



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: June 10, 2020

SUBJECT: Site Plan Control Application
45 Peter Street, Markham Village Heritage Conservation District
SPC 20 113739

Property/Building Description: 1storey single detached dwelling constructed c. 1855

Use: Residential

Heritage Status: Designated under Part V of the Ontario Heritage Act and identified as a Type 'A' building (buildings which 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 36.54m² (393.17 ft²)garage addition to the north, and a 31.44m² (338.29 ft²) one storey addition to the east of the existing one storey portion of the dwelling.

Background

- The proposed additions have been designed to not require any variances in the Zoning By-law and to protect the root zone of a mature specimen Oak tree that the owner would like to preserve;

Staff Comment

- It is the opinion of staff that the proposed additions clad in pre-finished, horizontal wooden cladding are complementary to the existing house and heritage district from a heritage perspective and therefore recommends that final review of the site plan application for 45 Peter St. be delegated Heritage Section Staff;
- There is some uncertainty as to whether the additions are located far enough away from the tree to protect its critical root zone;

- If the locations of the proposed additions are unacceptable from an Urban Design perspective in terms of being able to ensure preservation of the Oak tree, alternative concepts for an addition and garage may have to be explored, which will be brought back for the committee for review.

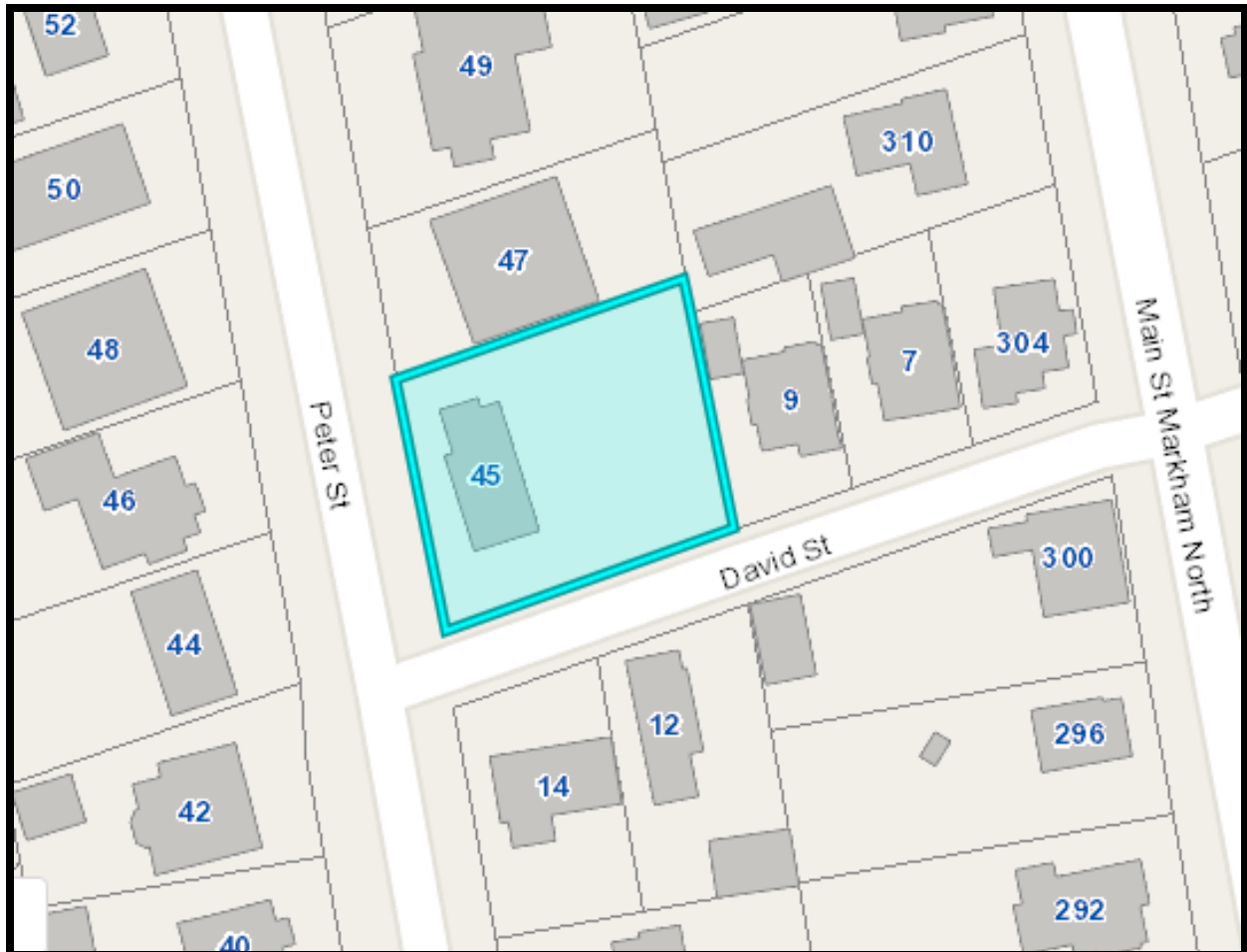
Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection to the proposed additions to the existing dwelling at 45 Peter St. dated April 29, 2020 from a heritage perspective and delegates final review of the application to Heritage Section staff, provided that large oak tree on the north property line can be adequately protected and preserved.

