




MEMORANDUM

TO: John Livey, Chief Administrative Officer

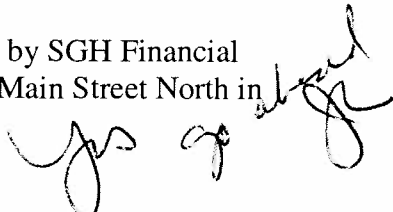
FROM: Valerie Shuttleworth, Director of Planning & Urban Design 

PREPARED BY: George Duncan, Senior Heritage Planner

DATE: July 27, 2006

SUBJECT: Delegation of authority to CAO to call a Public Meeting regarding a Zoning Amendment Application by SGH Financial Inc.
161 Main Street, Markham Village Heritage Conservation District
File No. ZA 06 122145

RECOMMENDATION:

That a public meeting be held to consider the rezoning application submitted by SGH Financial Inc. to permit commercial office uses in an existing heritage building at 161 Main Street North in the Markham Village Heritage Conservation District. 

PURPOSE:

On June 28, 2005, Council adopted an amendment to By-law 4-200 (a By-law to appoint a Chief Administrative Officer) to delegate to the Chief Administrative Officer or his designate, the authority to call a public meeting in the absence of Council during the annual summer recess. The purpose of this memorandum is to provide background information to the public meeting request made by the applicant and to recommend that the CAO authorize a public meeting, to be held on September 19, 2006.

BACKGROUND:

Property and Area Context

The subject property is 161 Main Street North in the Markham Village Heritage Conservation District. The location is the east side of Main Street, north of St. Andrew's Presbyterian Church property. The site contains a vacant two storey, red brick heritage house and a detached garage. The lot size is approximately 1274 square metres (13,710 Square feet), with a frontage of 22 metres (73 feet). Immediately to the north of the subject property is another heritage house that has been restored, expanded and rezoned to accommodate a real estate office.

Proposal is to rezone the lands to permit business and professional office uses

The subject property is designated MD1/O (Medium Density 1 Housing/Office) in the Official Plan (OPA 108) and is currently zoned R3 (Residential) under By-law 1229, as amended. The purpose of the application is to rezone the property to permit business and professional offices within the existing heritage building on the site, which is proposed to be expanded with an addition to the rear. A Site Plan Control Application (SC 06 122153) has also been submitted and includes details concerning driveway access, parking, landscaping and the footprint and elevations of the proposed addition.

Heritage Markham and the Heritage Districts Development Team have reviewed and commented on the concept plans

Heritage Markham and the Heritage Districts Development Team have reviewed and commented on the concept plans for this proposal and have positively received it. Heritage Markham provided specific direction to the applicant on some modifications to the footprint and elevations of the proposed addition and these have been addressed in the current submission.

POTENTIAL BENEFITS OF APPROVAL OF THE PROPOSAL

The proposed zoning amendment is in keeping with the vision for this area of Main Street Markham as expressed in the Official Plan, and will allow a compatible new use in a significant heritage building.

CONCERNS/ISSUES TO BE RESOLVED:

Specific details of the site development will be dealt with through the Site Plan Control process. This application is very similar to the proposal for the adjacent property (Century 21 Office, 165 Main Street North) that was approved in 2003. In that application, no significant issues arose, and the same situation is anticipated for 161 Main Street North.

FINANCIAL CONSIDERATIONS:

There are no financial considerations for the Town in this memorandum.

ENVIRONMENTAL CONSIDERATIONS:

There are no environmental issues with respect to this application.

ACCESSIBILITY CONSIDERATIONS:

There are no accessibility issues with respect to this application.

ENGAGE 21ST CONSIDERATIONS:

This application aligns with the Corporate Goal of Economic Development by encouraging the commercial development of the subject property while retaining and enhancing a cultural heritage resource.

BUSINESS UNITS CONSULTED AND AFFECTED:

As noted above, Heritage Markham and the Heritage Districts Development Team have reviewed and commented on the concept plans for this application. The Zoning Amendment and Site Plan Control Applications are in circulation to internal departments and external agencies

for comments. All conditions and requirements received will be addressed and incorporated into the recommendation report, if required, or the Site Plan Agreement.

