



## MEMORANDUM



**TO:** Heritage Markham Committee

**FROM:** Evan Manning, Senior Heritage Planner

**DATE:** April 8, 2026

**SUBJECT:** **Committee of Adjustment Consent & Variance Applications**  
5 Rouge Street, Markham Village  
Proposed Severance and Construction of Two Detached Dwellings

**FILE:** B/030/25, A/145/25, A/148/25

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**Property/Building Description:** Two-storey detached dwelling with integrated garage constructed c.1951 as per MPAC records

**Use:** Residential

**Heritage Status:** Designated under Part V of the Ontario Heritage Act as part of the Markham Village Heritage Conservation District (the “MVHCD” of the “District”)

### **Application/Proposal**

- The City has received concurrent Consent (“CNST”) and Minor Variance (“MNV”) applications seeking consent to sever 5 Rouge Street (the “Subject Property”) into two approximately equal halves and relief from the by-law to allow for the future construction of two detached dwellings (refer to Appendix ‘F’ for drawings).
- The proposed lot configuration generally reflects that of the abutting properties to the south at 16 & 18 James Scott Road which were severed from the Subject Property via CNST application in 2014.
- The existing dwelling on the Subject Property will be demolished to accommodate the new buildings.

### **Consent Application (B/030/25)**

Pursuant to the provisions of Section 53 of the Planning Act, as amended, and Ontario Regulation No. 197/96, the application is requesting provisional consent to:

- a) **sever and convey a parcel of land** (Part 1) with an approximate lot frontage of 11.15 metres and an approximate lot area of 415.4 square metres; and
- b) **retain a parcel of land** (Part 2) with an approximate lot width of 11.15 metres and an approximate lot area of 417.67 square metres.

### **Minor Variance Application (A/145/25)**

The applicant is requesting relief to permit:

- a) **By-law 2024-19, Section 6.3.2.2(i):** an interior side yard setback of 0.6 metres, whereas the by-law requires a minimum of 1.8 metres;
- b) **By-law 2024-19, Section 6.3.2.2(i):** a combined interior side yard setback of 1.87 metres, whereas the by-law requires a minimum of 4 metres;
- c) **By-law 2024-19, Section 4.8.9.2(a)(i):** a minimum landscaping strip of 0.6 metres, whereas the by-law requires a minimum of 1.5 metres;
- d) **By-law 2024-19, Section 6.3.2.2(a):** a minimum lot frontage of 11.15 metres, whereas the by-law requires a minimum of 23 metres;
- e) **By-law 2024-19, Section 6.3.2.2(d):** a maximum lot coverage of 41 percent, whereas the by-law permits a maximum of 35 percent;
- f) **By-law 2024-19, Section 6.3.2.2(c):** a maximum first storey main building coverage of 38 percent, whereas the by-law permits a maximum of 30 percent;
- g) **By-law 2024-19, Section 6.3.2.2(c):** a maximum second story main building coverage of 38 percent, whereas the by-law permits a maximum of 20 percent; and
- h) **By-law 2024-19, Section 6.3.2.2(e):** a maximum second storey distance from the established building line of 17.93 metres, whereas the by-law permits a maximum of 14.5 metres.

### **Minor Variance Application (A/148/25)**

The applicant is requesting relief to permit:

- a) **By-law 2024-19, Section 6.3.2.2(i):** an interior side yard setback of 0.6 metres, whereas the by-law requires a minimum of 1.8 metres;
- b) **By-law 2024-19, Section 6.3.2.2(i):** a combined interior side yard setback of 1.87 metres, whereas the by-law requires a minimum of 4 metres;
- c) **By-law 2024-19, Section 4.8.9.2(a)(i):** a minimum landscaping strip of 0.6 metres, whereas the by-law requires a minimum of 1.5 metres;
- d) **By-law 2024-19, Section 6.3.2.2(a):** a minimum lot frontage of 11.15 metres, whereas the by-law requires a minimum of 23 metres;

- e) **By-law 2024-19, Section 6.3.2.2(d):** a maximum lot coverage of 40 percent, whereas the by-law permits a maximum of 35 percent;
- f) **By-law 2024-19, Section 6.3.2.2(c):** a maximum first storey main building coverage of 38 percent, whereas the by-law permits a maximum of 30 percent;
- g) **By-law 2024-19, Section 6.3.2.2(c):** a maximum second story main building coverage of 38 percent, whereas the by-law permits a maximum of 20 percent; and
- h) **By-law 2024-19, Section 6.3.2.2(e):** a maximum second storey distance from the established building line of 18.5 metres, whereas the by-law permits a maximum of 14.5 metres.

## **Background**

### *Context*

- The Subject Property is located on the south side of Rouge Street between Main Street North to the west and Mill Street to the east. The portion of the MVHCD south of Highway 7 differs markedly from the remainder of the District as it is less stable (e.g. greater proportion of lot severance and contemporary infill) and contains fewer significant heritage resources. Refer to Appendices ‘A’ & ‘B’ for images of the Subject Property.
- Growth has been piecemeal on Rouge Street with layers spanning from the nineteenth century to the present day. Most of the growth, however, dates from the postwar period. Illustrating this organic growth, the properties in closest proximity to the Subject Property have the following dates of construction as per MPAC:
  - **3 Rouge Street:** c.2003
  - **4 Rouge Street:** c.1971
  - **6 Rouge Street:** c.1901
  - **7 Rouge Street:** c.2014
- The lotting pattern shows a similar variability with differing lot frontages, depths and areas. Refer to the aerial images in Appendix ‘C’ which show the evolution of Rouge Street from 1970 to the present.

## **Policy**

### *Official Plan (“OP”)*

Chapter 4.5 (Cultural Heritage Resources) of the OP provides direction relative to the proposal.