File: 45 Peter Street

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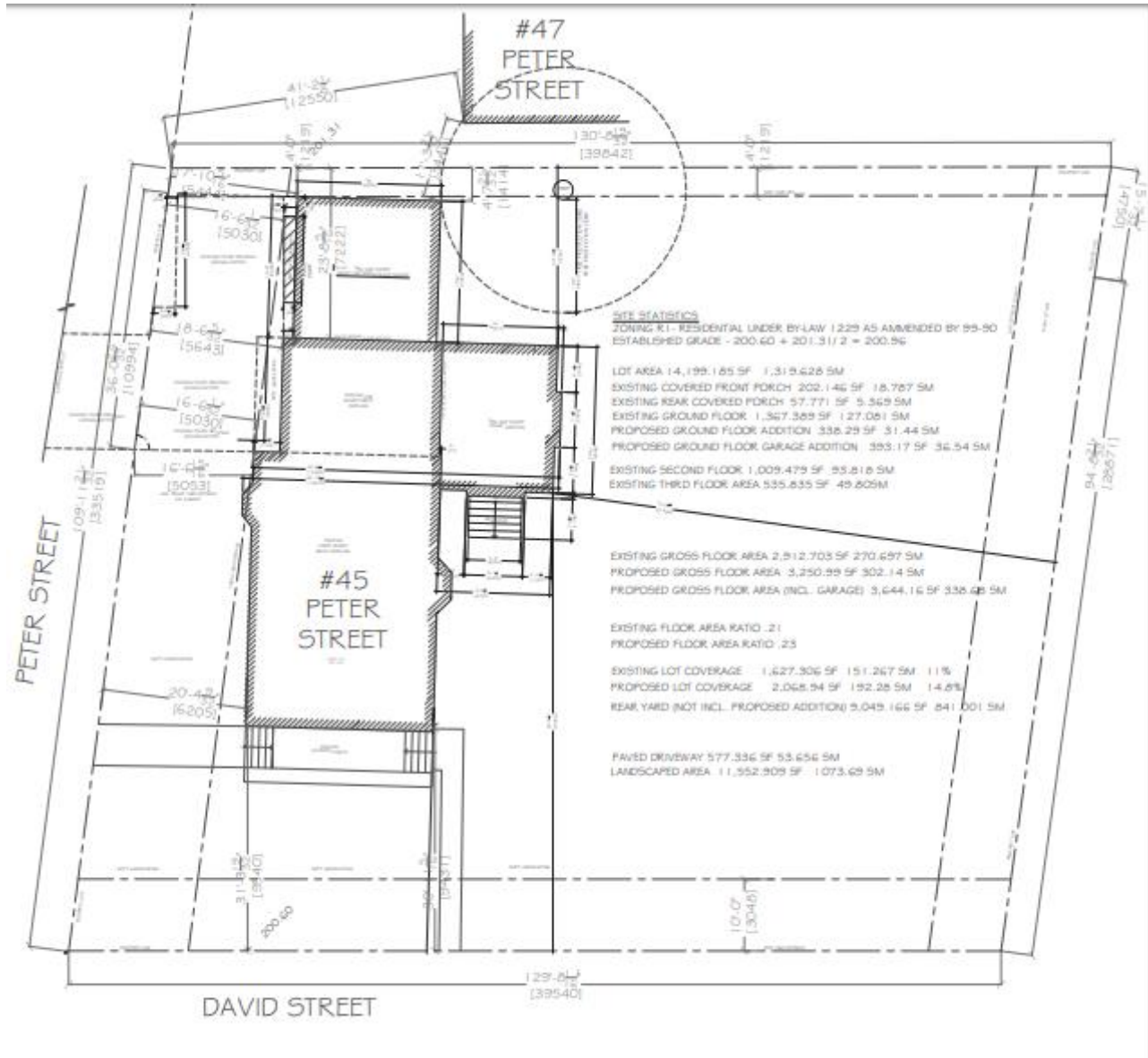
45 Peter Street, Markham Village Heritage Conservation District



