



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Melissa Leung, Development Technician

**DATE:** December 9, 2020

**SUBJECT:** Site Plan Control & Committee of Adjustment Variance Application  
24 Church Street, Markham Village Heritage Conservation District  
SC 20 132565 & A/120/20  
Variances in Support of a Proposed New Detached Garage

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**Property/Building Description:** Maurice Selby House, foursquare style, 2 ½ story, frame house, c.1914

**Use:** Residential

**Heritage Status:** A Class A heritage building in the Markham Village Heritage Conservation District

### **Application/Proposal**

- The owner has submitted a site plan application and an application to the Committee of Adjustment seeking variances in support of a proposed new 47.10 m<sup>2</sup> (506.98 ft<sup>2</sup>) detached garage at 24 Church Street;
- The variances required to permit the construction of the new detached garage are:
  - a) a maximum net floor area ratio of 49.50%, whereas the By-law permits a maximum net floor area of 45%;
  - b) a maximum building height for an accessory structure of 4.05m, whereas the By-law permits a maximum height of 3.65m.

### **Background**

- Heritage Markham supported a two-storey addition to the heritage dwelling and a parking pad in 2016, which has been constructed in accordance with the approved plans.
- The existing 20'-1" x 20'-1" (6.12 m x 6.12 m) parking pad will serve as part of the foundation of the new proposed detached garage.
- The zoning review included in the Site Plan application is still pending.
- Staff conducted a site visit and note that a significant portion of the rear yard has been paved with hard landscaping, with the paved driveway extending to the northerly property line.

### **Staff Comment**

- Staff have no objection to the proposed detached garage from a design perspective or location. The garage will be located on the existing parking pad. Although the proposed garage will be slightly larger than the existing parking pad, with a 9.66 m<sup>2</sup> (104 ft<sup>2</sup>) workshop addition located on the east side of the detached garage, its impact on the street and adjacent properties will be minimal in terms of overall massing.
- There is no objection from a heritage perspective to the requested variance to permit a maximum net floor area ratio of 49.50% as it will have minimal impacts from a heritage perspective to the subject property or heritage character of the surrounding neighbourhood;
- There is no objection from a heritage perspective to the requested variance to permit a maximum accessory structure height of 4.05 m as it has no impact on the street or adjacent properties.
- Staff are concerned that the 2.33 m setback from the paved driveway to the northerly property line will be used as parking space. Staff recommends that planters or soft landscaping be provided to discourage parking in that area.
- An arborist's report has been submitted with the application. Removal of trees will not be required, however the adjacent Sugar Maple may be injured to accommodate the excavation of the new slab on grade for the proposed workshop attached to the garage. Urban Design recommends that tree preservation measures be implemented to protect the Sugar Maple and that the proposed workshop area be shifted further south away from the impacted tree on the property line.

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

THAT Heritage Markham has no objection from a heritage perspective to the requested variances to permit a maximum net floor area of 49.50% and a maximum height of 4.05 m for the proposed new detached garage at 24 Church Street;

THAT Heritage Markham has no objection to the design of the proposed garage subject to the standard heritage requirements being included in the Site Plan Agreement, provided that the workshop area be shifted to the south further away from the trees on the property line;

AND THAT Heritage Markham recommends that planters or landscaping be provided to maintain a 2.33 m setback for the paved driveway from the adjacent property line.

