
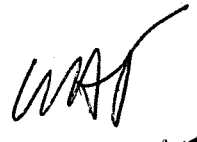




TO: Andy Taylor, Chief Administrative Officer  
FROM:   
Ron Blake, Acting Senior Development Manager  
PREPARED BY: Rick Cefaratti, Planner, West District  
DATE: August 10, 2015  
RE: Delegation of Authority to CAO to call a Statutory Public Meeting  
Yanli Zhang  
Zoning By-law Amendment application to permit two single detached  
residential lots at 344 Steeles Avenue East

  
08/19/15

File No. ZA 14 117680

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**RECOMMENDATION:**

That the CAO authorize staff to schedule a Statutory Public Meeting to consider the proposed Zoning By-law Amendment application (ZA 14 117680) submitted by Yanli Zhang.

**PURPOSE:**

This memorandum provides information on a zoning by-law amendment application, and seeks authorization to hold a statutory Public Meeting regarding the proposal. This memorandum contains general information in regards to applicable Official Plan or other policies as well as other issues and the memorandum should not be taken as Staff's opinion or recommendation on the application. In addition, a Preliminary Report will be brought forward to Development Services Committee prior to the Public Meeting.

**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). 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.

**PROPOSED DEVELOPMENT:**

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 19.6 m (60 ft.) and lot areas of 836.0 m<sup>2</sup> (9000 ft<sup>2</sup>). 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**

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.

#### 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 ft<sup>2</sup> (1,672 m<sup>2</sup>) (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 ft<sup>2</sup> (1,672 m<sup>2</sup>) to 9000 ft<sup>2</sup> (836.0 m<sup>2</sup>).

#### Residential Infill Zoning By-law

The subject 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 depth, 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.

### **COMMENTS:**

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 shared access location on Steeles 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.

### **ATTACHMENTS:**

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

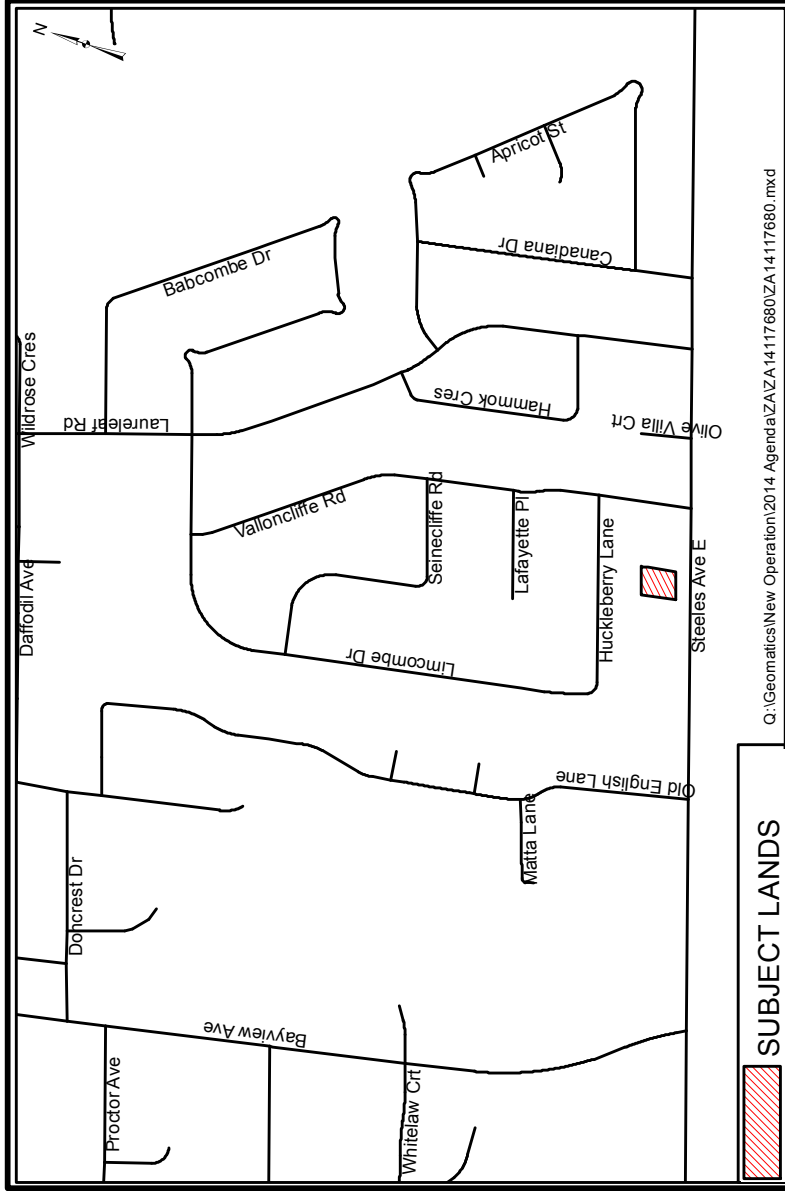
**OWNER / APPLICANT CONTACT INFORMATION:**