Specifically, Chapter 4.5.3.9 states that it is the policy of Council:

*To provide for the protection and conservation of cultural heritage resources or the mitigation of adverse effects on cultural heritage resources as a condition of minor variance and severance approval and associated agreements.*

Chapter 4.5.3.10 states that it is the policy of Council to:

*To evaluate each land severance and variance proposal that directly affects a cultural heritage resource itself and adjacent lands on its own merits and its compatibility with the heritage policies of this Plan and the objectives and policies of any applicable heritage conservation district plan. This shall include the preservation of the existing lot fabric or historical pattern of lot development on the specific street or in the immediate neighbourhood where it contributes to the uniqueness, and forms part of, the historical character of the area.*

#### **MVHCD Plan**

- The Subject Property is categorized as a Type ‘C’ property. As described in Section 3.2 (‘Building Classification’) of the MVHCD Plan, Type ‘C’ properties possess the following characteristics within the District:
  - *These buildings do not relate to the historical character.*
  - *They do not reinforce the historical character.*
  - *Any redevelopment on a lot with this designation will be subject to the policies set out herein and handled in the same manner as a NEW BUILDING.*
  
- Note that there are no specific policies or guidelines related to land division within the MVHCD Plan.

#### **Staff Comment**

##### **Demolition of the Existing Dwelling**

- Heritage Section staff (“Staff”) have no objection to the demolition of the existing dwelling given its identification as a Type ‘C’ property within the MVHCD Plan. Given its lack of heritage significance, Staff are of the opinion that its demolition will not have an adverse impact on the heritage character of the District.

##### **Consent and Minor Variance Applications**

- As noted above, Rouge Street is characterised by lots of varying size created through a gradual process of land division. Whether the Subject Property has a greater lot frontage, for example, relative to the abutting lots (as it currently does), or whether the frontage is smaller (as proposed), the contextual relationship, one of variability, is the same. As such, the proposed CNST and MNV applications are continuing the well-established trend of land division and infill construction that has given the portion of the MVHCD south of Highway 7 its current character.
- Staff also note that a similar condition as the one proposed exists immediately to the south on James Scott Road (refer to the image in Appendix ‘D’). Further, there are no significant cultural heritage resources on or abutting the Subject Property that could be adversely impacted by the proposal.

- Regarding the requested variances for the proposed dwellings, Staff find the scale and siting of the proposed dwellings to be generally in keeping with nearby properties, particularly those to the east at 7-17 Rouge Street, and as such constitute a compatible new layer of growth within this portion of the MVHCD (refer to Appendix 'E' for a streetscape drawing).
- Given the above, and in absence of policy direction within the MVHCD Plan to oppose the land division as proposed, Staff find that the proposal conforms with the relevant OP policies and have no objection from a heritage perspective to the proposed CNST and MNV applications.

### **Conceptual Design**

- The design of the proposed dwellings appears to mirror those at 16 & 18 James Scott Road. Staff request revisions to the exterior of the proposed dwellings to differentiate them from those on James Scott Road. Just as uniformity in lot size is not characteristic of the District, so too is repetition of housing design for single family dwellings.

### **Next Steps**

- Should the applicant be successful at the Committee of Adjustment hearing tentatively scheduled for May 6, 2026, submission of a Major Heritage Permit application will be required prior to Building Permit issuance.
- Staff will work with the Applicant on a revised design as part of a future Major Heritage Permit application and will return to Heritage Markham at a future date for feedback on the revised approach.

### **Suggested Recommendation for Heritage Markham**

THAT Heritage Markham has no objection from a heritage perspective to the Consent and Minor Variances applications for 5 Rouge Street.

AND THAT Heritage Markham has no objection to the future demolition of the existing dwelling at 5 Rouge Street.

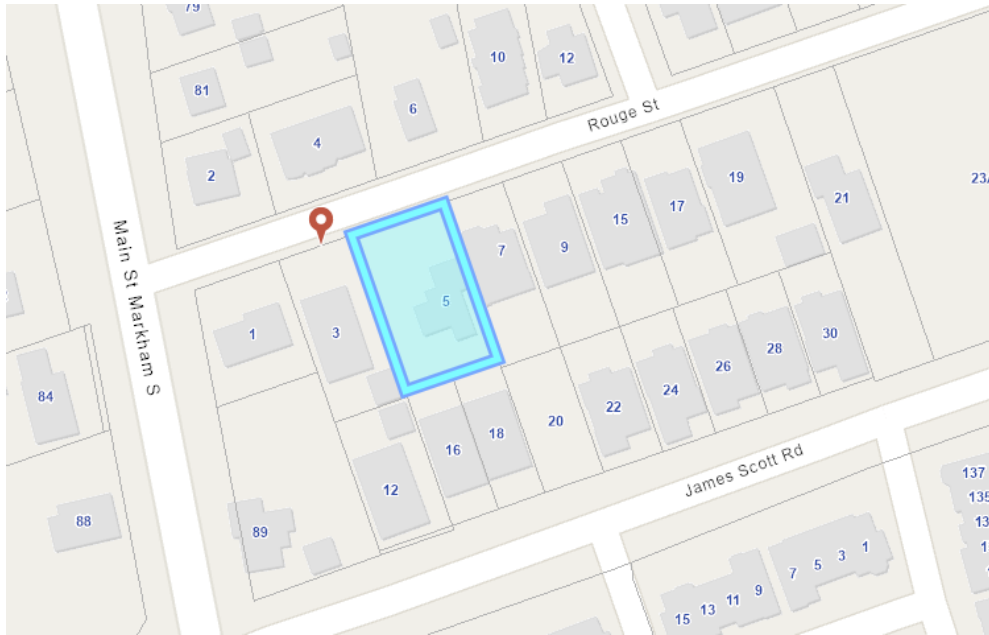
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#### **ATTACHMENTS:**

