



**SUBJECT:** **PRELIMINARY REPORT**  
**City Park (Town Crier) Homes Inc.**  
**Proposed Draft Plan of Subdivision, Official Plan**  
**Amendment and Zoning By-law Amendment applications**  
**for 12 lots for single detached dwellings at 7 Town Crier**  
**Lane**

**FILES:** SU 16 175583, OP 16 175583 and ZA 16 175583

**PREPARED BY:** Stephen Corr, MCIP, RPP, ext 2624  
Planner II, East District

**REVIEWED BY:** Sally Campbell, MCIP, RPP, ext 2645  
Manager, East District

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**RECOMMENDATION:**

- 1) That the report entitled "PRELIMINARY REPORT, City Park (Town Crier) Homes Inc., Proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications for 12 lots for single detached dwellings at 7 Town Crier Lane, Files SU 16 175583, OP 16 175583 and ZA 16 175583", be received.

**EXECUTIVE SUMMARY:**

Not Applicable.

**PURPOSE:**

The purpose of this report is to provide preliminary information on applications submitted for draft plan of subdivision approval and for official plan and zoning by-law amendments. This report contains general information in regards to applicable official plan or other policies as well as other issues. The report should not be taken as staff's opinion or recommendation on the application.

**The Applications have been deemed complete**

The Draft Plan of Subdivision 19TM-16007, official plan amendment and zoning by-law amendment applications were submitted by City Park (Town Crier) Homes Inc. on June 17, 2016 and deemed complete on July 12, 2016.

**The CAO has authorized a Statutory Public Meeting to be scheduled**

In a memorandum dated July 20, 2016, planning staff requested the CAO authorize a statutory public meeting to be scheduled to obtain public input on the proposed draft plan of subdivision, official plan amendment and zoning by-law amendment applications submitted by City Park (Town Crier) Homes Inc. This request was approved by the CAO and the public meeting is scheduled for November 22, 2016.

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**BACKGROUND:**

The 1.27 ha (3.13 ac) subject site, known municipally as 7 Town Crier Lane, is located on the south side of Parkway Avenue, east of Main Street Markham North (See Figures 1, 2 and 3). The subject lands are within the Markham Village Heritage Conservation District and are therefore designated under Part V of the Ontario Heritage Act and subject to the policies and guidelines of the Markham Heritage Conservation District Plan. The site contains a two storey building that was originally constructed c.1940 as the Markham Dairy and is now a residential dwelling. The property is classified as a heritage building (Class A) in the Markham Village Heritage Conservation District Plan. The south portion of the site was most recently used as a privately owned community garden.

The current proposal contemplates removal of the heritage structure on the site, which is proposed to be replaced with a new single detached dwelling. The applicant has submitted a Heritage Impact Assessment in support of its removal. Given that the property is within the Markham Village Heritage Conservation District, the applications have been circulated to the Heritage Markham Committee for comment and a recommendation which is attached as Appendix 'A'. As per Appendix 'A' Heritage Markham Committee recommends preservation of the heritage structure and the registration of a Heritage Easement Agreement for its preservation as a condition of development approval (See Heritage Markham Recommendation, Appendix 'A').

Surrounding land uses are predominantly residential, comprised of existing single detached dwellings, including an adjacent Heritage Dwelling at 1 Town Crier Lane, located on the west side of Lot 12 that is proposed as part of the draft plan (See Figure 4). Grace Anglican Church and Morgan Park are located west of the subject lands, and Franklin Public Elementary School is located to the southwest.

**PROPOSAL**

City Park (Town Crier) Homes Inc. has submitted Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications to permit a residential development consisting of 12 single detached lots on the subject lands. Eleven of the proposed single detached dwellings will be part of a common element condominium, with shared access to a private street which is a proposed extension of Town Crier Lane. The proposed extension of Town Crier lane ranges in width between 7.5 m (24.6 ft) and 8.9 m (29.2 ft), and terminates as a cul-de-sac at the south end of the site. The west side of Town crier Lane proposes a 3.0 m (9.8 ft) wide landscape strip, and a 1.5 m (4.9 ft) wide sidewalk along the east side.

The Draft Plan of subdivision proposes an additional free-hold single detached lot at the northeast corner of the site, which fronts and accesses Parkway Avenue. The proposed draft plan and conceptual site plan are provided as Figures 4 and 5, respectively. As noted the current plan contemplates removal of a Heritage structure (Markham Dairy) to accommodate a new dwelling to be situated on Lot 10 (Figures 4 and 5). The current location and configuration of the heritage structure is shown on Figure 4. Conceptual elevations for model homes proposed on the condominium development are also provided in Figure 6 (sheets 1 through 9).

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**Draft Plan of Condominium & Site Plan Control Applications have been Submitted**

As the proposed development will be a part of a common element condominium, the applicant has also submitted a Draft Condominium (Common Element) application to facilitate the development of the 11 lots on a condominium road. Additionally, the applicant has submitted a Site Plan Control application for the condominium development within the Heritage Conservation District. (A separate site plan control application will be required prior to any development on the free-hold lot, fronting Parkway Avenue. A site plan application has not been submitted for this lot). Approval authority for both the Draft Plan of Condominium and Site Plan Control applications is delegated to the Director of Planning and Urban Design in accordance with Delegation By-law 2002-202. However, approval of the Site Plan Control and Draft Condominium (Common Element) applications cannot occur until after the Draft Plan of Subdivision has been registered, and the Official Plan Amendment and Zoning By-law Amendment applications have been approved by Development Services Committee and Council, and following the Statutory Public Meeting.

**Freehold Lot on Parkway Avenue**

As noted, the draft plan of subdivision includes one single detached lot, which fronts and accesses Parkway Avenue. Currently there is no development being proposed on this lot. The Official Plan Amendment is not required for this lot, as it has direct access to a public street. Given that there is no development proposal for this lot, it is not part of the zoning by-law amendment application. This lot is however, within the Markham Village Heritage Conservation District and designated under Part V of the Ontario Heritage Act. Accordingly, a separate site plan control application is required prior to any development on this lot. Additionally, approval of a zoning by-law amendment or minor variance may also be required prior to this lots development, if the proposal does not comply with the applicable zoning provisions.

