

**SUBJECT:****PRELIMINARY REPORT**

Esther Wong c/o Louis Mak, Application for a Zoning By-law Amendment to rezone 269 Main Street North (Ward 4) to permit a Triplex.

File No. ZA 17 151164.

**PREPARED BY:**

Sean Lapenna, Planner II, East District, ext. 2230.

**REVIEWED BY:**

Stacia Muradali, Senior Planner, East District, ext. 2008.

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**RECOMMENDATION:**

- 1) That the report titled “PRELIMINARY REPORT, Esther Wong c/o Louis Mak, Application for a Zoning By-law Amendment to rezone 269 Main Street North (Ward 4) to permit a Triplex” be received.

**PURPOSE:**

The purpose of this report is to provide preliminary information on the zoning by-law amendment application submitted by Louis Mak on behalf of Esther Wong, to permit a triplex at 269 Main Street North, prior to the statutory Public Meeting. This report contains general information in regards to the proposal, applicable Official Plan or other policies as well as other issues and the report should not be taken as Staff’s opinion or recommendation on the application.

**Application deemed complete**

The Zoning By-law Amendment application was deemed complete on December 22, 2017.

**BACKGROUND**

The 803 m<sup>2</sup> (0.0803 ha) subject property is located at 269 Main Street North, north of Highway 7 and on the east side of Main Street North (Figure 1). The property has a lot frontage of 66.0 ft (20.12 m), lot depth of 133 ft (40.54 m) and is part of the Markham Village Heritage Conservation District. A single-detached dwelling exists on the property which according to City records, was built in 1907. According to the submitted arborist report, several mature trees exist in the front yard of the property (horse chestnut, white birch and norway maples) while mature trees exist in the rear yard as well (scots pine, invasive norway maple and manitoba maple clump) along the east and north property lines.

Surrounding land uses are as follows:

- Canadian Mar Thoma Church to the north;
- Single-Detached Dwellings and Markham GO Station to the south;
- A low rise residential subdivision to the east;
- Business & medical office uses to the west.

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### Existing Single Detached-Dwelling

The existing single-detached dwelling is 2 storeys and also includes loft space above the second floor. The total Gross Floor Area for the existing single-detached dwelling is 3,492.26 ft<sup>2</sup> (324.44 m<sup>2</sup>). According to information submitted with the application, the current lot coverage (building footprint) of the existing dwelling is 10.67 %.

### **Proposal**

The applicant is proposing to rezone the subject property from Residential One (R1) under By-law 1229, as amended to Residential Two (R2), under By-law 177-96, as amended in order to permit a Triplex (three separate dwelling units) within the existing two storey residential dwelling.

As per the submitted concept plan, an addition at the rear of the existing dwelling is proposed (red rectangle shown on Figure 4) to accommodate an additional 3,718.76 ft<sup>2</sup> (345.48 m<sup>2</sup>) of Gross Floor Area. The addition would add new floor space to each floor of the existing dwelling. The proposed addition will be subject to a site plan approval application to be submitted at a later date.

According to the submitted plans, the addition plus the existing dwelling would have a Floor Space Index (FSI) of 0.83. There is no FSI requirement for the Residential Two (R2) zone under By-law 177-96. With the addition, the total Gross Floor Area for the entire triplex will increase to 7,211.02 ft<sup>2</sup> (669.92 m<sup>2</sup>). The submitted plans demonstrate that each dwelling unit would have its own separate entrance.

The new total lot coverage after including the addition would be 20.96 %. Driveway and parking space would account for 3,693.57 ft<sup>2</sup> (343.14 m<sup>2</sup>) of lot area (or 42.73 % of the site). Parking is to be accommodated at the rear of the site. A driveway exists on the north side of the property along the property line which leads to the rear of the dwelling. The submitted concept plan outlines that approximately 7 parking stalls can be accommodated on the property. As per the City of Markham Parking Standards By-law (By-law 28-97) 1.5 parking spaces are required per dwelling unit. Visitor parking would not have to be provided. At this standard, the applicant would meet the minimum parking required.

Soft landscaping would cover approximately 3,213.13 ft<sup>2</sup> (298.51 m<sup>2</sup>) of lot area (or 37.17 % of the site). A detailed landscaping plan is not required as part of this review.

### **Official Plan & Zoning**

2014 Official Plan (partially approved as of October 29, 2015, May 26, 2016, March 10, 2017, April 21, 2017 & November 24, 2017)

The property is designated 'Residential Low Rise' in the 2014 City of Markham partially approved Official Plan (the "2014 OP") which provides for a variety of residential uses, including small multiplex buildings containing 3 to 6 units.