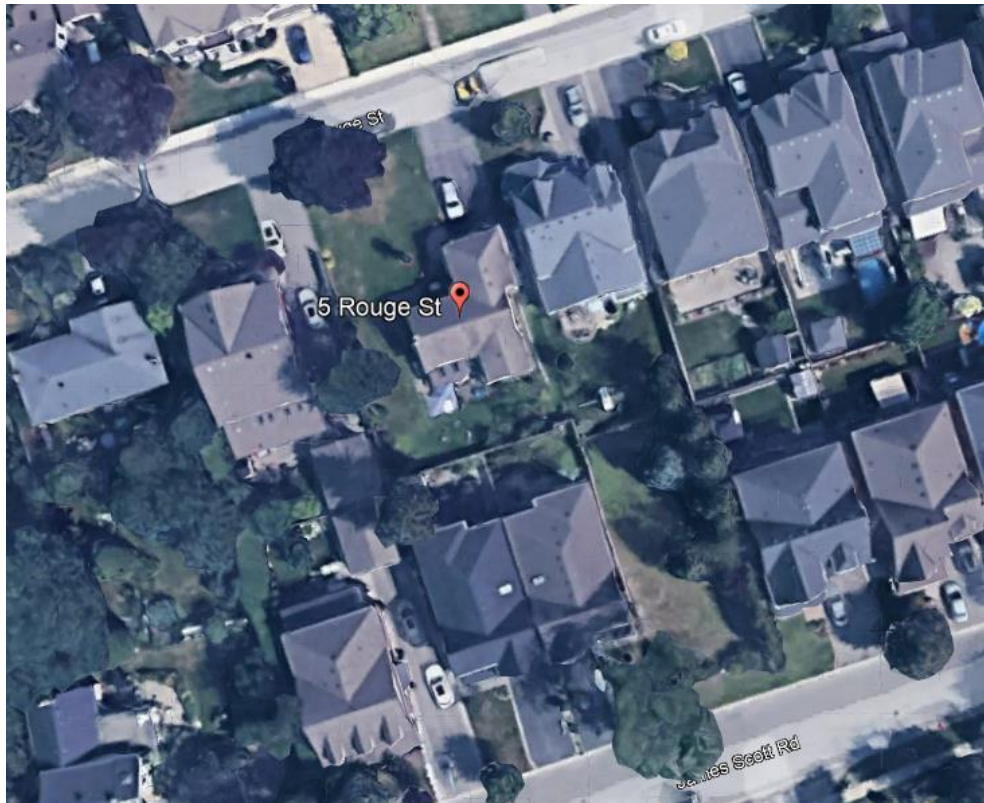
Appendix 'A'	Location Map and Aerial Image of the Subject Property
Appendix 'B'	Image of the Subject Property
Appendix 'C'	Evolution of Rouge Street
Appendix 'D'	Photograph of 16 & 18 James Scott Road
Appendix 'E'	Streetscape
Appendix 'F'	Drawings

## Appendix 'A'

### Location Map and Aerial Image of the Subject Property



Property map showing the location of the Subject Property [outlined in blue]  
(Source: City of Markham)



Aerial image of the Subject Property (Source: Google)

## Appendix 'B'

Image of the Subject Property



The north (primary) elevation of the existing dwelling (Source: City of Markham)

## Appendix 'C'

### Evolution of Rouge Street

1970



Subject Site circled in red (Source: York Region, annotated by Staff)

Late 1980s



Subject Site circled in red (Source: York Region, annotated by Staff)

2025



Subject Site circled in red (Source: York Region, annotated by Staff)

## Appendix 'D'

Photograph of 16 & 18 James Scott Road



(Source: City of Markham)

# **Appendix 'E'**

## Streetscape



**1** KEY PLAN  
**A1** Scale: N.T.S.



**2** YORK REGION AERIAL (2024)  
**A1** Scale: N.T.S.



**3** MARKHAM ZONING MAP  
**A1** Scale: N.T.S.

DATE  
 March 13, 2026  
 DRAWN BY  
 CRB

CLIENT  
 Marconi Homes c/o  
 Joe DiMartino

PROJECT  
 5 Rouge Street  
 Development  
 PROJECT NO.  
 20250014  
 REVISED:

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION  
 Required unless the design is exempt under 2.17.5.1. of the Building Code

CHRIS BURNS	10084
NAME	BCIN
SIGNATURE	
REGISTRATION INFORMATION	
Required unless the design is exempt under 2.17.5.1. of the Building Code	
BlueLine Design	31394
FIRM NAME	BCIN

Site Information

**A1**

DATE  
March 13, 2026  
DRAWN BY  
CRB

CLIENT  
Marconi Homes c/o  
Joe DiMartino

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Development  
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CHRIS BURNS	10084	
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION Required unless the design is exempt under 2.17.5.1. of the Building Code		
BlueLine Design	31394	
FIRM NAME	BCIN	



Proposed House

1 PROPOSED HOUSES  
A2 Scale: N.T.S.

**A2**

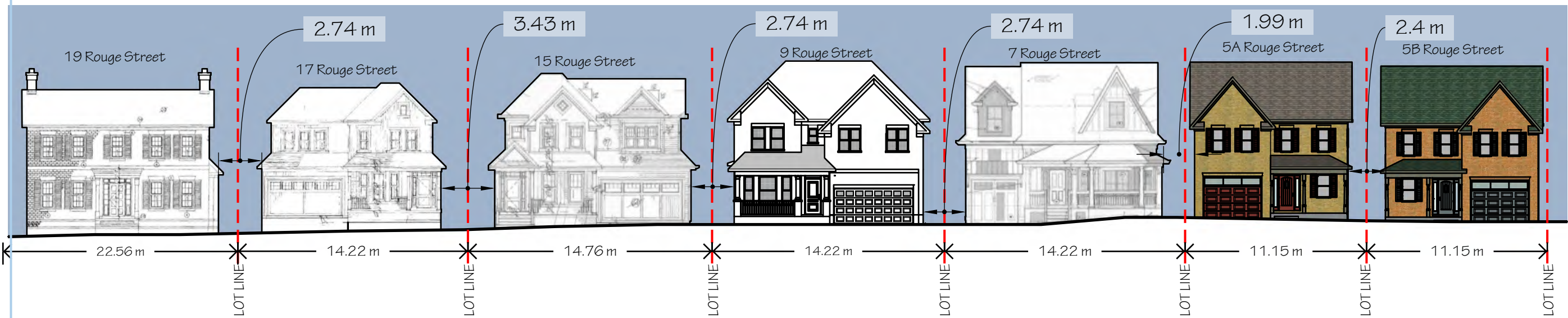
DATE  
 March 13, 2026  
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CLIENT  
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NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION Required unless the design is exempt under 2.17.5.1. of the Building Code		
BlueLine Design		31284
FIRM NAME		BCIN



