



## MEMORANDUM

**TO:** Heritage Markham Committee

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

**DATE:** June 12, 2024

**SUBJECT:** Major Heritage Permit Applications  
7 Town Crier Lane, Markham Village Heritage Conservation District  
HE 24, 170778, HE 24 170777, HE 24 170776 and HE 170755

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<b><u>Use:</u></b>	Residential/ Vacant
<b><u>Heritage Status:</u></b>	Designated under Part V of the <u>Ontario Heritage Act</u> 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.
- The owner has now submitted Major Heritage Permit applications seeking approval for four different house models, each having two different front elevation options.

### **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.
- On May 8, 2024, Heritage Markham provided no comment on the Draft Plan of Subdivision application proposing 25 building lots currently under review by the City's Planning Department.
- Heritage Section staff requested that the applicant provide at least 4 different house models with at least 2 different elevation options for each model to create the variety of architectural design that is typical of the City's Heritage Conservation Districts. Approval of these heritage permits is required to deem the future Site Plan Control application complete.

#### **Staff Comment**

- Given the uniformity of lot sizes and dimensions approved by Council through the Official Plan and Zoning By-law amendments there is minimal opportunity to create significant variations in the building footprints of the proposed new homes;
- In the opinion of staff, the proposed elevations generally comply with the policies and guidelines contained in the Markham Village Heritage Conservation District Plan and reflect the same architecturally detailing previously supported by Heritage Markham for the earlier 11 home proposal. Staff will continue to work with the building designer on some of the finer details.
- Model 1 is proposed to be used on Lots 12-16 and Models, 2, 3 and 4 can be used on any of the remaining lots (1-11 and 17-25). To avoid having the same exact house model and front elevation used throughout the entire subdivision, it is suggested that no more than two dwelling units of the same design treatment be used in a row before a design variation is introduced.
- Therefore, Heritage staff recommends that Heritage Markham have no objection to the architectural designs proposed for the 25 new homes and delegates final review of the Major Heritage Permit applications and subsequent Site Plan Control application to the City (Heritage Section) staff.

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

THAT Heritage Markham has no objection to the architectural designs of the proposed 25 new homes and delegates final review of the Major Heritage Permit applications and subsequent Site Plan Control application to the City (Heritage Section) staff.;

AND THAT Heritage Markham supports the concept of no more than two dwelling units of the same design treatment being used in a row before a design variation is introduced.

