



Report to: Development Services Committee

Meeting Date: September 17, 2024

SUBJECT: RECOMMENDATION REPORT
City Park (Town Crier) Homes Inc.
Application for Draft Plan of Subdivision to create one development block to facilitate 25 single detached dwellings at 7 Town Crier Lane, north of Highway 7 and east of Markham Main Street (Ward 4)
File PLAN 24 162092 (Related File PLAN 23 131107)

PREPARED BY: Brashanthe Manoharan, BES, Planner II, East District, Ext. 2190

REVIEWED BY: Stacia Muradali, MCIP, RPP, Development Manager, East District, Ext. 2008
Stephen Lue, MCIP, RPP, Senior Development Manager, Ext. 2520

RECOMMENDATION:

1. THAT the report dated September 17, 2024, 2023 titled, “RECOMMENDATION REPORT, City Park (Town Crier) Homes Inc., Application for Draft Plan of Subdivision to create one development block to facilitate 25 single detached dwellings at 7 Town Crier Lane, north of Highway 7 and east of Markham Main Street (Ward 4) File PLAN 24 162092 (Related File PLAN 23 131107)”, be received;
2. THAT the Draft Plan of Subdivision 19TM-24001 application be approved in principle subject to conditions attached hereto as Appendix ‘A’;
3. THAT the Director of Planning and Urban Design or designate, be the delegated authority to issue Draft Plan Approval, subject to the conditions set out in Appendix ‘A’, as may be amended by the Director of Planning and Urban Design or designate;
4. THAT Draft Plan approval for Draft Plan of Subdivision 19TM-24001 application lapse after a period of three (3) years from the date of Draft Plan approval by the Director of Planning and Urban Design or designate in the event that a Subdivision Agreement is not executed within that period;
5. THAT servicing allocation for a maximum of 25 units be assigned to Draft Plan of Subdivision 19TM-24001;
6. THAT the City reserves the right to revoke or reallocate servicing allocation should the proposed development not proceed within a period of three (3) years from the date that Council assigned servicing allocation; and
7. THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report recommends approval of the Draft Plan of Subdivision 19TM-24001 Application (the “Application”) submitted by City Park (Town Crier) Homes Inc. (the “Owner”) to create one development block to facilitate 25 single detached dwellings (the “Proposed Development”) on the lands municipally known as 7 Town Crier Lane (the “Subject Lands”). Staff note that the in-force Zoning was approved on October 18, 2023 that permits the Proposed Development. Staff opine that

the Application represents good planning, have regard to Section 51(24) of the *Planning Act*, and are in the public interest.

Process to Date:

- Council approved the Zoning By-law Amendment (By-law 2023-145) on October 18, 2023
- Staff received the Draft Plan of Subdivision Application on April 19, 2024 and deemed the Application complete on April 25, 2024

According to Bill 23, statutory Public Meetings are no longer required for Draft Plan of Subdivision applications. As such, the Application is being brought to the Development Services Committee (“DSC”) for recommendation, subject to conditions as in Appendix ‘A’.

The 120-day period set out in the *Planning Act* before the Owner can appeal the Application to the Ontario Land Tribunal (the “OLT”) for a non-decision ended on August 23, 2024. Therefore, the Owner is in a position to appeal the Application to the OLT.

If the DSC supports the Application, the planning process will include the following steps:

- The Owner will be required to clear the conditions of Draft Plan Subdivision approval attached in Appendix ‘A’, as may be amended by the Director of Planning and Urban Design or designate, enter into a Subdivision Agreement with the City, and register the Draft Plan
- Issuance of Heritage Permits
- Submission of a Part Lot Control Application and Draft Plan of Condominium application

BACKGROUND:

Location and Area Context

The 1.19 ha (2.94 ac) Subject Lands are located on the south side of Parkway Avenue, east of Main Street Markham North in the Markham Village Heritage Conservation District, as shown in Figure 1 and 2. The Subject Lands are currently vacant. Figure 3 shows the surrounding land uses which are primarily single detached dwellings, institutional uses to the west and southwest, and Morgan Park located to the west.

PROPOSAL:

Figures 3 and 4 show that the Proposed Development will be accessed by an internal private lane from Parkway Avenue and contemplates 25 detached dwellings. To facilitate the creation of the detached dwelling lots through a future Part Lot Control application, the Draft Plan of Subdivision must be registered following the conditions being satisfactorily addressed (Appendix ‘A’). Table 1 below provides further details on the Application:

Table 1: The Proposed Development		
Land Use:	Block Number	Area (ha)
Development Block	1	1.188 ha (2.935 ac)
TOTAL		1.188 ha (2.935 ac)

DISCUSSION:

Staff consider the Draft Plan of Subdivision appropriate as it conforms to the Markham Official Plan, in-force Zoning By-law, has regard to Section 51(24) of the *Planning Act*, and will facilitate the

redevelopment of underutilized lands. The Proposed Development is consistent with matters of Provincial interest and conforms to Provincial, Regional, and Municipal Plans. It is appropriately supported by technical studies, consistent with surrounding context, and is in the public interest. Final approval of the servicing relies on technical matters following draft approval, which includes the acceptance of the Sanitary Servicing Analysis, to the satisfaction of the Director of Engineering. This is reflected in the conditions of draft approval in Appendix 'A'.

CONCLUSION:

Staff reviewed the Application in accordance with the provisions of the Provincial, Regional, and Municipal plans and are satisfied that the Proposed Development has regard to Section 51(24) of the *Planning Act*, represents good planning and is in the public interest. Therefore, Staff recommend that the proposed Draft Plan of Subdivision be approved subject to the recommendations of this report and conditions in Appendix 'A'.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Application aligns with the City's strategic priorities of providing a safe and sustainable community.

BUSINESS UNITS CONSULTED AND AFFECTED:

This Application was circulated to various departments and external agencies. City and external agencies requirements are reflected in Draft Plan conditions (see Appendix 'A').

RECOMMENDED BY:

Darryl Lyons, MCIP, RPP
Deputy Director, Planning and Urban
Design

Giulio Cescato, MCIP, RPP Director,
Planning and Urban Design

Arvin Prasad, MCIP, RPP
Commissioner of Development Services

ATTACHMENTS AND APPENDICES:

Figure 1: Aerial Photo
Figure 2: Location Map
Figure 3: Draft Plan of Subdivision
Figure 4: Conceptual Site Plan
Appendix 'A': Draft Plan Conditions

APPLICANT: Glen Schnarr & Associates Inc. (c/o Jim Levac)
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