



Report to: Development Services Committee

Report Date: October 19, 2015

SUBJECT: PRELIMINARY REPORT, Yanli Zhang,
Zoning By-law Amendment to permit the development of two
single detached dwellings at 344 Steeles Avenue East
File No. ZA 14 117680

PREPARED BY: Rick Cefaratti, MCIP, RPP, Planner II, West District ext. 3675

REVIEWED BY: Dave Miller, MCIP, RPP, Manager, West District

RECOMMENDATION:

- 1) That the report titled "Preliminary Report, Yanli Zhang, Zoning By-law Amendment to permit the development of two single detached dwellings at 344 Steeles Avenue East, File No. ZA 14 117680," dated September 22, 2015, be received;
- 2) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

This report provides preliminary information on the Zoning By-law Amendment application. The report contains general information in regards to applicable Official Plan or other policies and identifies preliminary issues identified by staff and should not be taken as Staff's opinion or recommendation on the application.

BACKGROUND:

The 0.16 ha. (0.40 ac.) site is located on the north side of Steeles Avenue East, approximately 250 m (820 ft.) east of Old English Lane and 75 m (246 ft.) west of Valloncliffe Road in Thornhill (Figures 1 and 2). Located to the north are single detached dwellings; to the south are single detached dwellings across Steeles Avenue East in the City of Toronto; to the east are lane based townhouses; and to the west are single detached dwellings. The City's Chief Administrative Officer authorized a Public Meeting regarding the proposal on August 19, 2015.

PROPOSAL:

The applicant is proposing to rezone the subject lands to an appropriate residential zone category that will facilitate the creation of two equally sized residential building lots for single detached dwellings. The retained and conveyed lots are proposed to be approximately the same size. They will have lot frontages of approximately 60 ft. (19.6 m) and lot areas of approximately 9000 ft² (836.0 m²). Vehicular access is proposed on Steeles Avenue East (Figure 4). Steeles Avenue East is under the jurisdiction of the City of Toronto.

Official Plan and Zoning By-law**Markham Official Plan**

The site is designated Urban Residential Low Density Housing under the in force Markham Official Plan (revised 1987). This designation permits single detached dwellings. The property is also subject to the policies of the Thornhill Secondary Plan which designates these lands as Low Density Housing. This designation also permits single detached dwellings. The Thornhill Secondary Plan specifies that when applications for severances and zoning amendments are made “the applicant shall be expected to demonstrate compatibility with the existing character of the adjacent area with respect to natural vegetation and development standards, such as lot frontages and area, coverage and density, buildings setbacks and height”.

The City’s new Official Plan 2014 (not yet in force) designates the property Residential Low Rise. This designation permits new single detached, semi-detached, duplex and townhouse development, provided that such infill development respects and reflects the existing pattern and physical character of adjacent development. In addition, the implementation policies of the new Official Plan 2014 (not yet in force) discourage lot creation having frontage on designated provincial highways and major and minor arterial roads, particularly when creating a new entrance to serve a new lot that will have the effect of creating a traffic hazard.

Zoning

The subject property is zoned Single Detached Residential (SR2) under By-law 1767, as amended. This zone category permits single detached residential development requiring a minimum lot frontage of 120 ft. (36.5 m) and a minimum lot area of 18,000 ft² (1,672 m²) (Figure 3). A zoning amendment is required to permit a reduced minimum lot frontage from 120 ft. (36.6 m) to 60 ft. (19.6 m), and a reduced minimum lot area from 18,000 ft² (1,672 m²) to 9000 ft² (836.0 m²).

Residential Infill Zoning By-law

The property is also subject to Residential Infill Zoning By-law 100-90. The intent of this by-law amendment is to ensure that residential redevelopment reflects the established and stable character of the neighbourhood. In order to maintain the character of the existing neighbourhood, the infill by-law specifies zoning standards for building depths, garage projection, garage width, floor area ratio, height, front yard setback, and number of storeys.

Application for Consent Submitted

The creation of an additional residential lot from the original parcel requires an application for Consent to be approved by the Committee of Adjustment. A Consent application is currently under review by staff (File No. B/16/14). A Committee of Adjustment Hearing regarding this property has not yet been scheduled. It is anticipated that a Committee of Adjustment Hearing for the Consent application will be scheduled following a Statutory Public Meeting for the subject Zoning Amendment application.