**1** ROUGE STREET (SOUTH SIDE)  
**A3** Scale: N.T.S.

HOUSES HAVE 0.6 m SIDEYARD SETBACK  
 ADJACENT TO EXISTING LOTS AND 1.2 m  
 SETBACK BETWEEN

Streetscape  
 w/details

**A3**

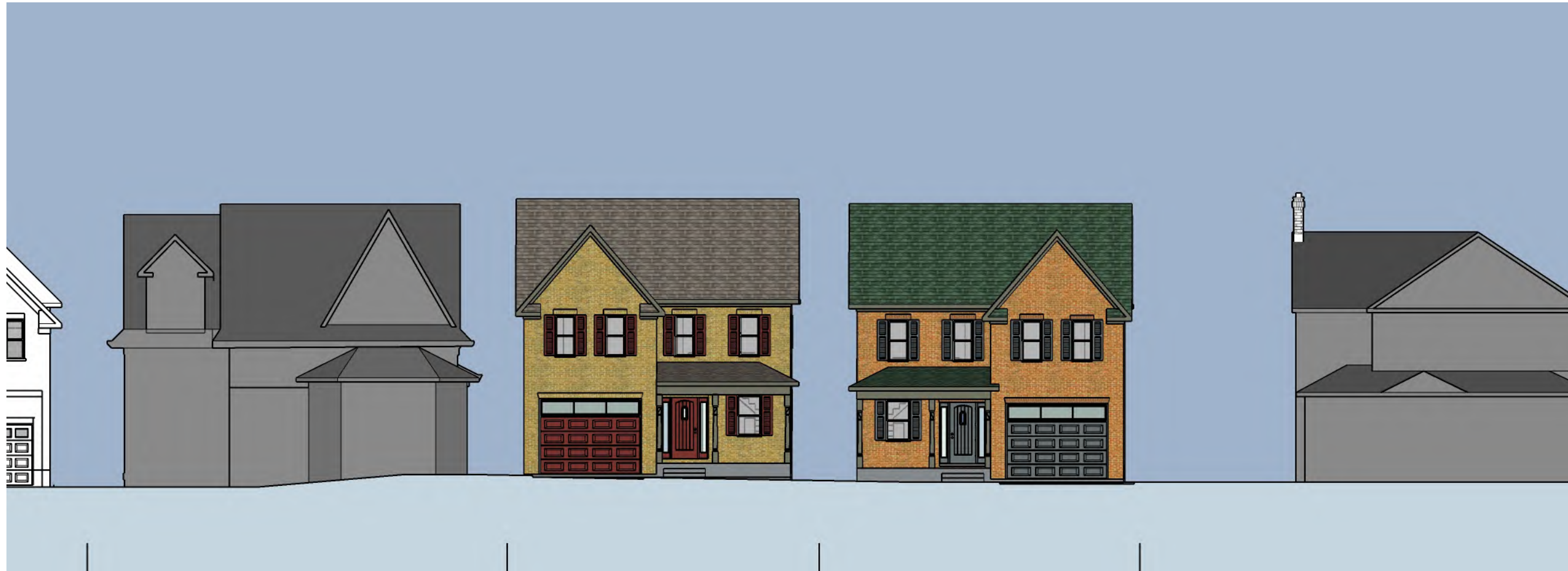
DATE  
 March 13, 2026  
 DRAWN BY  
 CRB

CLIENT  
 Marconi Homes c/o  
 Joe DiMartino

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 Development  
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NAME	SIGNATURE BCIN
REGISTRATION INFORMATION Required unless the design is exempt under 2.17.5.1. of the Building Code	
BlueLine Design	31384
FIRM NAME	BCIN



**1** ROUGE STREET (SOUTH SIDE)  
**A4** Scale: N.T.S.

Streetscape  
 rendering

**A4**

DATE  
March 13, 2026  
DRAWN BY  
CRB

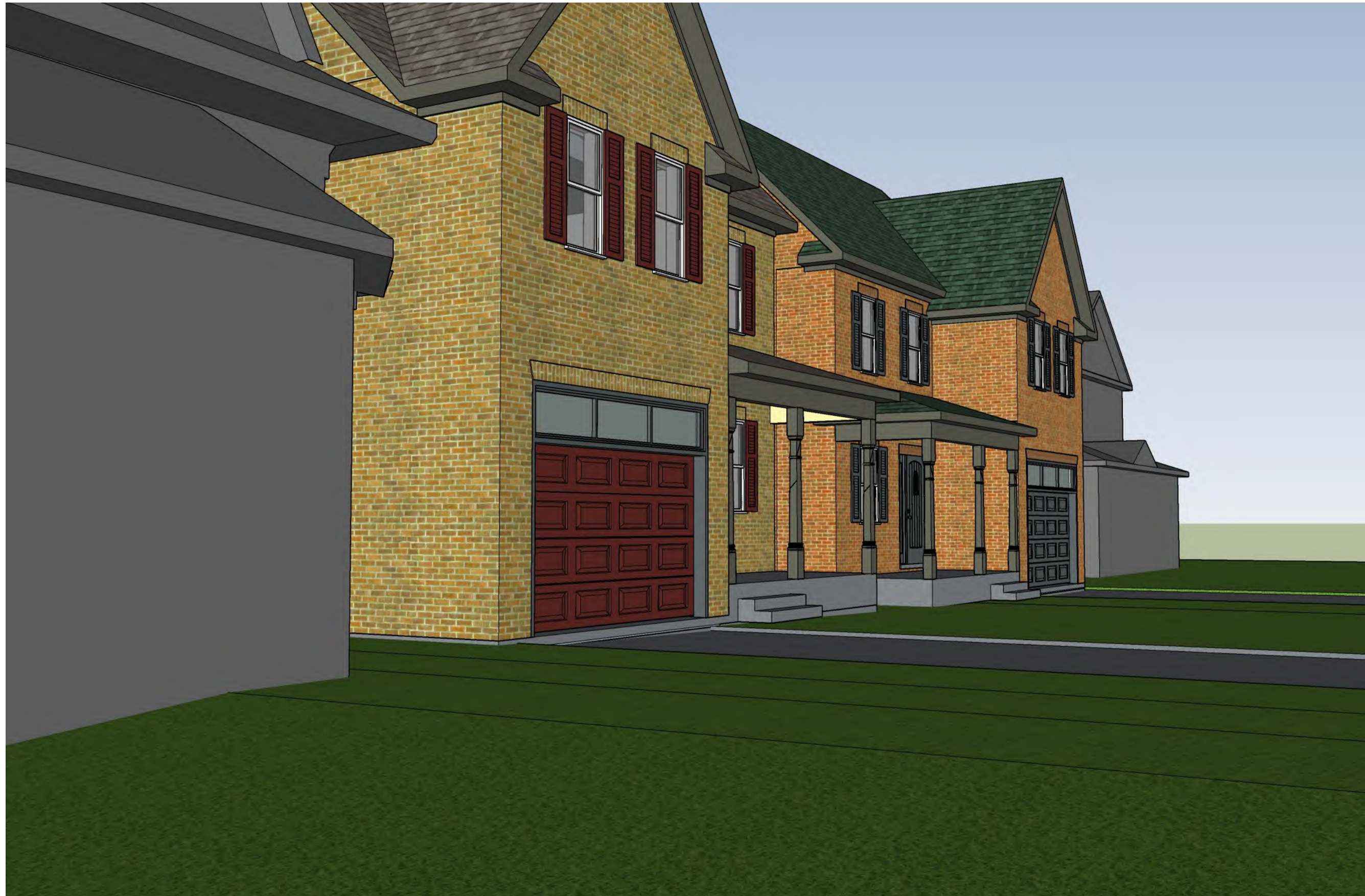
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BlueLine Design	31384	
FIRM NAME	BCIN	



