



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: October 14, 2020

SUBJECT: Site Plan Control Application SPC 20 124628
Proposed detached accessory building/garage with 2nd floor residential unit
31 Wales Avenue
Markham Village Heritage Conservation District

Property/Building Description: One and a half storey frame dwelling constructed c.1910.
Use: Residential
Heritage Status: The dwelling is a Type B heritage building in the Markham Village Heritage Conservation District.

Proposal:

- The property owners have submitted a site plan control application seeking approval to construct a new, 1 ½ storey, 203.3m² (2,188 ft²) detached garage/accessory building with a residential unit on the second floor.

Background:

- The owners obtained the City's approval to demolish the previous heritage accessory building in May of 2020, and in June the owner obtained variances to permit:
 - A maximum building height of 6.85m for an accessory building whereas the By-law permits a maximum building height of 3.65m;
 - To permit an accessory dwelling unit, whereas the By-law does not permit such unit;
 - To permit a dwelling unit in an accessory building, whereas the By-law does not permit such a unit.

Staff Comment:

- The location of the proposed accessory building is set far back on the property and is not highly visible from the public realm of Wales Ave. Even so, staff is satisfied that the proposed accessory building complies with the policies and guidelines for accessory buildings contained in the Markham Village District Plan and will have no negative impacts on the historic character of the district;

- The City's Urban Design Section notes that the mature sugar maple tree shown adjacent to the proposed outdoor living area is proposed to be removed, but they do not object due to the tree's fair to poor condition and will be seeking appropriate compensation for its loss;
- Therefore, Staff recommends that Heritage Markham have no objection to the proposed accessory building at 31 Wales and delegate final review of the site plan application to Heritage Section staff.

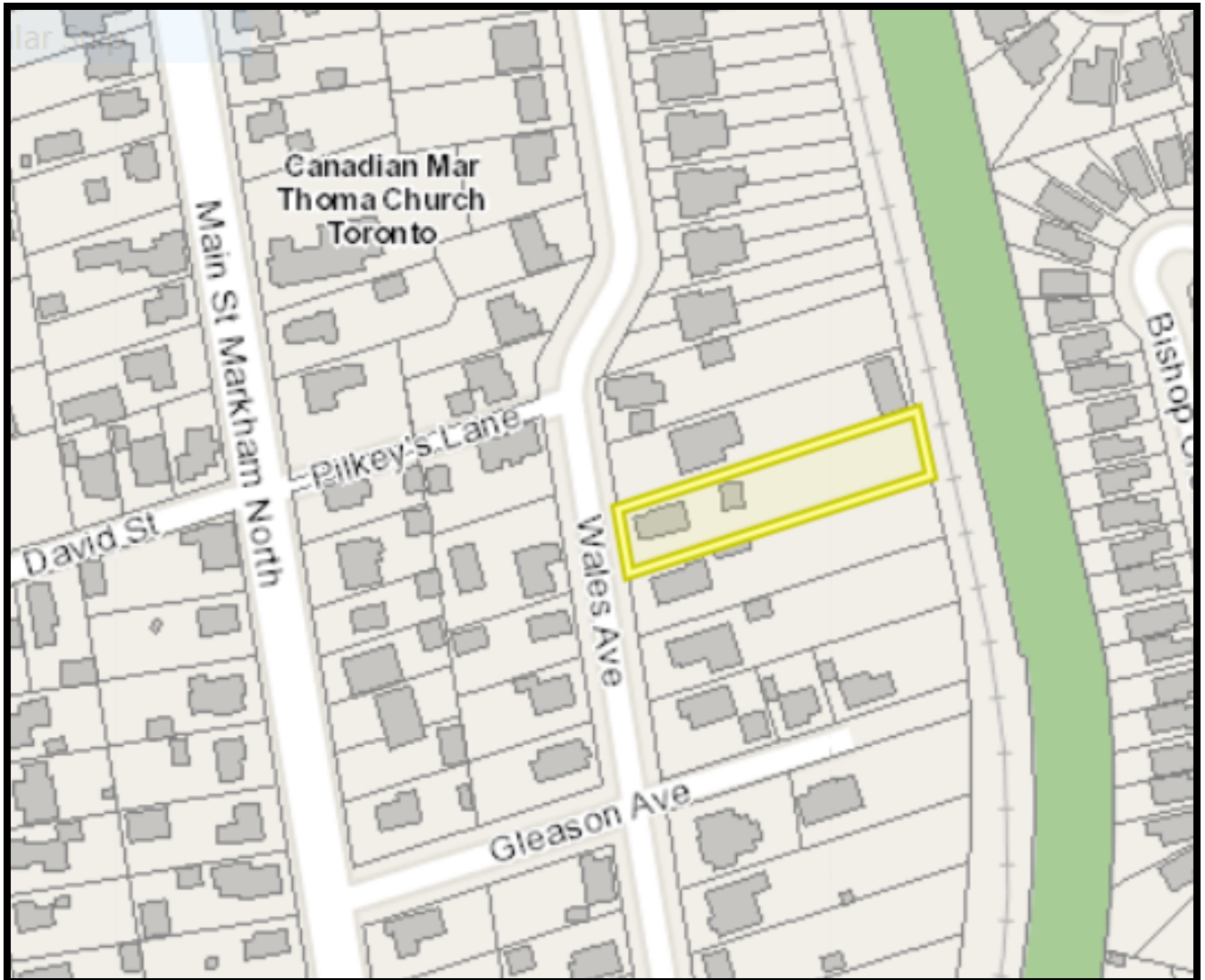
Suggested Heritage Markham Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the proposed accessory building at 31 Wales dated August 20, 2020 and recommends that final review of the site plan application be delegated to Heritage Section staff;

AND THAT the applicant enter into a Site Plan Agreement with the City containing the standard conditions regarding materials, colours windows etc.

