



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Peter Wokral, Senior Heritage Planner

**DATE:** May 8, 2024

**SUBJECT:** Plan of Subdivision Application  
7 Town Crier Lane, Markham Village Heritage Conservation District  
PLAN 24 162092

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**Use:** Residential/ Vacant

**Heritage Status:** Designated under Part V of the Ontario Heritage Act as it is within the boundaries of the Markham Village Heritage Conservation District (the “District”).

### **Application Proposal**

- The owner of the property is proposing to revise a previously approved development of 11 detached homes and now wishes to construct 25 detached dwellings.
- Plan of Subdivision application has been submitted.
- Zoning By-law Amendment approved in 2023.

### **Background**

#### **Area Context**

- Surrounding land uses are predominantly residential, comprised of existing single detached dwellings, including a Heritage Dwelling, located on the north side of the proposed concept plan and dwellings within the Conservation District to the south along Markham Street. Grace Anglican Church and Morgan Park are located west of the subject lands, and Franklin Public Elementary School is located to the southwest (see Appendix A).

#### **Previous Approvals**

- Previously the City approved Official Plan and Zoning Amendment applications as well as Site Plan and Plan of Subdivision applications in support of the owner’s proposal to construct 11 detached dwellings at 7 Town Crier Lane which formerly functioned as community gardens, and was once occupied by the Markham Dairy, since demolished with Council’s approval (See Appendix B- Previously Approved Site Plan);
- On September 13, 2023, Heritage Markham approved the following recommendation:
  - a. That Heritage Markham opposes the Zoning By-law amendment based on the proposed massing, density, and height of the conceptual development; and,

b. That the height of any building in the development should be limited to reflect the character and two storey built form of adjacent homes.

- On October 18, 2023, Council approved a revised zoning by-law in support of the 25 lot subdivision.

#### Current Proposal

- Due to changes in the real estate market, and Provincial Planning legislation, the owner has applied to revise the previously approved development to increase the number of detached homes to 25 (See Appendix D-Proposed Conceptual Site Plan)
- The owner has also submitted conceptual elevations and renderings of the proposed new dwellings which incorporate architectural elements of the designs previously supported by Heritage Markham and approved by the City (See Appendix E -Proposed Conceptual Elevations and Rendering).
- The Plan of Subdivision is attached as Appendix F. The subdivision application and block of land is required to replace the previous plan to permit 11 building lots and to facilitate the 25 lots approved by Council through the recent Zoning By-law amendment.
- Heritage Markham will have the opportunity to review future Major Heritage Permit applications for the proposed homes. This approval will be required for the submission of a complete Site Plan application.

#### Staff Comment

- Heritage Planning staff has no objections to the proposed Plan of Subdivision from a heritage perspective.
- Therefore, Staff recommends that Heritage Markham provide no comment from a heritage perspective on the application.
- Staff notes that Heritage Markham will have the opportunity to further review the architectural designs of the proposed homes and their compliance with the policies and guidelines of the District Plan through the Major Heritage Permit process.

### **Suggested Recommendation for Heritage Markham**

THAT Heritage Markham has no comment on the proposed Plan of Subdivision application.