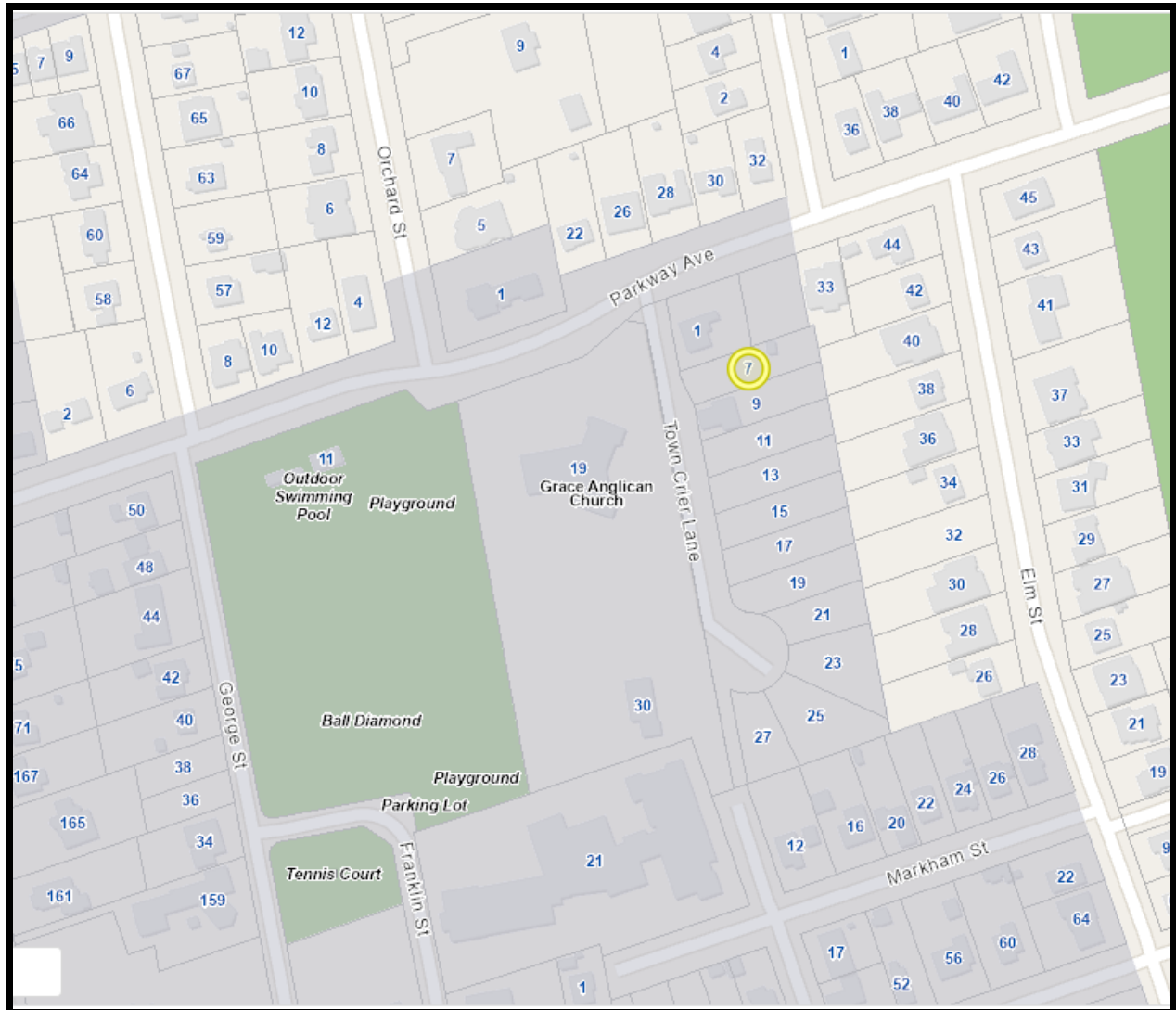
#### **Attachments**

Appendix A- Location Map

Appendix B- Proposed Site Plan  
Appendix C- Proposed House Designs  
Appendix D- Rendering of