**OFFICIAL PLAN AND ZONING**

The subject lands are designated 'Urban Residential' in the In-force Official Plan (Revised 1987) and 'Residential Low Rise' in the 2014 Official Plan (Partially approved by the Ontario Municipal Board, Oct 2015 and May 2016). These designations permit low rise residential development, which includes single detached dwellings. The Applicant is proposing to amend both official plans to permit a condominium development where the dwelling units front a private street whereas the In-force Official Plan (Revised 1987) policy provides for low density housing with direct frontage on a public street, and the 2014 Official Plan policy provides for low rise condominium development on a private street only where a development block has frontage on an arterial or major collector road.

The majority of the subject lands are zoned Residential One (R1) under By-law 1229, as amended, which permits single detached dwellings. The lands within the R1 zone are also subject to Residential In-fill By-law 99-90, which provides additional development standards for single detached dwellings, related to maximum permitted building heights, building depth, net floor area ratios and garage projections. A strip of land approximately 5.5 metres in width along the west side of the subject lands is zoned

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Institutional (I) under By-law 1229, as amended, which permits a range of institutional land uses. For information purposes, a typical dwelling configuration in conformity with the R1 zone provisions of By-law 1229, as amended, is shown in Figure 7. A typical lot configuration of the proposed development is shown in Figure 8.

The applicant proposes to amend Zoning By-law 1229, as amended by rezoning the lands zoned Institutional (I) to R1, and to provide site specific development standards to facilitate the proposed dwellings in the R1 zone. The amendment applies to the 11 single detached dwellings within the condominium site and the applicant is requesting:

- Reduced lot frontages ranging between approximately 49.2 ft (15.0 m) to 59.3 ft (18.1 m), whereas the By-law requires minimum lot frontages of 60 ft (18.3 m);
- A reduced minimum lot area of 6,146 ft<sup>2</sup> (571 m<sup>2</sup>) for Lot 2 (Figures 4 & 5), whereas the By-law requires minimum lot areas of 6,600 ft<sup>2</sup> (613 m<sup>2</sup>);
- Reduced interior side yard setbacks between dwellings of 4.1 ft (1.25 m), whereas the By-law requires the second storey portion of a dwelling to have interior side yard setbacks of 6.0 ft (1.83 m);
- Increased building heights ranging between approximately 10.5 m (34.5 ft) to 12.33 m (40.5 ft), whereas the By-law permits a maximum building height of 9.8 m;
- Increased building depths of approximately 20 m (65.6 ft), whereas the By-law permits maximum building depths of 16.8 m (55.2 m)
- Increased lot coverage for Lots 2 and 3 (Figures 4 and 5) ranging between 37.58% and 47.99%, whereas the By-law permits a maximum lot coverage of 35%; and
- Increased net floor area ratios that range between 58.02% to 91.74%, whereas the by-law permits a maximum net floor area ratio of 45%.

It should be noted that development standard ranges noted above, particularly as they apply to the proposed lot coverage, net floor area ratios, and front yard setbacks, are dependent on the which home model is ultimately proposed on a particular lot, and its relation to the lot area and configuration. The applicant has not indicated which specific home models will be situated on each lot, but is proposing that the dwellings will have a minimum gross floor area (GFA) of 4939.58 ft<sup>2</sup> (458.9 m<sup>2</sup>) and a maximum GFA of 5638.5 ft<sup>2</sup> (523.8 m<sup>2</sup>), which are inclusive of garage space.

#### **OPTIONS/ DISCUSSION:**

##### **A Community Information Meeting was held on September 29, 2016**

A community information meeting, arranged through the Ward Councillor's office was held on September 29, 2016 at Grace Anglican Church. The meeting was attended by approximately 70 members of the public and comments regarding the following matters were made:

- Whether or not a decision has been made about removal of a heritage structure (Markham Dairy) on the subject lands; and concerns about its possible removal;
- That the architectural style, size and massing of the proposed dwellings is not compatible with the surrounding built form of the Markham Heritage District;

- Questions regarding the proposed private condominium street, configuration of the cul-de-sac, and connectivity/access to Maple Street at the south side of the site;
- Whether or not there will be fencing between the site and abutting properties, including Grace Anglican Church to the west;
- Concern over the proposed lot frontages that are approximately 49.2 feet (15 m), whereas the zoning by-law requires minimum lot frontages of 60 feet (18.3 m);
- How access will be provided to the Grace Anglican Church manse dwelling (30 Maple Street) from either the proposed private condominium street on the subject lands or to Maple Street;
- Questions about how emergency vehicle access, snow removal and visitor parking will be provided to the condominium development;
- Concerns that the south end of the private condominium street will be used as a drop off area to Franklin Public Elementary School;
- Concerns over the adequacy of park land to support the proposed development;
- Questions about how construction access will be provided and the time-frame for construction/completion of the development;
- Comments about whether private the condominium street should be a through street (connecting Markham street and Parkway Avenue);

#### **Heritage Markham Committee**

At the Heritage Markham Committee of October 12, 2016, the committee expressed the following concerns regarding the proposed development concept:

- proposed loss of the former Markham Dairy building;
- proposed distance and separation between buildings;
- size of new dwellings (Floor Area Ratio) in comparison with the surrounding neighbourhood;
- compatibility of the proposed architectural styles and building designs, as they relate to the guidelines provided in the Markham Village Heritage Conservation District Plan (massing, height, garage placement, style and materials)
- loss of trees; and
- desirability of an entrance feature

The full recommendation from the Committee is attached as Appendix "A".

#### **Matters to be resolved**

In addition to the above comments, the following is a brief summary of issues raised to date. These matters and others identified through the circulation and detailed review of the proposal will need to be addressed prior to a staff recommendation report to Committee:

1. Review of the proposed lotting pattern and the appropriateness of the requested Official Plan Amendment to permit a common element condominium development accessed by a private street;
2. Review of the appropriateness of removing a designated heritage structure from the subject lands to accommodate the proposed residential development;

3. Review of the proposed built form and its compatibility with the surrounding area, including the appropriateness of the requested zoning by-law amendment to increase the maximum permitted building height and gross floor area ratio; to reduce lot frontage and lot area requirements; and to reduce side yard setbacks;
4. Resolution of issues resulting from the review of technical studies including, but not limited to, transportation and parking studies, stormwater management and servicing reports, grading and drainage plans, tree preservation plan, and environmental site assessment report;
5. Review of the proposed development with respect to snow removal/storage, visitor parking, as well as vehicular and pedestrian access and connectivity;
6. Review of the proposed development with respect to parkland dedication, including cash-in-lieu of parkland;
7. Review of the proposed development with respect to tree removals, including proposed tree replacement/landscaping plans and any compensation required for the removal of trees on the subject lands.
8. Consideration of possible Section 37 community benefits, including public art contributions, as it relates to the proposed zoning by-law amendment to permit 12 single detached lots.
9. Servicing allocation has not yet been assigned for the 12 proposed single detached dwellings.
10. The applicant will be required to provide information related to sustainable design and building features proposed as part of the condominium development.

