



Development Services Commission
PUBLIC MEETING INFORMATION REPORT

Date:	Tuesday, February 18, 2025		
Application Types:	Official Plan and Zoning By-law Amendment (the “Applications”)		
Owner:	Reza Shamsipour c/o Tous Group (the "Owner")		
Agent:	Simon Yee c/o Arcadis Professional Services (Canada) Inc.		
Proposal:	To permit a ten-unit residential development consisting of eight townhouse units and two semi-detached units with a proposed internal private driveway access from Henderson Avenue (the “Proposed Development”).		
Location:	151 and 155 Henderson Avenue, located east of Henderson Avenue and north of Clark Avenue (the “Subject Lands”)		
File Number:	PLAN 24 197840	Ward:	1
Prepared By:	Hailey Miller, ext. 2945, Senior Planner, West Planning District		
Reviewed By:	Rick Cefaratti, MCIP, RPP Acting-Manager, West Planning 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 December 30, 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 April 29, 2025.

NEXT STEPS

- Statutory Public Meeting is scheduled for February 18, 2025
- Recommendation Report for consideration by the Development Services Committee (“DSC”)
- In the event of an approval, adoption of the site-specific Official Plan Amendment and enactment of the site-specific Zoning By-law Amendment

BACKGROUND

Subject Lands and Area Context

The 0.34 ha (0.84 ac) Subject Lands have approximately 31.4 m (103 ft) of frontage along Henderson Avenue and are currently developed with two single detached dwellings as shown on Figure 2. Figure 3 shows the surrounding land uses.

The Proposed Development includes semi-detached dwelling units fronting along Henderson Avenue and townhouse units along a private driveway at the rear of the Subject Lands, with key statistics in Table 1

Table 1: the Proposed Development	
Number of Units:	10 (8 townhouse units and 2 semi-detached units)
Unit Widths:	5.79 m to 7.1 m (19 ft to 23 ft)
Maximum Building Height:	11m (36.1 ft) or 3 storeys
Parking Spaces:	23 (20 residential and 3 visitor)

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

Table 2: Official Plan Amendment Information	
Current Designation:	“Residential Low Rise”
Permitted uses:	Single detached, semi-detached, townhouses excluding back-to-back townhouses, small multiplex buildings containing three to six units, all with direct frontage onto a public street, with a maximum building height of three storeys. The Proposed Development does not comply with section 8.2.3.3 a) of the 2014 Official Plan as the units do not have direct frontage onto a public street or frontage on an arterial road or major collector road.
Proposal:	The Owner proposes an amendment to permit townhouses that do not have direct frontage onto a public street or frontage on an arterial or major collector road.

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

The Proposed Development is subject to By-law 2237, as amended, as shown in Figure 2.

Table 3: Zoning By-law Amendment Information	
Current Zone:	“Fourth Density Single Family Residential (R4)”

Table 3: Zoning By-law Amendment Information	
Permissions:	Single detached dwellings
Proposal:	The Owner proposes to rezone the Subject Lands to “Residential Low Rise Six (RES-LR6)”, under By-law 2024-19, with site-specific development standards including, but not limited to, permitted uses, minimum unit width, minimum side yard setback, minimum front yard setback, and minimum rear yard setback.

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, and York Region, and City Official Plan**
 - i) The appropriateness of the proposed Official Plan and Zoning By-law amendments to allow the Proposed Development.
- b) Parkland Dedication and Other Financial Contributions**
 - i) The Applications will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, 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.
 - ii) Incorporating appropriate affordable housing, purpose built rental, secondary suites, seniors housing, and family friendly units.
- 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 Council allocates servicing capacity to the Subject Lands.
- 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) Site circulation, traffic impact, and ensuring the adequate supply of parking spaces for the residential uses.

f) External Agency Review

- i) The Applications must be reviewed by York Region and Canadian National Railway and any applicable requirements must be incorporated into the Proposed Development.

g) Required Future Applications

- i) The Owner must submit applications for Part Lot Control and Draft Plan of Condominium, should the Applications be approved, to permit the Proposed Development and facilitate the common element tenure.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan

