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**NOTICE OF MEETING**

**DEVELOPMENT SERVICES MEETING**

You are invited to attend the DSC meeting to be held by the Development Services Committee of the City of Markham to consider the application submitted by City Park (Town Crier) Homes Inc:

**DATE:** September 12<sup>th</sup> 2017

**TIME:** 7:00 p.m.

**PLACE:** Council Chambers  
Anthony Roman Centre  
101 Town Centre Boulevard  
Markham, Ontario, L3R 9W3

**BACKGROUND**

The subject lands (7 Town Crier Lane) are located on the south side of Parkway Avenue, east of Main Street Markham North and within the Markham Heritage Conservation District.

The subject lands are designated 'Residential Low Rise' in the 2014 Official Plan (Partially approved by the Ontario Municipal Board, Oct 2015 and May 2016, March 2017 and April 2017). This designation permits low rise residential development, including single detached dwellings. The majority of the subject lands are Zoned Residential One (R1) under By-law 1229, as amended, which permits single detached dwellings. A strip along the west side of the subject lands is zoned Institutional (I) under By-law 1229, as amended, which permits a range of institutional land uses.

Surrounding land uses are predominantly residential, comprised of existing single detached dwellings. 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 proposing up to 11 lots and one residual lot on the subject lands. The eleven lots are proposed to be developed with single detached dwellings, which will be part of a common element condominium, accessed by a private street that is an extension of Town Crier lane. The draft plan of subdivision will create one residual lot fronting and accessing Parkway Avenue. The applicant has also submitted Draft Condominium (Common Element) and Site Plan Control applications to facilitate this condominium development within the Heritage Conservation District.

## **PURPOSE AND EFFECT OF THE PROPOSED AMENDMENT**

The purpose and effect of the proposed Official Plan and Zoning By-law Amendments is to implement the proposed Draft Plan of Subdivision consisting of up to 11 single detached dwellings on a common element condominium.

The proposed Official Plan Amendment to 2014 official Plan ( partially approved by the Ontario Municipal Board, Oct 2015, May 2016, March 2017 and April 2017), requests to allow the proposed dwellings to front onto a private street, rather than a public road. The proposed Zoning By-law Amendment to Zoning By-law 1229, as amended, requests site specific development standards in relation to the proposed single dwellings.

## **ADDITIONAL INFORMATION**

Additional information is available from Stephen Corr Planner ext. 2624 of the City's Planning Department, tel. (905) 477-7000, quoting file numbers SU/OP/ZA 16 - 175583.

Written submissions may be mailed or personally delivered to the Clerk's Department at the address noted above or by e-mail to [kbavington@markham.ca](mailto:kbavington@markham.ca)

Included with this letter is:

A copy of our existing residential infill By-law 1229/99-90

The proposed amendment to our residential Infill By-Law 1229/99-90 from the applicant

A copy of the resolution from the Heritage Committee meeting July 12 2017 (for full details of the minutes please refer to the City website)