**FINANCIAL CONSIDERATIONS AND TEMPLATE:**

Not Applicable.

**HUMAN RESOURCES CONSIDERATIONS**


Not Applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

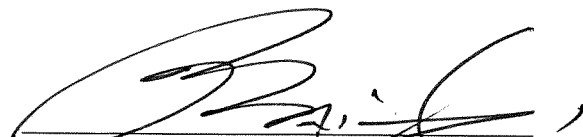
The proposed applications will be reviewed in the context of the City's Strategic Priorities of managing growth; managing the transportation and road network; protecting and respecting the built and natural environment to ensure a safe and sustainable community.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

These applications have been circulated to various departments and external agencies and are currently under review. Requirements of the City and external agencies will be reflected in a future recommendation report.



Ron Blake, M.C.I.P., R.P.P.  
Acting Senior Development Manager



James Baird, M.C.I.P., R.P.P.  
Commissioner of Development Services

**ATTACHMENTS:**

Figure 1 – Site Location

Figure 2 – Area and Zoning Context

Figure 3 – Aerial Photograph

Figure 4 – Proposed Draft Plan of Subdivision

Figure 5 – Proposed Site Plan

Figures 6, 7 and 8 – Proposed Model Home Elevations

Appendix A – Heritage Staff comments to Markham Heritage Committee

**OWNER**

Christopher Zeppa

City Park (Town Crier) Homes Inc.

950 Nashville Road

Vaughan ON L0J 1C0

Ph (905) 552-5200 email [chrizeppa@rogers.com](mailto:chrizeppa@rogers.com)

**AGENT**

Shelly Blundell

Weston Consulting

201 Milway Avenue, Unit 19

Vaughan ON L4K 5K8

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**APPENDIX “A”**  
**Heritage Markham Recommendation**  
**October 12, 2016.**

THAT Heritage Markham provides the following comments from a heritage perspective on the applications to permit the redevelopment of 7 Town Crier Lane:

Former Dairy Building

- support the preservation and restoration of the building on-site
- no support for demolition
- secure a Heritage Easement Agreement as a condition of development approval

Side Yard Setbacks

- the proposed side yard setbacks are out of character with the adjacent residential neighbourhood, may pose problems for building maintenance and drainage, and do not seem appropriate for the larger scale of the proposed dwellings.
- typically dwellings in the heritage conservation district have larger spaces between dwellings
- at minimum, the required side yard setbacks of the Infill By-law should be maintained.

Lot Sizes

- proposed lot sizes comply with the zoning by-law (with the exception of Lot 2) and are generally consistent with lots in the general area.

Size of Dwellings

- in relation to neighbouring dwellings, the proposed dwellings (with garage) are large (4,939 to 5,638 sq ft) and not in character with the historic building stock or newer modern infill housing in the heritage conservation district.
- massing, proportions and size of dwellings should be generally compatibility with dwellings in the heritage conservation district – average size in immediate area is approximately 2,200 sq ft
- at minimum, dwellings should comply with sizes permitted by the Infill Zoning By-law Floor Area Ratio (FAR) of 45%.

Building Design Issues

- any proposed new building should be designed such that it adds to the overall heritage character of the district—form, height, shape and details such as windows, doors and colour should complement surrounding “A” class buildings as much as possible.
- windows should generally follow the proportions of heritage type buildings
- colours- traditional brick colours, traditional paint colours
- design of dwelling for Lot 1 should be complementary with the heritage resource located at 1 Town Crier Lane from a height, massing and design perspective, and not negatively impact the heritage resource including its attributes.



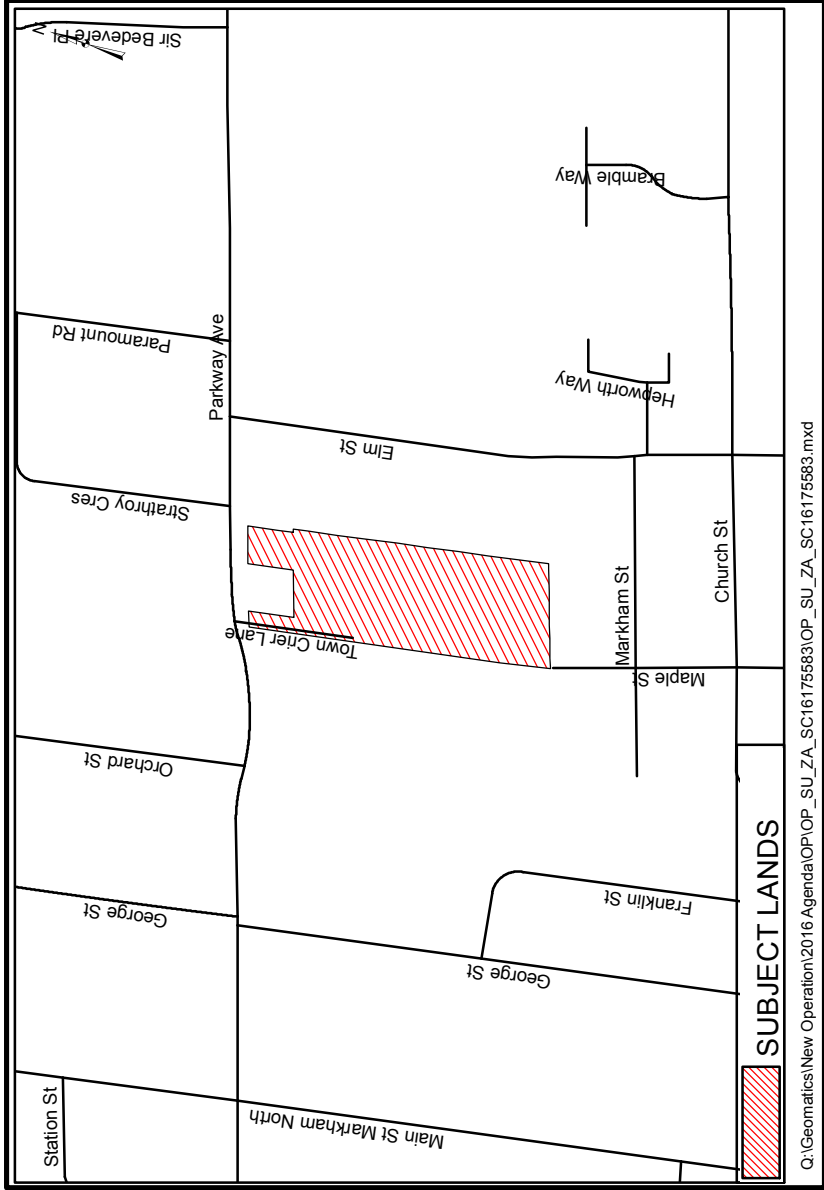
- **Architectural Style** – the proposed style is not representative of typical architectural styles commonly found in Markham Village. Once an appropriate style is selected for this development, the design elements should remain consistent for that style and the buildings not be overly decorated (simplification of design elements to reflect local examples). Also the elimination of stone veneers other than as a foundation treatment.
- **Building Height** - proposed roofs appear out of scale and character with surrounding homes. Modify these roofs to be more reflective of the traditional roof forms found in the Markham Village Heritage District
- **Garage Placement** – consider detached rear garages or locating the attached garage further back from the front façade (subservient to the main dwelling).