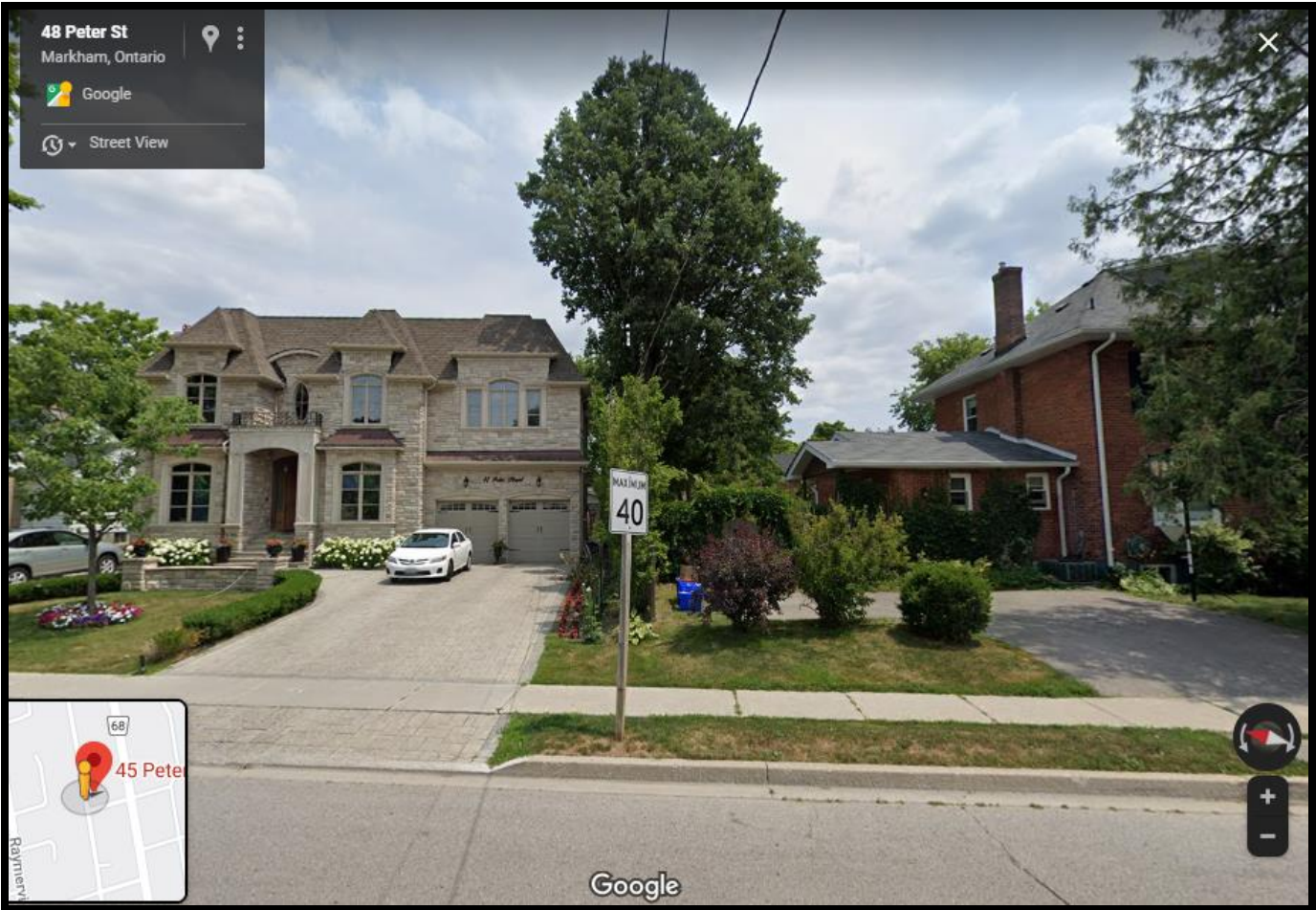
45 Peter St., Markham Village Heritage Conservation District
(Front faces David Street)