Looking West

**A5**

1 SIDEWALK VIEW LOOKING WEST  
A5 Scale: N.T.S.

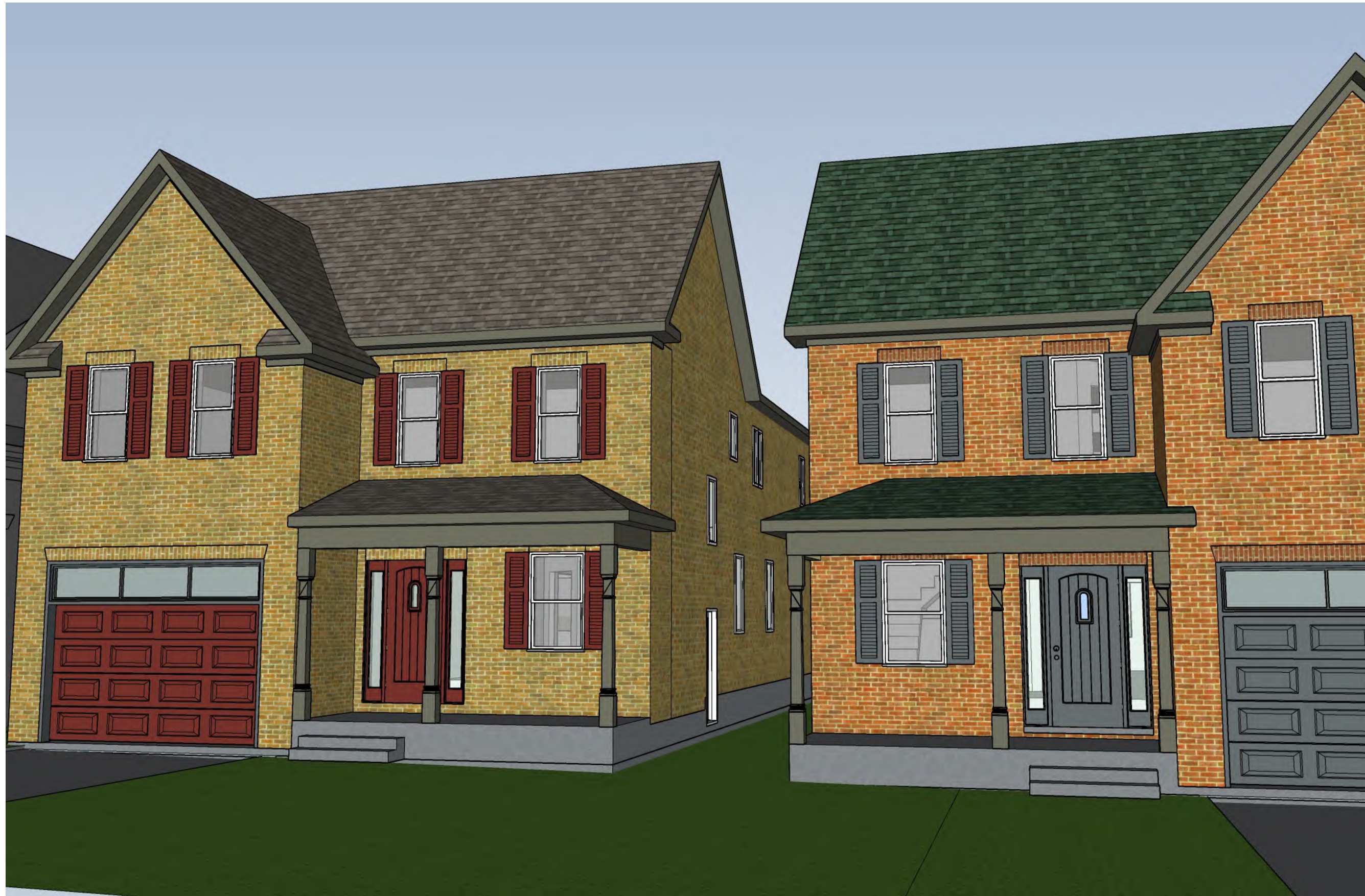
DATE  
March 13, 2026  
DRAWN BY  
CRB

CLIENT  
Marconi Homes c/o  
Joe DiMartino

PROJECT  
5 Rouge Street  
Development  
PROJECT NO.  
20250014  
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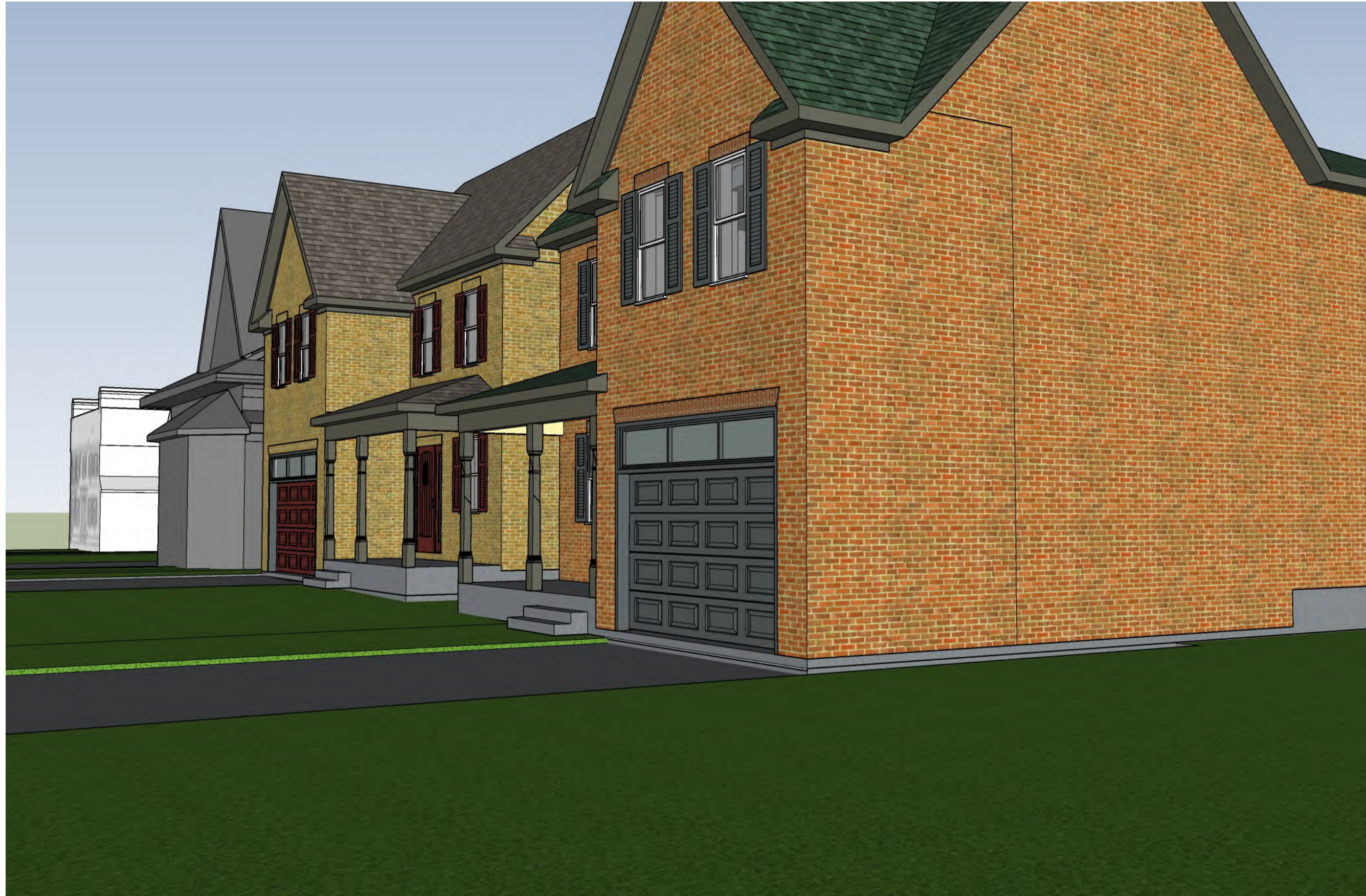
CHRIS BURNS	10084	
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION		
Required unless the design is exempt under 2.17.5.1. of the Building Code		
BlueLine Design	31284	
FIRM NAME	BCIN	



Looking South

**A6**

1 SIDEWALK VIEW LOOKING SOUTH  
A6 Scale: N.T.S.



DATE  
 March 13, 2026  
 DRAWN BY  
 CRB

CLIENT  
 Marconi Homes c/o  
 Joe DiMartino

PROJECT  
 5 Rouge Street  
 Development  
 PROJECT NO.  
 20250014  
 REVISED:

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NAME	SIGNATURE BCIN
REGISTRATION INFORMATION Required unless the design is exempt under 2.17.5.1. of the Building Code	
BlueLine Design	31384
FIRM NAME	BCIN

