

Date:	Friday, June 10, 2022		
Application Type(s):	Draft Plan of Subdivision (the "Application")		
Owner:	Hunter (Mey) Lam c/o 4031 Sixteenth Avenue (Unionville) Inc. (the "Owner")		
Agent:	James Koutsovitis c/o Gatzios Planning + Development Consultants Inc.		
Proposal:	Application for Draft Plan of Subdivision to facilitate seven single detached dwelling lots accessed by a private lane and the conveyance of open space and parkland blocks (the "Proposed Development")		
Location:	South side of 16 th Avenue, east of Warden Avenue, municipally known as 4031 16 th Avenue (the "Subject Lands")		
File Number:	PLAN 22 116814	Ward:	3
Prepared By:	Sabrina Bordone, MCIP, RPP, ext. 8230 Development Manager, Central Planning District		
Reviewed By:	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 May 26, 2022. The 120-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal (OLT) for a non-decision ends on September 23, 2022.

NEXT STEPS

- Statutory Public Meeting is scheduled for June 27, 2022
- Recommendation Report for consideration by the Development Services Committee ("DSC")

BACKGROUND

Subject Lands and Area Context

The 2 ha (4.9 ac) Subject Lands are currently developed with a heritage house known as the James McClean House, as shown on Figures 1 to 3. Figure 3 shows the surrounding land uses.

History of Previous Approvals

In June 2018, the Local Planning Appeal Tribunal, now the Ontario Land Tribunal (the “Tribunal”) approved applications for a Draft Plan of Subdivision and Zoning By-law Amendment to permit the development of the Subject Lands for:

- Seven single detached dwelling lots, including the relocation of the James McClean House
- A private laneway intersecting Normandale Road
- An Open Space Block for dedication to the City
- A Parkland Block for dedication to the City

However, the approved Draft Plan of Subdivision was not registered within the three year time limit stipulated in the *Planning Act*. As a result, the 2018 Draft Plan Approval lapsed in June 2021, which necessitated the requirement for a new Draft Plan of Subdivision application.

The Application seeks to facilitate the Proposed Development, which is exactly the same as the 2018 Draft Plan Approval, and allows the construction of the subdivision to proceed as previously designed and approved.

A Draft Plan of Subdivision application facilitates the proposed development blocks, a private road, an open space block and a park block, as follows and shown in Figure 4

Table 1: Proposed Draft Plan of Subdivision		
Land Use	Block Number(s)	Area (ha)
Single-detached dwellings	Blocks 1-7	0.542
Private Road	8	0.125
Open Space	9	1.32
Parkland	10	0.038
TOTAL		2.025

The Proposed Development conforms to the Markham 2014 Official Plan Policies

Table 2: Official Plan Information	
Current Designation:	“Residential Low Rise” and “Greenway”
Permitted uses:	<p>The “Residential Low Rise” designation applies to the eastern portion of the Subject Lands and permits single detached dwellings in accordance with Section 8.2.3.</p> <p>The “Greenway” designation applies to the western portion of the Subject Lands, corresponding to the Berczy Creek valley land and associated environmental buffer and consistent with the proposed Open Space Block on the Draft Plan of Subdivision. In accordance with Section 8.6, the “Greenway” designation is intended to protect valleylands, stream corridors and other environmental systems.</p>

Site-Specific Zoning By-law 2018-119, which amends Parent By-law 177-96, continues to be in effect and appropriately zones the Subject Lands to facilitate the Proposed Development

As noted, the Tribunal zoned the Proposed Development in 2018, as shown in Figure 2.

Table 3: Zoning By-law Amendment Information	
Current Zone:	Blocks 1 to 7: “Residential Two*598 (R2*598)” Open Space Block 9 and Parkland Block 10: “Open Space One (OS1)”
Permissions:	<p>The “Residential Two*598 (R2*598)” Zone permits single-detached dwellings without frontage on a public street</p> <p>The “Open Space One (OS1)” permits public parks</p>

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) Review of the Proposed Development will include, but not limited to, the following:**
- i) Review of the submitted Planning Justification Letter, prepared by Gatzios Planning + Development Consultants Inc.
 - ii) Evaluation of the compatibility with existing and planned development within the surrounding area.