#### Trees

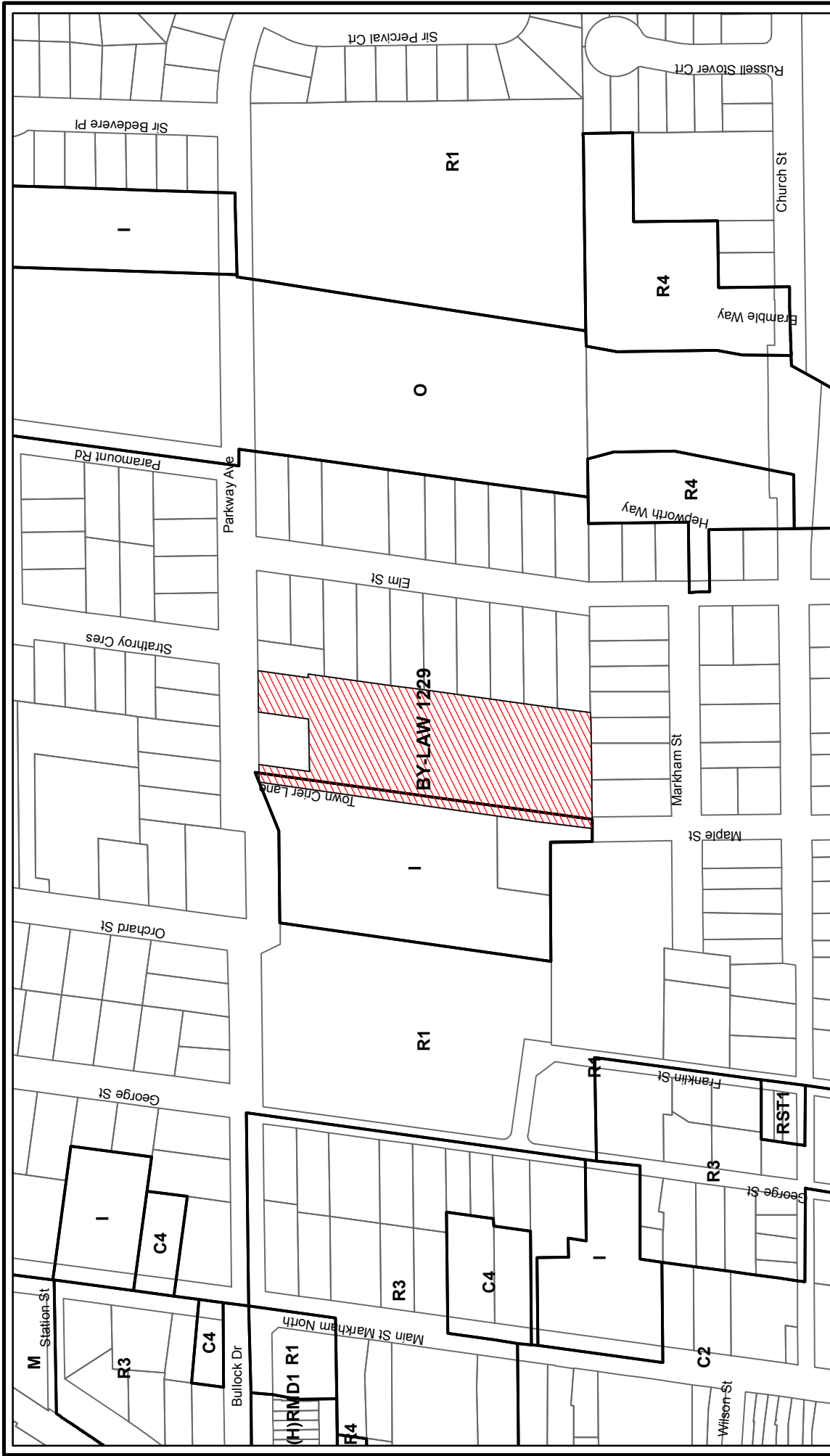
- retain as much mature vegetation as possible as these features are important and support the heritage character of the heritage conservation district.
- reintroduce trees and vegetation as part of the new development.

#### Entrance Feature

- an entrance feature is not supported as it is not characteristic of Markham Village



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# AREA CONTEXT / ZONING

APPLICANT: CITY PARK (TOWN CRIER) HOMES INC.

