



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: March 9, 2022

SUBJECT: Zoning By-law Amendment Application
36 Washington Street, Markham Village Heritage Conservation District
Proposed Lot Creation and New Dwelling
PLAN 21 127477

Property/Building Description: 1-1/2 storey single detached dwelling constructed in 1883

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 has submitted a zoning amendment application in support of their proposal to demolish the existing detached garage, sever the property to create a new building lot to the south in order to construct a two storey, 173.4m² (1,866 ft²) new infill house, while restoring and constructing a rear addition to the existing heritage house on the retained lot (See Proposed Site Plan and Elevations);
- The proposed zoning amendment would delete the existing commercial uses by changing the current C2 commercial zoning designation to R1 residential, which only permits detached dwellings;
- The proposed amendment would also create site specific development standards to permit the proposed site plan and redevelopment of the property which includes a detached shared garage, accessed by a shared driveway. (See Proposed Revised Development Standards).

Background

- Despite the portion of the west side of Washington St. between Joseph St. to the north and Centre Street to the south, having commercial zoning, the owners of these properties have retained and enhanced the grandfathered residential uses by restoring and enlarging existing heritage dwellings, and constructing new infill dwellings compatible with the heritage character of the district;
- In 2006, the City approved a similar zoning amendment and development proposal for the property immediately to the south at 34 Washington Street that resulted in the

construction of two infill dwellings (See Photographs of the Infill Dwellings at 34 and 34 A Washington Street);

- The owner of the property has recently received Site Plan Endorsement from the City to restore the existing heritage dwelling and construct a two storey rear addition;
- Like the 2006 zoning amendment application which permitted the construction of the infill dwellings addressed as 34 and 34A Washington Street, the proposed amendment seeks to permit reduced lot frontages, lot areas, increased maximum lot coverages, and maximum net floor area ratios, and reduced setbacks to permit the proposed detached garage (See Proposed Draft By-law and Development Standards);
- If the proposed zoning amendment is approved by the City, the proposed new infill dwelling and garage will still be subject to Site Plan Approval, and must comply with the policies and guidelines for new buildings contained in the Markham Village Heritage Conservation District Plan;
- At the February 9th meeting of Heritage Markham, the Committee indicated their support for the proposed re-zoning of the property from C2 to R1 to eliminate the existing commercial use permissions and to only permit detached dwellings;
- However, the Committee had questions and concerns about the number and proposed location of second residential units, the impact of the proposed development regarding the amount of green space and tree preservation, and whether the development standards of the proposed By-law amendment could be linked with the conceptual development scheme;
- As a result, the Committee recommended that the application be brought back in March for further review to address the questions and issues identified at the March meeting.

Staff Comment

- Since the March meeting, staff has discussed the proposed redevelopment of the property with the owner's agent and provides the following clarifications on the proposal:
- Number of Dwelling Units
 - The proposed re-zoning will permit the establishment of second dwelling units on both the retained and proposed new lot, in line with current Provincial policies that prohibit zoning amendments that do not permit for the establishment or second residential units;
 - The owner plans to establish a second residential unit in the recently approved, rear addition to the existing heritage dwelling, but has no plans to create a second dwelling unit within the proposed new infill dwelling. Secondary residential units are not proposed to be located in the detached garage/ accessory building, or in basements;
- Development Standards - Although the site plan and elevations for the proposed new infill dwelling and detached accessory building/ garage are only conceptual, the development standards of the proposed By-law amendment were designed to support this conceptual development. The By-law amendment can be written to limit the proposed third storey for the newly created lot, to a roof-top deck of limited area;
- Trees - With regards to tree preservation, although reduced side and rear yard setbacks are proposed for the new infill dwelling and detached accessory building/garage, the adjacent trees would likely be injured or require removal, even if the prescribed property line setbacks of the By-law were complied with. The City's Urban Design Section will

endeavour to protect significant vegetation from unnecessary injury or removal, and seek compensation for any trees that are removed as part of the Site Plan Approval process.

- Staff therefore recommends that Heritage Markham have no objection to the proposed development standards of the By-law, from a heritage perspective, provided that they substantially conform to the conceptual development of the property, and delegates final review of the draft zoning amendment By-law to the City.