OPTIONS/ DISCUSSION:

The following is a brief summary of issues raised to date. These matters and others identified through the circulation and detailed review of the proposal will need to be addressed through a staff recommendation report to Committee, if required:

1. Permits and approvals from the City of Toronto will be required to service the proposed retained and severed lots to the satisfaction of the Engineering Department and the City of Toronto;
2. The applicant will be required to investigate the feasibility of a shared vehicular access location on Steeles Avenue East for the proposed severed and retained lots;
3. Whether the proposed zoning amendment respects and reflects the existing pattern and physical character of adjacent development.

Vehicular access for the redevelopment to this site could be provided by extending the private lane on the existing townhouse property to the east to this property providing access from Valloncliffe Road, not Steeles Avenue East. Extending the private lane could only be considered if the owners of the townhouses to the east were in agreement.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

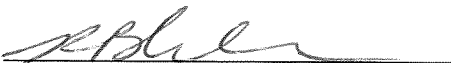
ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposal will align with the City's strategic priorities of Growth Management by implementing the proposed development in coordination with available servicing allocation.

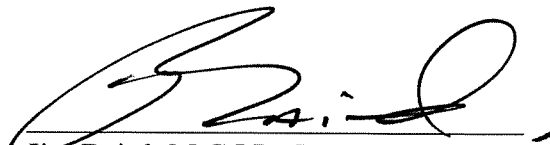
BUSINESS UNITS CONSULTED AND AFFECTED:

Not applicable.

RECOMMENDED BY:



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



Jim Baird, M.C.I.P., R.P.P.
Commissioner, Development Services

ATTACHMENTS:

- Figure 1 – Location Map
- Figure 2 – Area Context/Zoning
- Figure 3 – Air Photo
- Figure 4 – Proposed Site Plan

OWNER / APPLICANT CONTACT INFORMATION:

