



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Peter Wokral, Heritage Planner

**DATE:** June 10, 2020

**SUBJECT:** Site Plan Control Application  
19 Peter Street, Markham Village Heritage Conservation District  
SPC 20 113665

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**Property/Building Description:** 1-1/2 storey single detached dwelling constructed c. 1890

**Use:** Residential

**Heritage Status:** Designated under Part V of the Ontario Heritage Act and identified as a Type 'A' building (buildings which help define the heritage character of the district).

### **Application/Proposal**

- The owner of the property has submitted a site plan application to obtain the City's approval to construct a one storey 45.56m<sup>2</sup> (490.4 ft<sup>2</sup>) one storey detached, 2-car garage/accessory building fronting Springdale Avenue.

### **Background**

- The location of the proposed garage is partially within the root zone of a mature healthy sugar maple tree located along the south property line, in order to provide two outdoor parking spaces in front of the garage.

### **Staff Comment**

- It is the opinion of staff that the proposed garage accessory building is complementary to the existing house and heritage district from a heritage perspective. The building's scale and massing are appropriate and the siding material is a vertical tongue and groove with complementary garage doors. Therefore it is recommended that final review of the site plan application be delegated Heritage Section Staff;
- Staff has requested the applicant to provide the opinion of a professional arbourist on whether the mature maple tree can be protected from negative impacts of the proposed garage as well as strategies on how to protect the tree during construction. If the arbourist

concludes that that the proposed location of the garage will negatively impact this tree,  
Staff will recommend that the garage be move further north to an acceptable location.

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

THAT Heritage Markham has no objection to the proposed garage at 19 Peter Street. from a heritage perspective subject to confirmation that the mature maple tree will not be negatively impacted by the location and construction of the proposed garage;

AND THAT final review of the site plan application be delegated to Heritage Section staff.

File: 19 Peter Street

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## 19 Peter Street, Markham Village Heritage Conservation District