#### Attachments

Appendix A- Location Map

Appendix B- Previously Approved Site Plan

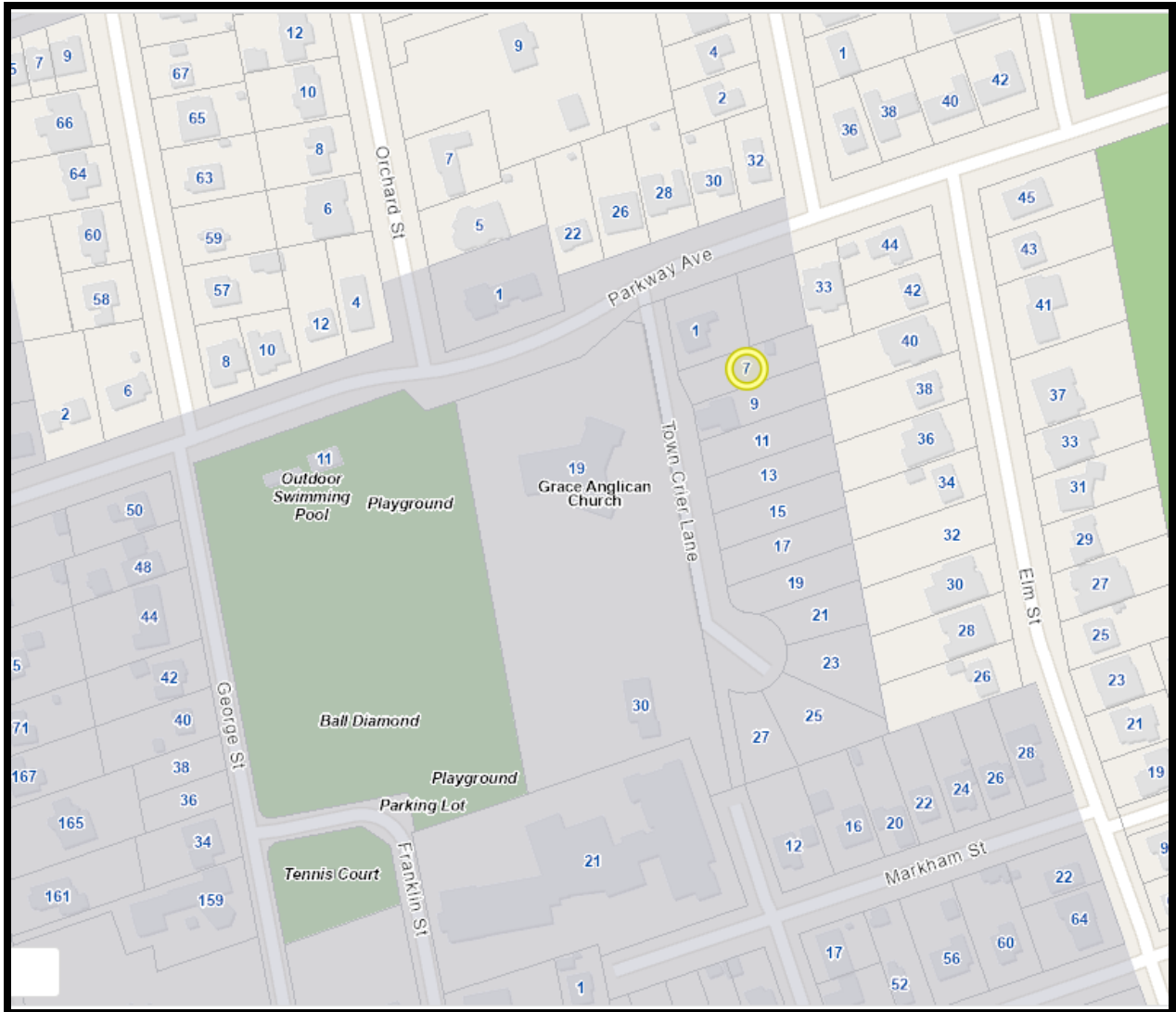
Appendix C- Google Streetviews of the Subject Property from Parkway Avenue and Markham Street