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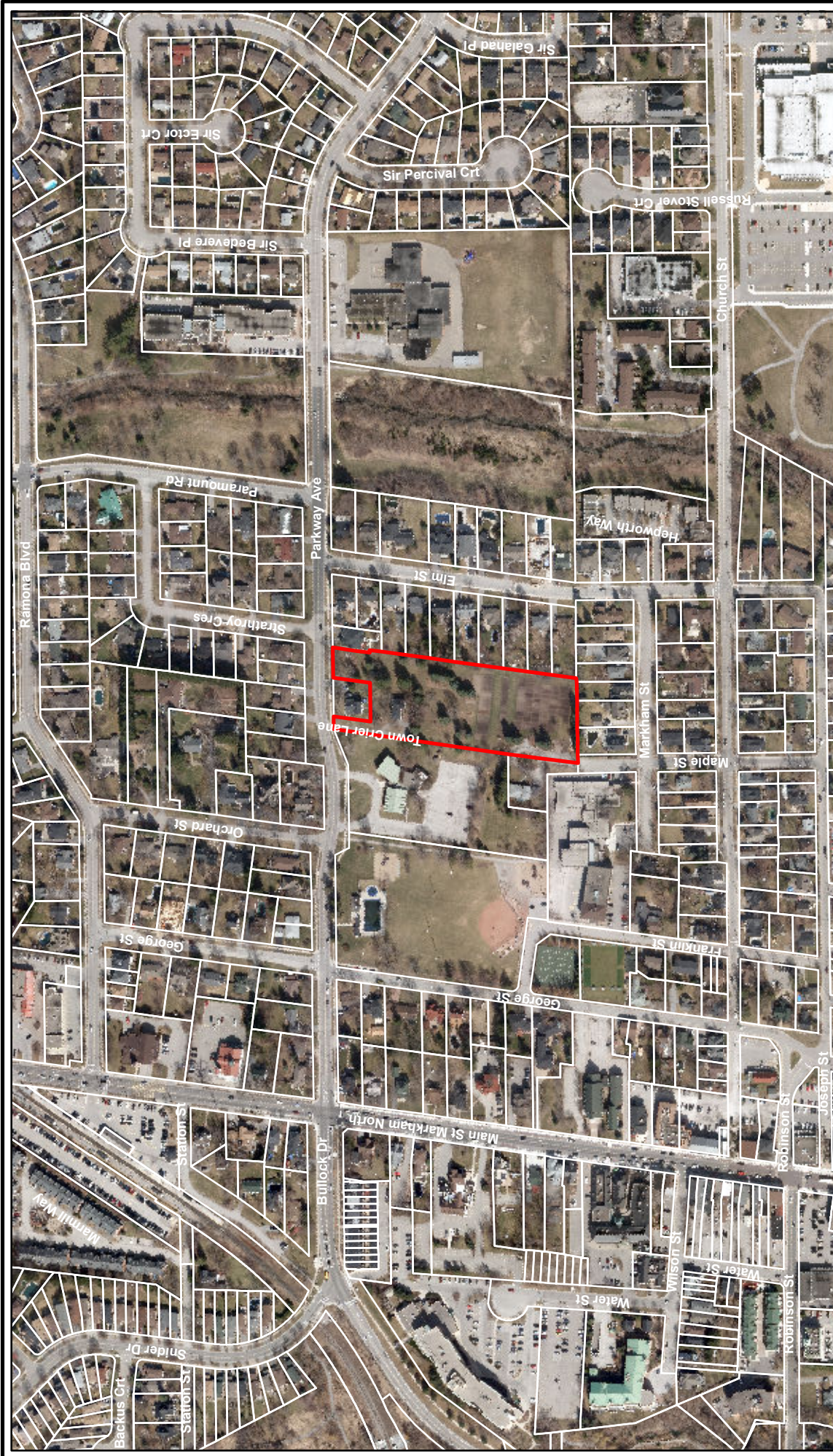
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DATE: 07/07/2016

FIGURE No. 2

 SUBJECT LANDS



# AIR PHOTO


APPLICANT: CITY PARK (TOWN CRIER) HOMES INC.

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 SUBJECT LANDS

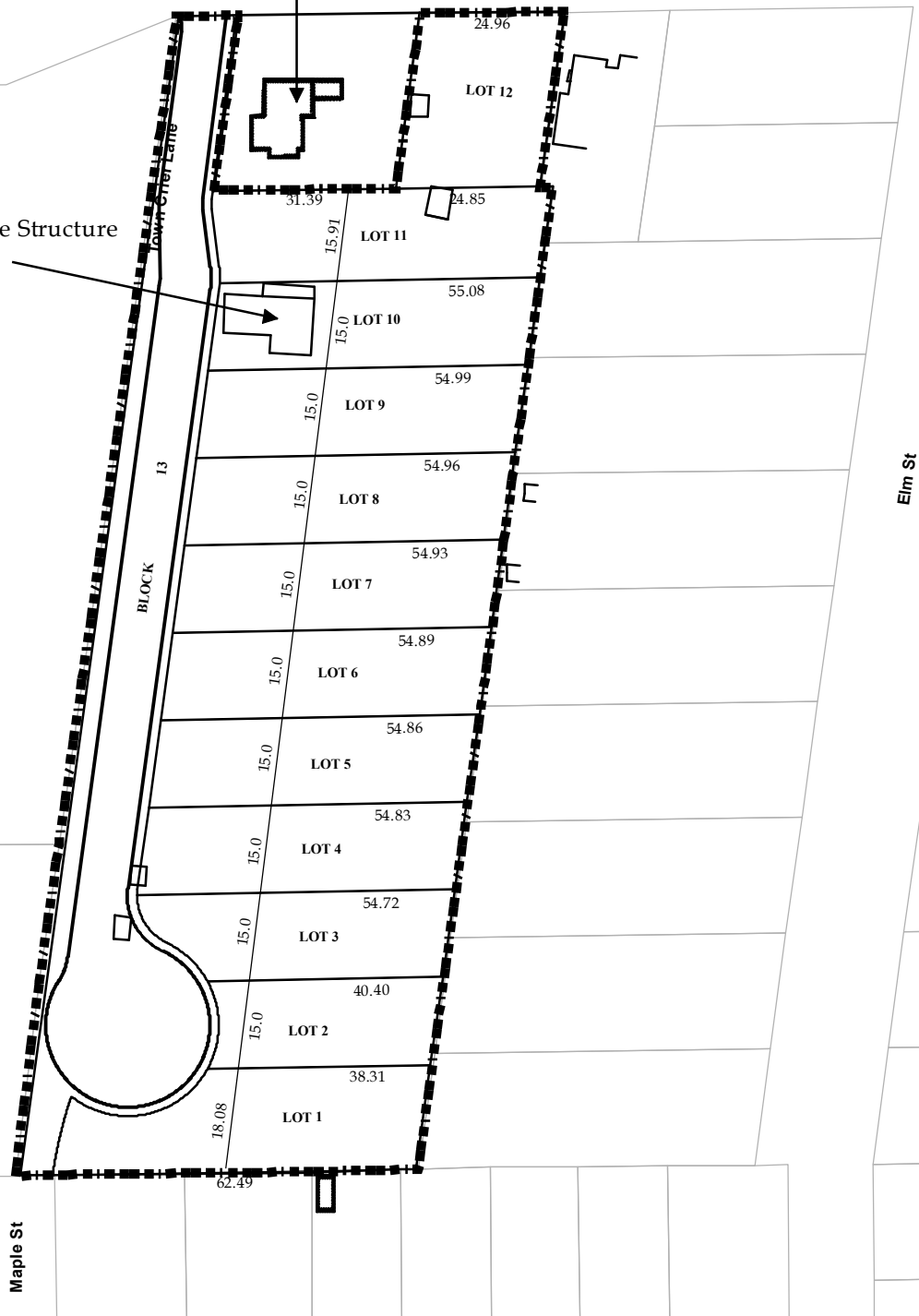
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FIGURE No. 3