DOCUMENT:

Q:\Development\Heritage\PROPERTY\MAINSTN\161\JLivelyPublicMtg.doc

ATTACHEMENTS:

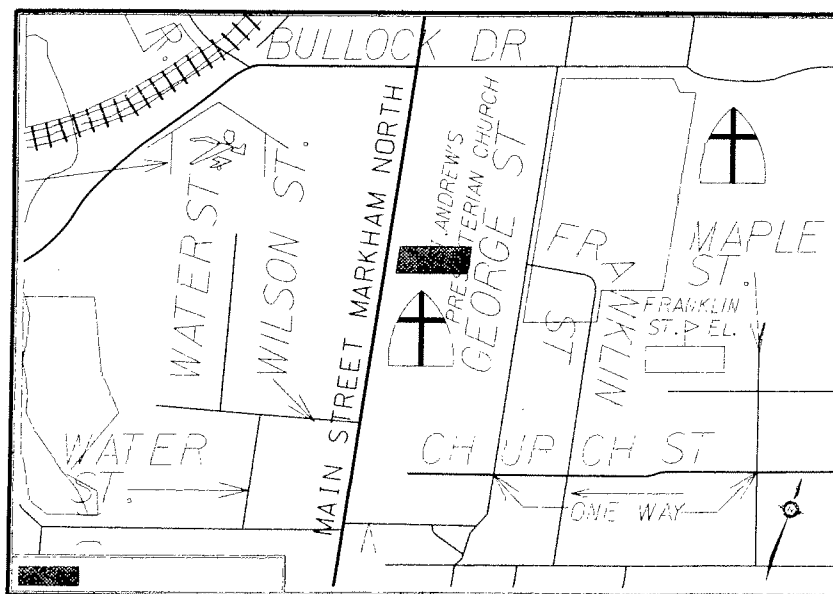
Figure 1 – Location Map
Figure 2 – Area Context
Figure 3 – Air Photo
Figure 4 – Proposed Site Plan
Figure 5 – Proposed Elevations

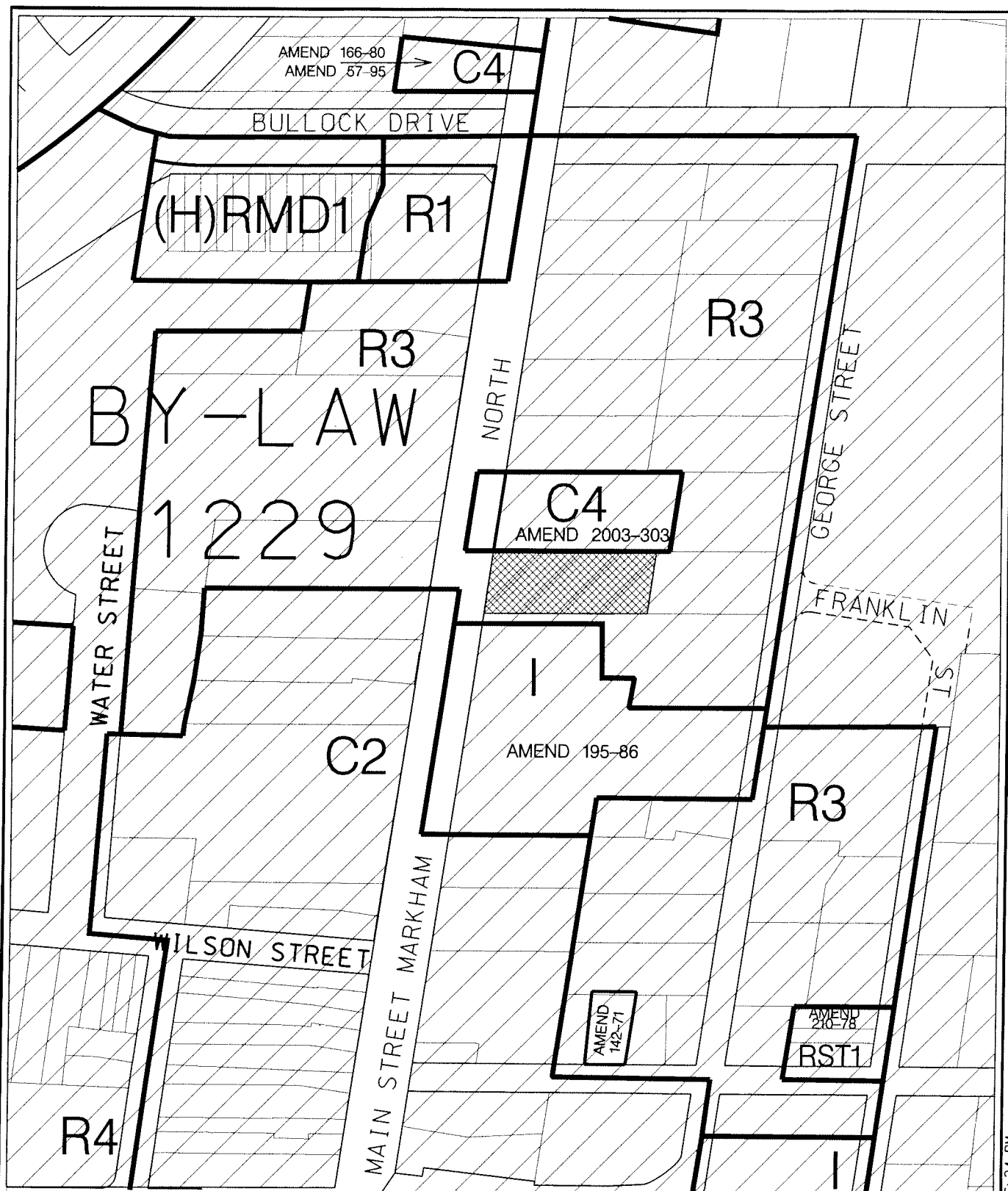
APPLICANT/AGENT:

Applicant:
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SGH Financial Inc.
82 Lake Driveway Road
Ajax ON
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Tel. 905-619-9500
Fax. 905-619-3334

Agent:
Ben Quan
QX4 Investments Ltd.
Consulting Services
17 Bauer Crescent
Markham ON
Tel. 416-564-0351
Fax. 905-479-4517

FIGURE 1: LOCATION MAP

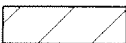





AREA CONTEXT /ZONING

APPLICANT: SGH FINANCIAL INC.
161 MAIN STREET MARKHAM NORTH

FILE No: ZA. 06112145 (GD)

 HERITAGE CONSERVATION DISTRICT
 SUBJECT PROPERTY

DATE: 020806



DEVELOPMENT SERVICES COMMISSION

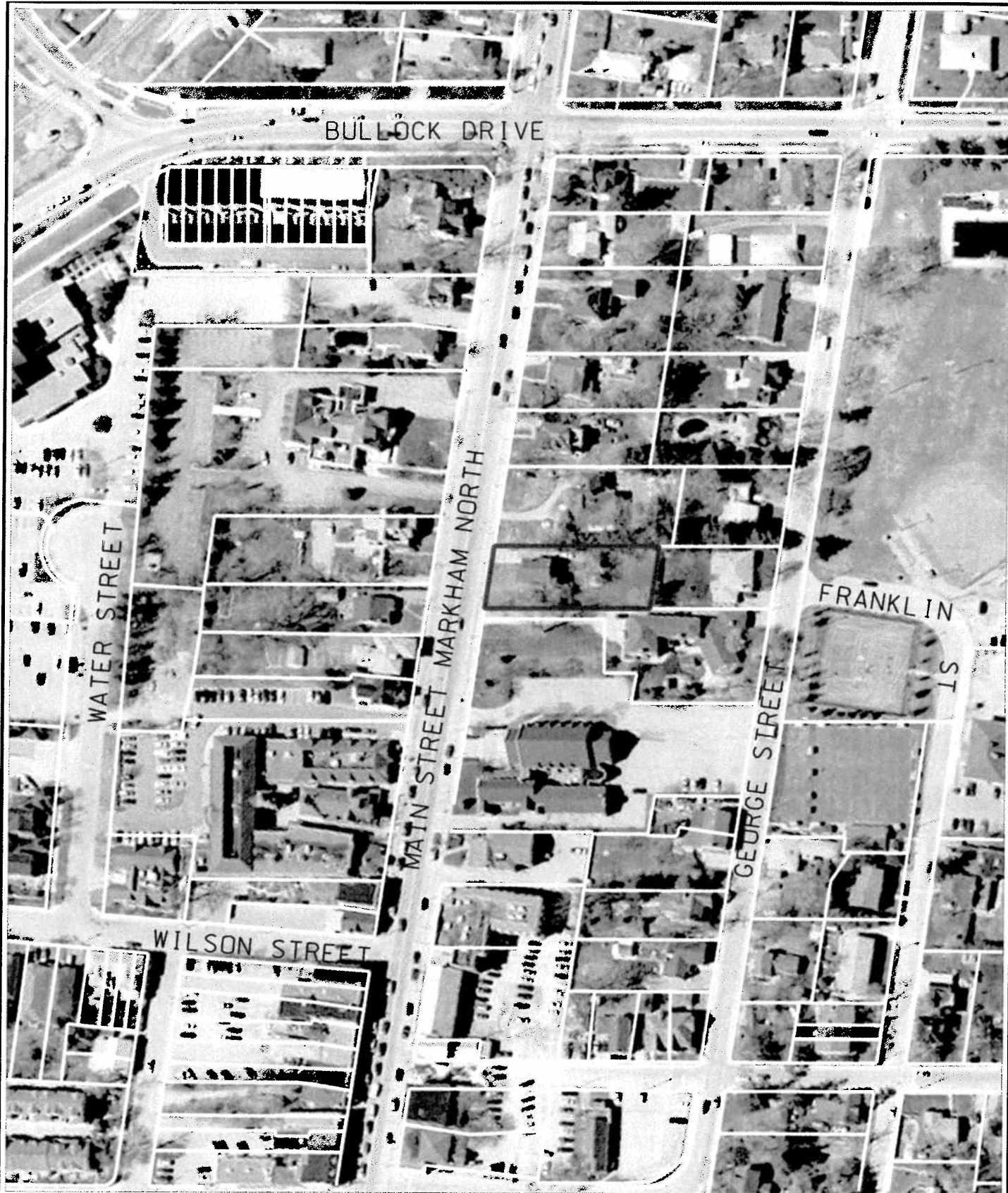
DWN BY: CPW

CHK BY: GD

SCALE 1:

