



MEMORANDUM



TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: August 13, 2025

SUBJECT: Major Heritage Permit Application
36 Washington St., Markham Village Heritage Conservation District
Proposed Detached Infill Dwelling and Detached Garage
HE 25 125745

Property/Building Description: Not Applicable
Use: Vacant lot
Heritage Status: Designated under Part V of the Ontario Heritage Act

Application/Proposal

- The applicant is seeking the City's approval of a Major Heritage Permit application proposing the construction of a new 2-storey single detached dwelling and a 1-storey detached garage.

Background

- Heritage Markham reviewed a conceptual version of the proposed infill house as part of Zoning Amendment and Consent applications and raised no objections to the proposed design and site plan;
- The most notable differences from the conceptual design of the infill house proposed with the Zoning Amendment and Consent applications from the current proposal is the removal of the third storey roof deck and the replacement of a large shared detached garage straddling the property line with a smaller detached garage entirely located on 36 Washington St.

Staff Comment

- The dwelling design proposes a two storey building with a front veranda, horizontal siding and 2/2 windows. A simple one car garage with horizontal siding, no windows and one access door is proposed in the rear yard.
- One tree will be removed near the front of the property to allow construction.
- Staff is of the opinion that the proposed house is substantially the same house design as accompanied the Zoning Amendment and Consent applications and that it complies with the policies and guidelines for new buildings contained in the Markham Village Heritage Conservation District Plan. Therefore, staff recommends that final review of

the Major Heritage Permit application be delegated to the City (Heritage Section) staff provided there are no substantial changes to the proposed design.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham Committee has no objections to the design of the proposed new infill dwelling and garage at 36 Washington Street from a heritage perspective and delegates any further Heritage Markham review, including any development application required for approval, to the Heritage Section staff.

File: 36 Washington Street

Attachments:

