

Date:	Tuesday, September 19, 2023		
Application Type:	Zoning By-law Amendment (the “Application”)		
Owner:	Christopher Zeppa, c/o City Park (Town Crier) Homes Inc. (the "Owner")		
Agent:	Jim Levac, c/o Glenn Schnarr & Associates		
Proposal:	25 detached dwellings (the “Proposed Development”)		
Location:	7 Town Crier Lane (the “Subject Lands”)		
File Number:	PLAN 23 131107 000	Ward:	4
Prepared By:	Peter Wokral, B. Tech Arc. Sc. Ext. 7955 Senior Heritage Planner, Heritage Planning District		
Reviewed By:	Stephen Lue, MCIP, RPP Senior Manager, Development	Regan Hutcheson, MCIP, RPP Manager, Heritage	

PURPOSE

This preliminary information pertains to the Application 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 received the Application (along with the required fees) on July 24, 2023, and deemed the Application complete on August 23, 2023. The 90-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on October 22, 2023.

NEXT STEPS

- Statutory Public Meeting is tentatively scheduled for September 19, 2023
- Recommendation Report for consideration by the Development Services Committee (“DSC”)
- In the event of an approval, adoption of the site-specific Zoning By-law Amendment
- Submission of future Plan of Subdivision, Major Heritage Permit and Site Plan applications.

BACKGROUND

Subject Lands and Area Context

The 1.19 ha (2.93 ac) Subject Lands were formerly used as community gardens and are currently vacant and undeveloped (see Figures 1 and 2). Figure 3 shows the surrounding land uses.

In 2016, the City received Official Plan and Zoning By-law Amendment, Site Plan, and Draft Plan of Subdivision applications from the same owner that were approved and facilitated the development of 11 detached dwelling units. The Owner has subsequently submitted the Application subject to this report to permit additional residential units.

The Proposed Development consists of 25 detached dwellings fronting a private road accessed from Parkway Avenue (see Figures 4 to 6)

Table 1: the Proposed Development	
Dwelling Units:	25 detached dwellings
Parking Spaces:	100 Residential parking spaces, 8 Visitor (including 1 accessible space)

The following table summarizes the Official Plan Information

Table 2: Official Plan Information	
Current Designation:	Residential Low Rise, 2014 Official Plan
Permitted uses:	Detached and Semi-detached dwellings, townhouses excluding back to back, small multiplex buildings containing 3-6 units, all with direct frontage on a public street. The proposed detached dwellings are permitted in the 2014 Official Plan.

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

The Proposed Development is subject to By-law 1129, as amended (see Figure 3).

Table 3: Zoning By-law Amendment Information	
Current Zone:	"Residential One" (R1)
Permissions:	Detached dwellings
Proposal:	The Owner proposes to amend the Zoning By-law to support their Proposed Development to include the following:

Table 3: Zoning By-law Amendment Information

- | | |
|--|--|
| | <ul style="list-style-type: none">• Reduction in the minimum required lot area from 613 m² to 335m²• Reduction in the minimum required lot frontage from 15 m to 11.6 m• Reduction in the minimum required interior side yard setback from 1.5 m to 1.2 m• Increase in the maximum permitted lot coverage from 43% to 50%• Increase in the maximum permitted gross floor area (including garage) from 525 m² to 600 m²• Increase in the maximum permitted building height from 11.2 m to 12 m |
|--|--|

Staff identified the following preliminary list of matters that will be assessed through the review of the Application, 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) Review of the Proposed Development in the context of the existing policy framework, including the Markham Village Heritage Conservation District Plan.
- b) Parkland Dedication and Other Financial Contributions**
 - i) The Application 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 Application 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.
- 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 Application is 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 lot sizes, density, built form, and design of the conceptual development are appropriate
 - ii) Compatibility with the established pattern of development that surrounds the subject property

- iii) Waste management and traffic impacts
- iv) The submission of a future Site Plan Application will examine appropriate landscape, site layout, snow storage areas, building elevations, and amenity areas
- f) Sustainable Development**
 - i) The Application will be reviewed in consideration of the City's Policies and Sustainability Metrics Program.
- g) Heritage Matters**
 - i) The Application will be reviewed to assess the impact of the proposed amendments and conceptual development on the historic character of the Markham Village Heritage Conservation District.
- h) Required Future Applications**
 - i) The Owner must submit applications for Draft Plan of Subdivision and Plan of Condominium, Major Heritage Permit, and Site Plan Control, should the Application be approved to permit the Proposed Development.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan and Building Elevations

