

HERITAGE MARKHAM EXTRACT

Date: March 9, 2022

To: R. Hutcheson, Manager, Heritage Planning
P. Wokral, Senior Heritage Planner

EXTRACT CONTAINING ITEM # 6.3 OF THE THIRD HERITAGE MARKHAM
COMMITTEE MEETING HELD ON MARCH 9, 2022

6.3 ZONING BY-LAW AMENDMENT

PROPOSED TOWNHOUSE DEVELOPMENT 347 MAIN STREET NORTH (16.11)

FILE NUMBERS:

PLAN 19 123553

PLAN 21 140439

Victor Huang declared an interest with respect to Item 6.3 (347 Main Street North), by nature of being part of the development team and owner of the property and did not take part in the discussion of or vote on the question of the approval of this matter.

Peter Wokral, Senior Heritage Planner addressed the Committee and reviewed the application for a revised development proposal based on feedback provided from the review of the Official Plan and Zoning By-law Amendment applications submitted in 2019. The revised application is for the proposed demolition of the existing building, which is currently used as an automotive dealership, and to replace it with a three storey, 15-unit, townhouse development comprised of a block of seven units fronting Main Street North, and a block of eight units fronting an internal condo road accessed from Deer Park Lane. The architectural design of the proposed townhouses reflects a blend of the Second Empire and Gothic Revival architectural styles.

The subject property is designated as “Residential Low Rise” in the 2014 Official Plan which permits single and semi-detached dwelling and townhouses, excluding back-to-back townhouses, and small multiplex buildings containing 3 to 6 units all with direct frontage on to a public street. A Zoning By-law amendment to permit the above building types without direct frontage on a public street may also be considered, at appropriate locations, where a development block has frontage on an arterial road or a major collector road. The applicant proposes to build one of the two blocks of townhouse units without direct frontage to a public street, and neither Main Street North or Deer Park Lane are arterial or major collector roads, (Main Street North between Hwy 7 E. and 16th Avenue is designated as a minor collector road). Heritage Markham reviewed the original 19 townhouse unit proposal submitted by the previous owner in November of 2019 which

adopted a three-storey interpretation of the Second Empire style. Heritage Markham did not support the proposed Official Plan Amendment to permit townhouses not having direct frontage to a public street given the existing heritage character of the area, and recommended the area behind the proposed townhouses fronting onto Main Street North be used for backyard amenity space, visitor parking, snow storage and vehicular circulation. The revised development proposal adopts some of the revisions recommended by city staff.

The Official Plan 2014 provides direction as to where the city may consider amendments to permit townhouses not fronting a public street (i.e., at appropriate locations and where the block has frontage on an arterial road or a major collector). This particular site does not support this type of development concept. Staff has suggested that given the local context, the townhouses should ideally front only on to Main Street North (and possibly Deer Park Lane) with the remainder of the parcel used for an appropriate amenity space, visitor parking, snow storage and vehicular circulation. Staff has no objection to the demolition of the existing building, and the proposed Zoning By-law amendment to convert the subject property from commercial uses to residential uses including townhouses, but may have issues with site-specific development standards in support of the application concept

Jack Wong, Land Use Planner from Malone Given Parsons presented to the Committee on behalf of the applicant and provided a quick overview of the development proposal. He presented a few images of the current used car dealership building. He advised that the site is designated for residential low rise in the Markham Official Plan that provides for ground related housing that includes houses normally up to 3 storeys in height. He reiterated that the maximum building height permitted on this lot is up to 2½ storeys, and hence the reason for the official plan amendment application with site-specific provisions. The applicant has proposed to rezone the property in order to facilitate the townhouse development up to 3 storeys high. Mr. Wong also presented architectural renderings of the proposed townhouse development.

Heritage Markham Committee provided the following feedback:

- More green space should be provided, to permit for the planting of street trees and to preserve existing trees located on the property boundaries which act as buffers;
- The proposed townhouse development is seeking a density of approximately 30 units per acre which is roughly double to what has been permitted in the townhouse development recently approved at 73 Main St. S and more than other townhouse developments in the heritage conservation district;
- There is no amenity space for the townhouses that front onto Main Street.
- Lack of sufficient visitor parking on site and limited options on nearby streets such as Deer Park Lane;
- Lack of space for snow removal.

- There are no basements, so the garage has to be large enough to provide for storage of snow tires, green and blue bins, bicycles, etc.
- Concerns about traffic;
- Tree preservation – a number of significant trees on the south side of the property that act as a buffer to the single detached dwelling to the south that should be preserved.
- The property in front of the townhouses fronting Main Street needs to be appropriately maintained by the Condo Corporation.
- Should not support the draft plan of subdivision application for the townhouses if the concept is not supported by the Committee.
- An appropriate residential development can be supported in place of the existing automotive dealership.

Recommendations:

THAT the deputation and presentation by Jack Wong, Malone Given Parsons, on behalf of the applicant, be received;

THAT Heritage Markham has no objection from a heritage perspective to the proposed demolition of the existing car dealership and the Zoning By-law Amendment to permit residential uses in this location, including townhouses;

THAT Heritage Markham recommends that the architectural style of the townhouses be reflective of authentic Markham examples of either the Second Empire or Gothic Revival style;

THAT Heritage Markham has no objection from a heritage perspective to the proposed Official Plan Amendment to permit 3 storey townhouses in either a Second Empire or Gothic Revival architectural style;

THAT Heritage Markham does not support the associated Draft Plan of Subdivision application;

THAT based on the current proposal, Heritage Markham does not support the proposed Official Plan Amendment to permit townhouses not having direct frontage to a public street, given the existing heritage character of the area and recommends the area behind the proposed townhouses fronting onto Main Street North be used for backyard amenity space, visitor parking, snow storage and vehicular circulation;

THAT Heritage Markham recommends a 50% reduction in the number of units to be more consistent with the Heritage District and to address urban design concerns related to snow removal, appropriate visitor parking spaces, rear yards and tree preservation.

Carried