File Path: 31 Wales

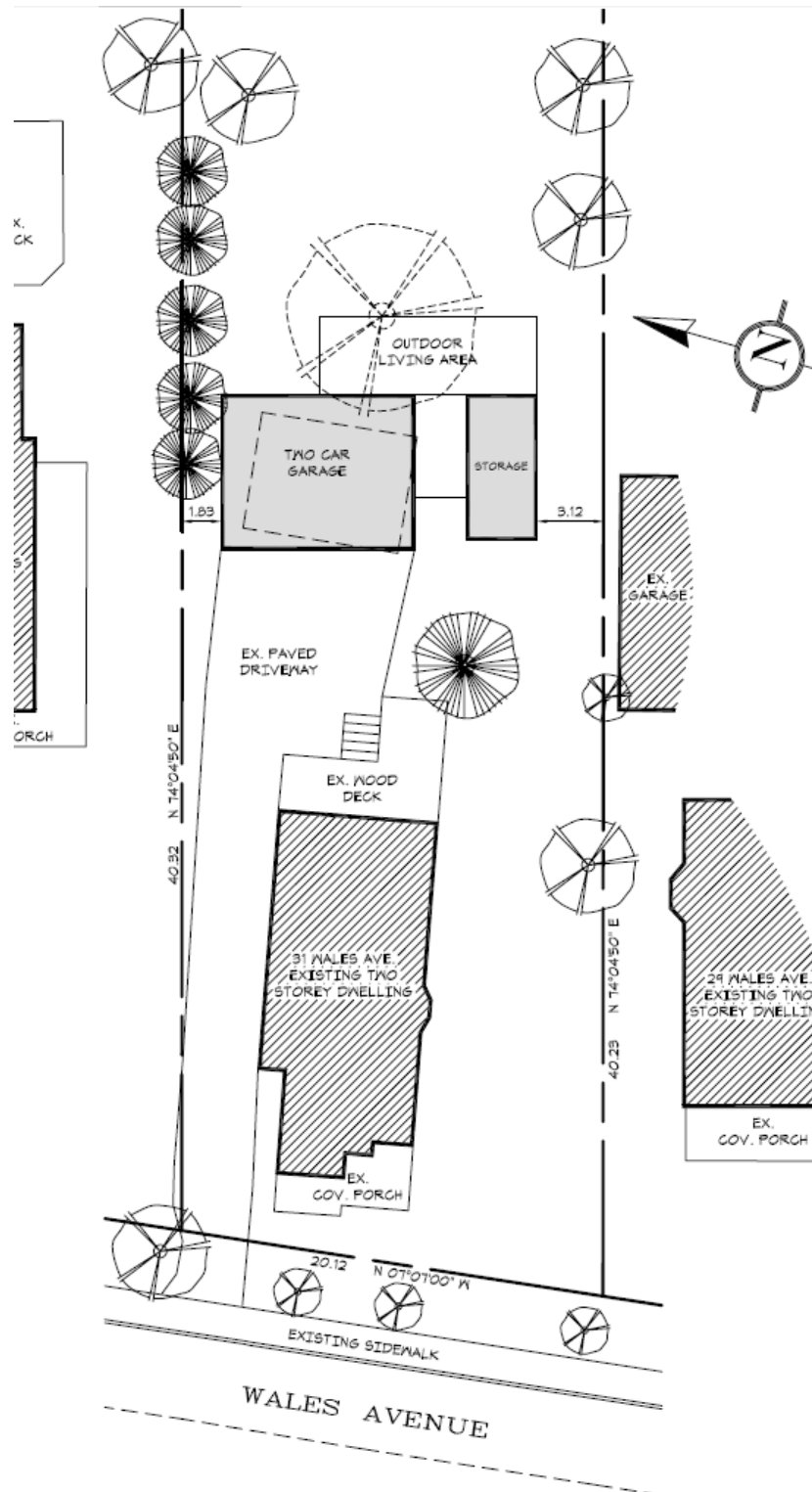
31 Wales Avenue, Markham Village Heritage Conservation District



Dwelling located at 31 Wales Avenue, Markham Village Heritage Conservation District



Proposed Site Plan



SITE PLAN

SCALE = 1:200

The architectural drawings show the exterior of a building with the following details:

- Front Elevation:** Shows a two-story building with a gabled roof. The first floor has a large window on the left and a smaller window on the right. The second floor has a large window on the left and a smaller window on the right. A chimney is located on the right side of the first floor. Dimensions include a total width of 20'-11" (6.38m) and a total height of 10'-0" (3.05m).
- Left Side Elevation:** Shows the side profile of the building. It features a gabled roof and a chimney. Dimensions include a total width of 10'-0" (3.05m) and a total height of 10'-0" (3.05m).
- Right Side Elevation:** Shows the side profile of the building. It features a gabled roof and a chimney. Dimensions include a total width of 10'-0" (3.05m) and a total height of 10'-0" (3.05m).



Proposed Floor Plans

