



# Statutory Public Meeting

ZONING BY-LAW AMENDMENT

Rongfan He c/o JKO Planning Services Inc. (Jim Kotsopoulos)

26 River Bend Road (Ward 3)

File PLAN 24 198332

**March 4, 2025**



### Subject Lands:

- 0.32 ha (0.79 ac)
- Currently developed with a single-storey detached dwelling

### Surrounding Context:

- Residential
- Rouge River and Campbell Park



 Subject Lands



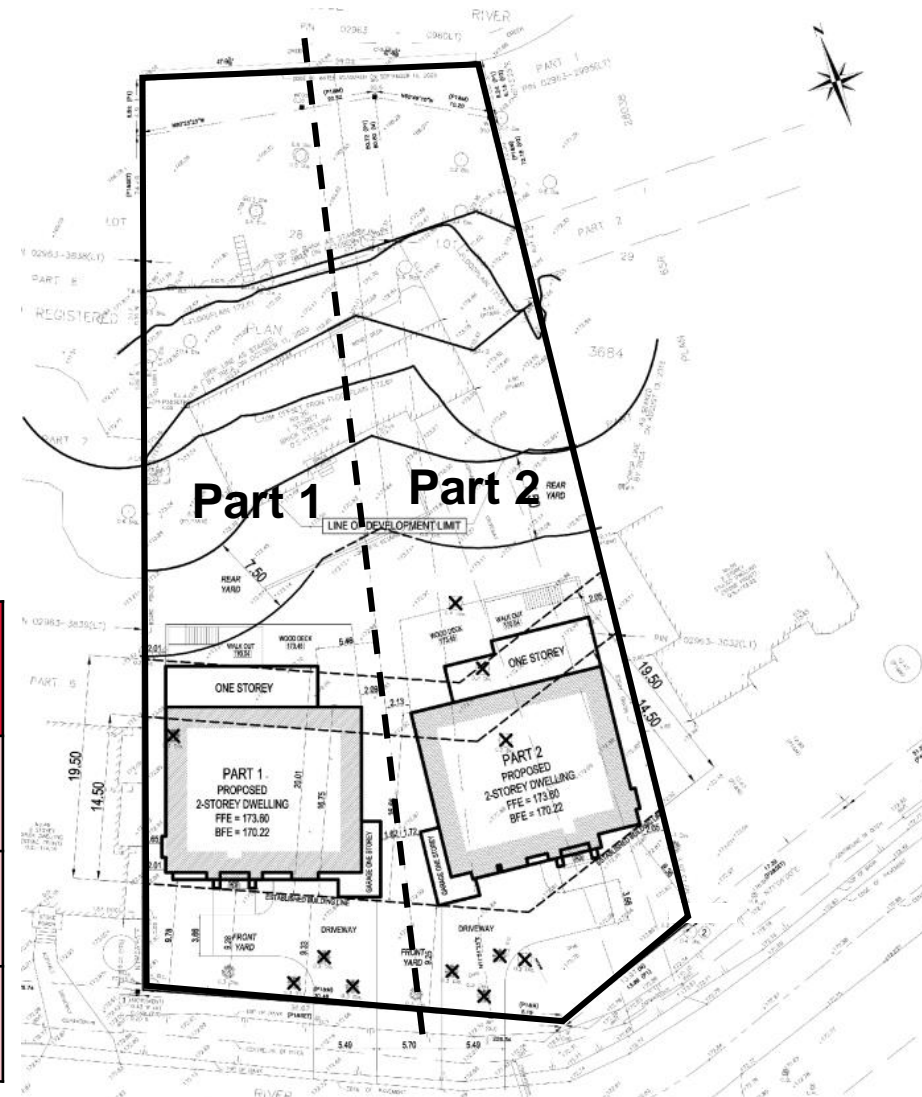


# The Proposal

Strategic Plan 2020-2026

Building Markham's Future Together

	Part 1	Part 2
Area	922.25 m <sup>2</sup> (9,927.38 ft <sup>2</sup> )	1035.05 m <sup>2</sup> (11,141.63 ft <sup>2</sup> )
Frontage	23.25 m (76.28 ft)	23.81 m (78.12 ft)
Depth	42.53 m (139.53 ft)	49.41 m (162.11 ft)







### **‘Residential Low Rise’ and ‘Greenway’ permits:**

- Single-detached dwellings
- ‘Greenway’ applies only to the rear portion
- Subject to Area and Site-Specific Policy



 Subject Lands



# Required Zoning Amendment

Strategic Plan 2020-2026

Building Markham's Future Together

## Current Zone:

By-law 2024-19: "Residential Established Neighbourhood Low Rise" and "Greenway One"

The Owner proposes to amend the zoning to:

- Refine the "Greenway One" limit
- Incorporate site-specific development standards
- Facilitate the future severance



Subject Lands



1. Staff will continue to review the Proposal
2. Committee may approve the ZBLA or refer the application back to Staff
3. Applicant will provide a detailed presentation on the Proposal



**Thank you!**



