

Date:	Friday, May 27, 2022		
Application Type:	Zoning By-law Amendment (the "Application")		
Owner:	Mehdi Emamian (the "Owner")		
Agent:	Hamid Bahrami (HB Developments)		
Proposal:	Application for a Zoning By-law Amendment to permit two semi-detached dwellings (the "Proposed Development").		
Location:	157 Henderson Avenue, east of Henderson Avenue and north of Clark Avenue (the "Subject Lands")		
File Number:	PLAN 21 145538	Ward:	1
Prepared By:	Hailey Miller, ext. 2945 Planner I, 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 12, 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 12, 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, adoption of the site-specific Zoning By-law Amendment

BACKGROUND

Subject Lands and Area Context

The 0.086 ha (0.21 ac) Subject Lands are located on the east side of Henderson Avenue, north of Clark Avenue and is developed with a single-detached dwelling that is proposed to be removed to accommodate the Proposed Development, as shown on Figures 1 to 3. Figures 2 and 3 show the surrounding land uses.

The Proposed Development would facilitate the demolition of the existing dwelling and permit two semi-detached dwellings with the following, as shown in Figure 4:

Table 1: the Proposed Development	
Residential Gross Floor Area:	695 m ² (7,481 ft ²)
Height	Two storeys (8.75 m)
Dwelling Units:	Four units

The following table summarizes the Official Plan information

Table 2: Official Plan Information	
Current Designation:	“Residential Low Rise,” 2014 Markham Official Plan
Permissions:	The “Residential Low Rise” designation permits single-detached, semi-detached, small multiplex buildings, and townhouses, excluding back to back townhouses.

A Zoning By-law Amendment application is required to permit the Proposed Development

The Proposed Development is subject to Zoning By-law 2237, as amended, as shown in Figure 3.

Table 3: Zoning By-law Amendment Information	
Current Zone:	Fourth Density Single Family Residential (R4)
Permissions:	Permits single-detached dwellings, parks, playgrounds and other recreational areas under the control of a municipal or public authority, schools under the jurisdiction of a Public School Board or a Separate School Board, and private home day care.

Table 3: Zoning By-law Amendment Information	
Proposal:	The proposed Zoning By-law Amendment seeks to rezone the Subject Lands from Fourth Density Single Family Residential (R4) under By-law 2237, as amended, to Residential Two (R2) under By-law 177-96, as amended, to facilitate the development of two semi-detached dwellings.

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) Review of the Proposed Development in the context of the existing policy framework.
 - ii) The appropriateness of the proposed Zoning By-law Amendment.
- b) Parkland Dedication**
 - i) The Application will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, and other financial contributions.
- c) Allocation and Servicing**
 - i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council, if the Application is approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol, which will be removed once servicing capacity is identified and allocated to the Subject Lands by Council.
- d) Review of the Proposed Development will include, but is not limited to, the following:**
 - i) Examination of whether the height, density, and built form are appropriate.
 - ii) Evaluation of the proposed development's compatibility with existing and planned development within the surrounding area.
- e) External Agency Review**
 - i) The Application must be reviewed by York Region, and any applicable requirements must be incorporated into the Proposed Development.
- f) Required Future Applications**
 - i) The Owner must submit applications for Part Lot Control and Severance, should the Application be approved, to permit the Proposed Development.