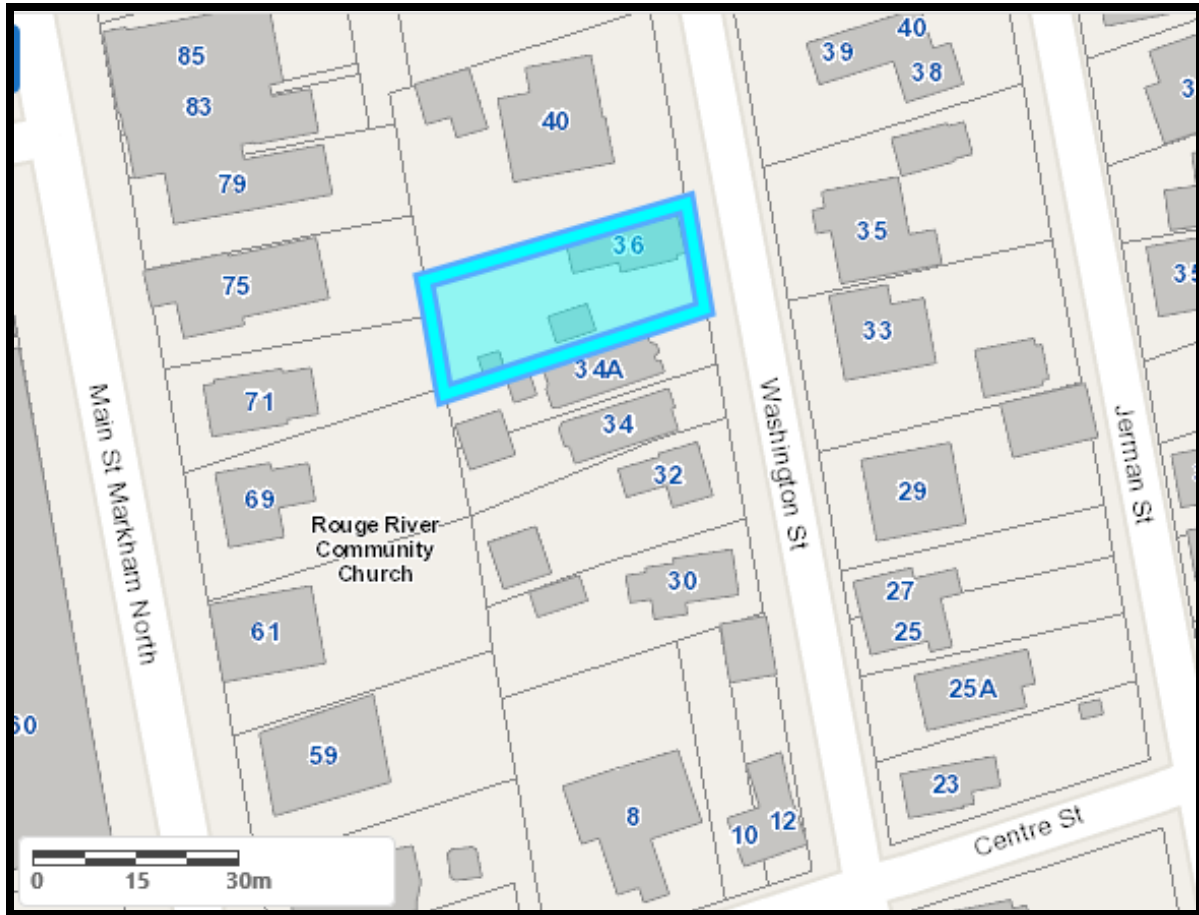
Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection from a heritage perspective to the proposed Zoning By-law Amendment for 36 Washington Street to permit development standards in support of the proposed severance, and construction of a new two storey infill dwelling and shared detached garage, provided there are no significant deviations from the conceptual site plan and elevations dated December 15, 2021.