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The subject site is also identified as part of the Markham Village Heritage Centre (Section 9.13.4). Land use objectives identified for the Markham Village Heritage Centre include:

- Recognizing that the area offers a variety of residential housing forms, tenures and densities;
- Ensuring that compatible infill development and redevelopment shall have regard for the protection and preservation of heritage buildings, building design, building materials and treatments, signage and lighting, landscaping and tree preservation to enhance the District's heritage character;
- Continuing the viability of the area by preserving and enhancing the predominantly residential area north of the Mixed Use Heritage Main Street lands by providing for infill development and redevelopment, only in a converted heritage building or new house form building which is compatible with the historic features and character of the surrounding heritage area.

Section 9.13.4.3 of the Official Plan states that all new development and redevelopment including parks and plazas in the Markham Village Heritage Centre shall conform to the Markham Village Heritage Conservation District Plan which shall take precedence over any other policies of this plan.

#### Existing Zoning

The subject property is zoned Residential One (R1) under City of Markham By-law 1229, as amended. A single family dwelling is the only permitted use within this zone. A zoning by-law amendment application is required to permit the proposed residential use.

#### Markham Village Heritage Conservation District Plan

The subject property is part of the Markham Village Heritage Conservation District. According to the Heritage District Plan, the subject property is classified as a Type 'A' building which means the existing dwelling is of major importance to the Heritage District and has historical and architectural value.

Section 3.3 of this plan outlines that the retention of the historical and/or architectural quality of these buildings is integral to the success of the Heritage District. The intent is therefore to conserve A-type buildings and retain the historical fabric with respect to building proportion, roof, fenestration, materials and colours.

#### Heritage Markham Committee Meeting – January 10, 2018

The proposed zoning by-law amendment and rear addition was reviewed at the Heritage Markham Committee meeting on January 10, 2018. At this meeting, the Heritage Markham Committee advised that they had no objection from a heritage perspective to the proposed conversion of the property from one dwelling unit to three dwelling units, subject to the city's acquisition of a Heritage Conservation Easement Agreement which would help protect the building and its heritage attributes in the future. The easement would apply to the existing building only, protecting heritage related attributes of the existing Single-Detached Dwelling.

Committee also provided comments pertaining to the proposed addition and stated that further information will need to be provided. Until additional information is provided, committee cannot indicate whether or not they support the addition. Information including but not limited to parking requirements, snow removal and tree protection would need to be reviewed.

The design of the proposed addition would be evaluated as part of a future site plan application and would need to conform to applicable heritage design guidelines.

**OPTIONS/ DISCUSSION:**

The following is a brief summary of concerns, issues raised to date and matters for consideration. These matters, and others identified through the circulation, public consultation and detailed review of the proposal, will be addressed in a final staff report:

Zoning By-law

- Whether or not staff is in support of the proposed zone category and if other zone categories would potentially be more suitable to accommodate the proposed use;
- Appropriateness of the residential building type, proposed number of units, height, scale, setbacks and whether or not any site specific development standards may be required;
- Adequacy of existing onsite servicing and whether or not servicing upgrades would be required to accommodate the proposed use;
- Impacts on heritage character.

Future Site Plan Approval

The following matters will be reviewed as part of a future Site Plan control application:

- Assessing the suitability of the existing driveway and parking configuration;
- Determining if there is an appropriate landscape buffer and screening for the proposed 7 parking spaces at the rear of the property;
- Assessing the adequacy of onsite snow storage and removal;
- Urban design related comments identified by staff and Heritage Markham;
- Requirement for a Heritage Conservation Easement Agreement in order to help protect the building and its heritage attributes in the future;
- Any issues resulting from the review of technical studies including, but not limited to, stormwater management and servicing reports, grading and drainage plans and a tree preservation plan;
- Conformity with all applicable zoning by-law provisions and whether or not any variances would be required to accommodate the use as proposed;
- Confirmation of any outstanding financial obligations, including but not limited to, cash in lieu of parkland dedication, tree

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replacement/compensation and public art contributions to the satisfaction of the City of Markham, as necessary.

**FINANCIAL CONSIDERATIONS AND TEMPLATE:**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

The proposal will be reviewed in the context of Growth Management, Transportation and Municipal Services.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

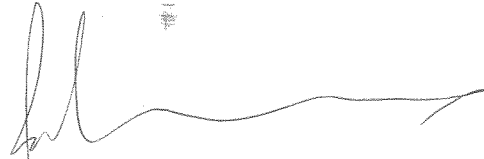
The application has been circulated to various departments and external agencies and is currently under review. Requirements of the City and external agencies will be reflected in a future recommendation report.

