



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: March 9, 2022

SUBJECT: Severance and Variance Applications
Re-Establish Lot Line between Two Properties and Legalize Existing Site Conditions
118/120 Main St. N., Markham Village
CNST 21 118305, B/004/21 & A/204/21

<u>Property/Building Description:</u>	2 Storey Heritage Buildings
<u>Use:</u>	Main Street Commercial with 2 nd storey Residential Uses
<u>Heritage Status:</u>	Designated under Part V of the <u>Ontario Heritage Act</u> and identified as a Type 'A' buildings or buildings that define the heritage character of the district.

Application

- The City has received severance and minor variance applications for 118/120 Main St. North;

Background

- When two separate immediately adjacent properties are owned by the same owner they merge on title to become one property after a certain period of time;
- The properties addressed as 118 and 120 Main St. N. in Markham have merged to become one property, and the owner wishes to sever them so that they can achieve separate ownership, and be sold independently;
- The accompanying variance application is to recognize existing conditions of the site which is occupied by two heritage downtown commercial buildings with ground floor businesses and second storey residential units;

Staff Comment

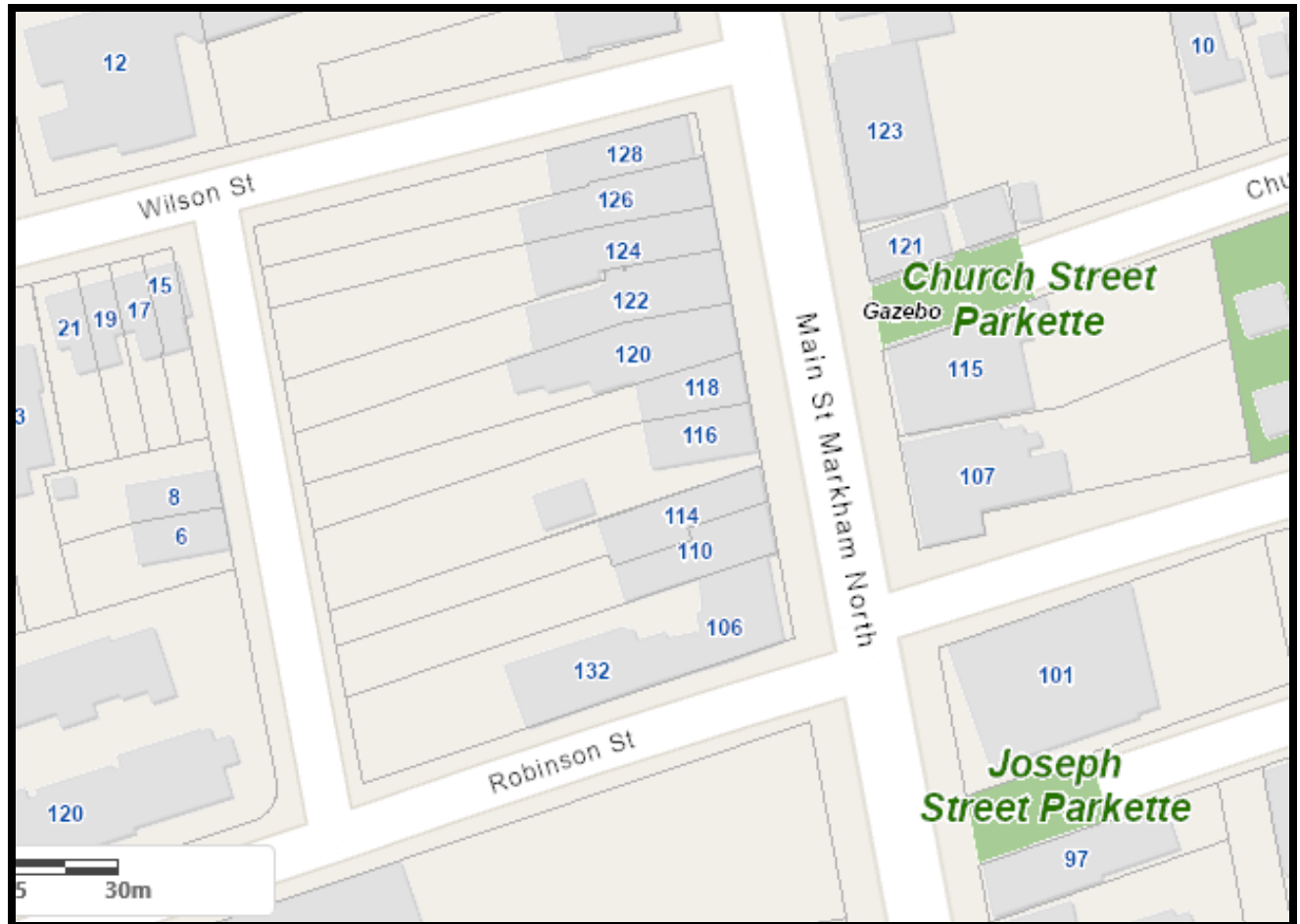
- Given that the proposed severance and variance applications propose to legalize existing site conditions of these heritage buildings, and the applications do not impact any heritage attributes of the properties, Heritage Staff recommends that Heritage Markham provide no comments on the applications.