File: 24 Church Street, Markham Village

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December 2020.doc

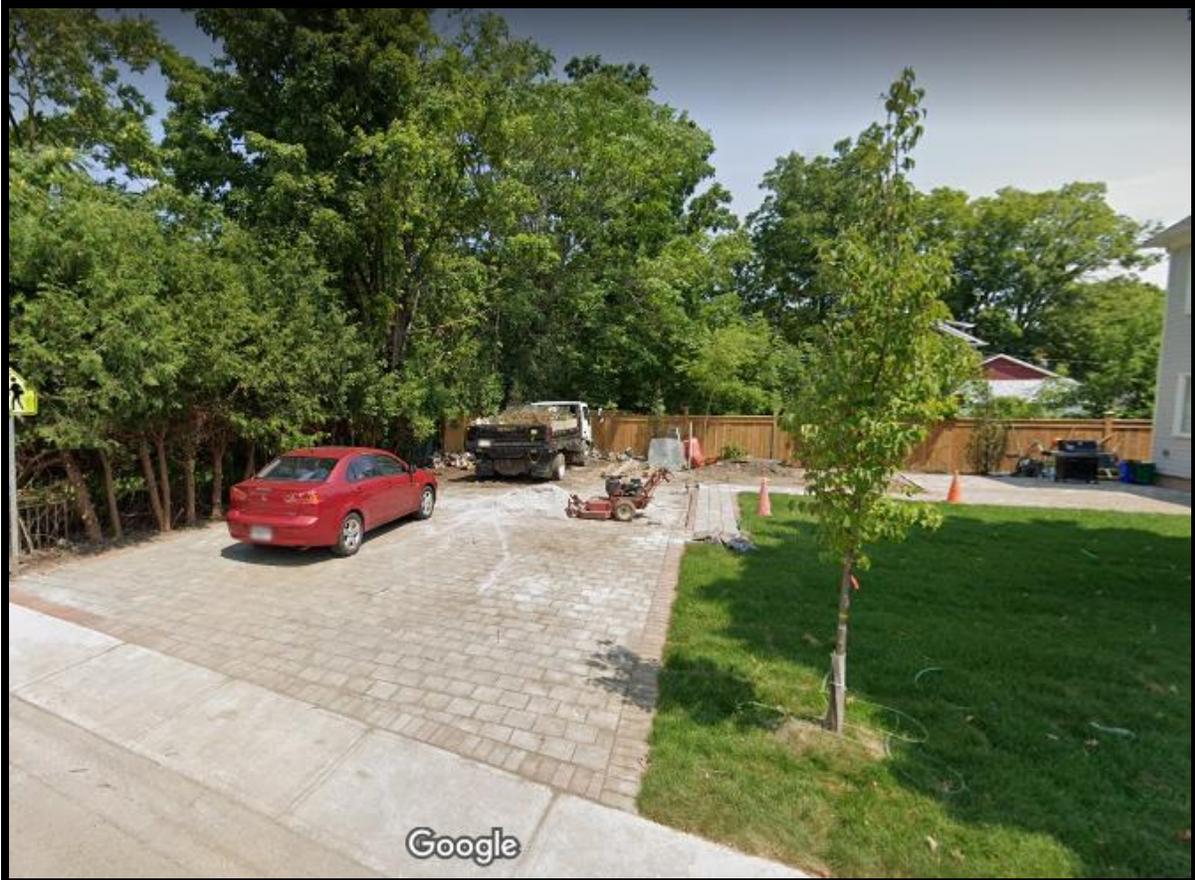
**24 Church Street, Markham Village Heritage Conservation District**



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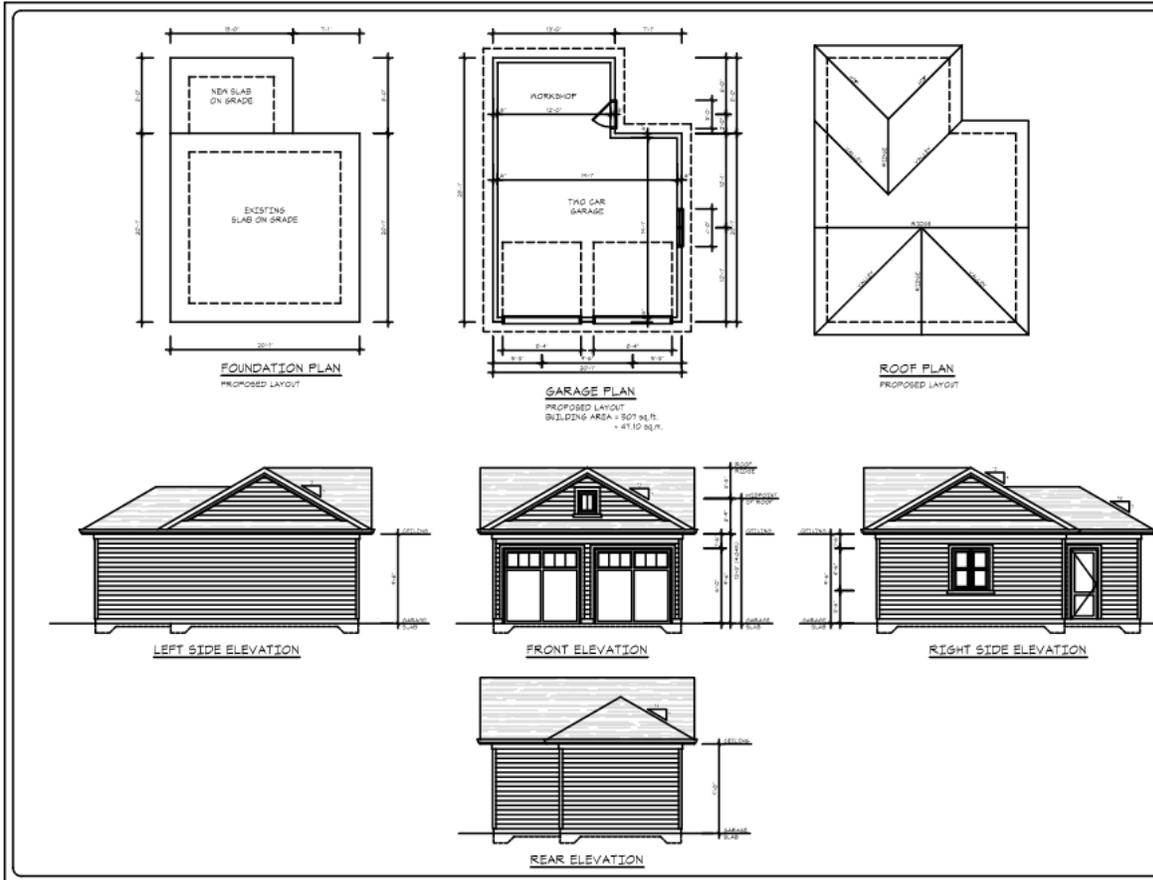


