



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Heritage Planner

DATE: August 12, 2020

SUBJECT: Minor Variance and Consent Applications
40 Albert Street, Markham Village Heritage Conservation District
Minimum Lot Frontage Variance and Proposed Severance of the Property
A/071/20 & B/011/20

Property/Building Description: 1 storey single detached dwelling constructed in 1856

Use: Residential

Heritage Status: Designated under Part V of the Ontario Heritage Act and identified as a Type 'A' building or buildings that define the heritage character of the district.

Application/Proposal

- The owner of the property has submitted applications to the Committee of Adjustment seeking a variance to permit a pair of semi-detached dwellings to have a minimum lot frontage of 74 ft. whereas the By-law requires a minimum lot frontage of 75 ft. for a pair of semi-detached dwellings, and a severance that would permit each semi-detached dwelling to have separate ownership.

Background

- The City has already approved Site Plan and Minor Variance applications (SPC 19 121293 & A/48/19) permitting a pair of semi-detached dwellings, one of which incorporates the existing heritage dwelling on a new foundation, which is currently under construction (See attached approve Site Plan and Elevations);
- During the review of the Building Permit application, the City's Zoning Department identified the requirement for an additional variance to permit the existing lot frontage of 74 ft. whereas the By-law requires a minimum lot frontage of 75 ft. for a pair of semi-detached dwellings;

Staff Comment

- Heritage Staff has no objection to the requested variance given that the City has already approved the Site Plan application for the semi-detached dwellings currently under construction, and because the variance is minor in nature;
- Heritage Staff also have no objection to the proposed severance, as permitting separate ownership of each semi-detached dwelling has no impact from a heritage perspective on the approved development;
- Therefore Heritage staff recommends that Heritage Markham have no comment on the variance application (A/071/20) from a heritage perspective, and no objection to the consent application (B/011/20) subject to the owner entering into a Heritage Conservation Easement agreement with the City;
- In 2004, Council approved policies regarding when it is appropriate for the City to seek Heritage Conservation Easement agreements through development applications which include severance applications and situations where a heritage building is relocated from its original foundation, both of which apply to 40 Albert Street.

