

Date:	Tuesday, September 19, 2023		
Application Type:	Zoning By-law Amendment (the “Application”)		
Owner:	Cardea Homes (the "Owner")		
Agent:	Alexander Hardy, Armstrong Planning & Project Management		
Proposal:	Development of 10 three-storey townhouse dwelling units accessed by a rear private lane (the “Proposed Development”)		
Location:	South side of Steele Valley Road and west of Bayview Avenue, municipally known as 3 Steele Valley Road (the “Subject Lands”)		
File Number:	PLAN 23 120969	Ward:	1
Prepared By:	Jennifer Kim, BES, ext. 2156 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 received the Application (along with the required fees) on May 1, 2023 and deemed the Application complete on May 24, 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 ended on August 2, 2023.

NEXT STEPS

- Statutory Public Meeting is tentatively scheduled for September 19, 2023
- 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 Part Lot Control Exemption and Draft Plan of Condominium Application

BACKGROUND

Subject Lands and Area Context

The 0.29 ha (0.72 ac) Subject Lands are currently developed with a single detached dwelling, as shown in Figures 2 and 3. Figure 3 shows the surrounding land uses.

The Proposed Development comprises of ten three-storey townhouse dwellings accessed by a rear private lane, as shown in Figures 4 to 8

Table 1: the Proposed Development	
Site Area:	2,884.52 m ² (0.29 ha)
Residential Gross Floor Area:	2,221.54 m ² (23,912.46 ft ²)
Dwelling Units:	10 residential townhouse dwelling units
Building Height	3-Storeys (14.5 m including rooftop access)
Vehicular Parking Spaces:	20 spaces (2 per unit) and 4 visitor spaces
Access:	Private driveway access from Steele Valley Road

The following table summarizes the Official Plan information

Table 2: 2014 Markham Official Plan Information	
Current Designation:	<p>“Residential Low Rise”</p> <p>The Subject Lands are also subject to the Area and Site Specific Policies in Section 9.18 Thornhill. Section 9.18.5 requires infill development to respect and reflect the existing pattern and character of adjacent development.</p> <p>Section 8.2.3.5 speaks to development criteria for infill development in the “Residential Low Rise” designation to ensure that it 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 frontage and area b) Building height, massing and scale c) Yard setbacks d) Buildings to have a complementary relationship with existing buildings e) Garage width and projections
Permitted uses:	Residential development with a maximum height of three storeys
Permitted Building Types:	<ul style="list-style-type: none"> • Detached dwellings, semi-detached dwellings, townhouses, excluding back to back townhouses, small multiplex building containing three to six units, all with direct frontage on a public street • Coach houses located above a garage on a laneway

Table 2: 2014 Markham Official Plan Information	
	<ul style="list-style-type: none"> Buildings associated with day care centers, places of worship, and public schools

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

Table 5: Zoning By-law Amendment Information	
Current Zone:	“Greenbelt Residential” (GR)
Permitted Uses:	Single Detached Dwellings
Proposal:	The Owner’s draft Zoning By-law Amendment proposes to rezone the Subject Lands to “Residential Two (R2)” Zone, under By-law 177-96, and incorporate site-specific development standards including, but not limited to, height, setbacks, and minimum lot area and frontage.

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, York Region, and City Official Plans**
 - i) The appropriateness of the proposed Zoning By-law Amendment to allow the Proposed Development.
 - ii) The appropriateness of the Proposed Development, including density/number of units, site layout, building height, and the related site-specific exceptions, having regard for the existing pattern and character of the surrounding area.
- 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.
 - ii) The Application will consider the use of a Holding Symbol, which will be removed once a Parkland Agreement has been entered into with the City.
- 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 not limited to, the following:

- i) Examination of whether the height, density, and built form proposed are appropriate, specifically with respect to the infill development policies in the 2014 Official Plan.
- ii) Evaluation of the compatible with existing and planned development within the surrounding area context.
- iii) Review the preservation of mature trees and tree compensation on the Subject Lands.
- iv) Review of the technical studies submitted in support of the Proposed Development.
- v) Traffic impacts, road network, vehicular access, transportation demand management, pedestrian and active transportation connections, and ensuring the adequate supply of parking spaces for the residential uses.
- vi) Waste management requirements for municipal waste collection for the development

e) External Agency Review

- i) The Application must be reviewed by external agencies including, but not limited to, York Region and the School Boards, and any applicable requirements must be incorporated into the Proposed Development.