Figure 5: Conceptual Elevations – Semi-detached Units

Figure 6: Conceptual Elevations – Townhouse Units

Figure 1

Location Map

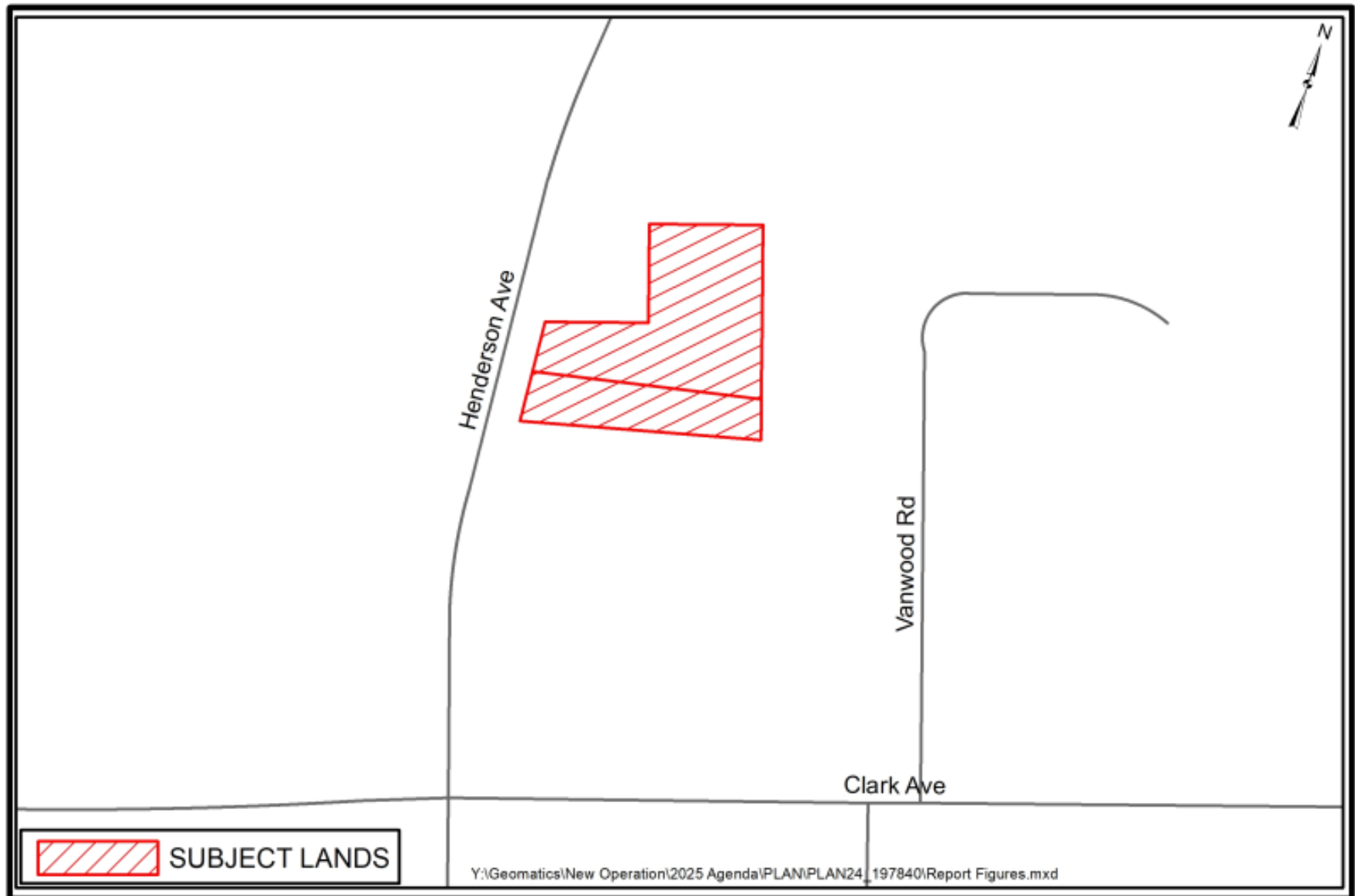


Figure 2

Aerial Photo



Figure 3

Area Context and Zoning

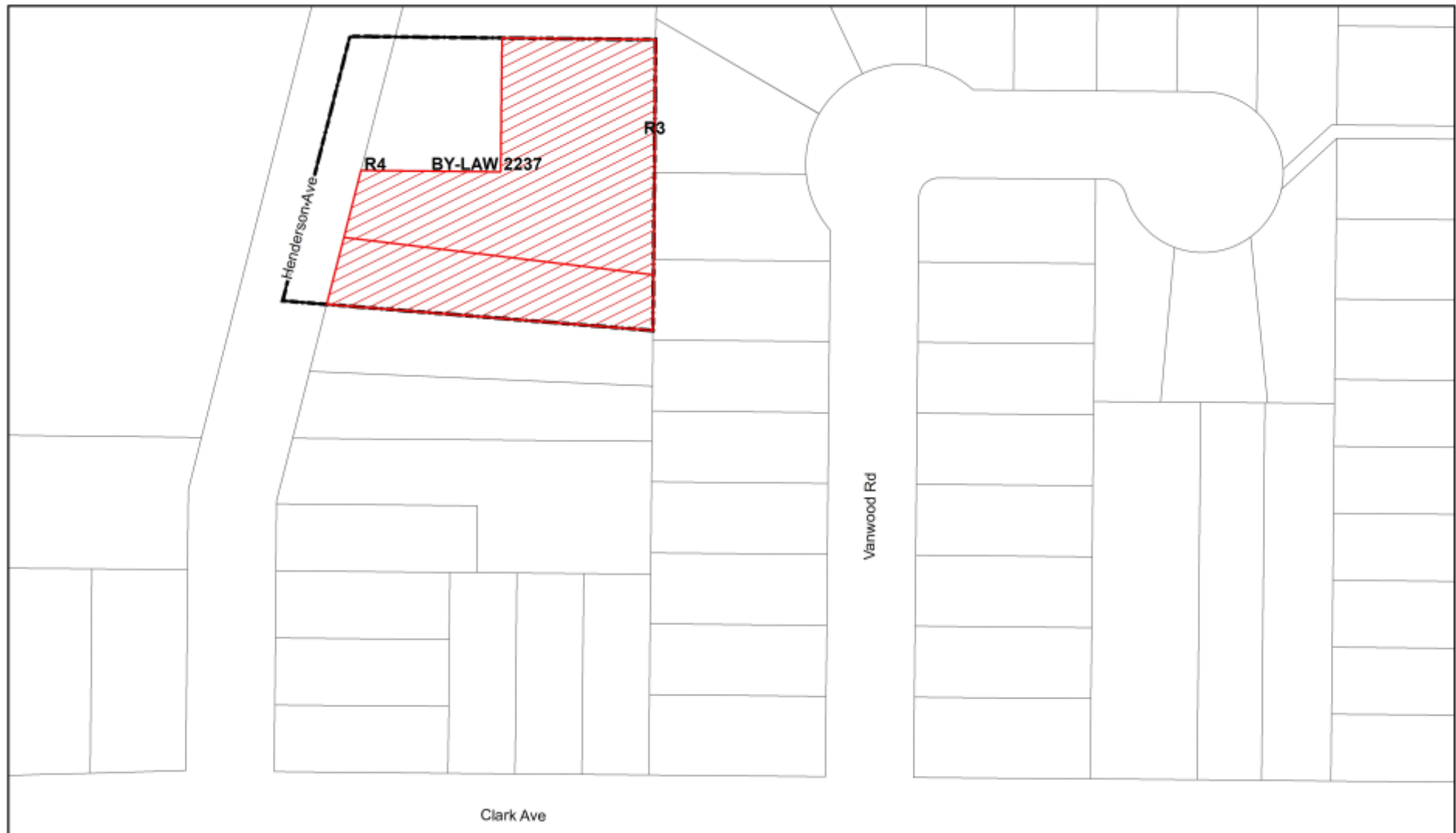