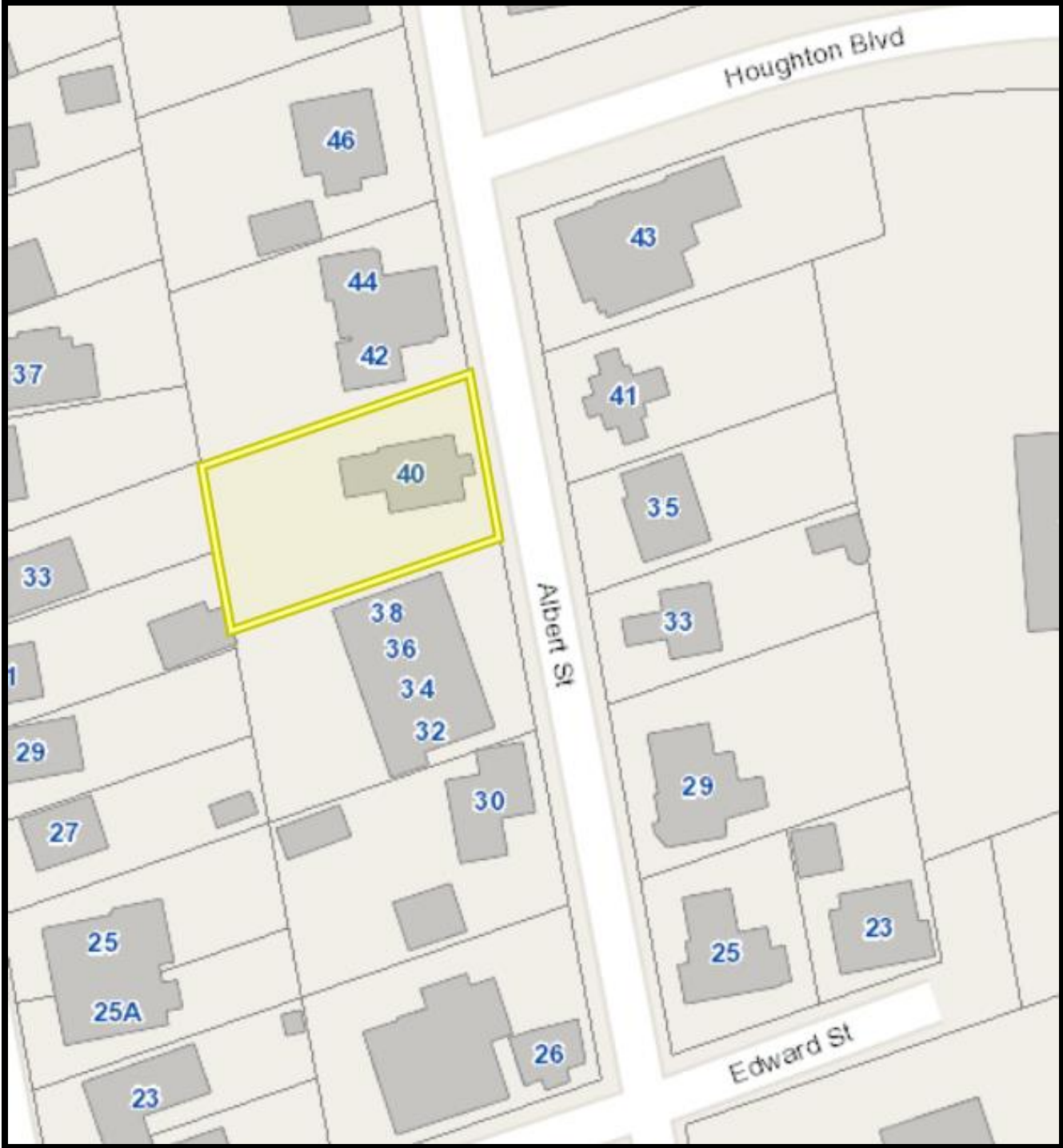
Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no comment from a heritage perspective on the variance application (A/071/20) to permit a minimum lot frontage of 74 ft. for a pair of semi-detached dwellings at 40 Albert St.;

AND THAT Heritage Markham has no objection to the proposed severance of 40 Albert St. to provide for separate ownership of each semi-detached dwelling, subject to the owner being required as a condition of approval to enter into a Heritage Conservation Easement Agreement with the City.

