



Report to: Development Services Committee

Meeting Date: March 26, 2024

SUBJECT: RECOMMENDATION REPORT
2814712 Ontario Ltd. (Victor Huang) c/o Malone Given Parsons. Ltd.
Application for Draft Plan of Subdivision to create one development block and one daylight triangle block to facilitate 14 townhouse dwellings at 347 Main Street N, Markham Village (Ward 5)
File PLAN 21 140439 (Related File PLAN 19 123553)

PREPARED BY: Brashanthe Manoharan, BES, Planner II, East District, Ext. 2190

REVIEWED BY: Stacia Muradali, MCIP, RPP, Development Manager, East District, Ext. 2008
Stephen Lue, MCIP, RPP, Senior Development Manager, Ext. 2520

RECOMMENDATION:

1. THAT the report dated March 26, 2024, 2023 titled, “RECOMMENDATION REPORT, 2814712 Ontario Ltd. (Victor Huang) c/o Malone Given Parsons. Ltd., Application for Draft Plan of Subdivision to create one development block and one daylight triangle block to facilitate 14 townhouse dwellings at 347 Main Street N, Markham Village (Ward 5) File PLAN 21 140439 (Related File Plan 19 123553)”, be received;
2. THAT the Draft Plan of Subdivision 19TM-21013 application be approved in principle subject to conditions attached hereto as Appendix ‘A’;
3. THAT the Director of Planning and Urban Design or designate, be the delegated authority to issue Draft Plan Approval, subject to the conditions set out in Appendix ‘A’, as may be amended by the Director of Planning and Urban Design or designate;
4. THAT Draft Plan approval for Draft Plan of Subdivision 19TM-21013 application lapse after a period of three (3) years from the date of Council approval in the event that a Subdivision Agreement is not executed within that period;
5. THAT servicing allocation for a maximum of 14 units be assigned to Draft Plan of Subdivision 19TM-21013;
6. THAT the City reserves the right to revoke or reallocate servicing allocation should the proposed development not proceed in a timely manner; and
7. THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report recommends approval of the Draft Plan of Subdivision 19TM-21013 Application (the “Application”) submitted by 2814712 Ontario Ltd. (the “Owner”) to create one development block and one daylight triangle block to facilitate 14 townhouse dwellings (the “Proposed Development”) on the lands municipally known as 347 Main Street North (the “Subject Lands”). Staff note that the in-force Official Plan and Zoning was approved on June 28, 2023, on the Subject Lands that permits the Proposed Development. Staff opine that the Applications represent good planning, have regard to Section 51(24) of the *Planning Act*, and are in the public interest.

Process to Date:

- Council approved the Official Plan (By-law 2023-114 and Zoning By-law Amendments (By-law 2023-115) on June 28, 2023
- Staff deemed the Draft Plan of Subdivision Application complete on November 3, 2023

According to Bill 23, statutory Public Meetings are no longer required for Draft Plan of Subdivision applications. As such, the Application is being brought to the Development Services Committee (“DSC”) for recommendation, subject to conditions as in Appendix ‘A’.

The 120-day period set out in the *Planning Act* before the Owner can appeal the Applications to the Ontario Land Tribunal (the “OLT”) for a non-decision ended on March 2, 2024. Therefore, the Owner is in a position to appeal the Application to the OLT.

If the DSC supports the Application, the planning process will include the following steps:

- The Owner will be required to clear the conditions of Draft Plan Subdivision approval attached in Appendix ‘A’, enter into a Subdivision Agreement with the City, and register the Draft Plan
- Submission and approval of a Site Plan application once the Draft Plan of Subdivision has been registered
- Submission of a Part Lot Control Application and Draft Plan of Condominium application

BACKGROUND:

Location and Area Context

The 0.26 ha (0.65 ac) Subject Lands are located at the southeast corner of Markham Main Street North and Deer Park Lane, Markham Village Heritage Conservation District, as shown in Figure 1 and 2. The Subject Lands are currently developed with a one-storey commercial building (used car dealership). Figure 3 shows the surrounding land uses (primarily low-rise residential and commercial to the west). Commercial uses north 16th Avenue exist, but not directly across the Subject Lands.

PROPOSAL:

Figures 3 and 4 show that the Proposed Development will be accessed by an internal private lane from Main Street N and Deer Park Lane and contain two townhouse blocks, both containing seven units, with one along Main Street N and the other at the rear of the property. Block 2, a sight triangle on the Draft Plan, will be conveyed to the City. To facilitate the creation of the townhouse lots through a future Part Lot Control application, the Draft Plan of Subdivision must be registered following the conditions being satisfactorily addressed (Appendix ‘A’). Table 1 below provides further details on the Application:

Land Use:	Block Number	Area (ha)
Development Block	1	0.262 ha (0.65 ac)
Sight Triangle	2	0.001 ha (0.002 ac)
TOTAL		0.263 ha (0.652 ac)

DISCUSSION:

Staff consider the Draft Plan of Subdivision appropriate as it conforms to the in force Official Plan and Zoning and will facilitate Proposed Development that includes the conveyance of Block 2 for a sight triangle. The Proposed Development is consistent with matters of Provincial interest and conforms to the

Provincial, Regional, and Municipal Plans. It is appropriately supported by technical studies, consistent with surrounding context, and is in the public interest. The Proposed Development is subject to a future Site Plan Application. Final approval of the servicing relies on technical matters following draft approval, which includes the acceptance of the Sanitary Servicing Analysis, to the satisfaction of the Director of Engineering. This is reflected in the conditions of draft approval in Appendix 'A'.

CONCLUSION:

Staff reviewed the Application in accordance with the provisions of the Provincial, Regional, and Municipal plans and are satisfied that the Proposed Development has regard to Section 51(24) of the *Planning Act*, represents good planning and is in the public interest. Therefore, Staff recommend that the proposed Draft Plan of Subdivision be approved subject to the recommendations of this report and conditions in Appendix 'A'.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Application aligns with the City's strategic priorities of providing a safe and sustainable community.

BUSINESS UNITS CONSULTED AND AFFECTED:

This Application was circulated to various departments and external agencies. City and external agencies requirements are reflected in Draft Plan conditions (see Appendix 'A').

RECOMMENDED BY:

Giulio Cescato, MCIP, RPP
Director of Planning and Urban Design

Arvin Prasad, MCIP, RPP
Commissioner of Development Services

ATTACHMENTS AND APPENDICES:

Figure 1: Aerial Photo
Figure 2: Location Map
Figure 3: Draft Plan of Subdivision
Figure 4: Conceptual Site Plan
Appendix 'A': Draft Plan Conditions

APPLICANT: Malone Given Parsons. Ltd. (c/o Rohan Sovig)
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