Adjacent Heritage Dwelling  
at 1 Town Crier Lane

Parkway Ave

Location of Existing Heritage Structure  
(Proposed to be removed)



# PROPOSED DRAFT PLAN OF SUBDIVISION

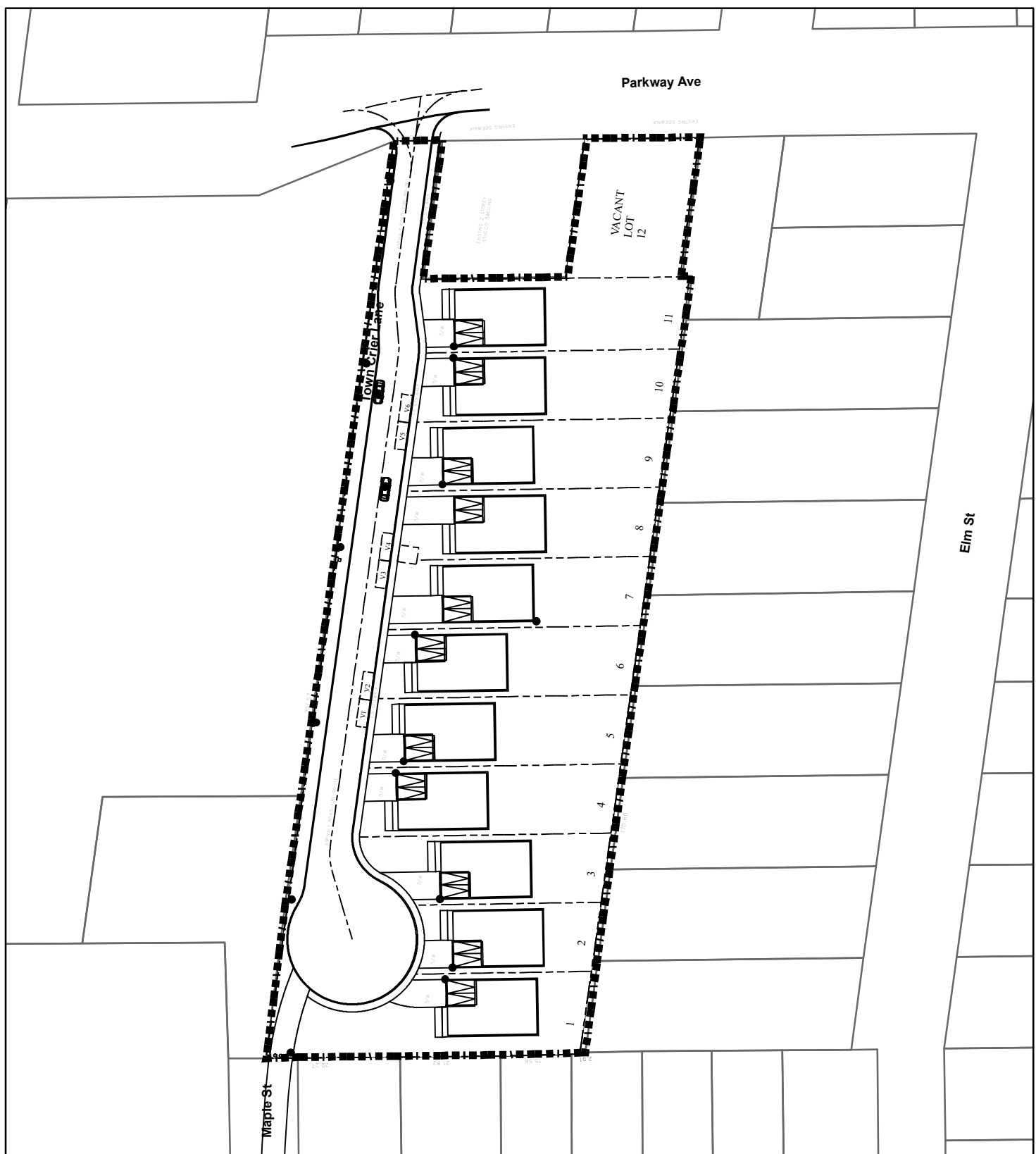
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# CONCEPTUAL SITE PLAN

APPLICANT: CITY PARK (TOWN CRIER) HOMES INC.

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 SUBJECT LANDS



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**FRONT ELEVATION 'A'**

flanagan  
beresford  
& patteson  
architects



**CITY PARK  
(TOWN CRIER)  
HOMES INC.**

TOWN CRIER LANE  
MARKHAM, ONTARIO

**MODEL 1**

70 siltan road, unit # 01, woodbridge,  
ontario, l4l 8b9, (905) 265-2688

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Sheet No 1 OF 9



**FRONT ELEVATION 'A'**

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**CITY PARK  
(TOWN CRIER)  
HOMES INC.**

TOWN CRIER LANE  
MARKHAM, ONTARIO

**MODEL 2**

70 silton road, unit # 01, woodbridge,  
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Sheet No 2 OF 9





**FRONT ELEVATION 'A'**

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**CITY PARK  
(TOWN CRIER)  
HOMES INC.**  
TOWN CRIER LANE  
MARKHAM, ONTARIO  
**MODEL 3**

70 silton road, unit # 01, woodbridge,  
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**FRONT ELEVATION 'A'**

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**CITY PARK  
(TOWN CRIER)  
HOMES INC.**  
TOWN CRIER LANE  
MARKHAM, ONTARIO  
**MODEL 4**

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**CITY PARK  
(TOWN CRIER)  
HOMES INC.**

