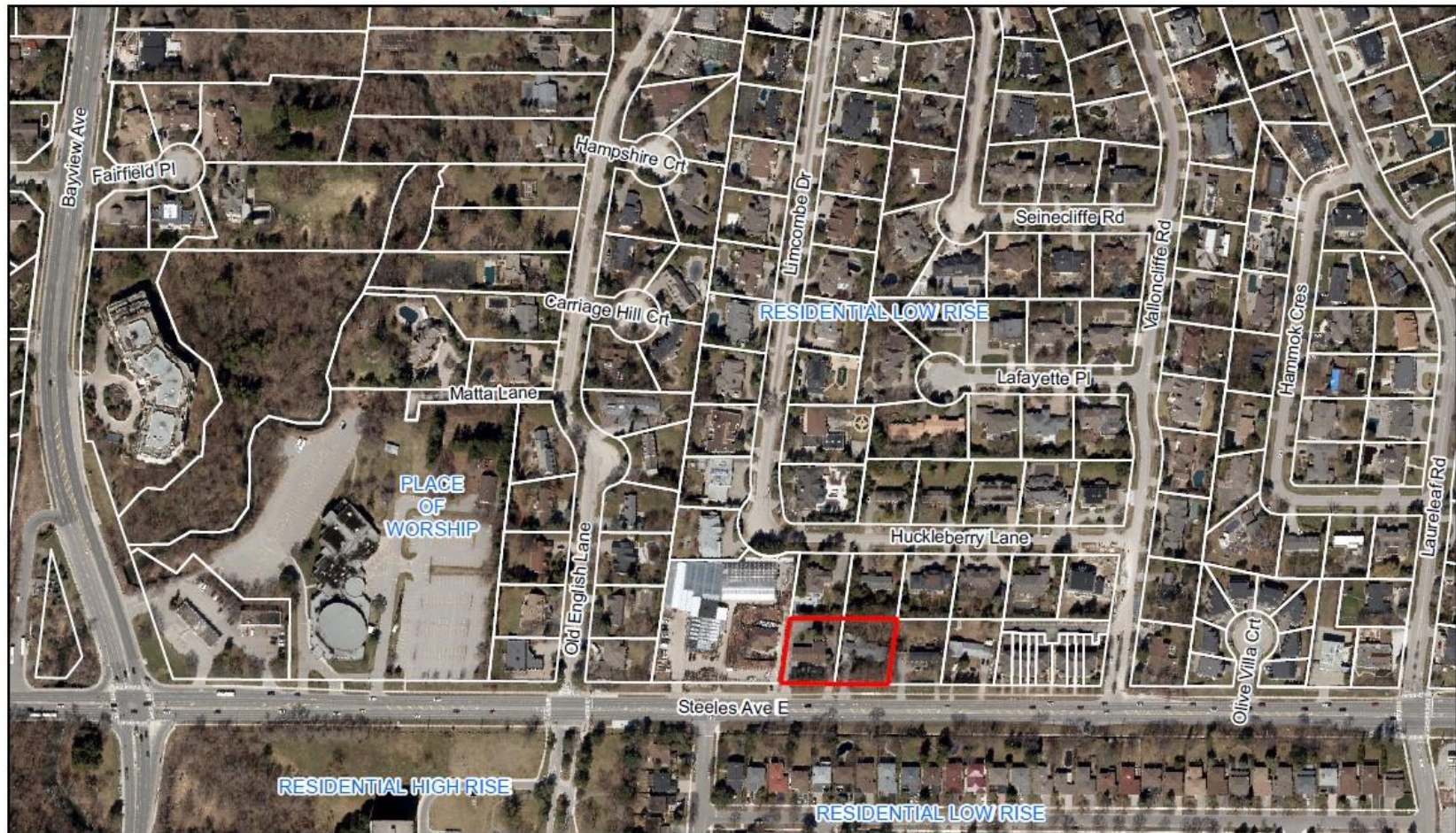


Figure 3

Area Context and Zoning

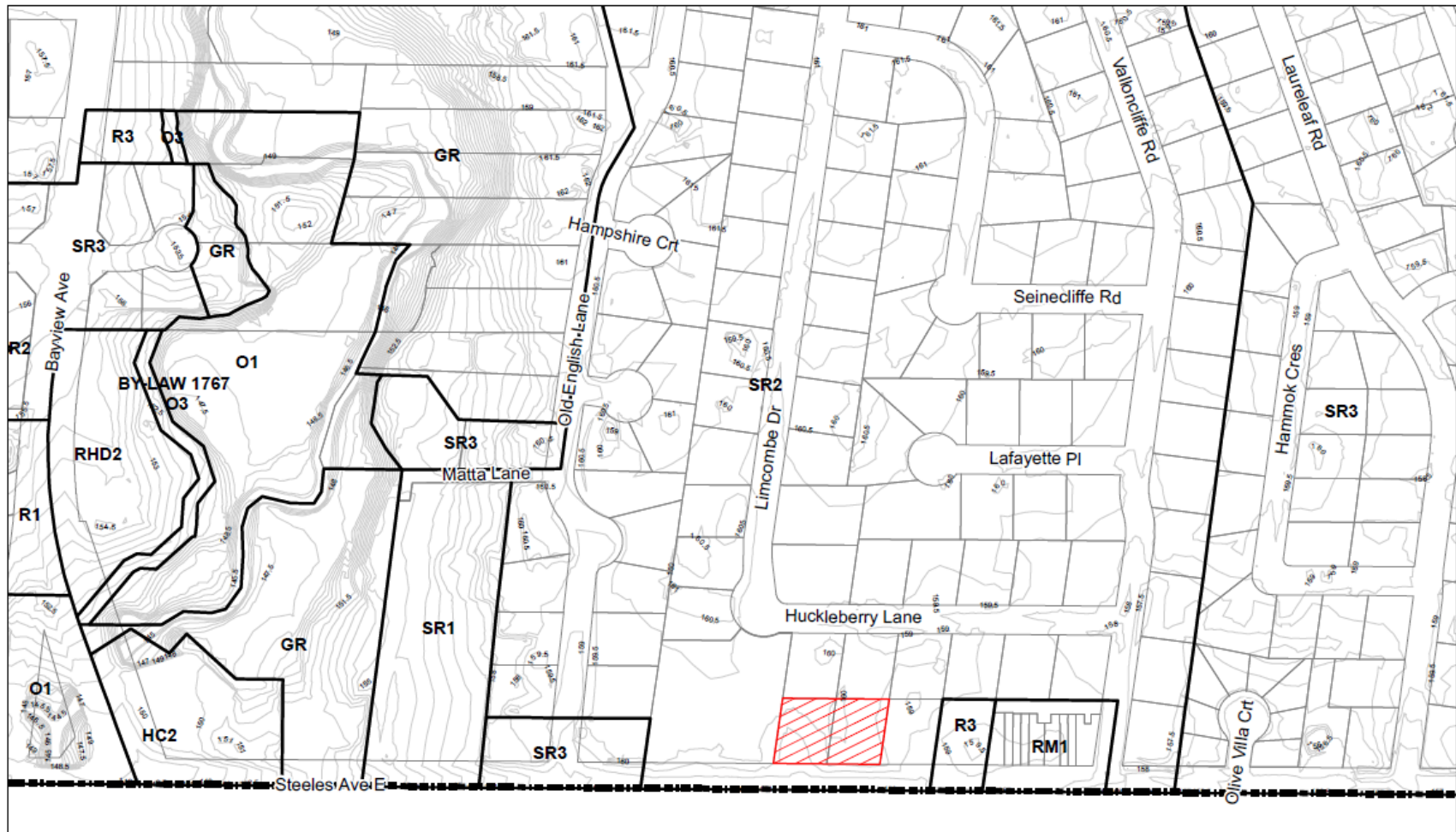
