



MEMORANDUM



TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: September 14, 2022

SUBJECT: Committee of Adjustment Variance Application
Adjacent to Markham Village Heritage Conservation District
14 Wales Avenue, Markham Village
MNV 22 256482 (A/163/22)
Proposed New Detached Dwelling

Property/Building Description: One storey bungalow constructed c. 1947
Use: Residential
Heritage Status: Listed on the Markham Register of Cultural Heritage Value or Interest and Adjacent to the Markham Village Heritage Conservation District

Application/Proposal

- The applicant wishes to demolish the existing house and replace it with a new two storey detached dwelling requiring a variance to permit:
 - A maximum net floor area ratio of 53.7 percent, whereas the By-law permits a maximum net floor area ratio of 45 percent.

Background

- In June of 2019, Heritage Markham considered the potential designation of the property under Part IV of the *Ontario Heritage Act* as a means of preventing the demolition of the existing dwelling in response to receiving a letter from the owner indicating their intention to demolish the existing dwelling in order to replace it with a new dwelling;
- Heritage Markham provided no comment on owner's intention to demolish, and did not recommend designating the property under Part IV of the *Ontario Heritage Act*. By doing this, Heritage Markham in effect consented to the proposed demolition and the opportunity to designate the property has expired;
- The reason that Heritage Markham is being asked to provide feedback on the variance application for the proposed new dwelling is because the property is considered to be adjacent (within 60m or a cultural heritage resource), as defined within the 2014 Official Plan (OP), to the Markham Village Heritage Conservation District ("MVHCD" or the

“District” along its western boundary with properties that front Markham Main Street North.

Heritage Policy

Markham Village Heritage Conservation District Plan

- While the MVHCD Plan does not contain policies or guidelines concerning new construction adjacent to the District, Section 4.5.1.1 of the 2014 Official Plan directs Staff to review any application for development approval on lands adjacent to *cultural heritage resources* to maintain the integrity of those resources. This review includes Committee of Adjustment Variance, and Site Plan Control applications;

Official Plan

- Section 4.5.3.3 of the OP notes it is the policy of Council “to ensure that development that directly affects a *cultural heritage resource* itself and *adjacent lands*, is designed, sited or regulated so as to protect and mitigate any negative visual or physical impact on the heritage attributes of the resource, including considerations such as scale, massing, height, building orientation and location relative to the resource”;
- Section 4.5.3.11 of the OP indicates that the municipality will review applications for *development approval* and *site alteration on adjacent lands* to an individually designated property or a heritage conservation district to require mitigative measures and/or alternative development approaches in order to conserve the *heritage attributes* affected. This review may include measures to ensure compatibility with the characteristics, context and appearance of the *heritage attributes* affected”.

Staff Comment

- Heritage Section staff have reviewed the proposed new detached dwelling and the related variance request, and are of the opinion that it is sufficiently distant from any built heritage resource and buffered by the surrounding non heritage properties as to have no anticipated adverse visual or physical impact on the cultural heritage value of the MVHCD.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no comment from a heritage perspective on the Variance application and proposed new detached dwelling at 14 Wales Avenue;

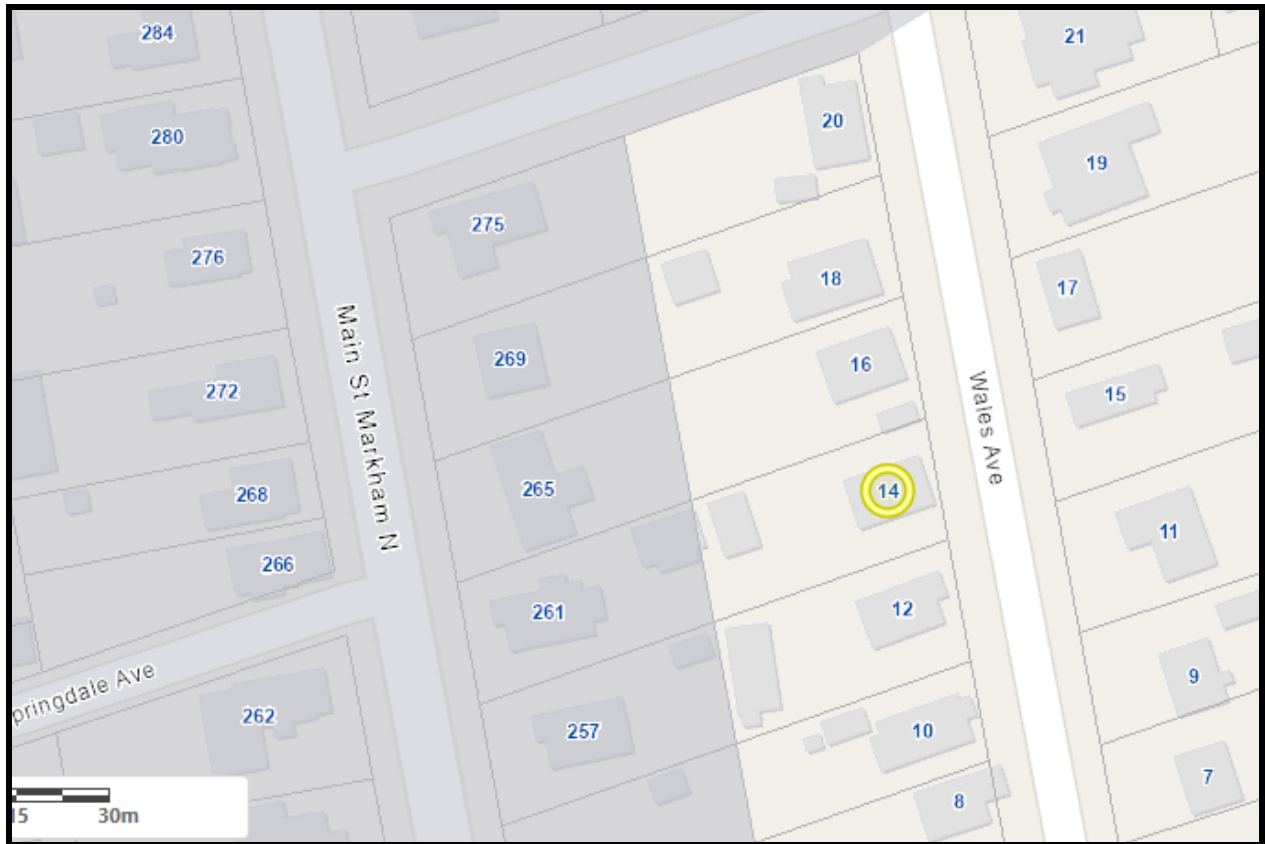
THAT any future development application on the property be delegated to Heritage Section Staff;