FIGURE No.2

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AIR PHOTO (2005)

APPLICANT: SGH FINANCIAL INC.
161 MAIN STREET MARKHAM NORTH

FILE No: ZA.06112145 (GD)

 SUBJECT PROPERTY

DATE: 02/08/06



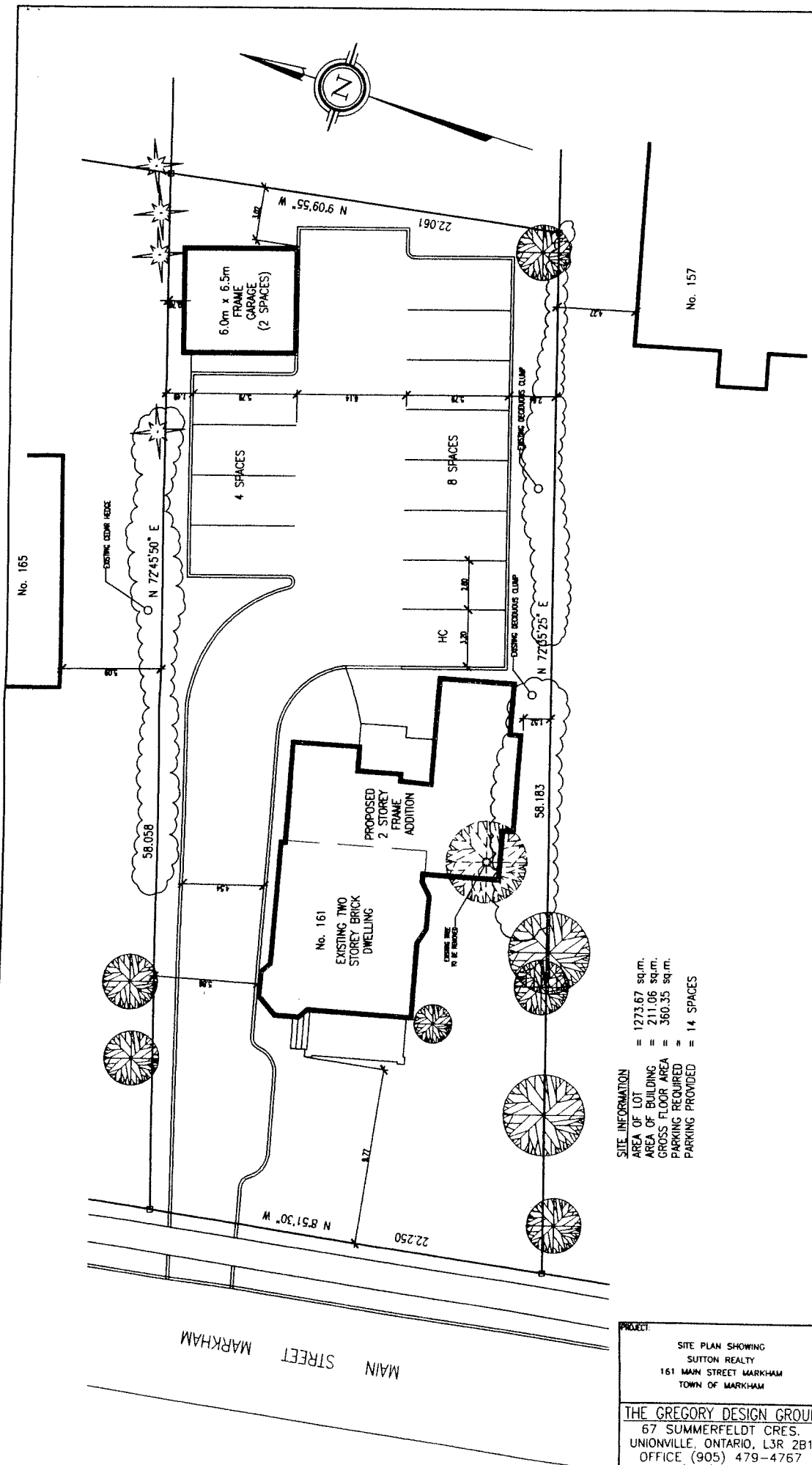
DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW

CHK BY: GD

SCALE 1:

FIGURE No. 3

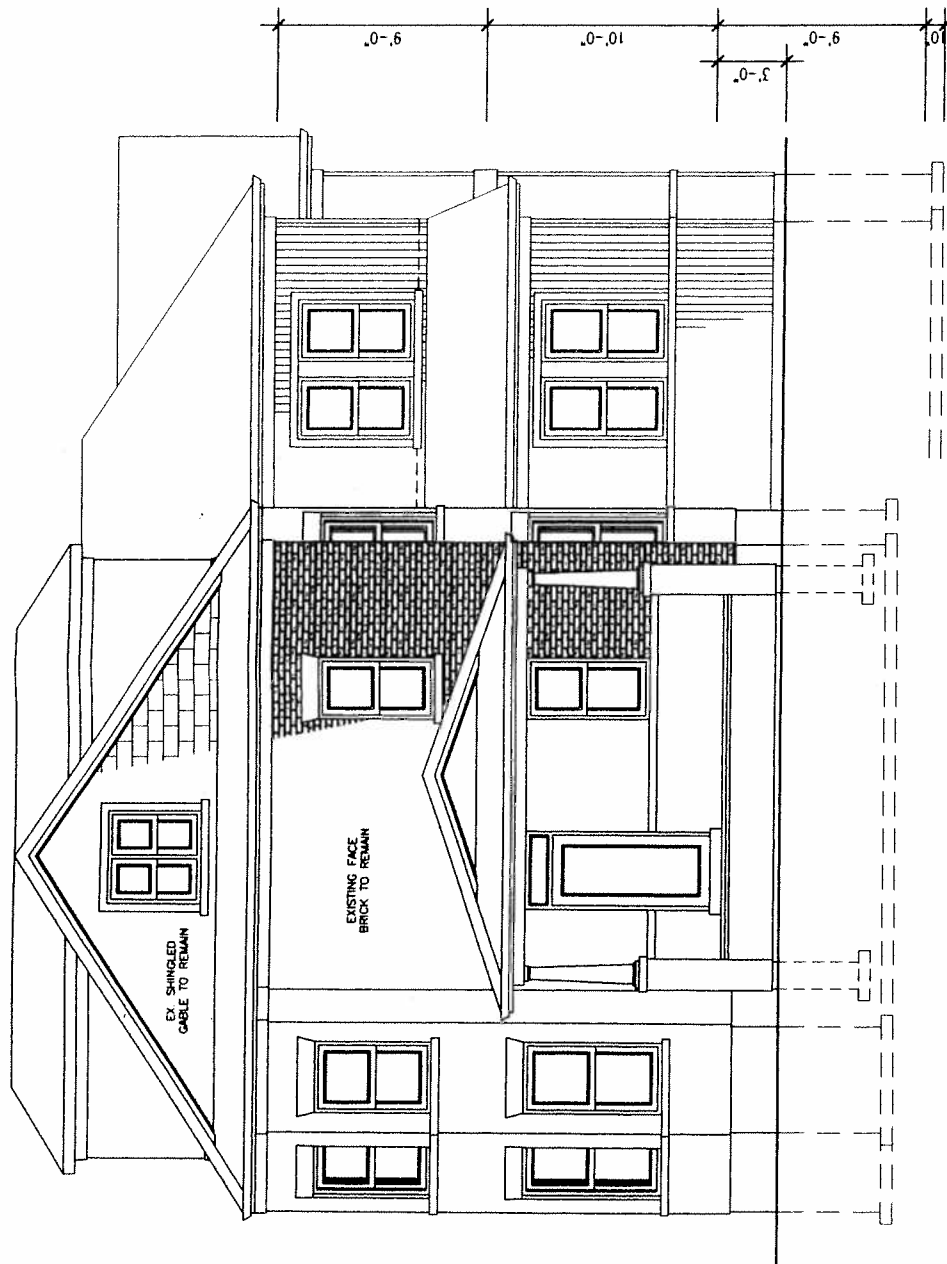


SITE INFORMATION

AREA OF LOT	= 1273.67 sq. m.
AREA OF BUILDING	= 211.06 sq. m.
GROSS FLOOR AREA	= 360.35 sq. m.
PARKING REQUIRED	= 14 SPACES
PARKING PROVIDED	

PROJECT:	SITE PLAN SHOWING SUTTON REALTY 161 MAIN STREET MARKHAM TOWN OF MARKHAM	NOTES: 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED. 2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE TOWN OF MARKHAM. 3. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE TOWN OF MARKHAM. 4. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE TOWN OF MARKHAM. 5. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE TOWN OF MARKHAM.	DRAWN: S. GREGORY DATE: 07/20/06 SCALE: 1:200
THE GREGORY DESIGN GROUP 67 SUMMERFELDT CRES. UNIONVILLE, ONTARIO, L3R 2B1 OFFICE (905) 479-4767		PROJECT NO: 969-05 DRAWING NO: SP-1	

