

Date:	Friday, April 14, 2023		
Application Type:	Zoning By-law Amendment (the “Application”)		
Owner:	Gen Quan Lin (the "Owner")		
Agent:	Lei Zhang, Archizoning Design Inc. (the “Agent”)		
Location:	The property is municipally known as 25 Springdale Avenue, located west of Peter Street and on the south side of Springdale Avenue (the “Subject Lands”)		
Proposal:	The Owner proposes to rezone the Subject Lands to permit a future severance and creation of one new residential lot that would facilitate the demolition of the existing dwelling and its replacement by two new single detached dwellings (the “Proposed Development”)		
File Number:	PLAN 22 257558	Ward:	4
Prepared By:	Aleks Todorovski, MCIP, RPP, ext. 2944 Planner II, East Planning District		
Reviewed By:	Stacia Muradali, MCIP, RPP Manager, East Planning District	Stephen Lue, MCIP, RPP Senior Manager, Development	

PURPOSE

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

PROCESS TO DATE

Staff deemed the Application complete on February 2, 2023. The 90-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on May 3, 2023.

NEXT STEPS

- Statutory Public Meeting scheduled for April 25, 2023
- Future Recommendation Report, if required, for consideration by the Development Services Committee (“DSC”)
- Enactment of the site-specific Zoning By-law Amendment in the event of an approval
- Submission of a future Consent Application to sever the Subject Lands

SUBJECT LANDS AND AREA CONTEXT

The Subject Lands are approximately 0.14 ha (0.34 ac) in size and have an approximate lot frontage of 30.48 m (100 ft). A two-storey detached dwelling along with mature vegetation currently exists on the Subject Lands, as shown on *Figures 2 and 4*. The Markham Village Heritage Conservation District (the “Conservation District”) is located east of the Subject Lands. Springdale Avenue terminates in a cul-de-sac at its west end and consists primarily of single detached homes and surface parking lots further east.

The Proposed Development conforms to the City’s 2014 Official Plan

Table 2: Official Plan Information	
Current Designation:	“Residential Low Rise”, which permits a mix of low rise residential development with maximum heights of up to three-storeys.

A Zoning By-law Amendment application is required to permit the Proposed Development as shown in Figure 3

Table 3: Zoning Information	
Current Zone:	‘Residential Development - RD’, under By-law 153-80, as amended
Permissions:	• One single detached dwelling on a lot existing on the date of passing the By-law • The minimum lot frontage and lot area on the date of passing the By-law • The only development which is allowed is what currently exists and therefore a Zoning By-law amendment is required to implement appropriate development standards to permit the Proposed Development

The Application facilitates the creation of one new residential lot as part of a future land severance, while also implementing zoning standards and permissions that regulates the size of future land, buildings and structures, as shown in Figures 4 and 5

Table 3: Zoning By-law Amendment Information and the Proposed Development			
	Fourth Density Single Family Residential (R4) Zone Requirements	Lot 1 (Retained Lot)	Lot 2 (Severed Lot)
Minimum Lot Area	580.5 m ² (6,248.50 ft ²)	689.01 m ² (7,416.44 ft ²)	689.01 m ² (7,416.44 ft ²)

Table 3: Zoning By-law Amendment Information and the Proposed Development			
	Fourth Density Single Family Residential (R4) Zone Requirements	Lot 1 (Retained Lot)	Lot 2 (Severed Lot)
Minimum Lot Frontage	15 m (49.21 ft)	15.24 m (50 ft)	15.24 m (50 ft)
Minimum Front Yard Setback	6 m (19.69 ft) except where the street right of way width is greater than 18 m, the minimum front yard shall be 8 m (26.25 ft), except that a garage attached to a dwelling may be located in the front yard but not less than 6 m from the front lot line	8 m (26.25 ft)	8 m (26.25 ft)
Minimum Rear Yard Setback	7.5 m (24.61 ft)	16.45 m (53.97 ft)	16.45 m (53.97 ft)
Minimum Side Yard Setback	1.8 m (5.91 ft) on each side, except that the minimum side yard required for a one storey portion shall be 1.2 m (3.94 ft)	1.80 m (5.91 ft)	1.80 m (5.91 ft)
Maximum Lot Coverage	33.33%	32.50%	32.50%
Maximum Building Height	10.70 m (35.11 ft)	10.70 m (35.11 ft)	10.70 m (35.11 ft)
Maximum Number of Dwelling Units	One	One	One
Minimum Number of	Two	Two	Two