Figure 4

Conceptual Site Plan

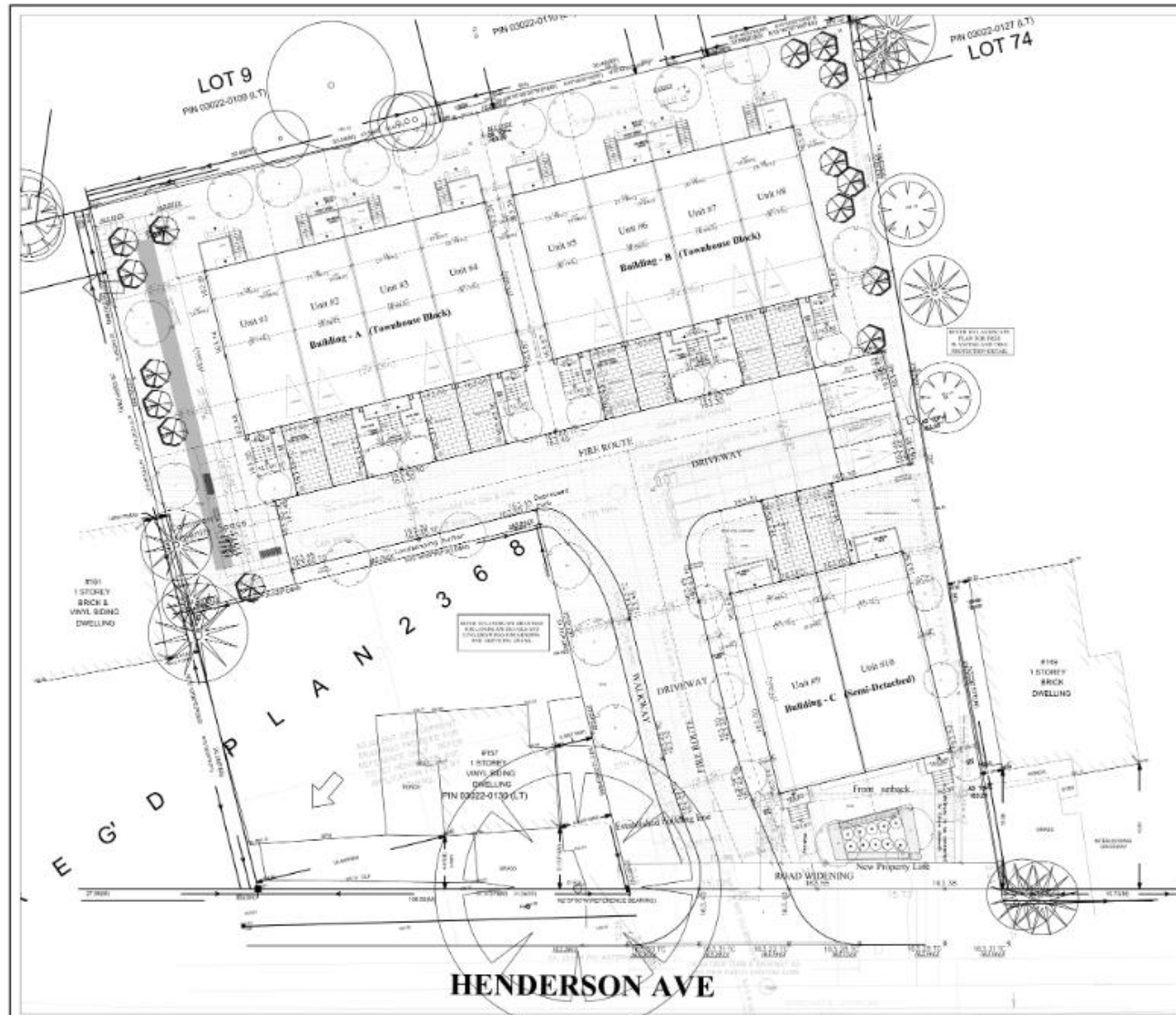
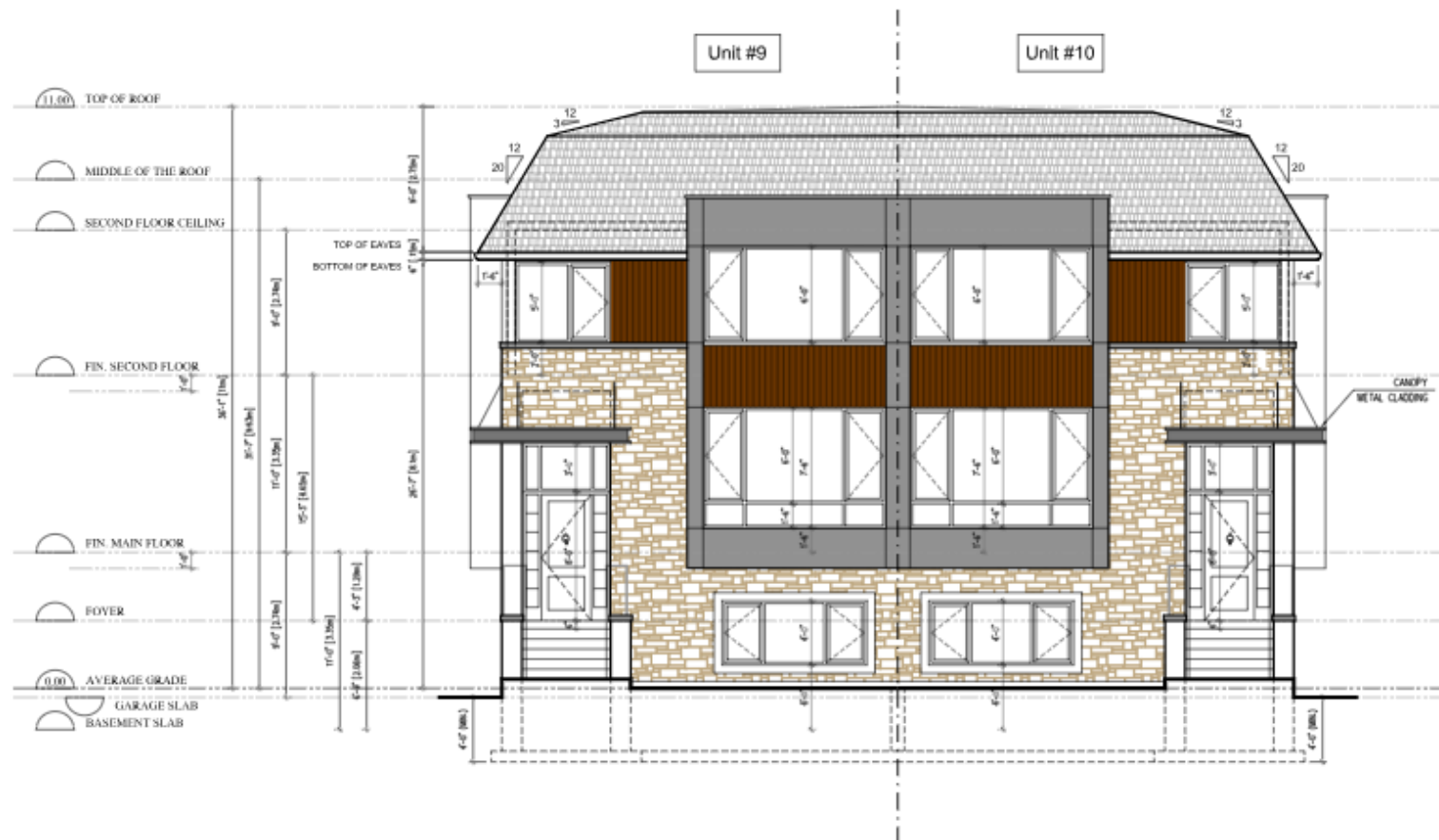


Figure 5

Conceptual Elevations – Semi-detached Units



FRONT (WEST) ELEVATION

Figure 6

Conceptual Elevations – Townhouse Units



FRONT (WEST) ELEVATION