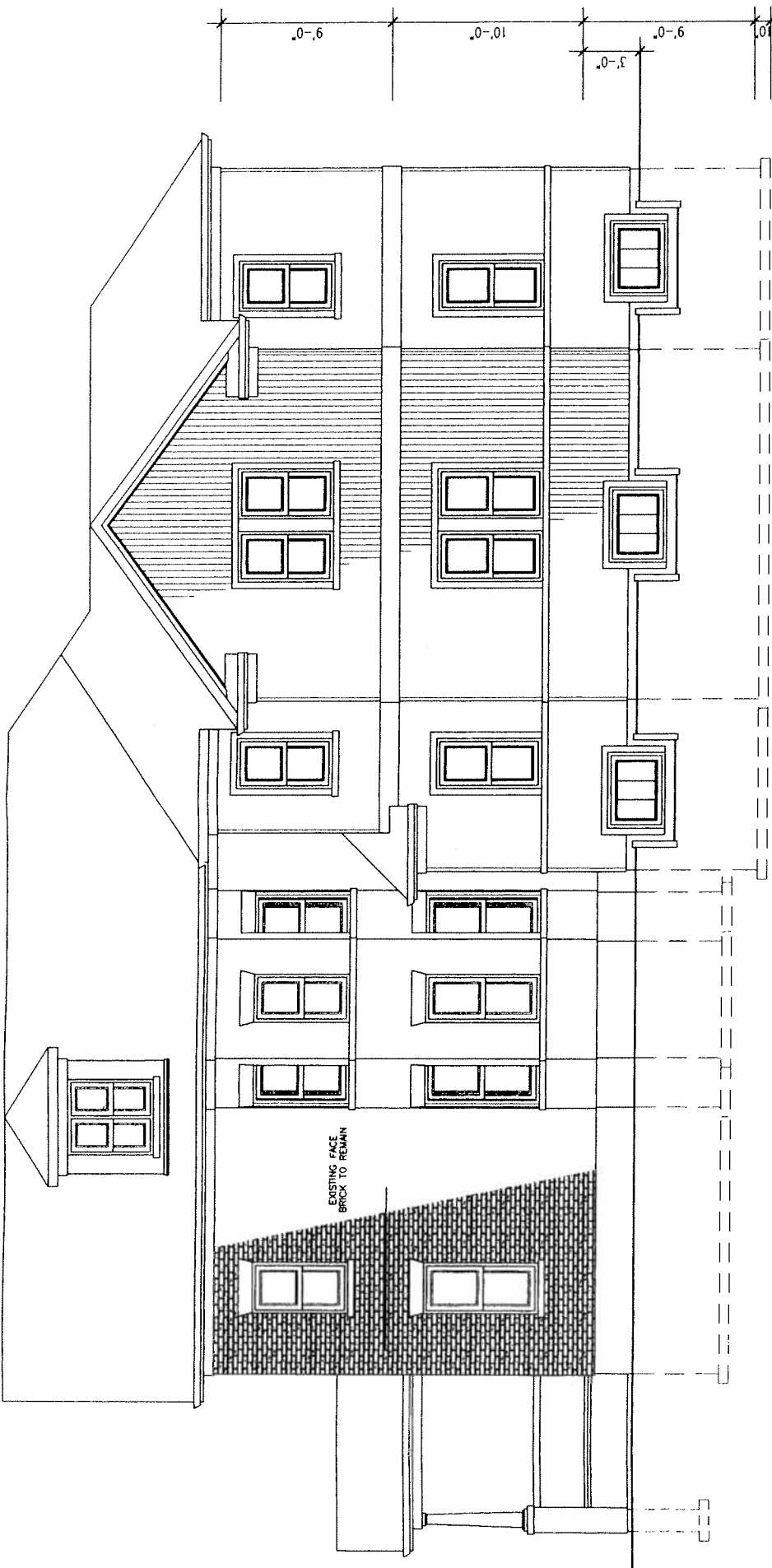
FIGURE 4 - PROPOSED SITE PLAN



FRONT ELEVATION

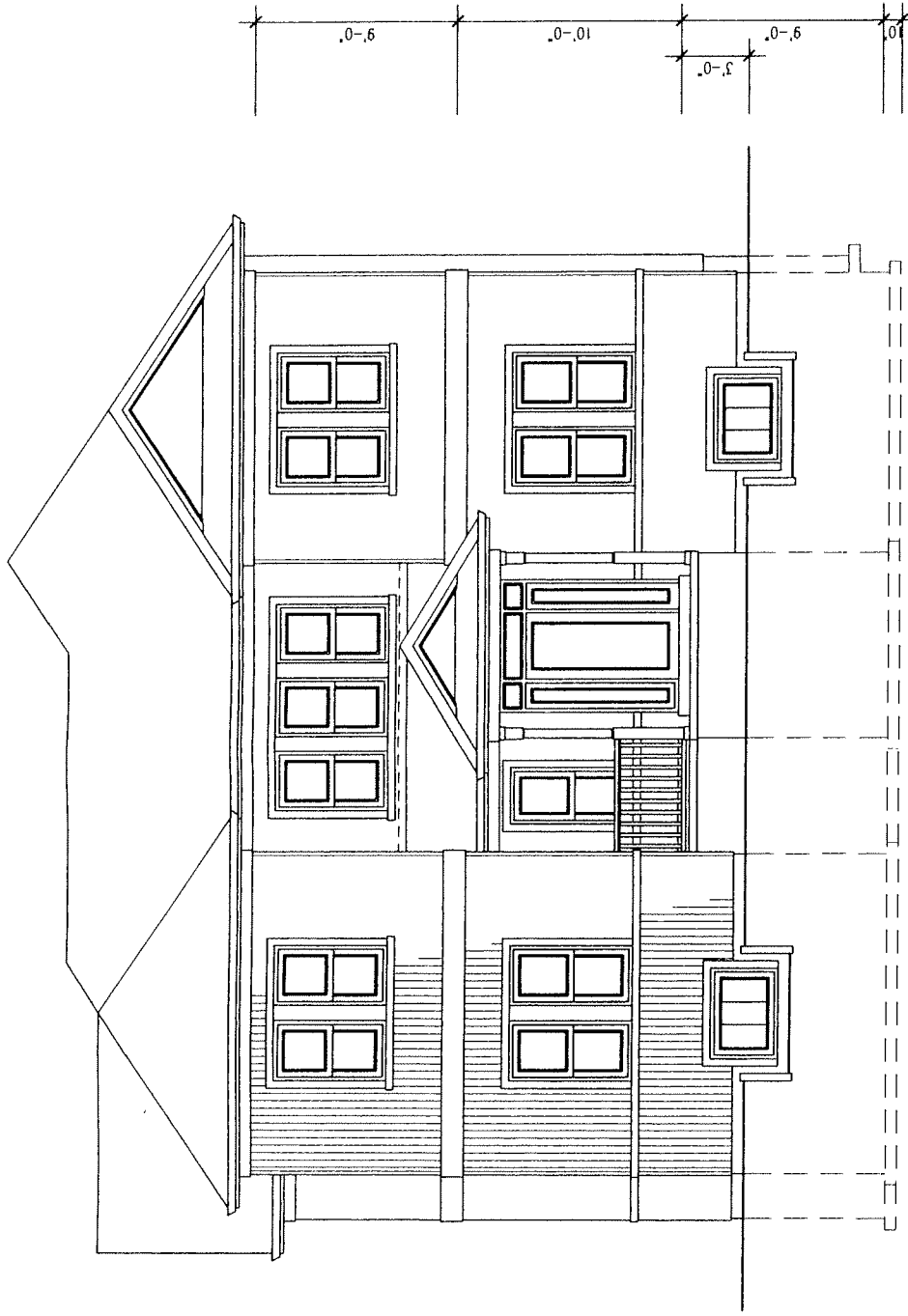
PROJECT	PROPOSED ADDITION TO 161 MAIN STREET TOWN OF MARKHAM		DATE	S. GREGORY
			07/20/06	
THE GREGORY DESIGN GROUP			SCALE	3/16" = 1'-0"
			PROJECT NO.	908-05
			DRAWING NO.	A-4