Appendix D- Proposed Conceptual Site Plan

Appendix E- Conceptual Elevations and Rendering

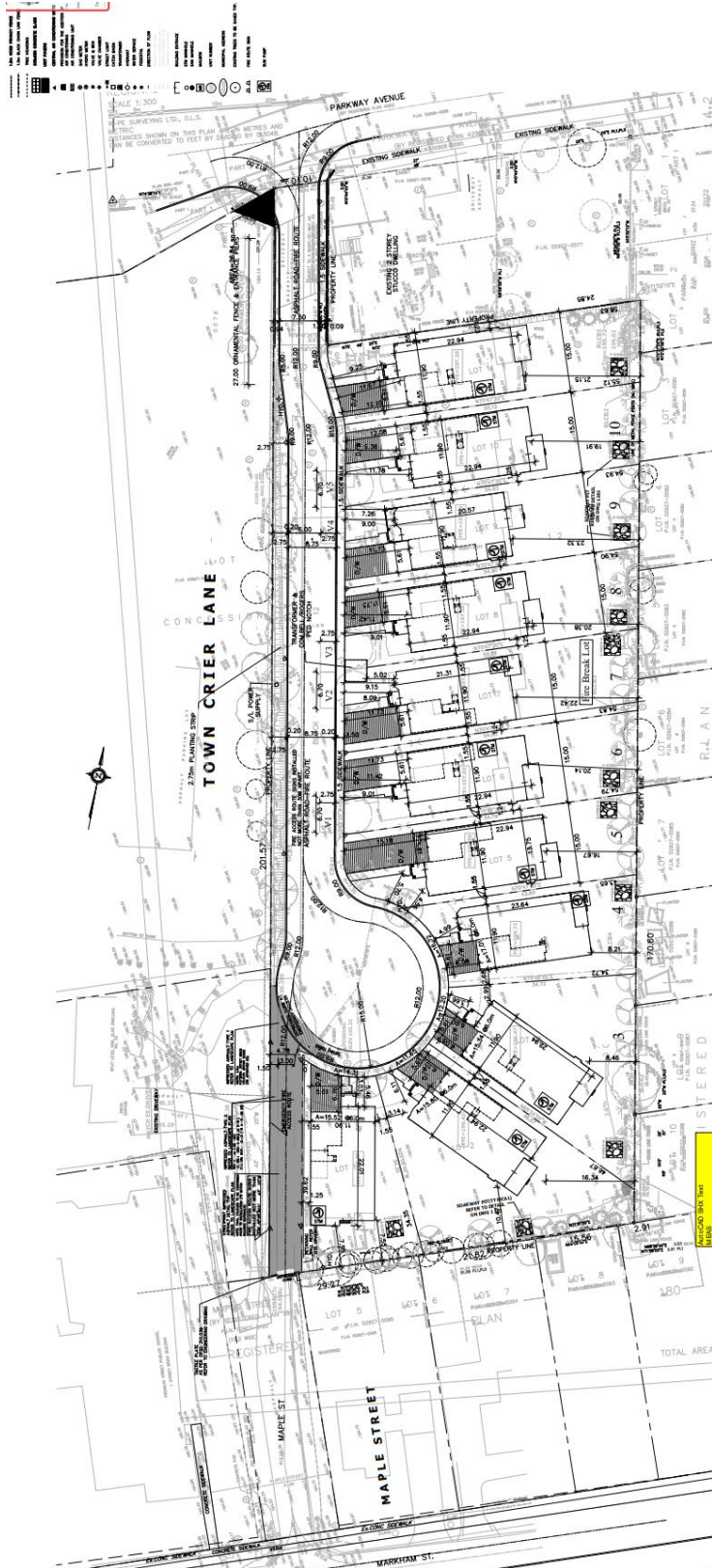
Appendix F – Plan of Subdivision

## Appendix A- Location Map



The Markham Heritage Conservation District is shaded in grey.

# Appendix B-Previously Approved Site Plan





**Appendix C- Google Streetviews**

View of subject property looking north towards Parkway Avenue



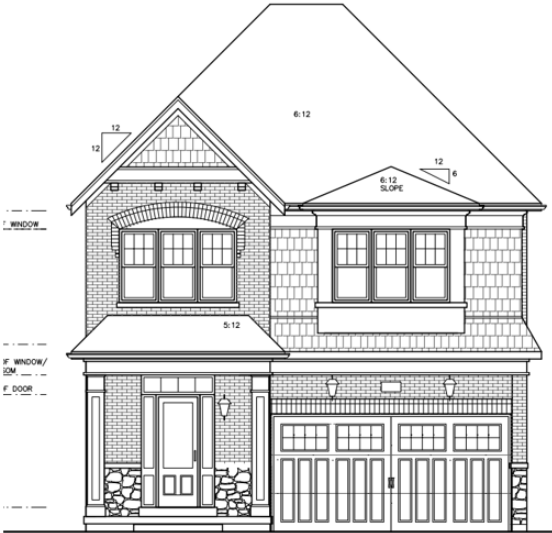
# Appendix D- Proposed Conceptual Site Plan



# Appendix E- Proposed Conceptual Elevations and Rendering



**FRONT ELEVATION**



**FRONT ELEVATION**





# Appendix F- Plan of Subdivision

