

# 3 Steele Valley

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PUBLIC CONSULTATION STRATEGY REPORT – ZONING BY-LAW AMENDMENT  
APPLICATION

SEPTEMBER 2023


## Consultant List:

- Cardea Homes, **Developer and Owner**
- RN Design, **Architect**
- Canopy Consulting, **Arborist**
- Irvin Heritage, **Archeology**
- SCS Consulting, **Civil Engineering**
- byPATH, **Landscape Engineering**
- Armstrong Planning & Project Management, **Planner and Project Manager**
- R-PE, **Surveyor**
- UrbanTrans, **Transportation**



IRVIN HERITAGE  
INC.



byPATH:   
landscape architecture



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## In Attendance:

- Amanda Kosloski, Vice President at Armstrong Planning & Project Management
- Alexander Hardy, Planner & Project Manager at Armstrong Planning & Project Management
- Paul Golini, Owner of Cardea Homes
- Marco Golini, Cardea Homes

## Purpose:

The purpose of this presentation is to seek a **Zoning By-law Amendment (ZBA)** for the lands at 3 Steele Valley Road, Markham. The proposal is for ten **(10) residential townhouse units**, at **three storeys** tall with access to a rooftop terrace. The proposal will include a total of **24 parking spaces**.



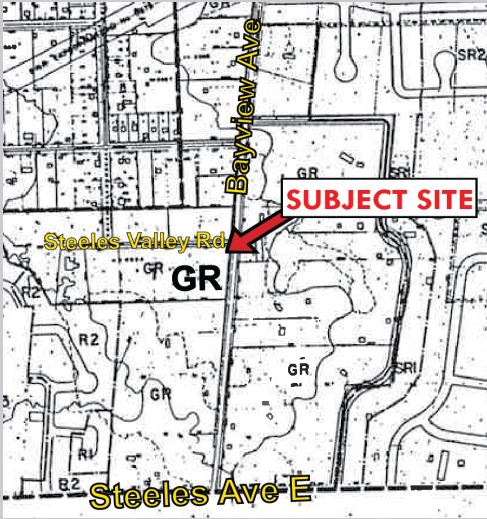

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# Site Context:

Existing Site Area & Dimensions

Policy Type:	EXISTING	PROPOSED
City of Markham Official Plan	Residential Low Rise	Residential Low Rise
Zoning By-law 1767	Greenbelt Residential (GR)	Residential Two (R2) Zone
Zoning Map	 A detailed zoning map for Zoning By-law 1767. The map shows a grid of streets including Steeles Valley Rd, Bayview Ave, and Steeles Ave E. The subject site is highlighted with a red arrow and a red box labeled 'SUBJECT SITE'. The site is currently zoned GR (Greenbelt Residential). Other surrounding zones include R2, R1, and SR2.	 A simplified zoning map for Zoning By-law 177-96. The subject site is highlighted with a yellow box and labeled 'R2'. The map shows the site's location relative to Bayview Ave and Steeles Ave E. Surrounding areas are labeled with numbers 8, 9, 15, 7195, 7160, and 2.

Zoning By-law 1767

Zoning By-law 177-96



# Development Proposal

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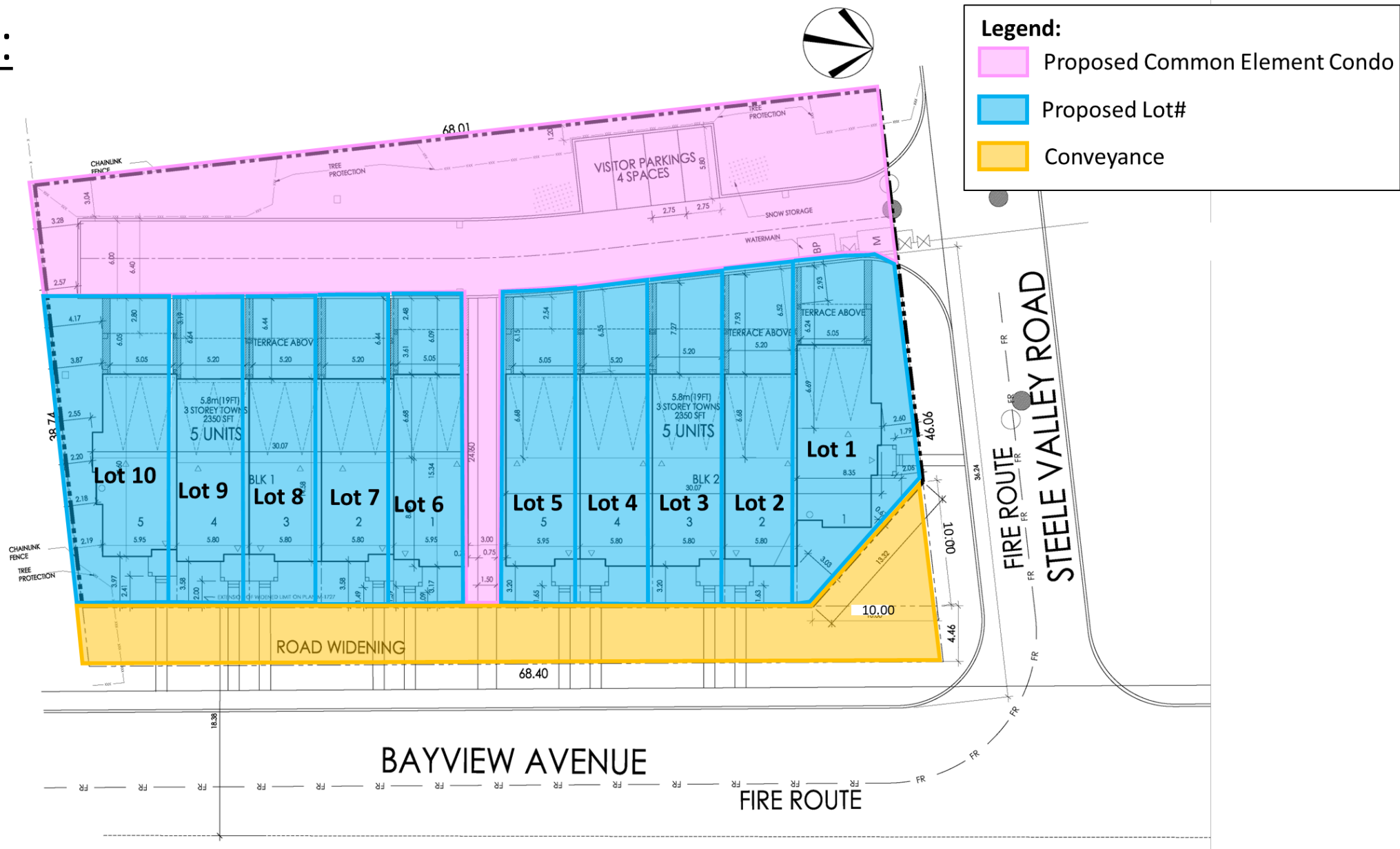