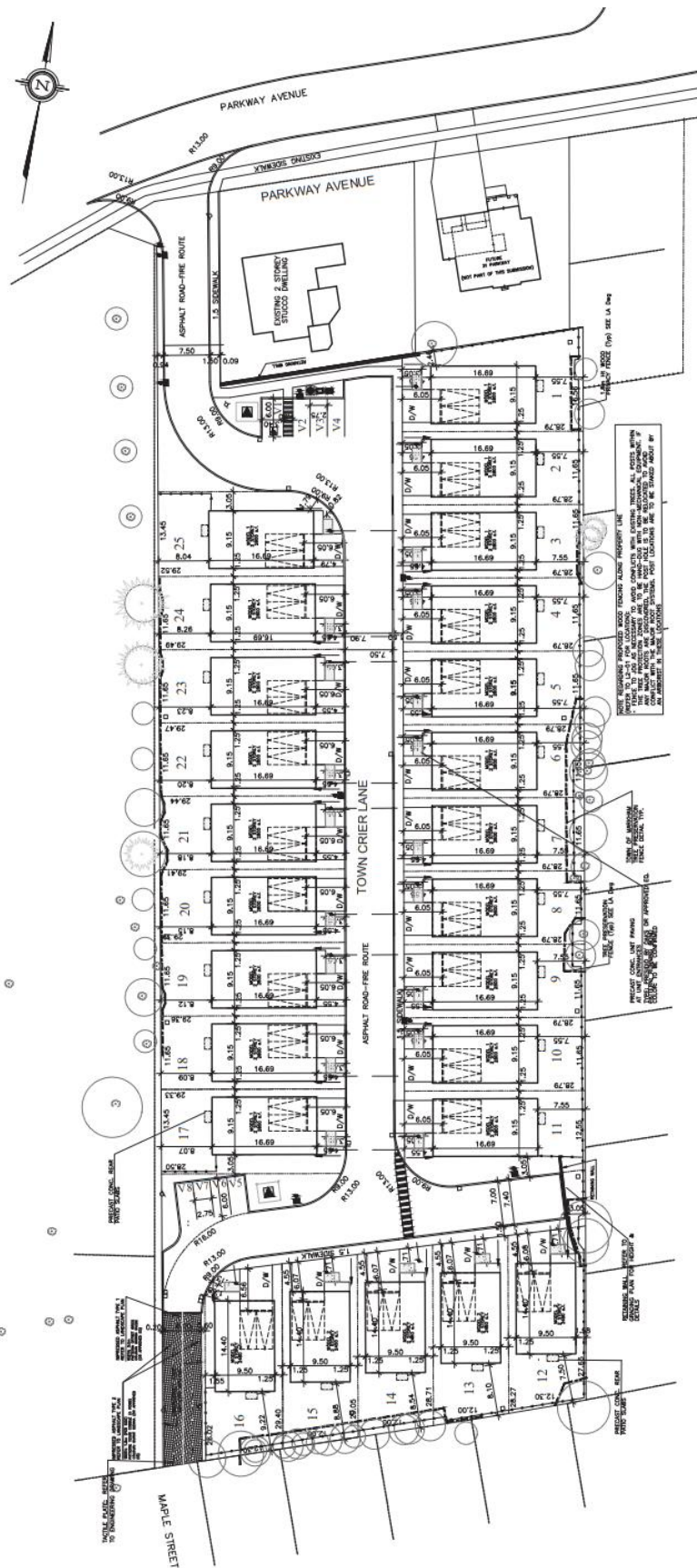
Q:\Development\Heritage\PROPERTY\Town Crier Lane\7\2023 25 HOUSE PROPOSAL\2024 HERITAGE PERMITS\HM June 12, 2024.doc

## Appendix A- Location Map



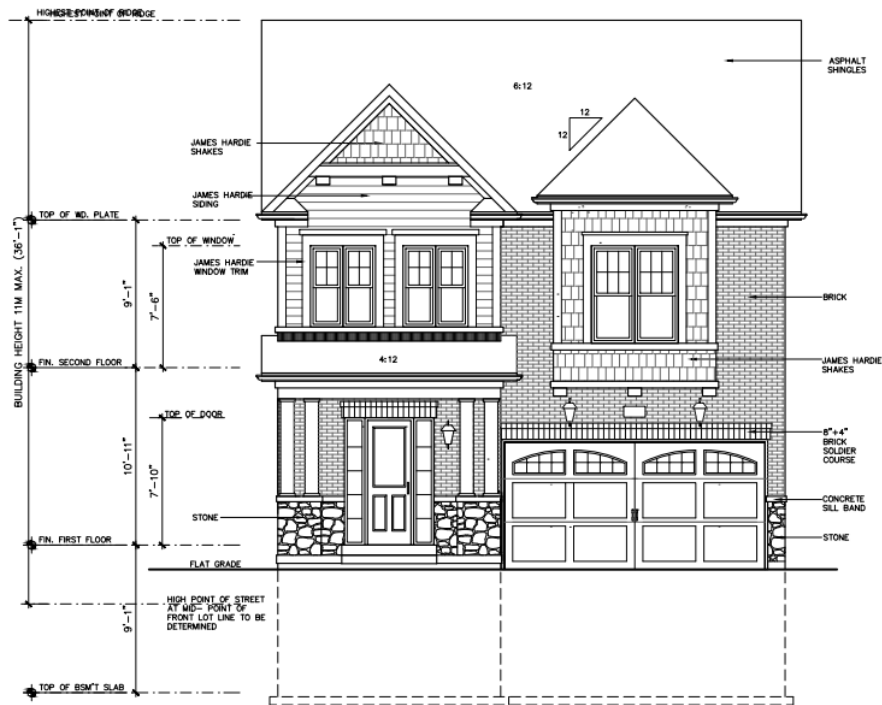
The Markham Heritage Conservation District is shaded in grey.

