



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: June 8, 2022

SUBJECT: Committee of Adjustment - Consent (Severance) Application
36 Washington Street, Markham Village Heritage Conservation District
Proposed Lot Creation
CSNT 20 129414, B/018/22

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 an application to the Committee of Adjustment seeking support for their proposal to 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 retaining, restoring and constructing a rear addition to the existing heritage house that was approved by the City through the site plan application process on the retained lot (See Site Plan and Elevations of proposed new infill dwelling);

Background

- In March of 2022, Heritage Markham reviewed a Zoning Amendment application submitted by the same applicants seeking to rezone the subject property from Central Commercial "C2" to Residential One "R1" to permit single detached dwellings, remove the previous commercial use permissions, and to create development standards in support of the proposed severance of the property and construction of a new two storey infill dwelling and shared detached garage;
- The By-law amendment was subsequently passed by Council on April 12, 2002;
- Based upon Heritage Committee's March 13th, 2022 recommendation of support for the proposed By-law amendment, future severance, and development of the property, the report prepared by Planning Staff for Committee of Adjustment indicates that Heritage Markham has no objection to the severance application.

Staff Comment

- In addition to indicating in the staff report that Heritage Markham has no objection to the proposed severance of the property, staff has also recommended that the applicant enter into a Heritage Conservation Easement Agreement for the existing heritage house on the retained lot as a condition of the proposed severance, should the Committee of Adjustment support the application.
- The above recommendation reflects Council policy: ‘where a heritage structure is to be retained on either the retained or conveyed parcel as a result of a consent application to the Committee of Adjustment, the City will recommend to the Committee of Adjustment that a Heritage Conservation Easement be secured as a condition of approval’.
- The Ontario Heritage Act requires the municipality to consult with its municipal heritage committee prior to requiring a Heritage Easement Agreement as a condition of approval.

Suggested Recommendation for Heritage Markham

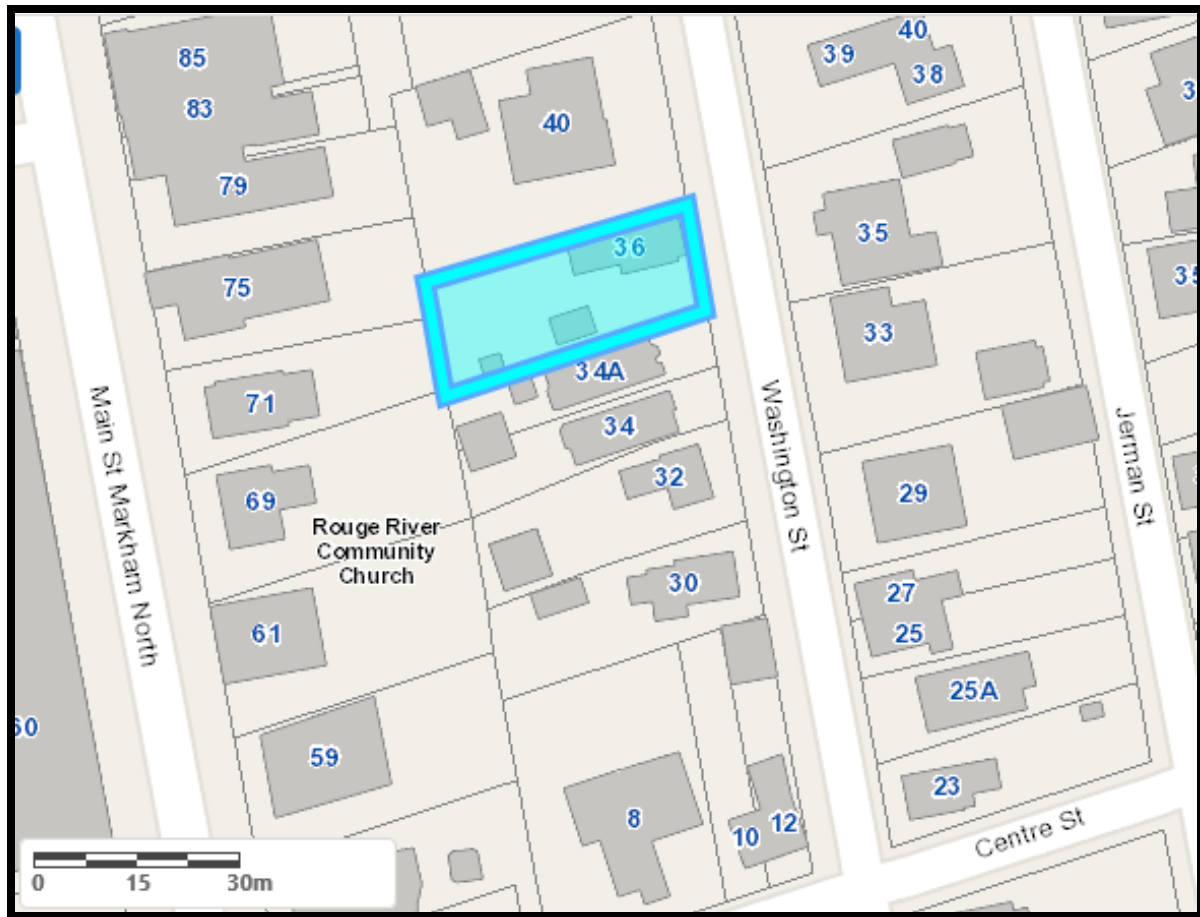
THAT Heritage Markham receive the information of the severance application for 36 Washington Street;

