



MEMORANDUM



TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: August 13, 2025

SUBJECT: Delegated Approvals
Development Applications on Adjacent Properties to a Cultural Heritage Resource
136 Markland Street
Adjacent to 2920 & 2960 16th Avenue (Part IV Properties)

Files: 25 118560 PLAN

The following Development Applications on an **adjacent property** to cultural heritage resources (individually designated or a heritage conservation district) was addressed by Heritage Section staff under the delegated approval process:

Address	Application	Proposal
136 Markland Street	OPA/ZBA	Townhouse complex

Background

If the subject property is within 60m of a protected cultural heritage resource, as per the Official Plan, the following policies are applicable:

4.5.3.3 To use secondary plans, zoning by-laws, subdivision and site plan control agreements, signage by-laws, and other municipal controls, to ensure that development that directly affects a cultural heritage resource itself and adjacent lands, is designed, sited or regulated so as to protect and mitigate any negative visual and physical impact on the heritage attributes of the resource, including considerations such as scale, massing, height, building orientation and location relative to the resource.

4.5.3.4 To impose conditions of approval on development containing a cultural heritage resource itself and adjacent lands to ensure the continued protection of the cultural heritage resources.

4.5.3.11 To review applications for development approval and site alteration on

adjacent lands to an individually designated property or a heritage conservation district to require mitigative measures and/or alternative development approaches in order to conserve the heritage attributes affected. This review may include measures to ensure compatibility with the characteristics, context and appearance of the heritage attributes affected.

Delegation Authority

At the December 2024 Heritage Markham meeting, the following was approved:

THAT the review of **severance applications** adjacent to a property of cultural heritage resource (individually designated or a heritage conservation district property) **be delegated to Heritage Section staff provided that the Heritage Ward Councillor is consulted and has no objection to the proposal from a heritage perspective** and for **non-heritage conservation district adjacent properties, all three Heritage Councillors are consulted and have no objection;**

THAT the following **Development Applications** (Official Plan Amendment, Zoning By-law Amendment, Condominium, Hold Removal and Site Plan Control) on adjacent property to a cultural heritage resource (individually designated or a heritage conservation district property) **be delegated to Heritage Section staff provided that the Heritage Ward Councillor is consulted and has no objection to the proposal from a heritage perspective** and for **non-heritage conservation district adjacent properties, all three Heritage Councillors are consulted and have no objection;**

AND THAT should any of the identified applications be of concern to Heritage Section staff or the Heritage Councillor(s), the application be brought back to Heritage Markham Committee for consideration.
Carried

Suggested Recommendation for Heritage Markham

THAT Heritage Markham receive the information on the Development Application on an adjacent property to cultural heritage resources reviewed by Heritage Section staff on behalf of Heritage Markham Committee under the delegated approval process.