## Appendix B-Proposed Site Plan

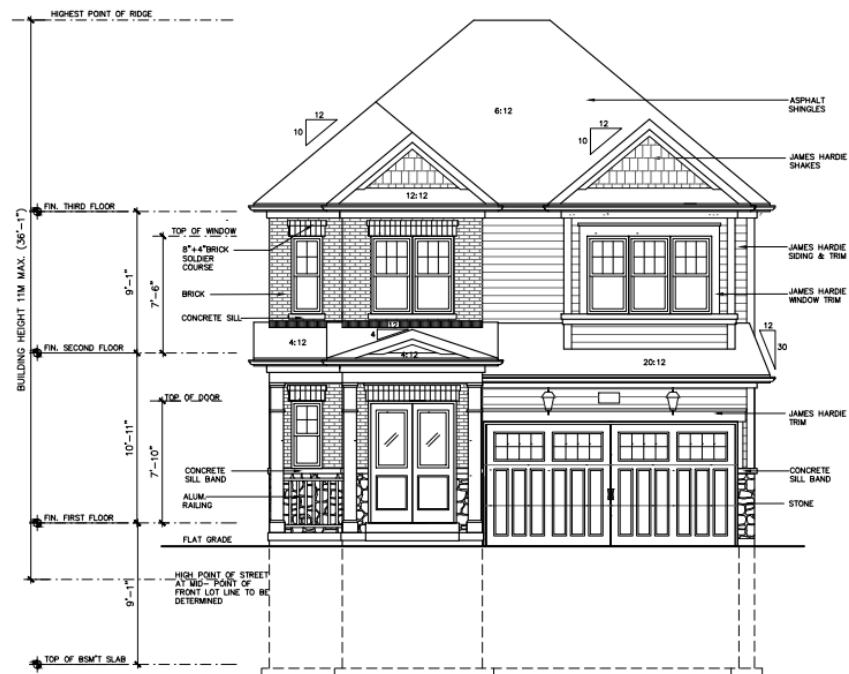


## Appendix C- Proposed House Designs

### Model 1 for Lots 12-16

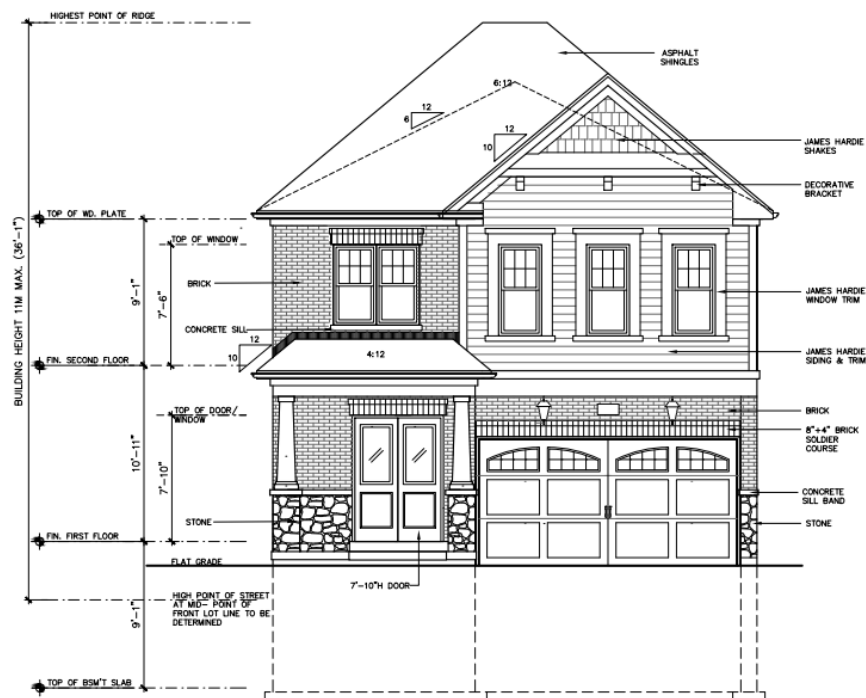