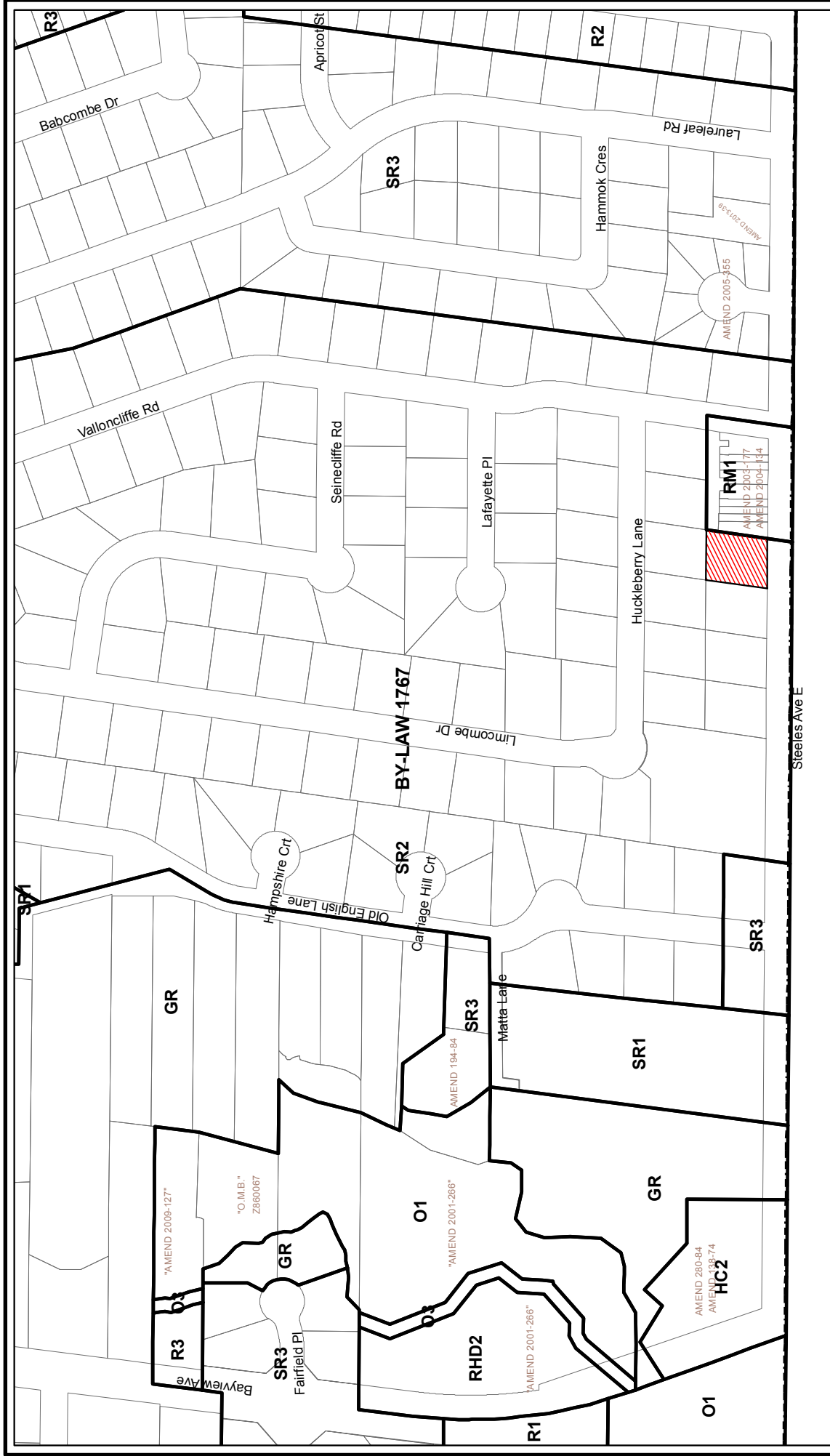
**Owner**

Yanli Zhang  
26 Norton Avenue 607  
Toronto, Ontario, M2N0H6  
Tel: (647) 388-6728

