



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: July 12, 2023

SUBJECT: Committee Of Adjustment Variance Application
313 Main Street North, Markham Village Heritage Conservation District
Mnv 23 126491, A/117/23

Property/Building Description: Former Church Building constructed circa 1875

Use: Place of Worship

Heritage Status: Designated under Part V of the Ontario Heritage Act and classified as a Group 'A' in the Markham Village Heritage Conservation District (building or buildings that define the heritage character of the district).

Application Proposal

- The owners have submitted an application to the Committee of Adjustment seeking a variance to permit the expansion of a legal non-conforming use (place of worship), whereas only a residential use is permitted;
- This variance would be required to permit the owners to construct a proposed addition to the north side of the existing building, which would enclose a portion of historic brick wall in a glass atrium.

Background

- Although the property has been continually used as a place of worship since the 19th century, (most recently a Buddhist Temple) it was zoned for residential use only in the 1960's through Zoning By-law 1229, and is therefore considered to be a legal non-conforming use;
- The historic church building was extensively altered in the mid-20th century only leaving portions of the north and south walls unaltered;
- The City is expecting the submission of a site plan control application seeking permission for the proposed addition and alterations.

Staff Comment

- Staff recommends that Heritage Markham have no objection to the requested variance (permission application) as the proposed additions to the existing building do not negatively impact the existing heritage attributes of the building, and are easily reversible;
- Heritage Markham will have the opportunity of providing comments on the proposed additions and alterations through the site plan control application process.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection to the Committee of Adjustment application to permit the expansion of the existing legal non-conforming use at 313 Main St. N. Markham Village.

Attachments

Appendix A- Location Map

Appendix B- Photograph of Existing Building and Place of Worship

Appendix C- Proposed Site Plan

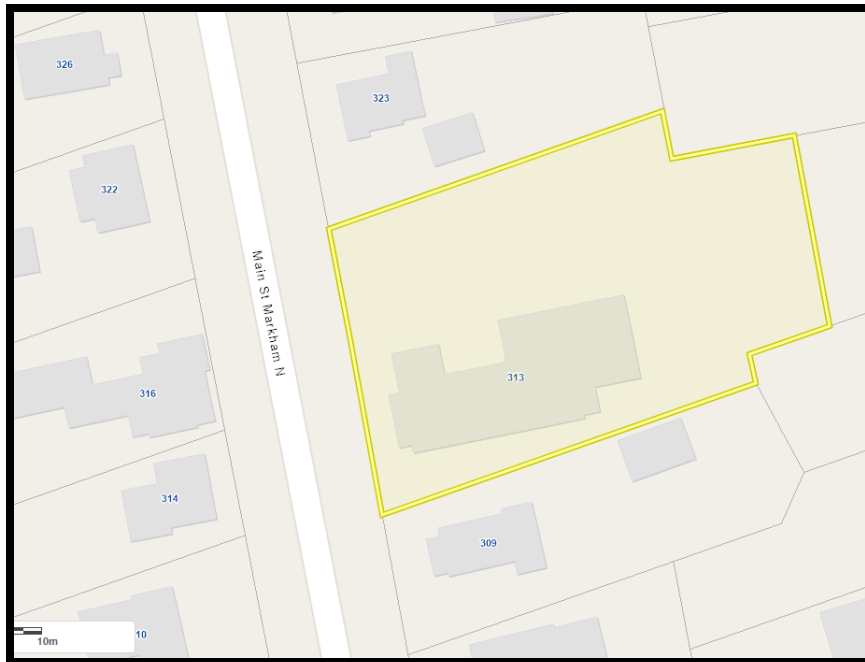
Appendix D-Proposed Ground Floor Plan

Appendix E- Proposed Elevations

Appendix F- Renderings of the Proposed Addition and Alterations

File: 313 Main St. N.