Suggested Recommendation for Heritage Markham

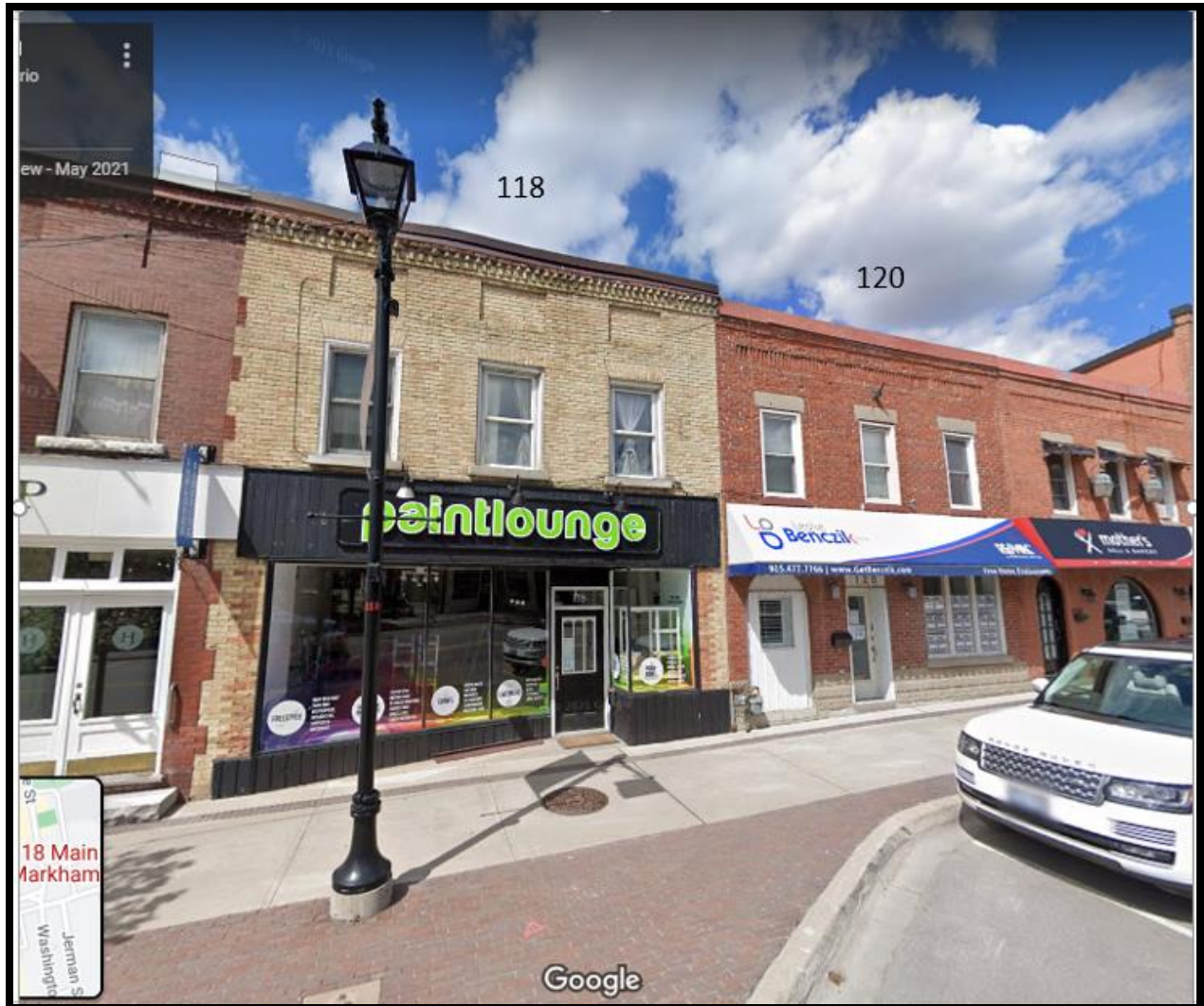
THAT Heritage Markham has no comment regarding the severance application to allow for separate ownership of the properties addressed as 118 and 120 Main Street North, Markham Village;