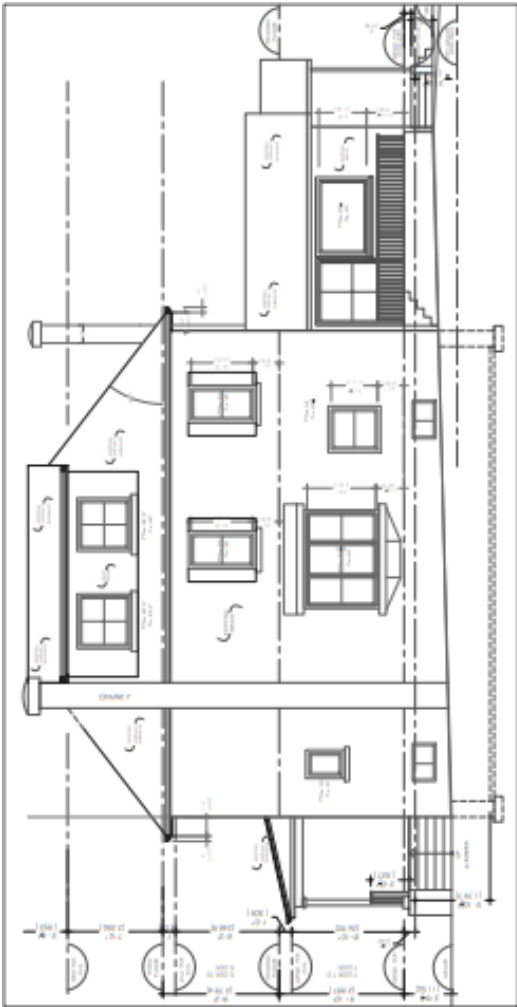
Proposed Site Plan



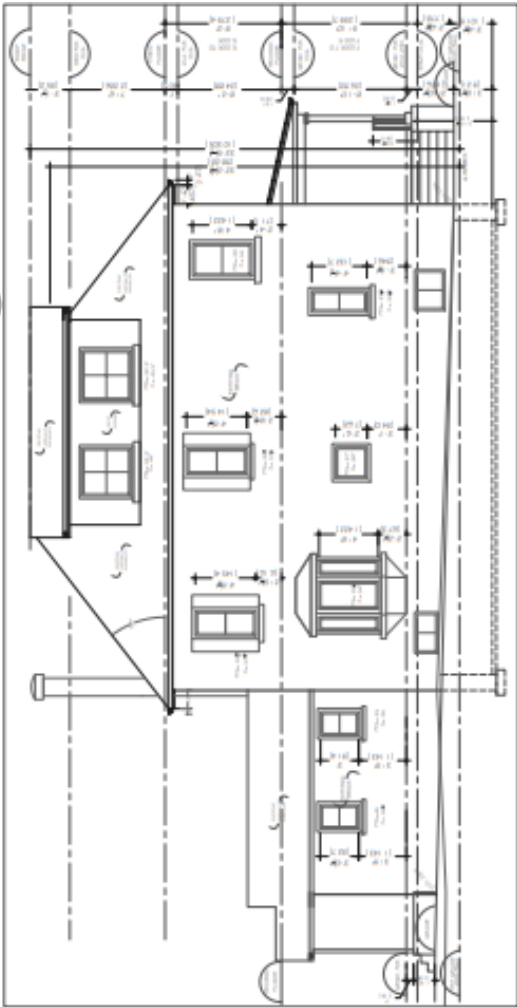
View looking east from Peter St. showing the large oak tree located on the northern property line



