

Date:	Tuesday, February 27, 2024		
Application Types:	Official Plan and Zoning By-law Amendment (the “Applications”)		
Owner:	1628740 and 1628741 Ontario Inc.(the "Owner")		
Agent:	Rob Lavecchia, KLM Planning Partners Inc.		
Proposal:	The development of a residential subdivision consisting of 30 freehold townhouse units and the relocation of two single-detached heritage dwellings (the “Proposed Development”).		
Location:	West of Woodbine Avenue and north of Elgin Mills Road East, municipally known as 2716 and 2730 Elgin Mills Road East (the “Subject Lands”)		
File Numbers:	PLAN 23 150145	Ward:	2
Prepared By:	Hailey Miller, ext. 2945 Planner II, West Planning District		
Reviewed By:	Rick Cefaratti, MCIP, RPP Senior Planner, West District	Stephen Lue, MCIP, RPP Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Applications 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 Applications complete on January 4, 2024. The 120-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, 2024.

NEXT STEPS

- Statutory Public Meeting is scheduled for February 27, 2024
- Recommendation Report for consideration by the Development Services Committee (“DSC”)
- In the event of an approval, adoption of the site-specific Official Plan Amendment, enactment of the site-specific Zoning By-law Amendment, and approval of the concurrent Draft Plan of Subdivision
- Submission of a future Site Plan Control application

BACKGROUND

Subject Lands and Area Context

The 1.074 ha (2.65 ac) Subject Lands contain two single detached dwellings, which are both designated under Part IV of the *Ontario Heritage Act* (see Figure 2). Figure 3 shows the surrounding land uses.

The Proposed Development includes the retention of two heritage dwellings

Table 1: the Proposed Development (see Figure 4)	
Total Units	32 (30 freehold townhouse units and 2 single detached units)
Building Height	Townhouses: 13 m or three-storeys; Single detached: two-storeys
Parking Spaces	64 (two spaces per residential unit)
Access	Two access points are proposed onto Concetta Conte Avenue

The Owner proposes to amend the Markham 2014 Official Plan (the “2014 Official Plan”) to permit the Proposed Development

Table 2: 2014 Official Plan Amendment Information	
Current Designation:	‘Service Employment’
Permissions:	Permits service, office, financial institutions, manufacturing, processing and warehousing, motor vehicle repair, accessory retail, trade school, commercial school, and hotels. Residential uses are not permitted in this designation.
Proposal:	The Subject Lands were part of an employment land conversion request to convert the lands from employment to non-employment uses. The Owner proposes to amend the 2014 Official Plan to redesignate the Subject Lands to ‘Residential Low Rise’ to facilitate the Proposed Development and to conform to the 2022 Regional Official Plan.

A Zoning By-law Amendment application is required to permit the Proposed Development

The Proposed Development is subject to Zoning By-law 304-87, as amended (see Figure 3).

Table 3: Zoning By-law Amendment Information	
Current Zone:	‘Agriculture One Zone (A1)’ and ‘Rural Residential One Zone (RR1)’

Table 3: Zoning By-law Amendment Information	
Permissions:	<p><u>A1 Zone</u> permits agricultural uses, storage of agricultural produce, seasonal vegetable and fruit stand, one single detached dwelling, private home day care, and public conservation projects.</p> <p><u>RR1 Zone</u> permits one single detached dwelling, private home day care, and home occupation.</p>
Comprehensive Zoning By-law 2024-19:	<p>Comprehensive Zoning By-law 2024-19 (“By-law 2024-19”) was passed by Council on January 31, 2024. By-law 2024-19 is currently within the statutory appeal period which expires on March 1, 2024. The Subject Lands have been zoned ‘Employment – Service Employment (EMP-SE)’ under By-law 2024-19.</p> <p>While By-law 2024-19 is under appeal, amendments would be required to both the in-force By-law 304-87 and By-law 2024-19.</p>
Proposal:	<p>The Owner proposes to rezone the Subject lands to the ‘Residential Two (R2)’ Zone under By-law 177-96, as amended, with site-specific development standards including, but not limited to: lot frontage, setbacks, building height, garage width, and deck encroachment.</p>

Staff identified the following preliminary list of matters that will be assessed through the review of the Applications, 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 Plan**
 - i) The appropriateness of the proposed Official Plan and Zoning By-law Amendment to allow the Proposed Development.
 - ii) Review of the Proposed Development in the context of the existing policy framework.
 - iii) Confirmation from York Region if the Official Plan Amendment application is exempt from Regional Approval based on section 7.3.8 of the 2022 Regional Official Plan.
- b) Parkland Dedication**
 - i) The Applications will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, and other financial contributions.

c) Affordable Housing

- i) The Applications will be reviewed in consideration of Provincial, Regional, and City policies to ensure that the Proposed Development provides an appropriate level, range, and mix of unit sizes and types to meet the City's affordable housing goals.

d) 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 Applications are 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.