Looking East

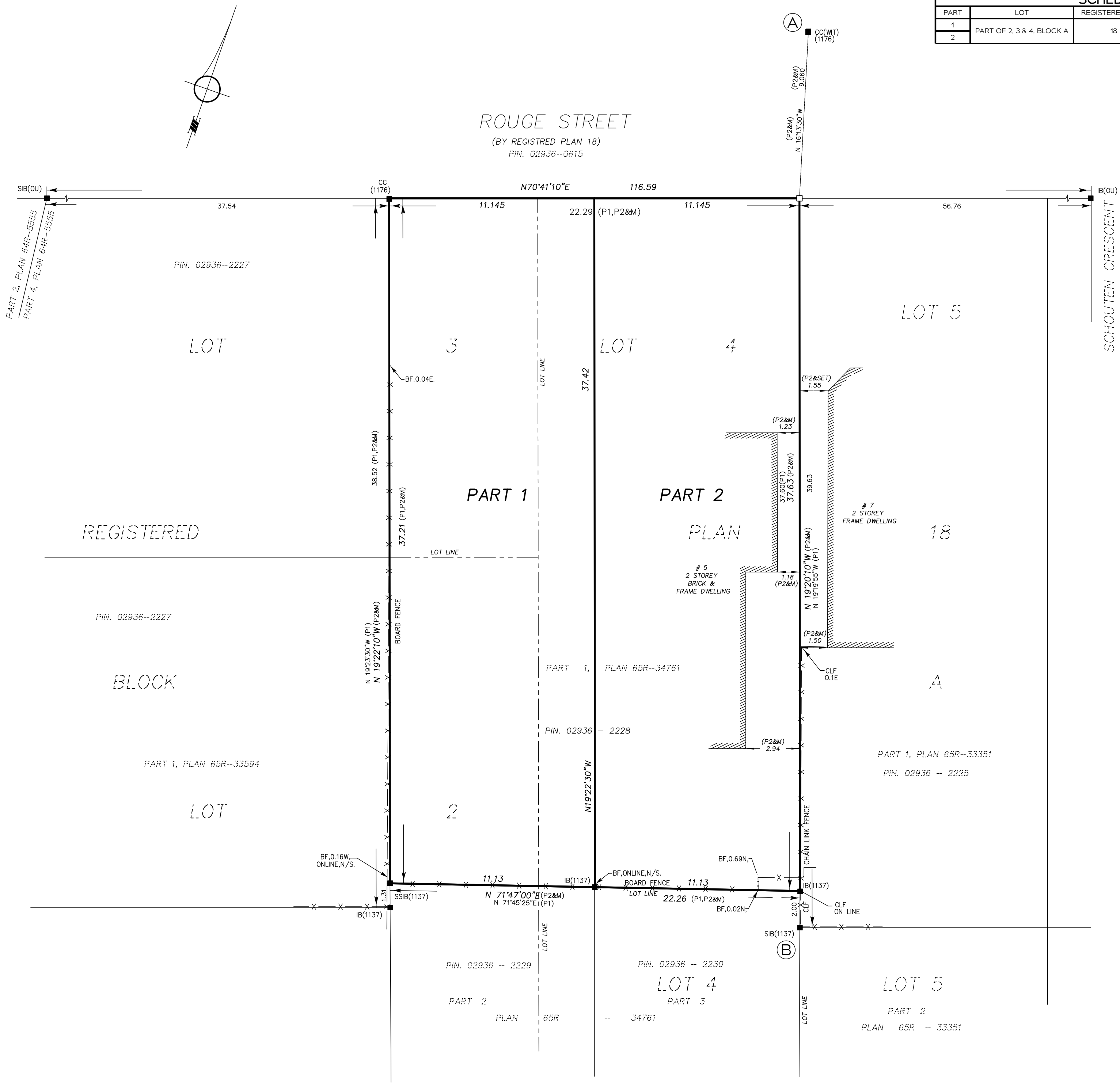
**A7**

1 SIDEWALK VIEW LOOKING EAST  
 A7 Scale: N.T.S.

# Appendix 'F'

## Drawings

SCHEDULE				
PART	LOT	REGISTERED PLAN	PIN	AREA
1	PART OF 2, 3 & 4, BLOCK A	18	ALL OF 02936-2228	415 m <sup>2</sup>
2				418 m <sup>2</sup>



PLAN OF SURVEY OF  
**PART OF LOTS 2, 3 & 4,  
 BLOCK A**  
**REGISTERED PLAN 18**  
 CITY OF MARKHAM  
 REGIONAL MUNICIPALITY OF YORK  
 SCALE 1:150 METRES



THE INTENDED PLOT SIZE OF THIS PLAN IS 609mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:150

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET
  - SSIB DENOTES SHORT STANDARD IRON BAR
  - SIB DENOTES STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - CC DENOTES CUT CROSS
  - CP DENOTES CONCRETE PIN
  - ∅ DENOTES ROUND
  - WIT DENOTES WITNESS
  - M DENOTES MEASURED
  - P1 DENOTES PLAN 65R-34761
  - P2 DENOTES SURVEY BY IBW SURVEYORS LTD., O.L.S. DATED DECEMBER 3, 2024.
  - 1137 DENOTES R.G. MCKIBBON, O.L.S.
  - BF DENOTES BOARD FENCE
  - CLF DENOTES CHAIN LINK FENCE

**BEARING NOTE**  
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17 (81° WEST LONGITUDE), NAD83(CSR5)-7(2010).

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON (FIELD NOTE DATE).

**BARS TO BE SET**

**DRAFT**

(SIGNATURE DATE) \_\_\_\_\_  
 DATE ANDREJS LUCIKS, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-\*\*\*\*\*

INTEGRATION DATA		
OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83(CSR5)-7(2010). URBAN ACCURACY PER SEC. 14(2), O.REG. 216/10.		
POINT ID	NORTHING	EASTING
A	4858629.60	640019.01
B	4858583.52	640034.67

CAUTION: COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

**DISTANCE NOTES - METRIC**  
 DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.  
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999818.