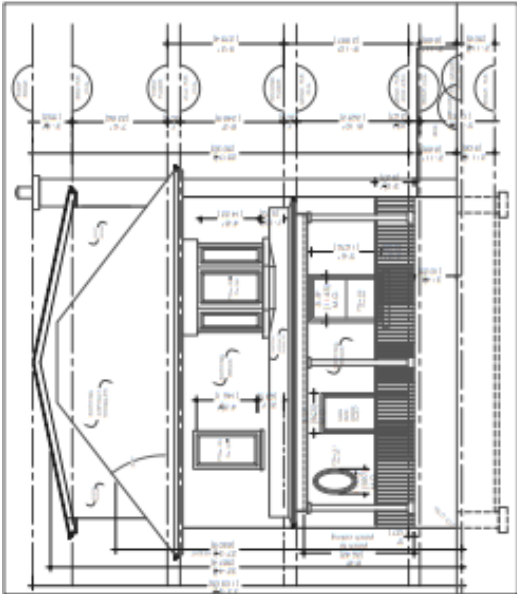
Existing Elevations



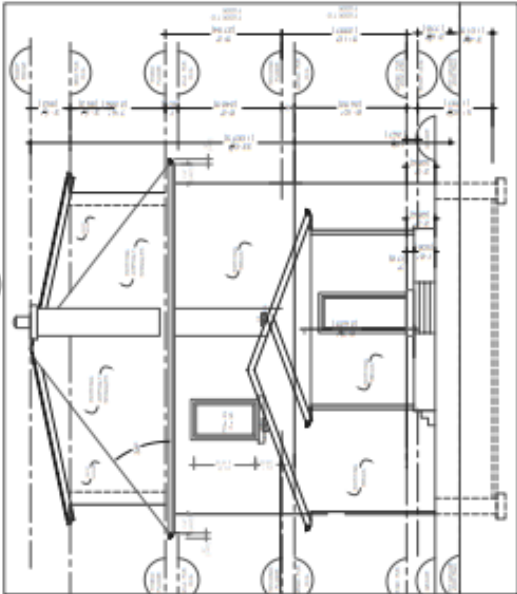
2 Exst. East Elevation