AND THAT 14 Wales Avenue be removed from the Markham Register of Cultural Heritage Value or Interest.at the earliest opportunity.

ATTACHMENTS:

Appendix 'A'	Location Map
Appendix 'B'	Photographs of Subject Property
Appendix 'C'	Proposed Site Plan
Appendix 'D'	Proposed East (front) Elevation

Appendix 'A' Location Map



The subject property showing the adjacent MVHCD shaded in blue

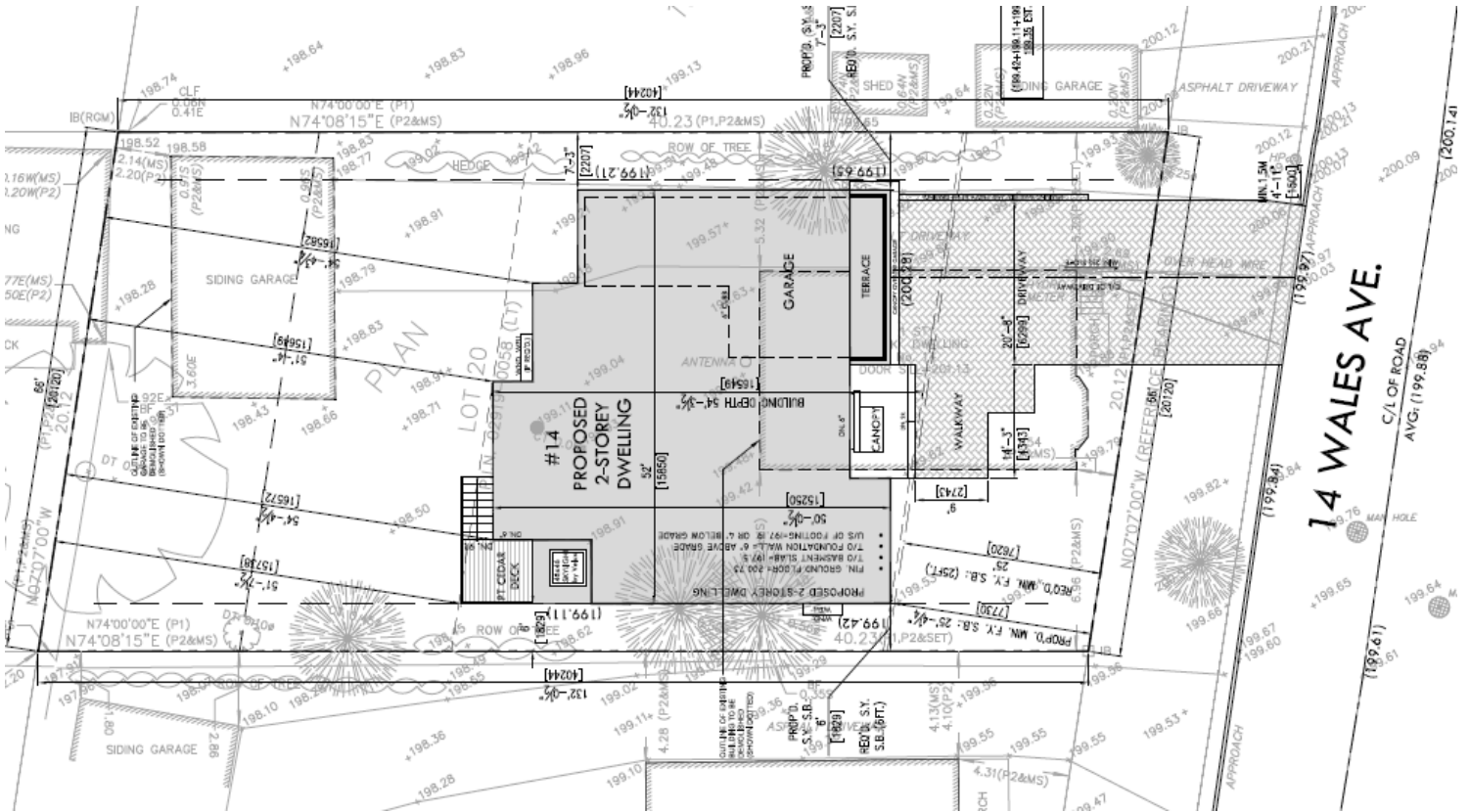
Appendix 'B'

Photograph of the Subject Property

Google street view looking west from Wales Avenue



Proposed Site Plan



Proposed East (front) Elevation