**Applicant**

Alan Wu  
26 Norton Avenue 607  
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Email: [wujintian23@hotmail.com](mailto:wujintian23@hotmail.com)






# AREA CONTEXT / ZONING

OWNER : YANLI ZHANG  
344 STEELES AVENUE EAST

FILE No. ZA. 14117680 (RC)

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 SUBJECT LANDS



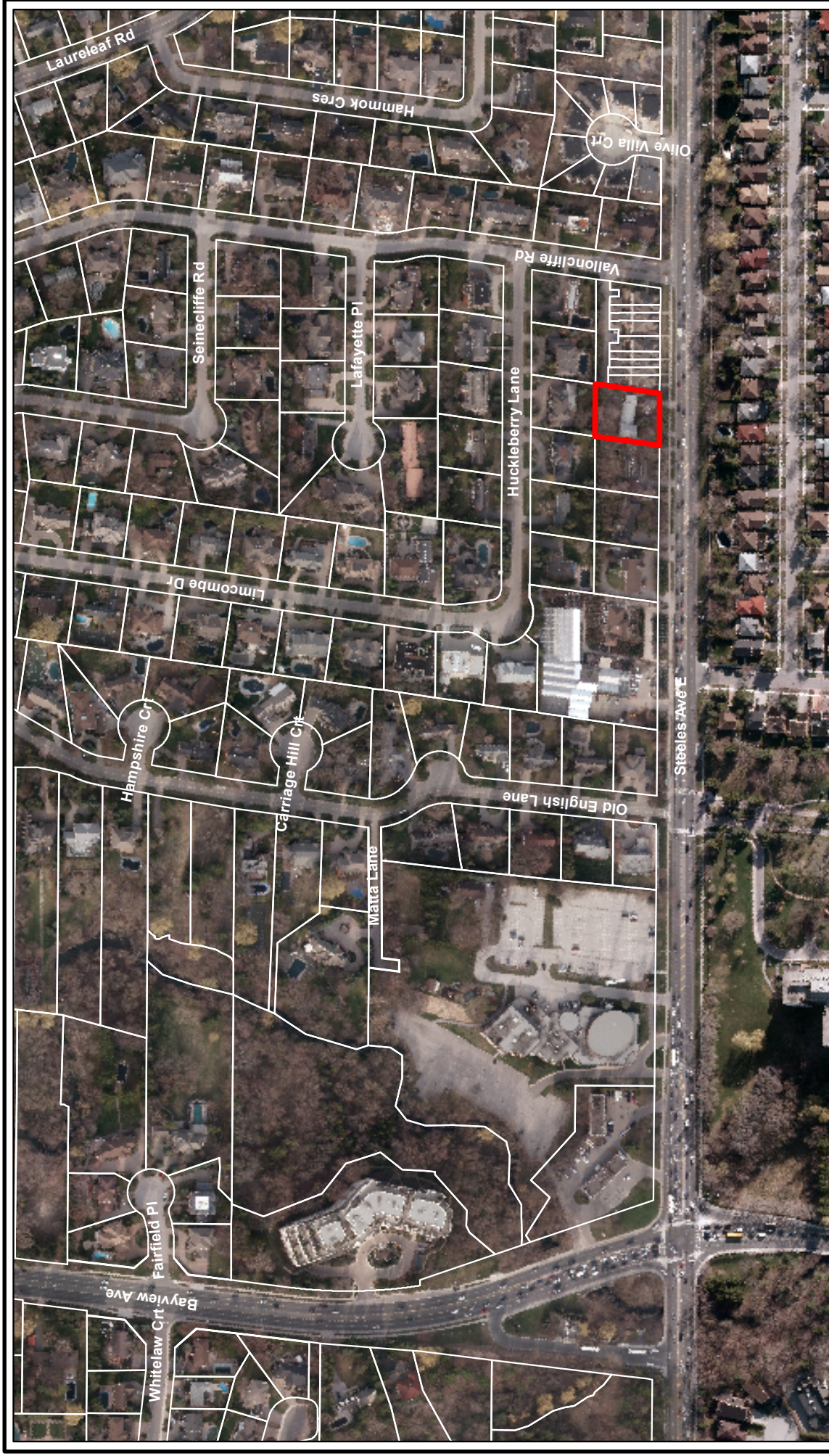