Figure 5: Conceptual Rendering

Figure 1

Location Map

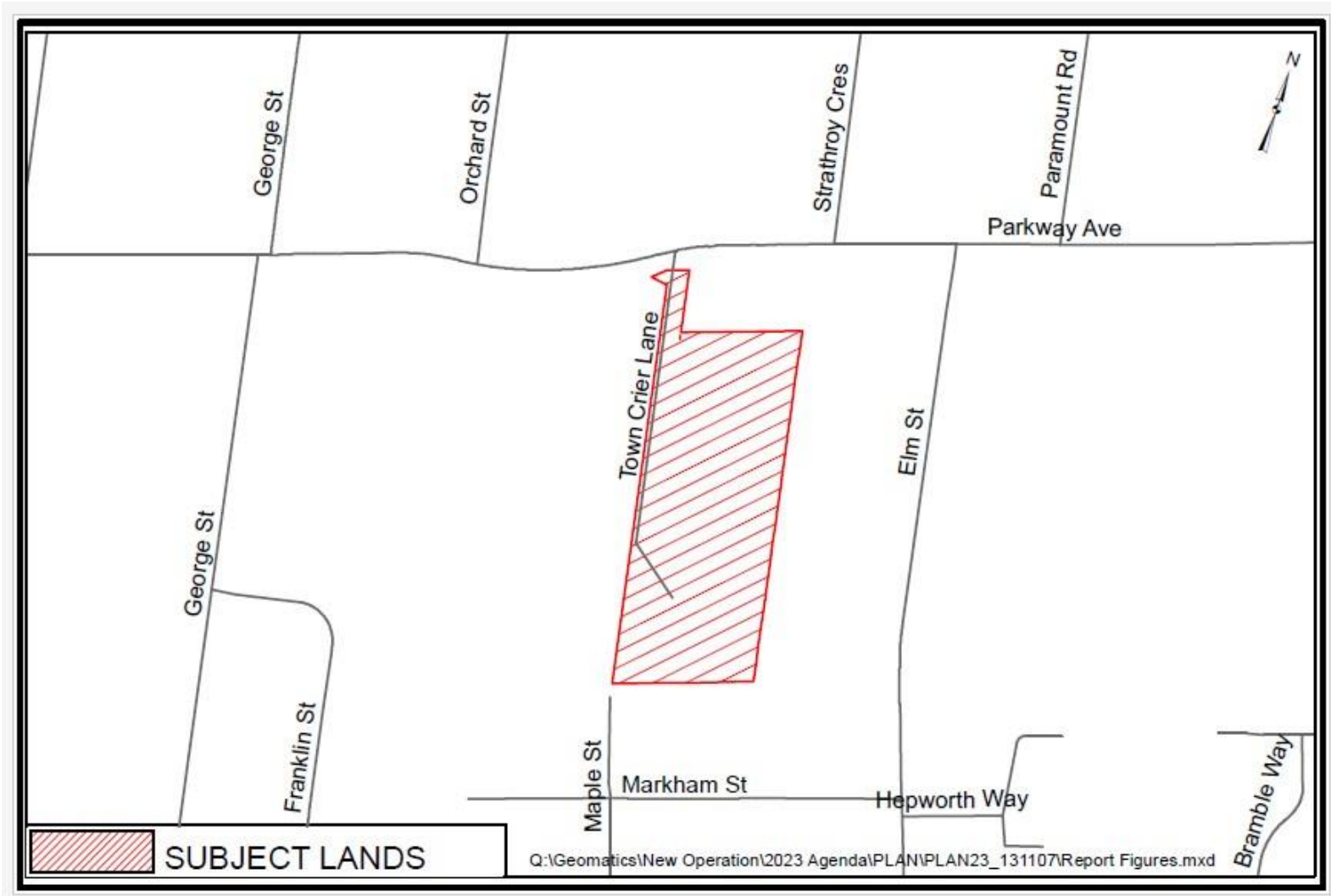


Figure 2

Aerial Photo

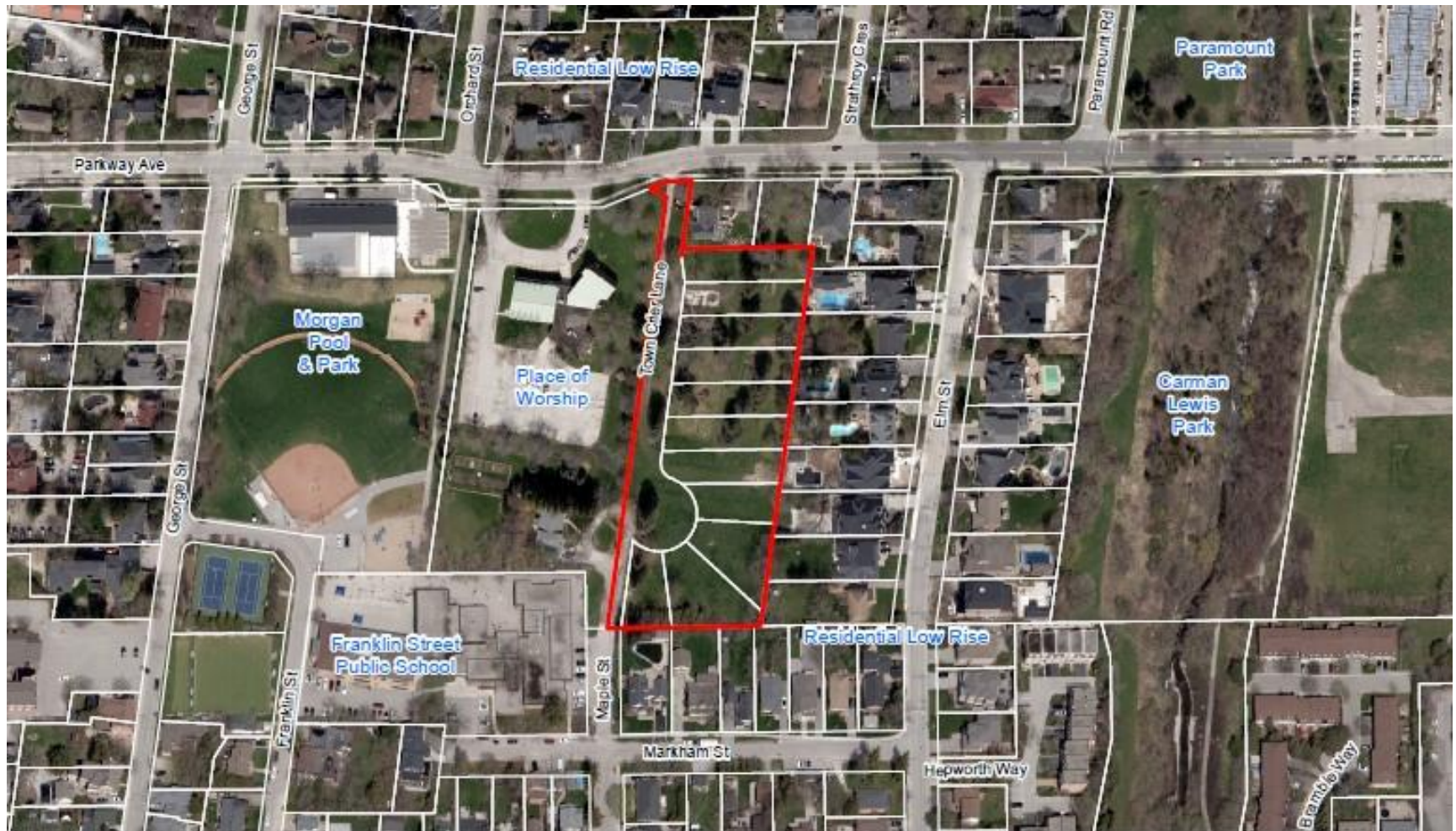


Figure 3

Area Context and Zoning



Figure 4

Conceptual Site Plan and Building Elevations



Figure 5

**Conceptual
Rendering**

