



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: July 12, 2023

SUBJECT: Major Heritage Permit Application
Proposed New Detached Dwelling
31 Parkway Avenue, Markham Village Heritage Conservation District
HE 23 125411

Property/Building Description: Vacant Lot

Use: Residential

Heritage Status: Designated under Part V of the Ontario Heritage Act
(Markham Village Heritage Conservation District).

Application Proposal

- The City has received a Major Heritage Permit application seeking approval for a proposed 306.92m² (3,303.27 ft²) 2-storey detached dwelling with an attached garage.

Background

- The lot was created through development applications to approve a development of 11 detached, 2-storey dwellings on lands formerly used as community gardens;
- The architectural design of the proposed house utilizes the same materials and architectural details of the designs previously approved by the City for the detached to be constructed on the lots behind the subject property. These designs were deemed by Staff and Heritage Markham to comply with the policies and guidelines for new dwellings contained in the Markham Village Heritage Conservation District Plan.

Staff Comment

- Given that proposed design for 31 Parkway Avenue uses the same materials and design details previously approved by the City for the detached homes to be built on the lots behind the subject property, and because the properties across the street and to the east of the subject property are not within the District boundaries, Staff recommends that Heritage Markham have no objection to the architectural design of the proposed house

and delegate review of any application to approve its construction to the City, (Heritage Section) staff provided there are no significant deviations from the plans reviewed by the Committee.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection to the architectural design of the proposed new dwelling at 31 Parkway Avenue, and delegates final review of any application necessary to permit its construction to the City, (Heritage Section) staff, provided there are no significant deviations from the design reviewed by the Committee.

Attachments

Appendix A- Location Map

Appendix B- Proposed Site Plan

Appendix C- Proposed Building Elevations

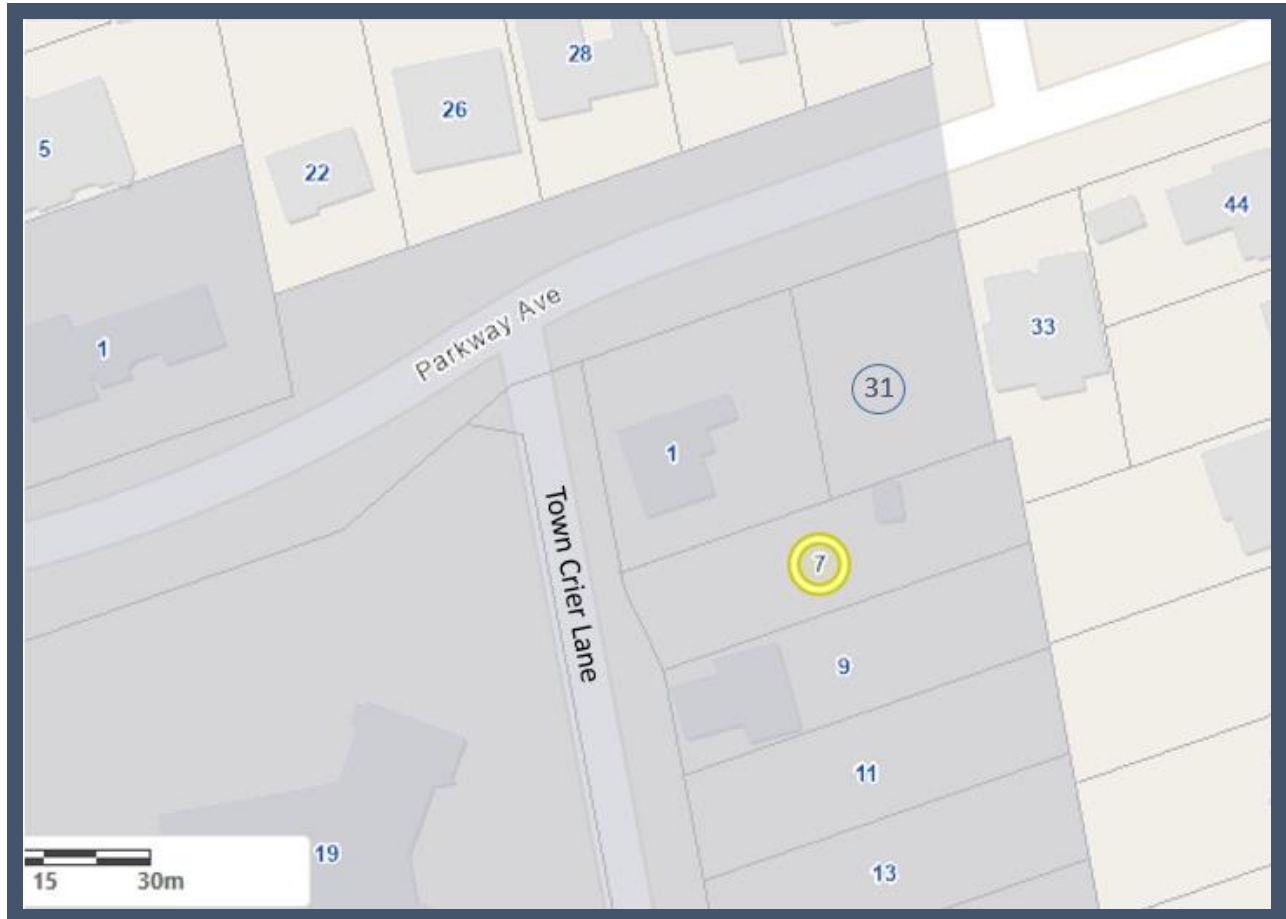
Appendix D- City Approved Front Elevation of Home Located on Lots South of Subject Property