**RECOMMENDED BY:**



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Ron Blake M.C.I.P., R.P.P.  
Senior Development Manager



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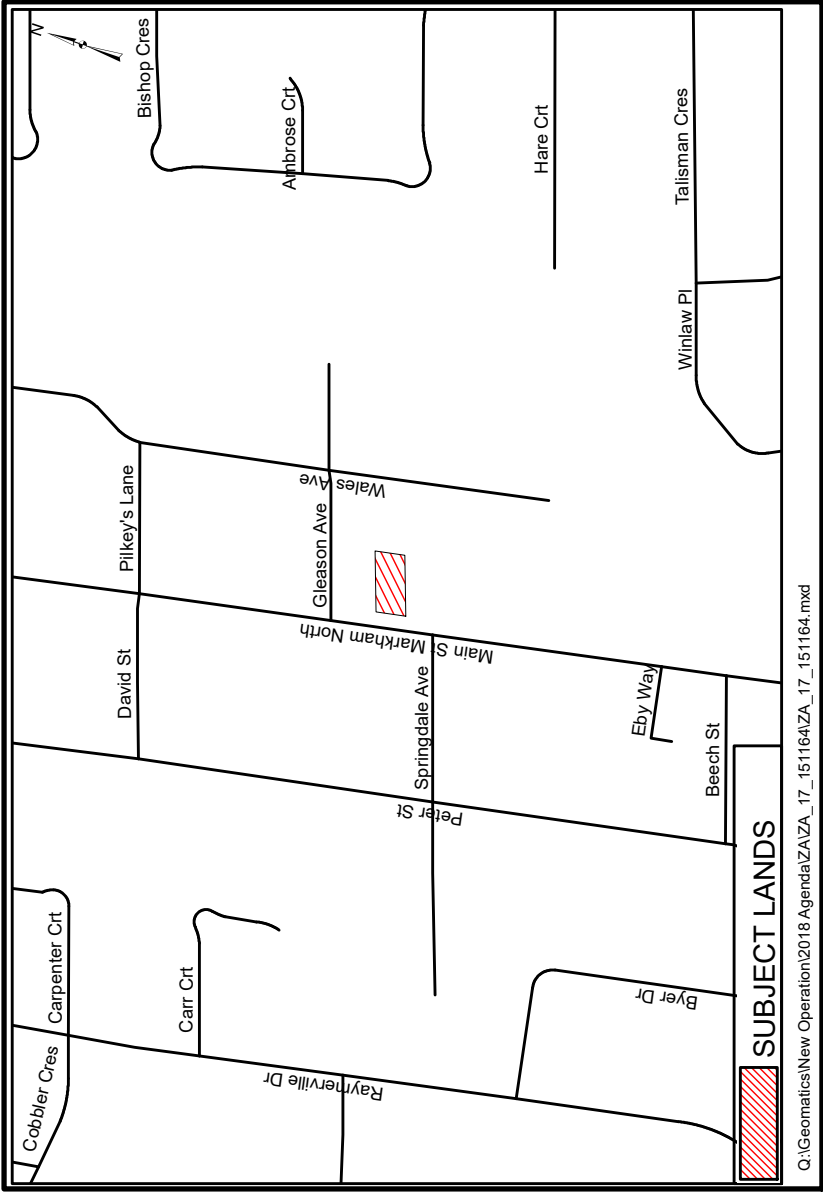
Brian Lee, P.Eng.  
Acting Commissioner of Development  
Services

**ATTACHMENTS:**

Figure 1: Location Map  
Figure 2: Area Context/Zoning  
Figure 3: Aerial Photo  
Figure 4: Concept Plan

**AGENT:**

Louis Mak  
505 Highway 7 East  
Markham, ON  
L3T 7T1





# AREA CONTEXT / ZONING

APPLICANT: LOUIS MAK  
269 MAIN STREET N

FILE No. ZA\_17\_151164 (SL)

 SUBJECT LANDS

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DEVELOPMENT SERVICES COMMISSION