AND THAT Heritage Markham has no comment on the variance application to recognize the existing site conditions at 118 and 120 Main Street North, Markham Village.

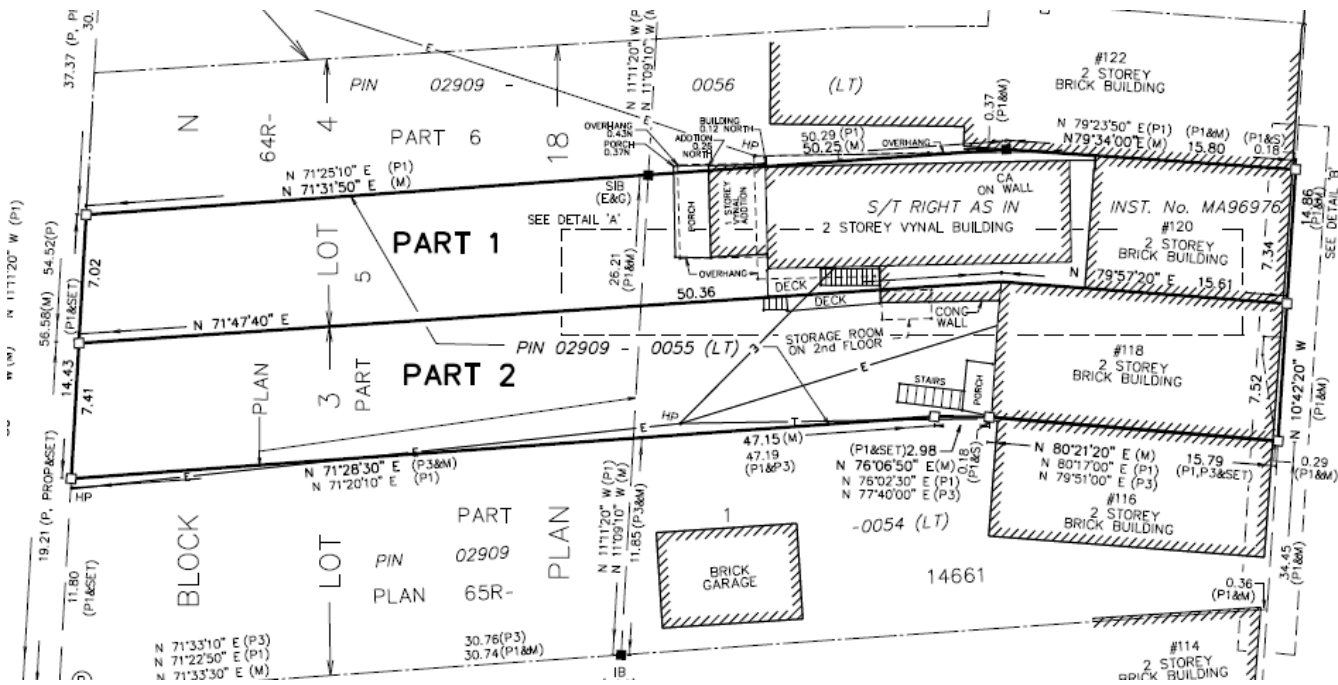
118 and 120 Main Street North, Markham Village Heritage Conservation District



118 and 120 Main Street North, Markham Village Heritage Conservation District



Proposed Severance



(KNOWN AS) MAIN STREET
 ROAD ALLOWANCE BETWEEN CONCESSIONS 7 AND 8
 PIN 02927 - 0119 (LT)