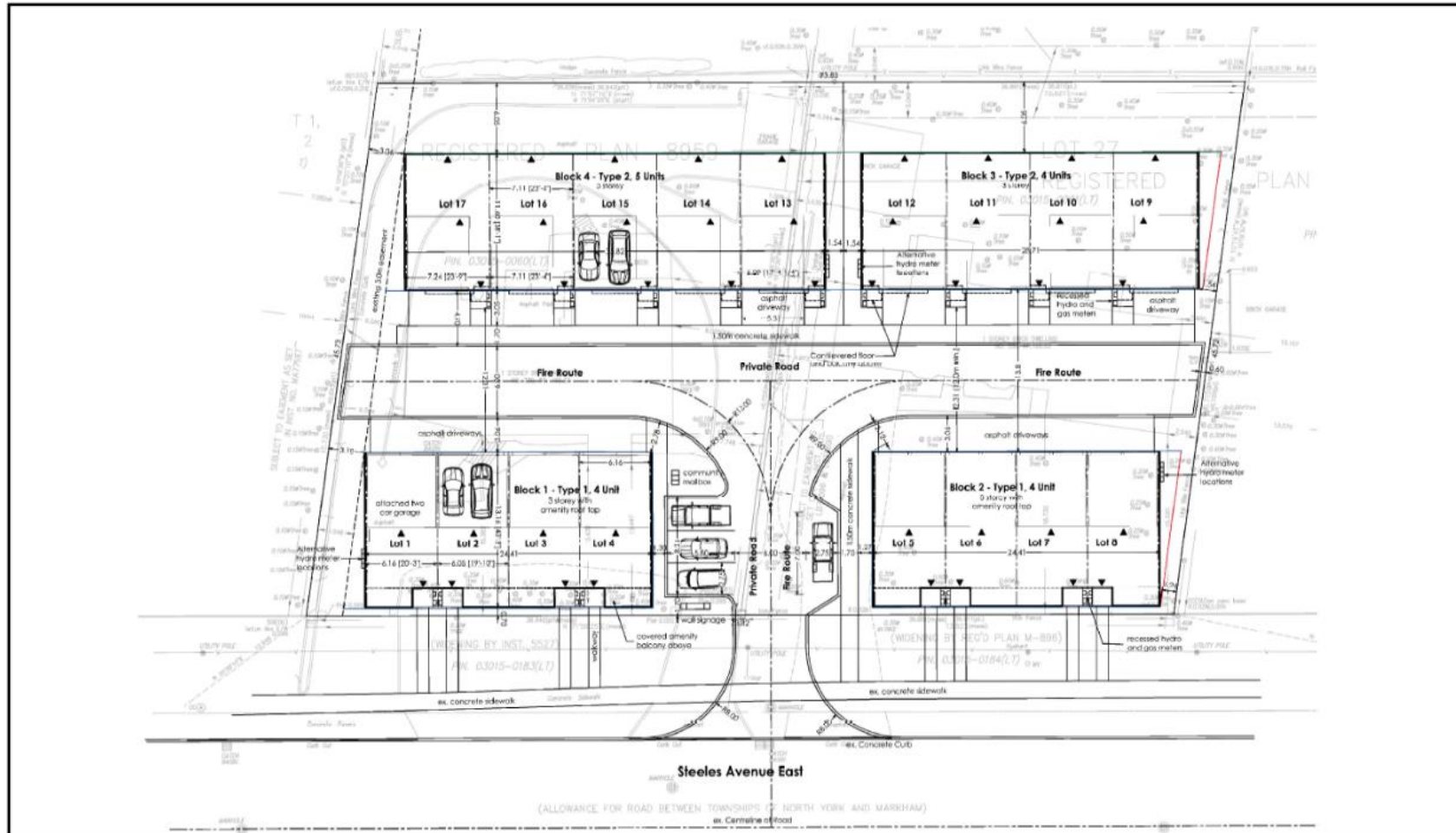


Figure 4

Conceptual Site Plan



Conceptual Building Elevations



Townhouse Type 1 - 3 Storey Elevation Version 1



Townhouse Type 2 - 3 Storey Elevation