



MEMORANDUM



TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: April 12, 2023

SUBJECT: Minor Zoning By-Law Amendment
25 Springdale Avenue, Markham Village
FUTURE SEVERANCE AND CONVEYANCE FOR A NEW RESIDENTIAL
LOT
22 25755 PLAN

Property/Building Description: Two-storey detached dwelling with detached garage constructed in 1966 and 1980, respectively, as per MPAC records.

Use: Residential.

Heritage Status: 25 Springdale Avenue is not municipally-recognized as a heritage resource, although it is considered *adjacent*, as defined in the City of Markham Official Plan (2014), to the Markham Village Heritage Conservation District and an individually designated property at 30-34 Springdale Avenue (refer to By-Law 33-93).

Application/Proposal

- The City has received a Minor Zoning By-Law Amendment (“Minor ZBA”) application for the property municipally-known as 25 Springdale Avenue (the “Subject Property”). The purpose of the Minor ZBA is to seek relief from the zoning by-law to create a new residential lot through a future consent application. Refer to Appendix ‘C’ of the memo for a concept plan;
- Rezoning of the Subject Property from “Residential Development” (RD) to R4 or R6 is required prior to the creation of a new residential lot. Submission of a consent application to enable this severance will follow the anticipated Council approval of the Minor ZBA application.

Context

- The Subject Property is located along the south side of Springdale Avenue to the west of Peter Street and has a total area of 1378.28 sq.m (0.34 acres). The Subject Property, which is not visible from the Markham Village Heritage Conservation District, is surrounded by low-rise residential properties and mature trees on all sides. An

individually designated property is also located on the north side of Springdale Avenue to the west of the Subject Property

Heritage Policy

- The Subject Property is not municipally-recognized as a *cultural heritage resource*. It is, however, located *adjacent* (within 60m of a *cultural heritage resource*), as defined within the 2014 Official Plan (OP), to the Markham Village Heritage Conservation District (“MVHCD” or the “District”) and to 30-34 Springdale Avenue (individually designated property);
- 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 Minor ZBA applications;
- 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

Minor Variance Application

- Heritage Section staff have reviewed the Minor ZBA application and find that the development enabled by the application does not have an adverse visual or physical impact on the cultural heritage value of the MVHCD. This Staff position is supported by the absence of policies and guidelines within the MVHCD Plan concerning development on lands considered *adjacent* to the District, as well as the Subject Property’s lack of visibility from within the MVHCD. The proposed development would not appear to adversely impact the individually designated property at 30-34 Springdale Avenue.

Review of Future Development Applications

- It is recommend that review of future development applications inclusive of Minor ZBA and Consent applications on lands considered *adjacent* to *cultural heritage resources* be delegated to Heritage Section staff provided that the Ward Councillor is consulted and has no objection to the proposal. If Staff or the Ward Councillor has any concerns from a heritage perspective, the matter will be forwarded to Heritage Markham for comment. It is the opinion of Staff that this approach will create efficiencies and allow for the Committee to focus its attention on more significant heritage matters.

Next Steps

- The statutory public meeting, as required by the *Planning Act*, is scheduled for April 25, 2023. A date for Council consideration of the Minor ZBA application has not yet been determined.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no comment from a heritage perspective on the Minor Zoning By-Law Amendment application for 25 Springdale Avenue;

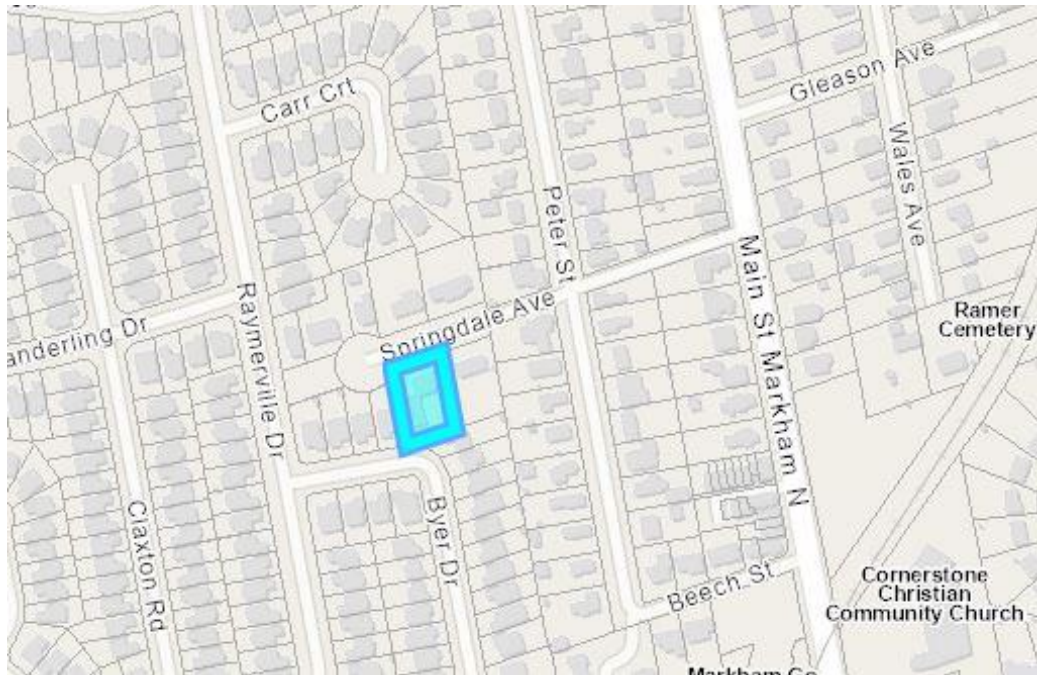
AND THAT Heritage Markham delegate review of future Minor Zoning By-law Amendment and Consent applications on lands considered *adjacent to cultural heritage resources* to Heritage Section staff provided that the Ward Councillor has no objection to the proposal from a heritage perspective.

ATTACHMENTS:

Appendix 'A'	Location Maps
Appendix 'B'	Images of the Subject Property
Appendix 'C'	Concept Plan
Appendix 'D'	30-34 Springdale Avenue (Individually Designated) - Jonas and Fanny Ramer House

Appendix 'A'

Location Maps



The Subject Property outlined in blue (Source: City of Markham)



The relationship of the Subject Property, outlined in blue, to the MVHCD, and the 60m buffer from the boundary of the District (Source: City of Markham)

Appendix 'B'

Images of the Subject Property



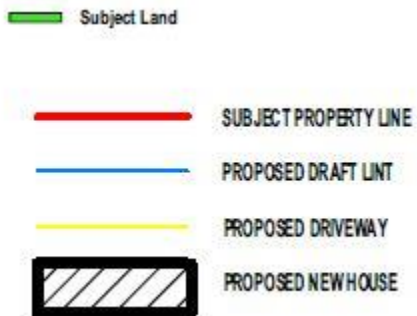
Aerial image of the Subject Property looking north (Source: Google)



The primary (north) elevation of the Subject Property. (Source: Google)

Appendix 'C'

Concept Plan



Appendix 'D'

30-34 Springdale Avenue (Individually Designated)

Jonas and Fanny Ramer House



Front Elevation facing Springdale Ave (Source: City of Markham)