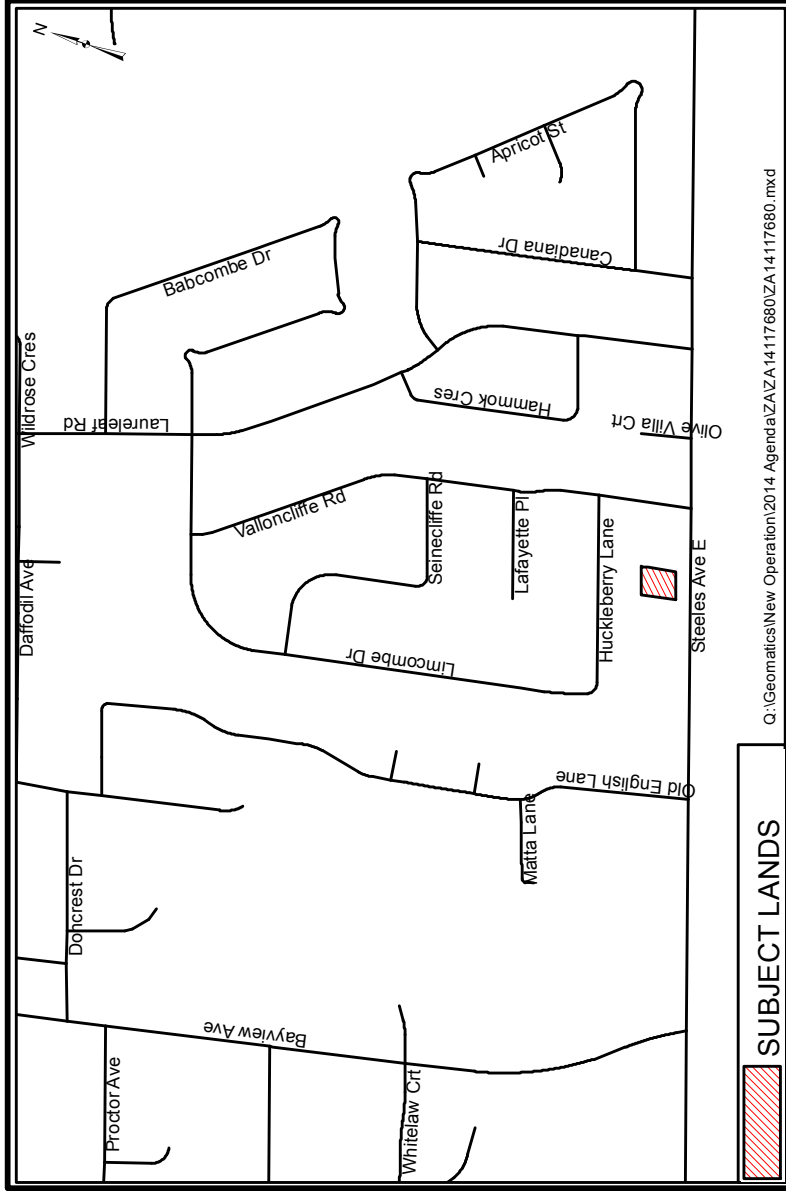
Owner

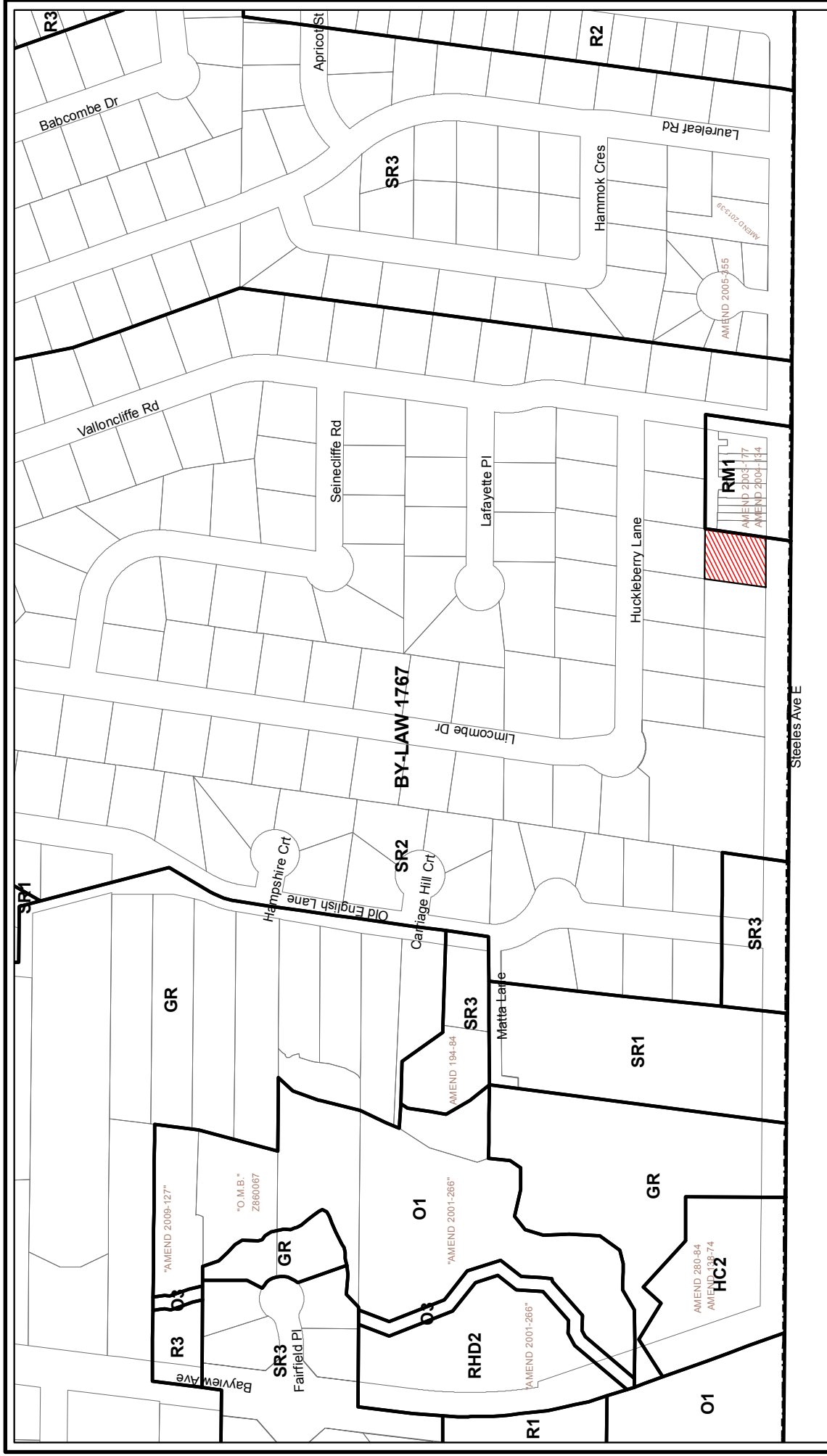
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Applicant

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File path: Amanda\File 14 117680\Documents\Recommendation Report