f) Required Future Applications

- i) The Owner must submit a future Part Lot Control, and Draft Plan of Condominium application should the Application be approved, to permit the Proposed Development and facilitate the standard condominium tenure of the 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 Landscape Plan

Figure 6: Conceptual Building Elevations

Figure 7: Conceptual Renderings (Front View)

Figure 8: Conceptual Renderings (Southwest View)

Figure 1

Location Map

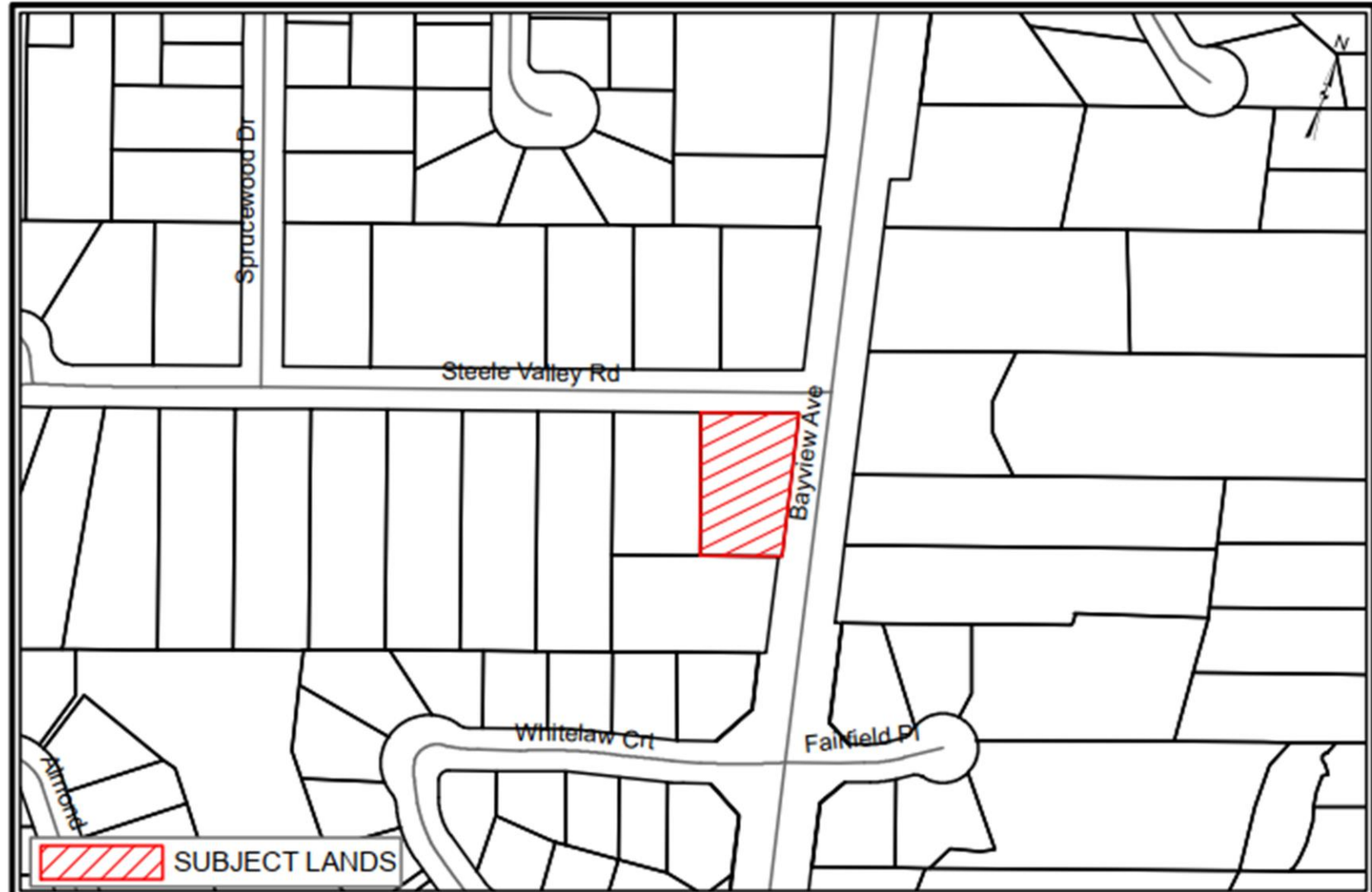


Figure 2

Aerial Photo

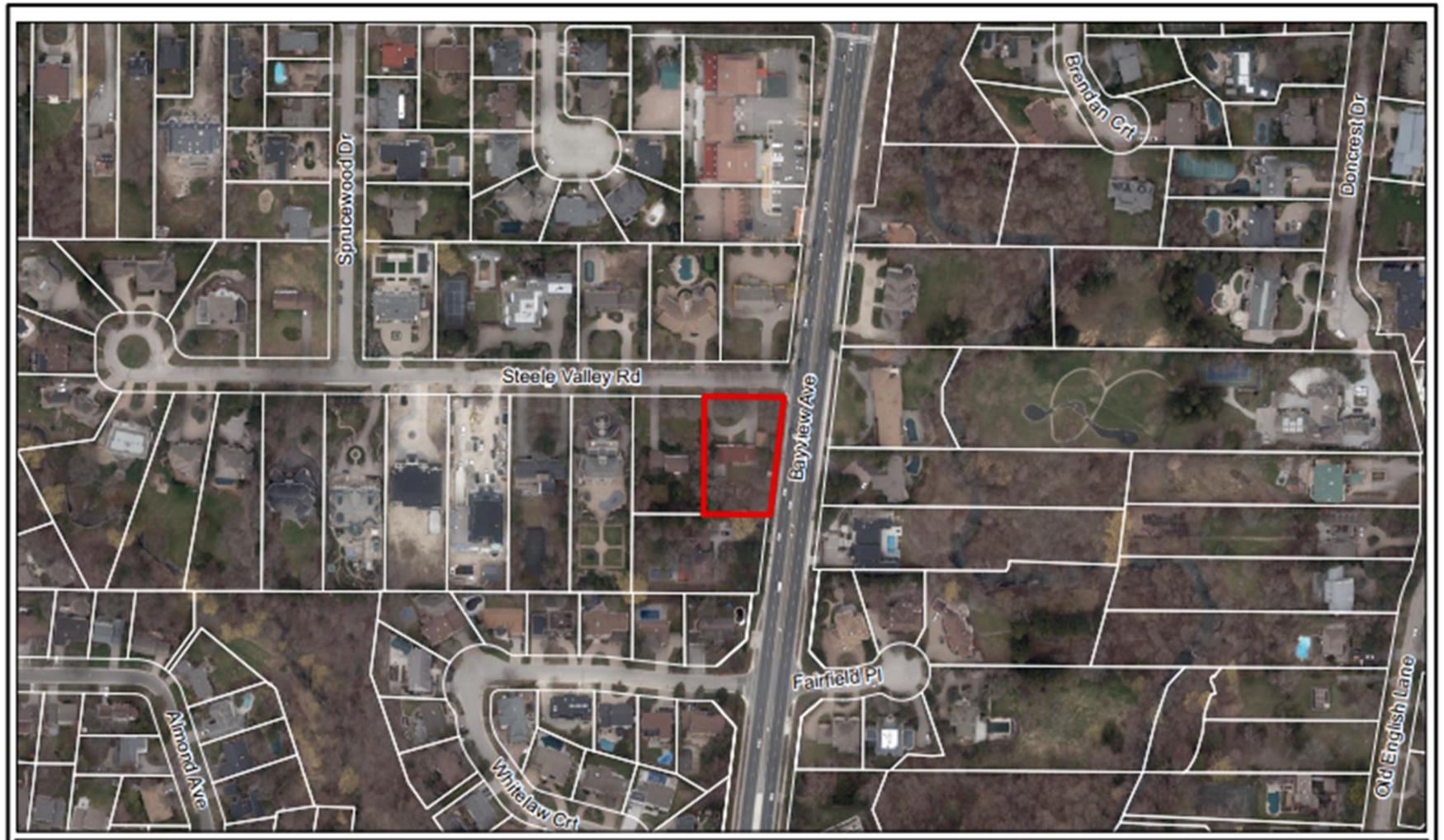


Figure 3

Area Context and Zoning

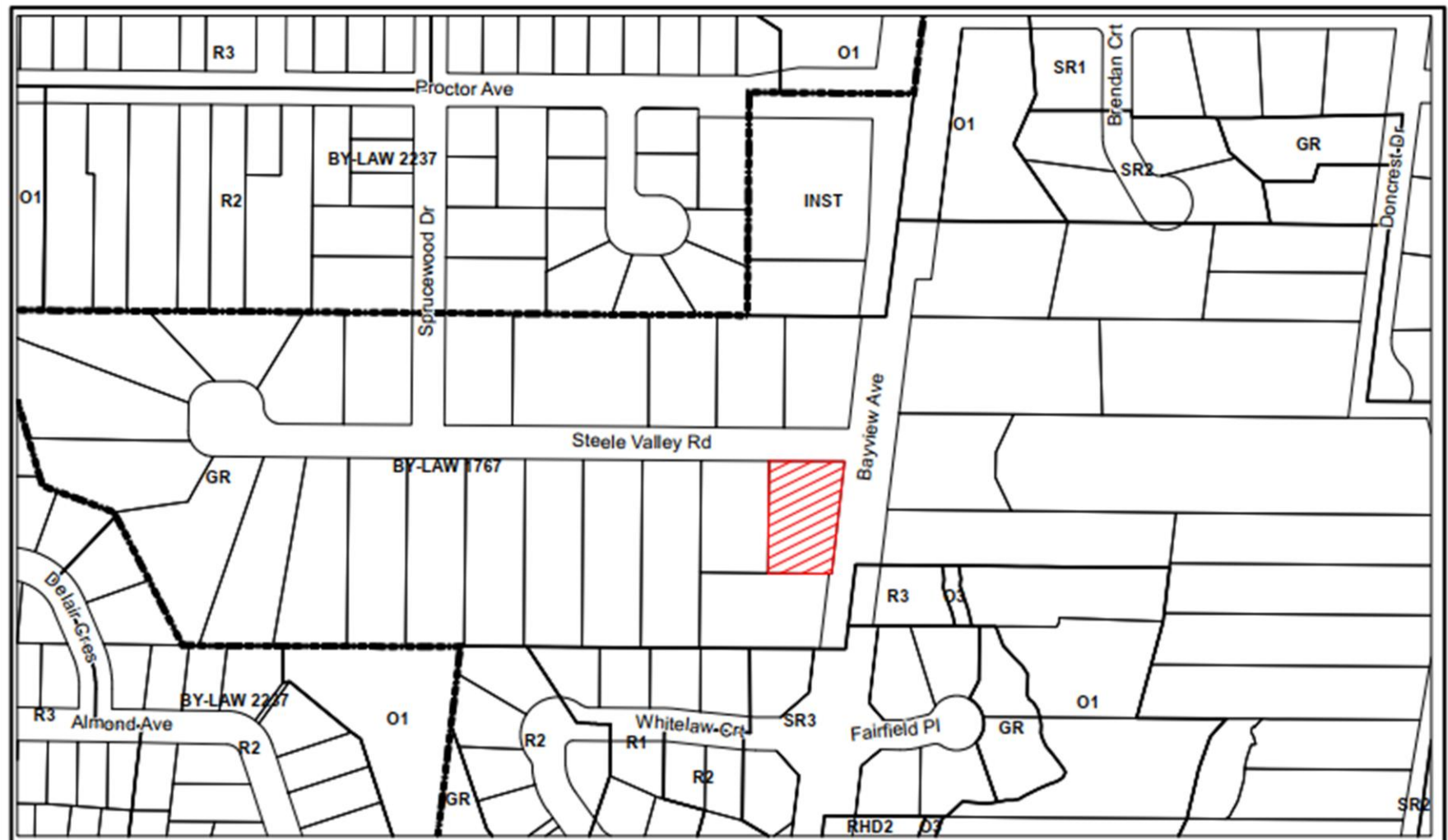


Figure 4

Conceptual Site Plan