Appendix E- Google Streetview showing Homes on North Side of Parkway Avenue

Appendix F- Proposed Streetscape Elevation

File: 31 Parkway Avenue

Appendix A- Location Map



Markham Village Heritage Conservation District is shaded.

ED PLAN 4292)

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PARKWAY AVENUE

EXISTING CURB CUT

NEW CURB CUT

EXISTING CONC. SIDEWALK

NEW ASPHALT DRIVEWAY

PROPOSED 2 STOREY DWELLING

31 PARKWAY

EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE REMOVED

PROPOSED 2 STOREY SIDING ADDITION

DECK ABOVE

PROPOSED SWALE TO BE HAND-DUG ABUTTING TREE PROTECTION ZONES

LANDSCAPE

WOOD DECK

1 STOREY BRICK DWELLING No. 33

LOT 1

LOT 2

PART 1

PART 2

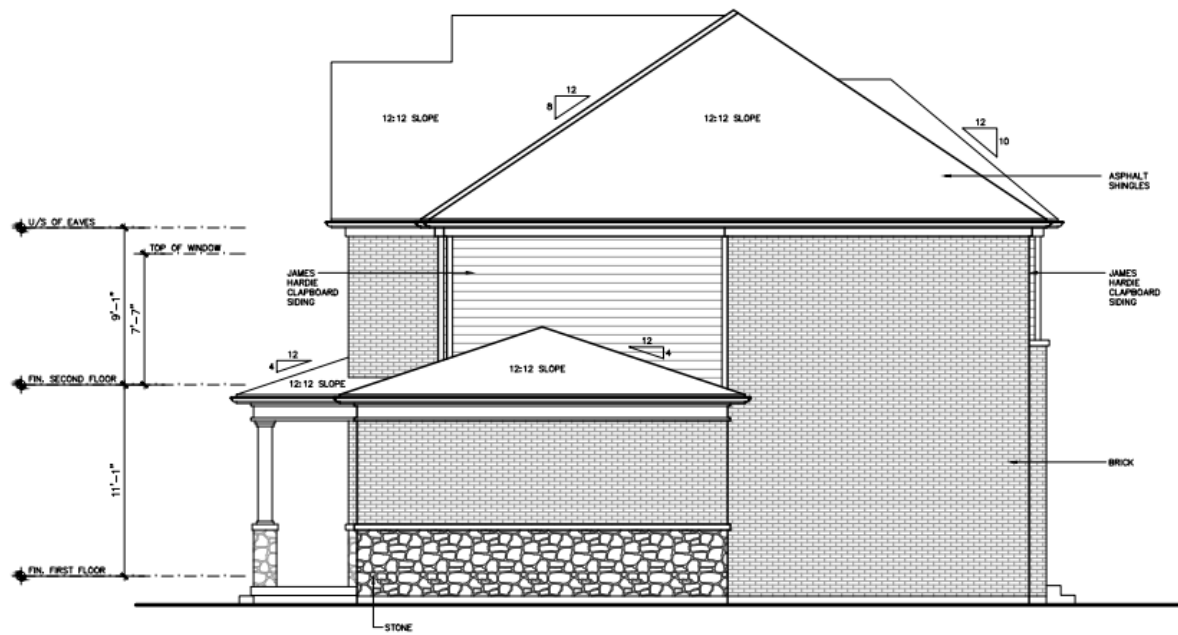
PART 3

P.I.N. 02927

Appendix C- Proposed Building Elevations



FRONT ELEVATION



RIGHT SIDE ELEVATION



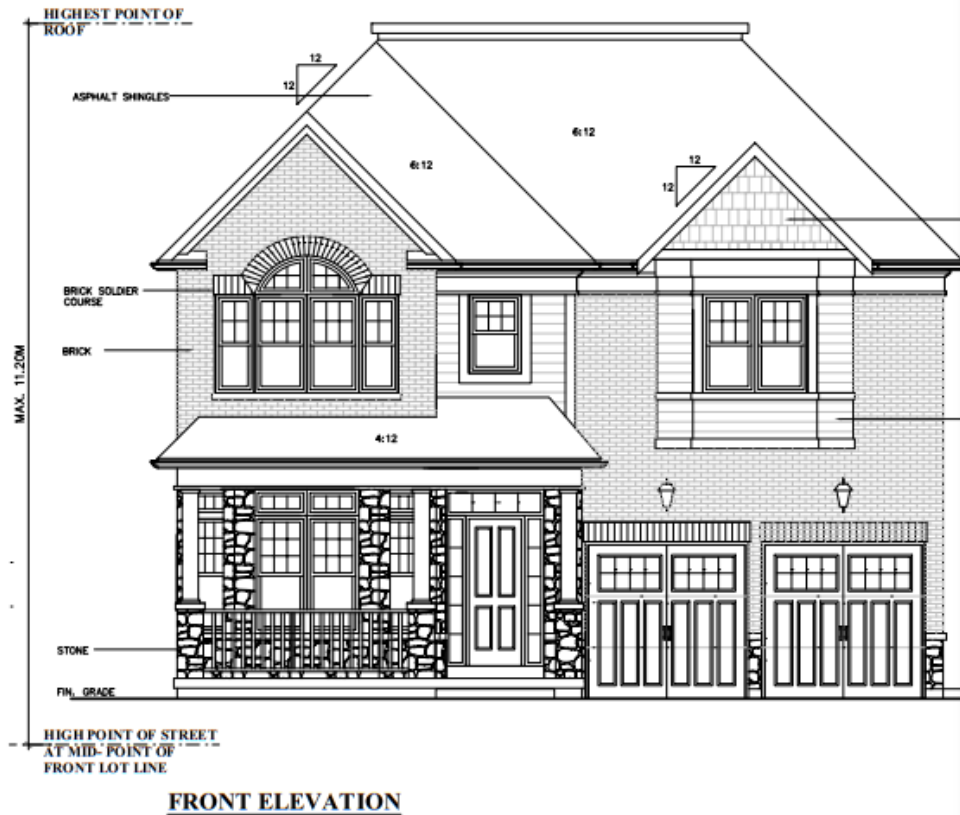
REAR ELEVATION



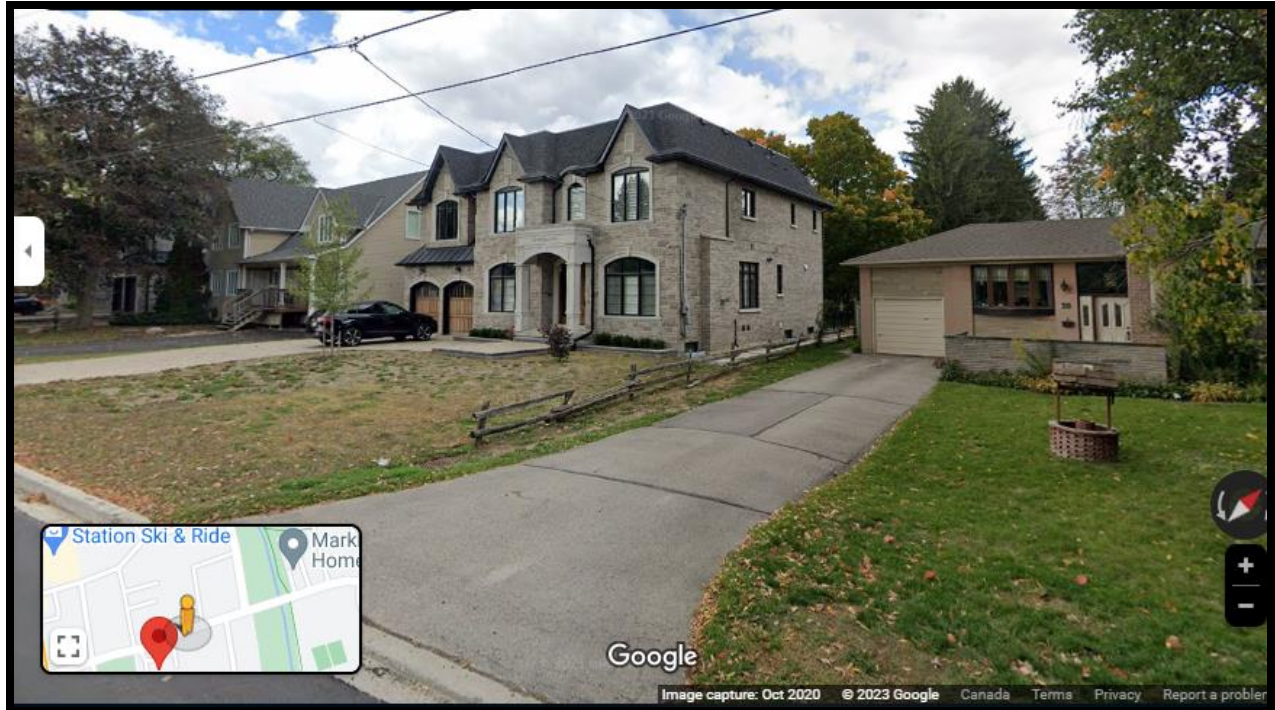
LEFT SIDE ELEVATION

Appendix D

City Approved Front Elevation of Home Located on Lots South of Subject Property



**Appendix E- Google Streetview showing Homes on North Side of Parkway Avenue
(not in Markham Village Heritage Conservation District)**



Appendix F- Proposed Streetscape Elevation