**FRONT ELEVATION 'A'**

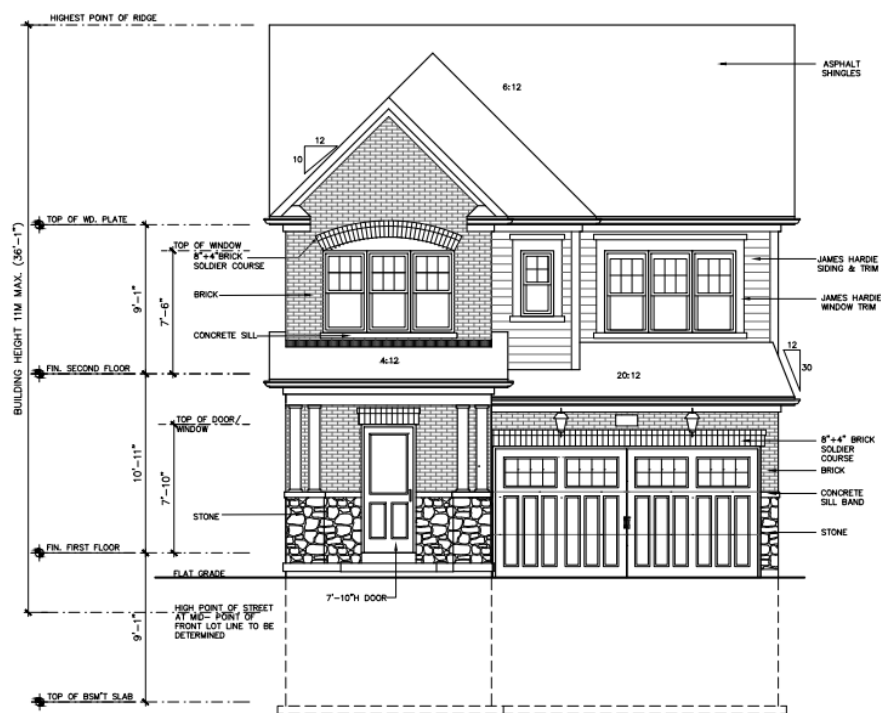


**FRONT ELEVATION 'B'**

Model 2 for Lots 1-11 & 17-25



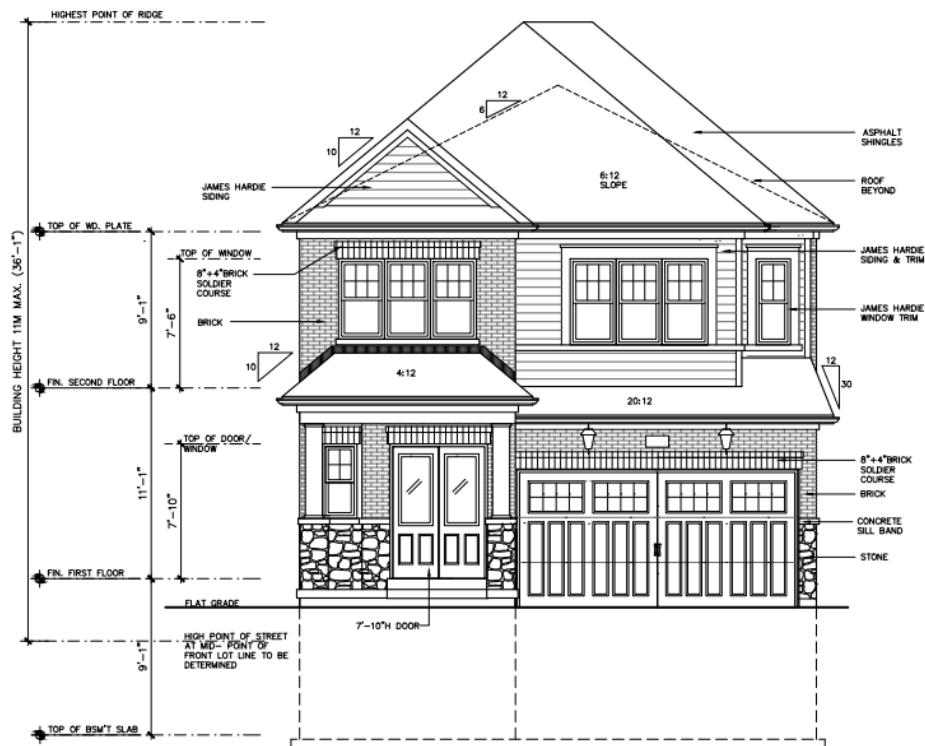
FRONT ELEVATION 'A'