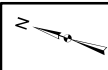
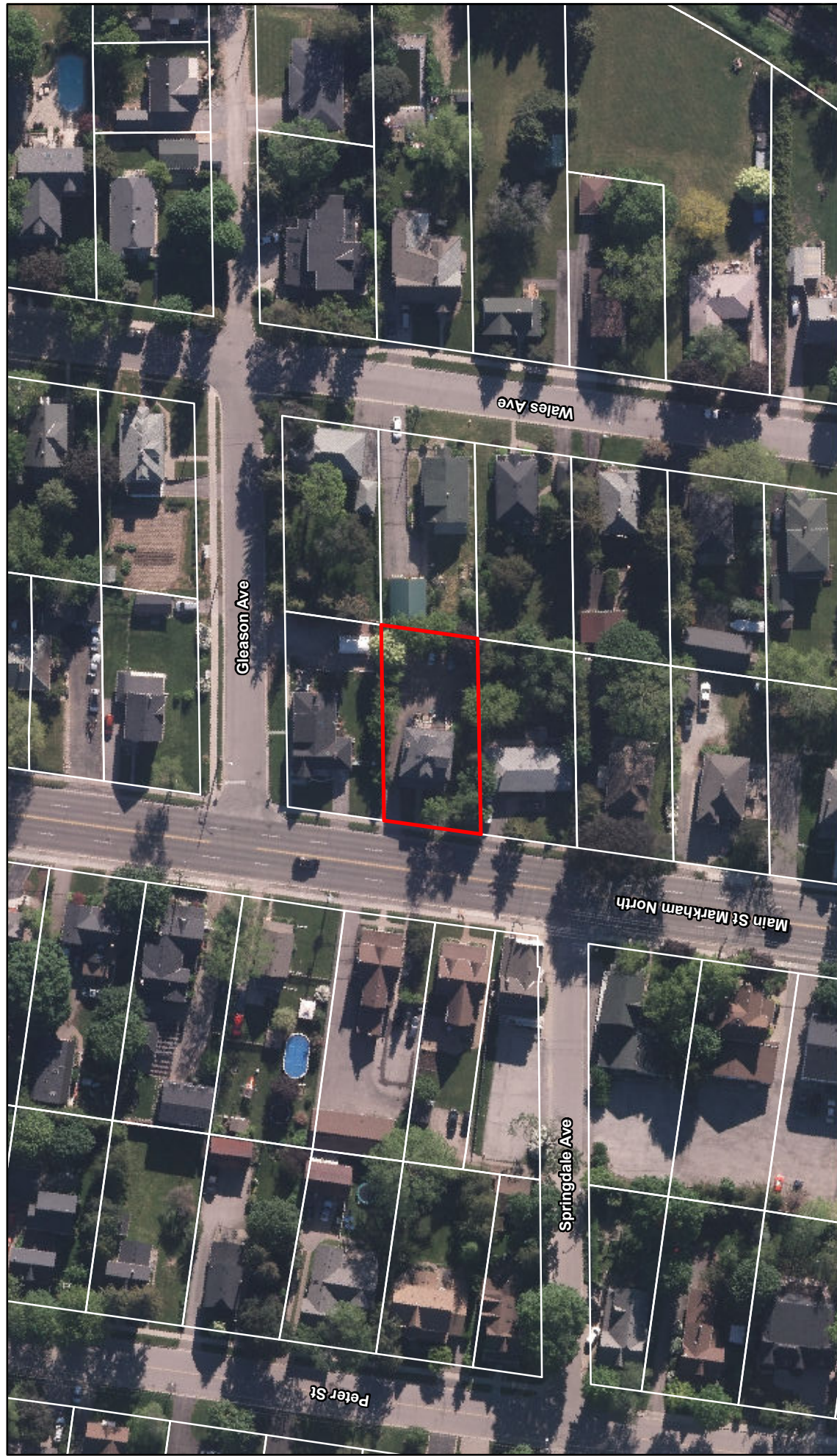
Drawn By: LW