TOWN CRIER LANE  
MARKHAM, ONTARIO  
**MODEL 4**

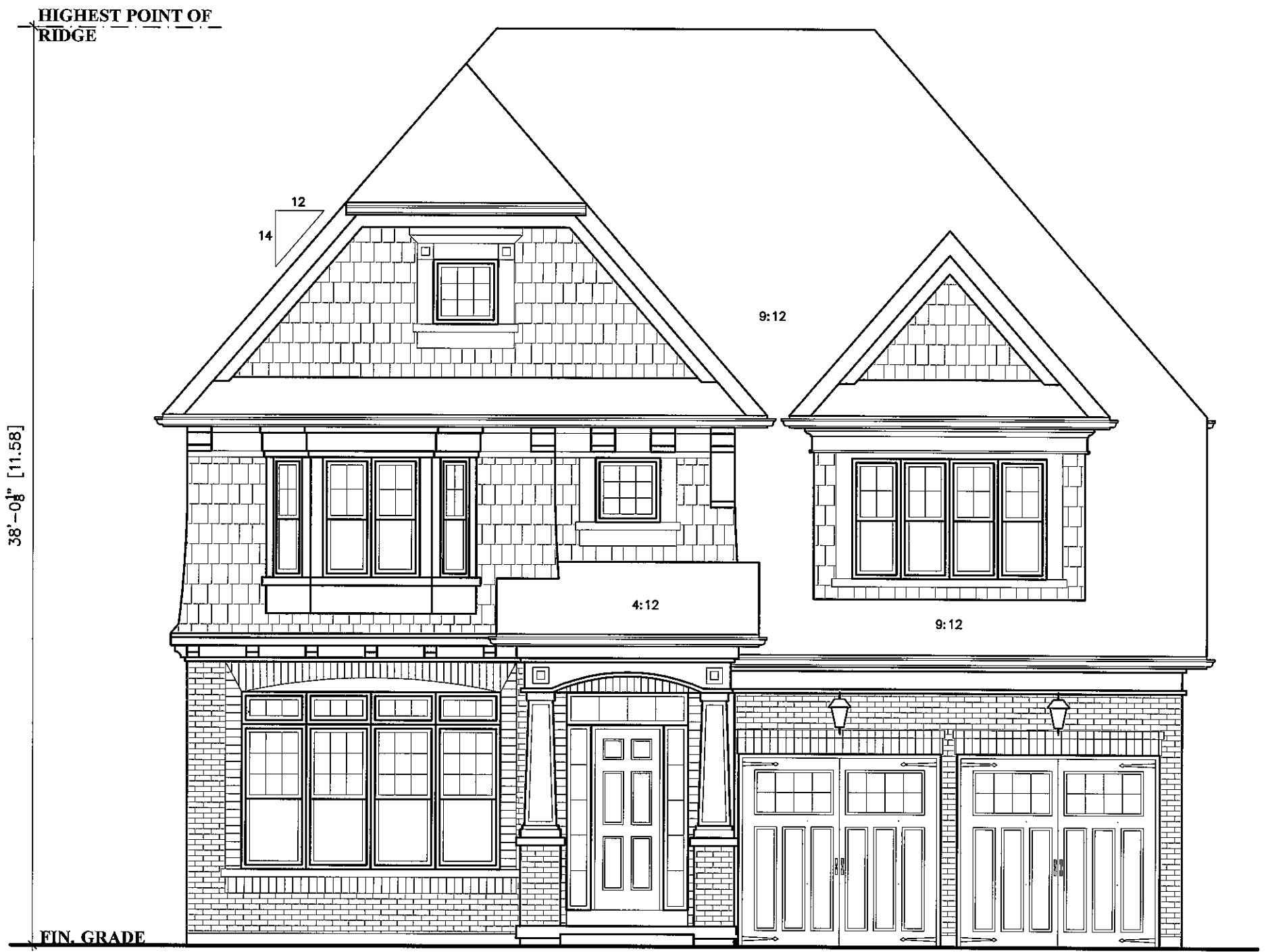
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Sheet No 5 OF 9



**FRONT ELEVATION 'A'**

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**CITY PARK  
(TOWN CRIER)  
HOMES INC.**

TOWN CRIER LANE  
MARKHAM, ONTARIO  
**MODEL 5**

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Sheet No 6 OF 9



**FRONT ELEVATION ' B'**

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**CITY PARK  
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HOMES INC.**  
TOWN CRIER LANE  
MARKHAM, ONTARIO  
**MODEL 5**

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Sheet No 7 OF 9



**FRONT ELEVATION 5 BDRM.**

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**CITY PARK  
(TOWN CRIER)  
HOMES INC.**

TOWN CRIER LANE  
MARKHAM, ONTARIO  
**MODEL 6 BUNGALOW W/LOFT**

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Sheet No 8 OF 9



**FRONT ELEVATION 4 BDRM.**

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**CITY PARK  
(TOWN CRIER)  
HOMES INC.**