Scale: 1/4\"/>



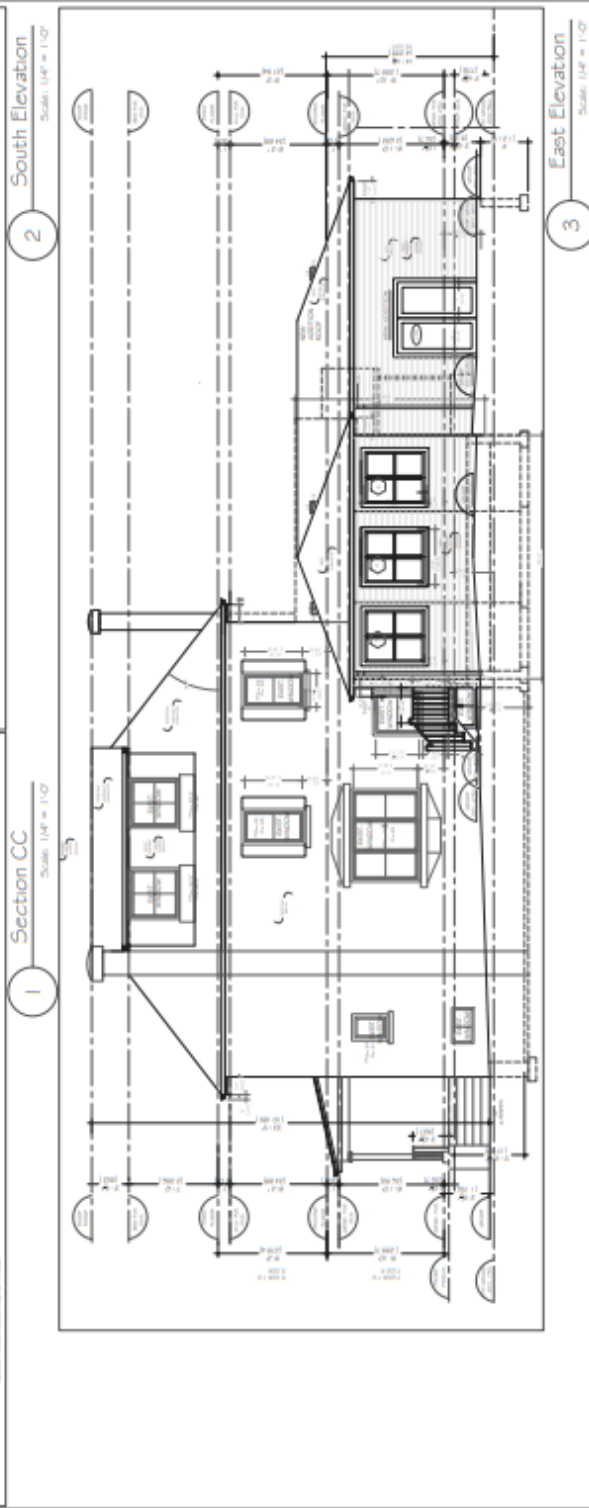
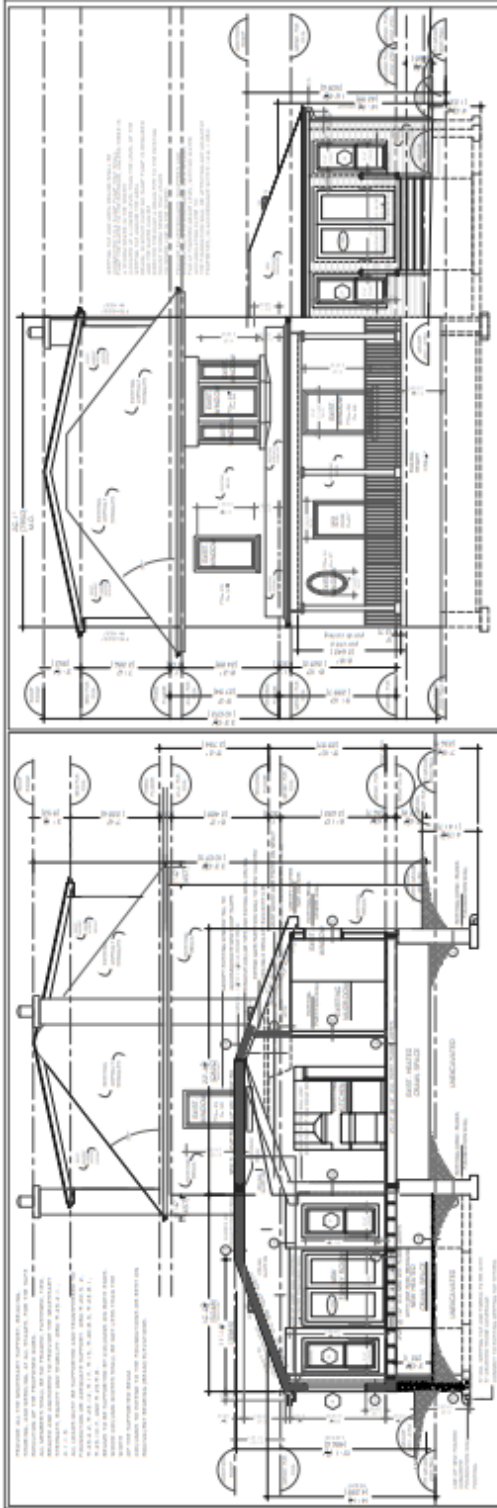
4 Exst. West Elevation
Scale: 1/4\"/>

