

MEMORANDUM

DATE: August 2, 2018

TO: Chairman and Members of the Committee of Adjustment

FILE NO.S: B/07/18; A/95/18 and A/96/18

HEARING DATE: August 8, 2018

The following comments are provided on behalf of the Heritage Districts Team:


The purpose of these applications is to sever a lot for future residential development, and for variances to allow for the construction of a new dwelling on the severed parcel and a new detached garage on the retained parcel. The applications are related to Site Plan Control Application SC 18 168268.

Planning staff recommends that consideration of the applications be deferred *sine die* to provide additional time for the applicant and staff to continue to discuss the merits and details of the applications. Heritage Markham reviewed the applications at their July 11, 2018 meeting and passed a resolution stating that the committee "strongly opposes" the proposed severance. The meeting Extract is attached.

PREPARED BY:


George Duncan, Senior Heritage Planner

REVIEWED BY:


Regan Hutcheson, Manager of Heritage Planning

HERITAGE MARKHAM EXTRACT

DATE: July 25, 2018

TO: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner

EXTRACT CONTAINING ITEM #12 OF THE SEVENTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON JULY 11, 2018.

- 12. Site Plan Control Application,
Committee of Adjustment Variance Application,
Consent Application,
14 Ramona Boulevard, Markham Village Heritage Conservation District,
Proposed Severance, New Dwelling and Detached Garage (16.11)**
File Nos: SC 18 168268
B/07/18
A/95/18
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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Memo

Peter Wokral, Heritage Planner, addressed the Committee and summarized the details outlined in the memo.

There was discussion regarding the requested severance. The Committee supported Staff's recommendation in opposition to the severance of the property.

The Committee inquired if the property could be designated under Part IV of the Ontario Heritage Act rather than Part V in order to prevent further severance of the property or reduction of the front landscaping. Staff indicated that a Part IV designation would require specific attributes of the property to be listed whereas a Part V designation includes the property in more general terms.

The Committee recognized the historical importance of this property in the community and indicated that the frontage of the property as well as the lot size are significant features of the heritage value and should be designated under Part IV of the Ontario Heritage Act. Staff noted that the variance and consent applications are current and if the Committee decides to recommend council designate this property under Part IV of the Ontario Heritage Act then this matter would be put before Council in the fall. The Committee advised that they feel strongly about not severing this property.

The Committee inquired if a precedent was previously set with another property being granted severance, and inquired if any decision was made regarding the remainder of this property when

a portion was previously severed to create 16 Ramona Boulevard. Staff advised that, at that time, staff proposed a one-foot reserve along the frontage line so the City could control further severances, however the applicant convinced the Committee of Adjustment that the reserve was not necessary along the entire property, therefore only the area in front of the heritage building has the reserve.

The Committee proposed an amendment to the recommendation - that Heritage Markham further recommends staff to consider designating this property under Part IV of the Ontario Heritage Act to designate the front landscaping and lot size as significant attributes of the heritage property.

The Committee proposed an additional amendment to the staff recommendation, to change the wording from "does not support" to "strongly opposes".

Recommendation:

That Heritage Markham **strongly opposes** the proposed further severance of 14 Ramona Boulevard and the accompanying Site Plan Control and Variance Application in support of the proposed new dwelling and accessory building because of their detrimental effects on the Robinson House which include:

- The elimination of varied lots sizes which contribute to the distinct character of the Markham Village Heritage Conservation District;
- Placing a new dwelling in the front yard of the Robinson House, which reduces its context and makes the Robinson House more of an anomaly rather than supporting its significance and original relationship with Markham Main Street;
- The elimination of numerous mature trees which surround the Robinson House that significantly contribute to its historical context and heritage character of the district.

That Heritage Markham suggests Staff consider the opportunity of designating this property under Part IV of the Ontario Heritage Act to identify the front landscaping and lot size as significant attributes of the heritage property.

CARRIED