File: 40 Albert Street

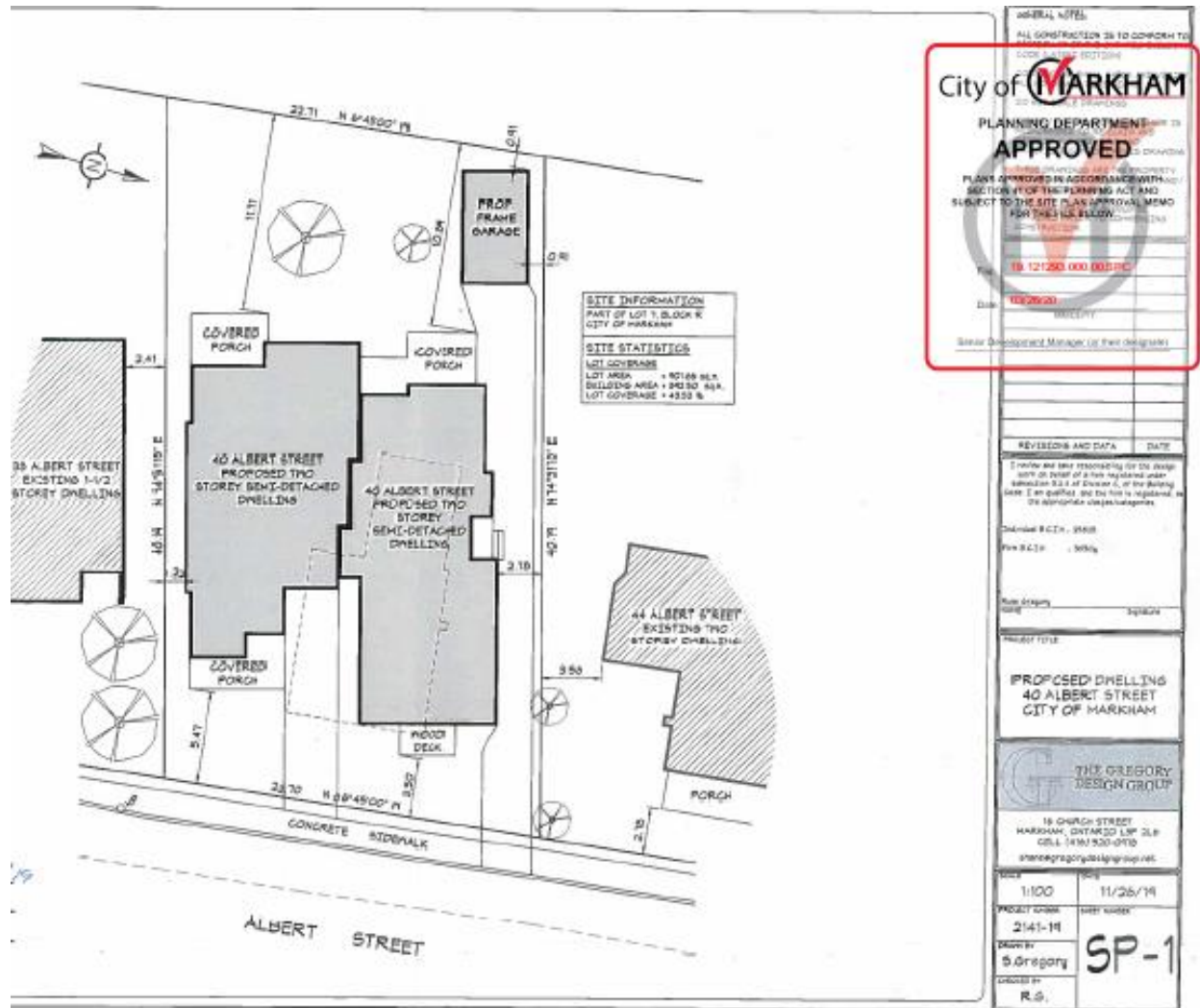
40 Albert Street, Markham Village Heritage Conservation District



40 Albert Street, Markham Village Heritage Conservation District



Approved Site Plan



Approved Street Elevation

12/19

FRONT ELEVATION
40 ALBERT STREET

FRONT ELEVATION
40 ALBERT STREET

SIDE (NORTH) ELEVATION
40 ALBERT STREET

GENERAL NOTES:
ALL CONSTRUCTION IS TO CONFORM TO
SECTION 47 OF THE ZONING BY-LAW

City of MARKHAM

PLANNING DEPARTMENT

APPROVED

PLANS APPROVED IN ACCORDANCE WITH
SECTION 47 OF THE PLANNING ACT AND
SUBJECT TO THE SITE PLAN APPROVAL MEMO
FOR THE PROJECT BELOW:

19-121283-000-000-000

10/26/20

Senior Development Manager (or his designate)

| REVISIONS AND DATA | DATE |
|---|----------------|
| I provide and am responsible for the design work on behalf of a firm registered under the Professional Regulation Act, 1990, S.O. 1990/018, and for the purposes of the Professional Regulation Act, 1990, S.O. 1990/018, I am qualified and am for the purposes of the Professional Regulation Act, 1990, S.O. 1990/018, a registered professional engineer. | |
| DRIVER ELEV - 2802 | |
| FIN ELEV - 3024 | |
| THE DESIGNER | SIGNATURE |
| PROJECT TITLE | |
| PROPOSED DWELLING 40 ALBERT STREET CITY OF MARKHAM | |
| THE GREGORY DESIGN GROUP | |
| 16 CHURCH STREET MARKHAM, ONTARIO L3P 3L6 CELL: (416) 520-0775 thegregorydesigngroup.net | |
| SCALE | DATE |
| 5/16"=1'-0" | 11/26/19 |
| PROJECT NUMBER | DRAWING NUMBER |
| 2141-19 | A-3 |
| DRAWN BY | CHECKED BY |
| S. Gregory | |