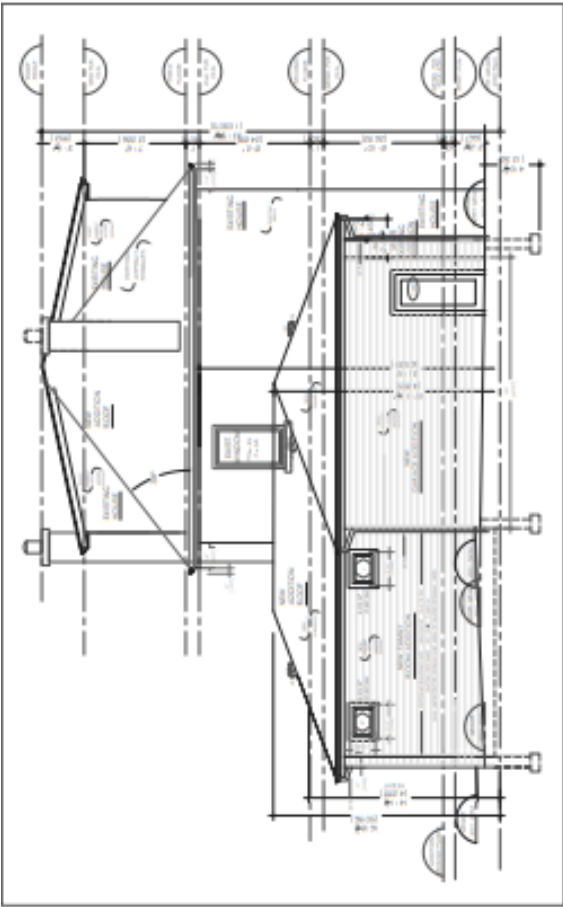


1 Exst. South Elevation
Scale: 1/4\"/>



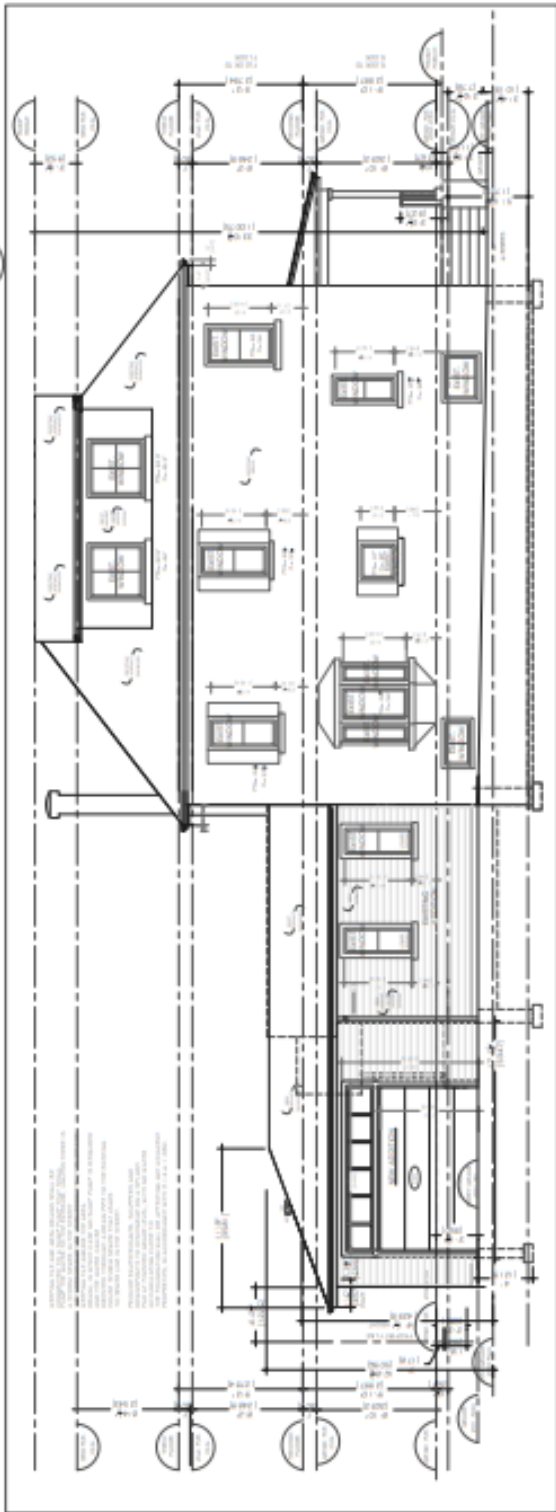
3 Exst. North Elevation
Scale: 1/4\"/>





North Elevation

Scale: 1/4" = 1'-0"



West Elevation

Scale: 1/4" = 1'-0"