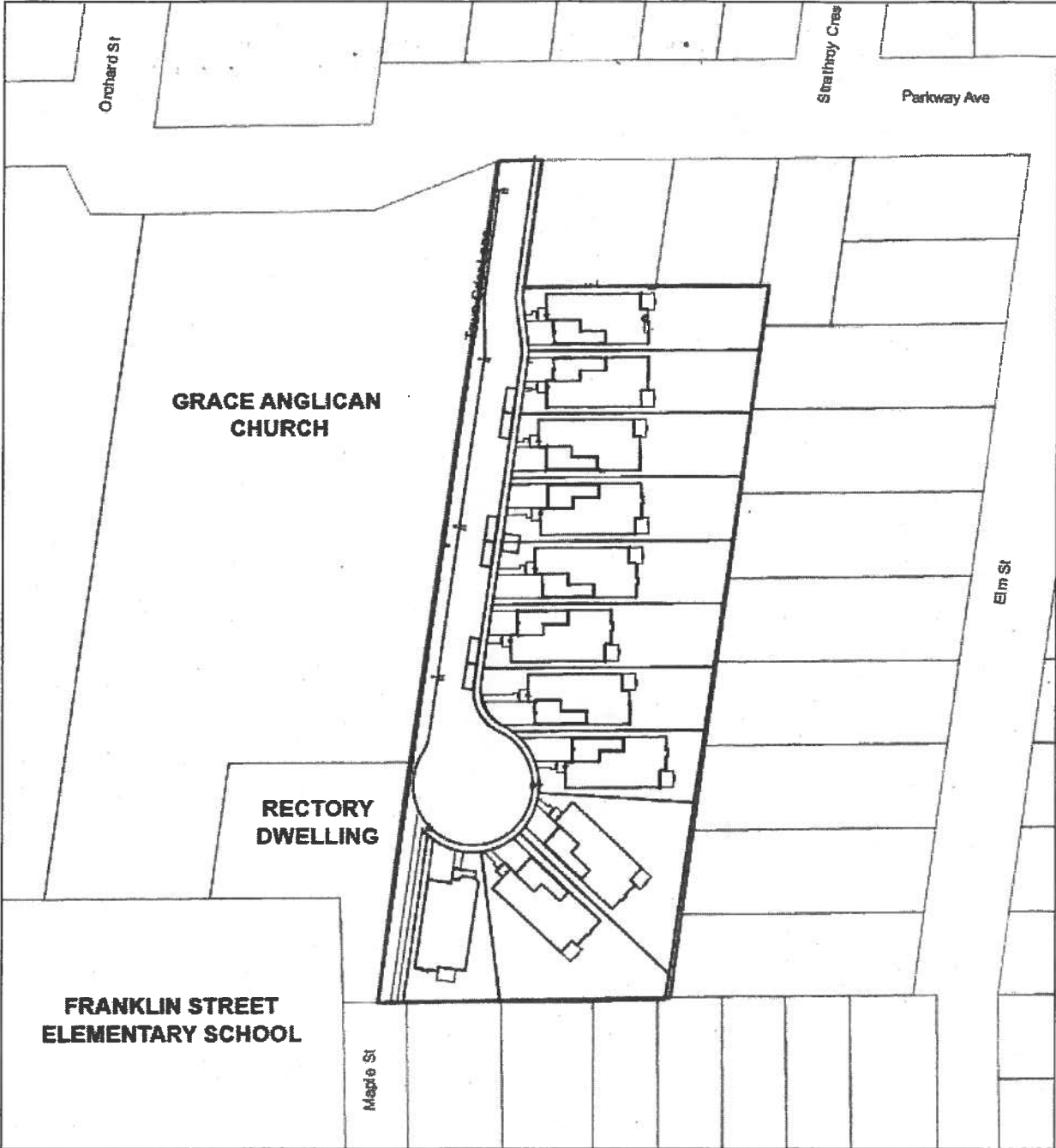
The report from the City Planning staff is not available at this time, but should be available on line Sept 6<sup>th</sup> 2017

**This is an important and significant piece of land in Old Markham and is located within the Heritage District.**

**It is crucial that residents show up to this meeting to express their opinions on the proposal.**

**Council will be voting on this application at this Development Services meeting.**

**Final approval or denial will be voted on at a future Council meeting.**



# \* APPLICANTS PROPOSAL \*



## BY-LAW 2017-XXX

A By-law to amend Zoning By-law 1229, as amended

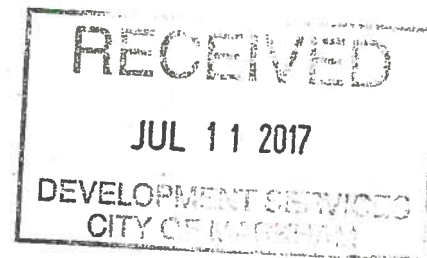
THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. By-law 1229, as amended, be and the same is hereby further amended as follows:

By adding to Section 12, entitled "EXCEPTIONS TO STANDARDS AND PERMITTED USES", the following new subsection:

R1 ZONES	Zone Requirements	Proposed
Min. Lot Frontage (a)	60 ft. (18.29 m)	47.24 ft. (14.40 m)
Min. Front Yard	25 ft. (7.62 m)	14.93 ft. (4.55 m)
Min. Rear Yard	25 ft. (7.62 m)	24.77 ft. (7.55 m)
Min. Side Yard – Two Storey Portion	6 ft. (1.83 m)	5.1 ft (1.55 m)
Max. Building Height	9.8 m	11.11 m
Max. Building Depth (b)	16.8 m	24.00 m
Max. Lot Coverage (c)	35%	47.91%
Max. Floor Area Ratio (d)	45%	84.20%

Table C



# CITY BY-LAW

CITY OF MARKHAM—BUILDING DEPARTMENT

## RESIDENTIAL INFILL-By-law 1229/99-90



### Zone Requirements for Infill Housing—By-law 1229, as amended by By-law 99-90

The following requirements apply *ONLY* to single family dwelling units zoned R1, R2, R3, or R4 under By-law 1229 as amended.  
**\*\*\*PLEASE REVIEW DEFINITIONS FOR PROPER INTERPRETATION OF TERMS\*\*\***