AND THAT Heritage Markham recommends that a Heritage Easement Agreement be secured as a condition of severance approval from the Committee of Adjustment.

File: 36 Washington Street, Markham Village

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36 Washington Street, Markham Village Heritage Conservation District

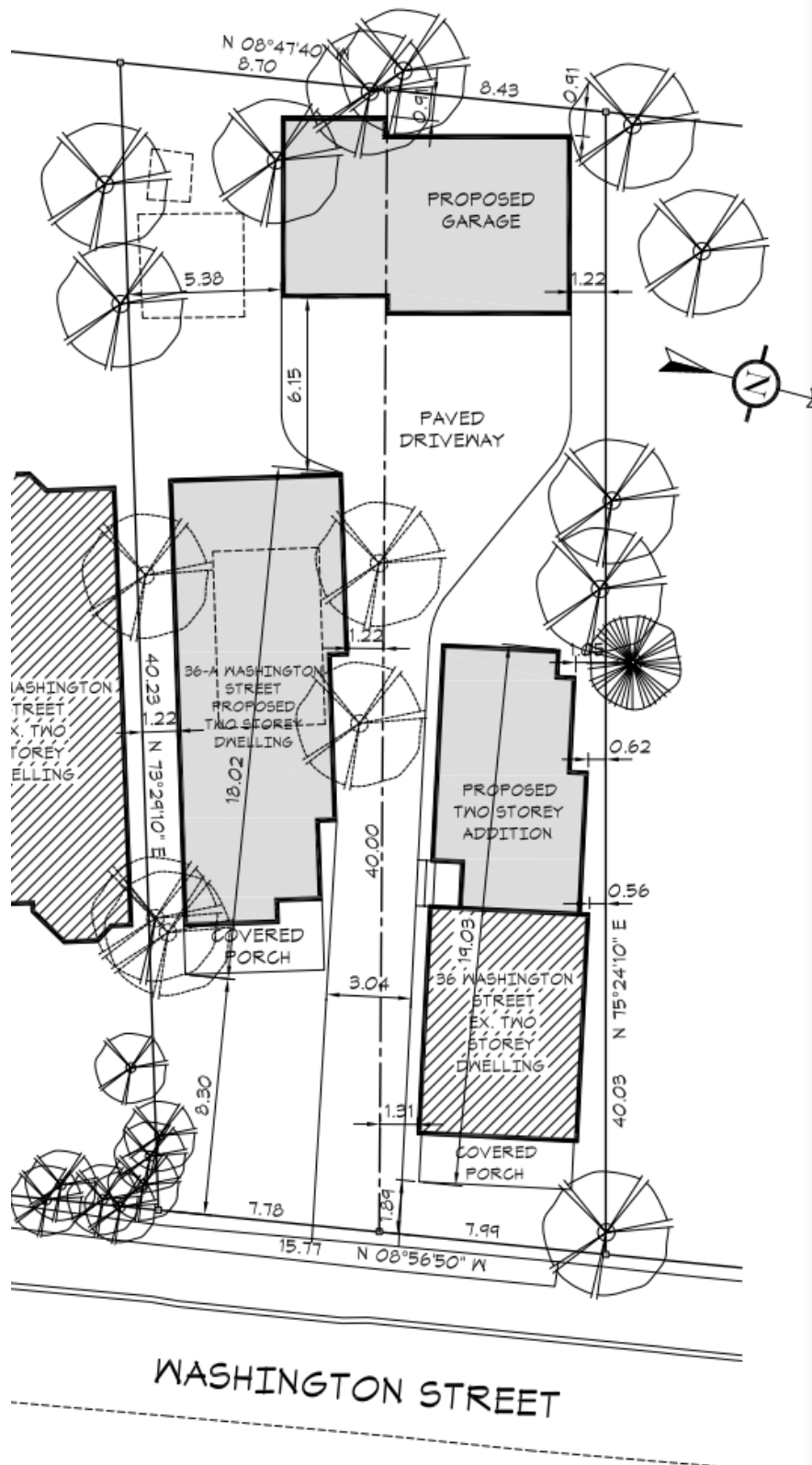


36 Washington Street, Markham Village Heritage Conservation District



Existing heritage dwelling at 36 Washington St.

Proposed Severance and Site Plan



Elevations for Proposed Infill Dwelling