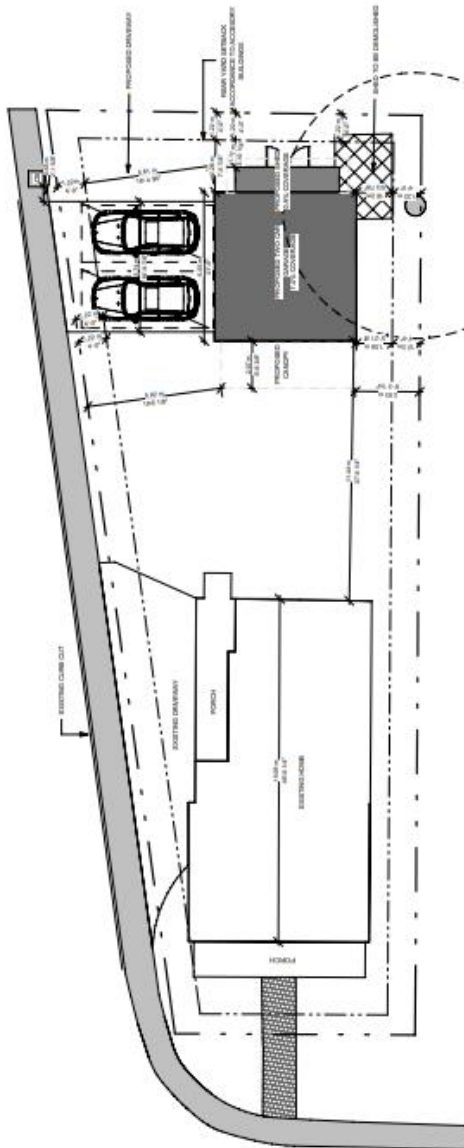


19 Peter St., Markham Village Heritage Conservation District  
(north elevation along Springdale Ave)



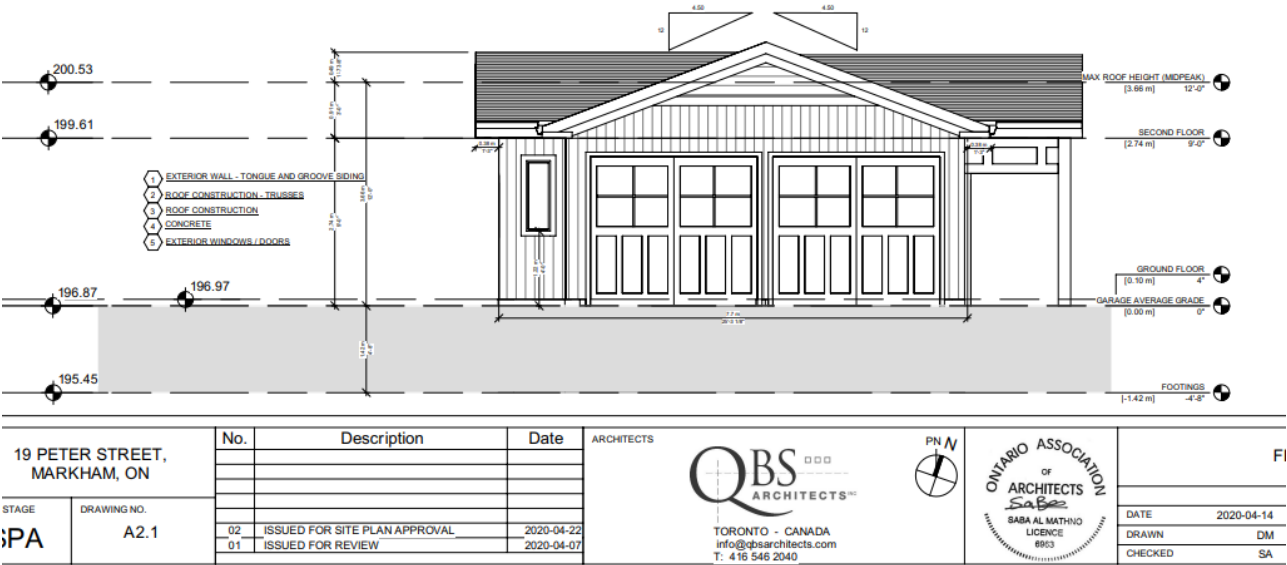
	(sq. ft.)	(sq. ft.)
ZONING R1 (ACCESSORY SEED)		
MINIMUM LOT AREA	10,000.00	10,000.00
MINIMUM LOT AREA	10,000.00	10,000.00
ALLOWABLE FSI: 45%	4,500.00	4,500.00
EXISTING LOT AREA	7843.07	8,320.84
EXISTING GROUND FLOOR	351.22	1,168
EXISTING SECOND FLOOR	108.17	2,058.84
EXISTING TOTAL GFA	459.39	3,226.84
EXISTING FSI	784.31	3,226.84
ALLOWABLE ACCESSORY BUILDING AREA, 10% OF LOT AREA	784.31	832.08
EXISTING TOTAL COVERAGE: 23%		
PROPOSED GROUND FLOOR		
PROPOSED SECOND FLOOR		
PROPOSED TOTAL GFA		
PROPOSED FSI		
PROPOSED ACCESSORY BUILDING AREA, 8.3% OF LOT AREA		
MINIMUM HEIGHT OF SPECIFIED PARTS OF MAIN WALLS		
PROPOSED TOTAL COVERAGE: 32.4%		

