



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: August 10, 2022

SUBJECT: Committee of Adjustment Variance Application A/116/22
16 Church Street,
Markham Village Heritage Conservation District
Proposed Conversion of Dwelling from Home Occupation to Triplex

Property/Building Description: 1 storey single detached heritage dwelling constructed c. 1860
“The David Cash Worker’s Cottage,” plank-on-plank
construction, with 2018 addition.

Use: Home occupation/residence.

Heritage Status: Designated under Part V of the Ontario Heritage Act as part
of the Markham Village Heritage Conservation District and
classified as a Type A heritage building.

Application/Proposal

- The owner wishes to convert the existing dwelling which is currently being used as a home occupation into a residential triplex;
- The proposed use requires the following variances to permit:
 - An existing side yard setback of 5 ft. whereas the By-law requires a minimum side yard setback of 8 ft.;
 - An existing lot area of 4,860.5 ft², whereas the By-law requires a minimum lot area of 6,500 ft²
 - One dwelling unit in a triplex to have an area of 513 ft² and a second dwelling unit of 665 ft², whereas the By-law requires a minimum unit area of 900 ft²;
 - 3 parking spaces, whereas the By-law requires 5 parking spaces.

Background:

- A site plan control application was approved on October 2, 2018 to construct a 203.34m² (2,188.8 ft²), two storey addition, with an attached two-car garage, to the rear of the existing heritage dwelling.

- The overall project included the exterior restoration of the heritage building which had previously been in an advanced state of deterioration.

Staff Comment

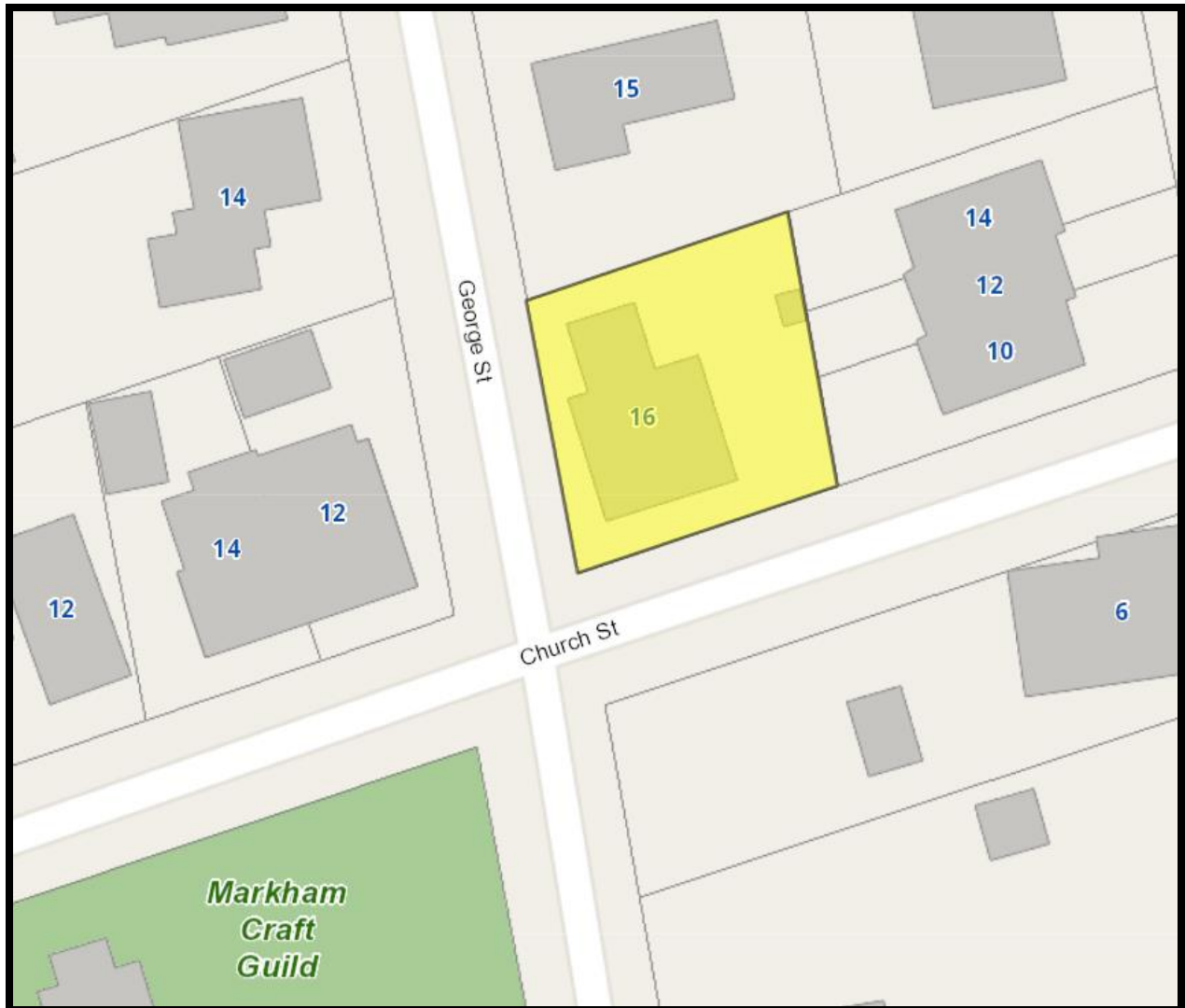
- Given that the proposed use of the building and requested variances do not propose any alteration to the existing appearance of the dwelling and property, there would appear to be no objection to the application from a heritage perspective;

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no comment on the requested variances for 16 Church Street from a heritage perspective.

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Location Map



16 Church Street after 2018 Addition and Restoration



Site Plan