Checked By: SL

Date: 19/03/2018

**FIGURE No. 2**





# AIR PHOTO

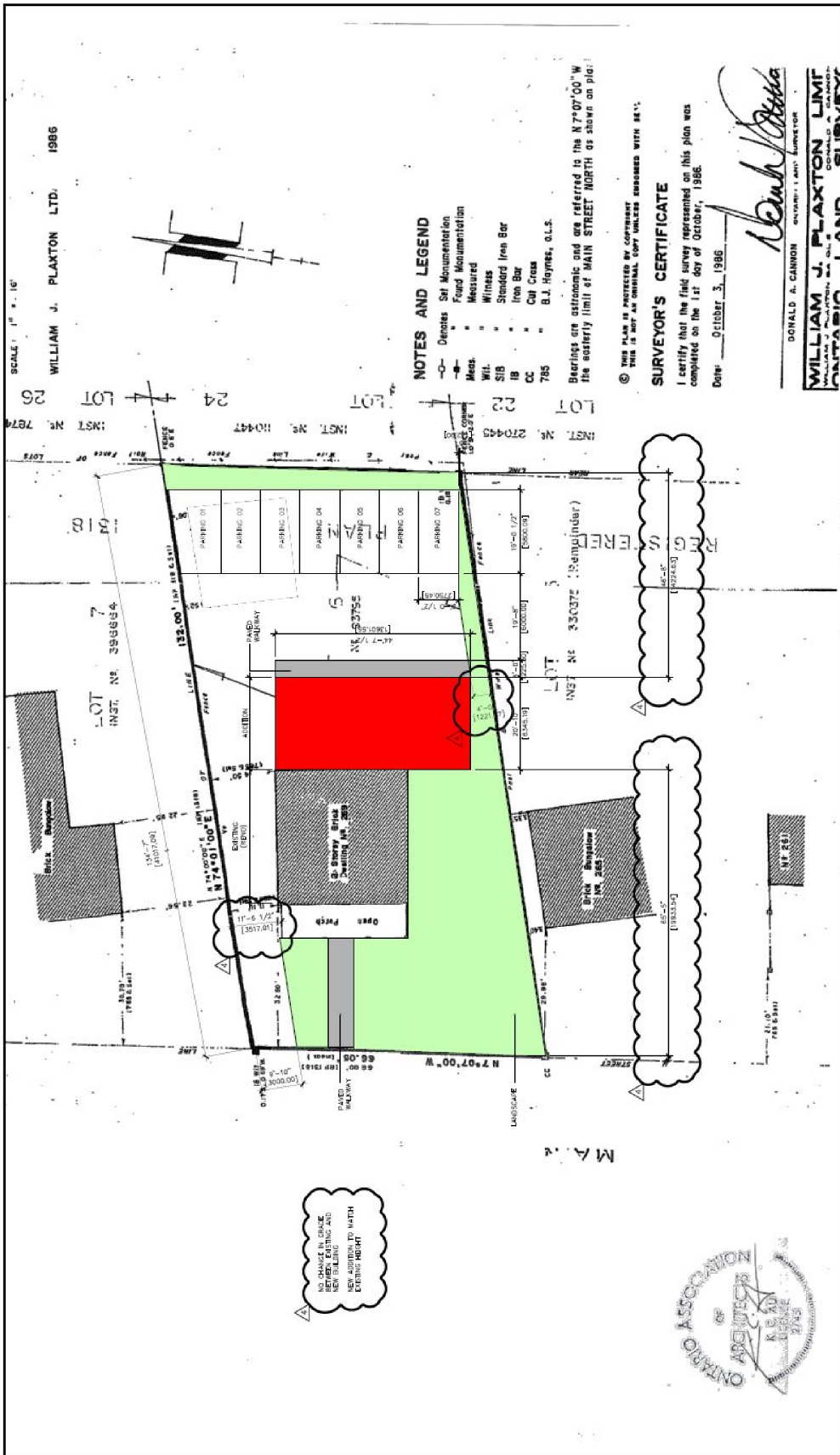
APPLICANT: LOUIS MAK  
269 MAIN STREET N

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PROJECT: 269 MAIN STREET NORTH  
MARKHAM, ONTARIO  
L3P 1Y6  
DRAWING: SITE SURVEY: PROPOSED PARKING LAYOUT

DATE: FEB. 04, 2017  
SCALE: N.T.S.  
DRAWN BY: SC  
DATE: FEB. 10, 2017  
DRAWING #: A-1.1

REVISIONS:  
1. MAJOR TOWNING AMENDMENT  
2. REVIEW  
3. REVISED PLAN  
4. CITY COMMENTS

NO. 10 ARCHITECTS 12 HAMBLY AVENUE TORONTO, ONT. M5E 1B6 T 416 571 1230 100ARCHITECTS@GMAIL.COM

- NOTES AND LEGEND**
- Decades Set Monumentation
  - Fixed Monumentation
  - Measured
  - Witness
  - Standard Iron Bar
  - Iron Bar
  - CC
  - Cut Cross
  - B.J. Haynes, O.L.S.

Bearings are astronomic and are referred to the N 7° 07' 00" W the easterly limit of MAIN STREET NORTH as shown on plan.

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**SURVEYOR'S CERTIFICATE**

I certify that the field survey represented on this plan was completed on the 1st day of October, 1986.

Date: October 3, 1986

*Donald A. Cannon*  
DONALD A. CANNON  
SURVEYOR

**WILLIAM J. PLAXTON LMF**  
WILLIAM J. PLAXTON LMF  
PARKING LAYOUT SURVEY

# CONCEPT PLAN

APPLICANT: LOUIS MAK  
269 MAIN STREET N

FILE No. ZA\_17\_151164 (SL)

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