R1, R2, R3, & R4 ZONES	Zone Requirements
Min. Lot Frontage (a)	60 ft.
Min. Lot Area (a)	6,600 ft <sup>2</sup>
Min. Front Yard	25 ft.
Min. Side Yard—One Storey Portion	4 ft.
Min. Side Yard—Two Storey Portion	6 ft.
Min. Flankage Yard—Abuts Street	10 ft.
Min. Rear Yard	25 ft.
Max. Number of Storeys	2
Max. Building Height	9.8 m
Max. Building Height—Flat Roof	8.0 m
Max. Building Depth (b)	16.8 m
Max. Lot Coverage (c)	35%
Max. Net Floor Area Ratio (d)	45%
Max. Garage Projection (e)	2.1 m
Max. Garage Width (Frontage <18.3 m)	7.7 m
Min. Dwelling Unit Floor Area	1,200 ft <sup>2</sup>

Table C

(a) These provisions shall not apply to any vacant lot which does not comply with area standards herein—after set out described as a lot by reference to a plan of subdivision or to any vacant lot described by metes and bounds in a deed or conveyance which, in either case, has been registered prior to December 31, 1955, providing that the approval in writing of the Committee of Adjustment is obtained

permitting the construction of a single-family dwelling.

(b) MAXIMUM DEPTH may be increased to 18.9 metres by an extension to the rear of the dwelling if such an extension complies with all of the following criteria:

- \* includes roofed porches / cold cellars
- Extension does not exceed one storey
- Extension does not exceed 4.6 metres in height
- Extension is set back from all lot line a minimum distance of the GREATER of 3.0 metres, or the minimum required setback; and
- The extension is not wider than one-half (1/2) the width of the dwelling at its widest point

(c) Lot Coverage includes all structures/buildings on the property.

(d) The maximum Floor Area Ratio shall be 45% of the Net Lot Area.

Net Lot Area means the sum of the Minimum Lot Area for a Lot plus one-half (1/2) of the difference between the Lot Area and the Minimum Lot Area for the Lot, except in cases where the lot area is less than the minimum lot area for a specific lot, the net lot area shall be deemed to be equal to the lot area.

(e) No part of any garage shall project closer to the front lot line than 2.1 metres beyond the point of the main building closest to the front lot line.

put in place to notify the neighbouring residents when this matter will be considered by the Heritage Markham Committee.

The Committee was of the opinion that the proposed residential infill development does not fit the Markham Village Heritage Conservation District context and that Planning staff need to be made aware that Heritage Markham Committee does not support this proposal. The proposal needs to be revised to comply with the Heritage District Plan and brought back for consideration by Heritage Markham at its meeting in September. The Committee was also of the opinion that an independent heritage consultant should be engaged to review and help design a conceptual plan for development of the property that could be supported by Heritage Markham.

Heritage Markham Recommends:

That the deputations by Mr. Stefano Di Giulio and Ms. Nancy Simpson be received; and

That Heritage Markham rejects the proposal as it does not comply with the Infill By-law and the Markham Village Heritage Conservation District Plan; and

That Heritage Markham provides the following comments from a heritage perspective on the revised application 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 which could be achieved by locating detached garages at the rear of the lots;
- at minimum, the required 6 ft 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 4) 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%, which would on average be 3,933 ft<sup>2</sup>;

#### Building Design Issues

- any proposed new building should be designed so that they add 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 revised elevations better reflect the materials, roof forms and architectural details of Markham’s late 19<sup>th</sup> and early 20<sup>th</sup> century homes (See attached comparison of street facing elevations);
- **Building Height** – the reduced roof heights are more in scale with surrounding homes in the neighbourhood;
- **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; and

That staff hire an independent professional heritage consultant to review and help design a development concept for the property on behalf of the Heritage Markham Committee and the City to create an alternative vision appropriate to the special context of this significant piece of land in the heart of the Markham Village Heritage Conservation District.

CARRIED

**14. Site Plan Control Application,  
45 John Street, Thornhill Heritage Conservation District,  
Addition to Existing One Storey Dwelling (16.11)**

File No: SC 17 158926

Extracts: G. Duncan, Project Planner

R. Hutcheson, Manager of Heritage Planning

The Senior Heritage Planner reviewed the site plan control application for addition to the exiting one storey dwelling at 45 John Street in the Thornhill Heritage Conservation District. He