Bayview Avenue





# Site Plan:





# Landscape Plan:





# Elevations

Front Elevation – Block 2

View towards front facade as seen from Bayview Avenue



# Elevations

Rear Elevation – Block 2

View towards rear facade as seen from proposed private laneway in rear of the Site

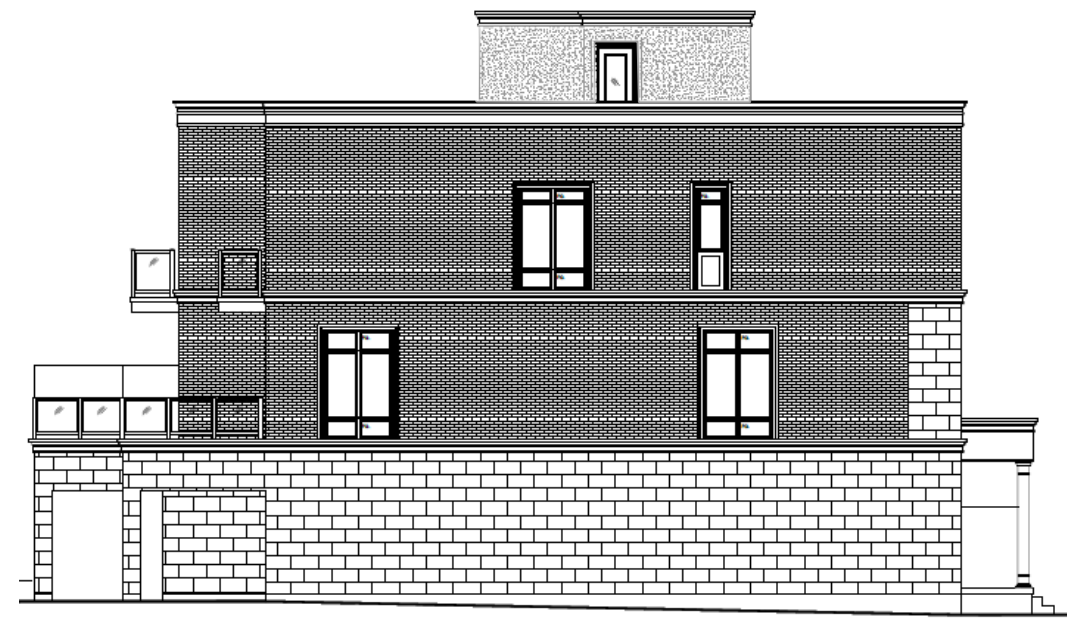


# Right & Left Side Elevation – Block 2

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View towards Site from Steele Valley Road



View towards interior facade from proposed private walkway

<b>Zoning By-law 1767</b>	<b>PERMITTED</b>	<b>PROPOSED</b>
Building Type	Detached House	Townhouses
Height	9.144m (max)	3 (three) storeys, 12.33m to top of parapet, 14.33m to top of rooftop access.
Gross Floor Area (GFA)	N/A	2221.54 sqm
Lot Area (ha)	0.2787 (min)	0.2516
Lot Depth (m)	N/A	33
Lot Frontage (m) (min)	45.72m (Bayview Ave) 30.48m (all other streets)	58.4m (Bayview Ave)
# of Dwelling Units	1 (min)	10
<b>Zoning By-law 28-97</b>		
# of Parking Spaces	Minimum 20 (2 spaces per unit)	20
# of Visitor Parking	Minimum 3 (0.25 visitor spaces per unit if fronting private lane)	4

## CURRENT STATUS



## Project Timeline



# Questions?

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