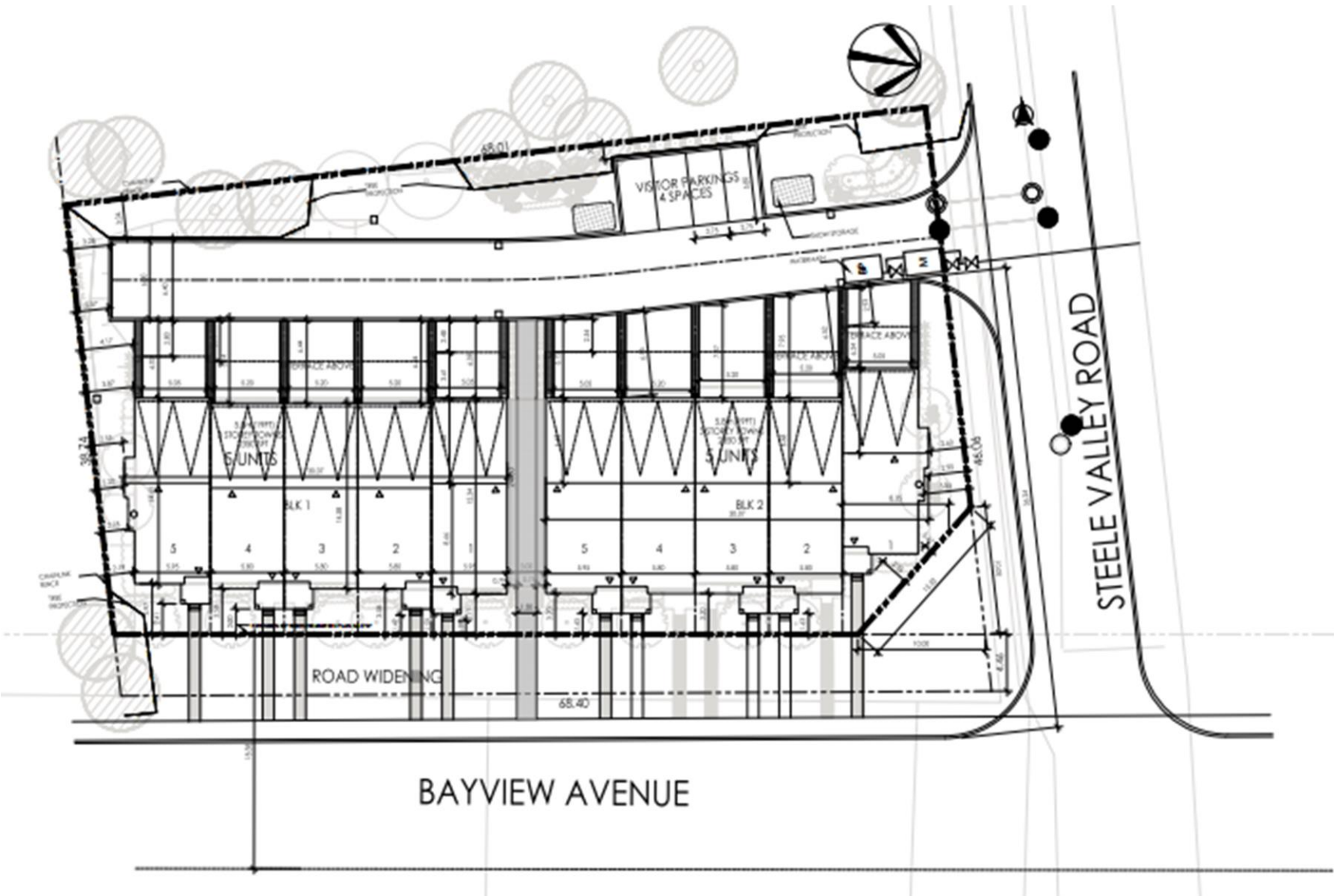


Figure 5

Conceptual Landscape Plan



Figure 6

Conceptual Building Elevations



Figure 7

Conceptual Renderings (Front View)



Figure 8

Conceptual Renderings (Southwest View)