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	Fourth Density Single Family Residential (R4) Zone Requirements	Lot 1 (Retained Lot)	Lot 2 (Severed Lot)
Parking Spaces			

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

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

- i) The appropriateness of the proposed Zoning By-law amendment to allow for the Proposed Development
- ii) Review of the Proposed Development in the context of the existing policy framework

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 as a condition of severance approval

c) Review of the Proposed Development will include, but not be limited, to the following:

- i) Examination of whether the Proposed Development and implementing zone standards, including height and setbacks, are appropriate for the Subject Lands
- ii) Evaluation of the compatibility of the Proposed Development with the surrounding area

d) Heritage Matters

- i) Heritage Markham Committee has considered the Application at its meeting on April 12, 2023, as the Subject Lands are in close proximity to the Heritage District, which is a cultural heritage resource. Heritage Markham had no comment from a heritage perspective on the Application in accordance with Heritage Staff's recommendation.

e) Required Future Applications

- i) The Owner will need to submit a Consent Application and obtain the necessary approvals from the City's Committee of Adjustment in order to allow for a severance of the lands that will facilitate the future development of the proposed dwellings

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan

Figure 5: Conceptual North (Front) Elevations for Severed and Retained Lot

Figure 1

Location Map

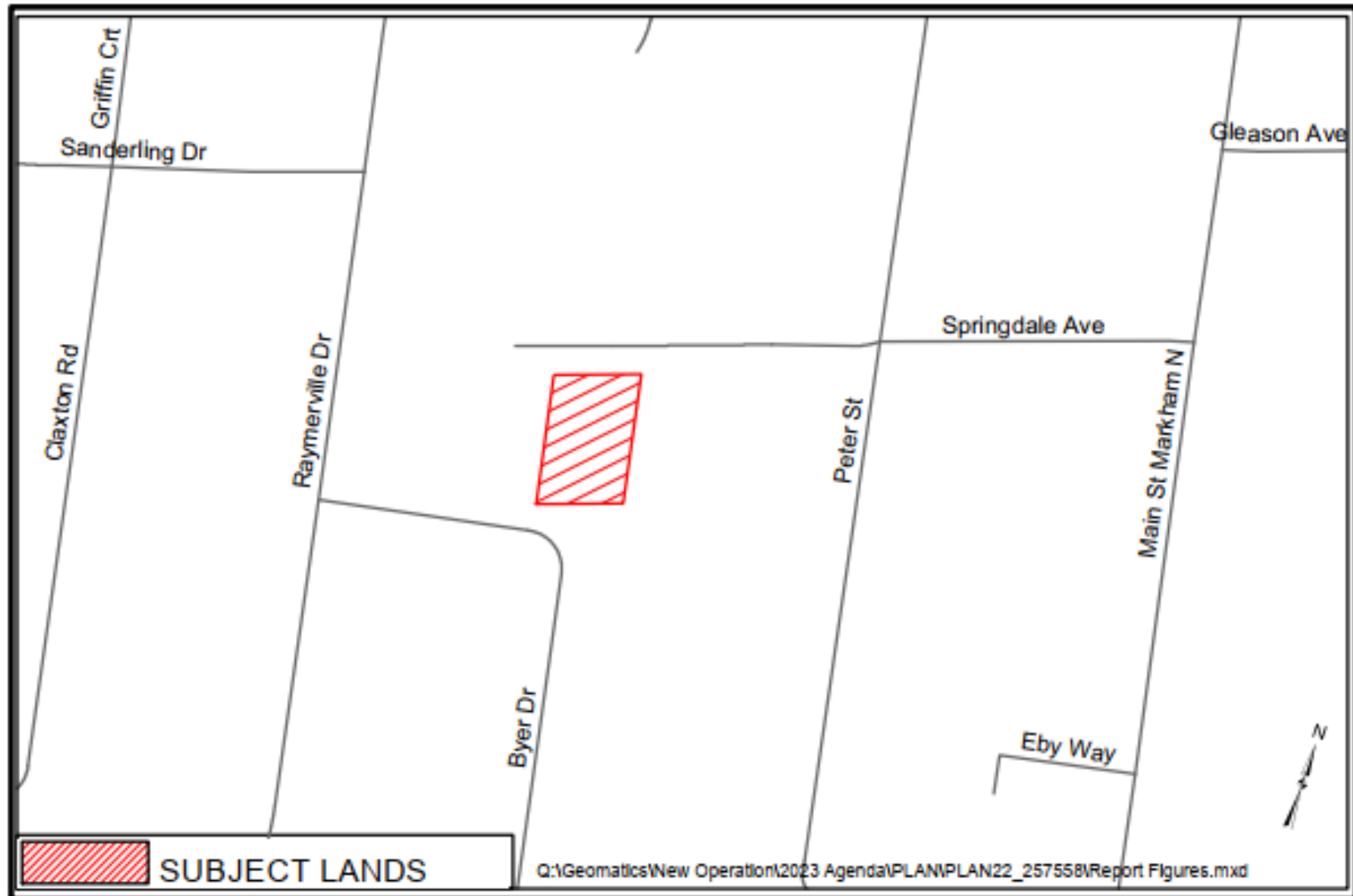


Figure 2

Aerial Photo

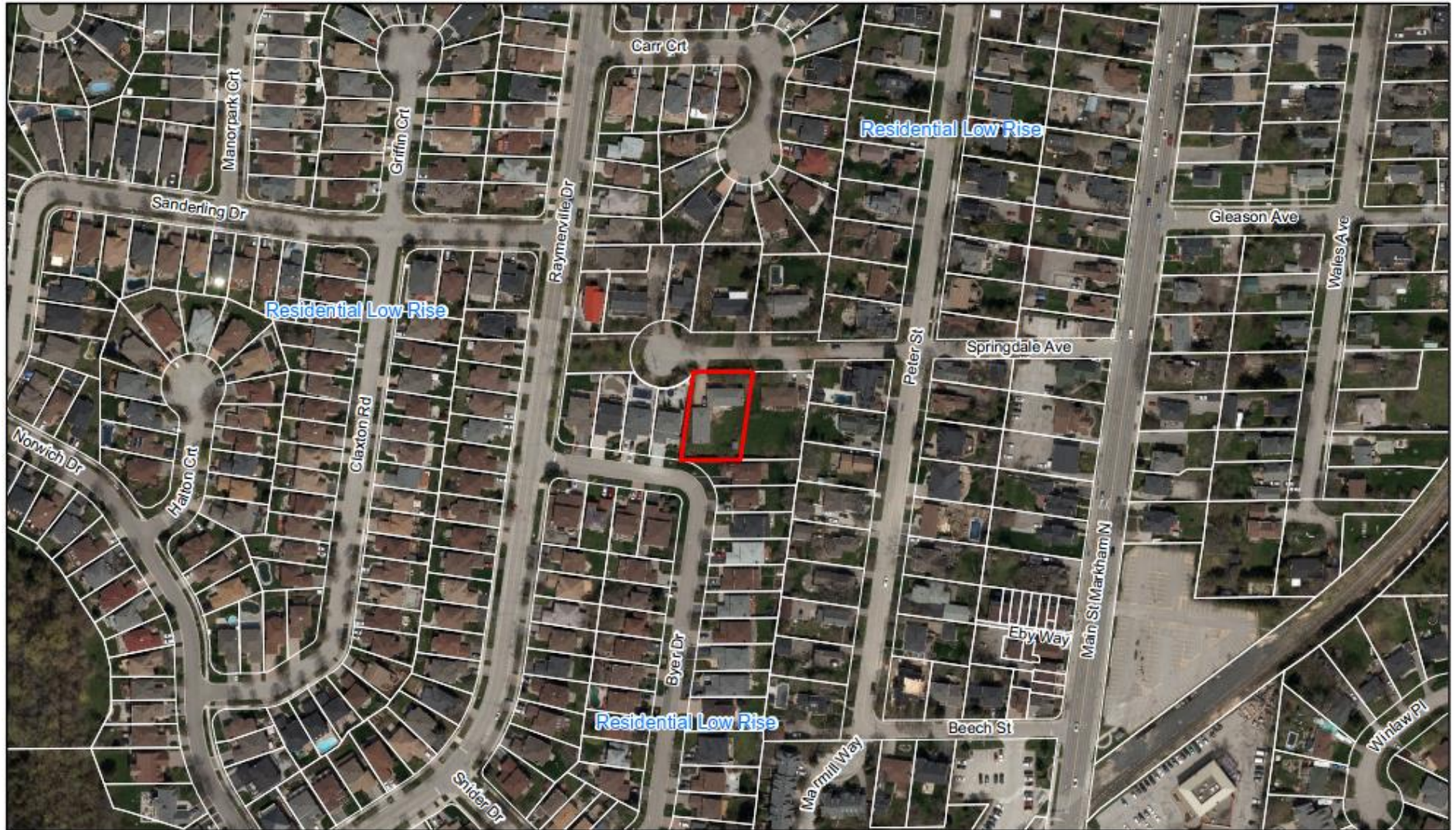


Figure 3

Area Context and Zoning



Figure 4

Conceptual Site Plan

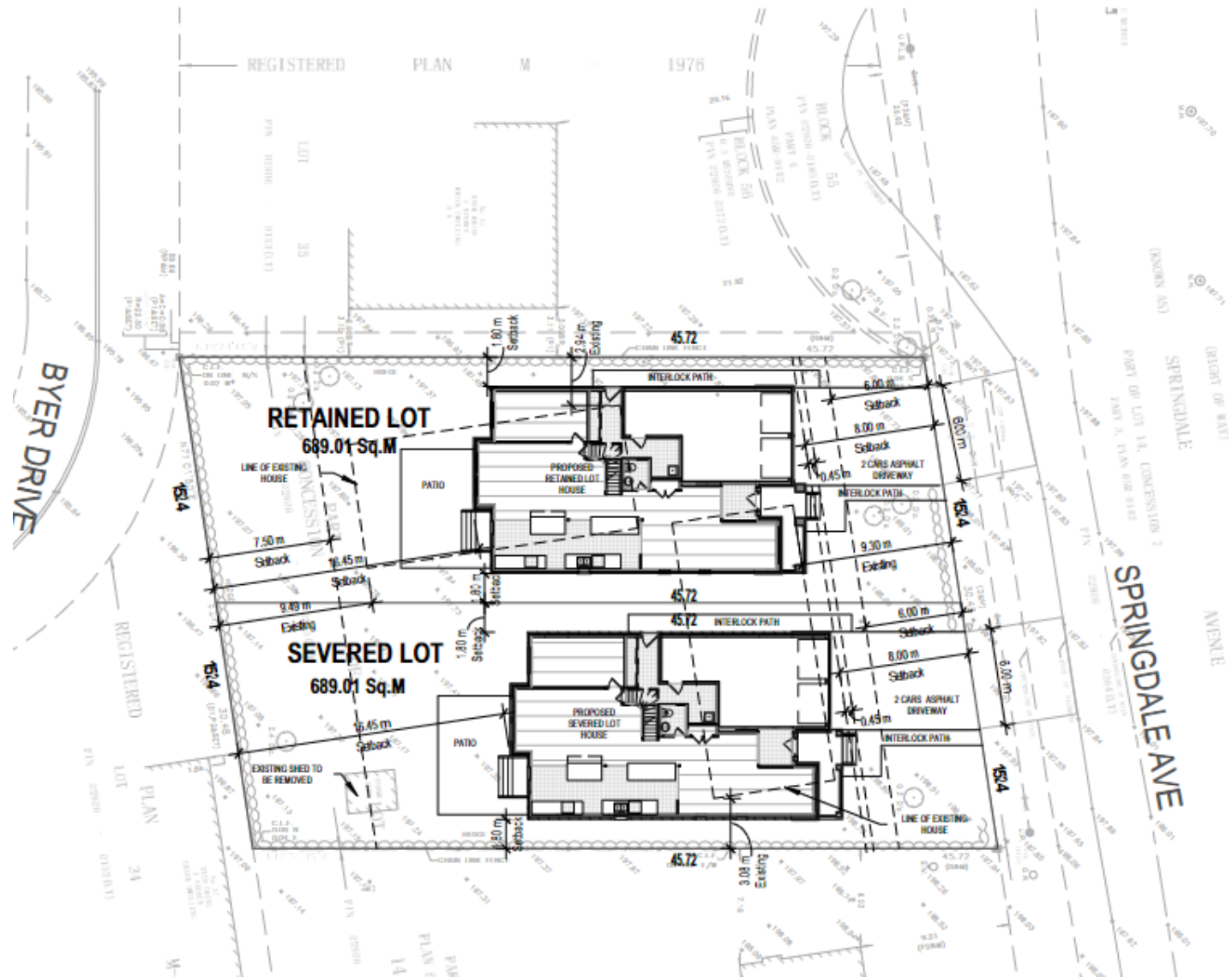


Figure 5

**Conceptual North
(Front) Elevations for
Severed and Retained
Lots**