File: 36 Washington Street, Markham Village

Q:\Development\Heritage\PROPERTY\WASHNGTN\36\Heritage Markham Mar 9 2022 .doc

36 Washington Street, Markham Village Heritage Conservation District

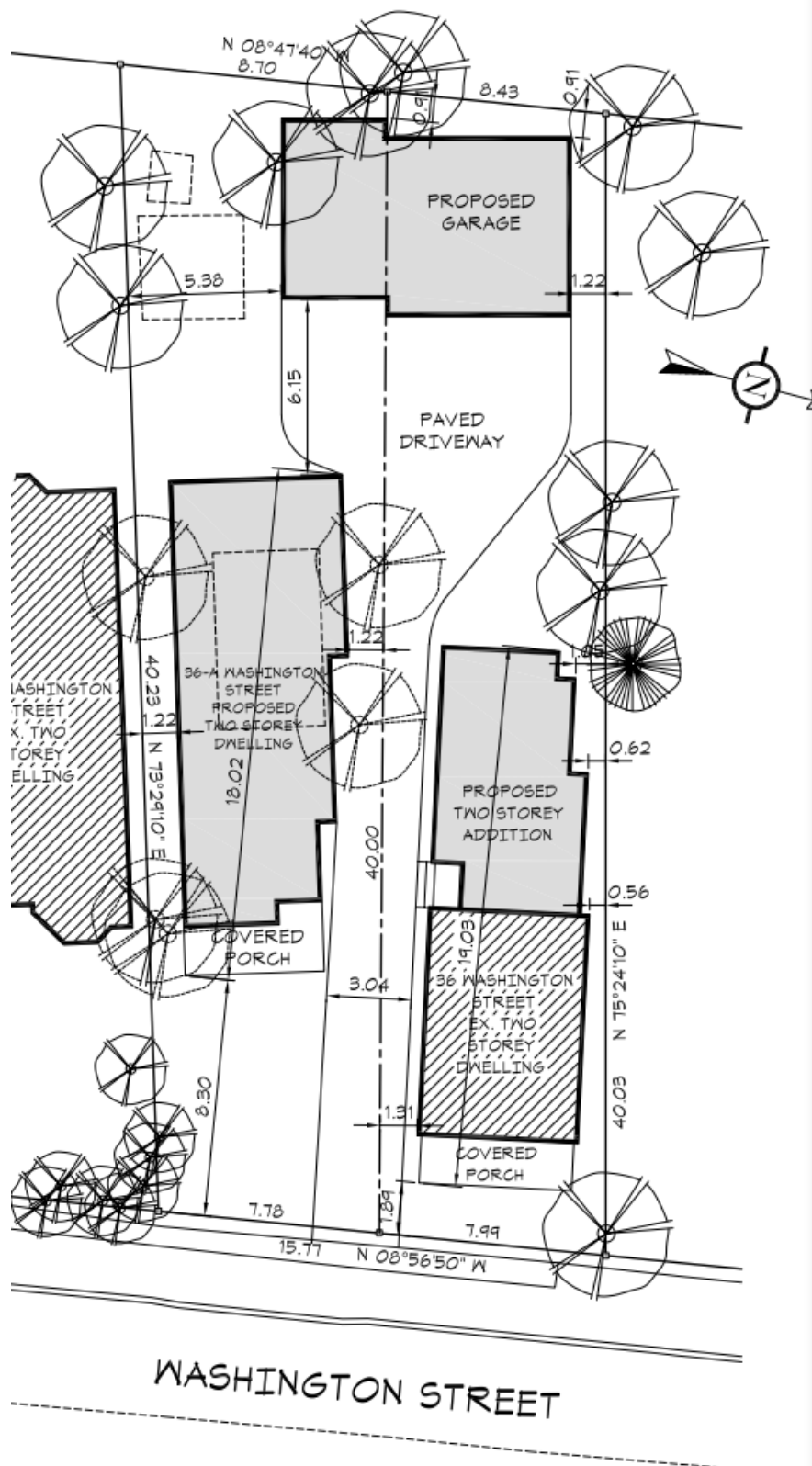


36 Washington Street, Markham Village Heritage Conservation District

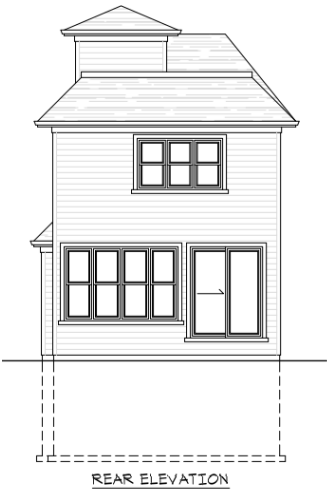
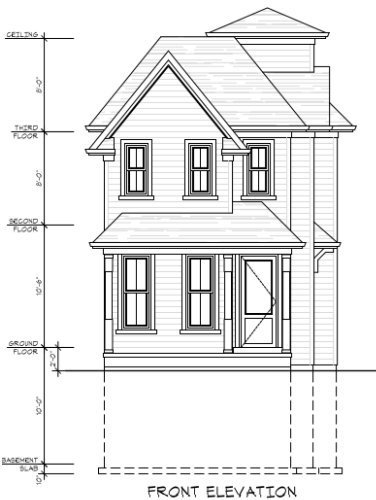


Existing heritage dwelling at 36 Washington St.

Proposed Severance and Site Plan



Elevations for Proposed Infill Dwelling



Draft Zoning By-law for 36 Washington Street

Draft By-law - Part One & Two, 36 Washington Street			
By-law Requirements	By-law 1229 (m)	Part One (South)	Part Two (North)
Min. Lot Frontage	18.30m	7.78m	7.99m
Min. Lot Area	613.14m	342.83 sq.m.	312.55 sq.m.
Min. Front Yard Setback	7.62m	7.62m	1.89m
Min. Side Yard Setback		N)1.22m S)1.22m	N)0.56m S)1.31m
- Detached Garage	1.22m	N)0.00m S)5.38m	N)1.22m S)0.00m
Min. Rear Yard Setback	7.62m	7.62m	7.62m
- Detached Garage	1.22m	0.91m	0.91m
Max. Building Height	9.8m	10.00m	9.80m
- Detached Garage	3.66m	5.15m	5.65m
Max. Number of Storeys	2	3	2
Max. Building Depth	16.8m (a)	18.05m	19.03m
Max. Lot Coverage	35%	34.80%	46.40%
Max. Net Floor Area	45%	226.77 sq.m. (66.15%)	251.94 sq.m. (80.60%)
Max. Number of Units	1	2	2

a) Maximum depth may be increased to 18.9m with an extension that complies with the following:

- Extension does not exceed one storey
- Extension does not exceed 4.6m in height
- Extension is set back from all lot lines a minimum of the greater of 3.0m or 1/2 the width of the proposed dwelling at its widest point

b) Maximum Net Floor Area includes loft above garage

c) Height for dwellings taken from average grade to roof ridge.

- Height for garage taken from average grade to midpoint of roof.

Infill Dwellings at 34 & 34A Washington Street constructed in 2007