**Above: front elevation. Below: Rear yard garage location**

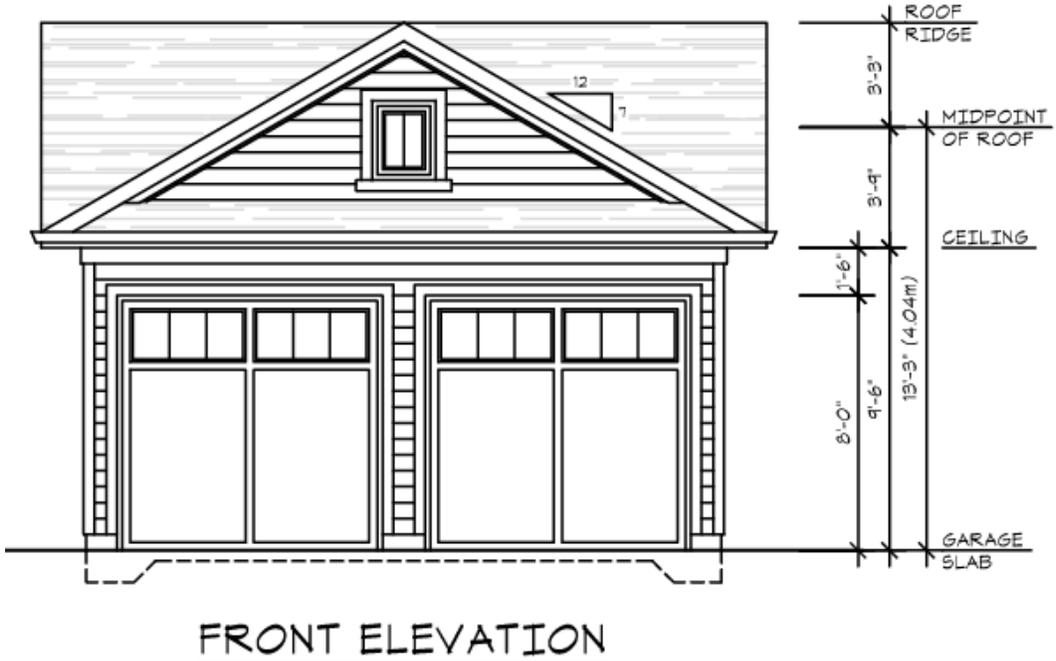




# 24 Church Street, Detached Garage Floor Plans and Elevations



<p>GENERAL NOTES</p> <p>ALL CONSTRUCTION IS TO CONFORM TO SECTION 17 OF THE ONTARIO BUILDING CODE (LATEST EDITION)</p> <p>CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND CONDITIONS</p> <p>DO NOT SCALE DRAWINGS</p> <p>OWNER / CONTRACTOR / DESIGNER IS RESPONSIBLE TO RE-GLAZE AND RESEAL ALL EXISTING AND NEW/USED GLAZING UNITS OF THIS DRAWING</p> <p>PLUMBING DRAWINGS ARE THE PROPERTY OF THE DESIGNER DESIGN GROUP AND NOT TO BE LOANED OR REPRODUCED</p> <p>REVISIONS SHOULD BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION</p>	
REVISIONS AND DATA	DATE
<p>I review and take responsibility for the design work on behalf of a firm registered under subsection 2.4 of Division 2 of the Building Code Act, and I certify that the firm is registered in the appropriate class/categories.</p> <p>OWNER: R.C.N. - 2808 Firm: R.C.N. - 2808</p> <p>DESIGNER: NAME: _____ FIRM: _____</p> <p>PROJECT TITLE: <b>PROPOSED GARAGE 24 CHURCH STREET CITY OF MARKHAM</b></p>	
<p>THE GREGORY DESIGN GROUP</p> <p>18 CHURCH STREET MARKHAM, ONTARIO L3P 2L6 416-520-0416 thangregorydesigngroup.net</p>	
SCALE: 1/4"=1'-0"	DATE: 11/03/20
PROJECT NUMBER: 2231-20	SHEET NUMBER:
DRAWN BY: S. Gregory	<b>A-1</b>
CHECKED BY: R.G.	



**FRONT ELEVATION**