TOWN CRIER LANE  
MARKHAM, ONTARIO

**MODEL 6 BUNGALOW W/LOFT**

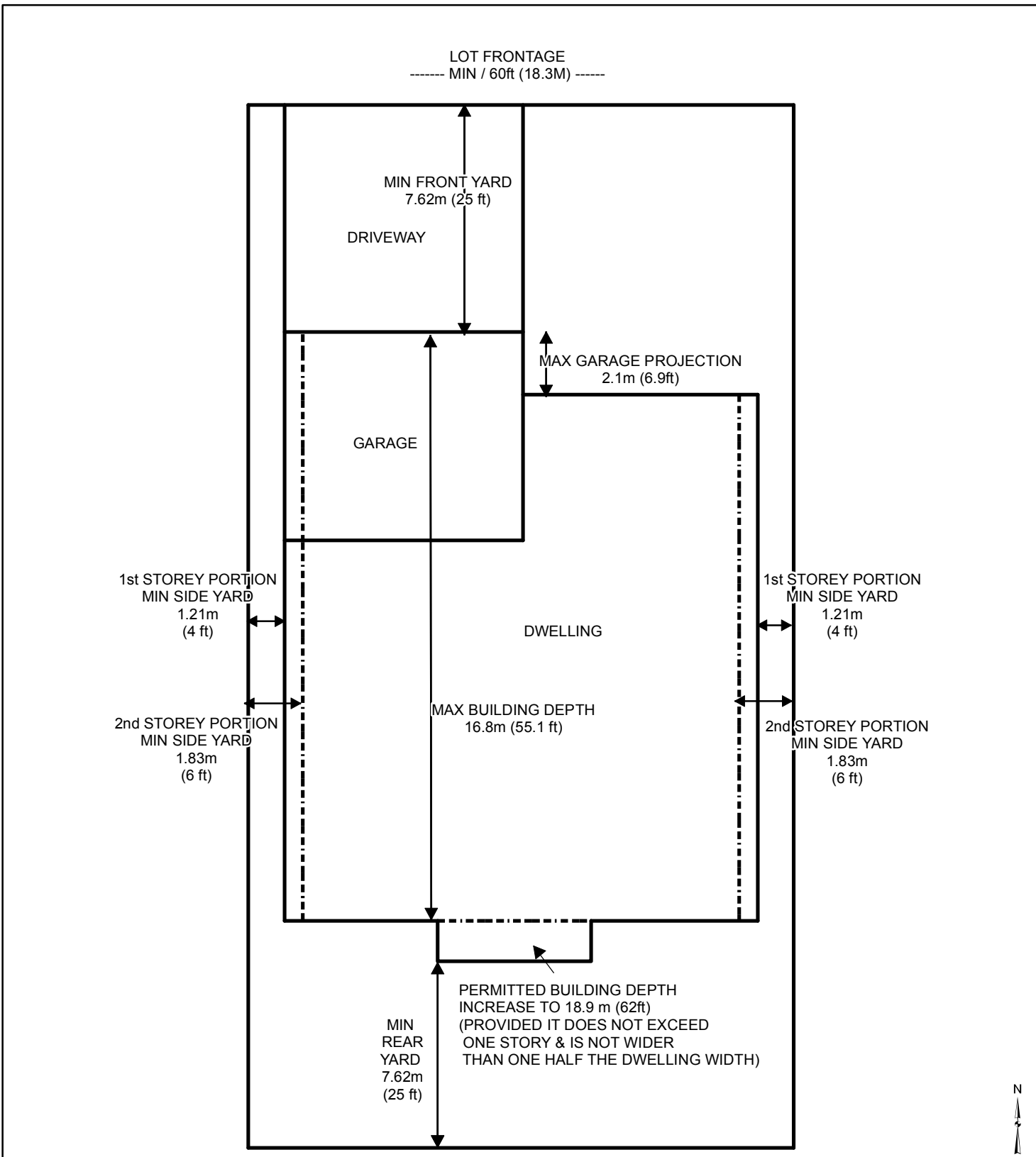
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Sheet No 9 OF 9



**TYPICAL LOT CONFIGURATION**  
**R1 ZONE, BY-LAW 1229, AS AMENDED**

Other Zone Requirements  
 Min Lot Area 6,600 S/ft (613 m<sup>2</sup>)  
 Max Lot Coverage 35%  
 Max Net Floor Area Ratio 45%  
 Max Building Height 9.8m

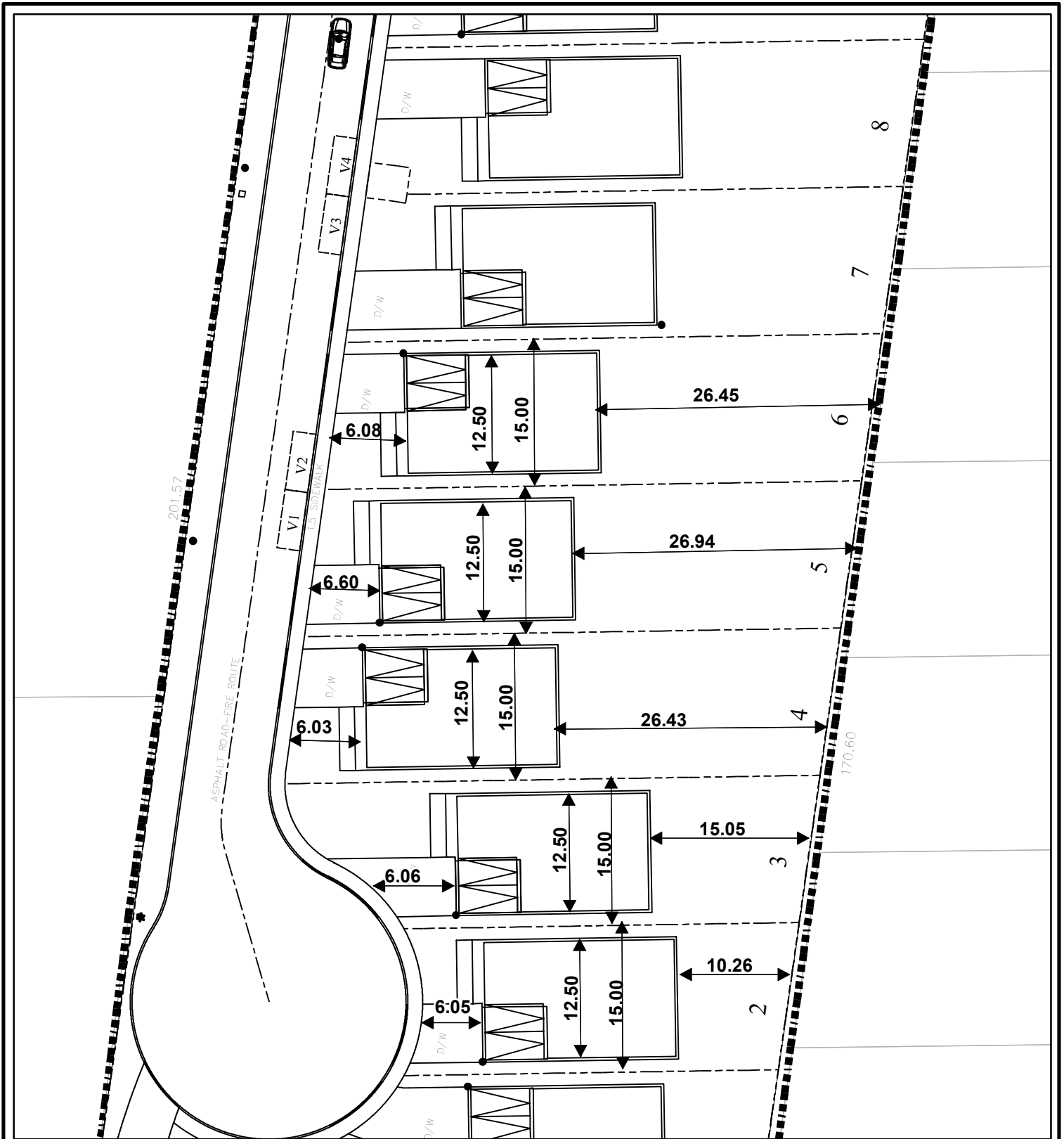
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# PROPOSED LOT CONFIGURATION (TYPICAL)

APPLICANT: CITY PARK (TOWN CRIER) HOMES INC.  
FILE No. OP\_SU\_ZA\_SC 16175583

■■■■■ SUBJECT LANDS

