



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: July 13, 2022

SUBJECT: Committee of Adjustment Variance Application
51 Main Street North, Markham Village Heritage Conservation District
A/051/22

Property/Building Description: Former dwelling ('John and Mary Steele House') c.1890

Use: Commercial

Heritage Status: Designated under Part V of the Ontario Heritage Act as a constituent property of the Markham Village Heritage Conservation District (MVHCD), and identified as a 'Type A' property within the MVHCD Plan.

Application/Proposal

- The City has received a minor variance application (MNV) for 51 Main Street North (the 'subject property') seeking permission to operate a Veterinary Clinic whereas the use is not permitted by the Zoning By-law;
- Exterior modifications associated with the change in use are not currently proposed.

Background

Context

- The subject property is located on the northeast corner of Main Street North and Centre Street, and is adjacent to numerous low-rise commercial properties along Main Street North. Together, these properties form the commercial core of Markham Village. Low-rise residential properties are located to the east of the subject property along Centre and Washington Streets. The property has a small side yard that could potentially be used as a pet relief area should one be required by the veterinary clinic.

Official Plan/Zoning

- The subject property is designated "Heritage Main Street" within the 2014 Official Plan (OP) which provides for a traditional shopping experience for residents and visitors in an historic commercial main street setting where at-grade uses are predominantly retail.
- This OP designation is found within the historic, commercial main streets of Thornhill, Unionville and Markham Village. Each represents a symbolic, historic focal point and an identifiable sense of place that belongs to the entire community and celebrates one of Markham's original town settlements;

- The subject property is zoned Central Commercial Zone (C2) as per By-law 1229, as amended. The C2 zoning designation permits a wide variety of uses including retail stores, service shops, personal service shops, banks, billiard parlours, bowling alleys, business and professional offices, restaurants, theatres, assembly halls, bakeries, hotels, medical clinics, newspaper offices, printing establishments, private clubs, studios, taverns and undertaking establishments.

Staff Comment

- The applicant has not completed a Zoning Preliminary Review (ZPR) to identify the required variances, and as such Staff have recommended deferral of Committee of Adjustment consideration of the MNV application until such time as a ZPR is completed. In particular, Staff have identified the potential need for an additional variance to address deficient on-site parking. As a result of Staff recommendations, the applicant formally requested a deferral on June 30;
- Notwithstanding the deferral and pending ZPR, Staff have no objection to the requested variance to permit a Veterinary Clinic, or a potential future variance to address parking requirements. The property was previously used as a professional office (legal services). As noted above, medical clinics are permitted under the Zoning By-law and the proposed use is similar in function. Further, it is the opinion of Staff that the proposed use meets the intent of the 2014 OP, and does not adversely impact the cultural heritage value of the MVHCD.

Suggested Recommendation for Heritage Markham

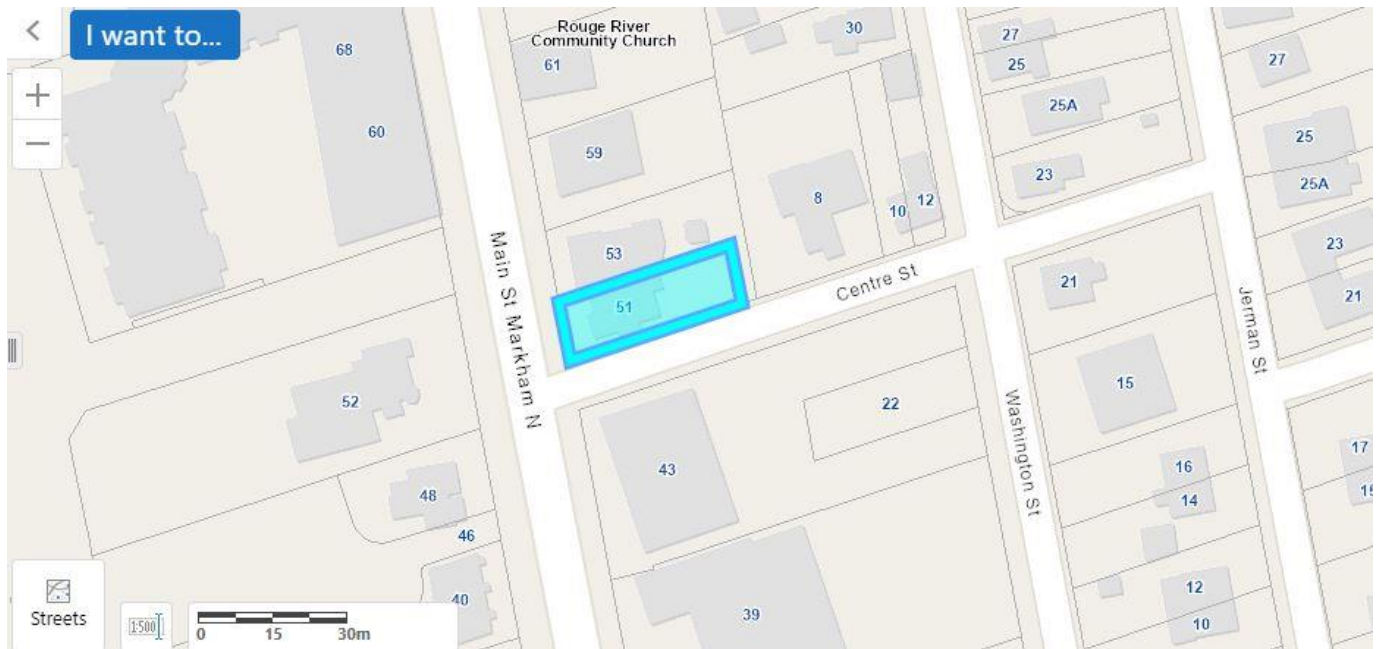
THAT Heritage Markham has no comment from a heritage perspective on the requested variance to permit a Veterinary Clinic at 51 Main Street North.

ATTACHMENTS:

Appendix 'A'	Location Map
Appendix 'B'	Photographs of Subject Property

Appendix 'A'

Property Map



The subject property outlined in blue (Source: City of Markham)

Appendix 'B'

Photographs of the Subject Property



The subject property as seen from Main Street North as it appeared in May 2021 (Source: Google)



The subject property as seen from Centre Street as it appeared in October 2020 (Source: Google)