



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: September 8, 2021

SUBJECT: Committee of Adjustment Variance Application
61 Peter Street, Markham Village
Proposed New Dwelling
File: A/118/21

Property/Building Description: One-storey single detached dwelling constructed in 1952.

Use: Residential

Heritage Status: The subject property is not municipally-recognized as a heritage resource, although it is considered adjacent, as defined in the City of Markham Official Plan (2014), to the Markham Village Heritage Conservation District.

Application/Proposal

- The City has received an application to the Committee of Adjustment requesting a variance to permit construction of a new 352.92 m² (3,798.8 ft²) two storey residential dwelling.
- The proposed residential dwelling requires variances to permit:
 - A maximum building height of 10.56m, whereas By-law permits a maximum building height of 9.8 m;
 - A maximum building depth of 17m, whereas the By-law permits a maximum building depth of 16.8m; and
 - A maximum floor area ratio of 49.9 percent, whereas the By-law 28-97 permits a maximum floor area ratio of 45 percent

Background

- The subject property fronts the portion of Peter Street not within the boundaries of the Markham Village Heritage Conservation District, but it abuts the rear yards of the properties located at 332, 336 and 338 Markham Main Street North which are located within the Markham Village Heritage Conservation District;

Heritage Policy

- The subject property is located adjacent, as defined within the 2014 Official Plan (OP), to the Markham Village Heritage Conservation District (MVHCD). The subject property is

contiguous with properties contained within the MVHCD which are identified as Types A and B properties within the District. “Adjacency” is defined in the OP as lands being within 60m of a cultural heritage resource (which includes a heritage conservation district);

- Type A properties are heritage buildings which define the character of the district while Type B buildings are buildings deemed to be compatible with the district’s heritage buildings;
- While the MVHCD Plan does not contain policies or guidelines concerning new construction adjacent to the District, Section 4.5.1.1 of the 2014 Official Plan (OP) directs Staff to review any application for development approval on lands adjacent to cultural heritage resources to maintain the integrity of those resources. This review includes minor variance applications.
- Section 4.5.3.3 of the OP notes it is the policy of Council “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 or physical impact on the heritage attributes of the resource, including considerations such as scale, massing, height, building orientation and location relative to the resource”.
- Section 4.5.3.9 of the OP notes that the municipality will evaluate “each land severance and variance proposal that directly affects a *cultural heritage resource* itself and *adjacent lands* on its own merits and its compatibility with the heritage policies of this Plan and the objectives and policies of any applicable heritage conservation district plan”.
- Section 4.5.3.11 of the OP indicates that the municipality will 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”.

Staff Comment

- The subject property, although adjacent to the MVHCD, fronts a different street from the adjacent designated properties and is well separated by the minimum required rear yard setbacks of the By-law;
- Heritage Section staff, therefore, do not believe that this application has any negative visual or physical impact on the heritage attributes of the heritage conservation district. We recommend that Heritage Markham provide no comment from a heritage perspective on the application.

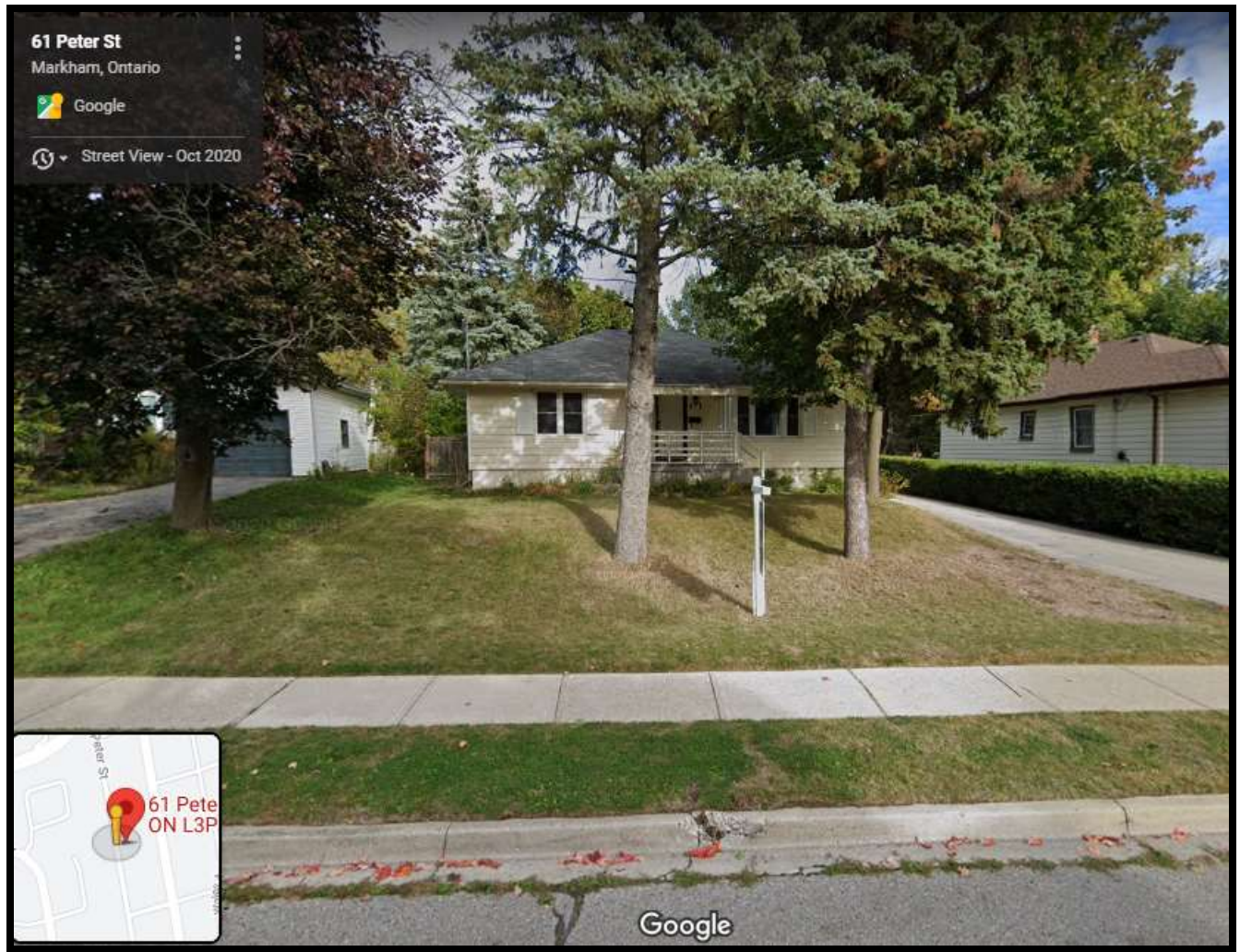
Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no comment from a heritage perspective regarding the variance application A/118/21 for 61 Peter Street.

61 Peter Street, Markham Village



61 Peter Street, Markham Village



[illegible]

PETER STREET

61 Peter Street
Proposed West (primary) Elevation



Proposed East (rear) Elevation



Proposed south Elevation



Proposed north Elevation