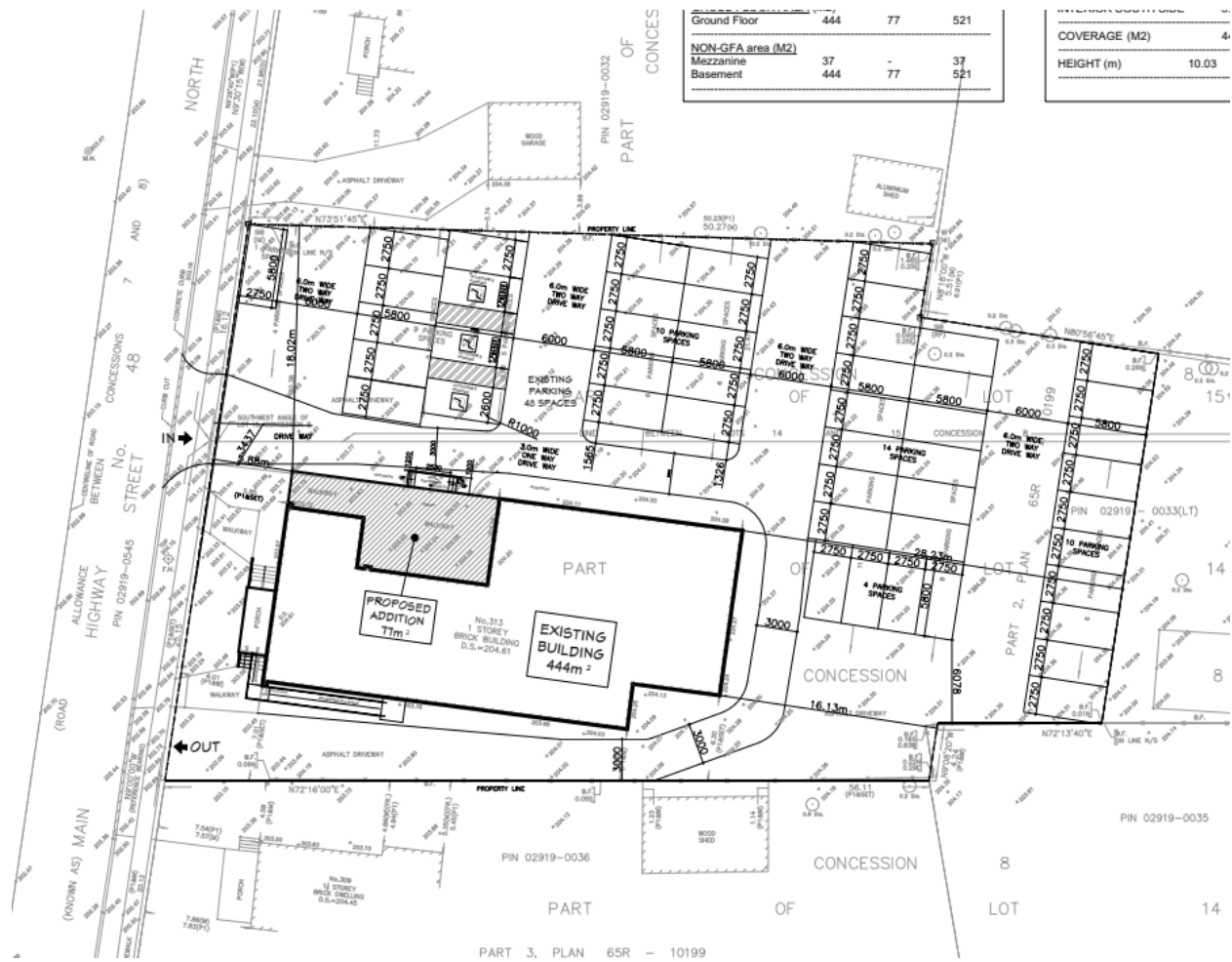
Appendix A- Location Map



Appendix B- Photograph of Existing Building and Place of Worship



Appendix C- Proposed Site Plan



The Proposed Additions are shown with hatched lines

GROUND FLOOR PLAN
SCALE: 1:50

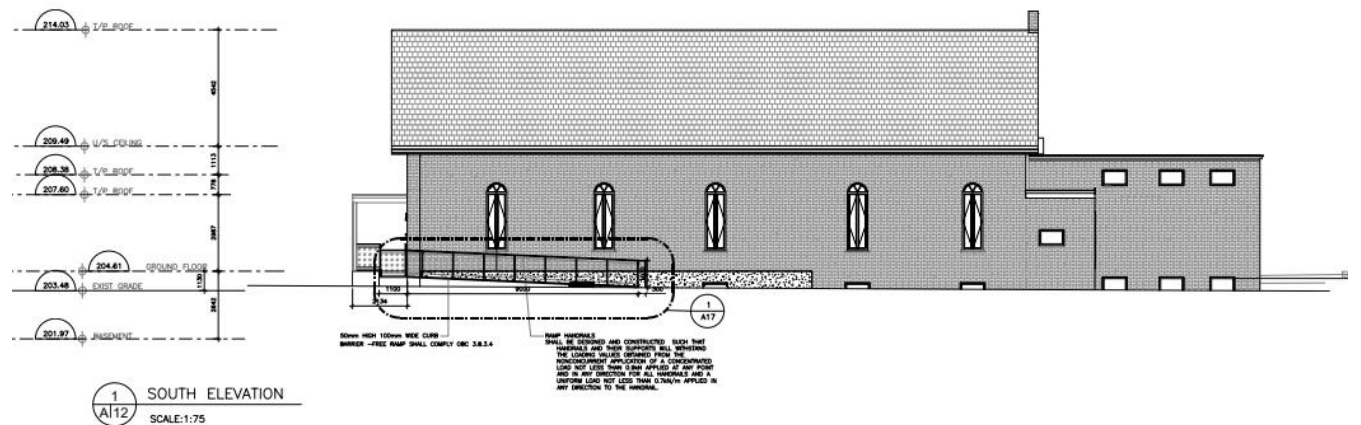
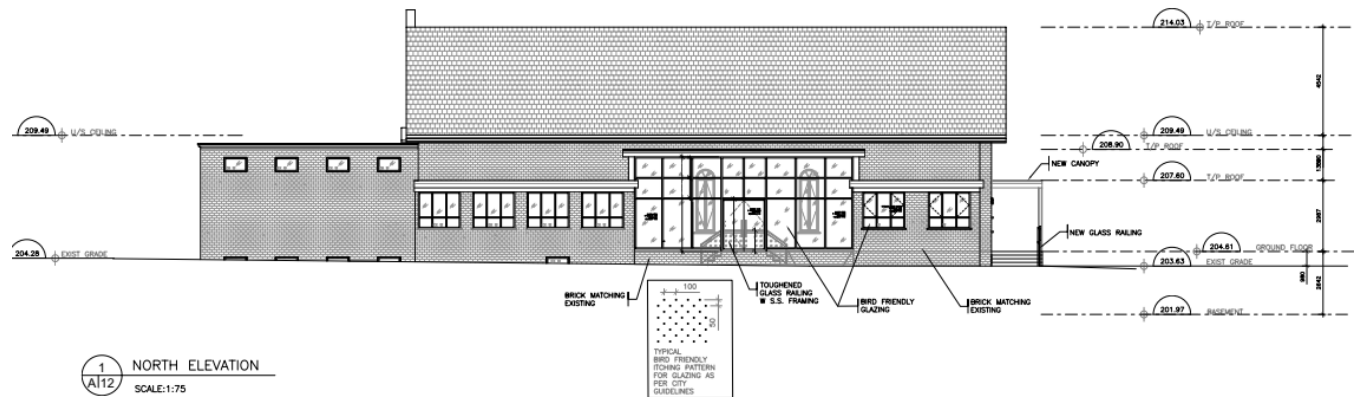
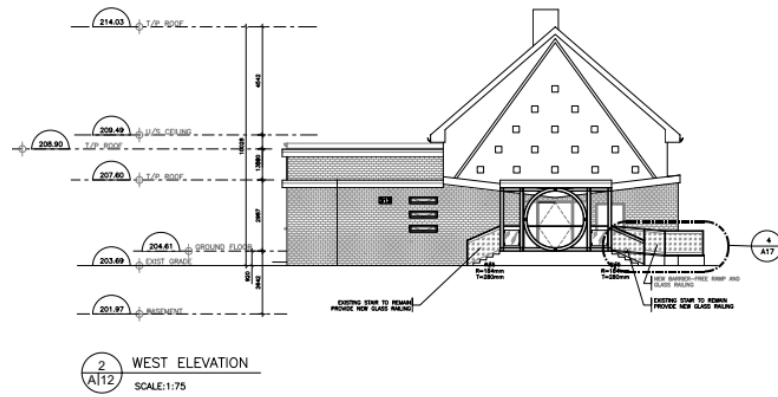
AREA STATEMENT:
EXISTING AREA: 444 m²
PROPOSED AREA: 77 m²
TOTAL AREA: 521 m²

45 MIN. FIRE RATED COLUMN DETAIL AT 'A'

NOTES:

- ALL EXISTING WALLS TO REMAIN UNLESS OTHERWISE NOTED.
- ALL EXISTING FLOORS TO REMAIN UNLESS OTHERWISE NOTED.
- ALL EXISTING ROOFS TO REMAIN UNLESS OTHERWISE NOTED.
- ALL EXISTING SERVICES TO REMAIN UNLESS OTHERWISE NOTED.
- ALL EXISTING STRUCTURE TO REMAIN UNLESS OTHERWISE NOTED.
- ALL EXISTING FINISHES TO REMAIN UNLESS OTHERWISE NOTED.
- ALL EXISTING LANDSCAPE TO REMAIN UNLESS OTHERWISE NOTED.
- ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.
- ALL EXISTING VENTILATION TO REMAIN UNLESS OTHERWISE NOTED.
- ALL EXISTING LIGHTING TO REMAIN UNLESS OTHERWISE NOTED.
- ALL EXISTING FURNITURE TO REMAIN UNLESS OTHERWISE NOTED.
- ALL EXISTING EQUIPMENT TO REMAIN UNLESS OTHERWISE NOTED.
- ALL EXISTING STORAGE TO REMAIN UNLESS OTHERWISE NOTED.
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Appendix E- Proposed Elevations



Appendix F- Renderings of the Proposed Additions and Alterations