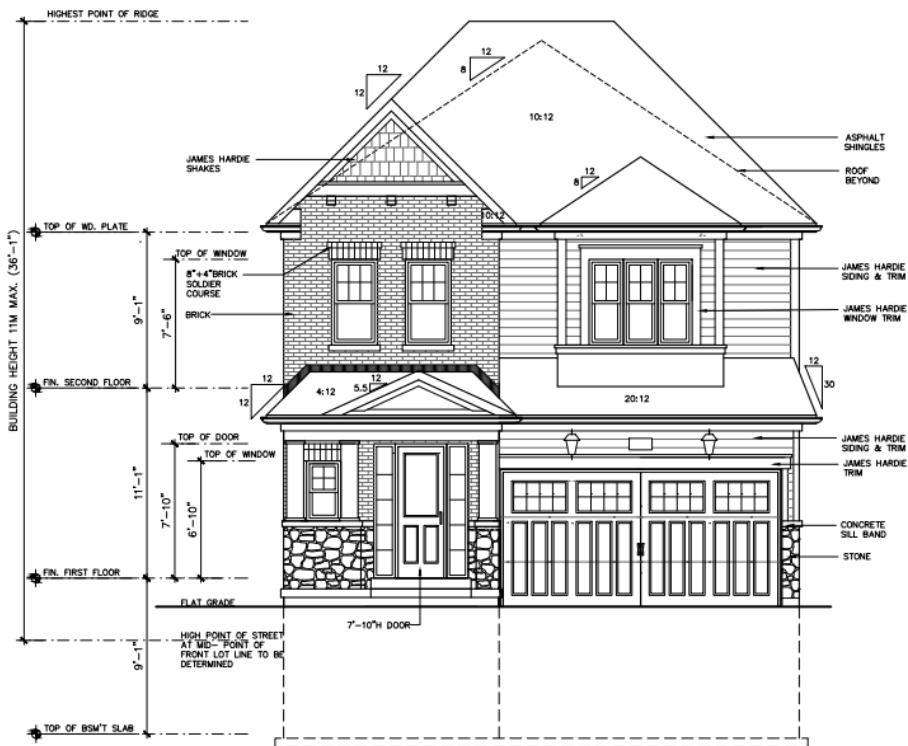
FRONT ELEVATION 'B'