	SETBACKS		ALLOWABLE		EXISTING		PROPOSED	
	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)
FRONT:	7.62	25					N/A	N/A
BACK:	1.21	4					2.13	7.93
SIDE (EAST):	1.21	4					0.62	2.30
SIDE (WEST):	1.21	4					2.89	9.2
REAR:	1.21	4					2.89	9.2
ADJACENT LOT:	N/A	N/A					N/A	N/A
ADJACENT LOT (EAST):	N/A	N/A					N/A	N/A
ADJACENT LOT (WEST):	N/A	N/A					N/A	N/A
ADJACENT LOT (SOUTH):	N/A	N/A					N/A	N/A
ADJACENT LOT (NORTH):	N/A	N/A					N/A	N/A
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ADJACENT LOT (SOUTHEAST):	N/A	N/A					N/A	N/A
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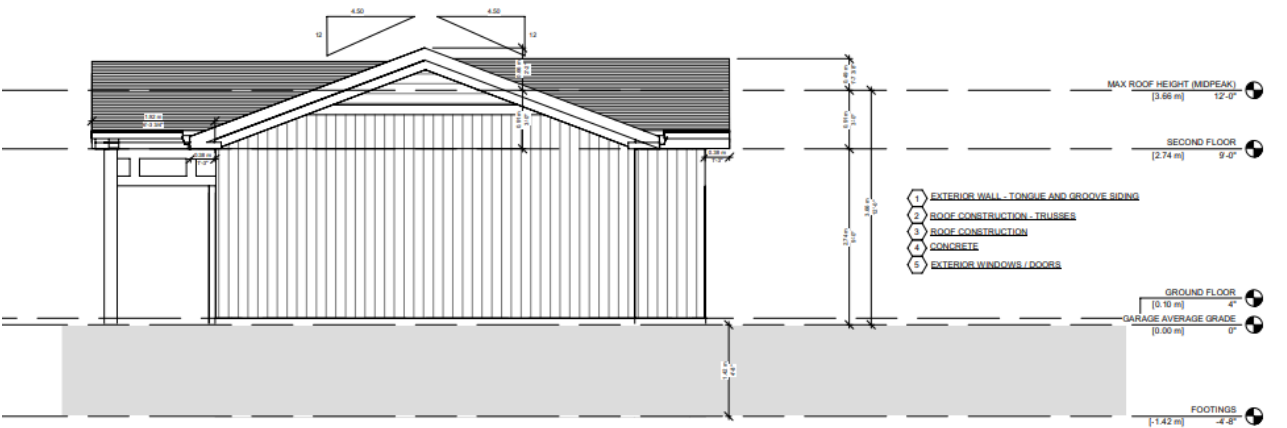
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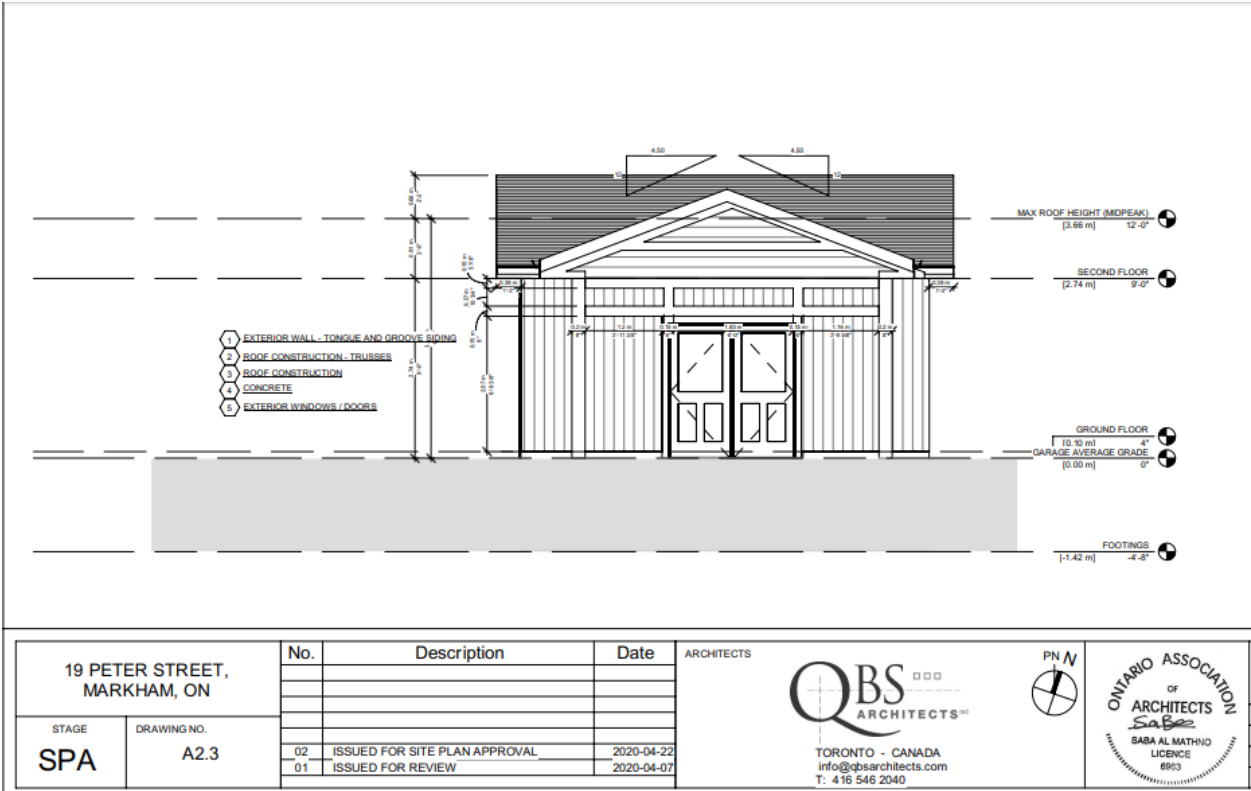
North Elevation



South Elevation



West Elevation



East Elevation