FIGURE 5 - PROPOSED ELEVATIONS



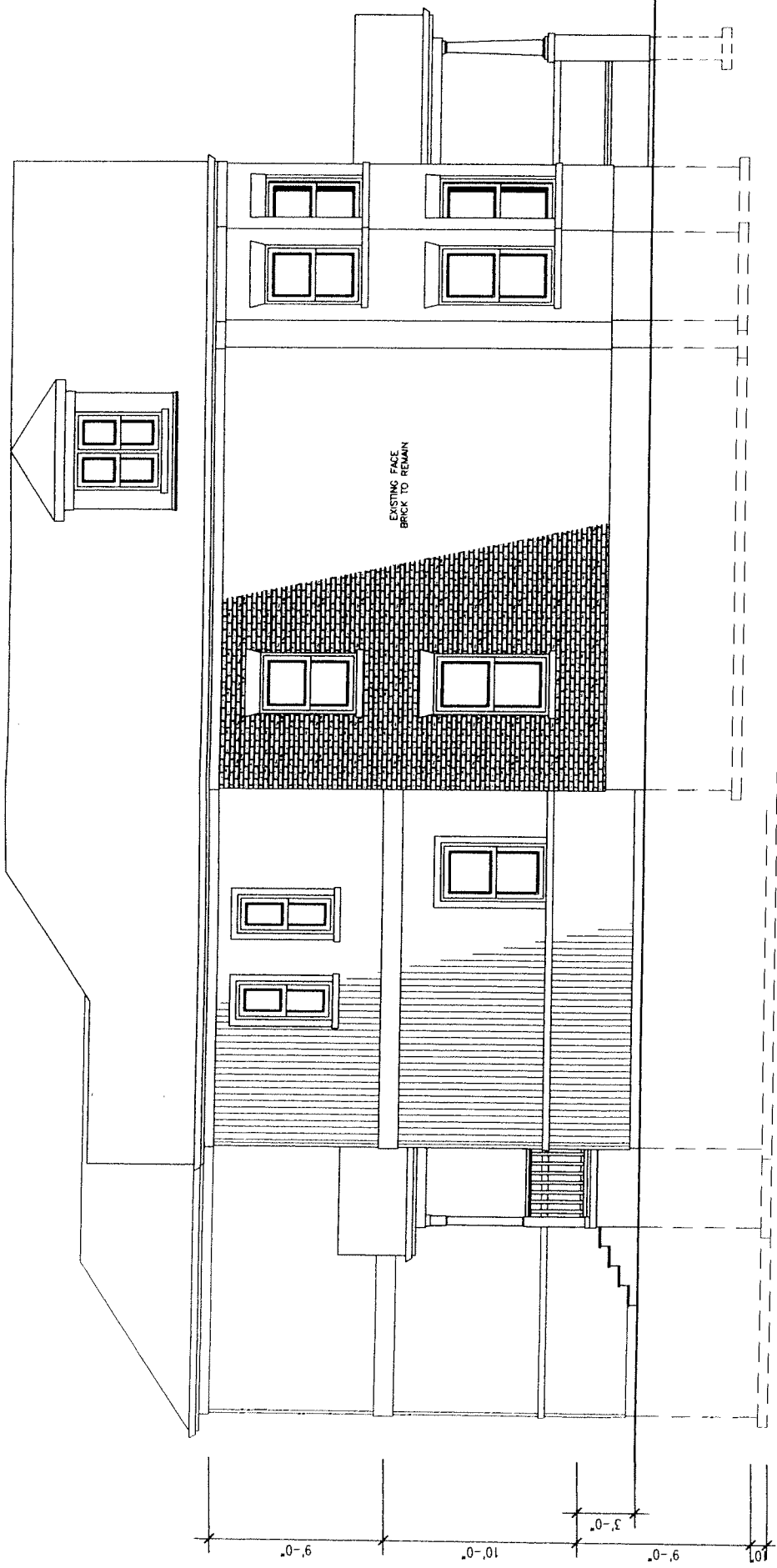
RIGHT SIDE ELEVATION

PROJECT:	PROPOSED ADDITION TO 161 MAIN STREET TOWN OF MARKHAM		OWNER: S. GREGORY	
			DATE: 07/20/06	
THE GREGORY DESIGN GROUP 67 SUMMERFELDT CRES. UNIONVILLE, ONTARIO, L3R 2B1 OFFICE (905) 479-4767 FAX (905) 479-8496			SCALE: 3/16" = 1'-0"	
			PROJECT NO.: 968-05	
			DRAWING NO.: A-5	



REAR ELEVATION

PROJECT:	PROPOSED ADDITION TO 161 MAIN STREET TOWN OF MARKHAM	THE GREGORY DESIGN GROUP 67 SUMMERFELDT CRES. UNIONVILLE, ONTARIO, L3R 2B1 OFFICE (905) 479-4767 FAX (905) 479-8496	NOTES:		DATE 07/20/06	SCALE 3/16"=1'-0"	PROJECT NO. 969-05	DRAWING NO. A-6



LEFT SIDE ELEVATION

PROJECT:	PROPOSED ADDITION TO 161 MAIN STREET TOWN OF MARKHAM		NOTES: 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE MARKHAM ZONING BY-LAW. 2. THE PROPOSED ADDITION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MARKHAM ZONING BY-LAW. 3. THE PROPOSED ADDITION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MARKHAM ZONING BY-LAW.	
	THE GREGORY DESIGN GROUP 67 SUMMERFELDT CRES. UNIONVILLE, ONTARIO, L3R 2B1 OFFICE (905) 479-4767 FAX (905) 479-8496		DRAWN BY: S. GREGORY DATE: 07/20/06 SCALE: 3/16"=1'-0" PROJECT NO.: 969-05 DRAWING NO.: A-7	