DATE: 28/10/2014

Checked By: RC

Drawn By: CPW

**FIGURE No. 2**






# AIR PHOTO

OWNER : YANLI ZHANG  
344 STEELES AVENUE EAST

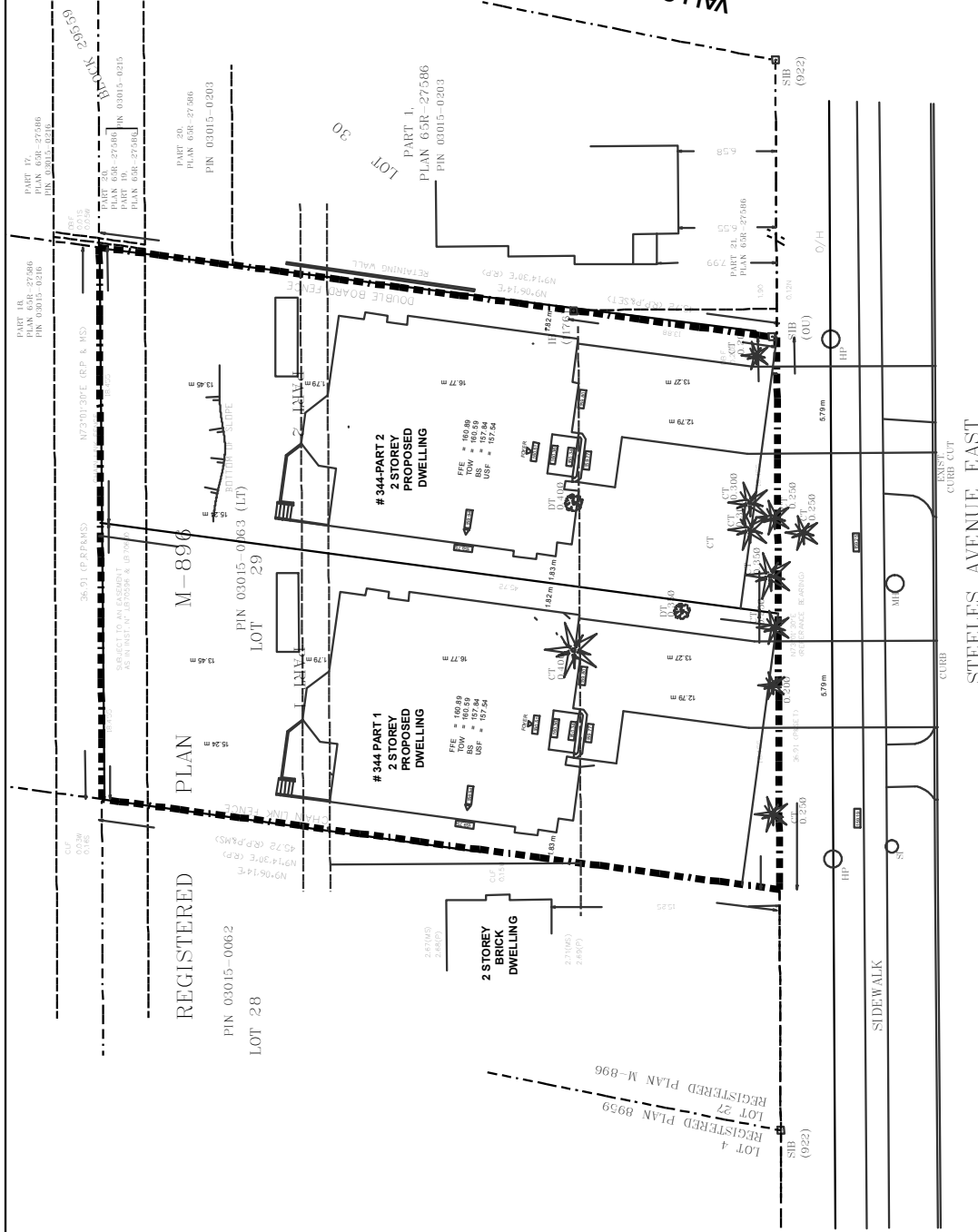
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# PROPOSED SITE PLAN

OWNER : YANLI ZHANG  
344 STEELES AVENUE EAST

FILE No. ZA. 14117680 (RC)

SUBJECT LANDS

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