b) External Agency Review

- i) The Application must be reviewed by the York Region and the Toronto and Region Conservation Authority (TRCA) and any applicable requirements must be incorporated into the Proposed Development.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Proposed Draft Plan of Subdivision

Figure 1

Location Map

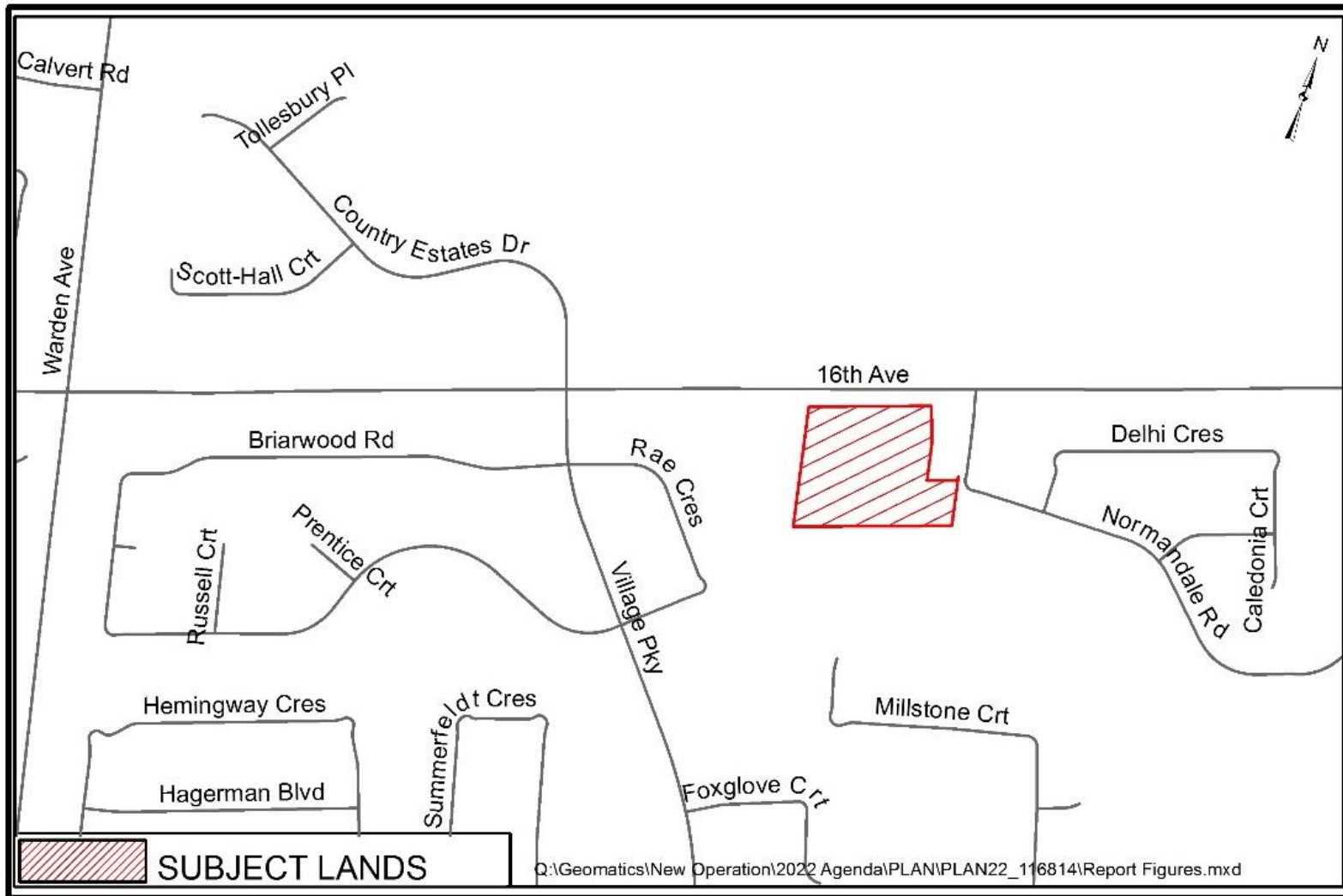


Figure 2

Aerial Photo



Figure 4

Proposed Draft Plan of Subdivision