AREA CONTEXT / ZONING

OWNER : YANLI ZHANG
344 STEELES AVENUE EAST

FILE No. ZA. 14117680 (RC)

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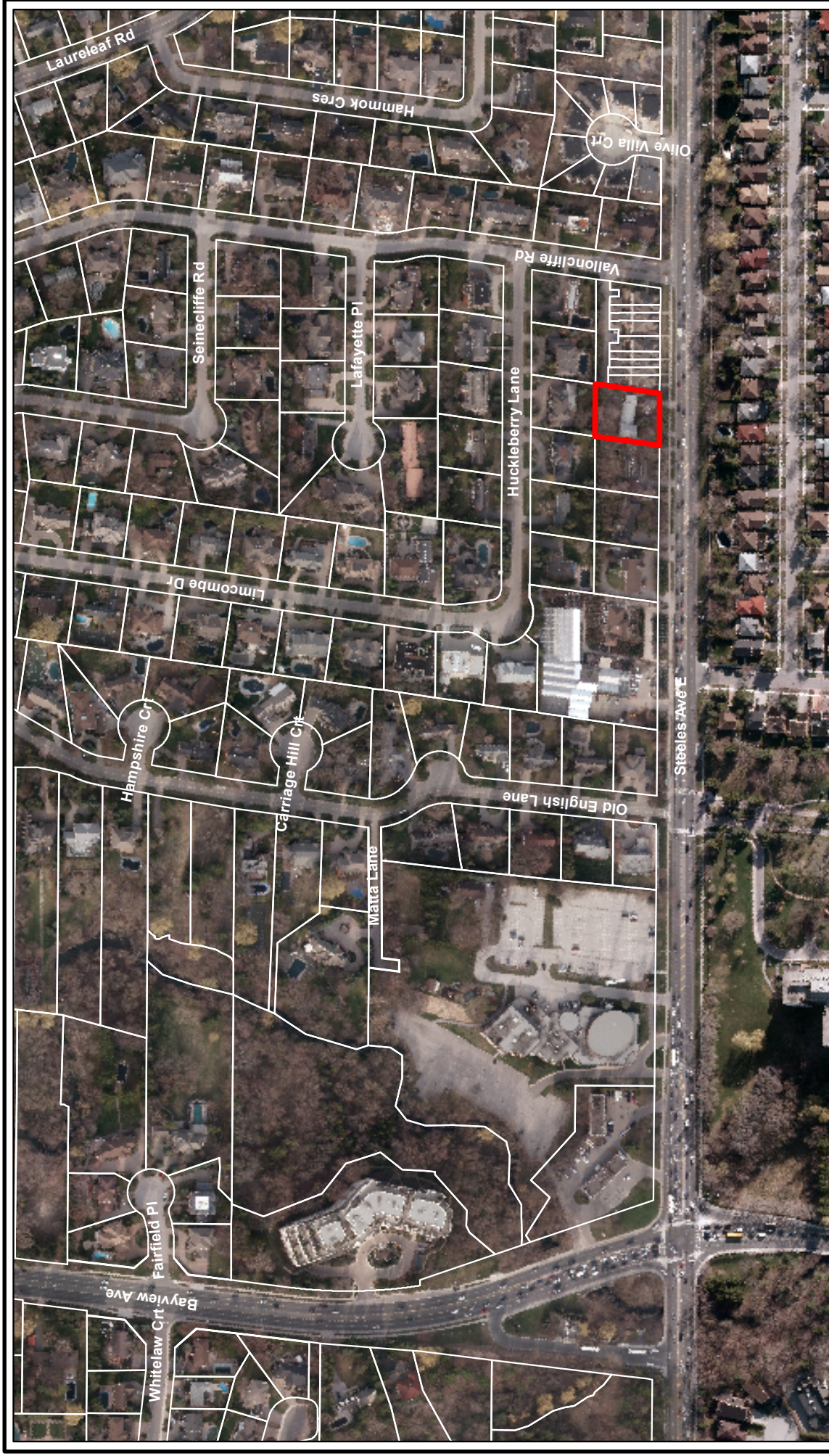
 SUBJECT LANDS



DATE: 28/10/2014

Drawn By: CPW
Checked By: RC


FIGURE No. 2



AIR PHOTO

OWNER : YANLI ZHANG
344 STEELES AVENUE EAST

FILE No. ZA. 14117680 (RC)

 SUBJECT LANDS

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