Location Map

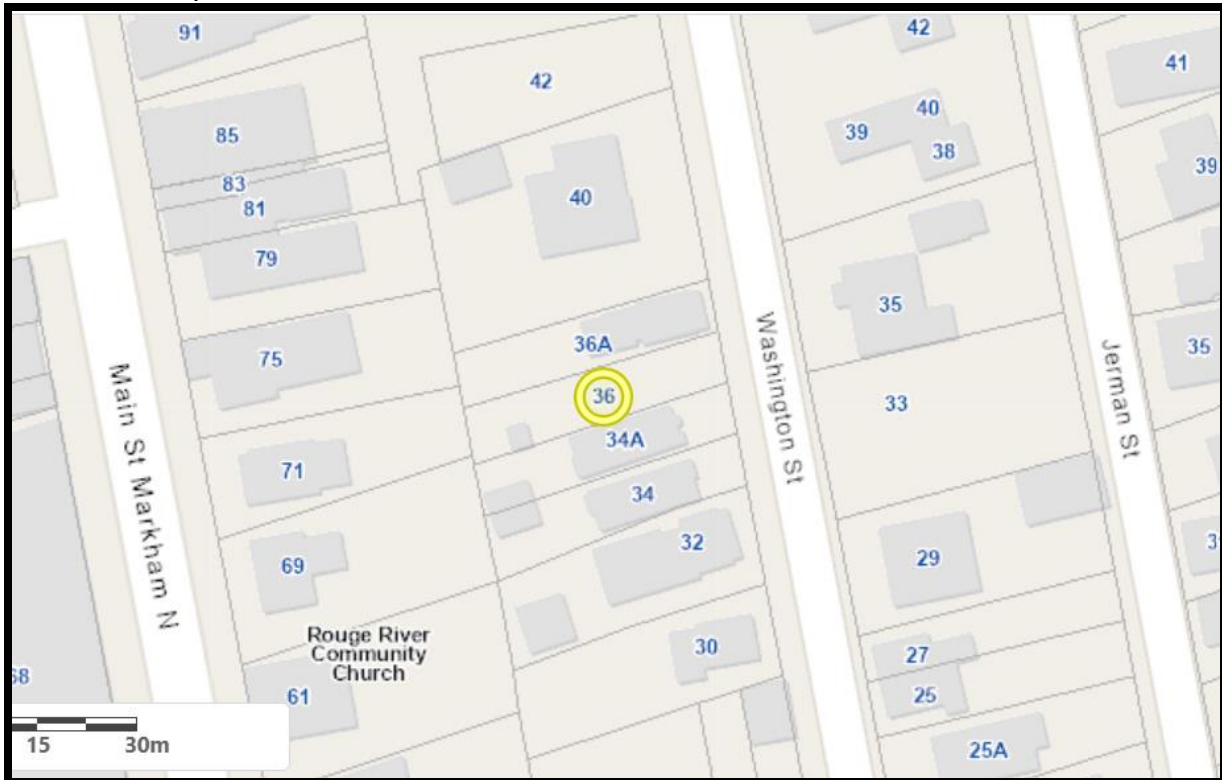
Google Street View of Property

Proposed Site Plan and Elevations

Previously Proposed Site Plan and Elevations

Q:\Development\Heritage\PROPERTY\WASHNGTN\36 (empty lot as of Nov 2023)\HM Memo August 2025 Infill House.doc

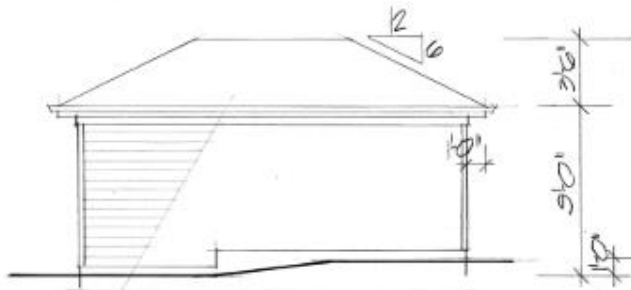
Location Map



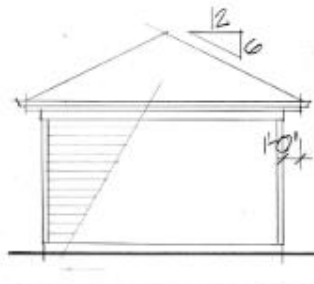
Google Street View of Property



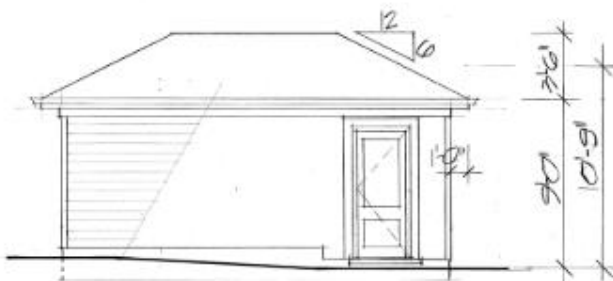




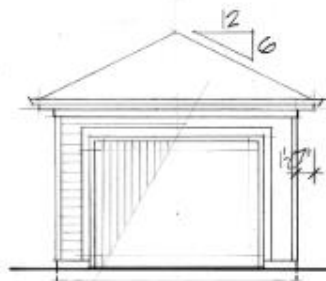
RIGHT SIDE



REAR ELEVATION



LEFT SIDE



FRONT ELEVATION

LOT AREA = 81.705
 PAVED AREA = 170.1 M²
 COVERAGE = 37.59 %

LOT AREA = 346.1 M²
 PAVED AREA = 34.7 M²
 COVERAGE = 27.4 %

NO. 36 A
 TWO STOREY
 FRAME DWELLING

NO. 36
 EX. TWO STOREY
 DWELLING

porch

SHARED
 PAVED
 DRIVEWAY

WASHINGTON ST.



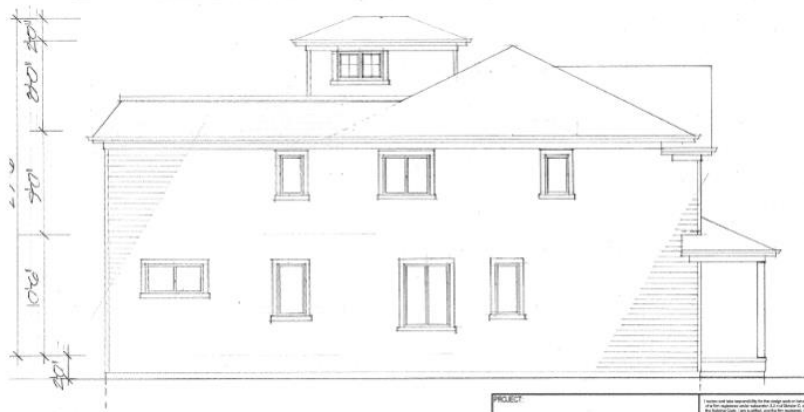
FRONT ELEVATION



NORTH SIDE



REAR ELEVATION



SOUTH SIDE

PROJECT
36 WASHINGTON ST.
 1000
 1000
 1000