Model 3 for Lots 1-11 & 17-25



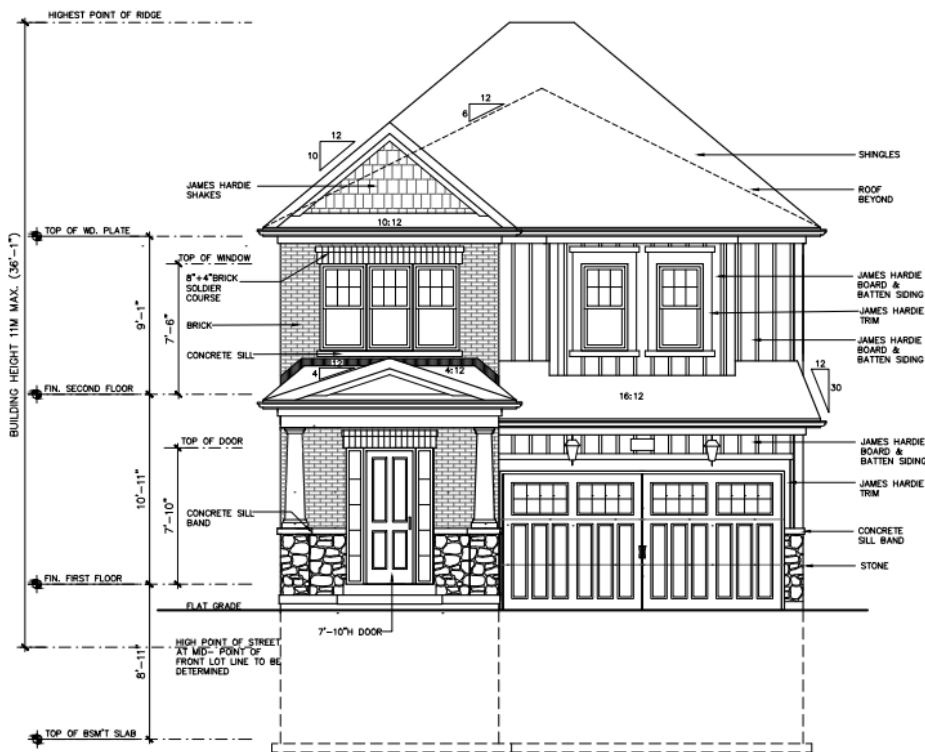
FRONT ELEVATION 'A'



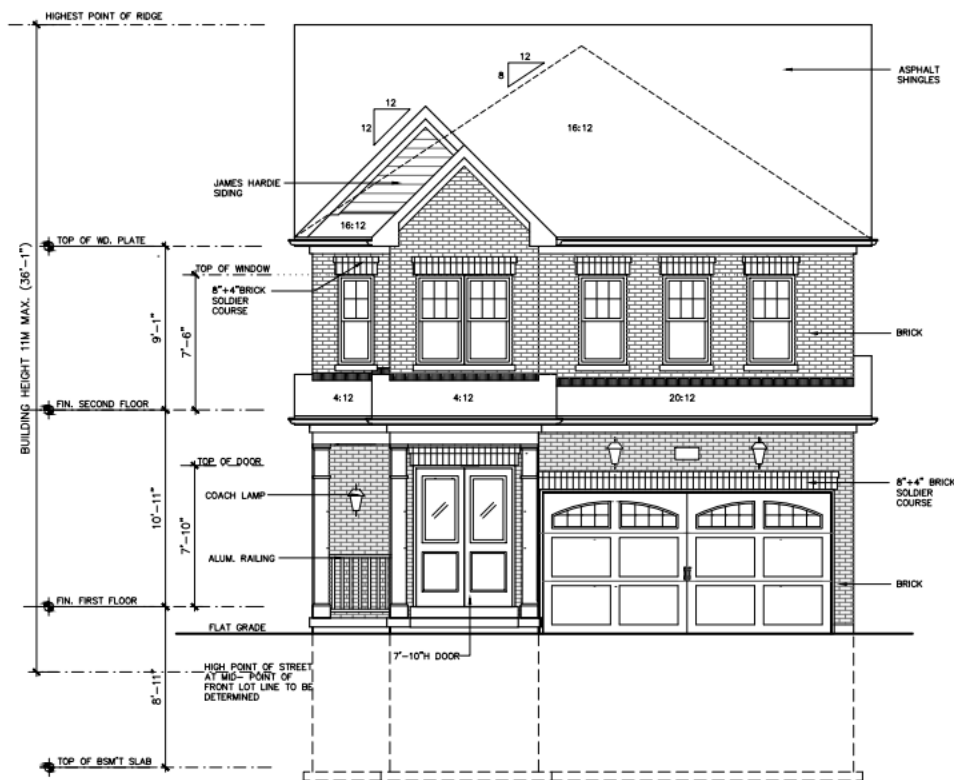
FRONT ELEVATION 'B'



Model 4 for Lots 1-11 & 17-25



FRONT ELEVATION 'A'



FRONT ELEVATION 'B'

## Appendix D- Rendering of Model 1 Elevation A