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 Lot 1 and 2

Figure 6: Conceptual Building Elevations Lot 3 and 4

Figure 1

Location Map

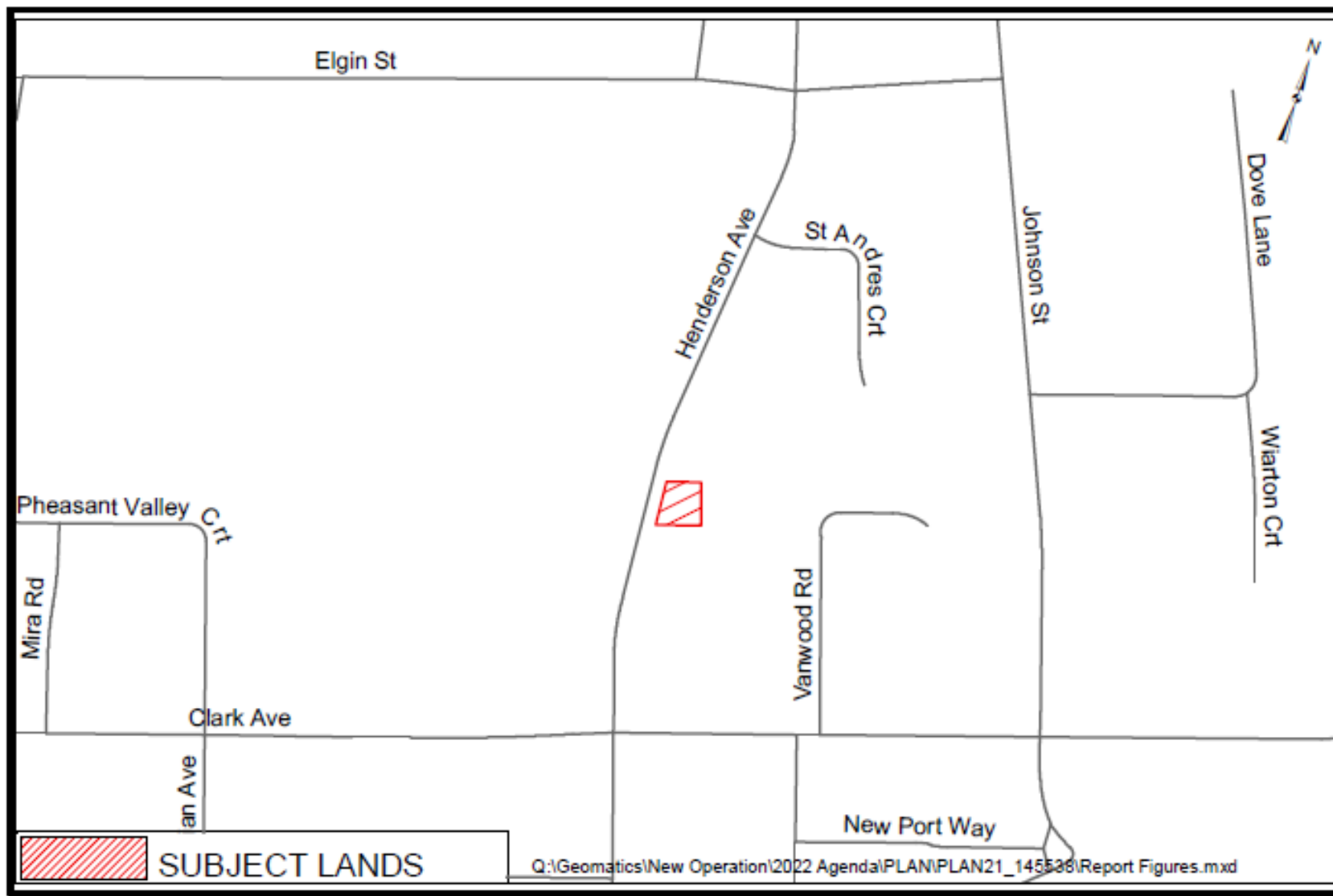


Figure 2

Aerial Photo

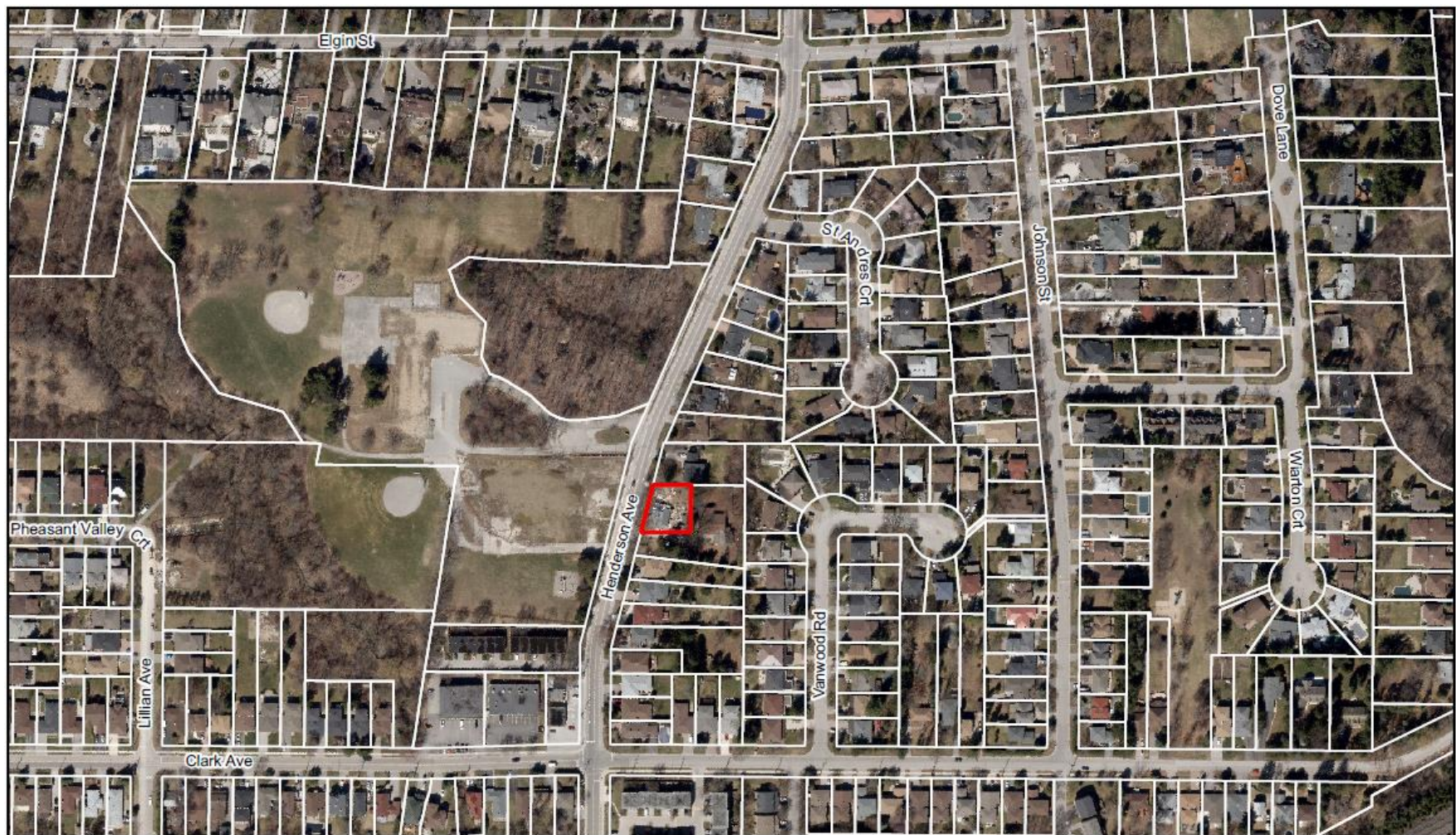


Figure 3

Area Context and Zoning



Figure 4

Conceptual Site Plan



Figure 5

Conceptual Building Elevations Lot 1 and 2



Figure 6

Conceptual Building Elevations Lot 3 and 4