IBWSURVEYORS.COM | 1.800.667.0696  
copies available at ProtectYourBoundaries.ca

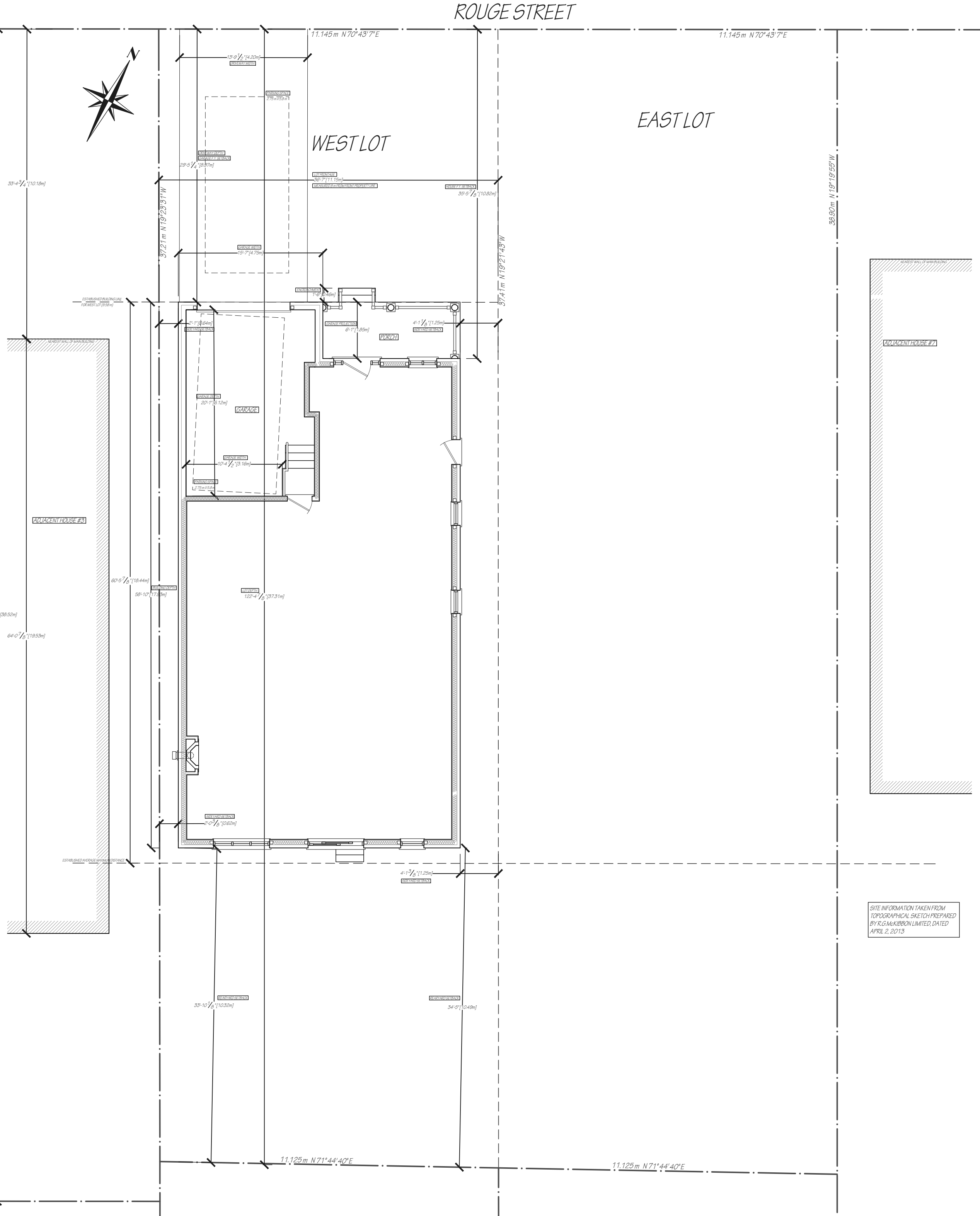




COVERAGE			
Element	Area	Area	%
WEST LOT	4477.00m <sup>2</sup>	4751.44m <sup>2</sup>	10.63%
EAST LOT	17785.47m <sup>2</sup>	18611.77m <sup>2</sup>	10.47%
TOTAL	22262.47m <sup>2</sup>	23363.21m <sup>2</sup>	10.5%

ZONING INFORMATION MATRIX				
ADDRESS: 5 ROUGE STREET, WEST LOT				
Zone	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Setback
RESIDENTIAL SINGLE-FAMILY	4477.00m <sup>2</sup>	12.00m	33.00m	3.00m
RESIDENTIAL MEDIUM-DENSITY	4477.00m <sup>2</sup>	12.00m	33.00m	3.00m
RESIDENTIAL HIGH-DENSITY	4477.00m <sup>2</sup>	12.00m	33.00m	3.00m
COMMERCIAL	4477.00m <sup>2</sup>	12.00m	33.00m	3.00m
INDUSTRIAL	4477.00m <sup>2</sup>	12.00m	33.00m	3.00m

FLOOR AREAS (FOR COVERAGE CALCS)		
Area	Area	Area
WEST LOT	4477.00m <sup>2</sup>	4751.44m <sup>2</sup>
EAST LOT	17785.47m <sup>2</sup>	18611.77m <sup>2</sup>
TOTAL	22262.47m <sup>2</sup>	23363.21m <sup>2</sup>



SITE INFORMATION TAKEN FROM  
 TOPOGRAPHICAL SKETCH PREPARED  
 BY R.G. McKEBBON LIMITED, DATED  
 APRIL 2, 2013

BlueLine Design logo and signature area.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB  
 AND REPORT ANY DISCREPANCIES TO THE DESIGNER IMMEDIATELY  
 ALL DIMENSIONS AND SPECIFICATIONS ARE UNLESS OTHERWISE SPECIFIED  
 IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR  
 VERIFYING THE EXISTING CONDITIONS AND DIMENSIONS OF THE SITE  
 AND REPORTING ANY DISCREPANCIES TO THE DESIGNER IMMEDIATELY.



The designer has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION  
 Registered under the Design Act, R.S.O. 1990, c. 191, s. 12(1) as a Professional Designer.

DESIGNER'S NAME  
 CHAS. BURNS

DATE  
 2025-06-03

REGISTERED INFORMATION  
 Registered under the Design Act, R.S.O. 1990, c. 191, s. 12(1) as a Professional Designer.

BLUELINE DESIGN  
 31501

DESIGNER'S NAME  
 CHAS. BURNS

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DESIGNER WHICH MUST BE RETAINED AT THE COMPLETION OF THE WORK. ALL DRAWINGS FOR CONSTRUCTION ONLY ARE TO BE USED FOR CONSTRUCTION ONLY AND ARE NOT TO BE REPRODUCED OR COPIED.

**BLUELINE Design**  
 3011 HEDGE ROAD  
 SUITE 100  
 MISSISSAUGA, ONTARIO L4W 4G7  
 905-855-8285 candturns@rogers.com

Client	MARCONI HOMES
Project	5 ROUGE STREET, MARKHAM
Job #	20250014
Date	JUNE 3, 2025
Scale	1/4" = 1'-0"
Drawn by	NORTH & SOUTH ELEVATIONS - WEST LOT

A4