e) 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.
- ii) Evaluation of the compatibility with existing and planned development within the surrounding area.
- iii) Review of the proposed subdivision with respect to block size, block configuration, and the transportation network.
- iv) Traffic impact and ensuring the adequate supply of parking spaces for the commercial and residential uses.

f) Sustainable Development

- i) The Applications will be reviewed in consideration of the City's Policies and emerging Sustainability Metrics Program.

g) Heritage Matters

- i) The Proposed Development includes the retention and relocation of two existing heritage dwellings. The Applications will be reviewed in consideration of all applicable legislation and policy to ensure the protection and conservation of the heritage resources. In addition, the Applications will be scheduled to be heard at a Heritage Markham Committee.

h) External Agency Review

- i) The Applications must be reviewed by external agencies including York Region and any applicable requirements must be incorporated into the Proposed Development.

i) Required Future Applications

- i) The Owner must submit applications for Site Plan Control should the Applications be approved, to permit the Proposed Development.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Proposed Conceptual Site Plan

Figure 1

Location Map

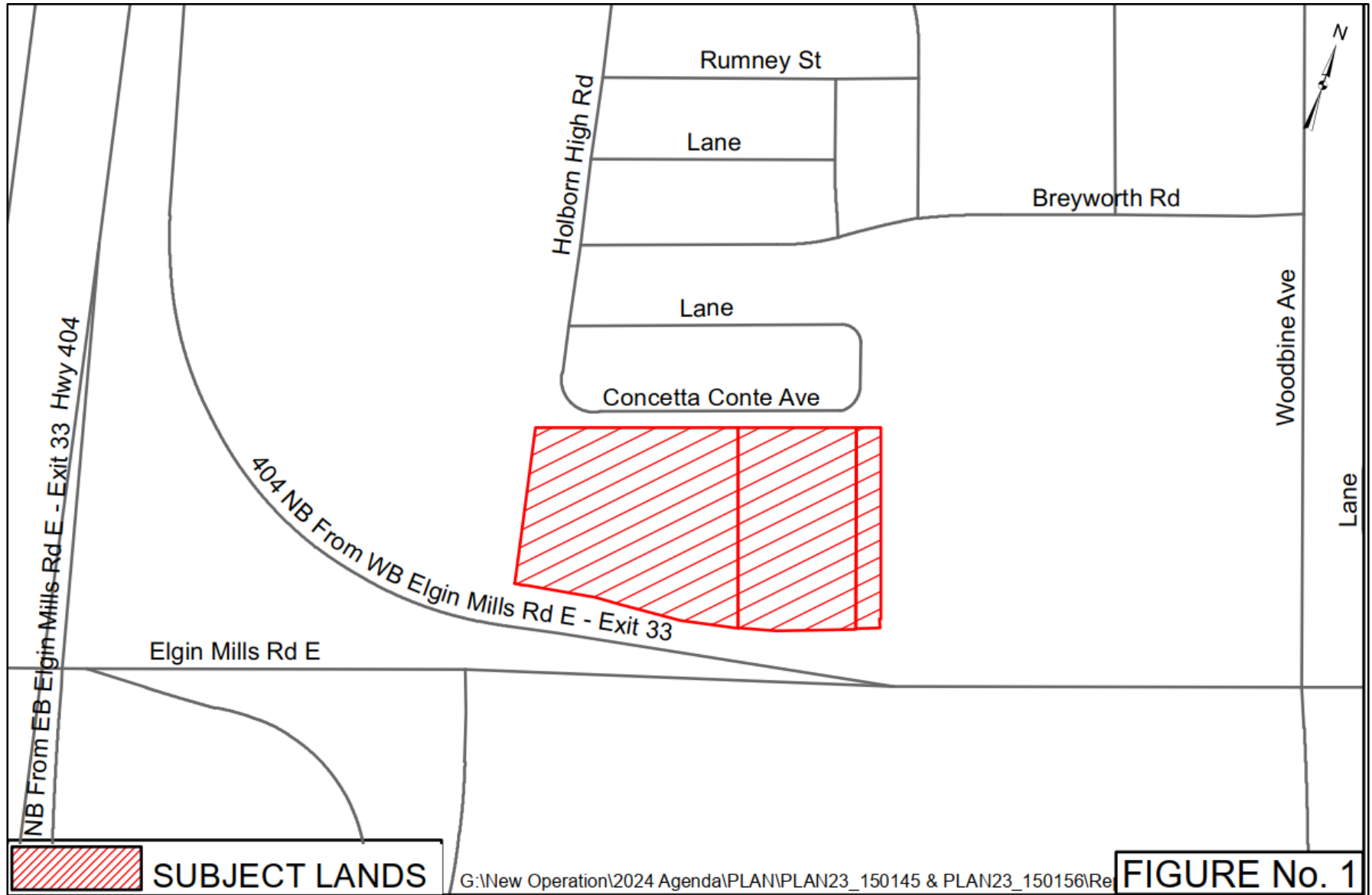


Figure 2

Aerial Photo



Figure 3

Area Context and Zoning



Figure 4

Proposed Conceptual Site Plan

